



Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:
March 26, 2026

IDEM Permit Number:
SRIP01394

PUBLIC NOTICE

Closing Date:
April 25, 2026

Corps of Engineers ID Number:
Not applicable

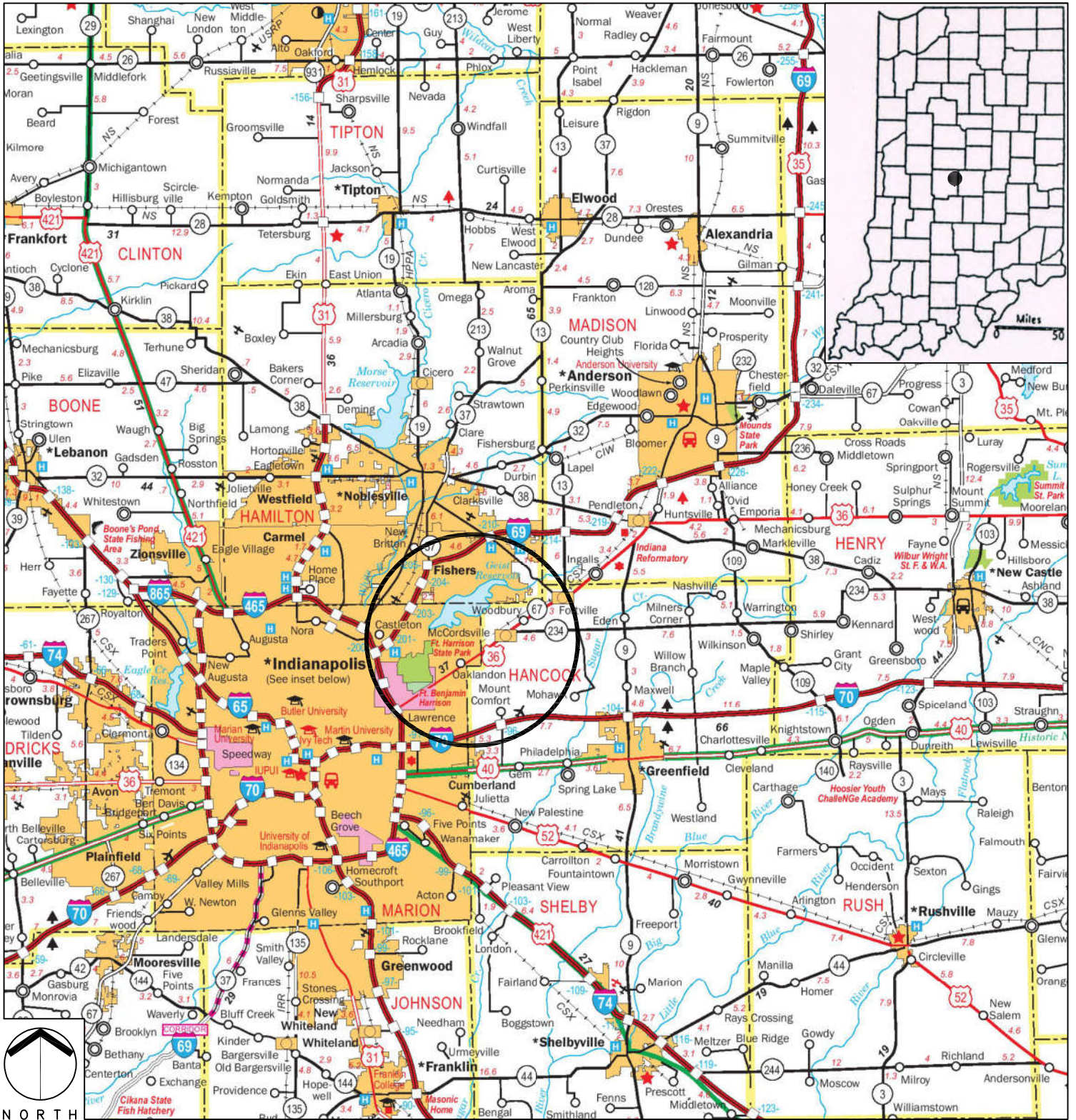
To all interested parties:

