



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	<u>MVK-2020-214</u>
EVALUATOR:	<u>Ms. Tarmiko Graham</u>
PHONE NO.:	<u>(601) 631-5540</u>
E-MAIL:	<u>Tarmiko.V.Graham@usace.army.mil</u>
DATE:	<u>March 30, 2022</u>
EXPIRATION DATE:	<u>April 19, 2022</u>

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Mississippi Department of Environmental Quality are considering an application for a Department of the Army Permit and State Water Quality Certification for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, and the Mississippi Department of Environmental Quality at Post Office Box 2261, Jackson, Mississippi 39225-2261, and must reach these offices by the cited expiration date.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and/or fill material into waters of the United States.

Name of Applicant:
Mr. Thomas Cook
BCS Development, LLC
Post Office Box 6020
Ridgeland, Mississippi 39158

Name of Agent:
Mr. Clay Cromwell
Headwaters, Incorporated
Post Office 2836
Ridgeland, Mississippi 39158

Location of Work: Section 13, T5N-R3E, Latitude 32.279027, Longitude -89.939176, within the Pearl River Drainage Basin (8-digit USGS HUC 03180002), Rankin County, Mississippi.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to conduct regulated activities in “Waters of the U.S.” for the purpose of a mixed-use commercial development in Rankin County, Mississippi.

BCS Development Company, LLC is proposing to construct a mixed-use commercial development within the City of Brandon, Rankin County, Mississippi. The proposed project is intended to provide additional retail, commercial and office space for the City of Brandon, Rankin County community. The location of the site is within the growth zone and is intended to support the organic growth of the community.

The proposed development would include the completion of interior access roads to include Roderick Street, Griffin Street and Garnett Drive. These infrastructure improvements would provide connectivity to Grants Ferry Parkway and U.S. Highway 80. The infrastructure has been designed to allow the proposed mixed use commercial development within this complex.

The proposed mixed use commercial development would include the construction of two (2) primary buildings positioned within the northwest portions of the site. The buildings would include a mixed-use retail and commercial project as a cornerstone of the project. To support the proposed project, parking and access would be provided within the lot. Access would be provided from the proposed access road, previously described.

Other phases of construction would include installation of stormwater drainage, associated utilities, curb and gutter, and asphalt paving. A detention basin would be constructed along the east boundary of Roderick Street to service the proposed development. The stormwater management plan would be designed in accordance with the City of Brandon’s stormwater management requirements and the Mississippi Department of Environmental Quality’s (MDEQ) specific design criteria.

The following is a breakdown of the identified aquatic habitats found within the project site:

- Forested wetlands 0.97 acres
- Scrub shrub wetlands 4.38 acres
- Emergent wetlands 0.93 acres
- Ephemeral stream 339 linear feet

Approximately 0.18 acres of forested wetlands, 3.55 acres of scrub shrub wetlands, and 0.17 acres of emergent wetlands would be impacted through the proposed development of the subject property. Approximately 15,000 cubic yards of silty clay material would be placed in the jurisdictional areas.

The Applicant proposes to purchase the required compensatory mitigation credits from a USACE Vicksburg District approved mitigation bank.

The dominant vegetation within the project area consists of green ash (*Fraxinus pennsylvanica*), sycamore (*Platanus occidentalis*), and swamp chestnut oak (*Quercus michauxii*) with occurrences of black willow (*Salix nigra*), cottongrass bulrush (*Scirpus cyperinus*), groundsel tree (*Baccharis halimifolia*), Chinese privet (*Ligustrum sinense*), bushy bluestem (*Andropogon glomeratus*), and cattail (*Typha domingensis*). Soil within the project area consists of Oaklimer silt loam and Savannah loam.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties. A historic properties investigation has been conducted within the permit area. No sites determined eligible for, or listed on, the National Register of Historic Places are within the permit area or affected area.

Endangered Species: Threatened and Endangered Species for this area include the Northern long-eared bat and Wood stork. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service, the Corps has determined that the proposed activity would have no effect on these species or their habitats.

