



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

CESAM-RD-A
PUBLIC NOTICE NO. SAM-2015-00033-LET

January 23, 2015

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL

**REQUEST FOR AFTER-THE-FACT AUTHORIZATION FOR FILLING AND PIPING OF
WATERS OF THE U.S. IN CONJUNCTION
WITH DEVELOPMENT OF AN AUTOMOTIVE SALES FACILITY
WEST HATTIESBURG, LAMAR COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Crechale Properties, LLC
36 Red Oak Lane
Hattiesburg, Mississippi 39402

AGENT: Wetland Consulting Services, Inc.
Attention: Mr. Robert Anderson
21 Autumn Run
Hattiesburg, Mississippi 39402

LOCATION OF WORK: 6760 U.S. Highway 98, Lots 81, 82, 83, 84, and 85 of Unit 1 Revised of Lake Serene Subdivision, Section 18, Township 4 North, Range 14 West, Hattiesburg, Lamar County, Mississippi, Latitude 31.3154° N, Longitude -89.4369° W

WATERWAY: An unnamed tributary to Perkins Creek located immediately upstream of Lake Serene (formerly Hennington Lake) which is an impoundment of the unnamed tributary.

PROPOSED WORK: The applicant is requesting after-the-fact authorization to retain 0.6-acre of previously unauthorized wetland fill and to pipe 270 linear feet of a small

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perennial stream that flows through a 3.6-acre property composed of 5 smaller lots (Lots 81 – 85) which have been combined to establish a proposed automotive sales facility. The 0.6 acre of wetlands has already been impacted by the applicant through mechanized land clearing, vegetation grubbing and grading activities and the discharge of fill material. This project site encompasses the modification of a site development plan previously evaluated and authorized in 2011 under Department of the Army Permit number SAM-2009-01622-LET and a 1.4-acre expansion of the previously evaluated site. The previously evaluated 2.2-acre site combined with the 1.4-acre expansion has resulted in a 3.6-acre project site containing 2.2 acres of wetlands and 270 linear feet of stream channel.

Under the previous permit (SAM-2009-01622-LET) the filling of 1.6 acres of medium quality pine and hardwood forested wetland and impacts to 132 linear feet of perennial stream, through installation of 45 linear feet of culvert pipe for access drives and the realignment of an 87 linear foot segment of the stream, was authorized on an approximately 2.2-acre development site (Lots 82 - 84). In accordance with that authorization 7.4 wetland mitigation credits were purchased from Black Creek Swamp Mitigation Bank and 1,431 stream mitigation credits were purchased from the Buttahatchie River Mitigation Bank/Phase I to off-set those impacts. The wetland impacts authorized by the previous permit have already been completed. The culverted driveway crossings and partial realignment of the stream channel would not be implemented as the modified development plan calls for fully piping the 270 linear feet of stream flowing through the site.

The development plan now proposed would fully utilize the expanded 3.6-acre development site for construction of an automotive sales facility requiring the discharge of 1,200 cubic yards of earthen fill material into an additional 0.6 acre of medium quality wetlands and piping of 270 linear feet of the stream channel beneath the development.

The total impacts for the proposed site plan (previously permitted plus proposed) are 2.2 acres of medium quality wetland and 270 LF of perennial stream.

AVOIDANCE & MINIMIZATION: The applicant has proposed no avoidance or minimization of impacts to Waters of the United States due to the amount of wetlands present on the property relative to available uplands and the location of the stream crossing the property in approximately the middle of the site. The Corps has not verified the adequacy of the applicant's avoidance and minimization at this time.

MITIGATION: The applicant has stated the following concerning mitigation for unavoidable impacts to Waters of the United States: "Mitigation for impacts to wetlands will be in the form of the purchase of mitigation credits at a medium quality ratio from an

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approved wetland mitigation bank. Stream impacts will be mitigated through the purchase of mitigation credits from an approved stream mitigation bank.” The Corps has not verified the adequacy of this mitigation proposal at this time.

WATER QUALITY: The applicant has applied for certification from the State of Mississippi in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made by the Mississippi Department of Environmental Quality.

HISTORIC PROPERTIES: The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known to exist which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services.

By letter dated October 19, 2009, the Mississippi Department of Archives and History provided a determination for the previously authorized project SAM-2009-01622-LET composed of Lots 82, 83, and 84, stating that no cultural resources were likely to be affected by the proposed undertaking (MDAH #10-101-09).

