



REPLY TO  
ATTENTION OF:

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

October 5, 2020

**CESAM-RD-M**  
**PUBLIC NOTICE NO. SAM-2019-00946-AMR**

**JOINT PUBLIC NOTICE**  
**U.S. ARMY CORPS OF ENGINEERS**

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**  
**OFFICE OF POLLUTION CONTROL**

**PROPOSED DISCHARGE OF FILL INTO 3.47 ACRES OF WETLANDS ASSOCIATED WITH**  
**COMMERCIAL RETAIL DEVELOPMENT, HATTIESBURG, FORREST 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 .Please communicate this information to interested parties.

APPLICANT: **Oak Grove Land Co., Inc.**  
Attention: Katherine Driskell  
P.O. Box 15007  
Hattiesburg, MS 39404

AGENT: **Pittman Environmental Services, LLC**  
Attention: Bart Pittman  
P.O. Box 1926  
Purvis, Mississippi 39475

LOCATION: The project is located north of Evelyn Gandy Parkway, approximately 2.5 miles southeast of the U.S. Highway 59 and Mississippi State Highway 42 intersection, near Hattiesburg, Forrest County, Mississippi, at Latitude 301.360473 North, Longitude 89.290419 West.

WORK DESCRIPTION: The applicant is proposing the development of a 12.37-acre property for commercial retail use comprised of 21,153 sq. ft. of building space with parking for 10 individual buildings. The activity will require the filling of 3.47 acres of wetland with an estimated 25,000 cubic yards of earthen fill. The total area of paving will be approximately 252,976 sq. ft. or 5.8 acres. The individual buildings will range from 1,800 sq. ft. to 2,550 sq. ft.

PURPOSE: The purpose is to provide commercial space support for commercial retail business along Evelyn Gandy Parkway.

**MITIGATION:** Impacts to 3.47 acres of wetlands will be compensated for through the purchase of mitigation credits.

**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.

**HISTORIC PROPERTIES/CULTURAL RESOURCES:** In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to effect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the USACE has determined that the permit area is the entire 12.37 acre project site. The USACE has determined that the proposed project would have "No Effect" to cultural resources in the permit area. Several surveys have been conducted near the area which revealed that there were no historical property identified nearby. Additionally, the project site was previously disturbed by clearing for pasture leaving very little possibility that there would be intact artifacts in the permit area. However, we are seeking comment from the State Historic Preservation Officer, Federally--recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work.

**THREATENED AND ENDANGERED SPECIES:** Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated the following species may be present within the project area: the Black Pine Snake (*Pituophis melanoleucus lodingi*) (T), Dusky Gopher Frog (*Rana sevosa*) (E), Gopher Tortoise (*Gopherus polyphemus*) (T), Gulf Sturgeon (*Acipenser oxyrinchus desotoi*) (T), Louisiana Quillwort (*Isotes louisianensis*), Pearl Darter (*Percina aurora*) (T), Wood Stork (*Mycteria americana*) (T), and Yellow Blotched Map Turtle (*Graptemys flavimaculata*) (T). The review of the above species suggests that the proposed activity will have no effect on the listed species with the exception of the Wood Stork. The project is not likely to adversely affect the Wood Stork. This determination is being coordinated with the U.S. Fish and Wildlife Service via this public notice and will be submitted to the National Marine Fisheries Service for coordination via their website.

**ESSENTIAL FISH HABITAT:** This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The project area includes no resources that would be utilized by various life stages of various marine species. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries. 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.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be

based. 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 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, consideration of property ownership and, in general, the needs and welfare of the people.