Floodplain: In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The project is not located within the 100-year floodplain.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact 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 may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

Anthony R Lobred
for Bryan Williamson
Chief, Permit and Evaluation Branch
Regulatory Division

Legend
Project Site (17.32 ac)



Esri, HERE, Garmin, (c) OpenStreetMap contributors

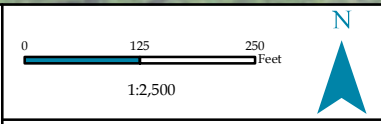


BCS Development Company, LLC

Roderick - Griffin Street East

Sec. 13 - T 5N - R 3E
Rankin County, Mississippi

[Site Location Map](#)



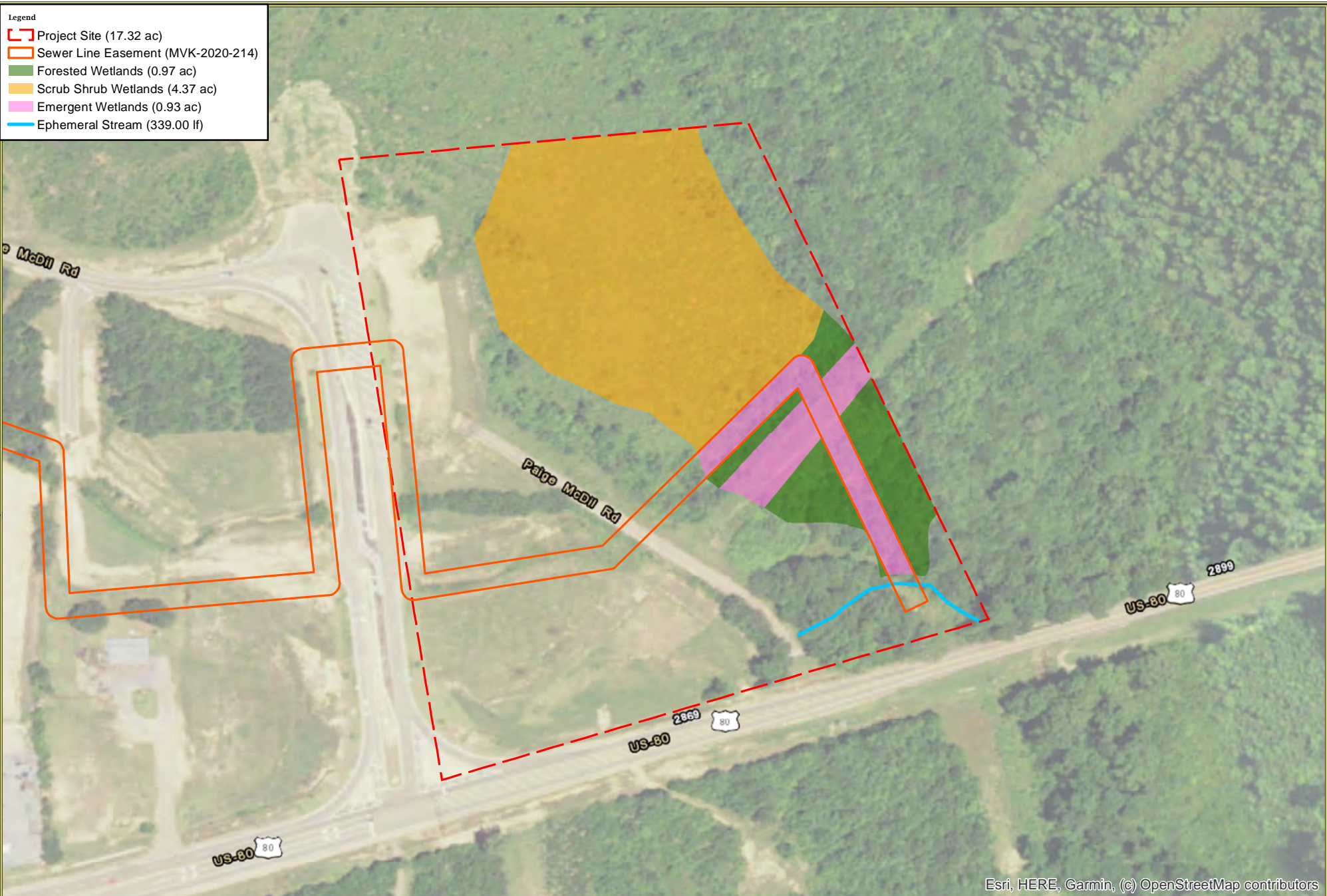
NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap

Date Created: 11/18/2021

Created by: JDL

- Legend
- Project Site (17.32 ac)
 - Sewer Line Easement (MVK-2020-214)
 - Forested Wetlands (0.97 ac)
 - Scrub Shrub Wetlands (4.37 ac)
 - Emergent Wetlands (0.93 ac)
 - Ephemeral Stream (339.00 lf)



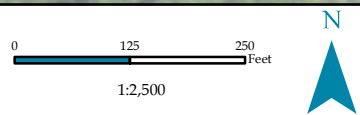
Esri, HERE, Garmin, (c) OpenStreetMap contributors



