



**STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY**

August 23, 2022

Mr. Thomas Cook
BCS Development Company
Post Office Box 6020
Ridgeland, Mississippi 39158

Dear Mr. Cook:

Re: BCS Development Company
Roderick Griffin Street East
Rankin County
COE No. MVK2020214
WQC No. WQC2022018

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, to BCS Development Company, an applicant for a Federal License or permit to conduct the following activity:

BCS Development Company, Roderick Griffin Street East: Project to conduct regulated activities in "Waters of the U.S." for the purpose of constructing a mixed-use commercial development in Rankin County, Mississippi. The mixed-use commercial development will include the construction of two (2) primary buildings positioned within the northwest portions of the site, which will serve as the cornerstone of the project. The development will also include the construction of interior access roads to include Roderick Street, Griffin Street, and Garnett Drive which will allow for connectivity to Grants Ferry Parkway and U.S. Highway 80. To support the project, parking and access will be provided within the lot. Additionally, installation of stormwater drainage, associated utilities, curb and gutter, and asphalt paving will be included. A detention basin will be constructed along the east boundary of Roderick Street to service the proposed development. The stormwater management plan is designed in accordance with the City of Brandon's stormwater management requirements and the Mississippi Department of Environmental Quality's (MDEQ) specific design criteria.

Approximately 0.18 acres of forested wetlands, 3.55 acres of scrub shrub wetlands, and 0.17 acres of emergent wetlands will be impacted by the proposed

development of the property. Compensatory mitigation credits from a USACE Vicksburg District approved mitigation bank will be purchased to offset unavoidable impacts to jurisdictional waters. The project is located at along U.S. Highway 80 and Paige McDill Road in Brandon, Rankin County, Mississippi [MVK2020214, WQC2022018].

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. The development shall connect to an MDEQ Office of Pollution Control approved wastewater collection and treatment system. (Statement C) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
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. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the event of any BMP failure, corrective actions shall be taken immediately. (Statement B) (11 Miss. Admin Code Pt. 6, R. 1.1.1.B.)
3. For projects greater than five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall obtain the necessary coverage under the State of Mississippi's Large Construction Storm Water General NPDES Permit. For projects greater than one, to less the five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall follow the conditions and limitations of the State of Mississippi's Small Construction Storm Water General NPDES Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. (Statement B & C) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
4. The post-construction storm water plan, submitted by Benchmark Engineering and Land Surveying, LLC via email on July 24, 2022, shall be implemented concurrent with project construction and maintained as proposed. (Statement B) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (9))
5. Mitigation for the impacts to 0.18 acres of forested wetlands, 3.55 acres of scrub shrub wetlands, and 0.17 acres of emergent wetlands 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 0.18 acres of forested wetlands, 3.55 acres of scrub shrub wetlands, and 0.17 acres of emergent wetlands. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the

commencement of any work in the wetland or stream areas. (Statement A & D)
(11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))

6. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A)
(11 Miss. Admin. Code Pt. 6, R. 2.2.A.)
7. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

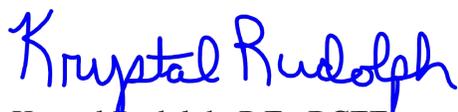
As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for the Department to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams
- (B) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (C) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (D) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.

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.

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 you have any questions, please contact Carrie Barefoot at (601) 961-5249.

Sincerely,



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

KR: chb

cc: Tarmiko Graham, U.S. Army Corps of Engineers, Vicksburg District
David Felder, U.S. Fish and Wildlife Service
Bill Ainslie, Environmental Protection Agency
Jeff Bagley, Benchmark Engineering & Surveying, LLC