



US Army Corps  
of Engineers®

# PUBLIC NOTICE

Applicant:  
Mathias Haubert  
Bohler Engineering

Published: April 16, 2026  
Expires: May 8, 2026

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**Vicksburg District**  
**Permit Application No. MVK-2025-00855**

TO WHOM IT MAY CONCERN: The Vicksburg District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Mathias Haubert  
Bohler Engineering  
2600 Network Boulevard  
Frisco, Texas 75034

**AGENT:** Ryan Odom  
Headwaters, Incorporated  
Post Office Box 100  
Madison, Mississippi 39130

**WATERWAY AND LOCATION:** The project would affect waters of the United States associated with palustrine scrub-shrub wetlands. The project/review area is located on the West side of Highway 3, 3.7 miles north of the intersection of Highway 3 and Old Plain Dealing Road in Section 5, Township 20N, Range 13W; at Latitude 32.753977 and Longitude -93.736122, in Bossier Parish, Louisiana.

**EXISTING CONDITIONS:** The site is undisturbed and is currently forested in most areas with little to no surrounding development.

**PROJECT PURPOSE:**

**Basic:** To develop a technology park with associated parking, power, and access infrastructure.

**Overall:** To develop a technology park to leverage connectivity and economic development and build on the existing industrial base in Northwest Louisiana.

**PROPOSED WORK:** The applicant requests authorization to impact approximately 6.18-acres of palustrine scrub-shrub wetlands for the development of a technology park.

The project would also include the construction of six 217,860 sq. ft. industrial-use buildings, associated parking and power infrastructure, and roadway site access.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has designed to minimize wetland impacts to only those that are necessary to complete the project. The applicant will also implement Best Management Practices (BMPs) to minimize erosion and siltation downstream. The design of the project has avoided the majority of aquatic resources that are present within the site.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The required mitigation would be purchased from an approved mitigation bank located within the same watershed as the impacts prior to the commencement of the planned project.

**CULTURAL RESOURCES:**

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, state, and federal government agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

Northern Long-Eared Bat (*Myotis septentrionalis*) – Endangered  
Monarch Butterfly (*Danaus Plexippus*) – Proposed threatened  
Alligator Snapping Turtle (*Macrochelys temminckii*) – Proposed threatened  
Tri-Colored Bat (*Perimyotis subflavus*) – Proposed endangered

Pursuant to Section 7 of the Endangered Species Act (ESA), any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The Corps is the lead federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**WATER QUALITY CERTIFICATION:** Water Quality Certification will be required from the Louisiana Department of Environmental Quality (LDEQ).

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**COMMENTS:** The Corps 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 Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above.


Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

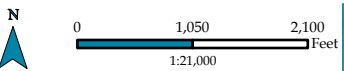
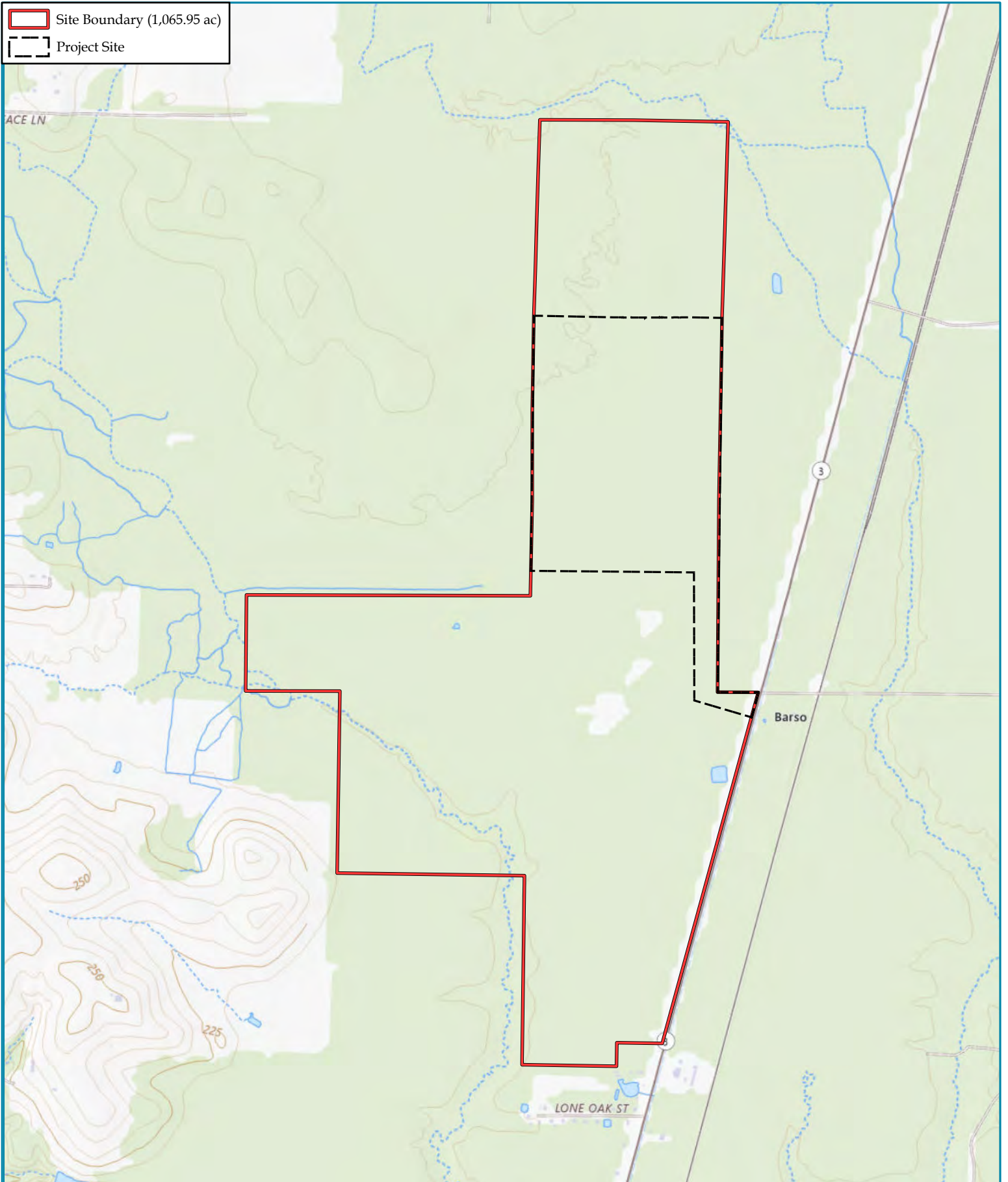
The Vicksburg District will receive written comments on the proposed work, as outlined above, until May 7, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Durham Norman at :durham.a.norman@usace.army.mil and the Louisiana Department of Environmental Quality at Post Office Box 4313, Baton Rouge, Louisiana 70821-4313. Please refer to the permit application number in your comments. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

*William L. Pigott*

**William Pigott  
Chief (Acting), Louisiana Branch  
Regulatory Division**

 Site Boundary (1,065.95 ac)  
 Project Site



Site Location Map

Highway 3 Technology Park





BASEMAP:	USGS Dixie NE/Benton NW/Hughes SW (LA) Quad Basemap
SPATIAL REF:	NAD 1983 2011 StatePlane Louisiana North FIPS 1701 Ft US
DATE:	12/22/2025
CREATOR:	NDK
PROJECT #:	2024-2024

Sec. 5 - T 20N - R - 13W/  
 Sec. 2 - T 21 N - R - 13W

Bossier Parish, Louisiana

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 Site Boundary (1,065.95 ac)  
 Project Site

