



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT  
7400 LEAKE AVE  
NEW ORLEANS, LA 70118-3651

February 13, 2023

Regulatory Division  
Eastern Evaluation Branch

Project Manager:  
Scott Kennedy  
(504) 862-2259  
[Scott.N.Kennedy@usace.army.mil](mailto:Scott.N.Kennedy@usace.army.mil)

Application #: MVN 2007-04435 EMM

## **PUBLIC NOTICE**

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [ ] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [ **X** ] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344), and/or [ ] Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. Section 408).

### **CLEAR, GRADE, EXCAVATE, AND FILL TO CONSTRUCT AND MAINTAIN DRAINAGE, PARKING, INFRASTRUCTURE, AND ROADWAYS ASSOCIATED WITH THE MADISON BUSINESS PARK IN TANGIPAHOA PARISH**

**NAME OF APPLICANT:** Louisiana Sportsman's Paradise, c/o Biological Surveys, Inc., Post Office Box 94, Covington, Louisiana 70434

**LOCATION OF WORK:** Located on the west side of LA 445, north of Bardwell Road, in the town of Robert, in Tangipahoa Parish Louisiana, (Latitude: 30.475833 Longitude: -90.332222), as shown within the attached drawings. (Hydrologic Unit Code: 08070205, Lower Mississippi – Lake Maurepas watershed).

**CHARACTER OF WORK:** The proposed project is to develop the Madison Business Park. The proposed work will be accomplished by clearing, grading, excavating, and depositing fill to maintain drainage, parking, infrastructures, and roadways. This permit, MVN 2007-04435 EPP, was previously issued in May 2009. The site is partially cleared and filled. It is not anticipated that there will be any additional permanent or temporary impacts to jurisdictional wetlands or Waters of the U.S.

**MITIGATION:** The applicant proposes to avoid direct impacts and minimize secondary impacts (to wetlands) to the maximum extent practicable. Approximately 22.8 acres of wetlands were previously mitigated for at an approved mitigation bank.

The comment period for the Department of the Army Permit will close **20 days** from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number, and can preferably emailed to the Corps of Engineers

project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGE, Mr. Scott Kennedy**. Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by e-mailing the specified Project Manager listed above. Any request for an extension of time must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Branch Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>.

### **Corps of Engineers Permit Criteria**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people.

The U.S. Army Corps of Engineers is soliciting comments from the public, federal, state, and local agencies and officials, Indian Tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District is presently unaware of properties listed on the National Register of Historic Places near the proposed work but is pending further review in accordance with the National Historic Preservation Act. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. As deemed necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer, and federally listed tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work is Not Likely to Adversely Affect any species listed as endangered by the U.S. Departments of Commerce, nor affect any habitat designated as critical to the survival and recovery of such species.

Based on the Information Planning and Consultation (IPaC) tool for Endangered Species in Louisiana, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans and the U.S. Fish and Wildlife Service, it has been determined that the project would have no effect to any species listed as endangered by the U.S. Fish and Wildlife Service, nor affect any habitat designated as critical to the survival and recovery of any such species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal is not expected to result in the destruction, alteration, and/or disturbance of **0.0 acres** of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would have no adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.

