



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2023-00428-GSC

July 27, 2023

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)

PROPOSED WETLAND FILL FOR EXPANSION OF A RESIDENTIAL SUBDIVISION
(COPPERFIELD PHASE III), HATTIESBURG/OAK GROVE, LAMAR COUNTY, MISSISSIPPI]

TO WHOM IT MAY CONCERN:

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

APPLICANT: Kings Mill, LLC
Attention: Mr. Richard Hiatt
15 Keystone Drive, Suite C
Hattiesburg, Mississippi 39404

AGENT: Pittman Environmental Services, LLC
Attention: Mr. Bart Pittman
P.O. Box 1926
Purvis, MS 39474

LOCATION: The project is located adjacent to Bellewood Road and Rosemont Drive, Section 20, Township 4 N, Range 14 W, Latitude 31.297471 N, Longitude -89.420927W, within the Little Black Creek-Black Creek Basin (8-digit USGS HUC: 03170007), Hattiesburg, Lamar County, Mississippi.

PROPOSED WORK: The applicant proposes to develop phase 3 of the existing Copperfield residential subdivision. This phase requires fill impacts to 1.08 acres of wetlands associated with the construction of 108 residential lots. The total project site is approximately 60 acres in size of which 2.59 acres have been identified as wetlands. Impacts include the discharge of approximately 20,000 cubic yards of clean fill material into 1.08 acres of palustrine forested wetlands. The applicant proposes to purchase the required mitigation credits from a USACE approved mitigation bank within the service area or utilize the Mobile District proximity multiplier for mitigation purchase outside of the service area if no mitigation banks are available within the service area.

WATER QUALITY: The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. The applicant has conducted a pre-filing meeting with the Mississippi Department of Environmental Quality (MDEQ) on June 28, 2022. 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: 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 affect historic properties. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of the entire undertaking in waters of the United States, which includes the footprint of the proposed fill areas. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate the following federally-listed species are known or expected to occur within the project area: Gopher Tortoise (T), Black Pine Snake (T), Dusky Gopher Frog (E), Louisiana Quillwort (E), and Wood Stork (T). At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

COMMENTS: 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 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 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, 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 Corps of Engineers 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-2023-00428-GSC** and should be directed to the District Engineer, Mobile , District, Regulatory Division, Mobile, Post Office Box 2288, Mobile, Alabama 36628 0001, Attention: Mr. Greg Christodoulou, or submitted electronically at Gregory.s.christodoulou@usace.army.mil, Phone: 251-387-1066. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225.

All comments should be received no later than 30 days from the date of this Public Notice.

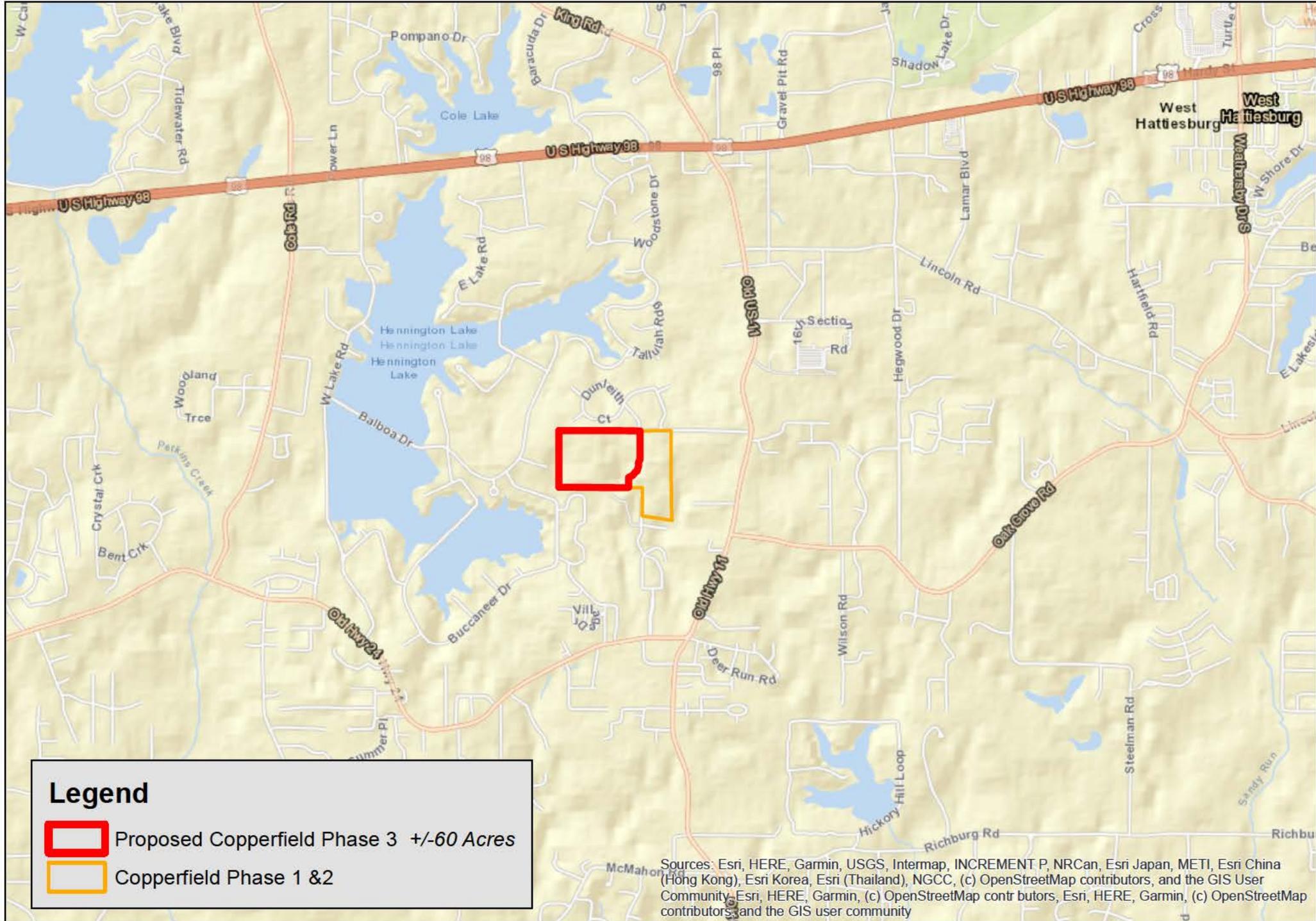
For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

