



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
CPT America, LLC.
Attention: Jaewoo Ahn

Published: December 3, 2025
Expires: January 2, 2026

**Mobile District
Permit Application No. SAM-2025-00869-KLC**

**JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS
(USACE)**

**ALABAMA DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT (ADEM)**

TO WHOM IT MAY CONCERN: The Mobile 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). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Jaewoo Ahn
CPT America, LLC.
121 ILJI Drive
Luverne, AL 36049

AGENT: Eric Clemmons
Wildland Services, LLC.
P.O. Box 469
Auburn, AL 36831

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Chewacla Creek. The project area is located at 3308 Industrial Park Road, in Section 13, Township 017 N, Range 023 E, at Latitude 32.4587 and Longitude -85.6999, in Tuskegee, Macon County, Alabama.

EXISTING CONDITIONS: The project area consists of a 76.7-acre site located within an existing industrial complex. The parcel is primarily undeveloped, featuring a road and small portions of a cleared area, with the remaining parcel a mixed hardwood/pine forest. Aquatic resources on site include four areas of forested wetlands, three intermittent stream segments, one perennial stream segment, and one ephemeral stream feature.

PROJECT PURPOSE:

Basic: The Corps has determined the basic project purpose is to increase auto parts manufacturing.

Overall: The construction of an auto parts manufacturing facility located along the I-85 corridor near other auto industry facilities.

PROPOSED WORK: The applicant requests authorization to permanently fill 0.95 acre of freshwater, nontidal wetlands and 203 linear feet of intermittent stream for the construction of an auto parts manufacturing facility to include grading and the construction of a commercial building, fire road, and stormwater retention pond.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: "From an overall standpoint, the final plan removed 1.36 acres of wetlands impacts." The applicant provided avoidance and minimization information through the site selection and the configuration of the proposed facility. The Corps has not verified the adequacy of the applicant avoidance and minimization efforts at this time.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: "To mitigation for the proposed impacts to "Waters of the U.S.", the applicant is proposing to purchase stream and wetlands credits from a USACE approved mitigation bank located within the primary service watershed (03150110)." The Corps has not verified the adequacy of the applicant's mitigation proposal at this time.

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.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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) was used 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.

Preliminary review indicates that the following species have the potential to occur in the vicinity of the proposed project: Alligator snapping turtle (*Macrochelys termminkii*), Finlined pocketbook (*Hamiota altilis*), Monarch butterfly (*Danaus plexippus*), Ovate

clubshell (*Pleurobema perovatum*), Southern clubshell (*Pleurobema decisum*), Tricolored bat (*Perimyotis subflavus*), and Whooping crane (*Grus americana*). There is no designated critical habitat within the action area.

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

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 may be required from the Alabama Department of Environmental Management (ADEM). The applicant will apply for certification from the State of Alabama in accordance with Section 401 (a)(1) of the Clean Water Act.

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 not 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, 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 Mobile District will receive written comments on the proposed work, as outlined above, until January 2, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Katherine Cummins at Katherine.L.Cummins@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Mobile District, Attention: Katherine Cummins, 100 West Oglethorpe Avenue, Savannah, Georgia 31401. Please refer to the permit application number in your comments. Copies of all comments should be furnished to Alabama Department of Environmental Management, Field Operations Division, at fieldmail@adem.alabama.gov, or sent to: ADEM Field Operations Division, PO Box 301463, Montgomery, Alabama 36110.