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: | Steve Hardin
Mt. Comfort Road Properties, Inc.
1361 Sumac Ave
Boulder, CO, 80304 | 2. Agent: | Katelyn Lewis
Earth Source, Inc.
14921 Hand Rd
Fort Wayne, IN, 46818-9540 |
| 3. Project location: | W 600 N, Mccordsville, IN, 46055
Latitude: 39.86712
Longitude: -85.91869 | | |
| 4. Affected waterbody | Approximately 0.41 acre of one (1) Class II forested wetland will be permanently impacted from the placement of clean earthen fill for on-site infrastructure development. Proposed mitigation includes the preservation of 2.46 acre of Class II forested wetland off-site and the purchase of 0.41 acre of forested wetland credit from the ILF Lower White service area. | | |
| 5. Project Description: | Mt. Comfort Road Properties, Inc. is proposing the construction of a commercial facility, which includes four buildings, interior roads, and parking lots. This commercial development will support the growing community in the areas surrounding Indianapolis. | | |

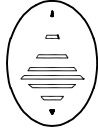
- Comment period:** Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM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



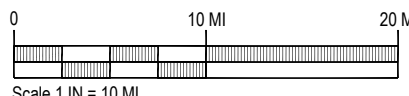
Project Name: CITYSCAPE MCCORDSVILLE
SWC WEST 600 NORTH

Agent:



