



P. O. Box 1407
Long Beach, MS 39560
(228) 518-0905
billyculpepper@gmail.com

MDEQ 401 Certification Requests (40 CFR 121.5(b) Certification Request)

Project: Little Bluff, LLC, Landon Road, Sec. 18, T7S, R11W, Harrison County, Mississippi

Date: March 22, 2024

Background. The proposed project is located adjacent to Landon Road, Section 18, T7S, R11W, Harrison County, Mississippi. The development will include 55 single-family residential lots, stormwater collection and treatment structures, roadway, and other utility infrastructure. The property is currently vacant wooded lands and fallow pasture. The project is located in a growing residential area. Utilities exist for use by development in the area. The area consists of a mixture of medium and high-density residential and other vacant wooded lands. The project is proposed primarily within the moderately well drained area of the site with available infrastructure to support the project. Wetland impacts will be required to develop an economically viable residential development. The subject site design was determined to be the most practicable site and site design considering location, land cost, development cost, environmental considerations and permitting, zoning, utility availability, and demand. The subject site is approximately 40 acres in size, and approximately 27.45 acres of the site consist of palustrine forested and non-emergent fallow pasture wetland. The proposed project will require approximately 3.74 acres of permanent wetland impacts for lot, street, and utility construction. Additionally, approximately 0.7 acres of fallow pasture wetland will require temporary wetland impact for sewer line installation. The total permanent and temporary wetland impact is 4.44 acres.

Please find the following request for 401 Water Quality Certification in accordance with 40 CFR 121.5.

1. Identify the project proponent(s) and a point of contact; Mr. Jimmy Lane
2. Identify the proposed project; Approximately 40 Acres Adjacent to Landon Road, Section 18, T7S, R11W, Harrison County, Mississippi
3. Identify the applicable federal license or permit; Section 404 CWA Standard Permit (SAM-2023-00077-MJF)
4. Identify the location and nature of any potential discharge that may result from the proposed project and the location of receiving waters; The proposed project will require approximately 3.74 acres of permanent wetland impacts for lot, street, and utility construction. Additionally, approximately 0.7 acres of fallow pasture wetland will require temporary wetland impact for sewer line installation. The total permanent and temporary wetland impact is 4.44 acres. The proposed project is located above the headwaters of an upgradient subordinate tributary of Turkey Creek.
5. Include a description of any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge; The discharge will be monitored by construction personnel until final cover is installed per the prescribed SWPPP.
6. Include a list of all other federal, interstate, tribal, state, territorial, or local agency authorizations required for the proposed project, including all approvals or denials already received; The activity has received state Coastal Zone Consistency DMR23-000069 from Mississippi Department of Marine Resources November 3, 2023.
7. Include documentation that a pre-filing meeting request was submitted to the certifying authority (MDEQ) at least 30 days prior to submitting the certification request; Correspondence from MDEQ is included herewith that was provided after the pre-filing meeting that was held December 13, 2022.

8. The project proponent hereby certifies that all information contained herein is true, accurate, and complete to the best of my knowledge and belief; and,

9. The project proponent hereby requests that the certifying authority (MDEQ) review and take action on this CWA 401 certification request within the applicable reasonable period of time.



Little Bluff, LLC

3/22/24

Date



P. O. Box 1407
Long Beach, MS 39560
(228) 518-0905
billyculpepper@gmail.com

**MDEQ Subchapter 3: Water Quality Certification For Federal Permit (Sec. 404), Rule
1.3.4, Scope A)“11 Factors” B) Denial “8 Factors”**

Project: Little Bluff, LLC, 55-Lot Single-Family Residential Development (Windwood Subdivision and Polo Run Subdivision), Landon Road, Sec. 18, T7S, R11W, Harrison County, MS

Date: February 1, 2024

Background. The purpose of the project is to develop an economically viable single-family residential subdivision. The proposed fill of non-tidal palustrine wetland is required for the successful completion of the project including the construction of roads, home sites, and utility infrastructure. The proposed project is located above the headwaters of an upgradient subordinate tributary of Turkey Creek.