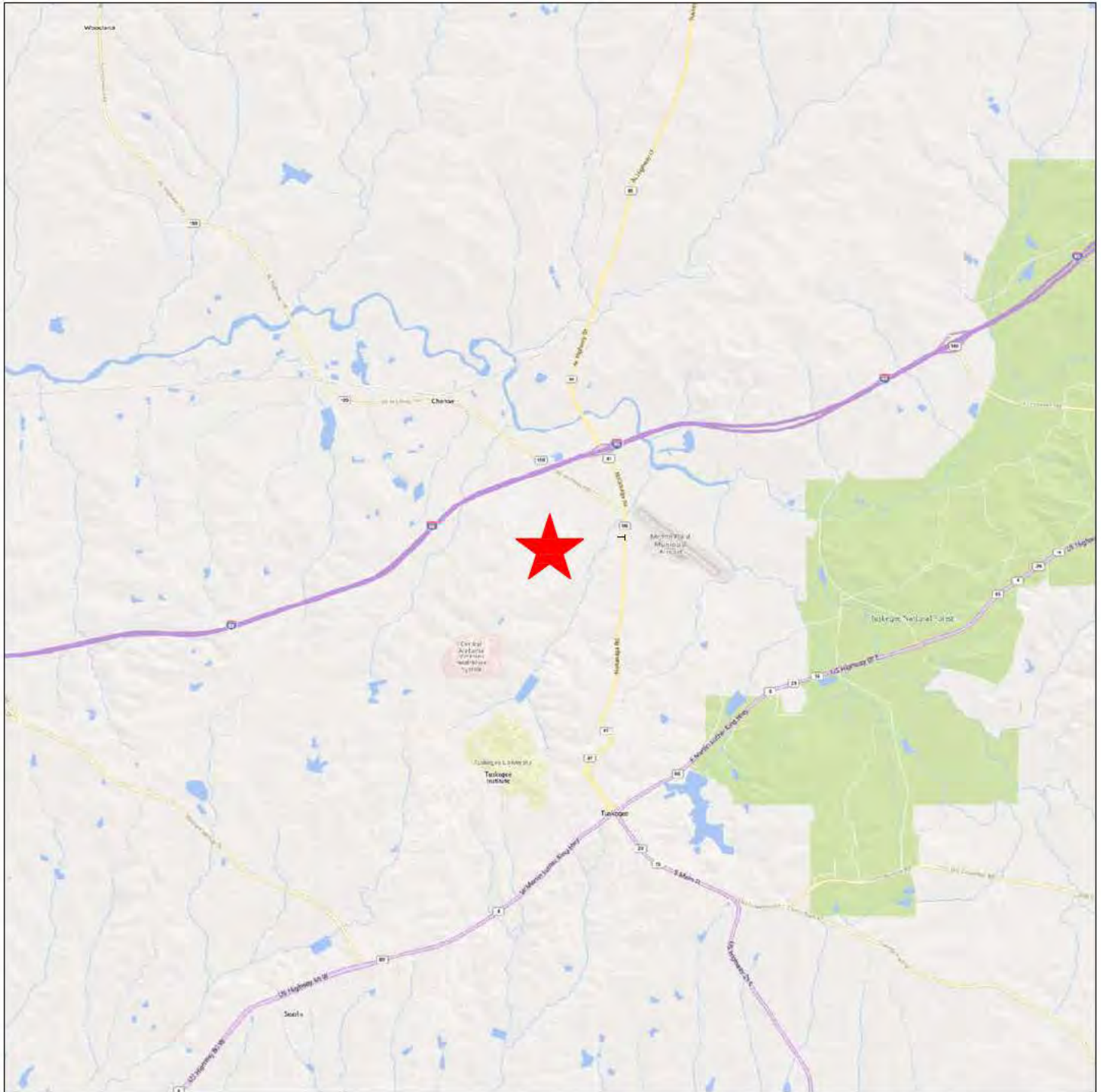
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.