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

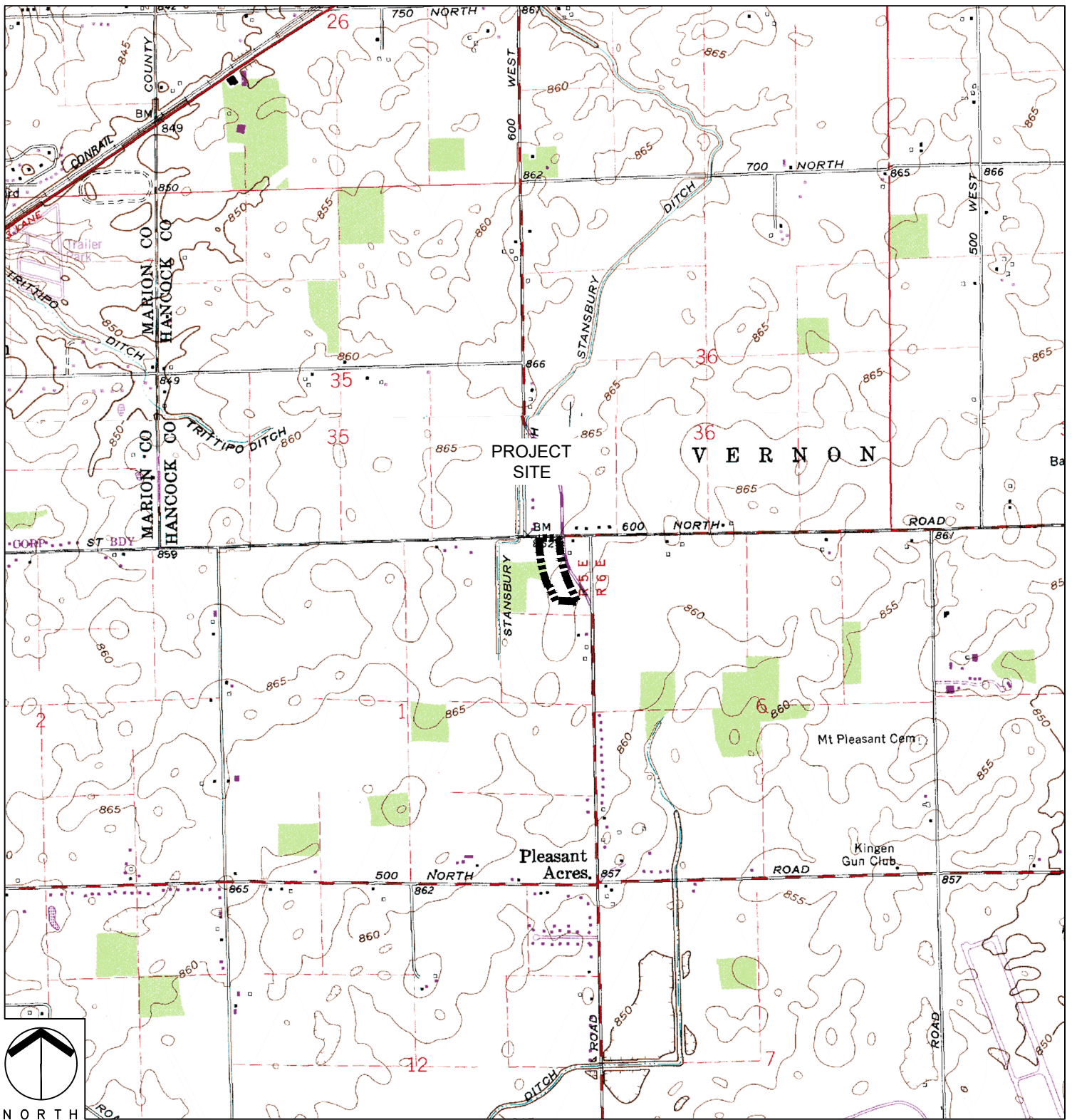
REGIONAL LOCATION MAP



Applicant:


KIMLEY-HORN
250 EAST 96TH ST, SUITE 580
INDIANAPOLIS, INDIANA 46240

State:		County:	
INDIANA		HANCOCK	
Township Name:			
BUCK CREEK			
Township:	Range:	Section:	
T16N	R5E	SEC 1	
Quadrangle:			
CUMBERLAND (IN)			
Latitude/Longitude (WGS 84):			
39.868585°, -85.918767°			
Date:	Attachment:		
1-11-2024	C1		



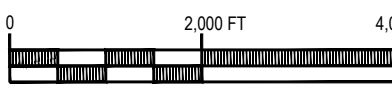
Project Name: **HARDIN LOT**

Agent:



