Indiana Department of Environmental Management
Office of Water Quality
Waterways Section

Publication Date:
April 20, 2026

Closing Date:
May 1, 2026

EXTENSION OF PUBLIC NOTICE

IDEM Permit Number:
WQC001454

Corps of Engineers ID Number:
LRE-2023-00646-102

To all interested parties:
This letter shall serve as a formal notice of the extension of the public comment period. On March 13, 2026, the Indiana Department of Environmental Management (IDEM) public noticed the receipt of an application for a Section 401 Water Quality Certification. The original public notice is posted to IDEM's Website at https://www.in.gov/idem/public-notices/ and it specified April 3, 2026 as the official closing date for the public notice comment period. IDEM is extending this date until May 1, 2026.

1. Applicant:
Marc Stern
Hatchworks LLC
7510 Zodiac Way
Fort Wayne, IN 46816

2. Agent:
Heather Dardinger
EMH&T
5500 New Albany Road
Columbus, IN 43054

3. Project Location:
Latitude 41.030378, Longitude -85.048069
858-acre parcel east of Adams Center Road, north of E Tillman Road, south of Logistics Drive, and west of the CFE Railroad in the city of Fort Wayne, Allen County.

4. Affected Waterbodies:
Adams Ditch, an unnamed tributary of Doctor Ditch, and one forested wetland.

5. Project Description:
The expansion of the existing data center campus, involving three additional buildings, associated utility infrastructure, internal drives, and stormwater facilities. This is Phase 3 of a multi-phase project.

Phase 3 of the project proposes relocation of a portion of Adams Ditch, permanently impacting 3,415 linear feet (0.78 acre) of stream. The stream relocation will result in the establishment of 3,255 linear feet (1.49 acres) of new, open stream channel. The installation of a sanitary sewer line will temporarily impact the unnamed tributary of Doctor Ditch (68 linear feet; 0.01 acre) and a forested wetland (0.84 acre). The impacted forested wetland will be restored to an herbaceous wetland.

Proposed mitigation for impacts to water resources involves: the restoration to pre-construction conditions of the 68 linear feet of temporarily impacted stream; the restoration and conversion of 0.84 acre of impacted forested wetland to herbaceous wetland; the creation of 3,255 linear feet of open stream channel onsite with a 170-foot-wide corridor, to be monitored for a minimum of five years to ensure successful establishment; the purchase of 160 linear feet of stream credits from the Maumee Service Area of the Indiana Stream and Wetland Mitigation Program; and the purchase of 2.52 acres of forested wetland credits from the Openings Wetland Mitigation Bank Phase II.