Drawing by: Matthew Sprouse
334-391-2005 / www.wildlandservices.com



ITAC -MACON CO.
S13 T17N R23E
32.4587, -85.6999
TUSKEGEE, AL



LEGEND

Drawing Symbols

— Site Boundary

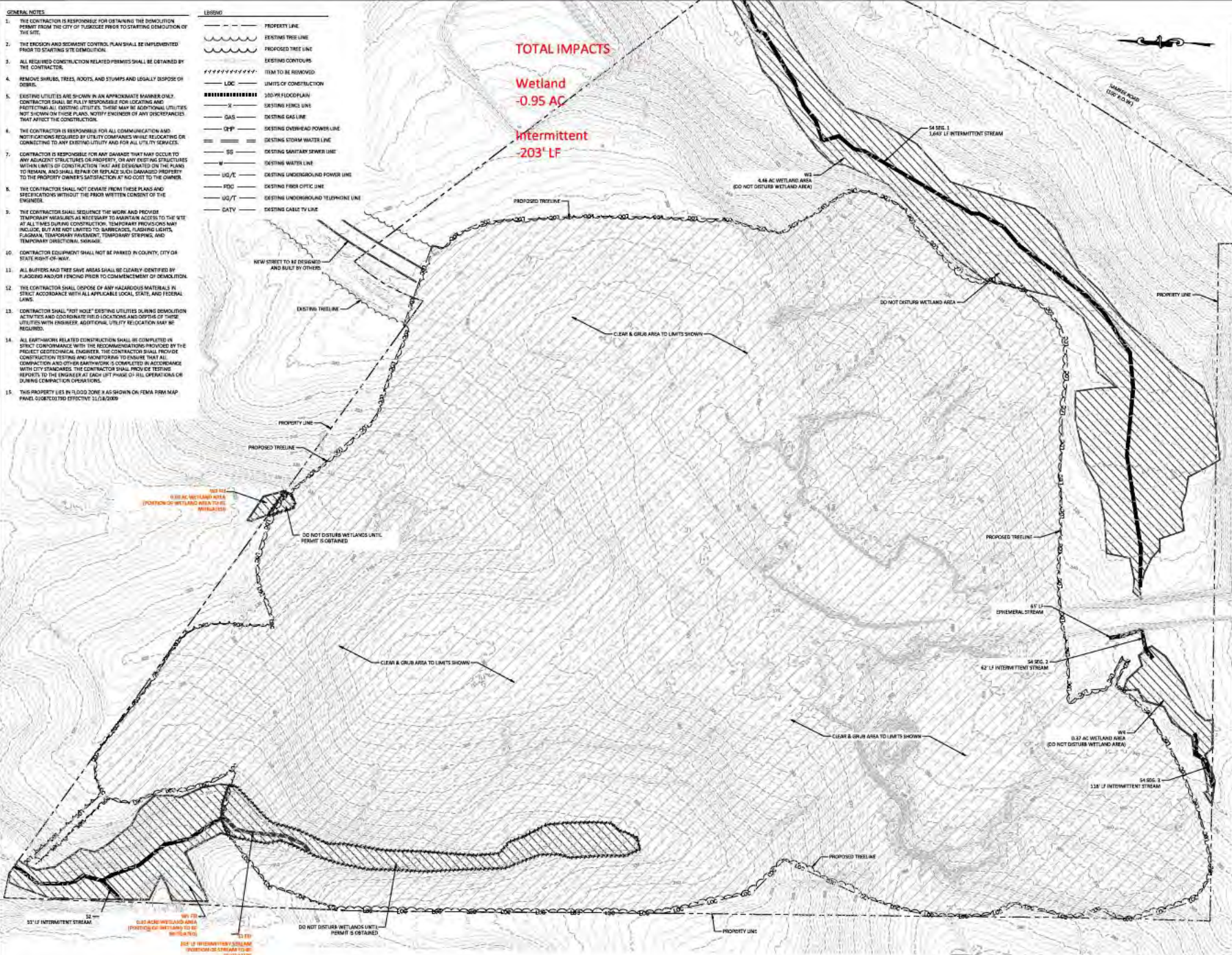
3/21/2025

Figure 1
Site Location Map

- GENERAL NOTES**
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE CITY OF TUSKEGEE PRIOR TO STARTING DEMOLITION OF THE SITE.
 - THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE IMPLEMENTED PRIOR TO STARTING SITE DEMOLITION.
 - ALL REQUIRED CONSTRUCTION RELATED PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
 - REMOVE SHRUBS, TREES, ROOTS, AND STUMPS AND LEGALLY DISPOSE OF DEBRIS.
 - EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES THAT AFFECT THE CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL COMMUNICATION AND NOTIFICATIONS REQUIRED BY UTILITY COMPANIES WHILE RELOCATING OR CONNECTING TO ANY EXISTING UTILITY AND FOR ALL UTILITY SERVICES.
 - CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT STRUCTURES OR PROPERTY. ON ANY EXISTING STRUCTURES WITHIN LIMITS OF CONSTRUCTION THAT ARE DEMONSTRATED ON THE PLANS TO REMAIN, AND SHALL REPAIR OR REPLACE SUCH DAMAGED PROPERTY TO THE PROPERTY OWNER'S SATISFACTION AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOT DEViate FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
 - THE CONTRACTOR SHALL SEQUENCE THE WORK AND PROVIDE TEMPORARY MEASURES AS NECESSARY TO MAINTAIN ACCESS TO THE SITE AT ALL TIMES DURING CONSTRUCTION. TEMPORARY PROVISIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, BARRICADES, FLASHING LIGHTS, FLAGMAN, TEMPORARY PAVEMENT, TEMPORARY STRIPING, AND TEMPORARY DIRECTIONAL SIGNAGE.
