



STATE OF MISSISSIPPI

PHIL BRYANT

GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

GARY C. RIKARD, EXECUTIVE DIRECTOR

April 20, 2018

Certified Mail No. 7010 3090 0001 4287 4576

Mr. John Lewis

South Point of Mississippi, LLC

1002 West 23rd Street, Suite 400

Panama City, Florida 32405

Dear Mr. Lewis:

Re: Southpoint Subdivision
Jackson County
COE No. SAM-2017-01156-
JRO
WQC No. WQC2018003

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 South Point of Mississippi, LLC, an applicant for a Federal License or permit to conduct the following activity:

Southpoint Subdivision: Development of a single-family residential subdivision. The proposed project includes completing the development of the previously authorized projects (MSNW05-03599-T and MS06-02177-ALF). This partially developed site needs new authorization since there are additional acres of wetlands proposed to be filled and also since these previous authorizations have expired. The applicant is proposing to fill 12.43 acres of jurisdictional wetlands for the construction of Southpointe Subdivision. The subdivision will consist of 285 residential home lots on a 93.09 acre site, of which 14.08 acres is considered wetlands. The site contains approximately 11.46 acres of pine savannah wetlands and 0.97 acres of bottomland hardwood wetlands to be filled, which drains southwest into the Mississippi Sound. The proposed project would also consist of house pads, driveways, and stormwater features. The applicant has already mitigated for a portion of the impacts through a previous permit (SAM-2006-2177-ALF). Mitigation of 4.69 acres has been proposed through the purchasing of mitigation credits from an approved mitigation bank. The site is located in Ocean Springs, Jackson County, Mississippi. [SAM-2017-01156-JRO, WQC2018003].

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OFFICE OF POLLUTION CONTROL

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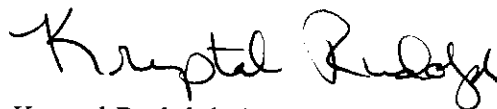
The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the 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. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse.
4. Mitigation for the impacts of 4.69 acres of 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 4.69 acres of wetland. 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.
5. 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,



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

HMW: mhg

cc: Jeremy Overstreet, U.S. Army Corps of Engineers, Mobile District
Chris Pickering, Department of Marine Resources
Paul Necaie, U.S. Fish and Wildlife Service
Molly Martin, Environmental Protection Agency
Dana Sanders, D.R. Sanders and Associates, Inc.