

Application for Authorization to Discharge Dredged or Fill Material to State Regulated Wetlands or Waters of the U.S.

version 1.36

(Submission #: HQP-8HYZ-N1GEW, version 1)

Digitally signed by:
ePortal
Date: 2026.06.12 13:38:03 -04:00
Reason: Submission Data
Location: State of Indiana

Details

Submission ID HQP-8HYZ-N1GEW

Form Input

Pre Application Questions

Intended IDEM Authorization:

State Regulated Individual Permit

Have you received a Waters of the State Determination from IDEM?

Yes

Has any pre-application coordination occurred with an IDEM Wetland Project Manager?

Yes

Name of Project Manager:

Emersyn Harriman

Coordination Date:

05/12/2026

Type of Coordination:

State Form 57030

Applicant Information

Applicant Contact Information

Prefix

Mr.

First Name

Aaron

Last Name

McGarry

Title

Senior Director

Organization Name

Hatchworks LLC

Phone Type

Number

Extension

Business

650-253-0000

Email

aaronmcgarry@google.com

Address

1600 Amphitheatre Pkwy

Mountain View, CA 94043

United States

Applicant Organization:

Landowner

Agent Contact Information (If Applicable)

Prefix

NONE PROVIDED

First Name

Heather

Last Name

Dardinger

Title

Senior Environmental Scientist

Organization Name

EMH&T

Phone Type

Business

Number

614-775-4523

Extension

Email

hdardinger@emht.com

Address

5500 New Albany Rd

Columbus, OH 43054

United States

Project Information

Name of Project:

Project Zodiac, Phase 3

County:

Allen

NONE PROVIDED

Site Address:

6015 Adams Center Rd

Fort Wayne, IN 46816

Project Overview

Has any construction been started?

Yes

Description of impacts to aquatic resources:

Construction is underway / has been completed in association with Phase 1 and Phase 2 of the project, which were previously permitted. No impacts have occurred in association with Phase 3.

Anticipated start date

09/14/2026

Anticipated end date

12/31/2030

Purpose of project and overview of activities:

The purpose of the project is to construct a state-of-the-art, hyperscale data center campus, known as Project Zodiac. The project will provide data center building space, along with associated equipment yards, parking, site entrances and drives, stormwater facilities and related utility infrastructure. The project proposed under this permit involves the third phase of construction of the data center campus, providing a three additional data center buildings and associated improvements. The third phase of development will provide for the build out of the campus south of the transmission lines and north of E. Tillman Road.

Worksheet - Summary of On-site Water Resources and Project Impacts

Please select aquatic resource types that will be impacted by the project

Wetlands regulated under IC 13-18-22

Avoidance, Minimization, and Mitigation Information

When activities within WOTUS exceed 300 linear feet or 0.1 acre of impacts (whichever is exceeded first), IDEM requires mitigation for all stream, open water, and wetland impacts is provided at the following minimum ratios:

- i. 1:1 for streams (linear feet), shorelines (linear feet), open water (acres), and farmed wetland (acres)
- ii. 2:1 for emergent wetland
- iii. 3:1 for scrub shrub wetland
- iv. 4:1 for forested wetland

IDEM requires mitigation for all impacts to wetlands regulated under IC 13-18-22, regardless of impact amount. Please refer to IC 13-18-22-6 for additional information: <https://iga.in.gov/laws/2024/ic/titles/13#13-18-22>.

A detailed description of the mitigation plan must be provided, including: the location of the mitigation site, the size and type of mitigation to be performed, the construction sequence or timing of the mitigation, information on post construction monitoring, mitigation techniques, and success criteria of the mitigation site. A mitigation plan, with overview drawings, planting lists, cross sectional views, and other relevant information is recommended as a supplement to answer this question.

Does this project require compensatory mitigation for impacts to aquatic resources?

Yes

Describe all compensatory mitigation required for unavoidable impacts:

The applicant proposes to purchase mitigation credit for the proposed project from the Openings Mitigation Bank, or from the Indiana Department of Natural Resources In-Lieu Fee (ILF) Mitigation Program. For impacts to isolated wetlands, the primary service area of the Openings Mitigation 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 credit from the ILF Mitigation Program.

Describe all practical and reasonable alternatives considered to avoid impacts to aquatic resources entirely:

It was determined that meeting the project purpose and completely avoiding water resources was not feasible. Priority was placed upon avoiding as much of the large woodlots to the west and east (containing 8.3 acres of jurisdictional wetland) as possible. Given these constraints, and the required layout and dimensions of the data center buildings, it is not possible to accommodate the development without impacts to the woodlot containing Wetland 47.

Additionally, for activities in Class II isolated wetlands, the activity is considered to be without reasonable alternative and is considered to be reasonably necessary or appropriate if the county or local municipality issues a resolution, permit or other approval (327 IAC 17-4-8 and 327 IAC 17-4-9). Such resolution or approval substitutes for the information required on avoidance and minimization. The Primary Development Plan (PDP) for Project Zodiac was approved by Allen County on 11/16/2023 and the City of Fort Wayne on 11/30/2023.

Describe all practicable and appropriate steps to minimize impacts to aquatic resources that cannot be avoided:

As noted, impacts have been limited to one non-exempt wetland. Complete impacts to Wetland 47 are necessary to accommodate the development. Additionally, the municipal approvals for Project Zodiac substitute for the information required on avoidance and minimization.

