



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

July 30, 2019

Certified Mail No. 7010 3090 0001 4287 9281  
Mr. Craig Flanagan  
The Refuge Development, LLC  
Post Office Box 15033  
Hattiesburg, MS 39404

Dear Mr. Flanagan:

Re: The Refuge Subdivision  
Lamar County  
COE No. SAM200501348MNS  
WQC No. WQC2018012

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 The Refuge Development, LLC, an applicant for a Federal License or permit to conduct the following activity:

The Refuge Development, LLC: Proposed project to fill 1.03 acres of wetlands for the construction of a residential subdivision in the Bellevue community of Lamar County, Mississippi. The project site is approximately 65-acres in size, of which 15.21 acres are considered wetlands. The project is located within a site which was partially developed under the previous authorizations, MS05-01348-M and WQC2012073. The current request includes completing the development of the previously authorized activities. The project will include impacts to 1.03 acres of wetlands for the installation of streets, utility lines, house pads, driveways, and storm water features. The applicant is proposing the purchase of mitigation credits to offset unavoidable wetland impacts.

During regulatory review, the applicant revised the application to no longer develop the property west of Parkers Creek and is requesting authorization for impacts to 0.48 acres of high quality wetlands located at "wetland crossing #1". The proposed project is located west of Highway 586 in Lamar County, Mississippi [SAM200501348MNS, WQC20180012].

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

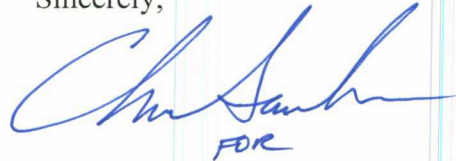
Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

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 material and excavation areas shall have side slopes of at least 3:1 (horizontal: vertical) and shall be immediately seeded, stabilized and maintained.
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 and/or waters. Special care shall be taken to prevent the movement of sediment into adjacent wetland 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 final Post Construction Storm Water Management Plan, submitted by Clearpoint Consulting Engineers, P.A., received on April 29, 2019, shall be implemented concurrent with project construction and maintained as proposed.
6. Mitigation for the loss of 0.48 acres of wetlands shall be provided by the purchase of mitigation credits from an approved mitigation bank. The purchasing credits must be in accordance with the banking prospectus and should be based upon that required for impacting 0.48 acres of high quality wetlands. **A copy of the credit purchase agreement shall be forwarded to this office within 60 days of this certification.**
7. 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.

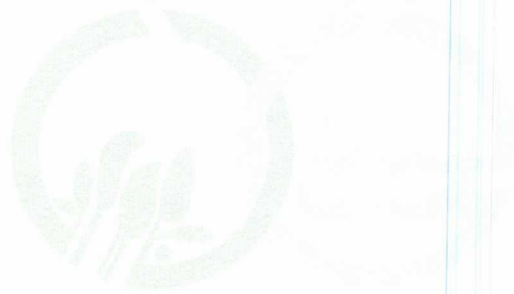
Sincerely,



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

KR: CHB

cc: Mr. Jeremy Overstreet, U.S. Army Corps of Engineers, Mobile District  
Mr. David Felder, U.S. Fish and Wildlife Service  
Ms. Molly Martin, Environmental Protection Agency  
Mr. Bart Pittman, Pittman Environmental Services  
Mr. Shannon Wells, P.E., Clearpoint Consulting Engineers, P.A.



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