



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

August 22, 2019

Certified Mail No. 7018 0360 0000 7113 6254

Mr. Noah Saunders
A1 Development, LLC
Post Office Box 7668
D'Iberville, Mississippi 39540

Dear Mr. Saunders:

Re: Mitchell Road Subdivision
Harrison County
COE No. SAM201800832MJF
WQC No. WQC2019011

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 A1 Development, LLC, an applicant for a Federal License or permit to conduct the following activity:

Mitchell Road Subdivision: Proposes to place fill material in 5.08 acres of low quality, wet pine savannah wetlands to construct a 113-lot, single-family residential subdivision. The property is a 108 -acre parcel containing approximately 72.89 acres of jurisdictional wetlands. The project development will consist of 41 acres of the 108 acre tract. The project is made up of two parts, the first located in the northern end of the property east of Mitchell Road and the second along the south property line directly adjacent to an existing subdivision. Mitigation will be provided through the purchase of credits from an approved mitigation bank. The site is located in Long Beach, Harrison County, Mississippi. [SAM201800832MJF, WQC2019011].

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.**

OFFICE OF POLLUTION CONTROL

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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.
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 final post-construction Stormwater Management Plan, submitted on August 20, 2019 by Dennis Steiffel of Dennis Stieffel & Associates, P.A., Inc. on behalf of A1 Development, LLC shall be implemented concurrent with project construction and properly maintained.
6. Mitigation for the impacts of 5.08 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 5.08 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 areas.**
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 you have any questions, please contact Joseph Paige.

Sincerely,



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

Mr. Saunders
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cc: Maryellen J. Farmer, U.S. Army Corps of Engineers, Mobile District
Willa Brantley, Department of Marine Resources
David Felder, U.S. Fish and Wildlife Service
Molly Martin, Environmental Protection Agency
Dana R. Sanders Jr.