



Indiana Department of Environmental Management

Office of Water Quality

Waterways Section

Publication Date:

June 19, 2026

IDEM Permit Number:

NWP001821

PUBLIC NOTICE

Closing Date:

July 19, 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: Clay Thelen
Becknell Industrial
280 East 96th Street
Suite 125
Indianapolis, IN, 46240

2. Agent: Ashlee Rodrigue
Earth Source, Inc.
14921 Hand Road
Fort Wayne, IN, 46818

3. Project Location: 300 S, Whitestown, IN, 46075
Latitude:
Longitude:

4. Affected State Regulated Wetlands: Section II: 0.17-acre Class III forested wetland
Section IV: 0.06-acre Class III forested wetland
Section V: 0.04-acre Class III forested wetland
Section VI: 0.33-acre Class III forested wetland
Section VIII: 0.08-acre Class III forested wetland

5. Project Description: The applicant plans to construct an industrial development to meet the growing needs of the Whitestown, Indiana area. The applicant is proposing to impact 110 LF of drain and 0.64 acres of state regulated wetland. To mitigate the impacts 110 linear feet of drain, the applicant is proposing to purchase 110 (1:1 ratio) linear feet of compensatory mitigation credit from the Upper White Service Area from the Indiana Stream and Wetland Mitigation Program (IN SWMP).

Mitigation credits were purchased for the impacts to 0.64 acres of isolated, Class III, forested wetland with the original permit. The project purchased 1.60 acres (2.5:1 ratio) of wetland credit within the Upper White Service Area (HUC 8: 05120201) between the Bull-Buck Mitigation Bank and the Indiana Stream and Wetland Mitigation Program (INSWMP). Mitigation credits at the Bull-Buck Mitigation for the purchase of 0.64-acres of forested wetland credit were finalized on September 1, 2023 and the credits purchased from the INSWMP program were finalized on November 8, 2023.

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:

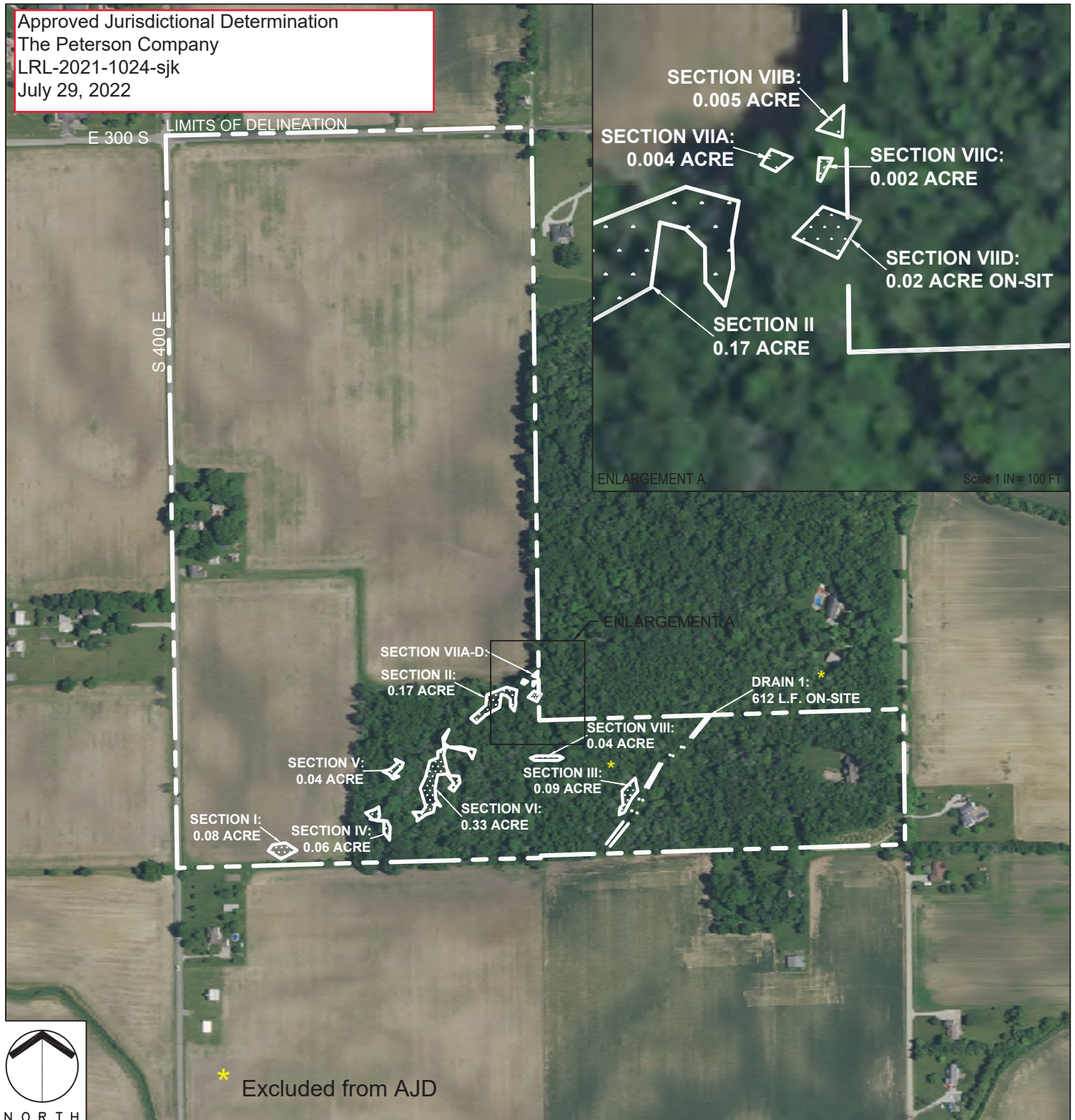
Any person may submit a written request that a public hearing be held to consider issues related to water quality in connection with the project detailed in this notice. The request for a hearing should be submitted within the comment period to be considered timely. The request should also state the 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

