



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:
July 1, 2026

IDEM Permit Number:
SRIP01409

PUBLIC NOTICE

Closing Date:
July 31, 2026

Corps of Engineers ID Number:
Not Applicable

To all interested parties:

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

1. Applicant: 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 41.157253, Longitude -85.202329
Southwest of the intersection of Wallen Road and Huguenard Road in Fort Wayne, Allen County.

4. Affected Wetlands: One Class II forested isolated wetland.

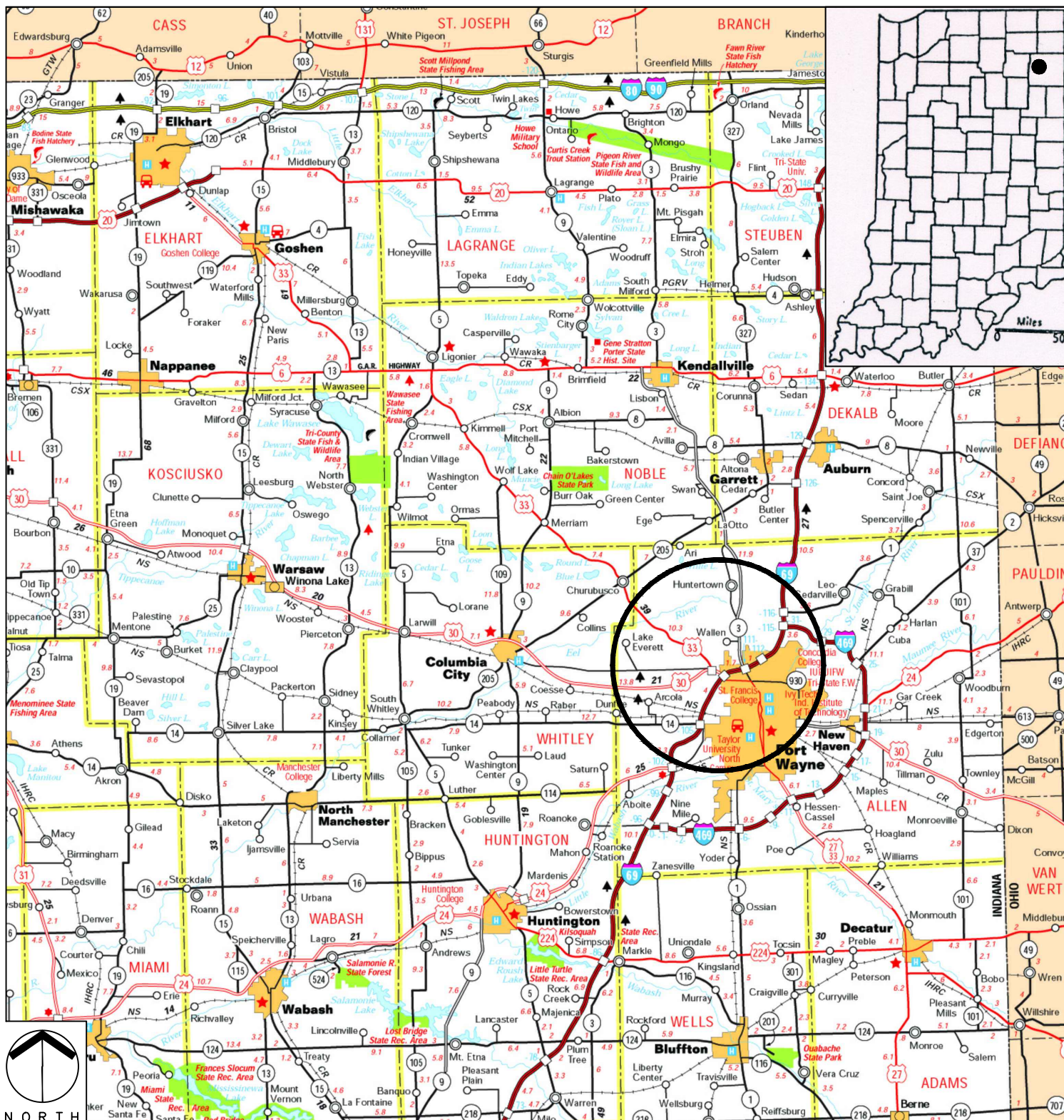
5. Project Description: Construction of a residential community, involving 0.13 acre of impact to a forested wetland for the creation of a stormwater swale and associated berm. Mitigation is the preservation of 0.78 acre of forested wetland and enhancement 0.13 acre of emergent wetland into forested/scrub-shrub habitat in an area approximately five miles north of the project area.
For additional information visit the Regulatory ePortal at: <https://waterquality.idem.in.gov>