 - CONTRACTOR EQUIPMENT SHALL NOT BE PARKED IN COUNTY, CITY OR STATE RIGHT-OF-WAY.
 - ALL BARRIERS AND TREE SHADE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF DEMOLITION.
 - THE CONTRACTOR SHALL DISPOSE OF ANY HAZARDOUS MATERIALS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.
 - CONTRACTOR SHALL "POD HOLE" EXISTING UTILITIES DURING DEMOLITION ACTIVITIES AND CORRELATE FIELD LOCATIONS AND DEPTHS OF THESE UTILITIES WITH ENGINEER. ADDITIONAL UTILITY RELOCATION MAY BE REQUIRED.
 - ALL EARTHWORK RELATED CONSTRUCTION SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION TESTING AND MONITORING TO INSURE THAT ALL COMPACTION AND OTHER EARTHWORK IS COMPLETED IN ACCORDANCE WITH CITY STANDARDS. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE ENGINEER AT EACH LIFT PHASE OF FILL OPERATIONS OR DURING COMPACTION OPERATIONS.
 - THIS PROPERTY LIES IN FLOOD ZONE 1 AS SHOWN ON FEMA FIRM MAP PANEL 60207ZD02 THE EFFECTIVE DATE IS 11/09/09.

- LEGEND**
- PROPERTY LINE
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING CONTOURS
 - ITEM TO BE REMOVED
 - LIMITS OF CONSTRUCTION
 - 100 YR FLOODPLAIN
 - EXISTING FENCE LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING STORM WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND POWER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - EXISTING CABLE TV LINE

TOTAL IMPACTS
Wetland -0.95 AC
Intermittent -203' LF



By: **Pinnacle**
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1007 536 4th
3340 SATELLITE BLVD, SUITE 200A
SUMMER, GA
800-663-6636