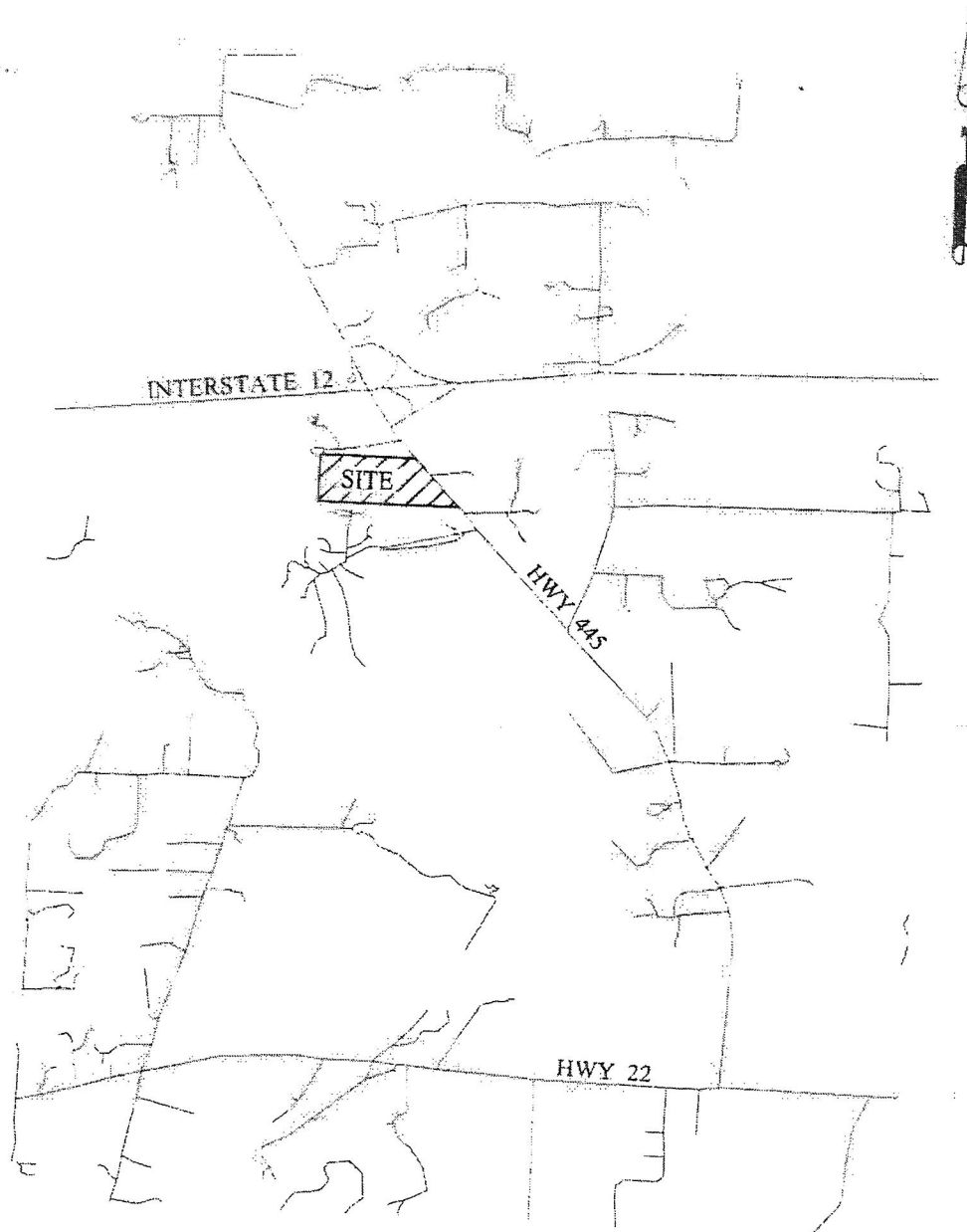
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