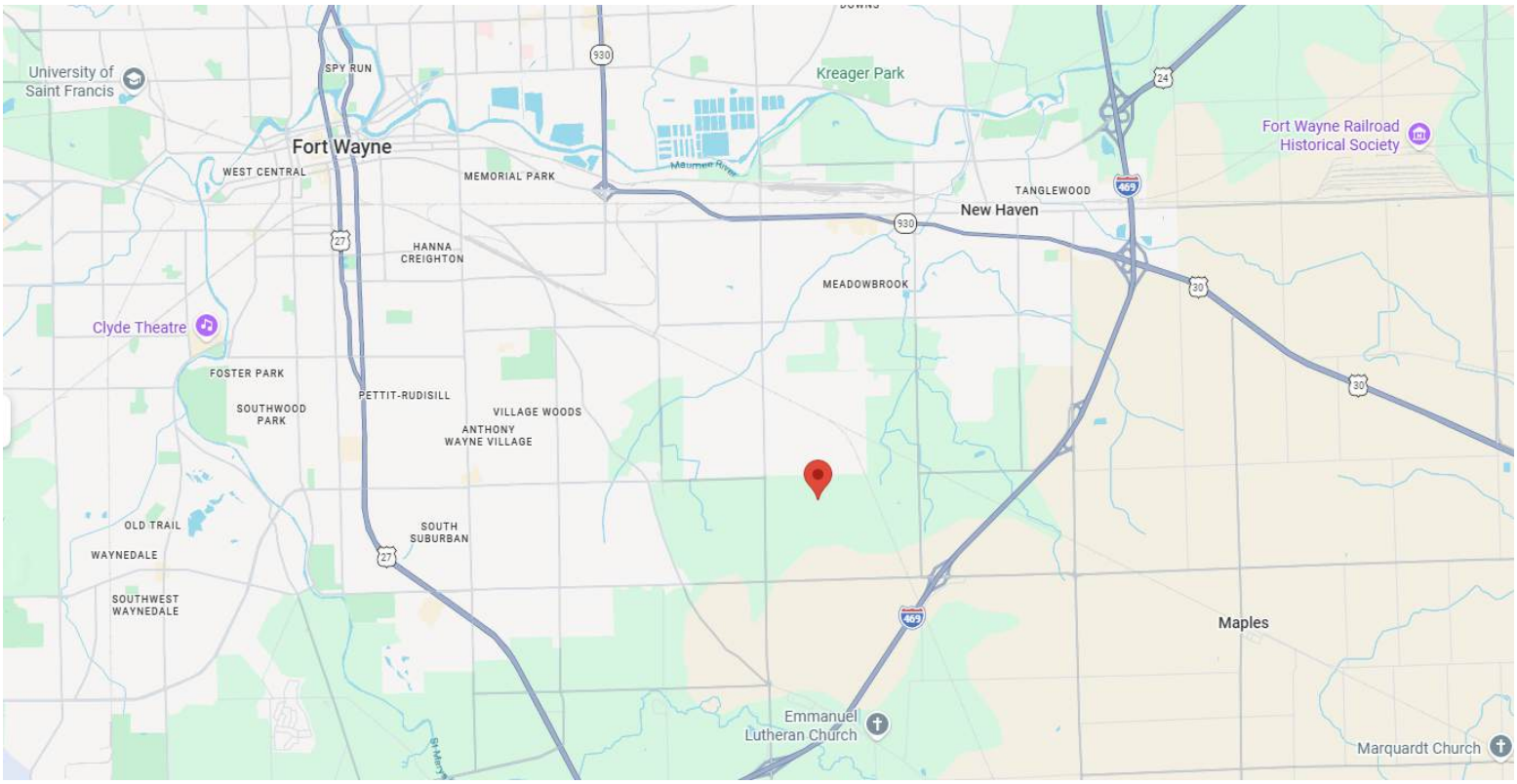
Comment period:
Any person or entity who wishes to submit comments or information relevant to the aforementioned project may do so by the closing date noted above. Only comments or information related to water quality or potential impacts of the project on water quality can be considered by IDEM in the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

Questions?

Submit requests for additional information and written comments to 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. Comments and inquiries may also be forwarded to -

Office of Water Quality
Indiana Department of Environmental Management
100 North Senate Avenue, IGCN 1255
Indianapolis, Indiana 46204-2251

Project Location:



Grading across the site will be completed using standard earthmoving practices. For the stream relocation, the majority of the new channel will be constructed offline from the existing stream to avoid sedimentation within the existing channel. After grading is complete and the new channel is stabilized, stream flow will be diverted to the new channel and then existing channel will be abandoned and filled.

4.3 Anticipated Project Schedule

The third phase of construction, including impacts described herein, is expected to commence in early 2027 following permit approvals. Mass excavation activities for the third phase of construction are expected to continue onsite through early 2028, at which time all requested stream and wetland fills will be completed. Building construction is anticipated to continue through 2030.

4.4 Proposed Impacts to Jurisdictional Waters

The proposed development plan (Alternative B) is depicted on Exhibit 7. This design provides for the expansion of the data center campus by providing three additional data center buildings (comprising 867,435 square feet), as well as associated utility infrastructure, internal drives, and stormwater facilities within the proposed expansion footprint.