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the proposed activity will have no effect on any listed endangered or threatened species. This determination is being coordinated with the U.S. Fish and Wildlife Service (USFWS) via this Public Notice.

COMMENTS: This public notice is being distributed to all known interested persons and serves to solicit comments from the public, Federal, State, and local agencies and officials, Indian Tribes, and other interested parties, in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (Corps) can be based.

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 decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above.

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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.

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.

For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. 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 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, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

Correspondence concerning this notice should refer to Public Notice Number SAM-2015-00033-LET and should be directed to: U.S. Army Corps of Engineers Mobile District, Regulatory Division (RD-A-S), Attention: Leslie E. Turney, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Post Office Box 2261, Jackson, Mississippi 39225.

All Comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (251) 694-3873, or by e-mail at leslie.e.turney@usace.army.mil. Please refer to the above Public Notice number SAM-2015-00033-LET.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx, and please take a moment to complete our customer satisfaction survey while you're there. Your responses are appreciated and will allow us to improve our services.

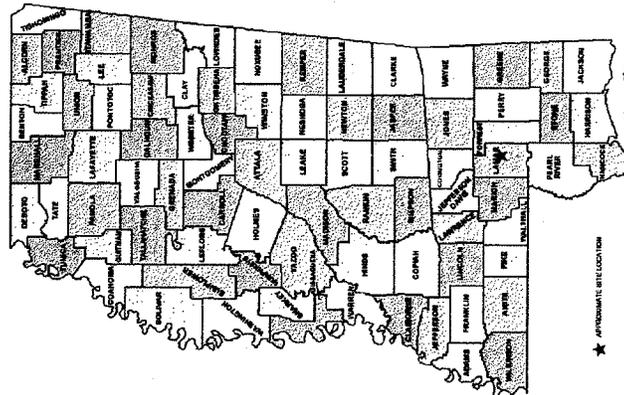
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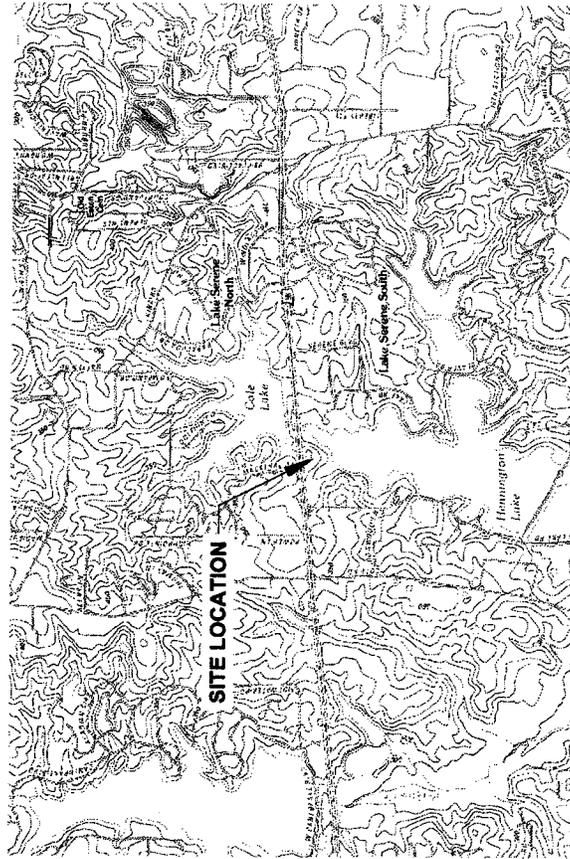
**MOBILE DISTRICT
U.S. Army Corps of Engineers**

