

Application for Section 401 Water Quality Certification

Division of Surface Water

401 Water Quality Certification and Isolated Wetland Permitting Unit

Section 1: Applicant (Project Proponent) and Consultant/Agent Information

	Applicant (Project Proponent)	Consultant/Agent
Company/Agency Name:	J5, LLC	Stantec Consulting Services Inc.
Address:	4250 Lancaster Pike, Suite 302, Wilmington, DE 19805	1500 Lake Shore Drive, Suite 100, Columbus, OH 43204
Contact Name/Title:	Pamela Gregorski/President	Kim Catano/Principal
Contact Phone:	(302) 421-6523	(614) 286-8056
Alternate Phone:		
Contact FAX:		
Contact Email:	Pamela.gregorski@cscglobal.com	Kim.Catano@Stantec.com
Technical Contact:	Kim Catano	
Technical Phone:	(614) 286-8056	
Technical Email:	Kim.Catano@Stantec.com	

Section 2: Project Information

A. Project Name: Project Klondike

B. Has a pre-filing (pre-application) meeting request

been submitted?

☐ Yes

☒ No

401 Pre-application Reviewer:

Date of pre-filing meeting request submittal:

C. Brief Project Description: J5, LLC is proposing the development of data center facilities on approximately 577 acres of land located north of Farrington Road and east of Washington Road, south of the City of Piqua, Ohio. The Project, known as the "Project Klondike" is anticipated to include construction of four data center buildings, one network building, one administration building, six generator pads, a utility substation, three data center substations, paved parking lots, two site entrances and internal roadways, stormwater basins, and associated infrastructure (the Project).

Construction of the data center facility will impact one jurisdictional stream (intermittent, NWP 39) and three isolated wetlands. The wetland impacts will total approximately 0.10 acre of isolated, non-forested wetlands.

The purpose of the Project is to develop a data center facility.

D. Construction Start Date: 02/01/2026 **End Date:** 12/31/2027

E. Is any portion of the activity complete now?

☐ Yes

☒ No

Is this an "After-The-Fact" permit application?

☐ Yes

☒ No

Description of completed activities and its impact on the waters of the state.:

F. Coordinates LATITUDE: 40.113282 **LONGITUDE:** -84.251579

G. Project Address: 4985 Washington Road, Piqua, OH 45356

Location Description:

ZIP Code(s): 45356

County(ies):

Miami

Township(s):

Washington

H. 8 or 12 Digit HUC Number:

050800010705

I. Watershed Name:

Garbry Creek-Great Miami River

J. U.S. Army Corps of Engineers District: Huntington

K. Proposed impacts to "waters of the state":

☐ Beach Nourishment

☐ Blasting

☐ Breakwater

☐ Bulkhead

☐ Bridge/Culvert

☐ Dam

☐ Dredge

☒ Fill

☐ Groin/Jetty

☐ Levees/Berms

☐ Mine Through

☐ Revetment

☐ Bank Stabilization

☐ Stream Channelization

☐ Stream Relocation

☐ Water Body Crossing

☐ Weirs

☐ Other

L. Other water related permits issued or required include:

☐ Individual 404 Permit

☒ Nationwide Permit

Permit Type: 39 - Commercial and Institutional Developments

Will be Submitted on: 01/20/2026

☐ Section 9 Permit

☐ Section 10 Permit

☐ Isolated Wetland Permit

☒ NPDES Permit

Permit Type: General

Will be Submitted on: 01/25/2026

☐ Permit to Install

☐ Regional General Permit

☐ ODNR Permit

☐ Oil & Gas Storm Water General Permit

Section 3: Fees

Are you exempt from fees?

☐ Yes

☒ No (If YES, leave fee section blank)

Are you a County, Township, or Municipal Corporation?

☐ Yes

☒ No

If YES, fee cap is \$5,000.00 instead of \$25,000.00

Application Fee =

\$200.00

Review Fees

Wetland Acres Impacted

0.10 x \$500.00 =

\$50.00

Total Review Fees =

\$0.00

Total Fees (\$200 Application Fee + Total Review Fees) =

\$250.00

Due with the 401 WQC Application (Application Fee + 1/2 of Review Fee) =

\$250.00

Due at the 401 WQC Issuance (1/2 of Review Fee) =

\$0.00

PLEASE MAKE FEE CHECK PAYABLE TO: "TREASURER, STATE OF OHIO"

Section 4: Submitted Documentation

Check all documents/items that have been submitted.

☐ Submitted Pre-filing Meeting Request

☐ Proposed Lake Impacts Table

☐ Proposed Stream Impacts Table

☐ Proposed Wetland Impacts Table

☐ Additional Impact Tables

☒ Water Delineation Report

Upload File(s): EMH&T_Delineation Report_text.pdf, Stantec_Delineation_Report_text.pdf

☒ Site Photographs

Upload File(s): EMH&T_photos.pdf, Stantec_photos.pdf

☒ Ohio Rapid Assessment Method (ORAM) Forms

Upload File(s): Stantec_ORAMs.pdf, EMH&T_ORAMs Combined.pdf, Klondike_WetlandTable_ORAM_additional_info_20260114.pdf

☐ Habitat Evaluations

☐ Biological Sampling Information

☒ US Army Corps of Engineers Jurisdictional Determination

Upload File(s): LRH-2024-805-GMR PIQUA WASHINGTON ROAD FINAL Letter (1).pdf, LRH-2025-00530-GMR AJD_PJD Letter.pdf

☐ US Army Corps of Engineers Public Notice or Provisional Nationwide Permit

☐ Ohio Department of Natural Resources - Natural Heritage Database Request

☐	US Fish & Wildlife Service - Threatened and Endangered Species Coordination
☐	Proposed Project Antidegradation Analysis
☒	Proposed Project Mapping
Upload File(s): Stantec_figures.pdf, EMH&T_Exhibits_Figures.pdf	
☒	Proposed Mitigation Plan
Upload File(s): Proposed Mitigation Plan.pdf	
Section 5: Applicant and Agent Signature	
I hereby designate and authorize the agent/consultant identified in Section 1 to act on my behalf in the processing of this application, and to furnish, upon request, supplemental information in support of the application:	
Application is hereby made for a Section 401 Water Quality Certification. The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief. The project proponent hereby requests that the certifying authority review and take action on the CWA 401 certification request within the applicable reasonable period of time.	
Applicant Name: Michelle Kearns	Title: Senior Environmental Scientist
Signature: Electronically submitted by 72665172	Date: Electronically submitted on 01/16/2026