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

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

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

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



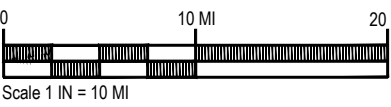
Project Name: SHADOWOOD LAKES

Agent:



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

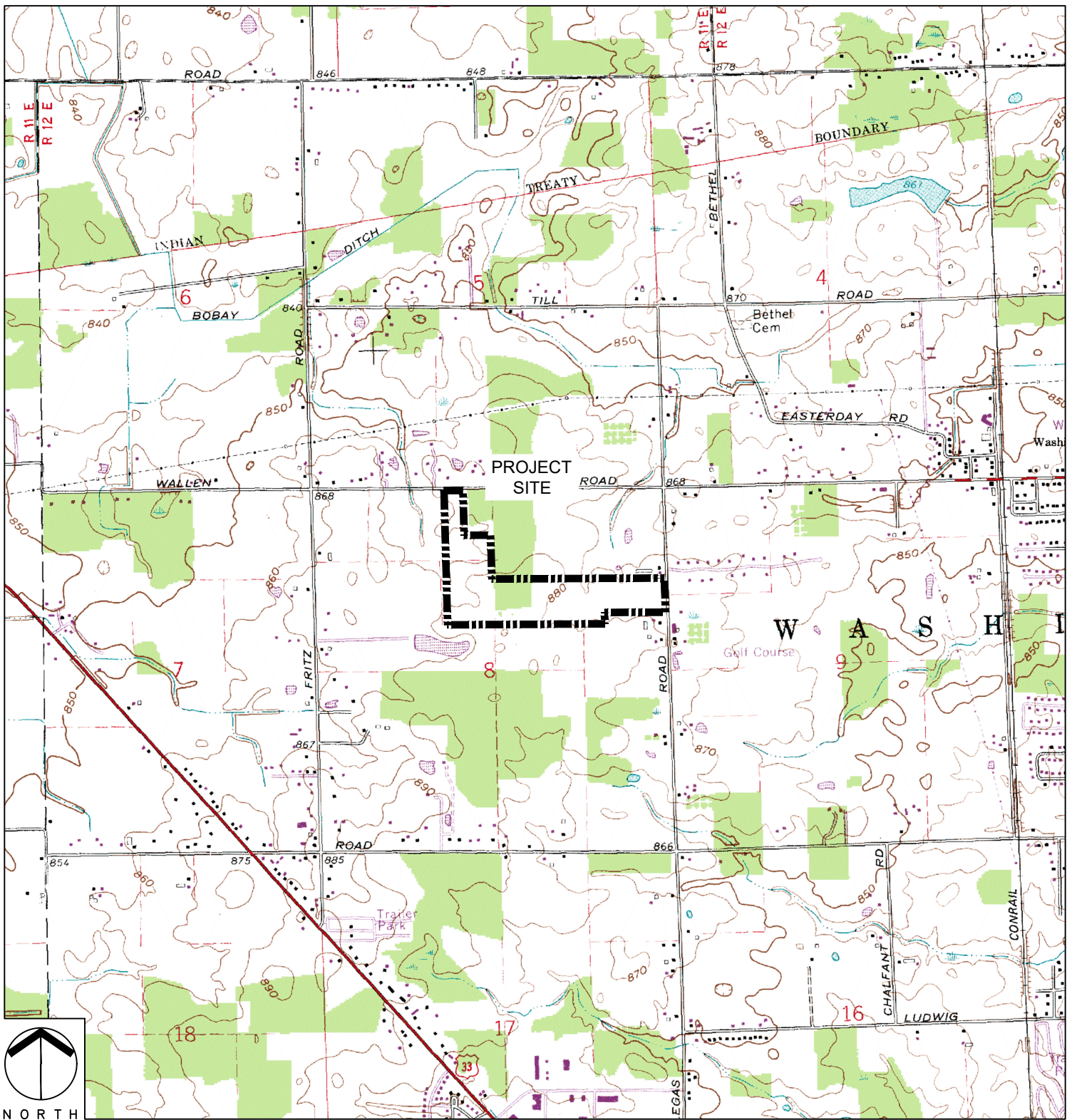
REGIONAL LOCATION MAP



Applicant:

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

State: INDIANA		County: ALLEN
Township Name: WASHINGTON		
Township: T31N	Range: R12E	Section: SEC 8
Quadrangle: HUNTERTOWN (IN)		
Latitude/Longitude (WGS 84): 41.156336°, -85.199661°		
Revised Date: 6-4-2026		Attachment: S1



Project Name:
SHADOWOOD LAKES

Agent:

Earth-Source Inc

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

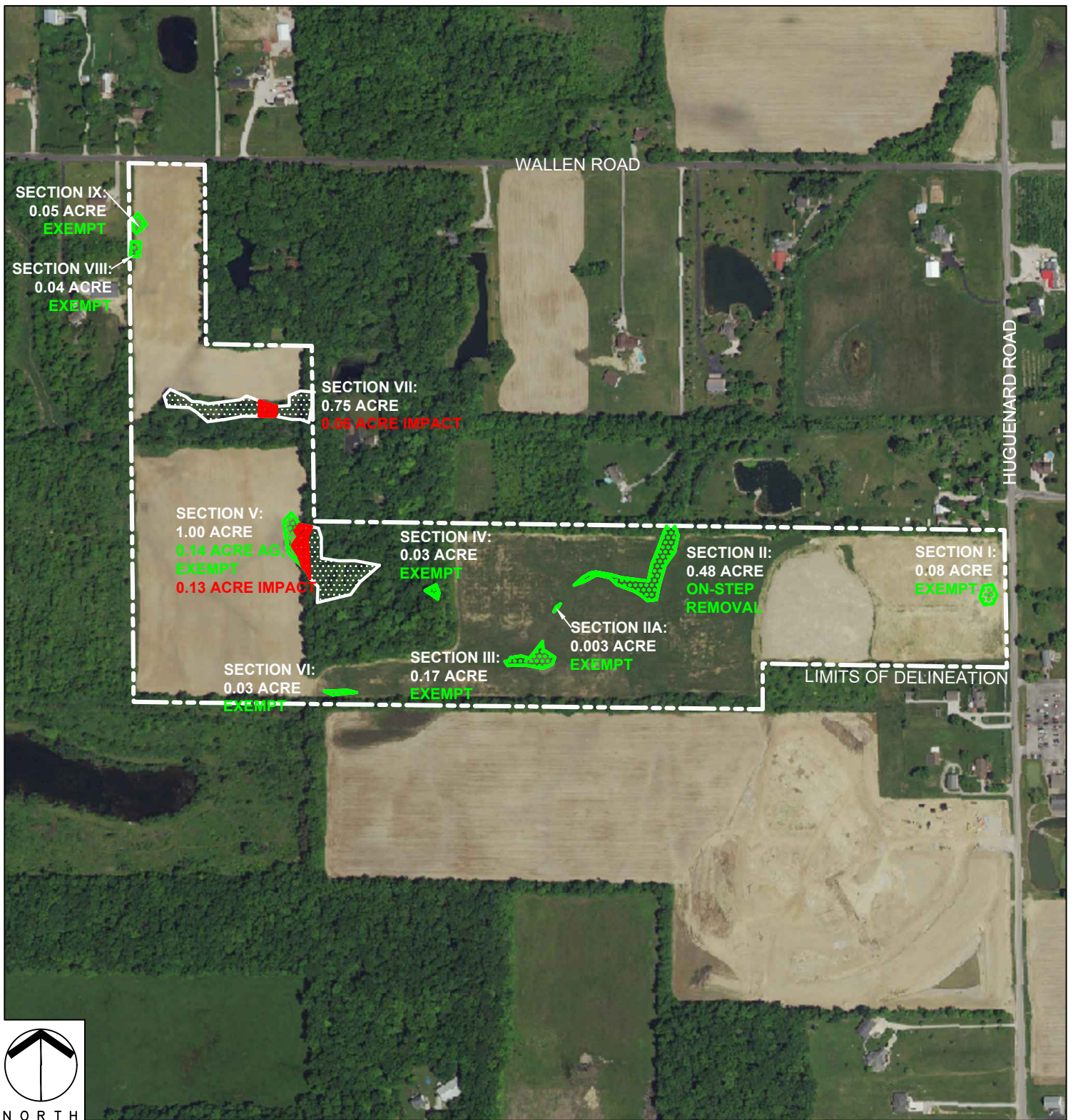
PROJECT LOCATION MAP

Scale 1 IN = 2,000 FT

Applicant:

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

State: INDIANA		County: ALLEN	
Township Name: WASHINGTON			
Township: T31N	Range: R12E	Section: SEC 8	
Quadrangle: HUNTERTOWN (IN)			
Latitude/Longitude (WGS 84): 41.156336°, -85.199661°			
Revised Date: 6-4-2026		Attachment: S2	



Project Name:
SHADOWOOD LAKES

Agent:

Earth-Source Inc

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

WETLAND IMPACT MAP

Scale 1 IN = 500 FT

Applicant:

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

State: INDIANA		County: ALLEN
Township Name: WASHINGTON		
Township: T31N	Range: R12E	Section: SEC 8
Quadrangle: HUNTERTOWN (IN)		
Latitude/Longitude (WGS 84): 41.156336°, -85.199661°		
Revised Date: 6-4-2026		Attachment: S6

PRESERVATION AND RESTORATION PLAN

1.0 Compensatory Mitigation Summary

Compensatory mitigation is required under IC 13-18-22-5(a)(2) for state regulated wetland general and individual permit applications. To mitigate for the impacts to 0.13 acres of isolated, Class II forested wetland at the Shadowood Lakes residential subdivision, Springmill Woods Development is proposing to preserve and enhance a total of 0.91 acres of forested wetland at the Heartland Preservation property.

Compensatory mitigation shall be provided in accordance with IC 13-18-22-6(e)(2), which specifies a combination of creation or restoration and preservation methods such that:

- A) Creation of a wetland by the permittee accounts for at least a one to one (1:1) ratio of mitigation and
- B) Preservation of a wetland by the permittee under subsection (h).

To satisfy IC-13-18-22-6(e)(2)(A), which requires creation or restoration of a wetland for at least a one to one (1:1) ratio of mitigation, the applicant is proposing to enhance 0.13 acre (1:1 ratio) of existing emergent wetland at the Heartland Preservation property. To satisfy IC-13-18-22-6(e)(2)(B), the applicant is proposing to preserve 0.78 acres (6:1 ratio) of existing forested wetland at the Heartland Preservation property.

The Heartland Preservation property is located less than five (5) miles north of the project area and is located in the same county (Allen) and watershed (Eel watershed – HUC8: 05120104). The Heartland Preservation property has 18.64 acres of continuous wetland delineated within the limits of the property, which the wetland limits have been approved by the Army Corps of Engineers (LRE-2025-00226-102). This area has a high risk of development, and the surrounding parcels are all either being developed as neighborhoods or are being optioned to be developed as neighborhoods. This site is helping to continue preserve a large, continuous area of forested wetland that will be within a highly developed residential area. The preservation is also near already established Openings Wetland Mitigation Bank further connecting large tracts of wetlands in developing residential areas.

Table A1: Summary of wetland preservation and enhancement

Wetland	Impact	Preservation	Enhancement	Total Area Preserved
Section V	0.13 acre	0.78 acre	0.13 acre	0.91 acre

2.0 Wetland Restoration Plan

Springmill Woods Development is proposing to enhance 0.13 acres of existing wetland by planting trees in areas of short-term inundation and shrubs in areas of long-term inundation. The additional woody stem cover will increase the habitat value of the wetland. Overall cover will be increased in the area to provide more shade and habitat for wetland species. Shade will provide passive reed canary grass control. The woody stems themselves will provide cover and nesting material for birds, habitat for wood-dwelling insects, and the woody plants will act as carbon sinks in the area.

APPENDIX A
SHADOWOOD LAKES: ALLEN COUNTY, INDIANA

2.1 Schedule

The wetland enhancement work shall begin in the following order:

1. Plant approved native woody vegetation (26 trees and 14 shrubs)
2. Install signage (6 signs)

2.2 Tree Plantings

The applicant is proposing to plant approximately 26 trees in the north portion of the wetland (0.084 acres) where there is short-term inundation (302 stems/acre). Potential tree species are listed in Table A2.

Table A2: List of potential tree species to be planted within the enhancement area.