Enclosures

SITE PLAN REVIEW 6760 U.S. HIGHWAY 98 HATTIESBURG, MS



SITE LOCATION MAP



SITE VICINITY MAP

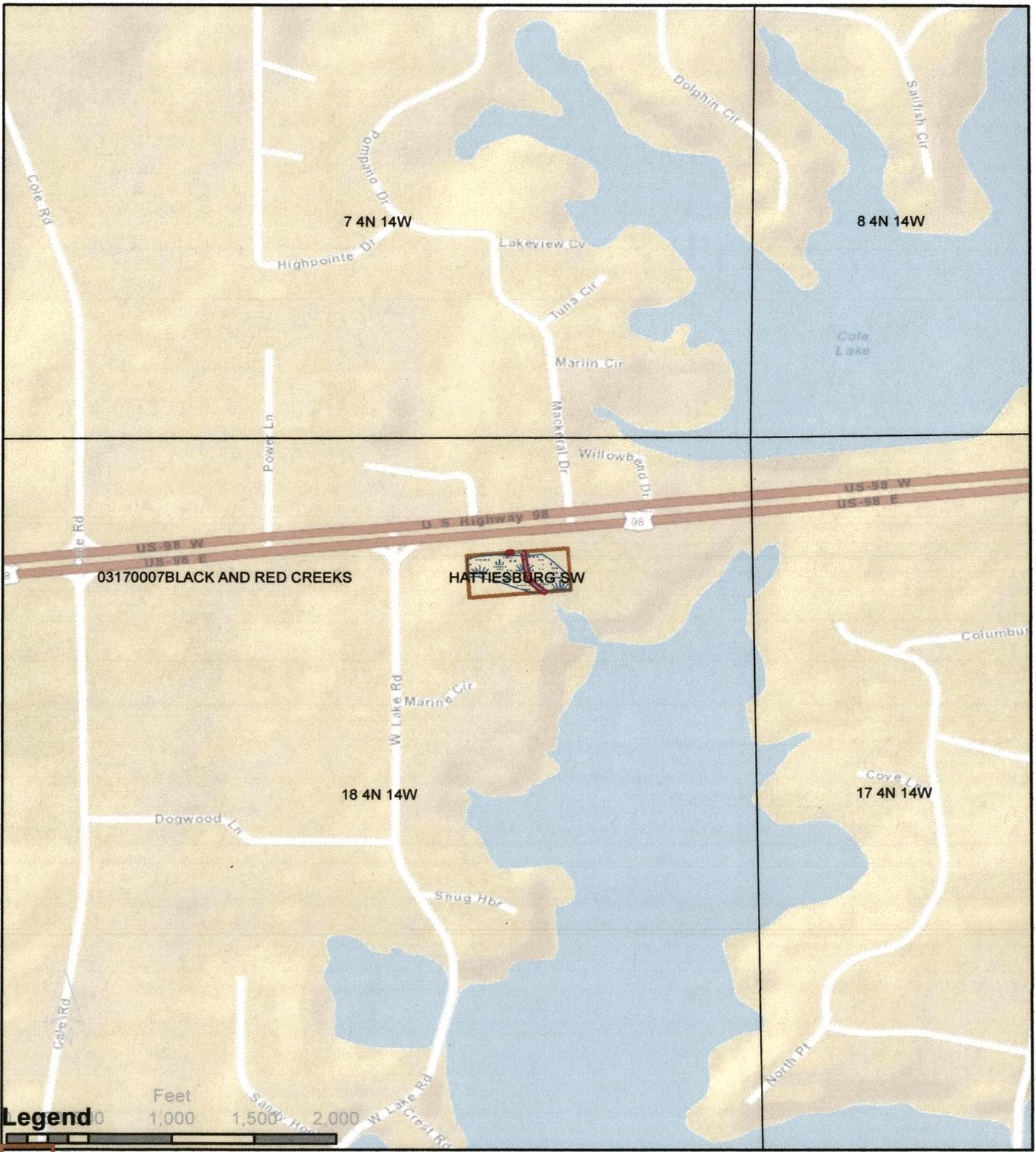
**LOTS 82, 83, 84, 85: A PART OF UNIT 1,
REVISED LAKE SERENE SUBDIVISION
LAMAR COUNTY, MS**

SEPTEMBER 18, 2014

INDEX:

SHEET DESCRIPTION	SHEET NO.
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DETAIL SECTION SHEET	C-104

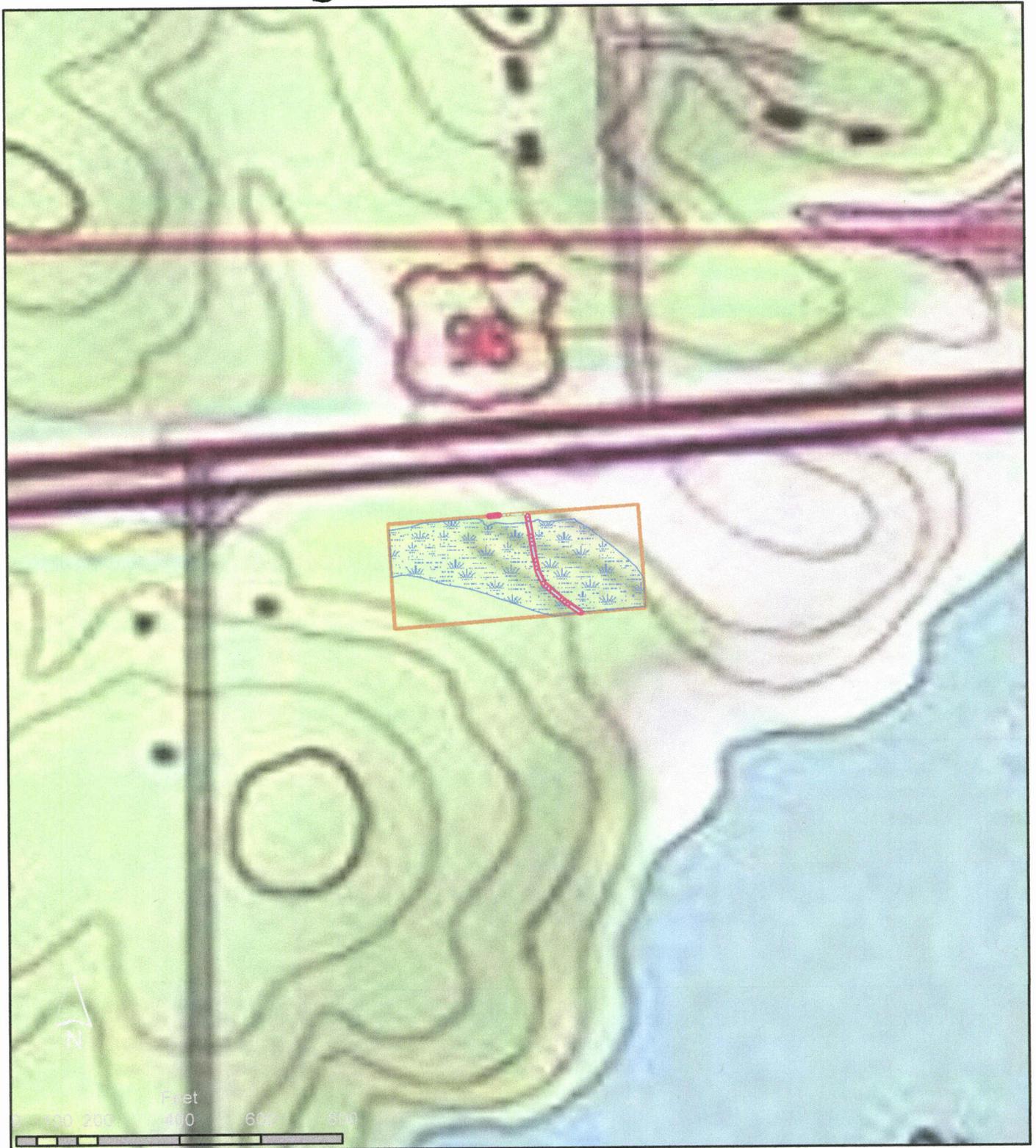
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IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR AGENCY.
DATE OF REVIEW: 09/18/14 BY: [unreadable]



- Legend**
- Property Boundary
 - Wetlands
 - pls73
 - qgrid
 - Intermittent stream
 - Stream impact

Crechale Properties, LLC
 Proposed Used Car Business
 Hwy 98, Hattiesburg, MS
 Wetland Delineation

