



STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, INTERIM EXECUTIVE DIRECTOR

June 25, 2020

Mr. Kenneth Jones
Elliot Land Development, LLC
402 Pass Road,
Gulfport MS, 39501

Dear Mr. Jones:

Re: Palmetto Pointe Subdivision
Jackson County
COE No. SAM201801282MJF
WQC No. WQC2019057

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 Kenneth Jones, an applicant for a Federal License or permit to conduct the following activity:

Palmetto Pointe Subdivision: Construction of a 246-lot, single family residential subdivision that includes roadways and culverted road crossings. The 93.98 acre parcel contains 38.42 acres of jurisdictional wetlands. The impacts associated with this project site includes 24.96 acres of forested savannah wetland and 13.46 acres of forested and emergent pine savannah wetlands would be avoided. Mitigation is being proposed through the purchase of mitigation credits from an approved mitigation bank. The project site is located in Ocean Springs, Jackson County, Mississippi. [SAM201801282MJF, WQC2019057].

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. 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 present Large Construction Stormwater Permit Coverage MSR107195, as modified, covers 89 lots numbered 1-28, 99-101, 140-179, and 221-238 and the roads and utilities serving those lots only; no construction or land disturbing activities shall take place outside of these 20 acres, depicted as Phase 7 in the SWPPP, and currently permitted under MSR107195, unless NPDES coverage is modified to include the proposed activities.
6. The final post-construction Stormwater Management Plan, as submitted and approved by MDEQ, shall be implemented concurrent with project construction and properly maintained.
7. Mitigation for the impacts of 24.96 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 24.96 acres of wetland. **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.**
8. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units.
9. 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

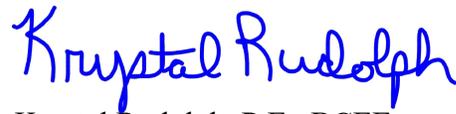
Mr. Kenneth Jones

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Certification. If you have any questions, please contact Paul Devine at 505-453-0621.

Sincerely,



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

KR: csh

cc: Ms. Maryellen Farmer, U.S. Army Corps of Engineers, COE-Mobile-S
District
Mrs. Jennifer Wilder, Department of Marine Resources
Ms. Tamara Campbell, U.S. Fish and Wildlife Service
Ms. Molly Martin, Environmental Protection Agency
Mr. Stephen Parker, Covington Civil and Environmental