Scientific Name	Common Name	Indicator Status
<i>Acer rubrum</i>	Red Maple	FAC
<i>Aesculus glabra</i>	Ohio Buckeye	FAC
<i>Betula nigra</i>	River Birch	FACW
<i>Carya laciniata</i>	Shellbark Hickory	FACW
<i>Celtis occidentalis</i>	Common Hackberry	FAC
<i>Platanus occidentalis</i>	American Sycamore	FACW
<i>Quercus bicolor</i>	Swamp White Oak	FACW
<i>Quercus macrocarpa</i>	Bur Oak	FAC
<i>Quercus palustris</i>	Pin Oak	FACW
<i>Quercus shumardii</i>	Shumard's Oak	FACW

2.3 Shrub Plantings

The applicant is proposing to plant approximately 14 Common Buttonbush (*Cephalanthus occidentalis*) shrubs in the southeast corner (0.046 acres) of the wetland area (302 stems/acre). This area has long-term inundation where trees are unlikely to survive.

2.4 Source of Plants

Only native tree species of Indiana shall be used for the restoration. No hybrid, cultivars, or genetically modified plants will be used.

2.5 Season for Planting

The Restoration Contractor shall install container grown stock (refer to plan) if planting occurs in the spring (after danger of frost has passed) through June 30. Should planting occur in the summer, from July 1 through October 15, woody plant material shall be container grown unless otherwise approved by Earth Source, Inc. Fall planting may occur after October 15th until freeze-up. The plants shall be kept dormant until planted unless otherwise instructed by the supplier. All plants shall be kept moist and cool and not be subject to freezing, drying or overheating. The above-ground portions of each plant shall be healthy and vigorous, and free of disease, discoloration, infestation or deformity. Containers shall be free of any plant species not specified below; specifically, weedy, noxious, invasive, and/or non-native species. Fertilizing is not recommended.

2.6 Woody Planting Method

For container grown plants, the woody plants shall be planted according to the restoration plan, notes, plant list, and details. Plants shall be placed in a plumb position and set at the same depth as they grew in the nursery field. Firmly backfill the planting hole and gently tamp to assure proper contact with the soil.

3.0 Monitoring Schedule and Success Criteria

Monitoring will begin one year after restoration planting has been completed. The monitoring period will commence with notice to IDEM that planting of the restoration areas has been completed. Monitoring of the restored wetland areas will begin during the first post-restoration growing season (May-September). Stem survival will be determined by a stem count of planted specimens. Planted shrubs will be located by GPS shortly after planting and will be identified using a GPS in the following year(s). Monitoring will continue for up to three (3) years, or until the site has met success criteria for two (2) consecutive years.

3.1 Wetland Enhancement Minimum Success Criteria

To ensure successful achievement of the stated goals and objectives, the following performance standards are proposed for the stream restoration area.

1. At minimum 70% of the planted woody stems shall be surviving and showing signs of growth at the end of the monitoring period.

3.2 Final Success and Release Criteria

These success criteria are expected to be achieved by the 3rd monitoring period. If the minimum success criteria are not being met after the 3rd monitoring period, a corrective action plan should be prepared to address deficiencies. A minimum of three (3) years of monitoring will be required by IDEM. Upon achieving the above success criteria for two (2) consecutive monitoring periods, the applicant will request release from further monitoring.

4.0 Site Management

Maintenance will begin following completion of the planting plan. The need for management activities will be evaluated on an ongoing basis based on observation and data gathered during site monitoring visits. The necessary management activities may include supplemental tree planting.

5.0 long-term protection

5.1 Ownership of Project Site

Heartland Preservation, LLC located at 14921 Hand Road, Fort Wayne, IN 46845, is the owner of the Land Parcel.