Date Created: 11/18/2021

Created by: JDL

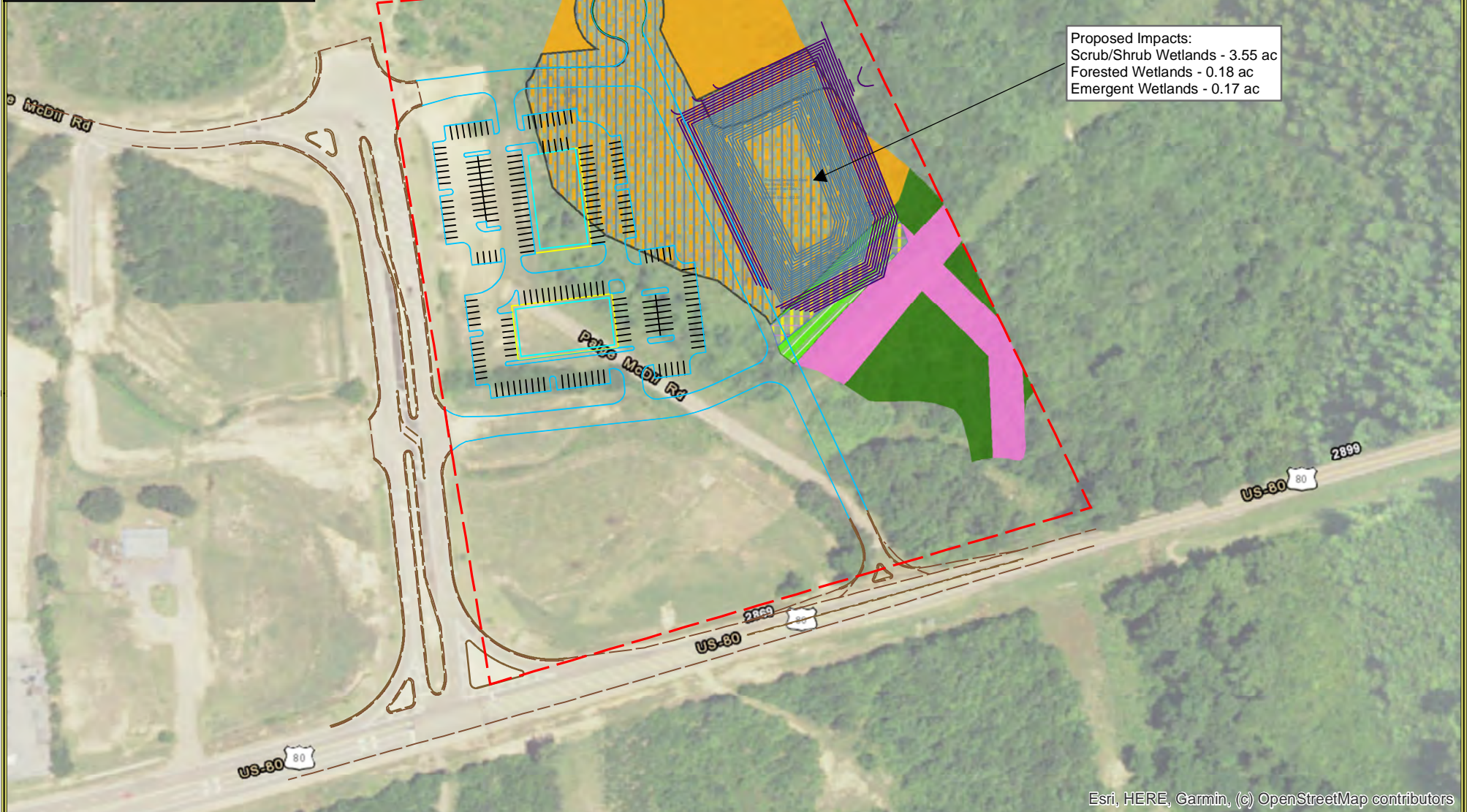
BCS Development Company, LLC
Roderick - Griffin Street East
 Sec. 13 - T 5N - R 3E
 Rankin County, Mississippi
[Wetland Location Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2020 Imagery Basemap

- Legend**
- Project Site (17.32 ac)
 - Impacted Forested Wetlands (0.18 ac)
 - Avoided Forested Wetlands (0.75 ac)
 - Impacted Scrub Shrub Wetlands (3.55 ac)
 - Avoided Scrub Shrub Wetlands (0.82 ac)
 - Impacted Emergent Wetlands (0.17 ac)
 - Avoided Emergent Wetlands (0.80 ac)



