



Indiana Department of Environmental Management

Office of Water Quality

Waterways Section

Publication Date:
August 24, 2026

IDEM Permit Number:
SRIP01418

PUBLIC NOTICE

Closing Date:
September 23, 2026

Corps of Engineers ID Number:
Not Applicable

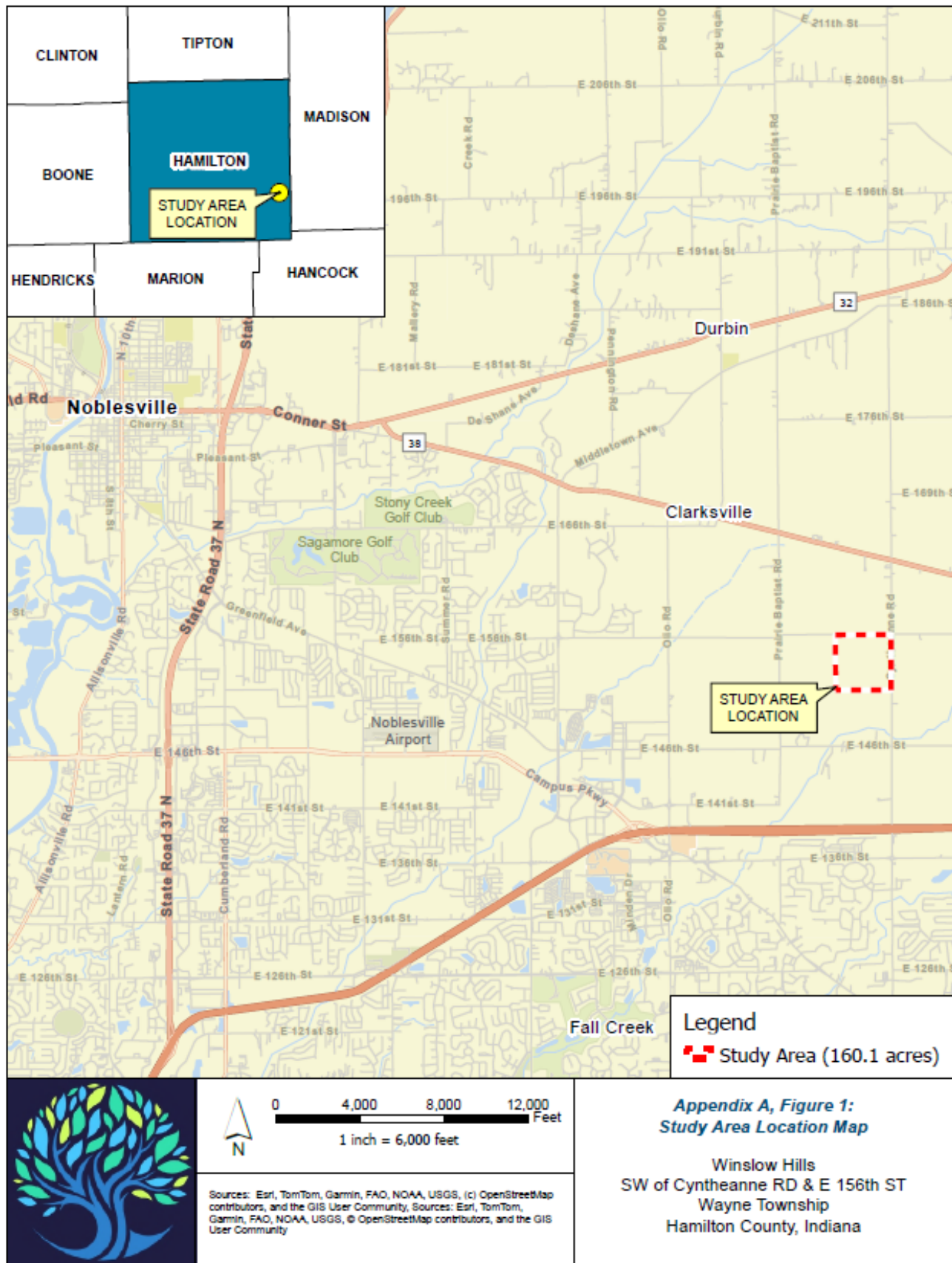
To all interested parties:

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: | Nick Branum
Lennar Homes of Indiana, LLC
11555 N Meridian Street, Suite 400
Carmel, IN 46032 | 2. Agent: | Kat Ford
Meristem, LLC
877 Port Drive
Avon, IN 46123 |
| 3. Project Location: | Latitude 40.01360, Longitude -85.88733
Southwest of the intersection of Cyntheanne Road and E 156th Street in Noblesville, Hamilton County. | | |
| 4. Affected Wetlands: | Two Class II isolated wetlands. | | |
| 5. Project Description: | Construction of a residential development, including the placement of 0.566 acre of clean earthen fill into two state regulated wetlands. Proposed mitigation is the creation of 1.228 acres of wetlands off-site along South Prong Stotts Creek in Chetwynd. | | |

- 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?** You can view application documents on IDEM's Regulatory ePortal website. Go to waterquality.idem.in.gov. Once there, click on the box that says "Site Map Explorer". This will open a new browser tab. In the "Search" box on the left, type "Winslow Trails", then click on the site when it shows up underneath the search box. The box will expand and show information about the site. Under the "Documents" tab in this box, you'll be able to find and download documents related to the project.
- 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



WETLAND A (PFO/PSS/PEM)
1.521 AC TOTAL WITHIN STUDY AREA
1.161 AC PFO (0.191 AC IMPACT)
0.341 AC PSS (0.341 AC IMPACT)
0.019 AC PEM (0.019 AC IMPACT)
0.551 AC TOTAL IMPACT
USACE NON-JURISDICTIONAL
IDEM JURISDICTIONAL

WETLAND B (PEM)
0.677 AC
0.550 AC IMPACT
USACE & IDEM NON-JURISDICTIONAL

WETLAND G (PEM)
1.326 AC
1.326 AC IMPACT
USACE & IDEM NON-JURISDICTIONAL

WETLAND F (PEM)
0.235 AC
0.235 AC IMPACT
USACE & IDEM NON-JURISDICTIONAL

WETLAND E (PEM)
0.779 AC
0.740 AC IMPACT
USACE & IDEM NON-JURISDICTIONAL

WETLAND C (PFO/PEM)
2.705 AC TOTAL
1.815 AC PFO (NO IMPACT)
0.890 AC PEM (0.015 AC IMPACT)
0.015 AC TOTAL IMPACT
USACE NON-JURISDICTIONAL
IDEM JURISDICTIONAL

WETLAND D (PFO/PEM)
0.432 AC TOTAL WITHIN STUDY AREA
0.345 AC PFO (0.001 AC IMPACT)
0.087 AC PEM (0.020 AC IMPACT)
0.021 AC TOTAL IMPACT
USACE & IDEM NON-JURISDICTIONAL

LEGEND

	FORESTED WETLAND		SCRUB-SHRUB WETLAND
	EMERGENT WETLAND		WETLAND IMPACT

5.0 Determination of Credits

Table 2 below outlines the credit acres required for the proposed impacts to IDEM-jurisdictional wetlands.

Table 2: Credit Acres Required

Impacted Water Resource	Proposed Compensation	Credit Ratio	Acres Impacted	Credit Acres Required
Wetland A (PEM)	Off-site creation of PEM	2:1	0.019	0.038
Wetland A (PSS)	Off-site creation of PSS	2:1	0.341	0.682
Wetland A (PFO)	Off-site creation of PFO	2.5:1	0.191	0.478
Wetland C (PEM)	Off-site creation of PEM	2:1	0.015	0.03
TOTAL:				1.228

6.0 Mitigation Work Plan

6.1 Summary

Mitigation will include creation of an off-site emergent/ scrub-shrub/ forested wetland system. Native shrub/ tree species will be installed, and bare areas will be seeded with native emergent wetland vegetation.

6.2 Timeline and Disturbance Activities

Mitigation site establishment activities are expected to commence prior to the first frost in fall of 2026 or after the last frost in spring 2027, depending upon the receipt of the IDEM permit for this project. Establishment activities have commenced in portions of the adjacent wetland mitigation areas. Minimal excavation is anticipated to be necessary for the execution of this mitigation site. This will primarily involve cutting existing tile drains to allow for groundwater recharge to occur within the soils in A horizon as well as grassed spillway, rock spillway, aquatic pool, berm, and micro-depression construction to assist with wetland hydrology. The tile breaking should also allow for hydric soils to develop. Existing grade is to remain close to as-is, flat to slightly sloped and/ or concave. Tile drains are proposed to be cut and plugged. Upon completion of soil disturbance activities, installation of the shrub/ tree species will take place prior to the first frost in the fall of 2026. If permit approval occurs after the first frost in 2026, then plantings will take place after the last frost in the spring of 2027.