Stream impacts under Alternative B include 3,415 linear feet (0.78 acre) of intermittent Stream 2 and 68 linear feet (0.01 acre) of intermittent Stream 5. Stream 2 (Adams Ditch) will be permanently filled and relocated to accommodate the construction of two of the data center buildings (DC06 and DC07). The applicant proposes to relocate Stream 2, which will flow for 3,455 linear feet. The relocated channel will be primarily open channel (3,255 linear feet), with two culverts (200 linear feet) to be installed. Approximately 3,794 cubic yards of clean soil fill will be placed in the existing channel; the area will be filled and graded in association with the building pads for DC06 and DC07. Stream 5 will be temporarily impacted in order to install a sanitary sewer line; approximately 45 cubic yards of clean fill will be excavated and replaced in Stream 5 in association with the utility installation.

Jurisdictional wetland impacts associated with Alternative B include 0.84 acre of forested Wetland 56. The impact includes clearing and installation of a sanitary sewer line. Approximately 1,355 cubic yards of clean soil fill will be placed in Wetland 11 in conjunction with the utility installation. This impact will be temporary, as the utility line will be installed subsurface and the area will be restored to pre-construction contours. However, as the utility installation will result in the conversion of forested wetland to herbaceous, it has been treated as a permanent impact herein.

Fill to be placed Stream 2, Stream 5 and Wetland 56 during construction of Alternative B is estimated to total approximately 5,194 cubic yards, as summarized in Table 2. Table 2 also presents the cumulative impacts associated with prior project phases. The remainder of jurisdictional surface waters within the permit area will be avoided.

TABLE 2: Proposed Impacts to Jurisdictional Surface Waters for Alternative B

a. Streams

Stream ID	Type	Length Onsite (LF)	Previous Impact		Proposed Impact		Impact Type	% Avoided (Cumulative)
			LF	CY	LF	CY		
Stream 2	Intermittent	5,111	0	0	3,415	3,794	Fill	33%
Stream 3	Intermittent	478	0	0	0	0	--	100%
Stream 5	Intermittent	4,770	2,796	1,864	68	45	Temp. Fill	40%
Stream 6	Ephemeral	181	0	0	0	0	--	100%
Total	**--**	**10,540**	**2,796**	**1,864**	**3,483**	**3,839**	**--**	**40%**

b. Wetlands

Wetland ID	Type	Area Onsite (AC)	Previous Impact		Proposed Impact		Impact Type	% Avoided (Cumulative)
			AC	CY	AC	CY		
Wetland 11	PEM	0.04	0.04	65	0	0	Fill	0%
Wetland 21	PEM/PFO	0.19	0	0	0	0	--	100%
Wetland 28	PFO	9.01	0	0	0	0	--	100%
Wetland 35	PFO	0.23	0	0	0	0	--	100%
Wetland 36	PFO	0.24*	0	0	0	0	--	100%
Wetland 37	PFO	0.04	0	0	0	0	--	100%
Wetland 38	PFO	1.27*	0	0	0	0	--	100%
Wetland 39	PFO	0.04	0	0	0	0	--	100%
Wetland 40	PFO	0.02	0	0	0	0	--	100%
Wetland 41	PEM	0.03	0	0	0	0	--	100%
Wetland 51	PFO	0.64	0	0	0	0	--	100%
Wetland 56	PFO	5.79*	0	0	0.84	1,355	Fill	85.5%
Wetland 58	PFO	0.60	0	0	0	0	--	100%
Wetland 59	PFO	7.47*	0	0	0	0	--	100%
Total	**--**	**25.61**	**0.04**	**65**	**0.84**	**1,355**	**--**	**96.6%**

* Wetland extends offsite; represents portion of the wetland located within the permit area.

4.5 Means and Methods

Material to be Discharged

The material to be discharged includes approximately 5,194 cubic yards of clean earthen fill material. This material will be chemically non-contaminating and physically stable. Placement of fill would be accomplished via standard earthmoving practices. As described below, Best Management Practices (BMPs) would be employed at all times during construction.