You are invited to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

Brad P. LaBorde  
Chief, Eastern Evaluation Branch  
Regulatory Division

Enclosure

NOV 21 2007



06-150

W-1

5-17-07

PLANS FOR

MADISON BUSINESS PARK

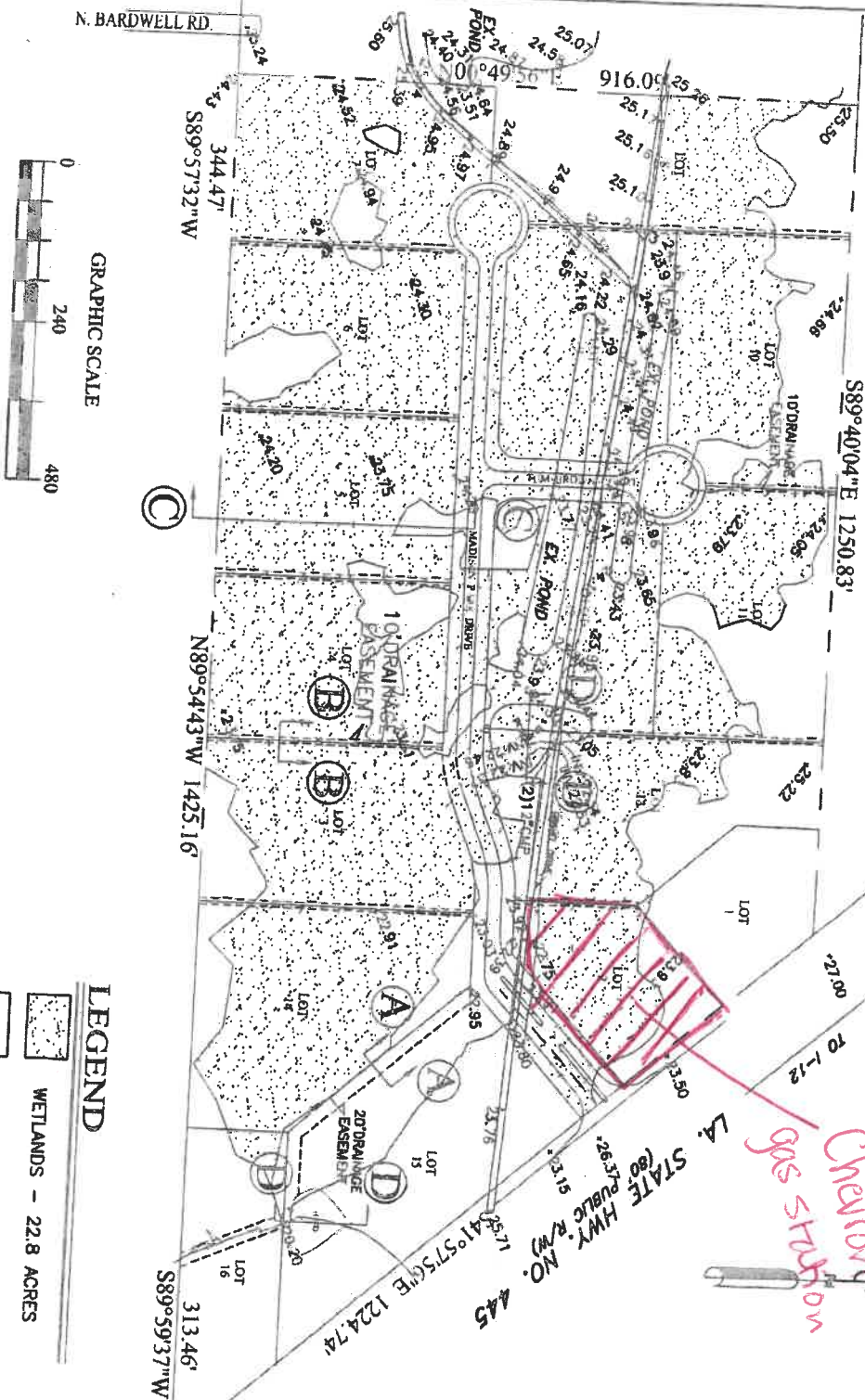
HEADRIGHTS 40 & 51, TOWNSHIP 6 & 7 SOUTH, RANGE 9 EAST  
TANGIPAHOA PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.

Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155



Lot 2 has been developed.  
Remainder of site is undeveloped,  
but cleared & maintained.



# **SITE WITH WETLANDS**

SCALE: 1" = 240'

SEE SHEETS W-3, 1, W-4 & W-5 FOR SECTION DETAILS.