Approved Jurisdictional Determination
The Peterson Company
LRL-2021-1024-sjk
July 29, 2022



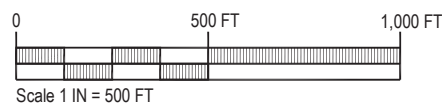
Project Name:
PETERSON - WHITESTOWN, IN

Agent:



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

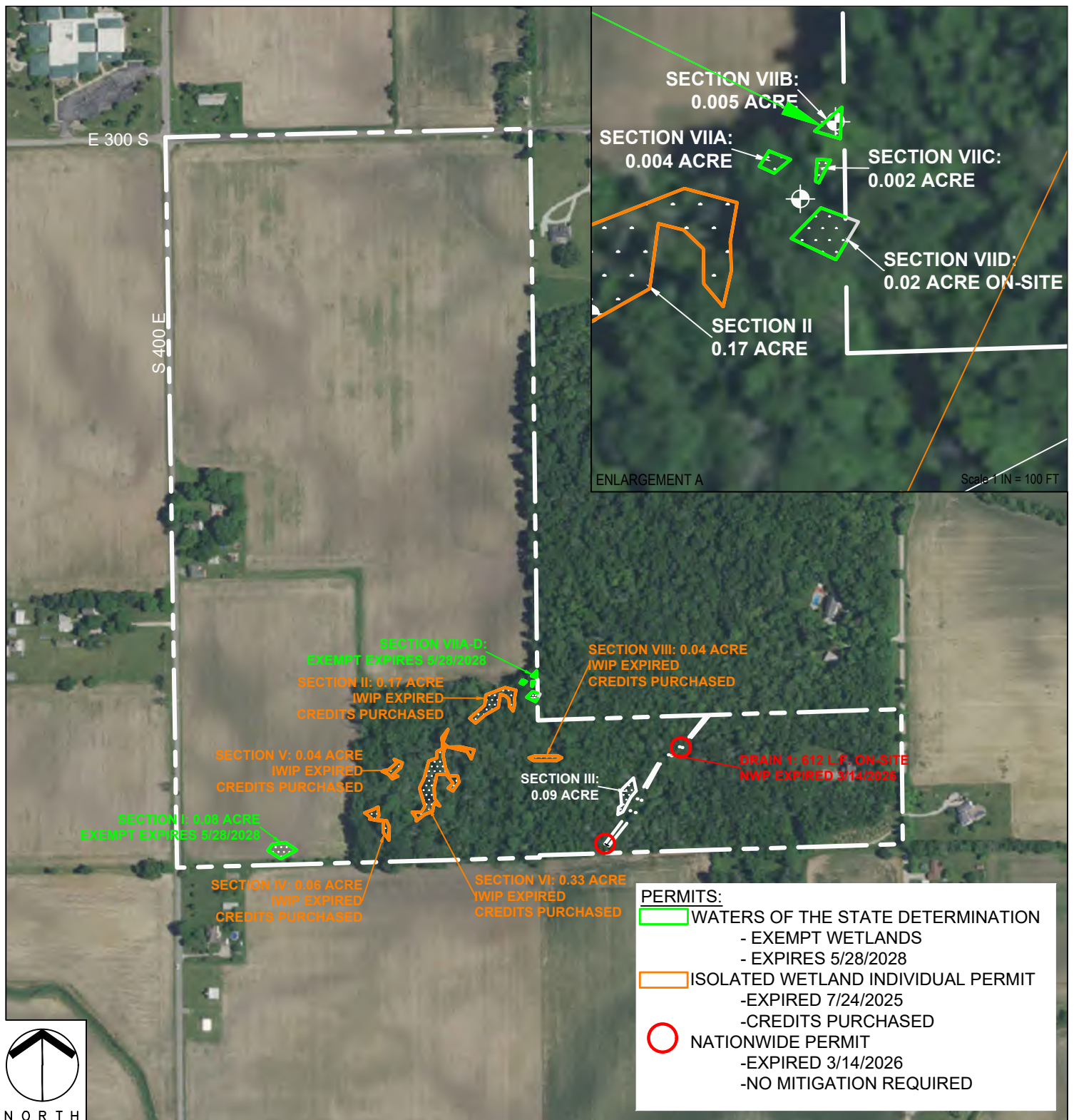
WETLAND DELINEATION MAP



Applicant:

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

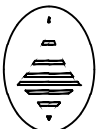
State: INDIANA		County: BOONE	
Township Name: WORTH			
Township: T18N	Range: R1E	Section: SEC 23	
Quadrangle: FAYETTE (IN)			
Latitude/Longitude (WGS 84): 39.990956° , -86.389279°			
Revised Date: 6-21-2022		Attachment: P6	



Project Name:

PARK 400

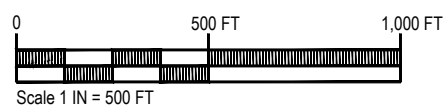
Agent:



Earth-Source Inc.

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

WETLAND IMPACT MAP



Applicant:

BECKNELL INDUSTRIAL
280 EAST 96TH STREET, SUITE 125
INDIANAPOLIS, INDIANA 46240

State:

INDIANA

County:

BOONE

Township Name:

WORTH

Township:

T18N

Range:

R1E

Section:

SEC 23

Quadrangle:

FAYETTE (IN)

Latitude/Longitude (WGS 84):