Permittee Responsible, Mitigation Bank, and ILF Information

Check for available Bank and ILF credits:

<https://ribits.ops.usace.army.mil/ords/f?p=107:2>

For more information on DNR In-Lieu Fee Mitigation Program:

<https://www.in.gov/dnr/land-acquisition/stream-and-wetland-mitigation-program/>

Type of mitigation being proposed:

State Regulated Wetland Permit

Check each mitigation type being proposed:

Bank Credits

Project Documents

Location Map

[Exhibit 1 - Project Location Map.pdf](#) - 06/12/2026 11:51 AM

[Exhibit 2 - USGS Topographic Map.pdf](#) - 06/12/2026 11:51 AM

Comment

NONE PROVIDED

Plan drawings of existing site and proposed project

[Exhibit 4 - Wetland Exhibit Alternate B_opt.pdf](#) - 06/12/2026 11:53 AM

Comment

NONE PROVIDED

At least three photos of the site, labeled

[Photographs.pdf](#) - 06/12/2026 11:53 AM

Comment

NONE PROVIDED

Copy of wetland delineation/waters report

[Exhibit 3 - Delineation Map - IWIP 3.pdf](#) - 06/12/2026 11:51 AM

[20230659_Discovery Delineation Report.pdf](#) - 06/12/2026 11:54 AM

[Discovery Delineation Report 2 Revised 2_2.12.24_opt.pdf](#) - 06/12/2026 11:54 AM

Comment

NONE PROVIDED

Copies of correspondence from the Indiana Department of Natural Resources, Division of Nature Preserves

[IDNR Response.pdf](#) - 06/12/2026 11:54 AM

Comment

NONE PROVIDED

Approved Jurisdictional Determination from the USACE or correspondence from the USACE on the jurisdictional status of the water resource(s) on-site

[LRE-2023-00646-102-J23 SIGNED Project Zodiac Jurisdictional Determination Package flat.pdf](#) - 06/12/2026 11:54 AM

[LRE-2023-00646-102-J24 SIGNED Project Zodiac Phase II Jurisdictional Determination Package FLAT.pdf](#) - 06/12/2026 11:54 AM

Comment

NONE PROVIDED

Classification and exception status of all state regulated wetlands on the tract (if state regulated wetlands are present on-site)

[2025-633-2-ENH-WOSD, Project Zodiac Phase 3.pdf](#) - 06/12/2026 11:55 AM

Comment

NONE PROVIDED

Additional documents

[Project Zodiac Phase 3 IWIP Application Form 51821_signed.pdf](#) - 06/12/2026 11:56 AM

[Project Zodiac Phase 3 IWIP Application Report.pdf](#) - 06/12/2026 12:54 PM

Comment

NONE PROVIDED

Additional Information that MAY be required

Erosion control and/or stormwater management plans

NONE PROVIDED

Comment

NONE PROVIDED

Sediment analysis

NONE PROVIDED

Comment

NONE PROVIDED

Species surveys for fish, mussels, plants and threatened or endangered species

NONE PROVIDED

Comment

NONE PROVIDED

Stream habitat assessment

NONE PROVIDED

Comment

NONE PROVIDED

KLM/GeoJSON file

NONE PROVIDED

Comment

NONE PROVIDED

Any other information IDEM deems necessary to review the proposed project

NONE PROVIDED

Comment

NONE PROVIDED

Permitting Requirements

Does this project require the issuance of a Department of the Army Section 404 Permit from the US Army Corps of Engineers?

Yes

Have you applied for an Army Corps of Engineers Section 404 permit?

Yes

Corps of Engineers ID Number

LRE-2023-00646-102

Corps of Engineers District

Detroit District

Corps of Engineers Project Manager

Scott Girardi

Copy of any correspondence with the Corps

NONE PROVIDED

Comment

NONE PROVIDED

Have you applied for, received, or been denied a permit from the Department of Natural Resources for this project?

No

Have you applied for, received, or been denied any other federal, state, or local permits, variances, licenses, or certifications for this project?

Yes

Please provide the permit name, agency from which it was obtained, permit number, and date of issuance or denial

Permit Name	Permit Number	Agency	Determination	Date
NPDES	16428	IDEM	Issued	07/16/2025
NPDES	17471	IDEM	Issued	01/23/2026

Agreements and Signature(s)

The project proponent hereby requests that the certifying authority review and take action on this CWA 401 Certification request and/or State Regulated Wetlands Permit request within the applicable reasonable period of time.

I, the project proponent, swear or affirm, under penalty of perjury as specified by IC 35-44.1-2-1 and other penalties specified by IC 13-30-10, that the statements and representations in this notification are true, accurate, and complete.

I, the project proponent, certify that I have the authority to undertake and will undertake the activities as described in this application. I understand that any changes in project design subsequent to IDEM's granting of authorization are not authorized and I may be subject to civil and criminal penalties for proceeding without proper authorization. Should an onsite meeting be necessary during the application review period or after IDEM's granting of authorization, I agree to allow representatives of the IDEM to enter and inspect the project site. I understand that the granting of other permits by local, state, or federal agencies does not release me from the requirement of obtaining the authorization requested herein before commencing the project.

Signed
By Heather Dardinger on 06/12/2026 at 1:34 PM