Peace Ln

Po Box

Highway 3

Barso

Ln

Highway 3



0 1,050 2,100 Feet  
1:21,000



Site Location Map

Highway 3 Technology Park




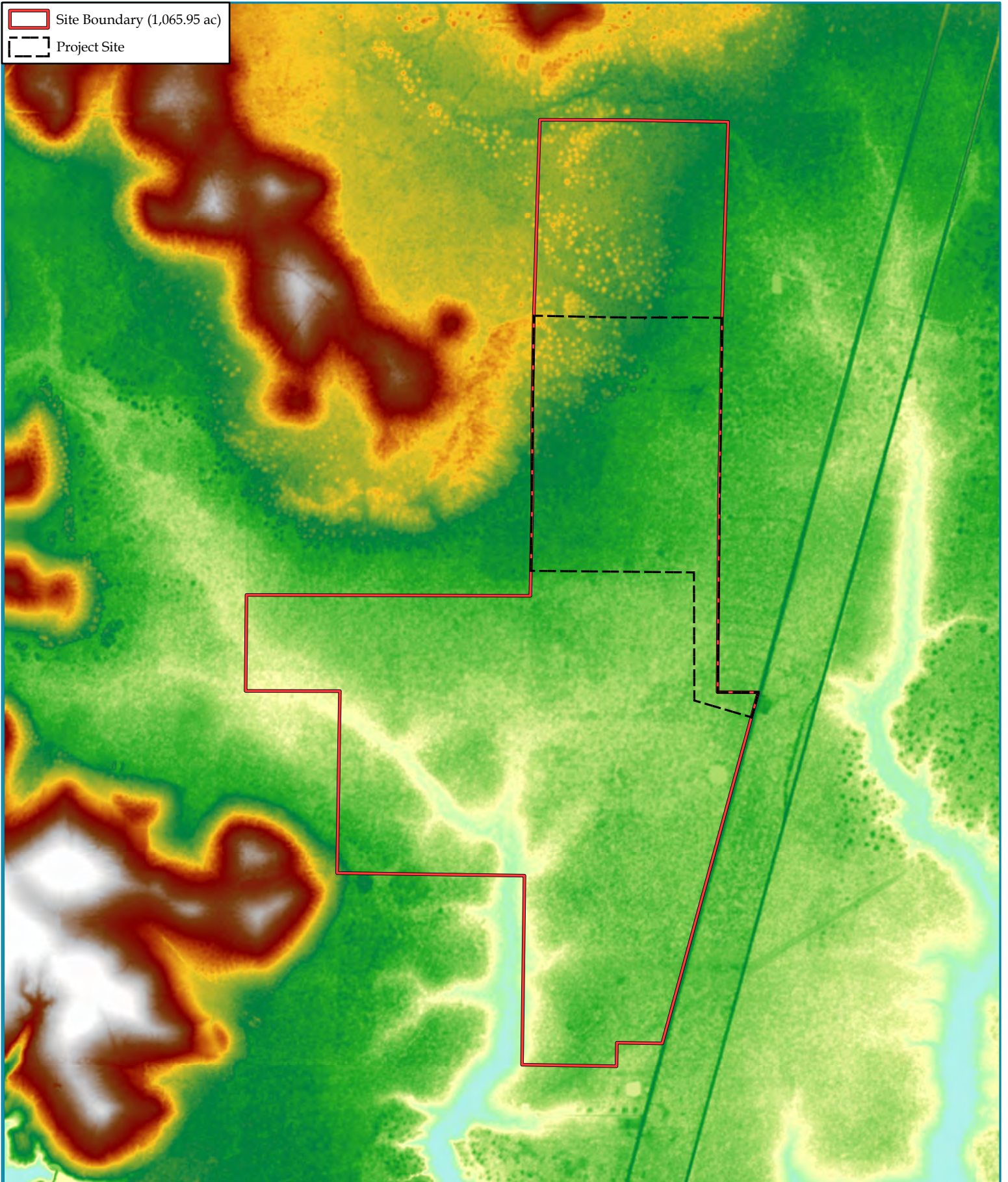
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SPATIAL REF:	NAD 1983 2011 StatePlane Louisiana North FIPS 1701 Ft US
DATE:	12/22/2025
CREATOR:	NDK
PROJECT #:	2024-2024


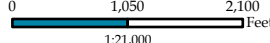
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Sec. 2 - T 21 N - R - 13W

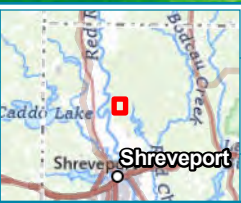
Bossier Parish, Louisiana

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 Site Boundary (1,065.95 ac)  
 Project Site



  1:21,000	
BASEMAP:	LIDAR
SPATIAL REF:	NAD 1983 2011 StatePlane Louisiana North FIPS 1701 Ft US
DATE:	1/5/2026
CREATOR:	NDK
PROJECT #:	2024-2024



<b>Site Location Map</b>	
<b>Highway 3 Technology Park</b>	
Sec. 5 - T 20N - R - 13W/ Sec. 2 - T 21 N - R - 13W	Bossier Parish, Louisiana



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PEACE LANE

FUTURE LEASE AREA  
167.0± AC

LEASE AREA  
230.0± AC

EXCESS LAND AREA  
670.6± AC

LA HWY - 3 BENTON ROAD  
100' WIDE RIGHT-OF-WAY  
(100' WIDE RIGHT-OF-WAY  
KOPPEL FARM ROAD)

