



STATE OF MISSISSIPPI
PHIL BRYANT
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
GARY C. RIKARD, EXECUTIVE DIRECTOR

April 26, 2019

Certified Mail No. 7016 3010 0000 1327 2393

Mr. and Mrs. Amra and Hansa Patel
332 Bay Park Drive
Brandon, Mississippi 39047

Dear Mr. and Mrs. Patel:

Re: Cooperwood Senior Living
Rankin County
COE No. MVK2018550
WQC No. WQC2018055

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Office of Pollution Control (OPC) issues this Certification, after public notice and opportunity for public hearing, Amra and Hansa Patel, an applicant for a Federal License or permit to conduct the following activity:

Cooperwood Senior Living: Development of a state of the art senior living and memory care center. The purpose is to help meet the need and demand for senior care living within the surrounding Rankin County area. The proposed center would be accompanied by roadways, walkways, parking, and appropriate appurtenant structures. The overall master plan for development would consist of 64 assisted living units and 16 memory care units, and manage the current stormwater inflow/outflow into a walkable, landscaped water feature, linking the northern and southern portions of the site. The total project area is approximately 16 acres. Approximately 5.22 acres of wetlands that drain into Hog Creek, 577.14 linear feet of intermittent stream and 197.97 linear feet of ephemeral stream would be permanently impact the project. Mitigation has been proposed through the purchasing of credits from an approved mitigation bank. The site is located in Flowood, Rankin County, Mississippi. [MVK2018550, WQC2018055].

The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. All fill material and excavation areas shall have side slopes of at least 3:1 (horizontal: vertical) and shall be immediately seeded, stabilized and maintained.
2. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. In the event of any BMP failure, corrective actions shall be taken immediately.
3. Coverage under a Storm Water Construction General NPDES Permit shall be obtained prior to the start of construction activities. **No construction activities shall begin until such approvals are obtained.**
4. The post-construction Storm Water Management Plan, submitted by Waggoner Engineering, Inc. received on April 25, 2019, shall be implemented concurrent with project construction and properly maintained.
5. Mitigation for the impacts of 5.22 acres of wetlands, 577.14 linear feet of intermittent stream, and 197.97 linear feet of ephemeral stream shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and should be based upon that required for impacting 5.22 acres of wetlands, 577.14 linear feet of intermittent stream, and 197.97 linear feet of ephemeral stream. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland areas.
6. The development shall connect to an Office of Pollution Control approved wastewater collection and treatment system. **No construction shall begin until all wastewater approvals are obtained.**
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units.
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse.

The Office of Pollution Control also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

April 26, 2019

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If we can be of further assistance, please contact us.

Sincerely,



Krystal Rudolph, P.E., BCEE
Chief, Environmental Permits Division

KR: mhg

cc: Samantha Thompson, U.S. Army Corps of Engineers, Vicksburg District
Tamara Campbell, U.S. Fish and Wildlife Service
Molly Martin, Environmental Protection Agency
Bill Tomlinson, Sustainable Resources Managers, LLC