**LEGEND**

	WETLANDS - 22.8 ACRES
	NON-WETLANDS - 12.13 ACRES

*Champion*  
gas station  
LA. STATE HWY. NO. 445  
(60' PUBLIC R/W)  
TO I-12

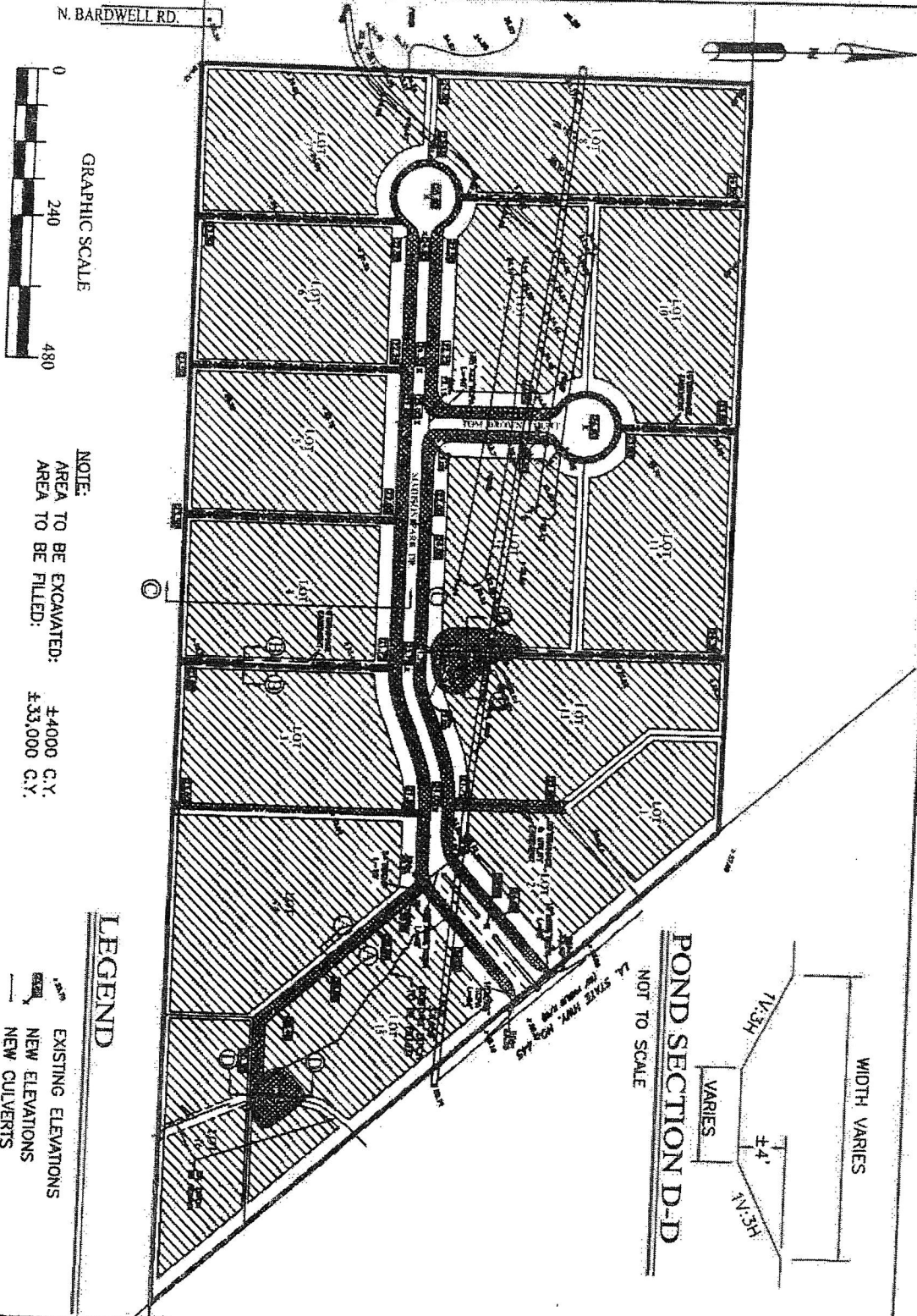
06-150  
**W-3**  
REV 11-12-07  
REV 09-04-07  
REV 8-9-07

PLANS FOR  
**MADISON BUSINESS PARK**  
HEADRIGHTS 40&51, TOWNSHIP 6&7 SOUTH, RANGE 9 EAST  
TANGIPAHOA PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**  
Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

1007 1 2 100





# DRAINAGE PLAN

SCALE: 1" = 240'

SEE SHEETS W-4 & W-5 FOR SECTION DETAILS.

GRAPHIC SCALE



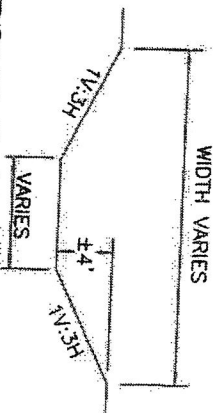
NOTE:  
AREA TO BE EXCAVATED: ±4000 C.Y.  
AREA TO BE FILLED: ±33,000 C.Y.

## LEGEND

- EXISTING ELEVATIONS
- NEW ELEVATIONS
- NEW CULVERTS
- NEW DRAIN INLETS
- NEW DITCH FLOW
- AREAS OF CLEARING AND OR FILL
- AREAS OF EXCAVATION

