



Indiana Department of Environmental Management
Office of Water Quality
Wetlands Section

Publication Date:
September 18, 2024

IDEM ID Number:
2024-718-34-ENH-IWIP

Closing Date:
October 18, 2024

Corps of Engineers ID Number:
LRE-2024-00602-JDE

PUBLIC NOTICE

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.

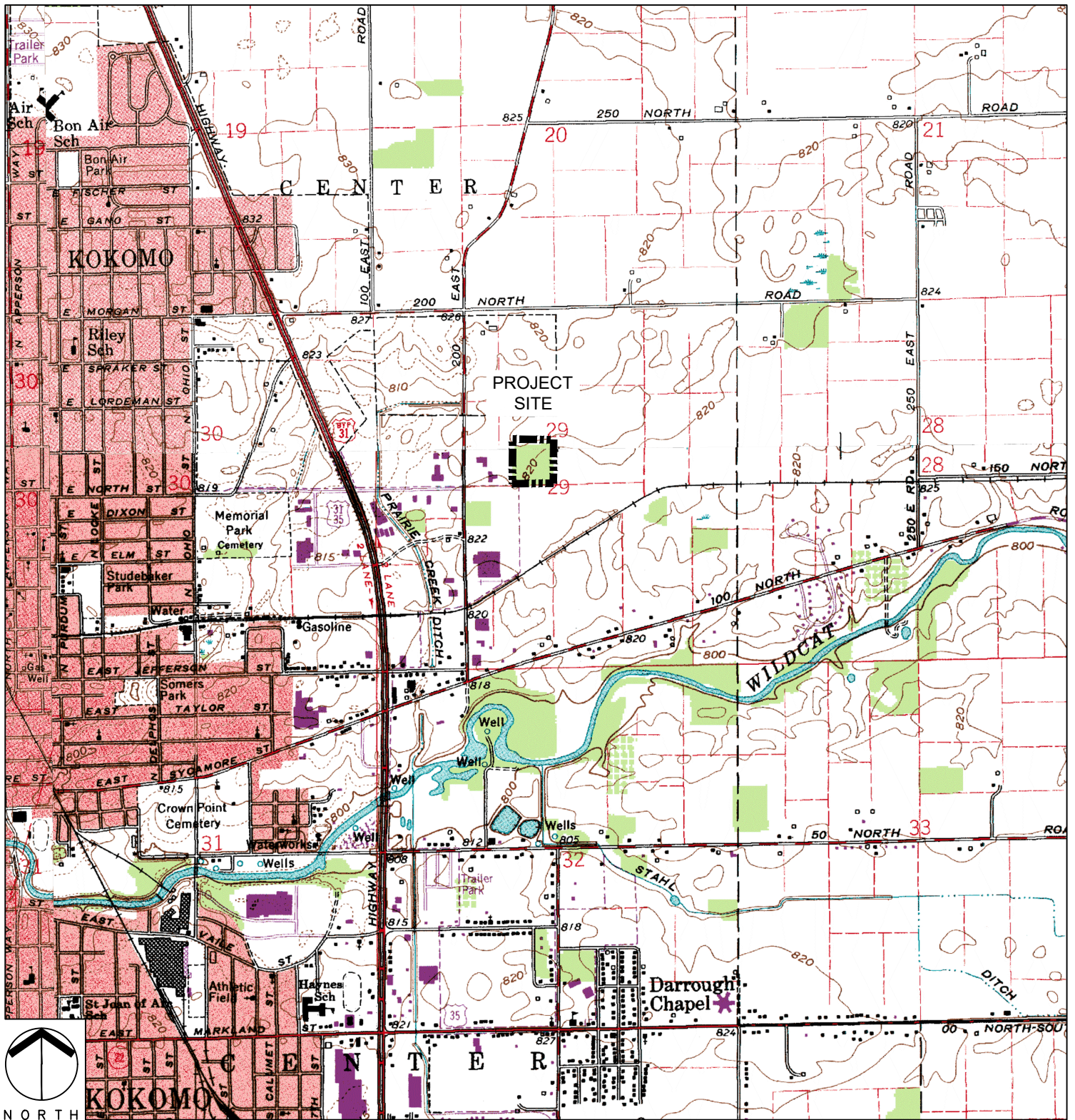
- | | | | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------|
| 1. Applicant: | AMS 2024 - BTS - Kokomo IN, LLC
Attn: Greg Koziol
8888 Keystone Crossing, Suite 1150
Indianapolis, IN 46901 | 2. Agent: | Earth Source, Inc.
Attn: Ashlee Rodrigue
14921 Hand Road
Fort Wayne, IN 46818 |
| 3. Project location: | Latitude 40.499622, Longitude -86.099383
Northeast of the intersection of E North Street and Touby Pike in Kokomo, Howard County | | |
| 4. Affected waterbody: | Two forested, Class II isolated wetlands of 0.15 and 0.08 acres. | | |
| 5. Project Description: | Construction of a commercial facility, including one 49,580 square foot building, interior roads, parking lots, and a detention basin. Proposed mitigation is the purchase of 0.16 acres (2:1 ratio) of mitigation credit from the Indiana Stream and Wetland Mitigation Program (INSWMP) within the Upper Wabash Service Area for the non-exempt impact to the 0.08-acre isolated wetland. | | |