Erosion and Sediment Control

Prior to the start of construction, a Notice of Intent (NOI) will be filed with IDEM to obtain permit coverage under the Construction Stormwater General Permit (CSGP). A Construction/Stormwater Pollution Prevention Plan (SWP3) will be prepared for the project, following the requirements of

the CSGP. Appropriate, site-specific BMPs will be included in the construction plans to decrease erosion and sedimentation during and after construction of the proposed roadway project.

BMPs for erosion and sediment control will be implemented at all times during the construction of any portion of the proposed project. These BMPs may include: silt fence; compost filter sock; rock check dams; temporary and permanent seeding and mulching; construction road stabilization; and temporary inlet protection. These measures would be placed and maintained to reduce the potential for sediment-laden runoff from discharging directly to an existing watercourse. The designated BMPs will be kept in place during construction activities and will remain until the site has been stabilized.

Control of Water

The existing Stream 2 channel will remain open during the early phases of the project while certain improvements are being constructed. The new (relocated) channel will be constructed off-line from the existing channel, and then the new channel will be connected at the upstream and downstream ends. The connection of the new channel will require the control of water through the use of temporary rock check dams and/or pump around at both the upstream and downstream connection points. These features will be detailed on the construction plans along with the other construction-phase BMPs.

7.0 MITIGATION

In order to proceed with the proposed project under Alternative B, authorization for the placement of fill in 3,483 linear feet of jurisdictional, intermittent stream and 0.84 acre of jurisdictional, forested wetland is requested. To compensate for these impacts, the following mitigation is proposed.

7.1 Stream Mitigation

Temporary Stream Impacts

Approximately 68 linear feet of Stream 5 will be temporarily impacted in association with the sanitary sewer installation under Alternative B. This impact area will be restored to pre-construction contours and stabilized upon completion of the utility line crossing. No mitigation is proposed for this temporary impact.

Permanent Stream Impacts

Permanent stream impacts under Alternative B will involve the fill and relocation of 3,415 linear feet of Stream 2. A total of 3,455 linear feet of stream will be relocated and restored on site to offset this impact, which will serve in part as onsite mitigation. It should be noted that two culvert crossings are anticipated on the relocated channel, as shown on Exhibit 7. As such, only 3,255 linear feet of open stream channel will serve as onsite mitigation.

The new Stream 2 channel will have a bottom width of four feet and a bankfull width of approximately 20 feet. A 25-foot wide floodplain bench will be established on either side of the bankfull channel, providing an overall floodplain beltwidth of approximately 70 feet. The side slopes from the benches will graded at an approximate 3:1 slope. The overall stream corridor will be 170 feet wide (±75 feet along each stream bank) and will be revegetated with native species. The stream corridor will coincide with a drainage easement to be granted to Allen County.

Monitoring of the relocated Stream 2 channel will begin after the first growing season following completion of construction and stabilization and continue through a minimum five-year monitoring period. The monitoring reports will identify the extent to which the mitigation is meeting established performance standards. Additional details regarding the stream mitigation objectives, work plan, performance standards, and monitoring and maintenance are provided in the Stream Mitigation Plan (Appendix C).

In addition to the 3,255 linear feet of onsite stream relocation, 160 linear feet of stream mitigation credit will be purchased from the Indiana Department of Natural Resources In-Lieu Fee Mitigation Program, Maumee Service Area. This in-lieu fee credit, coupled with the onsite stream relocation, will provide mitigation for the 3,415 linear feet of permanent stream impacts at a 1:1 ratio.

7.2 Wetland Mitigation

As described previously, approximately 0.84 acre of Wetland 56 will be temporarily impacted for the installation of a sanitary sewer line. A restoration plan for the temporary impact is provided

in Appendix D. However, as the utility installation will result in the conversion of forested wetland to herbaceous wetland, it has been treated as a permanent impact, for which the purchase of either mitigation bank or in-lieu fee credit is proposed.