6.3 Sources of Water

Hydrology will be supplied through breaking the tiles currently beneath the site (see Appendix A, Figure 6). Breaking tiles would allow for subsurface flow and groundwater recharge to fuel the hydrology of the site, with the potential for additional inputs from precipitation. Grade controlled berms are proposed to hold water long enough to transition the site into wetlands. Berm locations are shown within Appendix A, Figure 6.

Within the Winslow Hills portion of the mitigation site, a grade controlled berm will be placed along the northern border. The berm will prevent large amounts of runoff from draining immediately back into Stotts Creek. In addition, a micro depression will be excavated to assist the holding of water and provide breeding pools for amphibious species. In addition, the mitigation site predominantly resides within Flood Zone A due to Stotts Creek – South Prong running along the northern boundary of the site (see Appendix A, Figure 5).

6.4 Methods for Establishment

Upon completion of soil disturbance activities, native shrub/ tree species will be installed, and native emergent wetland vegetation will be seeded.

Plantings within the mitigation site will include installing shrub/ tree seedlings/ bare-root saplings at a 436 stems per acre planting rate. Proposed species to be installed include but are not limited to swamp white oak (*Quercus bicolor*, FACW), bur oak (*Quercus macrocarpa*, FAC), pin oak (*Quercus palustris*, FACW), common hackberry (*Celtis occidentalis*, FAC), American sycamore (*Platanus occidentalis*, FACW), Ohio buckeye (*Aesculus glabra*, FAC), red osier dogwood (*Cornus sericea*, FACW), ninebark (*Physocarpus opulifolius*, FACW), silky dogwood (*Cornus amomum*, FACW), winterberry (*Ilex verticillata*, FACW), buttonbush (*Cephalanthus occidentalis*, OBL), roughleaf dogwood (*Cornus drummondii*, FAC), and sandbar willow (*Salix interior*, FACW). In addition, areas of open ground will be seeded with a native emergent wetland seed mix. Please see Appendix C for the native emergent seed mix.

Due to the nature of the surrounding landscape, the site will allow for natural recruitment of native softwoods including but not limited to boxelder maple (*Acer negundo*, FAC), silver maple (*Acer saccharinum*, FACW), red maple (*Acer rubrum*, FAC), eastern cottonwood (*Populus deltoides*, FAC), American elm (*Ulmus americana*, FACW), and American sycamore.

7.0 Maintenance

Maintenance activities will include spot treatment of invasive species. Maintenance will take place during the growing season, approximately two times each year. Mechanized equipment may be utilized to decrease populations of invasive woody and herbaceous species. If necessary, mechanized maintenance methods may involve the use of string trimmers, hedge trimmers, or chainsaws.



8.0 Performance Standards

The performance standards will provide objective and verifiable criteria for ensuring the success of the mitigation site. These performance standards will ensure biodiversity of native species. Providing biodiversity of native species will allow greater utilization by threatened and endangered wildlife species. The performance goals for the mitigation wetland include the following:

1. The area of wetland established, as measured by a wetland delineation, must meet, or exceed the 1.23 acres of emergent/ scrub-shrub/ forested wetland compensatory mitigation required.
2. Greater than 50% of the dominant vegetation species must have a wetland indicator of FAC (i.e., facultative) or wetter (FACW, OBL).
3. The hydrology at the mitigation wetland mitigation area must meet the wetland hydrology criteria contained in the United States Army Corps of Engineers Wetland Delineation Manual, Midwest Regional Supplement.
4. Soils within the mitigation wetland area must meet the hydric soil criteria contained in the United States Army Corps of Engineers Wetland Delineation Manual, Midwest Regional Supplement.
5. Permanently and clearly identify on-mitigation area all mitigation wetlands with "Do Not Mow or Spray-Restoration Area" signs. If the mitigation wetlands to be established are adjacent to or near existing wetlands, then permanent stakes/markers must distinguish the mitigation wetland from the existing wetland.
6. The mitigation area shall not have a combined surface areal coverage greater than 10% of cattails (*Typha* spp.) and/ or reed canary grass (*Phalaris arundinacea*).
7. The mitigation area shall not have a combined surface areal coverage greater than 60% of open water and/ or bare ground.
8. The mitigation area is free of the following exotic species: purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*).
9. Native plant species, excluding *Typha* spp., must have an aerial cover of at least 30% in forested wetland communities.
10. No single tree or shrub species shall constitute more than 20% of the total vegetative cover.
11. At the end of the monitoring period a minimum of 70% of the planted shrubs and trees must be surviving.