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DEPT. OF THE ARMY PERMIT



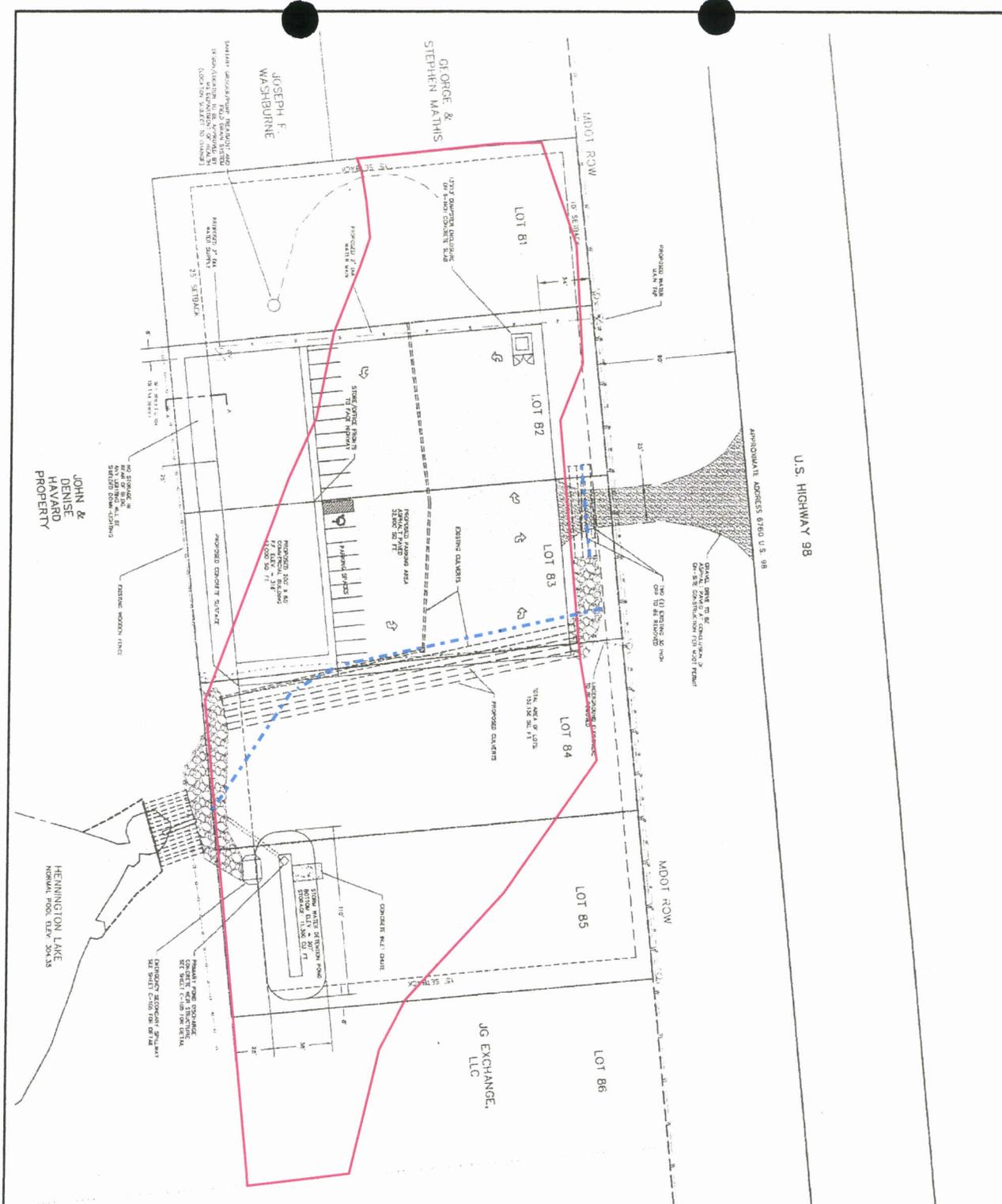
Legend

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-  Wetlands
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Wetland Delineation

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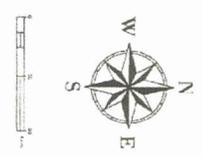