39.990956°, -86.389279°

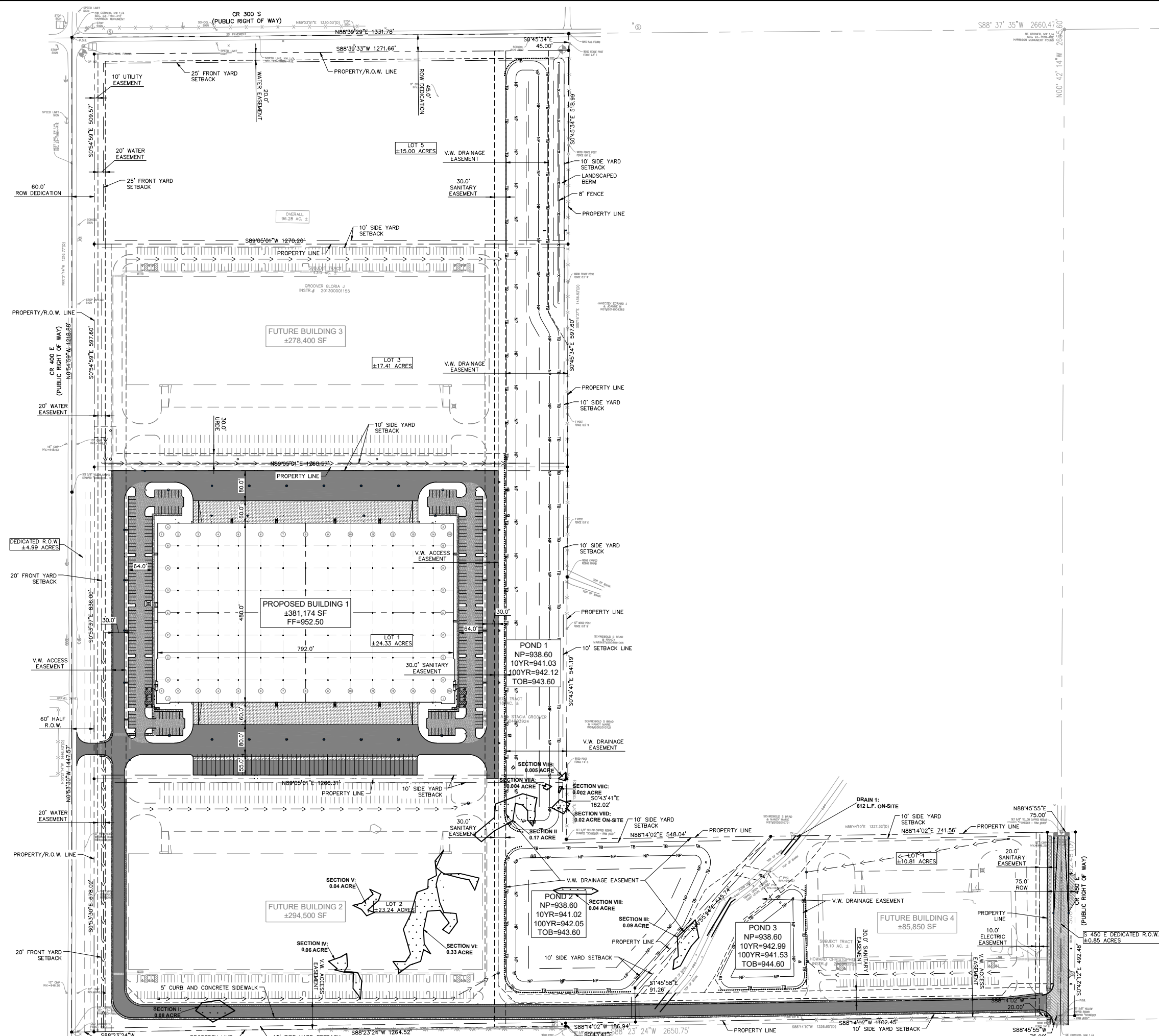
Revised Date:

6-8-2026

Attachment:

P5

Drawing name: K:\IND\DEV\170024033_Peterson_Groover_Whitestown_IN\2_Design\CAD\PlanSheets\C3A-OVERALL DEVELOPMENT PLAN.dwg C3A-whitestown Aug 17, 2022 3:04pm by: tessahueli
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 Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



Indiana Utilities Protection Service
Call 811
before you dig
Not to scale.
Reduced to fit
11x17 format.

GRAPHIC SCALE IN FEET
0 60' 120' 240'

NORTH

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
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