9.0 Monitoring Requirements

Wetland monitoring is specifically designed to evaluate plant composition and cover, indications of hydrology, hydric soil indicators, and wetland habitat values. To monitor the mitigation area's vegetation, transects will be established to determine herbaceous and shrub monitoring points. Monitoring plots will be established upon the completion of the plantings. Midwest region delineation determination data forms for each of the monitoring stations will be completed and submitted along with a monitoring report for annually. A monitoring report will be submitted to IDEM for each year required before December 30th. Performance standards will be met for each monitoring location before the release of the mitigation site. Natural Resource Consulting will be responsible for the planting, monitoring, maintenance, and reporting of the mitigation site.

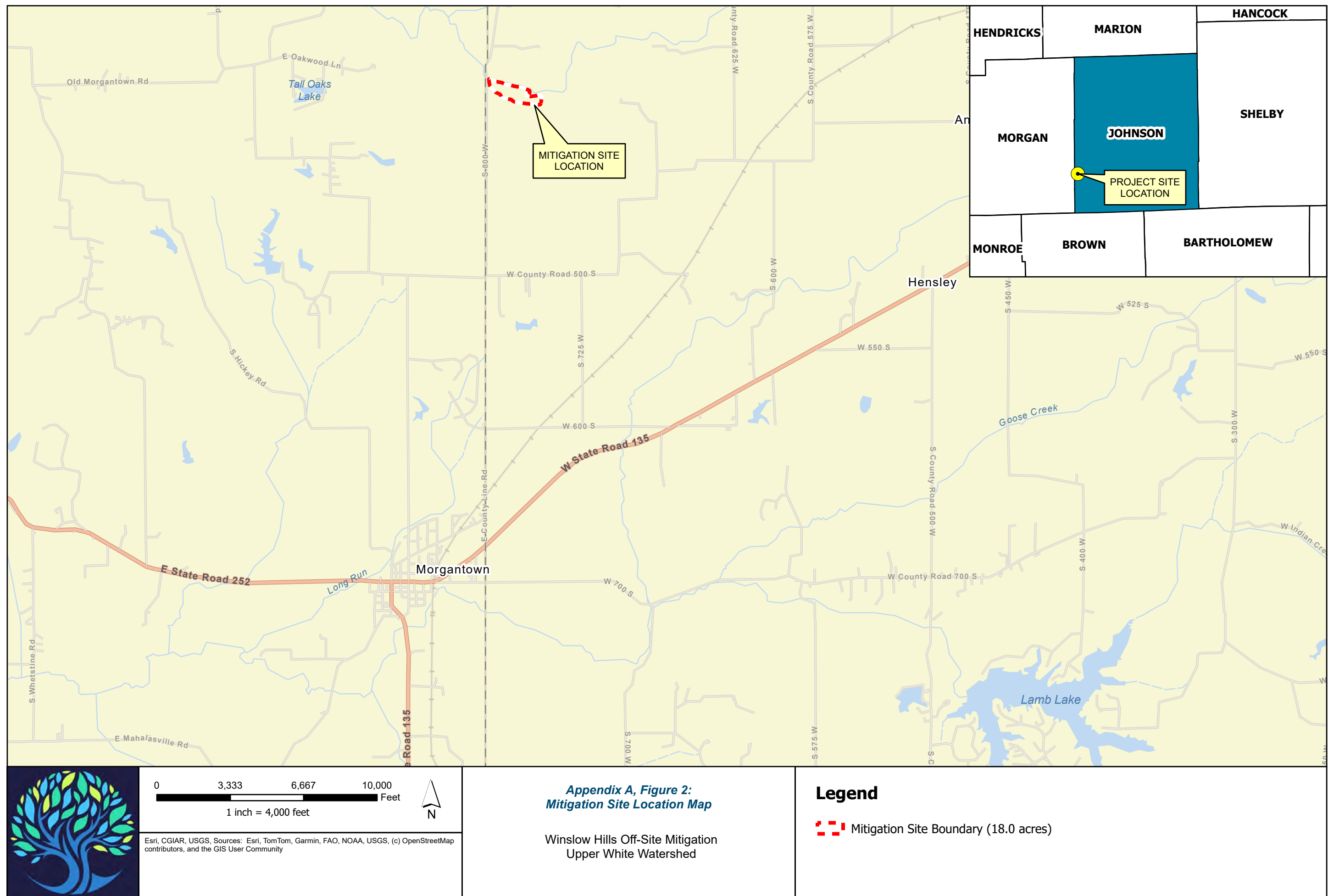
Monitoring will commence the first full growing season after grading, construction and plantings are complete. Growing season begins March 15 unless otherwise approved by IDEM. Monitoring will take place annually for three (3) years for the mitigation site. The monitoring period may be extended by two (2) additional years if the site does not meet performance standards for two (2) consecutive years by the end of the three (3) year monitoring period. It is understood that if the mitigation site fails to meet the performance standards outlined within this document, corrective action may need to occur; this action may include but is not limited to supplemental plantings.

