



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

CHRIS WELLS, EXECUTIVE DIRECTOR

June 3, 2026

Mr. Comer L. Carter, Jr.
DR Horton, Inc.
25366 Profit Dr.
Daphne, AL 36526
Clcarter@drhorton.com

Re: Brookstone Ridge Subdivision
Harrison County
COE No. SAM-2025-000129
WQC No. WQC2025011
SW App No. MSR109644

Dear Mr. Carter:

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Mississippi Department of Environmental Quality (MDEQ) issues this Certification, after public notice and opportunity for public hearing, to DR Horton, Inc., an applicant for a Federal License or permit to conduct the following activity:

DR Horton, Inc., Brookstone Ridge Subdivision: Place clean fill material into 5.8 acres of wetlands consisting of 5.62 acres of low-quality pine savannah wetlands and 0.18 acres of bottomland hardwood wetlands to build a residential subdivision. Impacts to wetlands will be for the construction of a 92 residential lots, four access roads and five detention ponds. Impacts to the bottomland hardwood wetland will be for a culverted road crossing. The subject site is 105.78 acres in size with 26.22 acres of jurisdictional wetlands consisting of 14.33 acres of pine savanna wetland and 11.89 acres of bottomland hardwood wetlands. The parcel also includes 2,818 linear feet of intermittent stream running through the bottomland hardwood wetlands. Approximately 20.42 acres of wetlands will be avoided [SAM-2025-000129: WQC2025011].

OFFICE OF POLLUTION CONTROL
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MDEQ 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 MDEQ approved wastewater collection and treatment system. All wastewater, including process wastewater, shall be properly treated and disposed of in accordance with 11 Mississippi Administrative Code Part 6, Chapter 1. (Statement G) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
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. (Statement F) (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 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. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
4. Coverage under a Large Construction Storm Water General NPDES Permit shall be obtained prior to the start of construction activities. No construction activities shall begin until such approvals are obtained. (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
5. The final post-construction Stormwater Management Plan submitted by Dennis Steiffel and Associates, Inc., dated January 2025, shall be implemented concurrently with project construction and maintained as proposed. For sedimentation basins that are to be converted to be utilized as a part of the post-construction stormwater management plan, basin volumes shall be checked, and excess sediment removed from the basins prior conversion to permanent basins. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
6. Mitigation for the impacts to 5.62 acres of low-quality pine savannah wetlands and 0.18 acres of bottomland hardwood 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 be based upon that required for impacting 5.62 acres of low-quality pine savannah wetlands and 0.18 acres of bottomland hardwood wetlands. Written verification of credit purchase must be provided to MDEQ prior to the commencement of any work in the wetland or stream areas. (Statement E) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))

7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A) (11 Miss. Admin. Code Pt. 6, R.2.2.A.(3))
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for MEQ to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams.
- (B) There is a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State.
- (C) The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species.
- (D) The proposed activity adversely impacts a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters.
- (E) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (F) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (G) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (H) The proposed activity results in significant environmental impacts which may adversely impact water quality.

MDEQ 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.

June 3, 2026

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 Carrie Barefoot.

Sincerely,



Becky Simonson
Chief, Environmental Permits Division

cc: Heather Bell, D.R. Horton, Inc.
Maryellen Farmer, U.S. Army Corps of Engineers, Mobile District
Paul Necaie, U.S. Fish and Wildlife Service
Jamie Becker, Environmental Protection Agency
Dana Sanders, Sanders Environmental Services, LLC
Dennis Steiffel, Dennis Stieffel & Associates, P.A., Inc.
Carrie Barefoot, MDEQ
Montie Glenn, MDEQ