Proposed Impacts:
 Scrub/Shrub Wetlands - 3.55 ac
 Forested Wetlands - 0.18 ac
 Emergent Wetlands - 0.17 ac

Esri, HERE, Garmin, (c) OpenStreetMap contributors



BCS Development Company, LLC
Roderick - Griffin Street East
 Sec. 13 - T 5N - R 3E
 Rankin County, Mississippi
[Wetland Impact Map](#)

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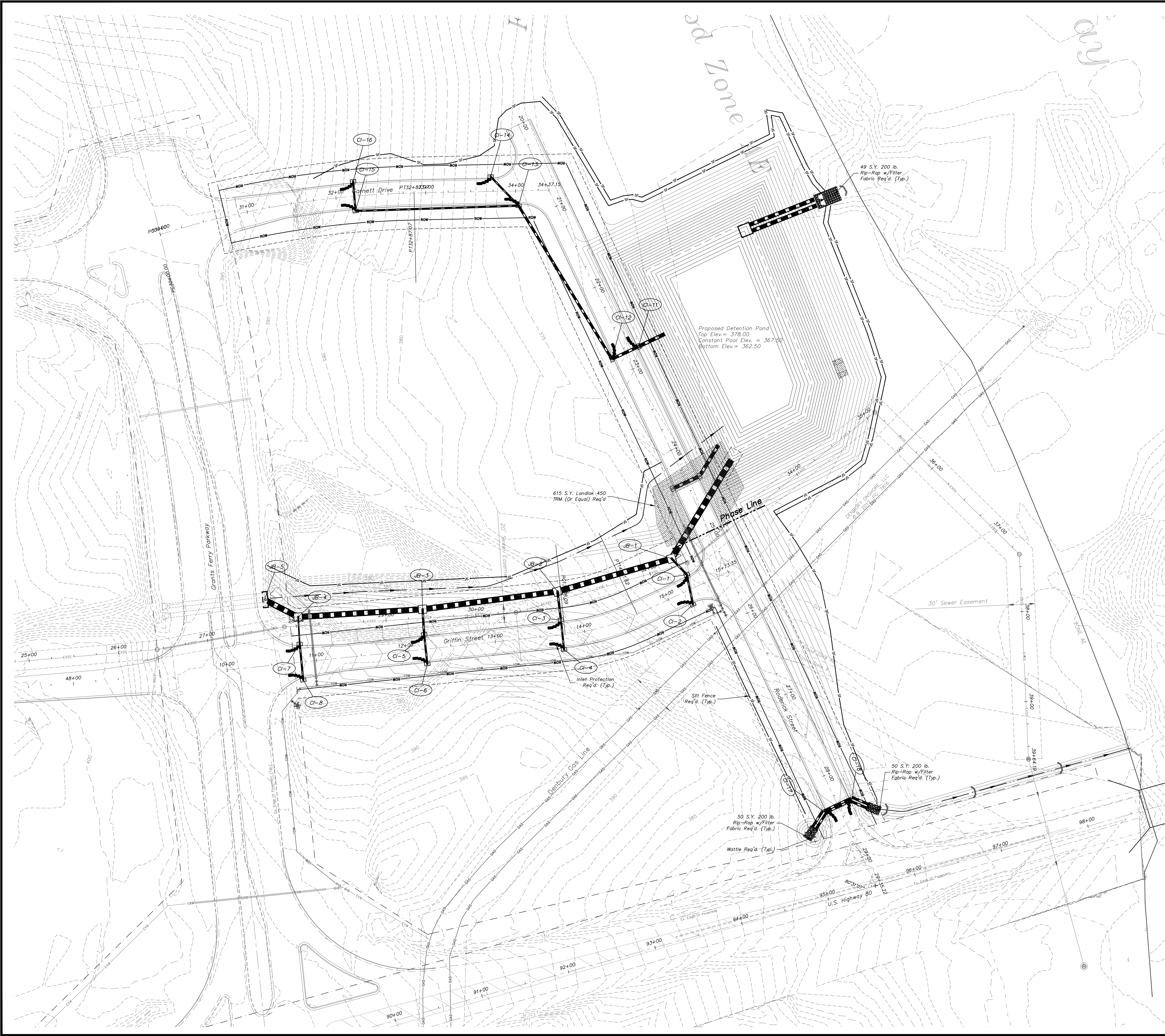
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1:2,500

NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

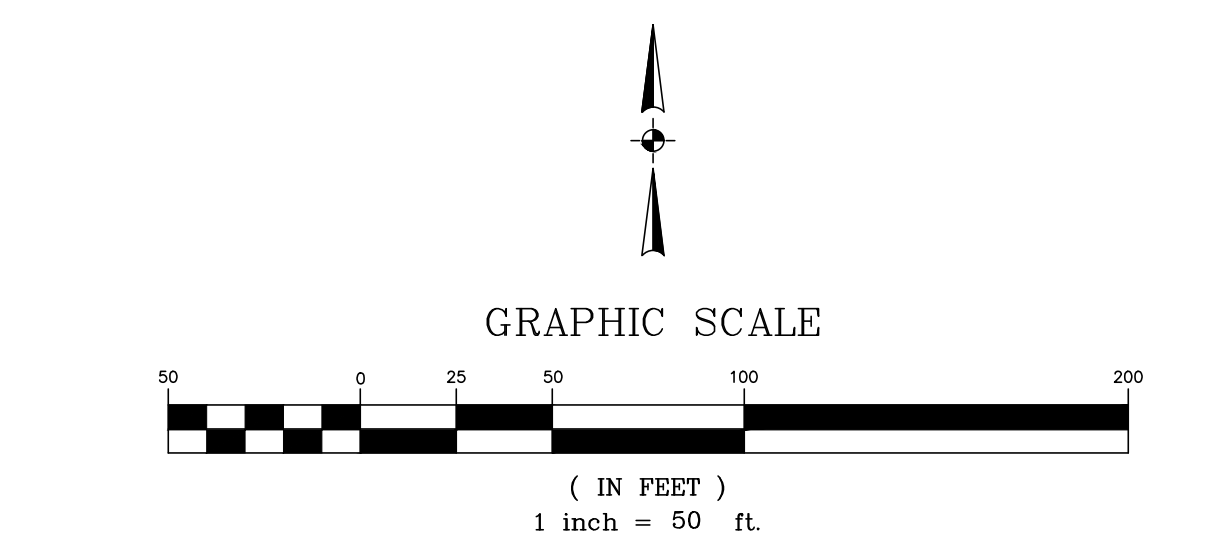
USDA NAIP 2020 Imagery Basemap

Date Created: 3/24/2022 Created by: JDL



- EROSION CONTROL NOTES:**
- "TEMPORARY EROSION CONTROL" PAY ITEM INCLUDES ALL ITEMS SHOWN ON THE CONTRACT DRAWINGS AND ALL ITEMS REQUIRED TO STAY IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BRANDON AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ).
 - EROSION CONTROL ITEMS DEPICTED ON THE CONTRACT DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL ITEMS AS NEEDED TO MEET ABOVE MENTIONED REQUIREMENTS.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AND STORM WATER POLLUTION THROUGHOUT THE CONSTRUCTION PERIOD IN ACCORDANCE WITH THE REQUIREMENTS OF THE MDEQ. THIS INCLUDES BUT IS NOT LIMITED TO PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT MEASURES, INSPECTIONS, INSPECTION REPORTS, AND UPDATES TO EROSION CONTROL PLAN SHOWING FAILURES, REPAIRS AND ADDITIONAL MEASURES TAKEN.
 - SEE CONSTRUCTION SEQUENCE CHART FOR REQUIRED IMPLEMENTATION SEQUENCE OF EROSION CONTROL MEASURES. AS NOTED IN OTHER LOCATIONS, ADDITIONAL MEASURES SHALL BE ADDED AS REQUIRED DURING CONSTRUCTION.
 - CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM WIDTH NECESSARY TO ACCOMMODATE IMPROVEMENTS.
 - EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED TO MINIMIZE EROSION.
 - ALL RIP-RAP SHALL BE UNDERLAIN WITH FILTER FABRIC.
 - WATTLE EROSION CHECKS, SILT FENCING OR OTHER APPROVED BMPs SHALL BE USED ALONG THE TOE OF FILL SLOPES, IN DITCHES, AND IN OTHER AREAS WHERE EROSION IS A PROBLEM AND SILT LADEN RUNOFF MAY ENTER A STREAM, DITCH OR ADJACENT PROPERTY.
 - ANY STOCKPILED SOIL OR FILL MATERIAL SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM ENTERING STREAMS, DITCHES OR ADJACENT PROPERTY. NO EXCAVATED MATERIAL SHALL BE DISCHARGED FROM THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL IN A LOCATION APPROVED BY THE ENGINEER.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUALLY MAINTAINED. THE CONTRACTOR SHALL KEEP ALL AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION FREE OF MUD AND DEBRIS.
 - CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL REQUIREMENTS OF THE RANKIN COUNTY AND THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
 - CONTRACTOR TO UTILIZE APPROVED BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
 - ALL DISTURBED AREAS NOT PAVED SHALL BE SEED, MULCHED, FERTILIZED AND WATERED AS REQUIRED TO PREVENT EROSION.
 - ALL EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE DISTURBED UPSTREAM AREA HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL HAS BEEN GIVEN FOR REMOVAL.
 - CONTRACTOR WILL PROVIDE A STORAGE AREA FOR ALL POTENTIALLY TOXIC MATERIALS THAT ARE TO BE STORED ON SITE. THE LOCATION OF THIS AREA SHALL BE COORDINATED WITH THE ENGINEER/CITY OF BRANDON.
 - FUEL AND MATERIAL STORAGE AREAS SHALL BE LOCATED AS FAR AWAY FROM ANY DITCHES OR STREAMS AS POSSIBLE. A 60MIL POLYETHYLENE LINER IS REQUIRED UNDER FUEL TANKS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT REQUIRED TO RESTORE AREAS TO THEIR ORIGINAL CONDITION WHERE EROSION CONTROL MEASURES FAILED.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO STABILIZE THE PROJECT SITE WITH 90% VEGETATIVE COVER. THE CONTRACTOR SHALL RE-SEED, FERTILIZE, WATER, OR ANY OTHER MEASURES REQUIRED AS MANY TIMES AS NECESSARY TO ACHIEVE SUCH AND SHALL BE AN ABSORBED COST. SEE SECTION 02931 "ESTABLISHMENT OF VEGETATION" OF THE SPECIFICATIONS FOR OTHER MAINTENANCE REQUIREMENTS.