It is IDEM's recommendation that mitigation be provided at a 4:1 ratio for impacts to forested wetlands regulated under the Clean Water Act. However, in this case, as the impacts are temporary in nature and the area is expected to revert to wetland habitat over time, a 3:1 ratio is proposed. Accordingly, the mitigation to be provided is shown in Table 6.

TABLE 6: Proposed Wetland Impacts and Mitigation Acreage

Wetland ID	Type	Proposed Impact (ac)	Mitigation Ratio	Mitigation Acreage
Wetland 56	PFO	0.84	3:1	2.52
Total	**--**	**0.84**	**--**	**2.52**
Forested	**--**	**0.84**	**--**	**2.52**
Non-Forested	**--**	**--**	**--**	**--**

The applicant proposes to purchase mitigation credit for the proposed project from the Openings Wetland Mitigation Bank Phase II. The Openings Mitigation Bank is located in Eel River Township, Allen County, Indiana on the border between the Eel and St. Joseph River watersheds (HUC 05120104 and 04100003). The primary service area of the bank includes the portion of the Upper Maumee watershed (HUC 04100005) within Allen County. In the event that sufficient credit from the Openings Mitigation Bank is unavailable, the applicant will satisfy the mitigation obligation via purchase of wetland credit from the Indiana Department of Natural Resources In-Lieu Fee Mitigation Program, Maumee Service Area.