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 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 from Emersyn Harriman, Project Manager, by phone at 317-409-7580 or by e-mail at eharrima@idem.in.gov. Please address all correspondence to the project manager and reference the IDEM project identification number listed on this 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



NORTH

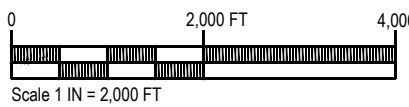
Project Name: **PROJECT TITAN**

Agent:



Earth-Source Inc
 14921 Hand Road, Fort Wayne, IN 46818
 (260) 489-8511 office@earthsourceinc.net

PROJECT LOCATION MAP



Applicant:
AMS 2024 - BTS - KOKOMO IN, LLC
 8888 KEYSTONE CROSSING, SUITE 1150
 INDIANAPOLIS, INDIANA 46901


State: INDIANA		County: HOWARD	
Township Name: CENTER			
Township: T24N	Range: R4E	Section: SEC 29	
Quadrangle: KOKOMO EAST & MIAMI (IN)			
Latitude/Longitude (WGS 84): 40.499449° , -86.099429°			
Date: 9-5-2024		Attachment: P2	



DATA POINT LOCATION

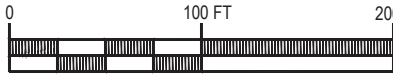
Project Name:
NORTH STREET KOKOMO

Agent:



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

DATA POINT LOCATION MAP



Applicant:


KIMLEY-HORN
500 E. 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HOWARD	
Township Name: CENTER			
Township: T24N	Range: R4E	Section: SEC 29	
Quadrangle: KOKOMO EAST & MIAMI (IN)			
Latitude/Longitude (WGS 84): 40.499449°, -86.099429°			
Date: 7-30-2024		Attachment: N9	



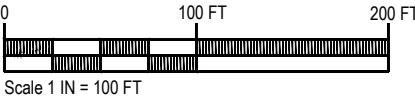
Project Name: **PROJECT TITAN**

Agent:



Earth-Source Inc
 14921 Hand Road, Fort Wayne, IN 46818
 (260) 489-8511 office@earthsourceinc.net