1 MILE TRANSMISSION RADIUS

50'-WIDE EXISTING VEGETATION BUFFER

50'-WIDE EXISTING VEGETATION BUFFER

10' SIDE YARD SETBACK

LONE OAK DRIVE

EX 345 KV TRANSMISSION LINE

PROP 300 TRANSMISSION EASEMENT

SUBSTATION ACCESS DRIVE

PROP WATER STORAGE TANK

PROP WATER STORAGE TANKS (TYP)

DETENTION BASIN

DETENTION BASIN

DETENTION BASIN

PROP WATER STORAGE TANK

5' ACCESS EASEMENT

100-YEAR FLOODPLAIN

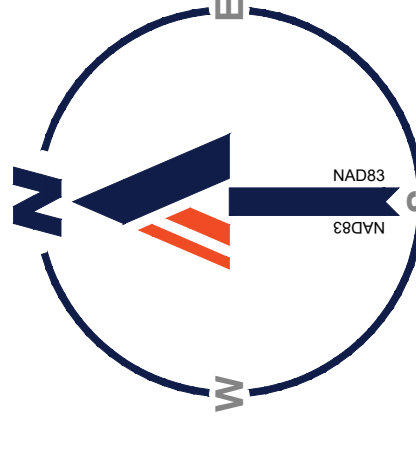
EX GAS MAIN

1 MILE TRANSMISSION RADIUS

**LEGEND**

	SITE PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK
	CENTERLINE OF WATERWAY
	BODY OF WATER
	RAILROAD TRACKS
	FLOODPLAIN
	WETLAND
	EXISTING OVERHEAD WIRES

ALL EXISTING FEATURES SHOWN ON THIS EXHIBIT ARE PROVIDED FOR PUBLIC USE AND PUBLIC RECORDATION 08/18/2024



12/18/2025 | AR | TXA250063.00

# HWY 3 CONCEPTUAL PLAN SHREVEPORT, LA



2600 NETWORK BOULEVARD, SUITE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065 | TBPLS No. 10194413









REV	DATE	COMMENT	DESIGNED BY	CHECKED BY

**Louisiana 811**

YOU MUST CALL 1-800-368-8887 BEFORE ANY EXCAVATION WHERE IT'S 1-800-368-8887 FOR PUBLIC LAND. 1-800-368-8887 FOR PRIVATE LAND. www.811.louisiana.gov

**NOT APPROVED FOR CONSTRUCTION**

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PROJECT No.: TXA250063.07.00A  
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 DRAWN BY: BO  
 CHECKED BY: JBT  
 DATE: 02/11/2025  
 CAD ID: P:\WOTUS\PROP