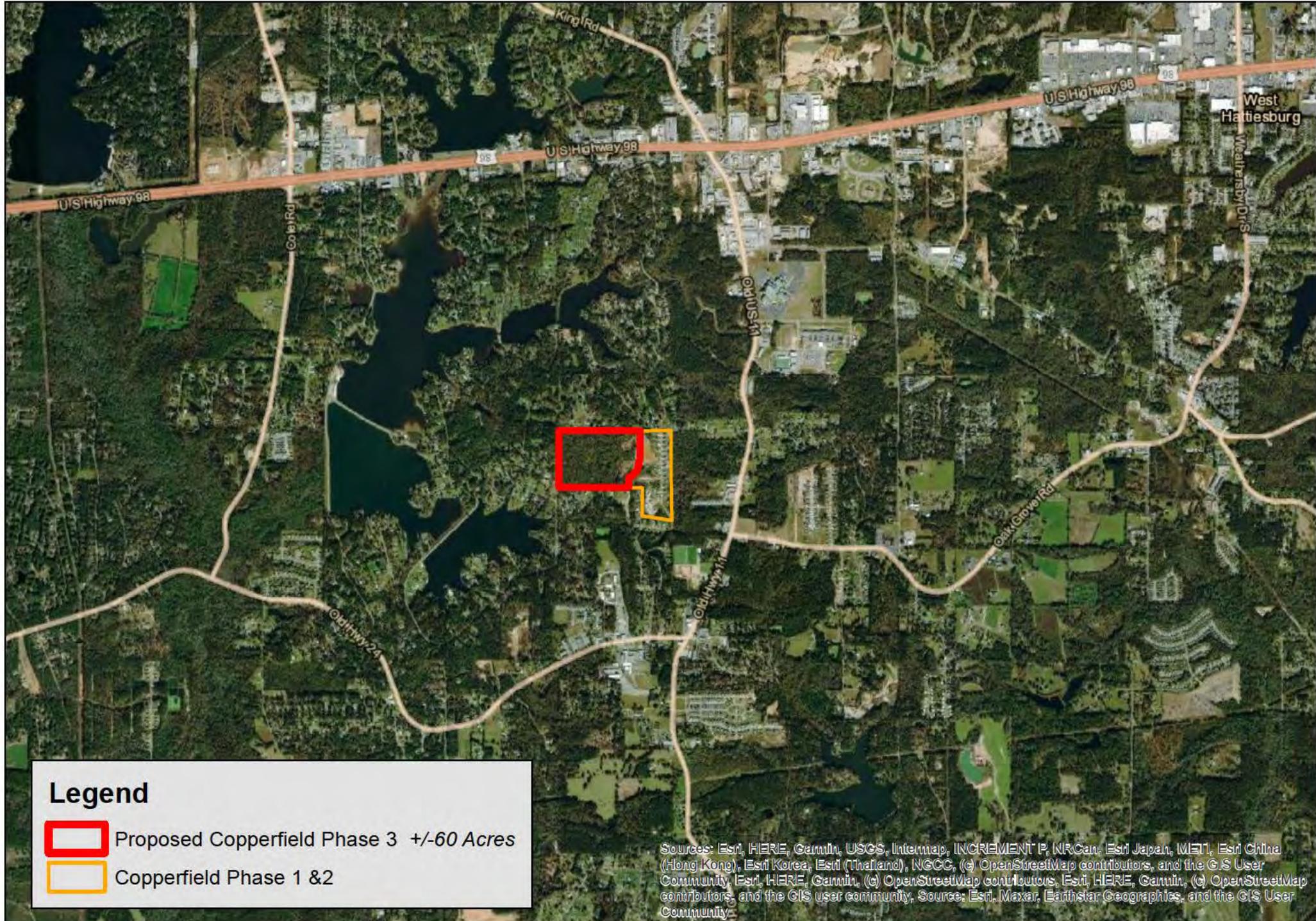
MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments

SAM-2023-00428; Kings Mill, LLC
Proposed Copperfield Subdivision Phase 3
Bellewood Road, Oak Grove, MS

31.297637, -89.419678
Section 20, T-4N, R-14W
Lamar County, MS





Legend

-  Proposed Copperfield Phase 3 +/-60 Acres
-  Copperfield Phase 1 & 2

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

PRELIMINARY PLAT FOR
COPPERFIELD SUBDIVISION
 PHASE 3
 DEVELOPER: KINGSMILL, LLC
 LAMAR COUNTY, MISSISSIPPI

**Alternative B, 108 lots, 1.08 Acres of
 Wetland Impact**



- NOTES:
- ALL BEARINGS WERE OBTAINED USING A TOPCON HATCH GA OPEN LENSES, RTK GPS/COMMS SYSTEM, AND BASED UPON THE NAD 1983, NAD 88 MEPC EAST.
 - PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - ZONED "M" (1/2 ACRE LOTS) (REQUESTING 1/3 ACRE LOTS)
 - CHANGE AND UTILITY EASEMENTS ARE BEING REQUESTED ALONG ALL LOT LINES.
 - SETBACK LINES:
 FRONT AND REAR: 25'
 SIDE: 10'
 ACCESSORY BUILDINGS: SETBACK IS 50' FROM R.O.W.
 - REFERENCE MATERIALS:
 A) LAMAR COUNTY OWNERSHIP MAP
 B) WARRANTY DEED: RENE MOONNY DALE WARRANT LINTO RICHARD EDWARD SILE DATED MAY 28, 2014, BOOK 23-4 PAGE 834
 C) WARRANTY DEED: GENERAL HOMES, INC WARRANT LINTO CHRIS BUCKLEY DATED SEPT. 27, 2004
 D) WARRANTY DEED: MICHAEL LOUIS WARRANT LINTO PAI RYAN DATED JULY 31, 1998
 E) WARRANTY DEED: ROBERT DOUGLAS WARRANT LINTO THURMAN NORTON DATED NOV. 7, 1990
 F) WARRANTY DEED: BIRD INVESTMENTS, INC WARRANT LINTO GENINA KOWAL, INC. DATED FEB. 14, 2006
 - UTILITIES:
 1. (WATER) NORTH LAMAR WATER ASSOCIATION WILL SERVE THIS AREA - SIZE TO BE DETERMINED
 2. (SEWER) SEWAGE WILL BE COLLECTED BY S&H UTILITIES BY A LOW PRESSURE SYSTEM.

PROPOSED WETLAND FILL IMPACT, 1.08 ACRES
 20,000 CY Fill Required

1.49 Acres Wetland/OW's
 Avoided Reduction of
 Impacts from Original Site
 Plan, Alternative A

PROJECT NO. 2308	SCALE 1" = 100'	DATE 3/2023
CITY OF LAMAR	1" = 100'	DATE 3/2023
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CITY OF LAMAR	1" = 100'	DATE 3/2023

DRAWN: 3/2023
 O'NEAL-ROD ENGINEERING, INC.
 P.O. BOX 588 WIGGINS MS 38477
 PHONE: (662) 588-2888
 FAX: (662) 588-2888
 EMAIL: info@oneal-rod.com

PRELIMINARY PLAT FOR
COPPERFIELD SUBDIVISION
PHASE 3
 DEVELOPER: KINGSMILL, LLC
 LAMAR COUNTY, MISSISSIPPI
 "TYPICAL FILL SECTION"