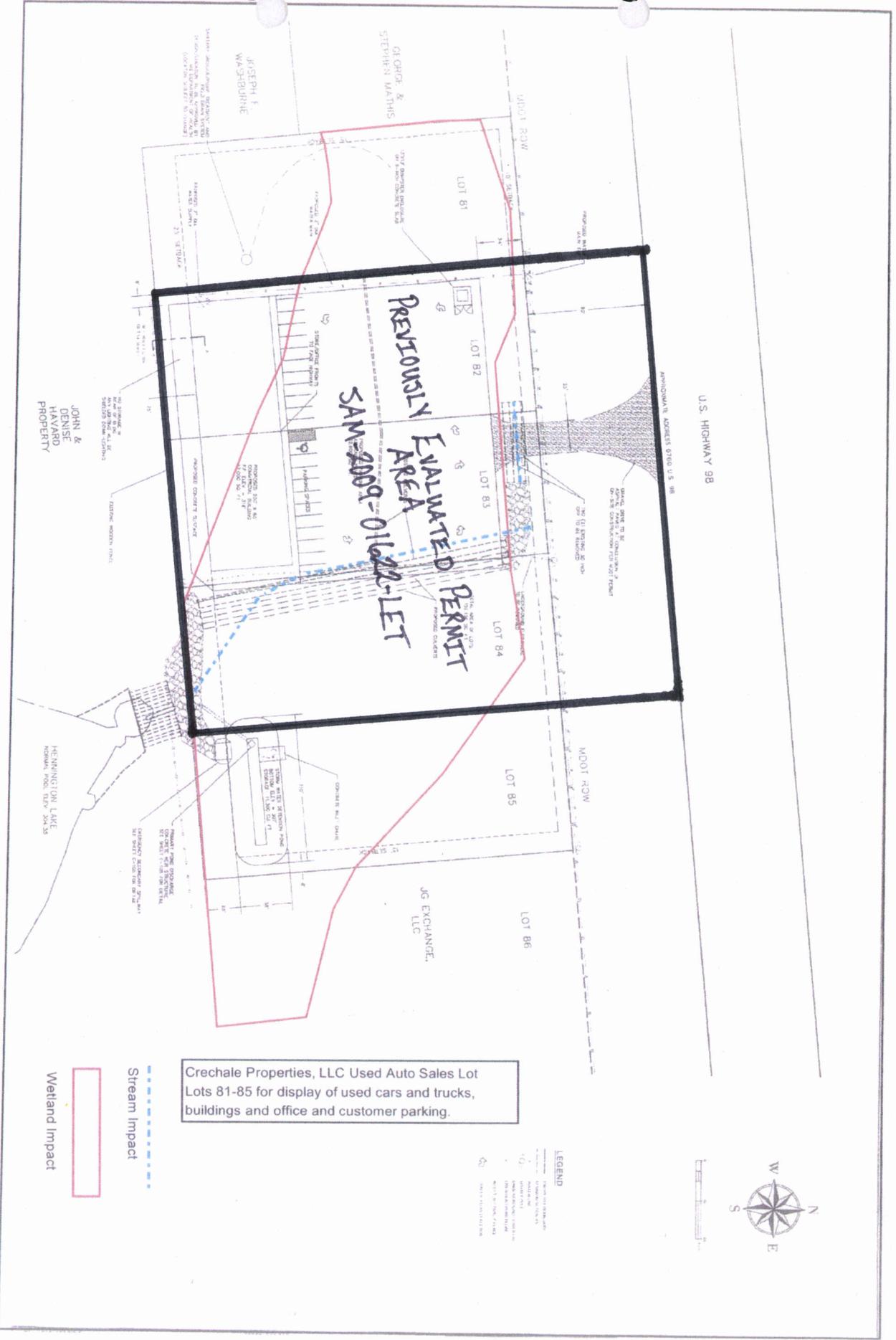
Crechale Properties, LLC Used Auto Sales Lot
 Lots 81-85 for display of used cars and trucks,
 buildings and office and customer parking.

-  Wetland Impact
-  Stream Impact

LEGEND

-  EXISTING STRUCTURE
-  PROPOSED STRUCTURE
-  EXISTING PARKING AREA
-  PROPOSED PARKING AREA
-  EXISTING EASEMENT
-  PROPOSED EASEMENT
-  STREAM
-  WETLAND





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 Lots 81-85 for display of used cars and trucks,
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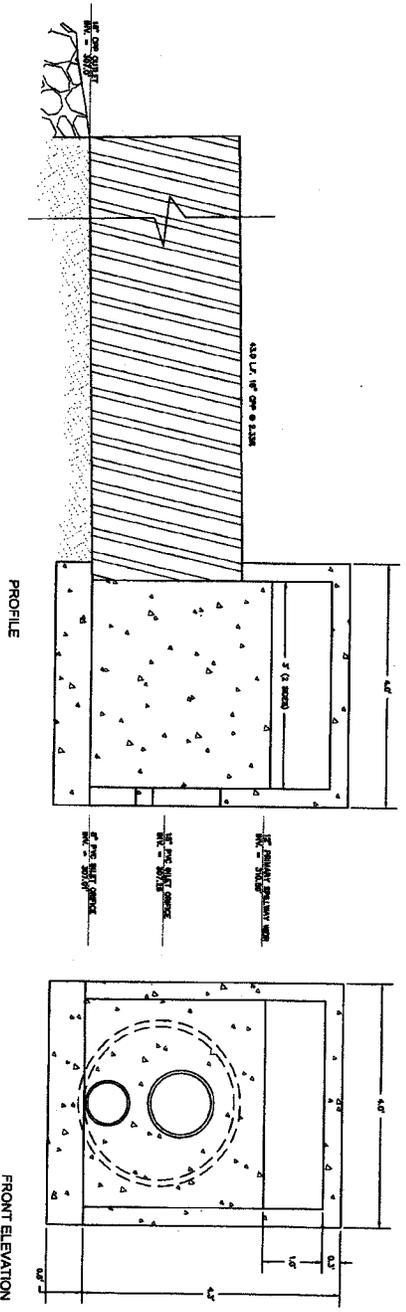
Legend