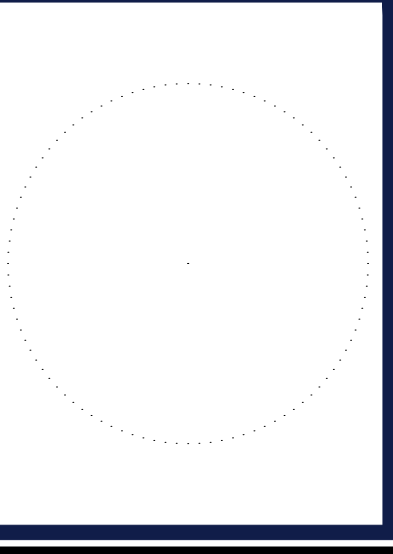
**JURISDICTIONAL WETLANDS IMPACTS**

FOR

PROPOSED  
 HIGHWAY 3 DATA CENTER  
 NORTH OF 7071 LA-3  
 BOSSIER PARISH  
 BENTON, LA 71006

**BOHLER**™

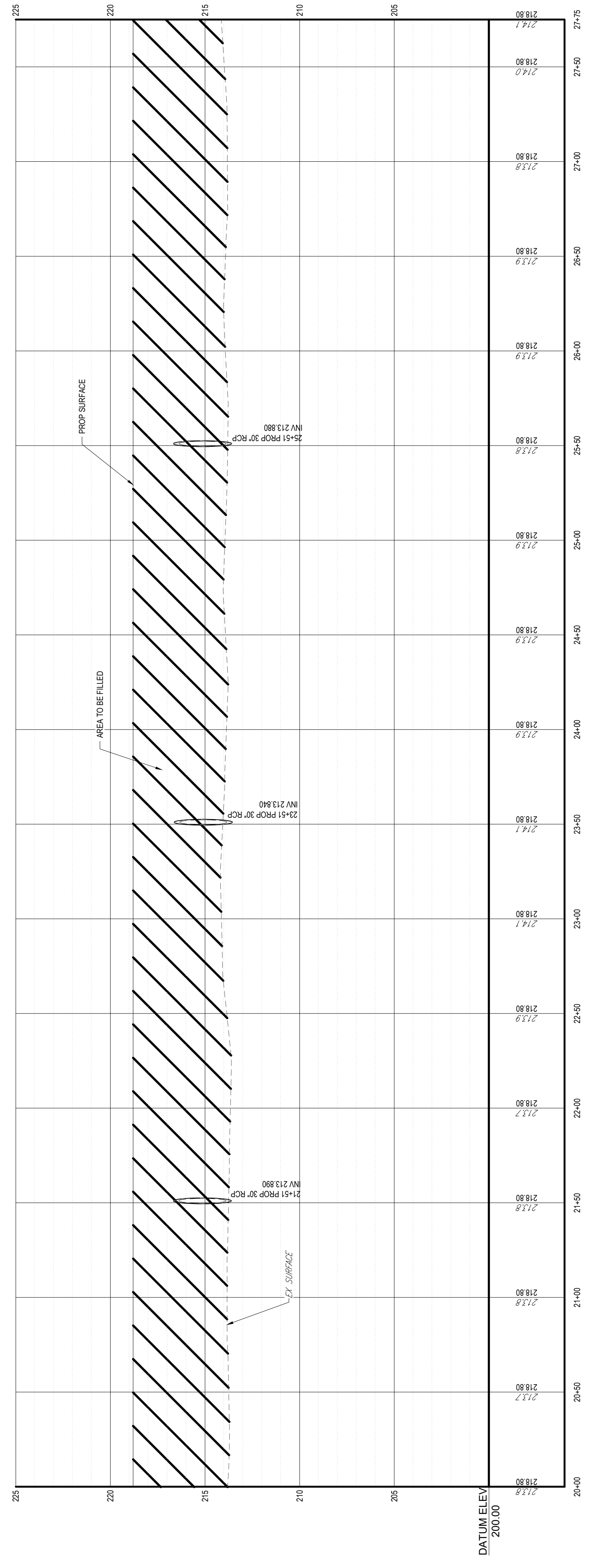
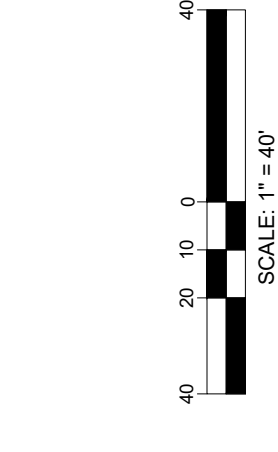
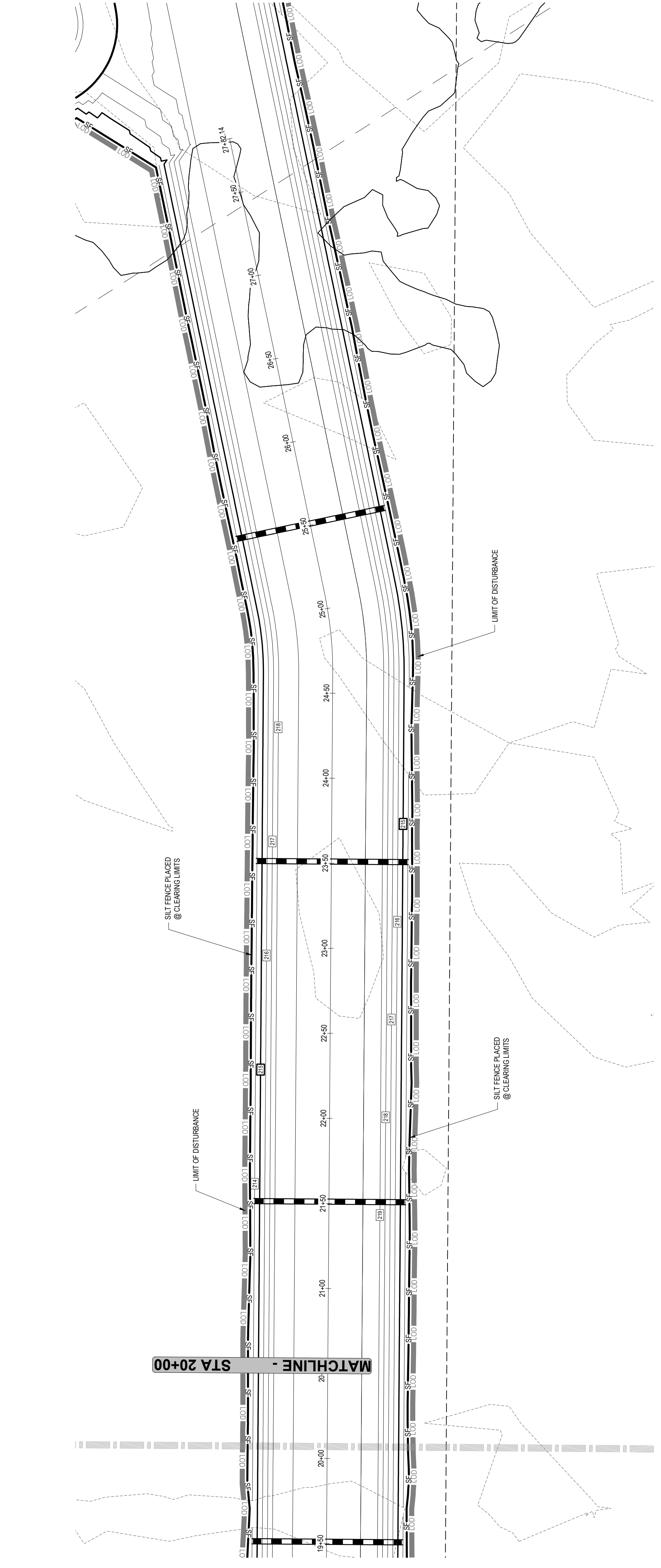
2600 NETWORK BLVD., SUITE 310  
 FRISCO, TX 75034  
 Phone: (489) 458-7300  
 TX@BohlerEng.com  
 TBE# NO. 18865