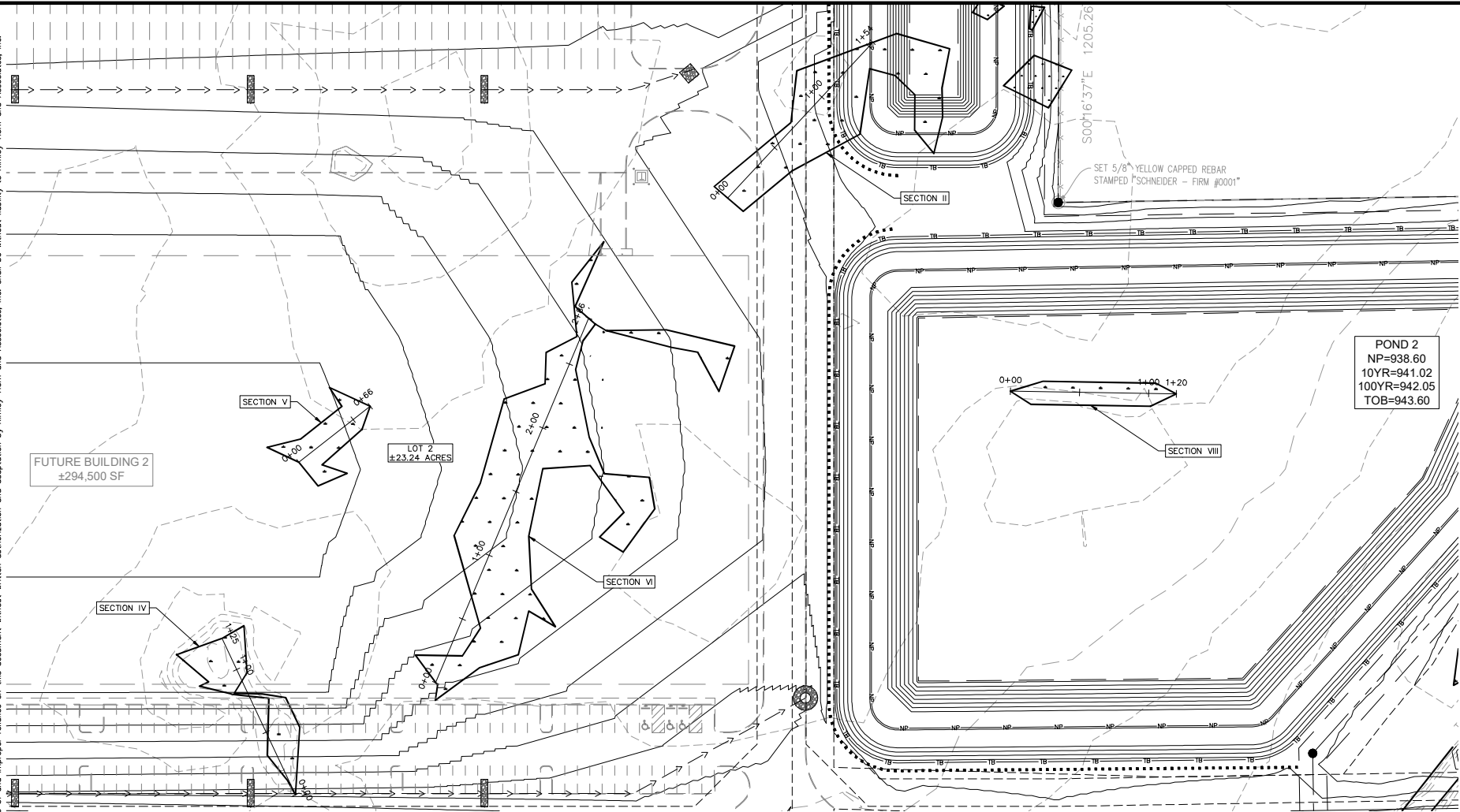
SITE SUMMARY	
SITE ZONING	== I1
SITE ACREAGE	== ±24.33 AC.
BUILDING AREA	== ±381,174 SF
BUILDING HEIGHT	== XX' FT
PARKING SPACES (STANDARD) REQUIRED	== 191 SPACES
MINIMUM 0.5/1,000 GFA	== 381 SPACES
MAXIMUM 1.0/1,000 GFA	== 7 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	== 7 SPACES
PARKING SPACES (STANDARD) PROVIDED	== 289 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	== 8 SPACES
TOTAL PARKING SPACES PROVIDED	== 296 SPACES
BICYCLE PARKING REQUIRED	== 10 SPACES
BICYCLE PARKING PROVIDED	== 11 SPACES
TRAILER SPACES PROVIDED	== 50 SPACES

SCALE: AS NOTED	DESIGNED BY: TNH	CITIMARK WHITESTOWN PARK 400 SEC OF CR E 300 S & CR S 400 E, WHITESTOWN, IN 46075	ORIGINAL ISSUE: 06/30/22 KHA PROJECT NO. 170024033 SHEET NUMBER C3.A	
	DRAWN BY: TNH			
	CHECKED BY: BAS			
	DATE: 07/21/22			
WHITESTOWN TAC COMMENTS		REVISIONS		
No.		No.		