The proposed project is located adjacent to Landon Road, Section 18, T7S, R11W, Harrison County, Mississippi. The development will include 55 single-family residential lots, stormwater collection and treatment structures, roadway, and other utility infrastructure. The property is currently vacant wooded lands and fallow pasture. The project is located in a growing residential area. Utilities exist for use by development in the area. The area consists of a mixture of medium and high-density residential and other vacant wooded lands. The project is proposed primarily within the moderately well drained area of the site with available infrastructure to support the project. Wetland impacts will be required to develop an economically viable residential development. The subject site design was determined to be the most practicable site and site design considering location, land cost, development cost, environmental considerations and permitting, zoning, utility availability, and demand. The subject site is approximately 40 acres in size, and approximately 27.45 acres of the site

consist of palustrine forested and non-emergent fallow pasture wetland. The proposed project will require approximately 3.74 acres of permanent wetland impacts for lot, street, and utility construction. Additionally, approximately 0.7 acres of fallow pasture wetland will require temporary wetland impact for sewer line installation. The total permanent and temporary wetland impact is 4.44 acres.

Rule 1.3.4 Scope of Review for Application Decisions

A.

1) Feasible Alternatives To The Activity

The scope and intent of the project is to construct a residential development on the site specified in the application. The applicant intends to construct the residential infrastructure for construction of single –family home owners.

The following alternatives were considered, and the least environmentally damaging practicable alternative was selected which is the proposed project at the subject site. The preferred alternative is the construction of the proposed residential development at the subject site. The preferred alternative will require approximately 3.74 acres of permanent wetland impacts for lot, street, and utility construction. Additionally, approximately 0.7 acres of fallow pasture wetland will require temporary wetland impact for sewer line installation. The total permanent and temporary wetland impact is 4.44 acres.

No Construction Alternative. The no-action alternative is defined as no construction of the residential development. The property would remain vacant, and the owner would be required to sell the property to others to recapture the capital invested in the property. In the event that the applicant didn't sell the property, a no- action alternative would require the applicant to sustain a loss of investment capital and loss of reasonable economic use of the applicant's property. These consequences are unacceptable and not practicable to the applicant. The no-action alternative will not meet the stated purpose of the project.

Alternative Sites. Alternative sites could accommodate residential development, however development of other sites would not be the most practicable alternative. Because of plans of others, local land zoning, greater environmental impacts, project viability, higher property costs, and higher development costs, the alternative locations considered were not feasible. If the applicant purchased other property, the property currently proposed for development would still be further subjected to development pressure. The proposed project area contains a relatively large amount of contiguous upland with adequate adjacent infrastructure. Development of other properties in the area was considered and rejected due to unfavorable determination of the aforementioned items.

Alternative Site A.

Alternative site A consists of approximately 35 acres north of the subject site. Alternative Site A is located north of Landon Road. Alternative Site A is located within the same area and is generally comparable in size. The same utility and infrastructure considerations exist for Alternative Site A. This alternative appears from remote sources that it may contain less wetland. However, the applicant attempts to acquire this site were unsuccessful thus this site was not practicably available. Due to the configuration of the apparent features which appears to bisect Alternative site A, it is likely that comparable wetland impacts would be required. Due to lack of availability, this site was eliminated for consideration and is not the least environmentally damaging practicable alternative.

Alternative Site B.

Alternative Site B consists of approximately 40 Acres east of the subject site, south of Landon Road. This alternative site consists primarily of improved pasture and existing homestead features. Alternative Site B is located within the same area and is generally comparable in size. The same utility and infrastructure considerations exist for Alternative Site B. This alternative appears from remote sources that it may be composed generally of a similar quantity of wetland and is located within the same immediate drainage feature as the subject site. The wetland appears that it may comprise a considerable amount of the site. Due to lack of availability and similar cost and environmental constraints, this site was eliminated for consideration, and it is not the least environmentally damaging practicable alternative.