SHEET TITLE:  
**JURISDICTIONAL WETLANDS IMPACTS**

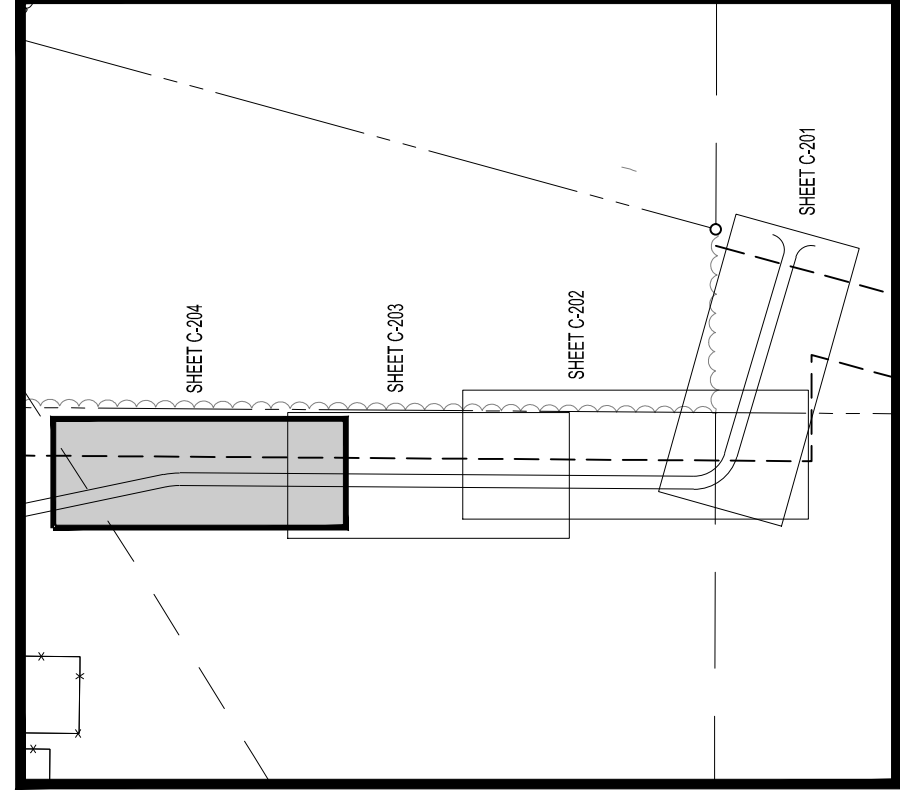
SHEET NUMBER:  
**C-204**

ORG. DATE - 12/11/2025



**PROFILE**

EXISTING GRADE	---
PROPOSED GRADE	—
HYDRAULIC GRADELINE	.....
COMPACTED FILL	



**KEY MAP**  
 SCALE: 1" = 600'

STA 20+00 TO STA 27+75