- CONSTRUCTION & EROSION CONTROL SEQUENCE SCHEDULE**
- THE SCHEDULE LAID OUT BELOW IS TO PROVIDE CLARIFICATION TO THE CONTRACTOR ON THE INTENDED ORDER OF CONSTRUCTION IN CONJUNCTION WITH THE REQUIRED EROSION CONTROL MEASURES OF THIS PROJECT AS SHOWN ON THIS SHEET AND OTHER CONTRACT DOCUMENTS.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
 - INSTALL SANITARY FACILITIES AND TRASH CONTAINERS.
 - SET UP EQUIPMENT AND MATERIALS STAGING AREA IF NEEDED BY THE CONTRACTOR FOR PROJECT.
 - INSTALL SILT FENCING ALONG THE DOWNSTREAM BOUNDARY OF ANY AREAS THAT ARE TO BE CLEARED AND GRUBBED.
 - BEGIN CLEARING & GRUBBING OPERATIONS FOR THE REMAINDER OF THE PROJECT SITE.
 - ONCE SITE IS CLEARED, BEGIN GRADING OPERATIONS TO GET THE PROJECT SITE TO ROUGH GRADE.
 - BEGIN UTILITY INSTALLATION - INCLUDES SANITARY SEWER, STORM DRAIN AND WATER DISTRIBUTION SYSTEM. THE WATER SYSTEM MAY GO IN BEFORE OR AFTER ROADWAY CONSTRUCTION DEPENDING ON THE CONTRACTOR'S METHODS. WRAP STORM DRAIN INLET STRUCTURES WITH WATTLES OR OTHER APPROVED BMP'S.
 - BEGIN ROADWAY INSTALLATION INCLUDING ASPHALT.
 - FINE GRADE THE REMAINDER OF THE DISTURBED AREAS OF THE SITE.
 - MAKE FINAL ADJUSTMENTS TO UTILITY INFRASTRUCTURE, I.E. TOP ADJUSTMENTS.
 - STABILIZE THE PROJECT SITE WITH PERMANENT SEED & MULCH AND INSTALL ANY OTHER PERMANENT EROSION CONTROL MEASURES THAT MAY NOT BE IN PLACE SUCH AS RIP-RAP.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES IN DRAINAGE BASINS ONCE IMPROVEMENTS REQ'D. WITH THESE PLANS IS COMPLETED AND AREAS DISTURBED DURING INSTALLATION OF SUCH HAS BEEN STABILIZED WITH 30% VEGETATIVE COVER. THIS INCLUDES BUT IS NOT LIMITED TO PERIMETER SILT FENCING, TEMPORARY SEDIMENT BASINS, BRUSH BARRIERS, ETC.