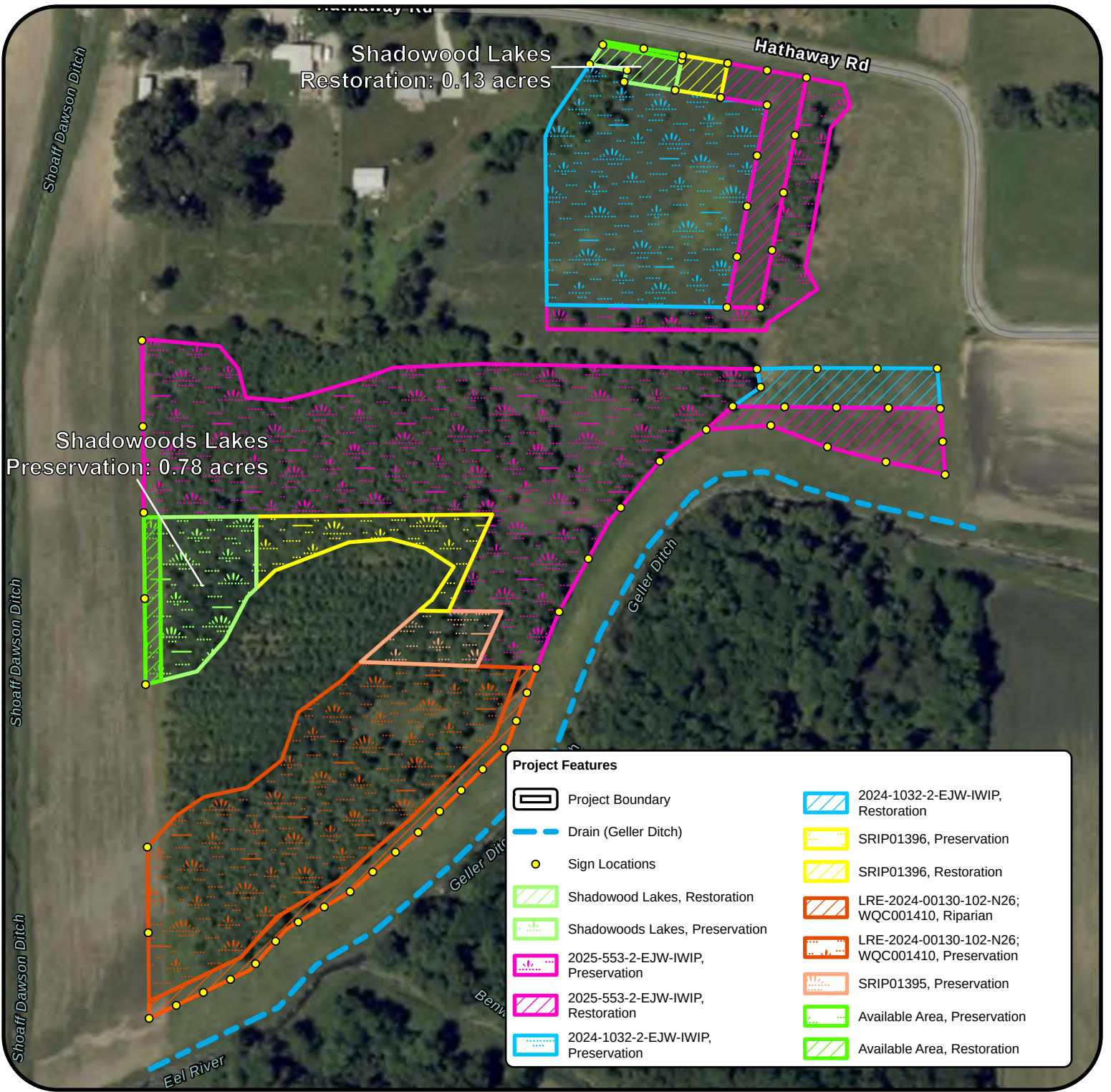
APPENDIX A
SHADOWOOD LAKES: ALLEN COUNTY, INDIANA

5.2 Responsible Party

Heartland Preservation, LLC located at 14921 Hand Road, Fort Wayne, IN 46845, will be responsible for all financial and management aspects of the mitigation project. The responsible party shall be responsible for contracting with the appropriate landscape restoration contractors to ensure success of the restoration project.

5.3 Permanent Protection Instrument

The restoration area shall be protected in perpetuity by a permanent conservation easement. This area is part of a larger contiguous wetland that will also be protected in perpetuity by a conservation easement.



Prepared For:

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

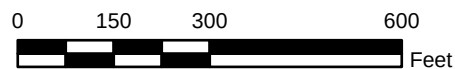
Agent:



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

PROPOSED PRESERVATION AREA

HEARTLAND PRESERVATION PROPERTY



Project Location:

Eel River Township
T32N , R11E , Section 22 & 27
Huntertown (IN) Quadrangle
Allen County
41.205258°, -85.232718°



Attachment: A1
Date: 6/4/2026