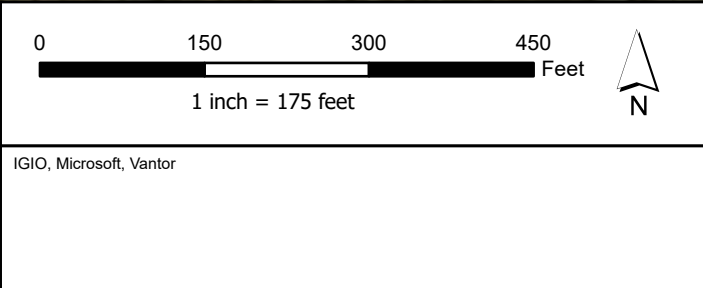
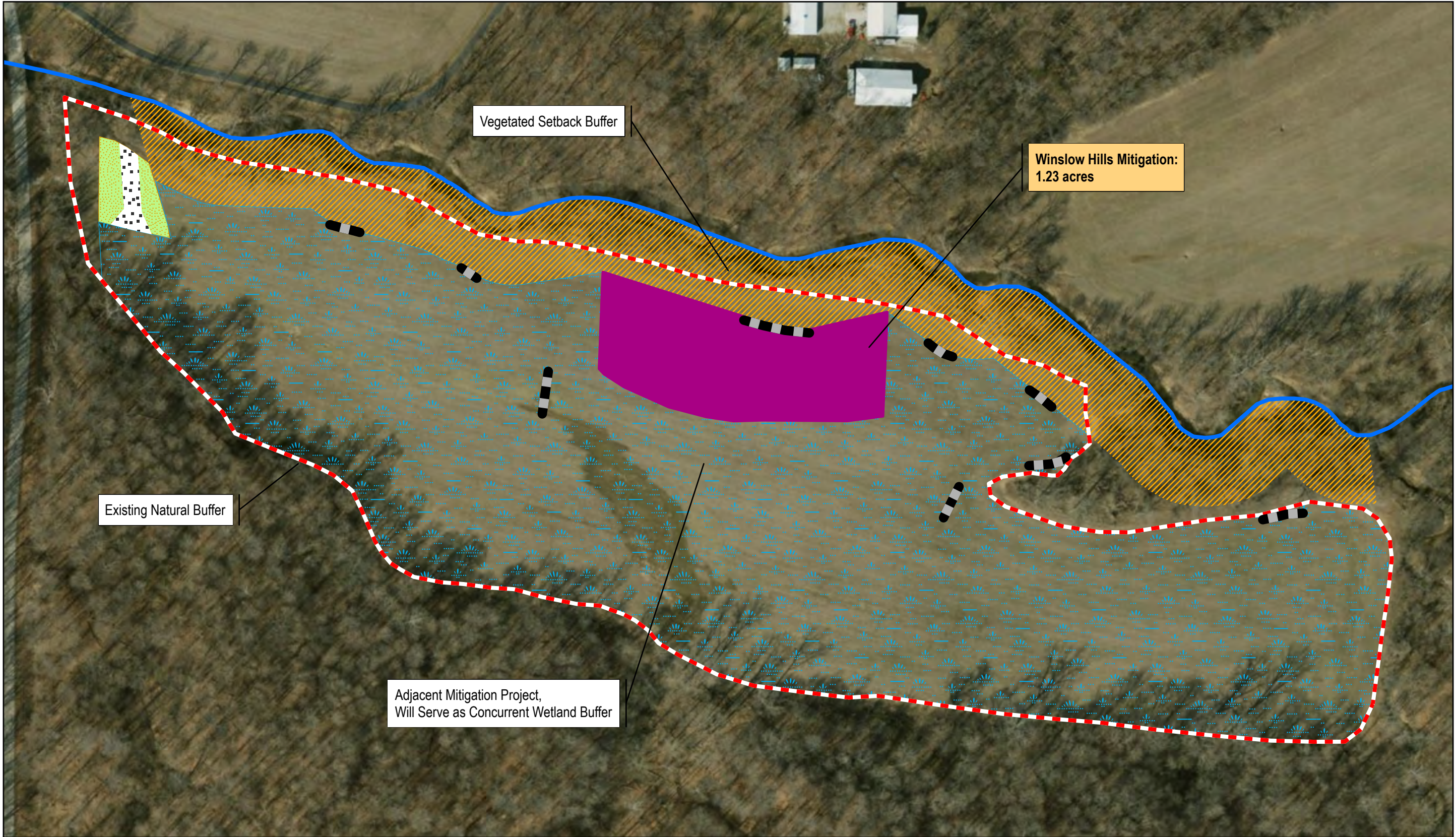