Alternative Site Design. The on-site alternatives consist of three development scheme considerations, complete usage of the property (A), partial usage of the property with avoidance of all of the wetland impact (B), and partial development of the subject site that includes development of some wetland, the preferred alternative (C). The subject property is approximately 40 acres in total size and contains approximately 27.45 acres of wetland that is distributed throughout the central and southern portion of the site. The upland portion of the property is generally bisected by the wetland drainage feature that drains from north to south.

Option A would require the total development of the subject site. This option would require permanent impact to approximately 27.45 acres of wetland. This option would produce additional residential units however due to cost of permitting, land preparation, and development costs, this alternative is not the least environmentally damaging practicable alternative.

Option B would require abandonment of a significant portion of upland on the site due to configuration of the wetland location. A portion of the upland on the west side of the subject site requires wetland impact for road access. Access to these uplands would need to be abandoned in Option B without some of the proposed wetland impact. An avoidance of approximately 75 percent of the upland would be required to avoid all wetland impacts due to interior upland access elimination and abandonment of some lot development that requires wetland impact. Access and development of some of the upland requires some wetland impacts for practical design of the infrastructure and lot requirements. The sewer and drainage utilities require permanent and temporary wetland impacts to serve the development of the subject site. Option B is not the least environmentally damaging practicable alternative.

Option C allows the development of the upland portion of the site with minimal impact to a portion of the wetland on the site. This option will require permanent and temporary impact to 4.44 acres of low quality palustrine forested and fallow pasture wetland while avoiding the remaining 23 acres of wetland. This option avoids a majority of the wetland on the site and allows development of the upland for reasonable economic usage of the property. This alternative is the most practicable least damaging alternative.

2) Mitigation

The applicant has evaluated the proposed project purpose, conducted an alternatives analysis, and finally derived the following measures to mitigate adverse impacts to the aquatic environment. Specifically, the applicant has determined that additional avoidance (43.a) is not feasible due to the limited size of the site and as previously discussed in the alternatives analysis. The applicant has determined that additional minimization of impacts by limiting the degree of magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts (43.b) is not practicable due to the requirements of the proposed residential project, limited size of the site and configuration of the low quality wetland throughout the entirety of the site. The applicant intends to rectify the impacts by repairing, rehabilitating, and restoring the affected environment (43.c) through the purchase of wetland mitigation credit from an approved wetland mitigation bank servicing the area of the project. The applicant will reduce or eliminate the impact over time by practicable preservation and maintenance operations (43.d) of the stormwater and wastewater facilities and by the preservation and maintenance operations of the mitigation bank as required by appropriate regulation of the respective mitigation bank operations. The applicant has proposed to compensate for the impact to wetland by the replacement, enhancement, or provision of substitute resources or environments (43.e) by purchase of mitigation bank credit as further described.

The applicant proposes to impact and provide mitigation for 3.74 acres of permanent impact to low quality palustrine forested bayhead and pasture wetland. Mitigation will include purchase of 7.48 mitigation credits from an approved mitigation banks servicing the area. The mitigation would be provided by the purchase of the required wetland mitigation credits from an approved mitigation bank servicing the location of the project. Typical mitigation banking instruments with service areas that include the project site require a 2:1 ratio for compensatory mitigation credit to offset unavoidable impacts to low quality wetland. Consequently, the applicant is proposing to provide 7.48 mitigation credits from an approved wetland mitigation bank servicing the project location's area.

3) Initial and Secondary Impacts On All Existing and All Classified Uses of the Waters of the State.

All of the waters within the Coastal Streams not specifically listed by MDEQ shall be listed as Fish and Wildlife. The downgradient waters, an unnamed tributary of Turkey Creek is not specifically listed, and thus are classified as Fish and Wildlife. The proposed project impacts include fill and temporary impact to 4.44 acres of low quality palustrine wetland. The project will have no impact on water quality as a result of the implementation of the designed structures and proposed mitigation measures. The project design will not impact the ability of the receiving waters to maintain their classified use as Fish and Wildlife. Impacts to all existing and all classified uses of the Waters of the State will be avoided and minimized through avoidance, minimization, mitigation of wetland impacts to Waters of the State, best management practices employed throughout and after construction, implementation of designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities (City of Gulfport). The initial and secondary impacts on all existing and classified uses of the Waters of the State will be insignificant if not non-existent.