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

PROJECT LOCATION MAP



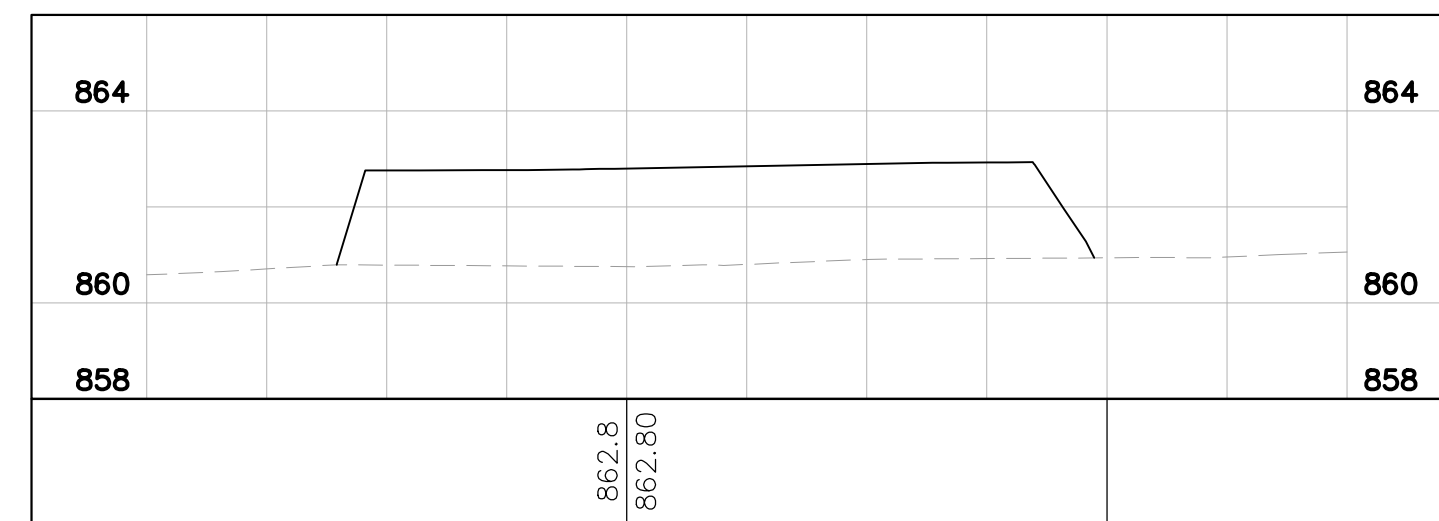
Scale 1 IN = 2,000 FT

Applicant:
MT. COMFORT ROAD PROPERTIES, INC.
 1361 SUMAC AVENUE
 BOULDER, CO 80304

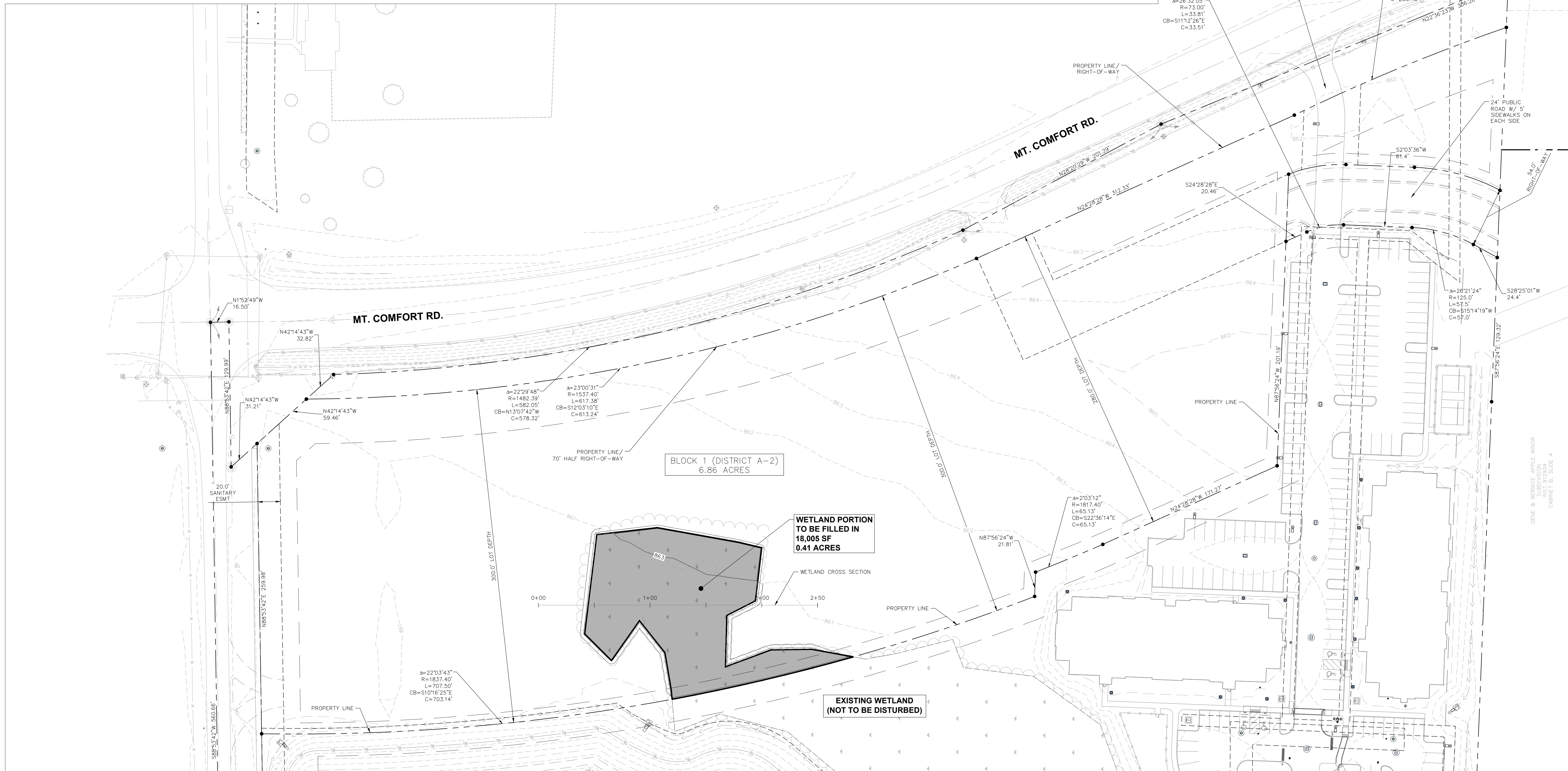