Appendix C: Native Herbaceous Seed Mix

Species	Common Name	Indicator Status
Graminoids		
<i>Carex lupulina</i>	hop sedge	FACW
<i>Carex lurida</i>	sallow sedge	OBL
<i>Carex molesta</i>	field oval sedge	OBL
<i>Carex tribuloides</i>	awl-fruited oval sedge	FACW
<i>Carex typhina</i>	cattail sedge	FACW
<i>Carex vulpinoidea</i>	fox sedge	FACW
<i>Eleocharis obtuse</i>	blunt spike rush	OBL
<i>Eleocharis palustris</i>	Common spike rush	OBL
<i>Elymus virginicus</i>	Virginia wild rye	FACW
<i>Glyceria striata</i>	fowl manna grass	OBL
<i>Juncus effusus</i>	common rush	OBL
<i>Juncus tenuis</i>	poverty rush	FAC
<i>Leersia virginica</i>	Virginia cutgrass	FACW
<i>Schoenoplectus tabernaemontani</i>	softstem bulrush	OBL
<i>Scirpus atrovirens</i>	green bulrush	OBL
<i>Scirpus cyperinus</i>	woolgrass	OBL
<i>Scirpus pendulus</i>	nodding bulrush	FACW
<i>Spartina pectinata</i>	prairie cordgrass	FACW
Forbs		
<i>Alisma subcordatum</i>	water plantain	OBL
<i>Amanium coccineum</i>	valley redstem	OBL
<i>Asclepias incarnata</i>	swamp milkweed	OBL
<i>Helenium autumnale</i>	autumn sneezeweed	FACW
<i>Hibiscus moscheutos</i>	swamp rose mallow	OBL
<i>Iris virginica</i>	blueflag iris	OBL
<i>Ludwigia alternifolia</i>	seedbox	OBL
<i>Lycopus americanus</i>	water horehound	OBL
<i>Mimulus ringens</i>	monkey flower	OBL
<i>Symphotrichum novae-angliae</i>	New England aster	FACW
<i>Symphotrichum lateriflorum</i>	calico aster	FACW
<i>Symphotrichum ontarionis</i>	bottomland aster	FAC
<i>Verbena hastata</i>	blue vervain	FACW
<i>Verbesina alternifolia</i>	wingstem	FACW

*Species subject to nursery availability at time of seeding





Appendix A, Figure 3:
Mitigation Site Details Map

Winslow Hills Off-Site Mitigation
Upper White Watershed

Legend	
Vegetated Setback (±125 FT)	Site Boundary (18.0 acres)
Rock Spillway	Stotts Creek
Grade Control Berm	Adjacent Mitigation
Grassed Spillway	Winslow Hills Mitigation