Project Name:
**SITE DEVELOPMENT PLANS FOR
CPT AMERICA, LLC
SAMKEE RD.
TUSKEGEE, AL**

Rev.	Revised/Issued	Date

Scale:
DEMOLITION PLAN

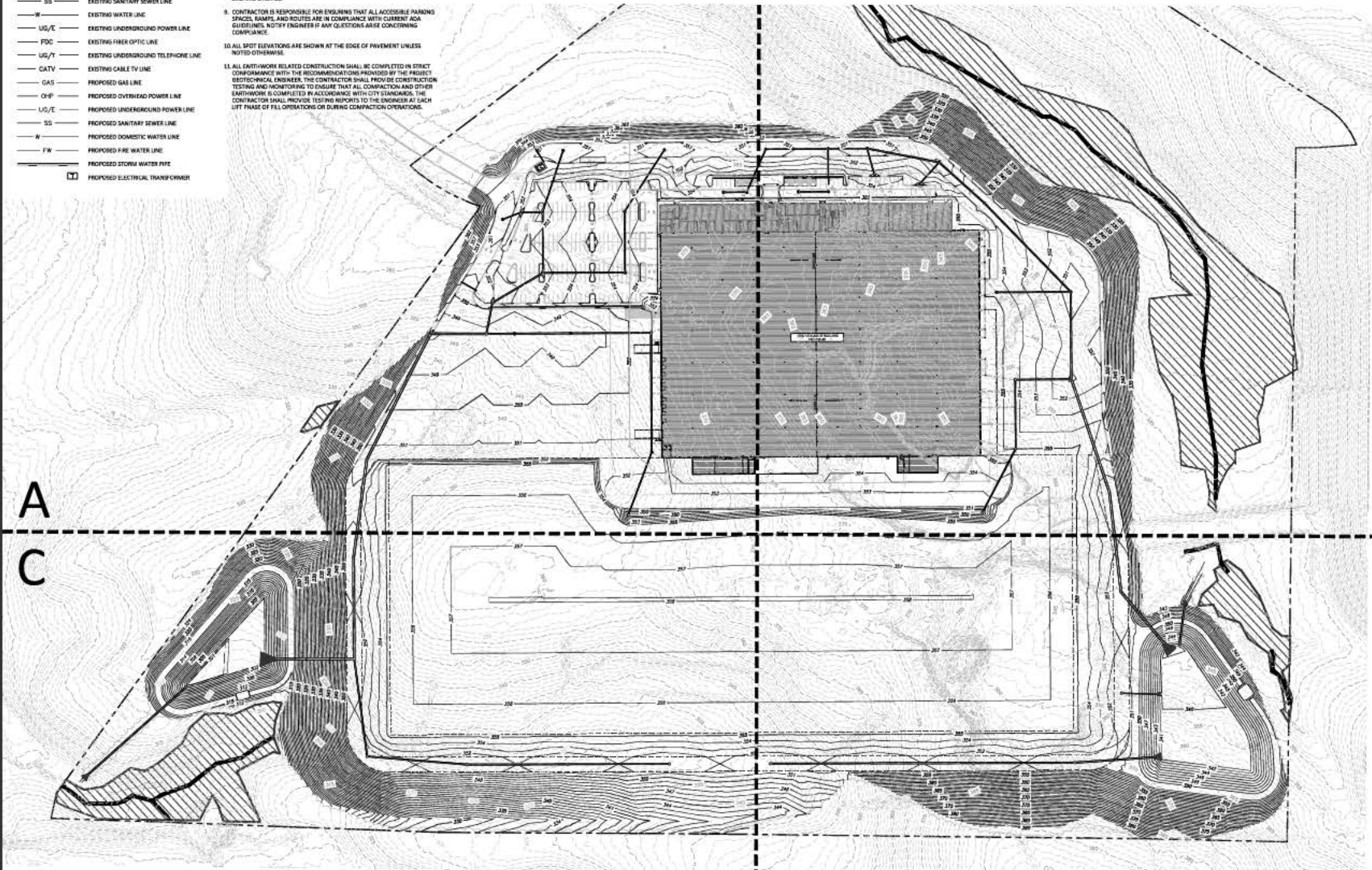
Sheet No. **063,025**
Date: **5-30-25**
C-1.0