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-  Stream impact

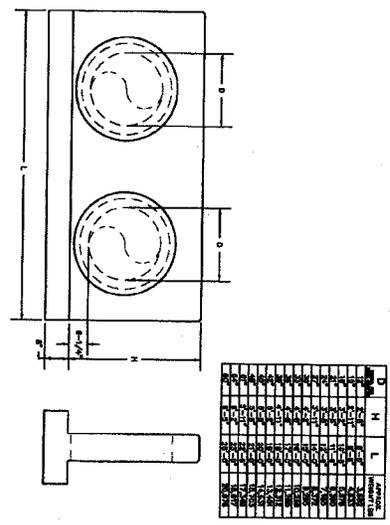
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Wetland Delineation

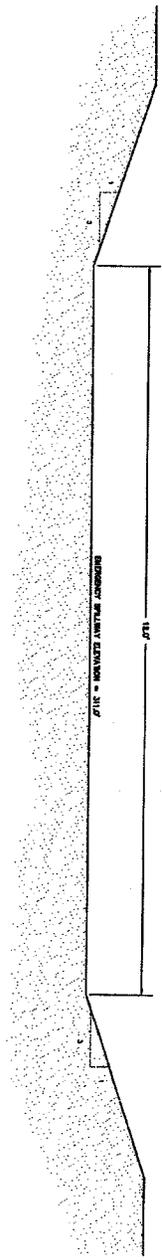
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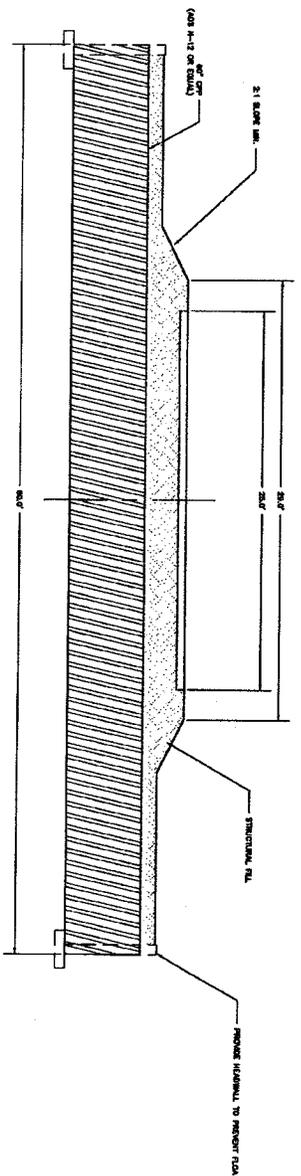
PRIMARY POND WEIR STRUCTURE DETAILS
NOT TO SCALE



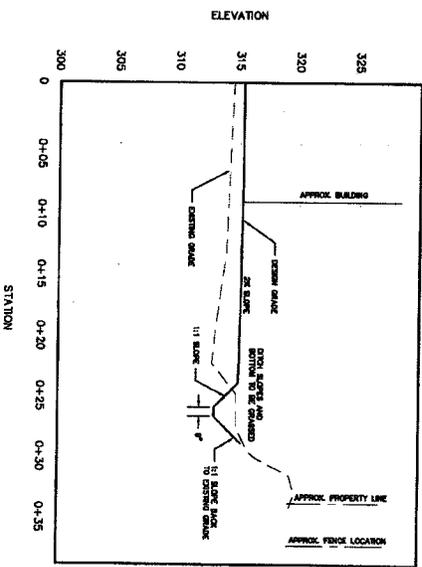
HEADWALL DOUBLE PIPE TYPICAL DETAIL
NOT TO SCALE



EMERGENCY SPILLWAY CROSS SECTION
NOT TO SCALE



ENTRANCE DRIVE SECTION
NOT TO SCALE



SECTION A-A'