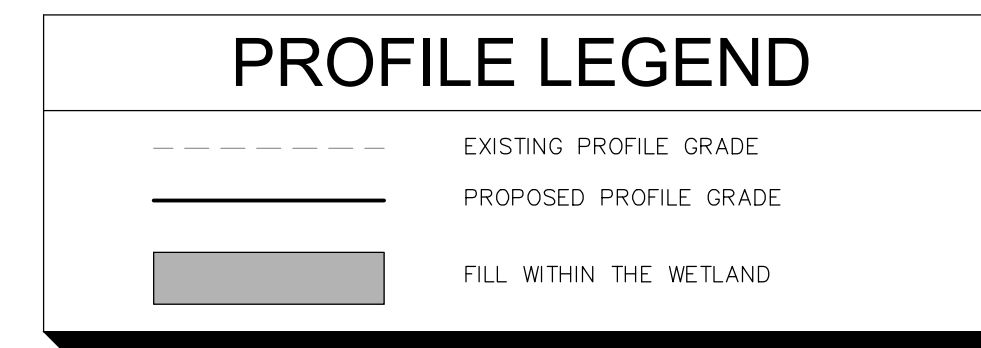
State: INDIANA		County: HANCOCK
Township Name: BUCK CREEK		
Township: T16N	Range: R5E	Section: SEC 1
Quadrangle: CUMBERLAND (IN)		
Latitude/Longitude (WGS 84): 39.868976°, -85.917443°		
Date: 1-21-2026	Attachment: H2	