DATE: 3/23/22	DRAWN: GBC	REVISIONS:
CHECKED: GAB	SCALE: 1"=50'	
REF C/L:	EG SURFACE:	
	FG SURFACE:	

PROJECT LOCATION:
 HWY 80
 BRANDON, MS 39047

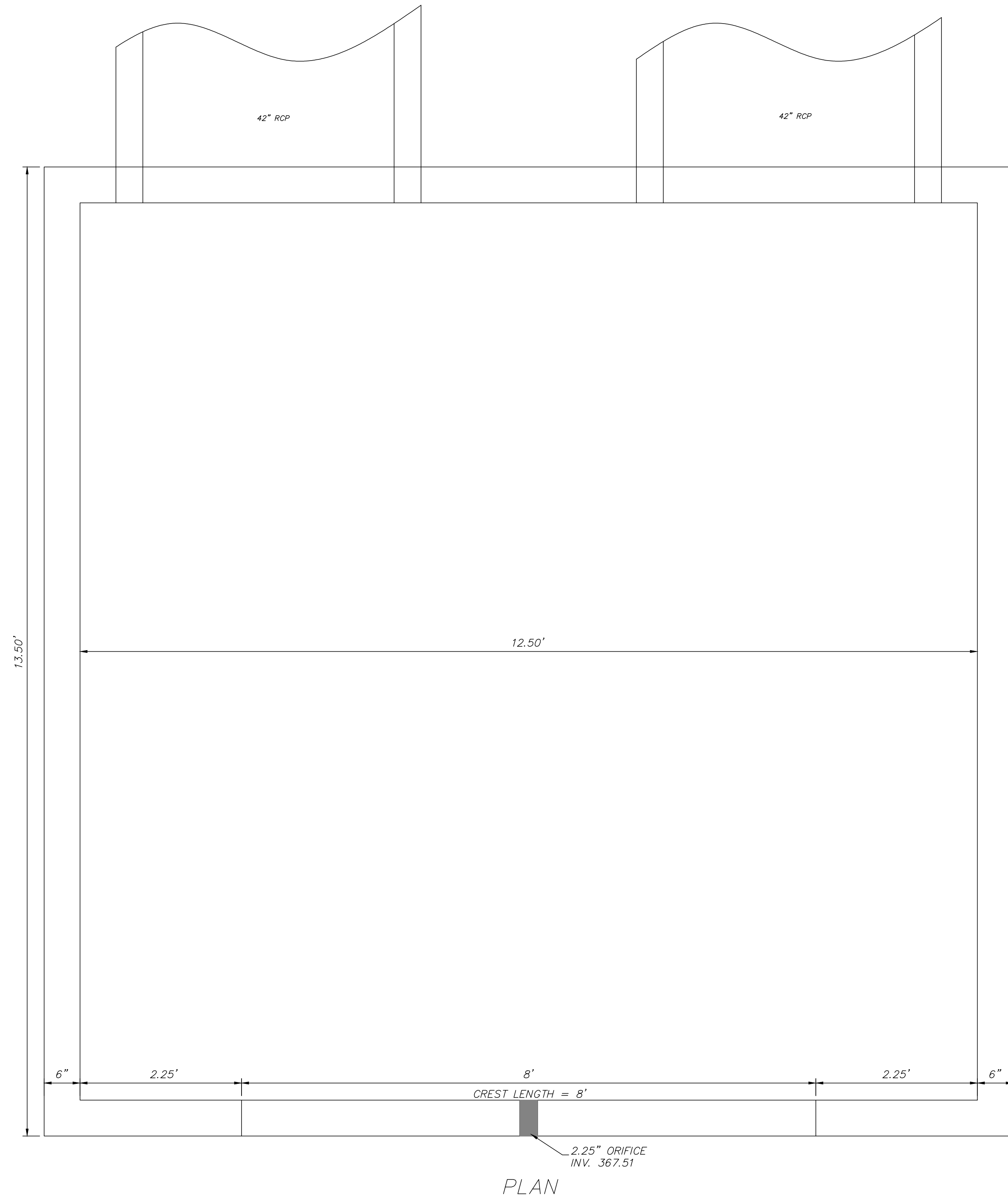
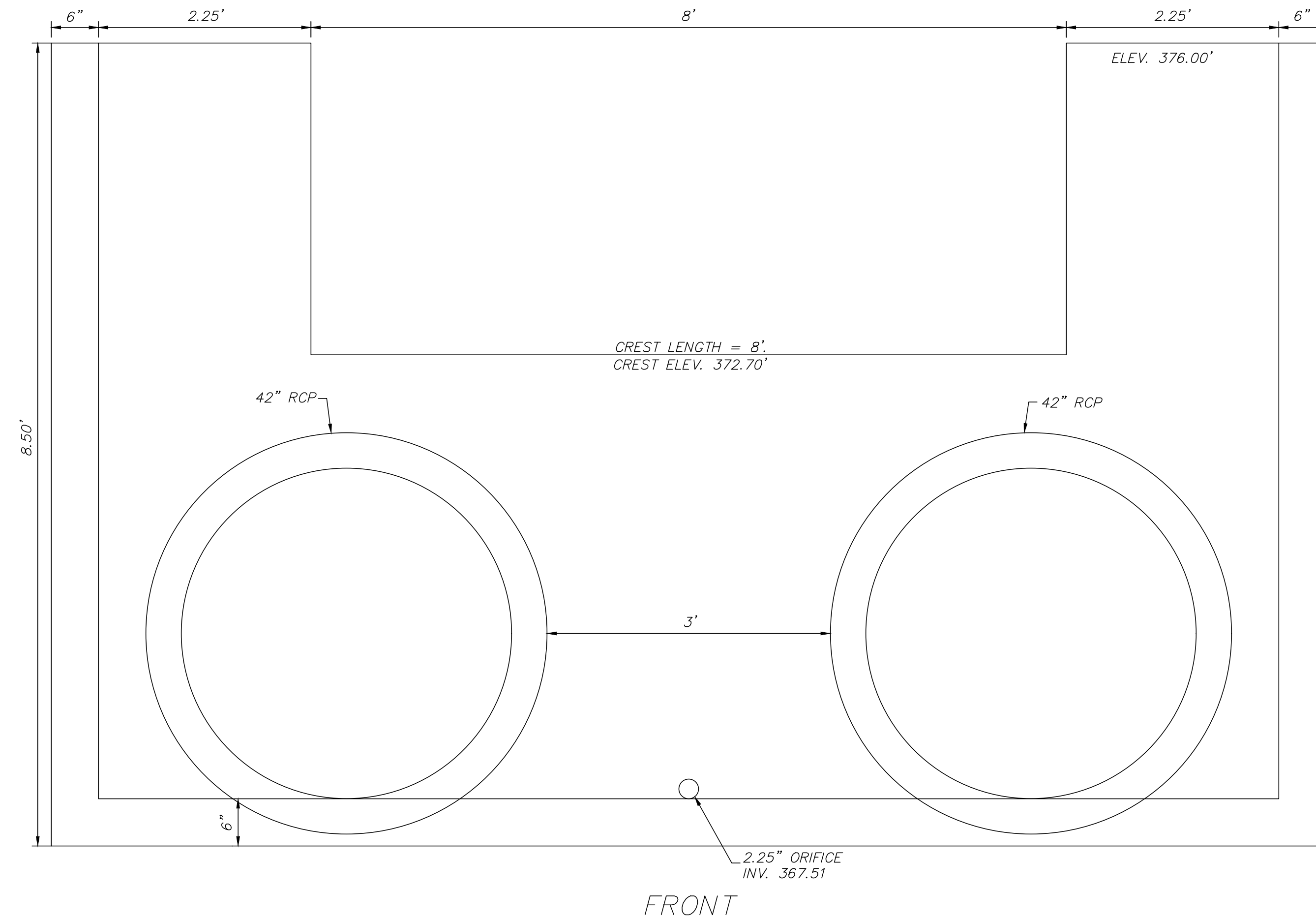
CLIENT:
 BCS DEVELOPMENT COMPANY
 107 NORTHSORE POINT, MADISON, MS 39110

PROJECT:
RODERICK / GRIFFIN STREET EAST

SHEET CONTENTS:
EROSION CONTROL LAYOUT

SHEET NUMBER
1 of 1

PROJECT NUMBER
B-8477



DETENTION BASIN OUTLET STRUCTURE

- NOTES:
1. OUTLET STRUCTURES MAY BE POURED-IN-PLACE PER CURB INLET DETAIL OR PRECAST.
 2. ALL JOINTS SHALL BE SEALED WATERTIGHT INSIDE AND OUT.

DATE: 3/22/22	DRAWN: GBC	REVISIONS:
CHECKED: GAB	SCALE:	
REF C/L:	EG SURFACE:	
	FG SURFACE:	

PROJECT LOCATION:
 HIGHWAY 80
 BRANDON, MS 39042
 CLIENT:
 BCS DEVELOPMENT COMPANY
 107 NORTHSORE POINT, MADISON, MS 39110

PROJECT:
RODERICK / GRIFFIN STREET EAST
 SHEET CONTENTS:
DETENTION POND STRUCTURE

SHEET NUMBER

1 of 1

PROJECT NUMBER
B-8477