Kimley-Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

BRYAN ALLEN S.P.
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
8/17/2022

Drawing name: K:\IND_LDEV\170024033_Peteron_Groover_Whitestown_IN\2_Design\CA00\Exhibits\2022-02-27_Wetland-Permitting-Exhibit\170024033_Citmark-Park-400_Wetland-Impacts_V2.dwg Exhibit Jun 01, 2023 5:16pm by: TessaHvettl
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GRADING LEGEND	
	FINISHED GRADE SPOT ELEVATION
	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
	FLOW LINE SPOT ELEVATION
	MATCH EXISTING SPOT ELEVATION
	FINISHED FLOOR SPOT ELEVATION
	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
	TOP OF WALL SPOT ELEVATION
	BOTTOM OF WALL SPOT ELEVATION
	RIM ELEVATION
	STRUCTURE ID & RIM ELEVATION
	STRUCTURE ID & INVERT ELEVATION
	PROPOSED CONTOUR
	RIDGE
	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

Indiana Utilities Protection Service

Call 811
before you dig

Not to scale.
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11x17 format.

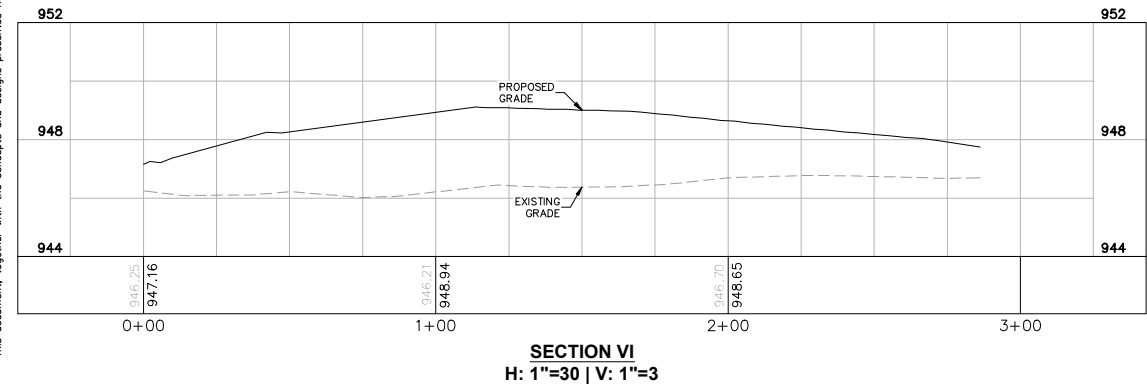
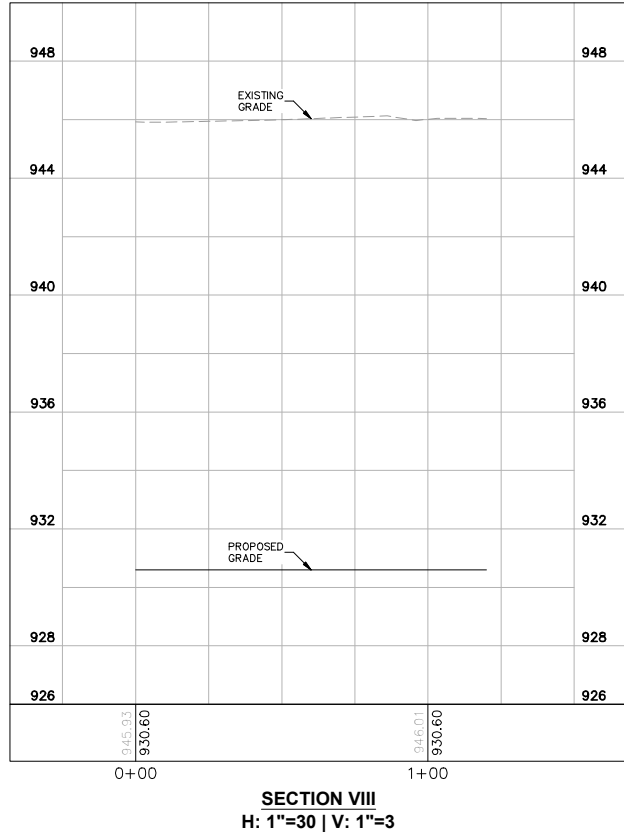
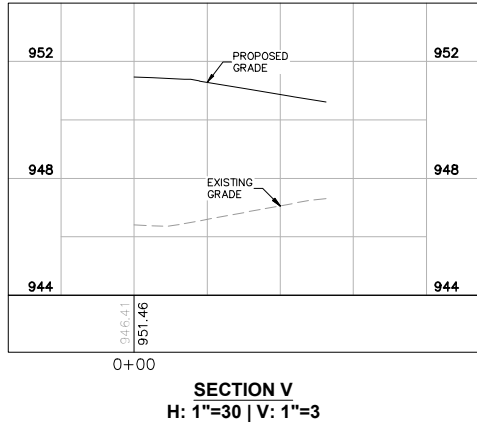
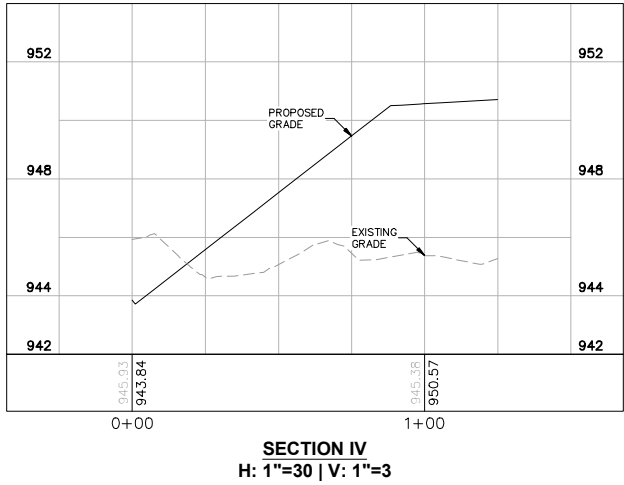
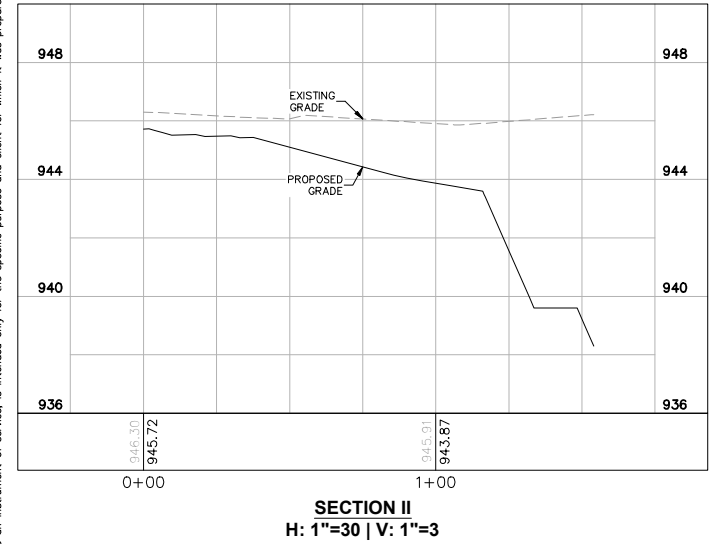
GENERAL PLAN NOTES