## POND SECTION D-D

NOT TO SCALE



06-150

W-3.1

REV 4-14-08  
REV 9-25-07  
8-9-07

PLANS FOR

MADISON BUSINESS PARK

HEADRIGHTS 40 & 51, TOWNSHIP 6 & 7 SOUTH, RANGE 9 EAST

TANGIPAHOA PARISH, LOUISIANA

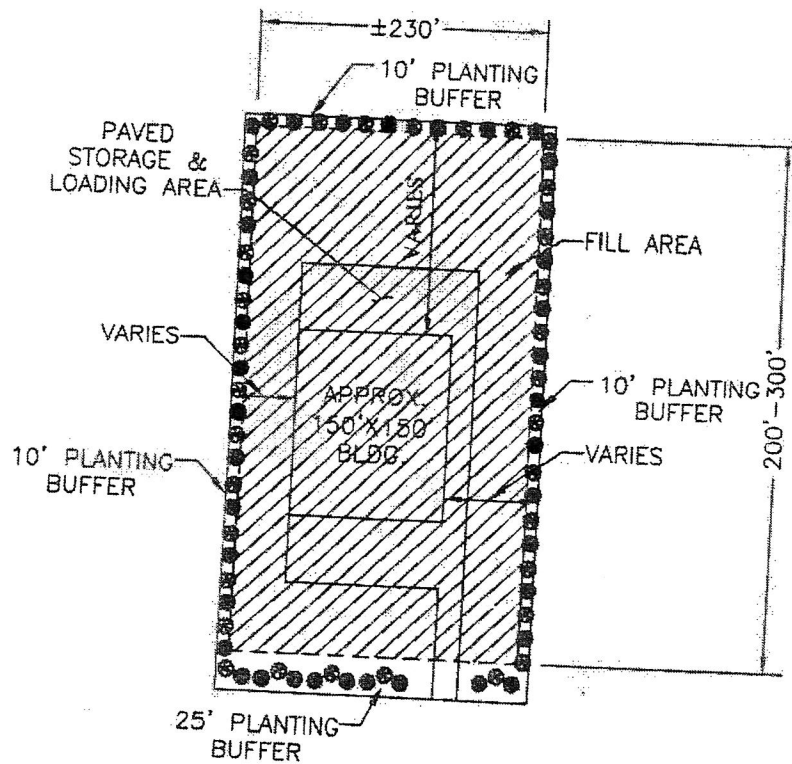
CEI COOPER ENGINEERING, INC.

Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

80-41-4 N/E-ASSIGNMENT 134-1051-905 N/SIDE



NOV 21 2007



## TYPICAL DEVELOPED LOT PLAN VIEW

06-150

**W-4.1**

REV 9-25-07  
8-9-07

PLANS FOR

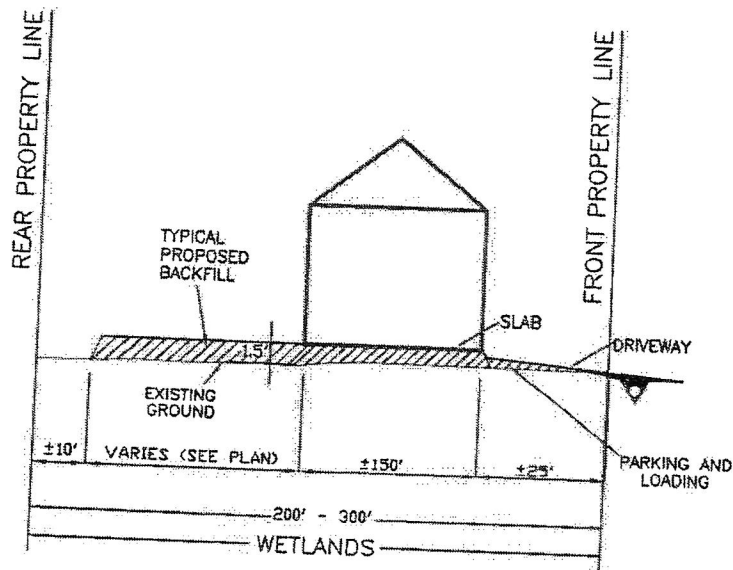
**MADISON BUSINESS PARK**

HEADRIGHTS 40 & 51, TOWNSHIP 6 & 7 SOUTH, RANGE 9 EAST  
TANGIPAHOA PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**

Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

NOV 21 2007



**NOTES:**

MINIMUM LOT SIZE IS 2 ACRES.

TYPICAL BUILDING SLAB TO BE FILLED ABOUT 1.5 FEET ABOVE EXISTING GRADE.

TYPICAL CONCRETE DRIVEWAYS AND PARKING AREA TO BE FILLED A MAXIMUM OF 6 INCHES ABOVE NATURAL GRADE.

TOTAL ESTIMATED FILL REQUIRED EQUALS 45,950 CUBIC YARDS. (±41,600 C.Y. OF TRUCKED IN SANDY CLAY & ±4350 C.Y. OF CONCRETE.)

## TYPICAL DEVELOPED WETLAND LOT

06-150

**W-4**

REV 11-12-07  
REV 9-25-07  
8-9-07

PLANS FOR

**MADISON BUSINESS PARK**

HEADRIGHTS 40 & 51, TOWNSHIP 6 & 7 SOUTH, RANGE 9 EAST  
TANGIPAHOA PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**

Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155