LEGEND

- PROPERTY LINE
- - - - EXISTING TREE LINE
- ~~~~~ PROPOSED TREE LINE
- - - - EXISTING CONTOURS
- PROPOSED CONTOUR
- ⊕ 665.50 EXISTING SPOT ELEVATION
- ⊕ 665.50 PROPOSED SPOT ELEVATION
- - - - LOC LIMITS OF CONSTRUCTION
- ||||| 100-FH FLOORPLAIN
- - - - X EXISTING FENCE LINE
- GAS EXISTING GAS LINE
- - - - OHP EXISTING OVERHEAD POWER LINE
- - - - EXISTING STORM WATER LINE
- - - - SS EXISTING SANITARY SEWER LINE
- - - - W EXISTING WATER LINE
- - - - UG/E EXISTING UNDERGROUND POWER LINE
- - - - FOC EXISTING FIBER OPTIC LINE
- - - - UG/T EXISTING UNDERGROUND TELEPHONE LINE
- - - - CATV EXISTING CABLE TV LINE
- GAS PROPOSED GAS LINE
- - - - OHP PROPOSED OVERHEAD POWER LINE
- - - - UG/E PROPOSED UNDERGROUND POWER LINE
- - - - SS PROPOSED SANITARY SEWER LINE
- - - - W PROPOSED DOMESTIC WATER LINE
- - - - FW PROPOSED FIRE WATER LINE
- - - - PROPOSED STORM WATER PIPE
- PROPOSED ELECTRICAL TRANSFORMER

GENERAL NOTES

1. COORDINATE WITH CITY OF TUSKEGEE INSPECTIONS DURING CONSTRUCTION.
2. SEE ARCHITECTURAL PLANS FOR ACTUAL DOOR LOCATIONS AND OTHER BUILDING SPECIFICS. THERE SHALL BE A 3'0" LANDING AT ALL EXTERIOR DOOR LOCATIONS EXCEPT NO GREATER THAN 2'6" IN ALL DIRECTIONS.
3. RE-ESTABLISH ALL RIGHT OF WAY AREA WHICH IS DAMAGED OR DISTURBED TO ORIGINAL CONDITIONS OR BETTER DURING AUTHORIZED WORK. ALL WORK IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH APPLICABLE CITY SPECIFICATIONS.
4. ALL STORM WATER CONTROLS AND EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
5. ALL 10" RCP STORM PIPE SHALL BE CLASS II.
6. NO TRUCKS OR EQUIPMENT SHALL BE PARKED OR STORED ON CITY RIGHT-OF-WAY AT ANY TIME.
7. NO WORK SHALL BEGIN WITHOUT NOTIFICATION AND APPROVAL OF THE TUSKEGEE CITY ENGINEER.
8. CONTRACTOR SHALL CALL "ALABAMA ONE CALL" AND CONFIRM ALL UTILITIES HAVE BEEN LOCATED PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR LOCATING AND MARKING ALL EXISTING UTILITIES.
9. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE PARKING SPACES, DRIVEWAYS, AND ROADS ARE IN COMPLIANCE WITH CURRENT ADA GUIDELINES. NOTIFY ENGINEER IF ANY QUESTIONS ARISE CONCERNING COMPLIANCE.
10. ALL SPOT ELEVATIONS ARE SHOWN AT THE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
11. ALL EARTH-WORK RELATED CONSTRUCTION SHALL BE COMPLETED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION TESTING AND MONITORING TO INSURE THAT ALL CONSTRUCTION AND OTHER EARTHWORK IS COMPLETED IN ACCORDANCE WITH CITY STANDARDS. THE CONTRACTOR SHALL PROVIDE TESTING REPORTS TO THE ENGINEER AT EACH UTILITY PHASE OF FULL OPERATIONS OR DURING CONSTRUCTION OPERATIONS.



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Project Name
**SITE DEVELOPMENT PLANS FOR
 CPT AMERICA, LLC
 SAMKEE RD.
 TUSKEGEE, AL**



No.	Revision/Issue	Date

**GRADING & DRAINAGE
 PLAN**



Project No. **063,025** Sheet No. **C-3.0**
 Date **5-30-25**