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

GRAPHIC SCALE IN FEET
0 25' 50' 100'

NORTH

WETLAND IMPACTS	
SECTION II	
WETLAND SIZE	= 0.17 AC
IMPACTED AREA	= 0.17 AC
VOLUME OF FILL	= 0 CY
VOLUME EXCAVATED	= 983 CY
SECTION IV	
WETLAND SIZE	= 0.06 AC
IMPACTED AREA	= 0.06 AC
VOLUME OF FILL	= 234 CY
VOLUME EXCAVATED	= 3 CY
SECTION V	
WETLAND SIZE	= 0.04 AC
IMPACTED AREA	= 0.04 AC
VOLUME OF FILL	= 108 CY
VOLUME EXCAVATED	= 0 CY
SECTION VI	
WETLAND SIZE	= 0.33 AC
IMPACTED AREA	= 0.33 AC
VOLUME OF FILL	= 363 CY
VOLUME EXCAVATED	= 0 CY
SECTION VII	
WETLAND SIZE	= 0.04 AC
IMPACTED AREA	= 0.04 AC
VOLUME OF FILL	= 0 CY
VOLUME EXCAVATED	= 40 CY



WHITESTOWN TAC COMMENTS

07/21/22

TNH

Kimley-Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED

DESIGNED BY: TNH

DRAWN BY: TNH

CHECKED BY: BAS

NO. REVISIONS

DATE BY

WETLAND IMPACTS

CITIMARK
WHITESTOWN
PARK 400
SEC OF CR E 300 S & CR S 400 E,
WHITESTOWN, IN 46075

ORIGINAL ISSUE:
06/30/22

KHA PROJECT NO.
170024033

SHEET NUMBER
1.0