The USACE 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 USACE 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. 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.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2019-00946-AMR** and should be directed to USACE, Mobile District, Regulatory Division, Attention: **Ms. Angela M. Rangel**, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to the Mississippi Department of Environmental Quality, Office of Pollution Control, Environmental Permitting Division, Attention: **Ms. Florance Bass**, 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 email at [angela.m.rangel@usace.army.mil](mailto:angela.m.rangel@usace.army.mil). Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

Enclosures



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



PROPOSED TOTAL WETLAND  
IMPACT: 118,599 SQ. FT. OR  
2.72 ACRES PREVIOUSLY  
PERMITTED:  
18,629 SQ. FT. OR 0.43 ACRES  
ADDITIONAL PERMITTING:  
99,970 SQ. FT. OR 2.29 ACRES

WETLAND AREA

WETLAND AREA

2100 S.F.

2100 S.F.

2100 S.F.

1800 S.F.

2550 S.F.

1800 S.F.

2550 S.F.

1800 S.F.

2550 S.F.

1800 S.F.

PROPOSED TOTAL WETLAND  
IMPACT: 32,656 SQ. FT. OR  
0.75 ACRES PREVIOUSLY  
PERMITTED:  
2,694 SQ. FT. OR 0.06 ACRES  
ADDITIONAL PERMITTED:  
29,962 SQ. FT. OR 0.69 ACRES

PROPOSED 24" CPP

PROPOSED 30" CPP

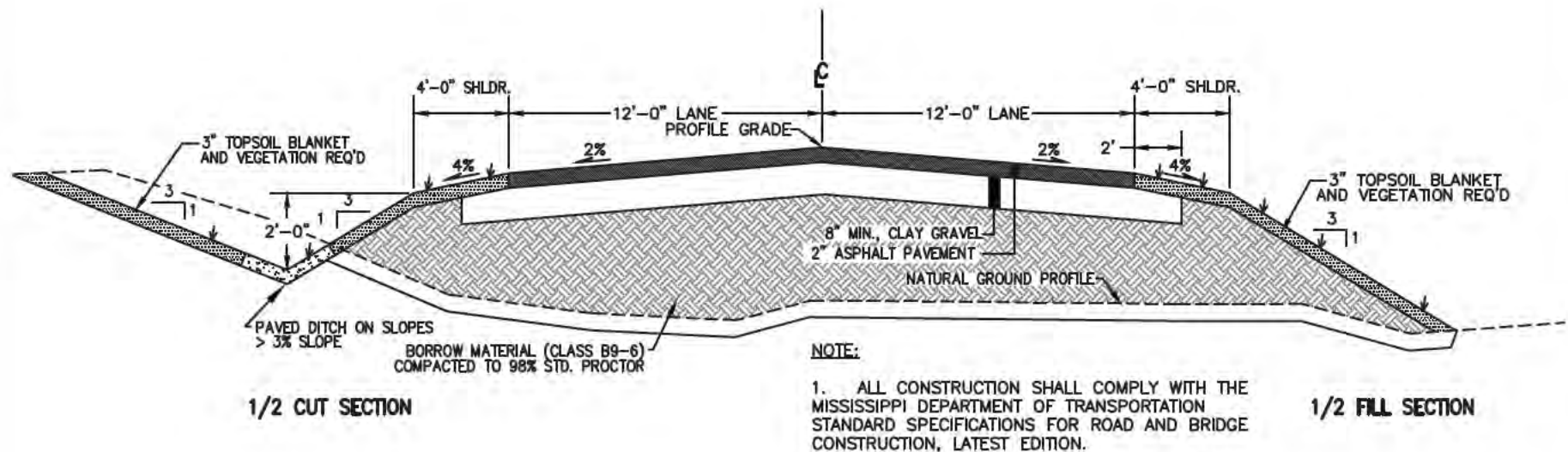
PROPOSED 24" CPP

TOTAL SQ. FT. OF BUILDINGS: 21,153 SQ. FT. OR 0.49 ACRES  
TOTAL AREA OF PAVING: 252,976 SQ. FT. OR 5.80 ACRES



P.O. Box 1609 / PO Box, Mississippi 39475  
(601) 794-4300 / Fax: (601) 794-4376 / [info@andrewsengineering.net](mailto:info@andrewsengineering.net)





**TYPICAL ROADWAY SECTION**  
N.T.S.

PREPARED BY



P.O. Box 1935 / Purvis, Mississippi 39475  
Phone: (601) 794-4565 Fax: (601) 794-4576

**TYPICAL ROAD SECTION**  
SECTION 34, TOWNSHIP 5 NORTH, RANGE 13 WEST  
FORREST COUNTY, MISSISSIPPI  
SEPTEMBER 18, 2019

DWG.  
**2**