LOGISTICS DR

E PAULDING RD

ADAMS CENTER RD

Wetland Continues Offsite

Wetland 1 7.38 AC

Wetland 8 0.24 AC

Ditch 7

Wetland 9 0.13 AC

Ditch 14

Ditch 15

Ditch 1

Wetland 20 0.07 AC

Ditch 12

Ditch 13

Ditch 11

Ditch 17

Wetland 23 0.32 AC

Wetland 24 0.14 AC

Wetland 19 0.12 AC

Wetland 21 0.19 AC

Wetland 25 0.01 AC

Wetland 26 0.07 AC

Wetland 2 0.79 AC

Wetland 18 0.02 AC

Wetland 27 0.03 AC

Wetland 10 0.41 AC

Ditch 9

Wetland 28 9.01 AC

Wetland 17 0.04 AC

Wetland 4 0.01 AC

Ditch 10

Wetland 11 0.04 AC

Wetland 3 0.02 AC

Ditch 2

Wetland 22 0.04 AC

Wetland 5 0.40 AC

Ditch 3

Ditch 5

Ditch 16

Wetland 6 0.20 AC

Ditch 8

Ditch 6

Ditch 4

Wetland 16 0.16 AC

Wetland 54 0.05 AC

Wetland 7 0.05 AC

Wetland 29 0.41 AC

Wetland 12 0.02 AC

Wetland 13 0.05 AC

Wetland 30 0.62 AC

Wetland 14 0.03 AC

Wetland 15 0.13 AC

Stream 5 4,770 LF total

Stream 1 825 LF

Wetland 31 0.19 AC

Wetland 32 2.28 AC

Stream 6 181 LF

Stream 7 412 LF

Stream 2 5,111 LF Total

Wetland 59 7.47 AC

Wetland 33 0.05 AC

Wetland 34 0.07 AC

Wetland 55 1.26 AC

Wetland 61 0.03 AC

Wetland 58 0.60 AC

Wetland Continues Offsite

Wetland 60 0.10 AC

Stream 8 77 LF

Stream 9 70 LF

Wetland 45 0.04 AC

Wetland 42 0.04 AC

Wetland 36 0.24 AC

Wetland 48 0.04 AC

Wetland 49 0.04 AC

Wetland 47 2.13 AC

Wetland 35 0.23 AC

Wetland 37 0.04 AC

Wetland 44 0.06 AC

Wetland 43 0.35 AC

Wetland 39 0.04 AC

Stream 4 65 LF

Wetland 50 0.02 AC

Wetland 46 0.34 AC

Wetland 56 5.79 AC

Wetland 51 0.64 AC

Ditch 19 301 LF

Wetland 40 0.02 AC

Wetland 41 0.03 AC

Stream 5 4,770 LF total

Stream 2 5,111 LF Total

Stream 3 478 LF

Wetland 38 1.27 AC

Wetland 57 0.10 AC

Pond 1 0.25 AC

Wetland 52 0.02 AC

Legend

- Study Area - 404-401 IP 2
- NWP-401
- Jurisdictional Wetland
- Non-Jurisdictional (Isolated) Wetland
- Non-Jurisdictional Pond
- Previously Impacted
- Jurisdictional Ephemeral Stream
- Jurisdictional Intermittent Stream
- Non-Jurisdictional Ephemeral Stream
- Non-Jurisdictional Ditch
- Culvert

CITIES OF FORT WAYNE & NEW HAVEN AND ADAMS TOWNSHIP, ALLEN COUNTY, INDIANA

PROJECT ZODIAC

Delineation Map

Exhibit 3 - 404-401 IP 2

N

0 125 250 500 Feet

Source: Aerial - CIM, 2021

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

Date:	12/8/2025
Scale:	1 " = 250 '
Job No:	2023-0659
Sheet:	1 of 1

Path: J:\2023\0659\GIS_404-401 IP 2\Exhibit 3 - Delineation Map - 404-401 IP.mxd

LEGEND

- PERMIT AREA (858 AC)
- ISOLATED WETLAND - AVOIDED (8.13 AC)
- ISOLATED WETLAND - PROPOSED REG. IMPACT (2.13 AC)
- ISOLATED WETLAND - PREVIOUS REG. IMPACT (5.98 AC)
- ISOLATED WETLAND - EXEMPT IMPACT (3.38 AC)
- JURISDICTIONAL WETLAND - AVOIDED (24.13 AC)
- JURISDICTIONAL WETLAND - PREVIOUS IMPACT (0.04 AC)
- JURISDICTIONAL WETLAND - PROPOSED IMPACT (0.84 AC)
- JURISDICTIONAL STREAM - AVOIDED (4,426 LF)
- JURISDICTIONAL STREAM - PREVIOUS IMPACT (2,796 LF)
- JURISDICTIONAL STREAM - PROPOSED IMPACT (3,405 LF)
- JURISDICTIONAL STREAM - PROPOSED RELOCATION (3,255 LF)
- PROPOSED CULVERT (200 LF)
- JURISDICTIONAL STREAM - PREVIOUSLY RELOCATED (2,980 LF)