WETLAND IMPACT MAP

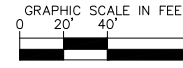


Applicant:
AMS 2024 - BTS - KOKOMO IN, LLC
 8888 KEYSTONE CROSSING, SUITE 1150
 INDIANAPOLIS, INDIANA 46901

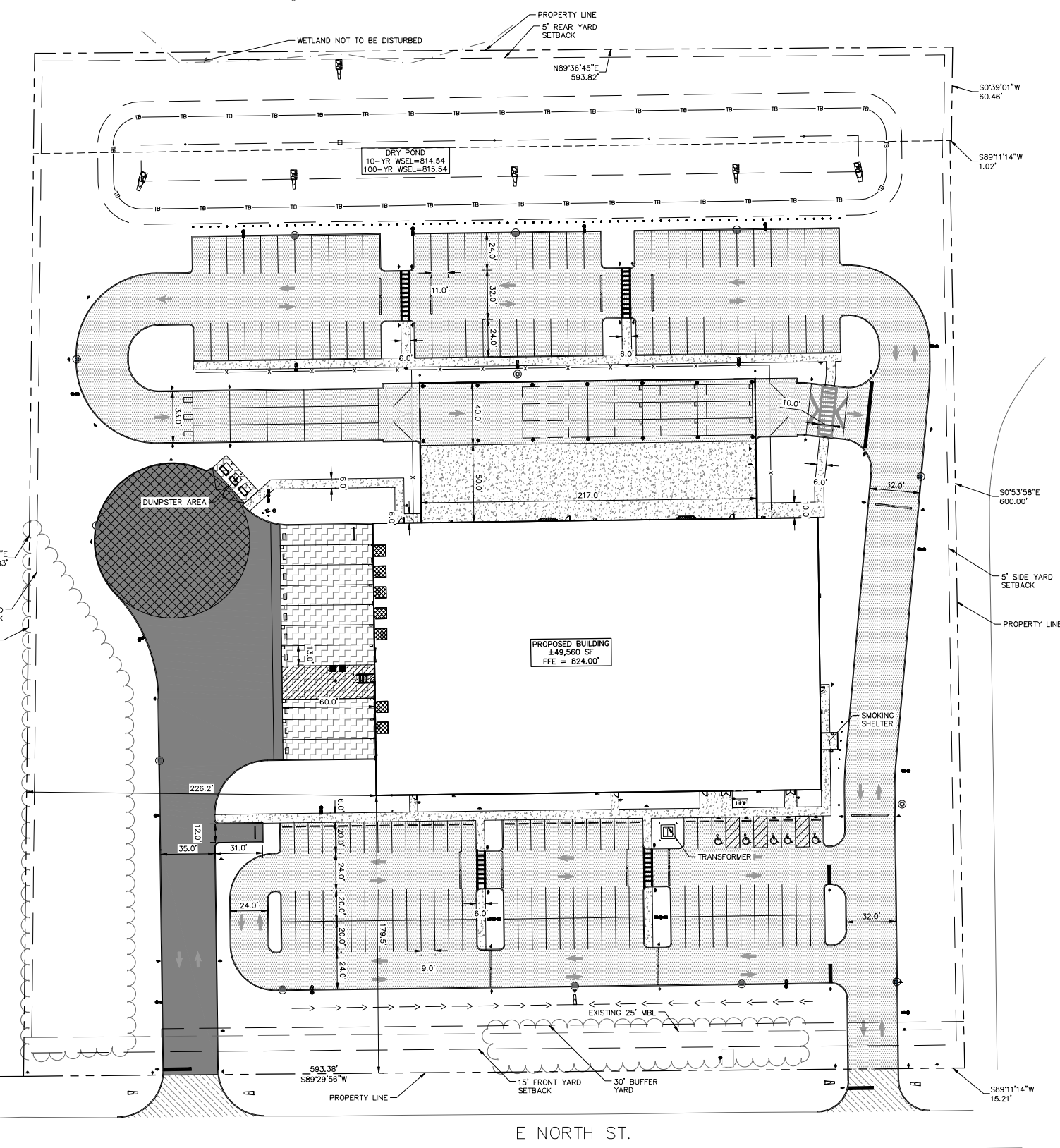
State: INDIANA		County: HOWARD
Township Name: CENTER		
Township: T24N	Range: R4E	Section: SEC 29
Quadrangle: KOKOMO EAST & MIAMI (IN)		
Latitude/Longitude (WGS 84): 40.499449°, -86.099429°		
Date: 9-5-2024	Attachment: P6	



before you dig
Not to scale. Scaled to fit 11x17



TOUBY PIKE RECYCLING CENTER, LLC
INST. #0934023753



LOT 13 OF HAYNES HI-TE SECTION 7 PLAT INST. #083401856

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	= MI
SITE ACREAGE	= 9.11 AC.±
BUILDING AREA	= 49,560± SF
BUILDING HEIGHT	= 35.2' FT
PARKING SPACES (STANDARD) REQUIRED (1 PARKING SPACE / 5,000 SFT + 3 PARKING SPACES FOR THE MAIN OFFICE PER CITY OF KOKOMO ZONING ORDINANCE NO. 8279)	= 13 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 4 SPACES
PARKING SPACES (STANDARD) PROVIDED	= 92 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 5 SPACES
VAN/TRUCK PARKING SPACES PROVIDED	= 68 SPACES
TOTAL PARKING SPACES PROVIDED	= 166 SPACES

EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MAKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TREE LINE		TOE OF SLOPE
	FENCE LINE		TOP OF BANK		UNDERGROUND FIBER OPTIC
	SANITARY SEWER		OVERHEAD ELECTRICAL		UNDERGROUND GAS
	STORM DRAIN		UNDERGROUND TELEPHONE		

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #108 - NE BONNET BOLT OF HYDRANT
ELEVATION = 822.76
N: 1912572.59
E: 207460.88

SBM #109 - NW BONNET BOLT OF HYDRANT
ELEVATION = 825.56
N: 1912568.55
E: 207920.35

NO.	REVISIONS	DATE	BY
SCALE: AS NOTED DESIGNED BY: KGP DRAWN BY: LP CHECKED BY: NPK			
AMBROSE			
OVERALL SITE PLAN			
PROJECT TITAN KOKOMO, IN 46901			
ORIGINAL ISSUE: 09/13/2024 KHA PROJECT NO. 170008024 SHEET NUMBER C3.0			

GENERAL PLAN NOTES

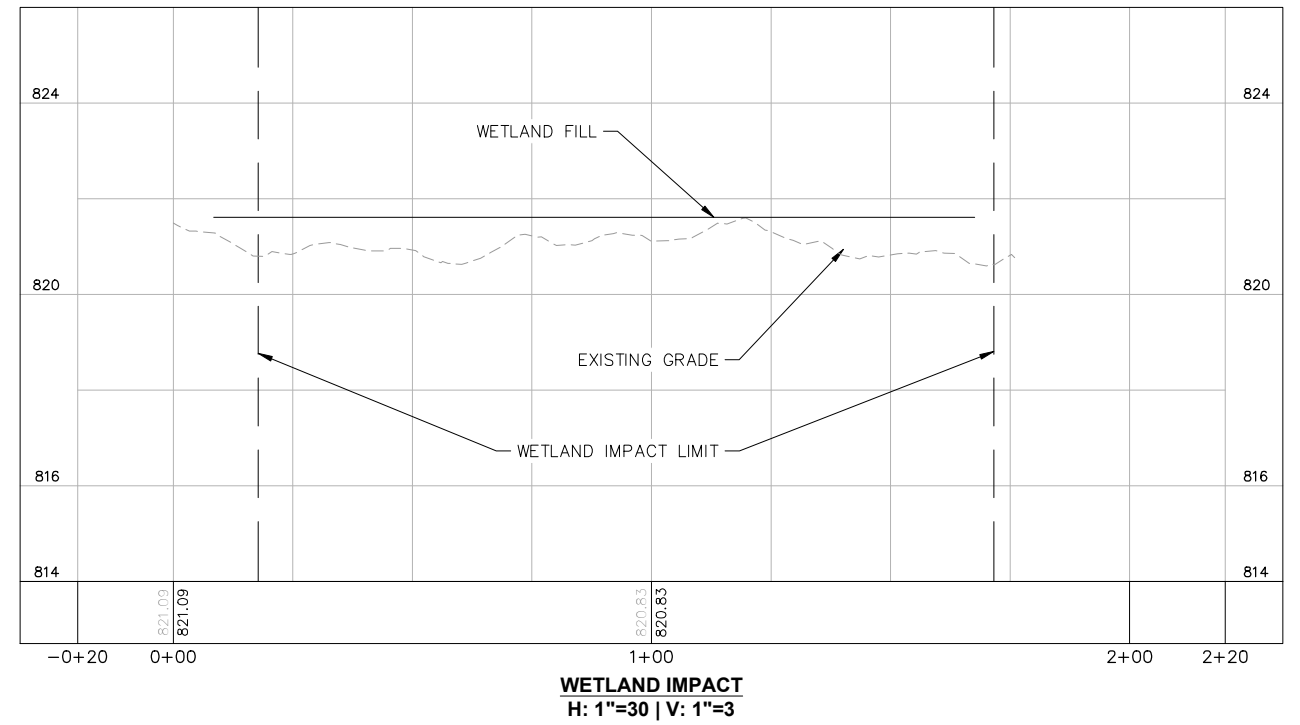
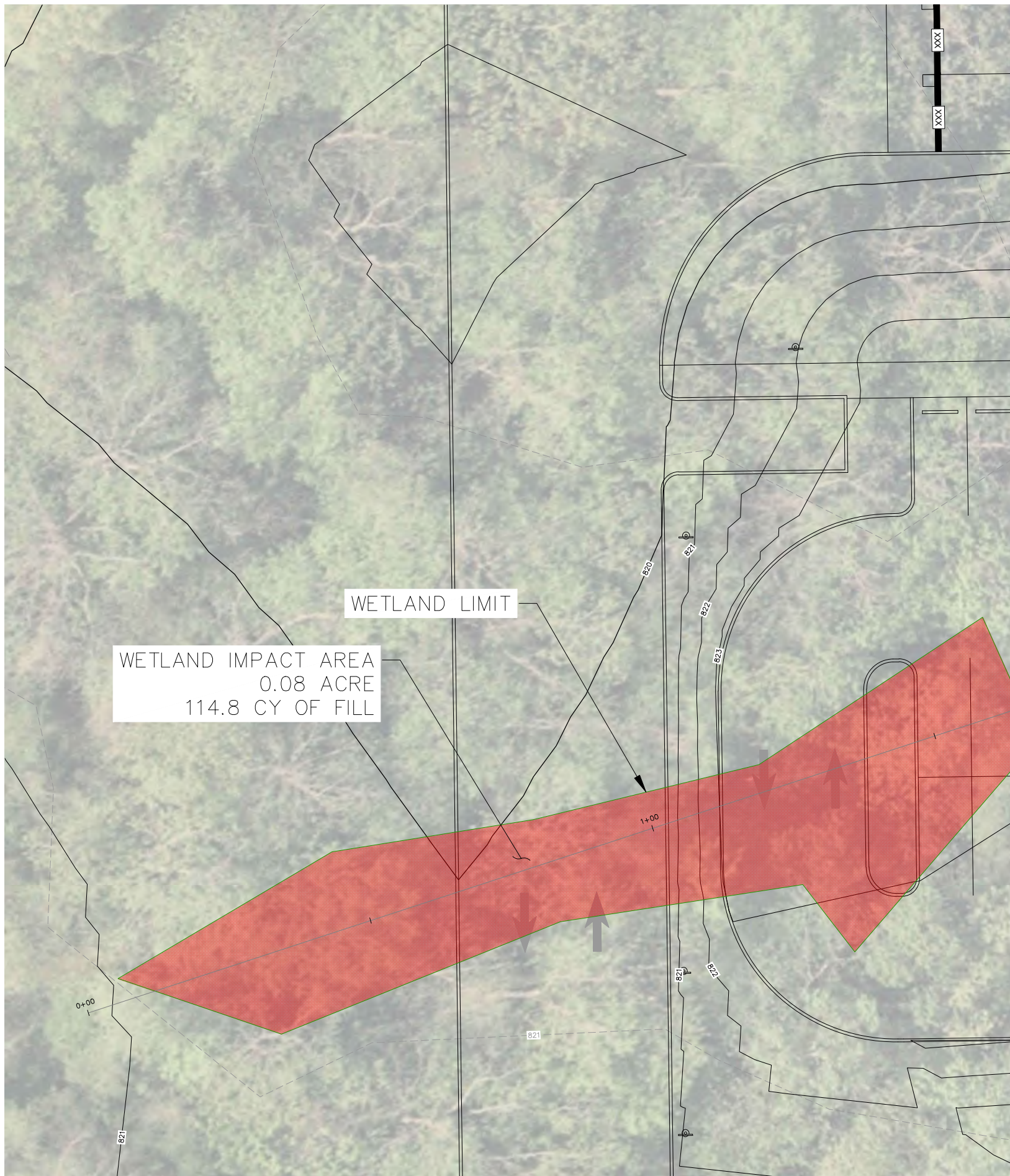
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Drawing name: K:\NLD\170008024_Ambrose_Confidential_Kokomo_IN\Design\CADD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Aug 30, 2024 12:12pm by: Kate Paack
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BOZARD
UST
004003

BENCHMARK 108
NE BONNET BOLT OF HYDRANT
E: 822.76
N: 1912572.59
E: 207460.88

BENCHMARK 109
NW BONNET BOLT OF HYDRANT
E: 825.56
N: 1912568.55
E: 207920.35



Not to scale. Scaled to fit 11x17