



STATE OF MISSISSIPPI

PHIL BRYANT
GOVERNOR

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

GARY C. RIKARD, EXECUTIVE DIRECTOR

October 9, 2019

Certified Mail No. 7019 1120 0000 4788 6947

Mr. Mark Evans
SE Development, LLC
1000 W. Nifong, Bldg. 4, Suite 200
Columbia, Missouri 65203

Dear Mr. Evans:

Re: SE Development, LLC
Cardinal Point Subdivision
Harrison County
COE No. SAM20601612RCV
WQC No. WQC2019008

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 SE Development, LLC – Cardinal Point Subdivision Phase 6, an applicant for a Federal License or permit to conduct the following activity:

SE Development, LLC – Cardinal Point Subdivision Phase 6: Project to construct Phase 6 of Cardinal Point Subdivision (formerly known as Tarabrooke Subdivision) on a 14.06-acre tract and will include the construction of streets, 51 single-family residential lots, utilities, and two detention ponds. The project will impact 2.47 acres of low-quality pine savanna wetlands adjacent to Flat Branch. The applicant will mitigate for unavoidable impacts to wetlands through the purchase of mitigation credits from an approved wetland mitigation bank. The project is located north of John Clark Road in Gulfport, Harrison County, Mississippi [SAM20601612RCV, WQC2019008].

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:

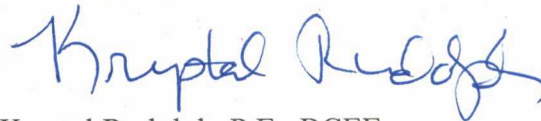
1. The development shall connect to an Office of Pollution Control approved wastewater collection and treatment system. **No construction shall begin until all wastewater approvals are obtained.**

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. For projects with ground disturbances that total five acres or more including clearing, grading, excavating or other construction activities, the applicant shall obtain the necessary coverage under the State of Mississippi's Large Construction Storm Water General NPDES Permit. **No construction activities shall begin until the necessary approvals and/or permits have been obtained.**
5. The Post Construction Storm Water Management Plan, submitted by Dennis Stieffel & Associates, P.A., Inc. on July 16, 2019, shall be implemented concurrent with project construction and properly maintained.
6. Mitigation for the loss of 2.47 acres of low-quality pine savanna 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 2.47 acres of low-quality pine savanna 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 Carrie Barefoot.

Sincerely,



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

KR: CB

cc: Mr. Rudy Villarreal, U.S. Army Corps of Engineers, Mobile District
Ms. Jennifer Wilder, Department of Marine Resources
Mr. Paul Necaie, U.S. Fish and Wildlife Service
Ms. Molly Martin, Environmental Protection Agency
Mr. Dana Sanders, Jr., Sanders Environmental, LLC
Mr. Dennis Stieffel, Dennis Stieffel & Associates, P.A., Inc.