



STATE OF MISSISSIPPI

PHIL BRYANT
GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

GARY C. RIKARD, EXECUTIVE DIRECTOR

May 19, 2017

Certified Mail No. 7010 1870 0003 4946 9128

Dr. Alfred E. McNair, Jr.
Savannah Pines, LLC
3890 Bienville Blvd.
Ocean Springs, Mississippi 39564

Dear Dr. McNair:

Re: Savannah Pines, LLC
Savannah Pines, Phase II
Jackson County
COE No. SAM201500574MJF
WQC No. WQC2015048

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 Savannah Pines, LLC, Savannah Pines Phase II, an applicant for a Federal License or permit to conduct the following activity:

Savannah Pines, LLC, Savannah Pines Phase II: This project includes the placement of fill material into 23.4 acres of medium quality wet pine savannah wetlands to construct a mixed residential/commercial development. The subject property is a 132-acre parcel containing approximately 66.7 acres of jurisdictional wetlands. This work is part of a previously planned project (SAM-2008-00442-MFM) and represents the final development phase, Phase II. The design of this development is as a pedestrian friendly community with a number of green spaces, walking paths, and family oriented parks. The residential development will include 203 living units ranging from mixed-use single family homes to larger homes. The homes will be Energy Star certified and constructed as hurricane safe housing. The commercial segment of the development will include a General Town center that will include retail spaces, restaurants, grocery stores, and office space.

The property is located south of the Phase I Savannah Trails Subdivision. The northern edge of the parcel is bordered by the Phase I Conservation Easement. This area will remain hydrologically connected to on-site jurisdictional wetlands. The headwaters of Bayou Talla flow west to east along this northern boundary

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and to the southeast across the eastern most boundary. The property is comprised of early successional slash pine savannah. Mitigation for wetland impacts will be provided through the purchase of mitigation credits. The project is located along the headwaters of Bayou Talla, north of Old Fort Bayou, south of Interstate 10 and north of Highway 90 in Ocean Springs, Jackson County, Mississippi [SAM201500574MJF, WQC2015048].

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 Office of Pollution Control approved wastewater collection and treatment system. **No construction shall begin until all wastewater approvals are obtained.**
2. All fill/excavation areas shall have side slopes of at least 3:1 (horizontal:vertical) and shall be immediately seeded, stabilized and maintained with a native species of grass.
3. 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.
4. 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.**
5. The post-construction storm water management plan for Phase 2A, submitted by Heinrich & Associates, received on May 3, 2017, shall be implemented concurrent with project construction and properly maintained.
6. A site-specific post-construction storm water management plan shall be developed for each future phase of the project and shall be consistent with the conceptual plan submitted by Terry Moran Engineering on January 24, 2017. Pertinent plans and specifications detailing the implementation and design of the controls and maintenance shall be submitted to this office for review at least 60 days prior the start of any construction activities on future phases. **No construction shall begin in the subject individual phase until written approval of the plan is received from the Department.**
7. Mitigation shall be provided by the purchase of mitigation credits from an approved mitigation bank as deemed appropriate by the Corps of Engineers. **Written verification of credit purchase must be provided to the Office of**

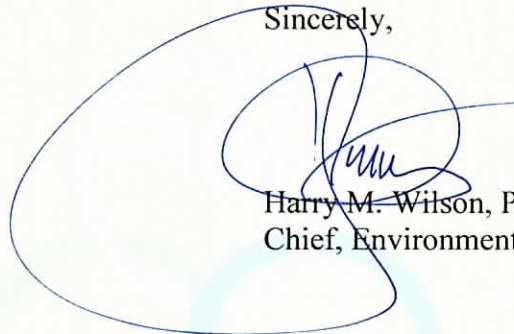
Pollution Control prior to the commencement of any work in the wetland areas.

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.

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,

A large, stylized handwritten signature in blue ink, which appears to be "H. Wilson", is written over the typed name and title.

Harry M. Wilson, P.E., DEE
Chief, Environmental Permits Division

HMW: chb

cc: Maryellen Farmer, U.S. Army Corps of Engineers, Mobile District
Greg Christodoulou, Department of Marine Resources
Paul Necaie, U.S. Fish and Wildlife Service
Bill Ainslie, Environmental Protection Agency
Jamie Cox, Spectrum Environmental, Inc.
Freddie Fountain, Heinrich & Associates