Basemap: U.S. Geological Survey, 1962, PHOTOREVISED 1988. CUMBERLAND Quadrangle, 1:24,000. Map. 7.5-Minute Series. U.S. Department of the Interior. Reston, VA.

MATRIX		
WETLAND REMOVED	18,005	SF
	0.41	AC
APPROXIMATE FILL (2FT FILL ASSUMPTION)	~1,412	CY
	WETLAND FILL AREA	



WETLAND CROSS SECTION
H: 1"=40 | V: 1"=4

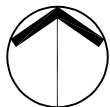




PROJECT SITE

N 600E
Pleasant Acres

W 600N



NORTH

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake




Other



Riverine

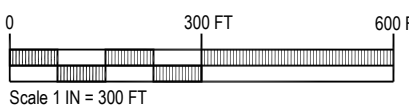
Project Name: CITYSCAPE MCCORDSVILLE
SWC WEST 600 NORTH

Agent:



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

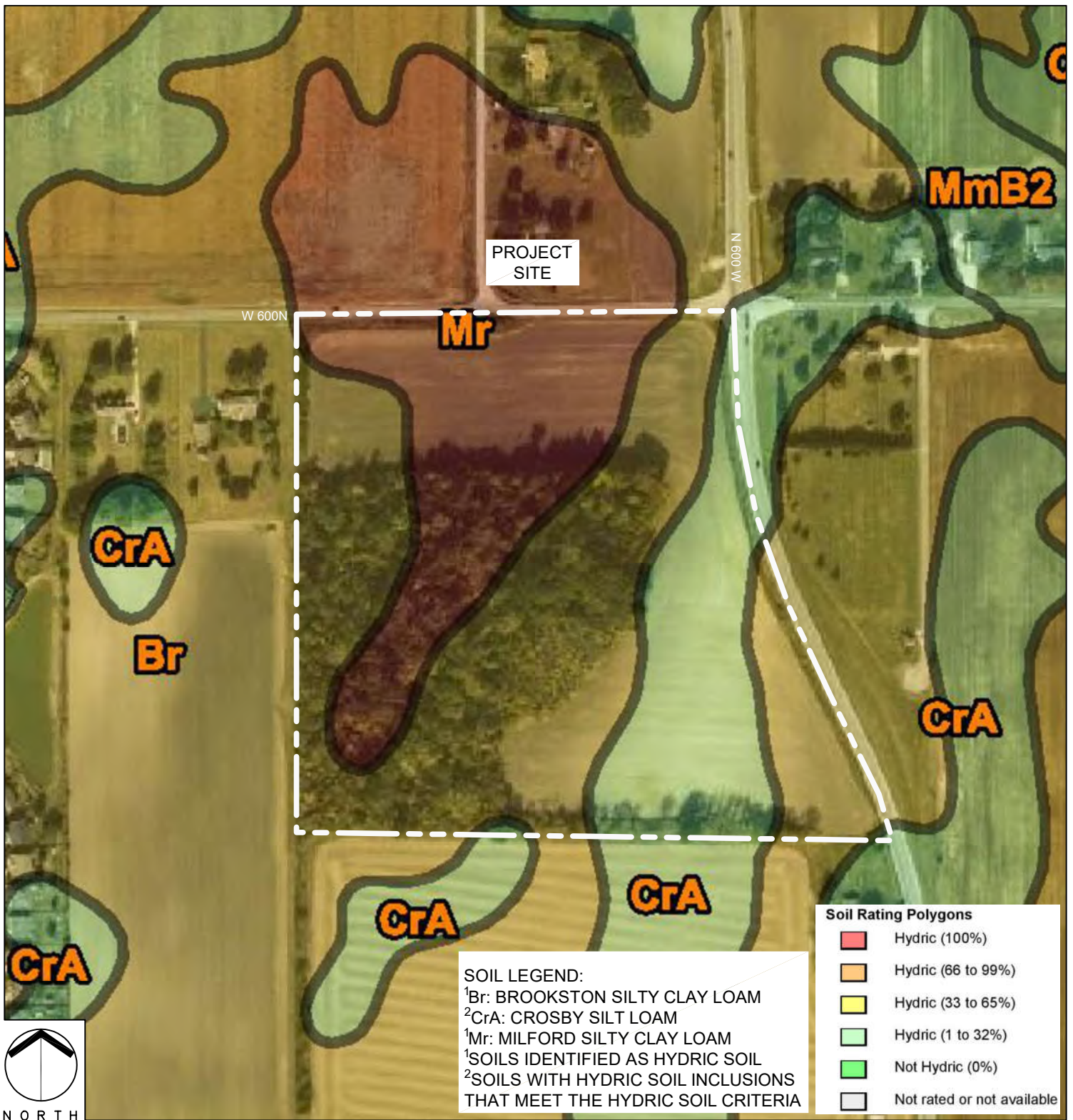
NATIONAL WETLANDS INVENTORY MAP



Applicant:

KIMLEY-HORN
250 EAST 96TH ST, SUITE 580
INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HANCOCK	
Township Name: BUCK CREEK			
Township: T16N	Range: R5E	Section: SEC 1	
Quadrangle: CUMBERLAND (IN)			
Latitude/Longitude (WGS 84): 39.868585°, -85.918767°			
Date: 1-11-2024		Attachment: C3	



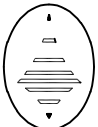
SOIL LEGEND:
¹Br: BROOKSTON SILTY CLAY LOAM
²CrA: CROSBY SILT LOAM
¹Mr: MILFORD SILTY CLAY LOAM
¹SOILS IDENTIFIED AS HYDRIC SOIL
²SOILS WITH HYDRIC SOIL INCLUSIONS
 THAT MEET THE HYDRIC SOIL CRITERIA

Soil Rating Polygons	
	Hydric (100%)
	Hydric (66 to 99%)
	Hydric (33 to 65%)
	Hydric (1 to 32%)
	Not Hydric (0%)
	Not rated or not available



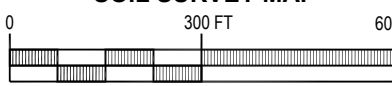
Project Name: CITYSCAPE MCCORDSVILLE
 SWC WEST 600 NORTH

Agent:



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

**HANCOCK COUNTY
 SOIL SURVEY MAP**



Applicant:

KIMLEY-HORN
 250 EAST 96TH ST, SUITE 580
 INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HANCOCK	
Township Name: BUCK CREEK			
Township: T16N	Range: R5E	Section: SEC 1	
Quadrangle: CUMBERLAND (IN)			
Latitude/Longitude (WGS 84): 39.868585°, -85.918767°			
Date: 1-11-2024		Attachment: C4	



PROJECT SITE

W 600N

N 600W



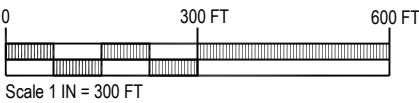
Project Name:
CITYSCAPE MCCORDSVILLE SWC

