



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

November 24, 2021

Gaddy Properties & Development
Don Gaddy
18072 Commission Road
Long Beach, Mississippi 39560

Re: Gaddy Properties & Development LP
Jackson Lakes Development
Jackson County
COE No. SAM-2008-00524-JBM
WQC No. WQC2021016

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, Gaddy Properties & Development, an applicant for a Federal License or permit to conduct the following activity:

Gaddy Properties & Development, Jackson Lakes Development: the development of Jackson Lakes Subdivision, a single family residential subdivision located along Joe Batt Road west of Vancleave, Jackson County, Mississippi. The property is a 521 acre site with 165.47 acres of wetlands. Of the 165.47, 5.14 acres of pine savannah wetlands and 0.23 acres of coastal forested wetlands would be impacted for fill placement, and road crossings. The remaining 160.10 acres of on-site wetlands will be avoided. The unnamed tributaries and wetlands are associated with Bayou Costapia. [SAM-2008-00524-JBM, WQC2021016].

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 be required to connect to an MDEQ Office of Pollution Control approved wastewater collection and treatment system. (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)

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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. (11 Miss. Admin. Code Pt. 6, R.1.1.1.B.)
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. 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. (11 Miss. Admin Code Pt. 6, R. 1.1.1.B.)
4. The Post Construction Water Quality Plan by Dennis Stieffel & Associates, P.A. Inc., dated May 5, 2021, shall be implemented concurrent with project construction and maintained as proposed. (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (9))
5. Mitigation for the impacts of 5.37 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 5.37 acres of 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. (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. (11 Miss. Admin. Code Pt. 6, R. 2.2.A.)
7. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

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 Leah Drinnon DeYoung.

Sincerely,



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

KR: ld

cc: U.S. Army Corps of Engineers, Mobile District
Mississippi Department of Marine Resources
U.S. Fish and Wildlife Service
Environmental Protection Agency
Sanders Environmental LLC