E. PAULDING ROAD
CHICAGO FORT WAYNE EASTERN - G&W
NON-IMPACTED PORTION OF STREAM 2 - 644 LF
PREVIOUS IMPACT WETLAND 54 - 0.05 AC
WETLAND 28 - 9.01 AC
PERMIT AREA - 858 AC
WETLAND 27 - 0.03 AC
WETLAND 24 - 0.14 AC
WETLAND 23 - 0.32 AC
WETLAND 25 - 0.01 AC
WETLAND 26 - 0.07 AC
WETLAND 21 - 0.19 AC
WETLAND 20 - 0.07 AC
WETLAND 19 - 0.12 AC
WETLAND 9 - 0.13 AC
WETLAND 8 - 0.24 AC
WETLAND 10 - 0.41 AC
IMPACTED WETLAND 1 - 1.65 AC
NON-IMPACTED WETLAND 1 - 5.73 AC
WETLAND 2 - 0.79 AC
PERMIT AREA - 858 AC
WETLAND 22 - 0.04 AC
WETLAND 18 - 0.02 AC
WETLAND 17 - 0.04 AC
WETLAND 16 - 0.16 AC
WETLAND 13 - 0.05 AC
WETLAND 12 - 0.02 AC
WETLAND 11 - 0.04 AC
WETLAND 6 - 0.20 AC
PREVIOUS IMPACT WETLAND 7 - 0.05 AC
WETLAND 5 - 0.40 AC
WETLAND 4 - 0.01 AC
WETLAND 3 - 0.02 AC
ZODIAC WAY
PREVIOUS IMPACT WETLAND 31 - 0.19 AC
WETLAND 29 - 0.41 AC
WETLAND 30 - 0.62 AC
PREVIOUS IMPACT WETLAND 32 - 2.28 AC
PREVIOUS IMPACT WETLAND 15 - 0.13 AC
PREVIOUS IMPACT WETLAND 14 - 0.03 AC
PREVIOUS IMPACT WETLAND 55 - 1.26 AC
PREVIOUSLY IMPACTED PORTION OF STREAM 5 - 2,796 LF
NON-IMPACTED STREAM 6 - 181 LF
BUFFER
PREVIOUSLY RELOCATED STREAM - 2,980 LF
ADAMS CENTER ROAD
E. PAULDING ROAD
WETLAND 36 - 0.24 AC
WETLAND 35 - 0.23 AC
WETLAND 40 - 0.02 AC
WETLAND 41 - 0.03 AC
WETLAND 43 - 0.35 AC
PREVIOUS IMPACT WETLAND 34 - 0.07 AC
PREVIOUS IMPACT WETLAND 33 - 0.05 AC
AEP HV
NON-IMPACTED PORTION OF STREAM 5 - 760 LF
WETLAND 61 - 0.03 AC
WETLAND 58 - 0.60 AC
WETLAND 59 - 7.47 AC
WETLAND 60 - 0.10 AC
WETLAND 39 - 0.04 AC
WETLAND 37 - 0.04 AC
WETLAND 38 - 1.27 AC
NON-IMPACTED STREAM 3 - 478 LF
NON-IMPACTED PORTION OF STREAM 2 - 1,146 LF
PROP. RELOCATED STREAM - 3,255 LF
WETLAND 42 - 0.04 AC
WETLAND 44 - 0.06 AC
WETLAND 45 - 0.04 AC
WETLAND 46 - 0.34 AC
CULVERT 100 LF
PERMIT AREA - 858 AC
CULVERT 100 LF
LANDSCAPE MOUND
IMPACTED PORTION OF STREAM 2 - 3,415 LF
WETLAND 47 - 2.13 AC
BUFFER
LANDSCAPE MOUND
PERMIT AREA - 858 AC
LANDSCAPE MOUND
WETLAND 52 - 0.02 AC
WETLAND 48 - 0.04 AC
WETLAND 49 - 0.04 AC
WETLAND 50 - 0.02 AC
WETLAND 51 - 0.64 AC
PERMIT AREA - 858 AC
STREAM 9 - 70 LF
NON-IMPACTED WETLAND 56 - 4.95 AC
NON-IMPACTED PORTION OF STREAM 5 - 1,150 LF
LANDSCAPE MOUND
IMPACTED PORTION OF STREAM 5 - 68 LF
WETLAND 57 - 0.10 AC
IMPACTED WETLAND 56 - 0.84 AC
E. TILLMAN ROAD
DC-01
DC-02
DC-03
DC-04
DC-05
DC-06
DC-07
HUB 1
HUB 2
HUB 3
SUBSTATION
BASIN

ARCHITECTURE:

STRUCTURE:

MEP:

CIVIL:

EMH&T ENGINEERS, SURVEYORS, PLANNERS, SCIENTISTS
5500 NEW ALBANY ROAD
COLUMBUS, OH 43054
PH. (614) 775-4500
FX. (614) 775-4800

PROJECT ZODIAC PHASE 3
ALTERNATIVE B

N

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN:

APPRV'D:

FORT WAYNE, IN

PROJ. NO. XXXXX.00

ALTERNATIVE B

SCALE: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 INCH = 200 FEET

SHEET NUMBER:
EXHIBIT 7

PAPER SIZE: E (36"x48")
PHASE: DD1