Agent: WEST 600 NORTH



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

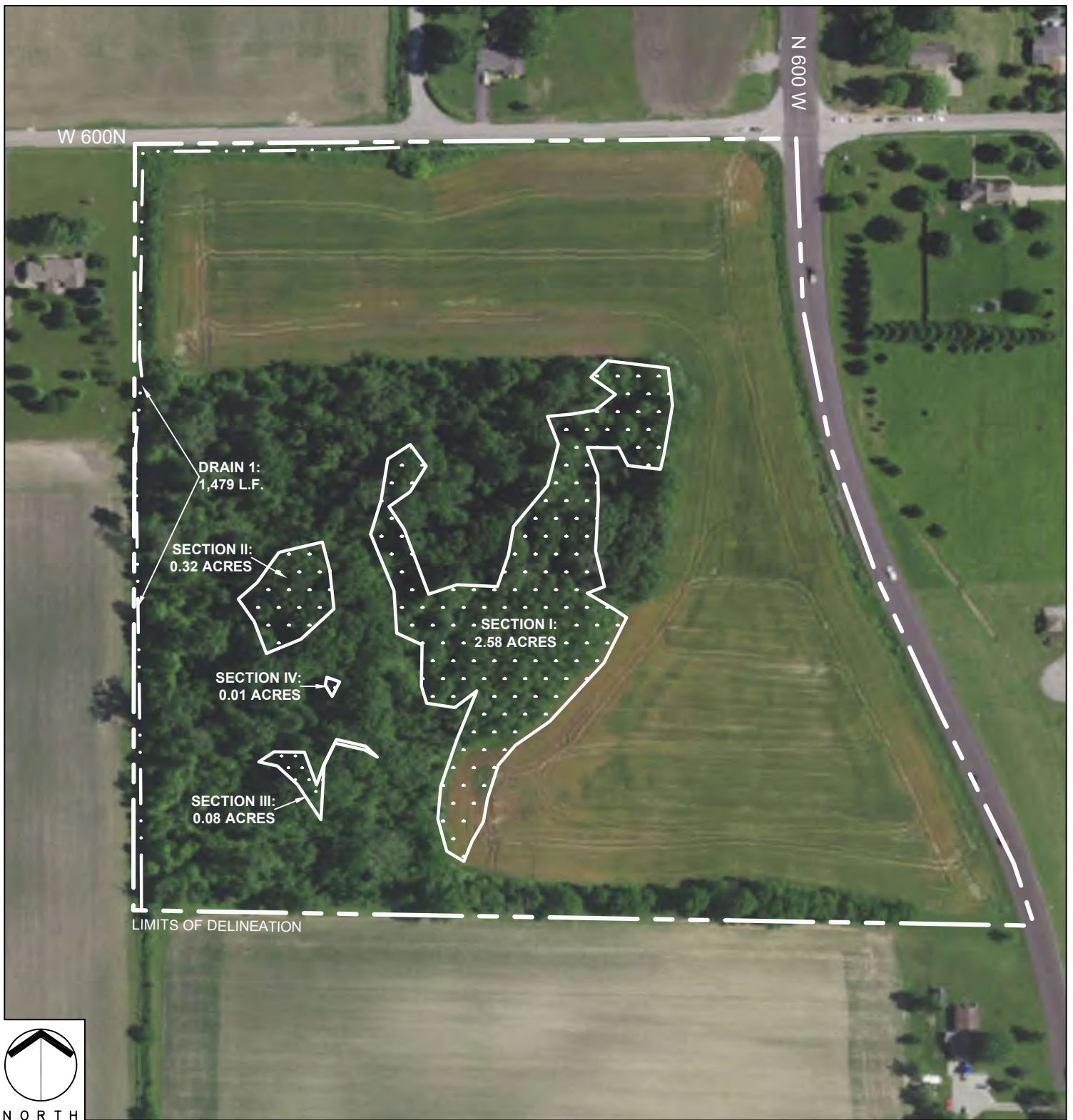
2020 AERIAL PHOTOGRAPH MAP



Scale 1 IN = 300 FT


Applicant:
KIMLEY-HORN
250 EAST 96TH ST, SUITE 580
INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HANCOCK	
Township Name: BUCK CREEK			
Township: T16N	Range: R5E	Section: SEC 1	
Quadrangle: CUMBERLAND (IN)			
Latitude/Longitude (WGS 84): 39.868585°, -85.918767°			
Date: 1-11-2024		Attachment: C5	



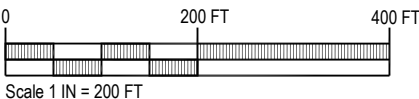
Project Name: CITYSCAPE MCCORDSVILLE
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Agent:



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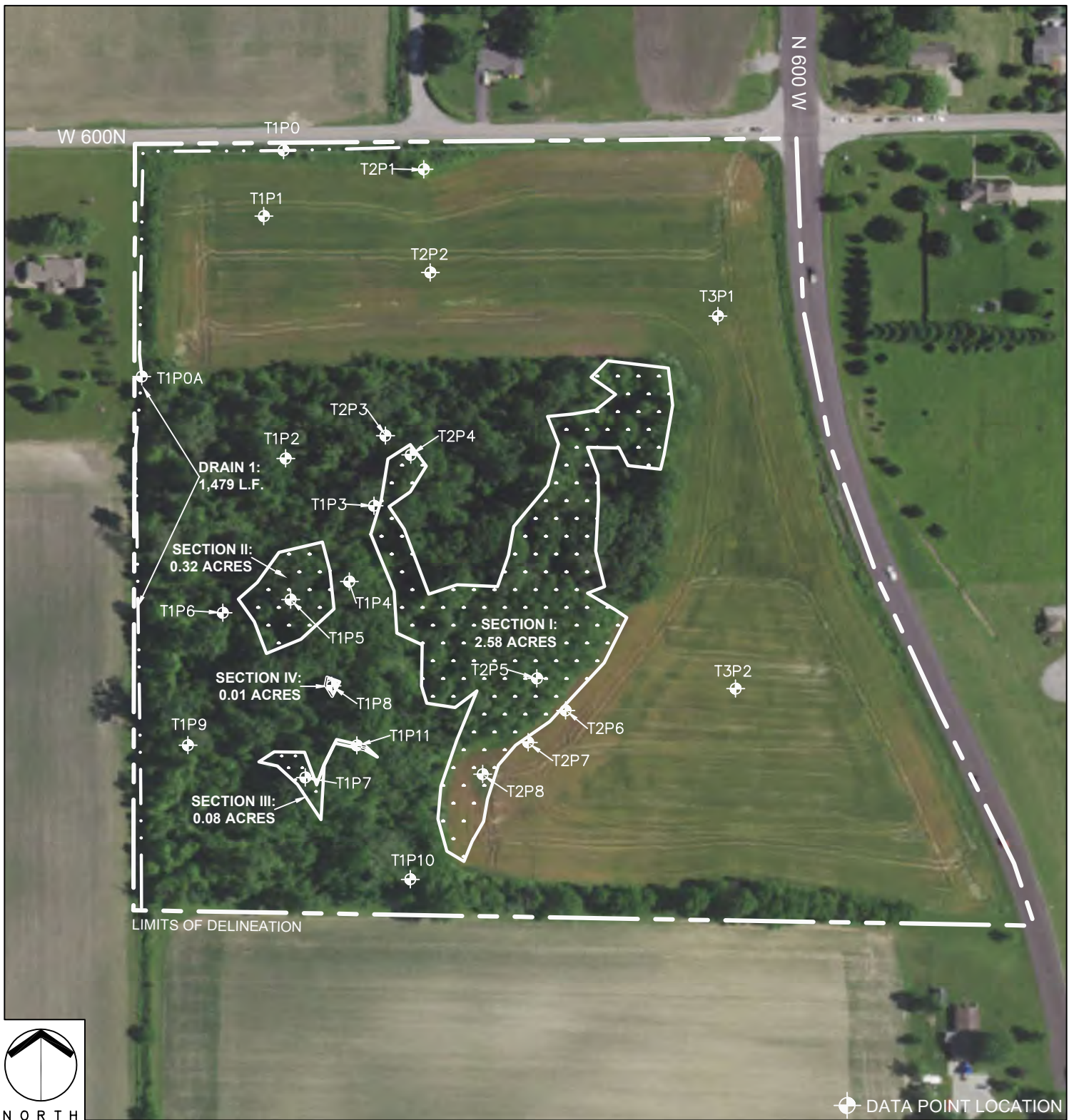
WETLAND DELINEATION MAP



Applicant:


KIMLEY-HORN
250 EAST 96TH ST, SUITE 580
INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HANCOCK	
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Township: T16N	Range: R5E	Section: SEC 1	
Quadrangle: CUMBERLAND (IN)			
Latitude/Longitude (WGS 84): 39.868585°, -85.918767°			
Revised Date: 1-11-2024		Attachment: C6	



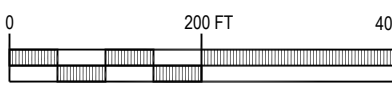
Project Name: CITYSCAPE MCCORDSVILLE
SWC WEST 600 NORTH

Agent:



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

DATA POINT LOCATION MAP



Applicant:

KIMLEY-HORN
250 EAST 96TH ST, SUITE 580
INDIANAPOLIS, INDIANA 46240

State: INDIANA		County: HANCOCK	
Township Name: BUCK CREEK			
Township: T16N	Range: R5E	Section: SEC 1	
Quadrangle: CUMBERLAND (IN)			
Latitude/Longitude (WGS 84): 39.868585°, -85.918767°			
Revised Date: 1-11-2024		Attachment: C7	