Rule 2.3 of Chapter 2, Pt. 6, of Title 11 of the Administrative Code specifies the criteria in Fish and Wildlife classified waters. This designation requires the waters shall be suitable for secondary contact recreation. These criteria include standards for (a) bacteria, (b) specific conductance, and (c) total dissolved solids and are addressed. The receiving waters downgradient of the proposed project, an unnamed secondary tributary of Turkey Creek, are classified as “Fish and Wildlife” use.

a) The proposed project will result in no increase on bacteria levels within Waters of the State. Bacterial levels and composition may typically be affected through point source discharge of untreated wastewater or non-point source discharge of nutrients. The proposed project includes wastewater treatment through existing state approved municipal facilities and designed stormwater treatment facilities to treat and attenuate runoff from the completed project.

b) The proposed project will have no impact on specific conductance criteria. Impacts to all existing and all classified uses of the Waters of the State will be avoided and minimized through avoidance,

minimization, mitigation of wetland impacts adjacent to Waters of the State, best management practices employed throughout and after construction, implementation of designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities (City of Gulfport). There will be no discharge from the proposed project into “Waters of the State”. The initial and secondary impacts on all existing and classified uses of the Waters of the State will be insignificant if not non-existent.

c) The proposed project will not result in the addition of substances to cause the dissolved solids to exceed the criterium of no more than 750 mg/l as a monthly average value, nor exceed 1500 mg/l at any time for freshwater streams. Furthermore, designed stormwater treatment facilities and a project specific stormwater pollution prevention plan will be implemented throughout the life of the completed project and throughout construction respectively.

4) Degree of Compliance of the Proposed Activity With the State of Mississippi Water Quality Criteria for Intrastate, Interstate, and Coastal Waters.

The proposed activity complies with the State of Mississippi Water Quality Criteria for Intrastate, Interstate, and Coastal Waters. The proposed project is located on private property upgradient of the receiving waters and will not have a measureable impact directly or indirectly to any of the aforementioned waters. The impact to identified Waters will be avoided to the maximum extent practicable through the implementation of avoidance, minimization, mitigation of wetland impacts, best management practices employed throughout and after construction, implementation of designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities operated by City of Gulfport.

Rule 2.2 *Minimum Conditions Applicable to All Surface Waters of the State* generally applies to the proposed project. The proposed project is in compliance with Rule 2.2 with the proposed project design features and utilization of existing municipal wastewater collection and treatment facilities. All Minimum Conditions Applicable To All Surface Waters of the State as described in Rule 2.2 will

be maintained and will not be in conflict with the proposed project. The proposed project is a lawfully allowed commercial business on private property that will have no significant direct or indirect impacts to Waters of the State.

Rule 2.3 *Waterbody Classifications and Related Water Quality Criteria* addresses the downgradient classified waterbody, an unnamed tributary of Turkey Creek. The previous section of this document, A.3, addresses Rule 2.3 of Chapter 2 applicability to the proposed project.

Rule 2.4, *Waterbody-Specific Water Quality Criteria*, does not identify the receiving waters, an unnamed tributary of Turkey Creek, as an included waterbody under this section.

Rule 2.5, *Implementation of Water Quality Criteria* will not be in conflict with the proposed project as it's previously described.

Rule 2.6, *Waterbody Classifications for Surface Waters of the State* does not apply. The receiving waterbody, an unnamed tributary of Turkey Creek, is not identified by this rule.

The identified Intrastate, Interstate, and Coastal Waters will not be impacted due to the implementation of avoidance, minimization, mitigation of wetland impacts adjacent to Waters of the State, best management practices employed throughout and after construction, implementation of designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities (City of Gulfport).

5) Degree of Physical, Chemical, and Biological Impacts on Waters of the State

The proposed project will physically impact 4.44 acres of wetland above the headwaters of an unnamed tributary. As identified previously in Items 3 and 4, the proposed project will have no measureable impacts to physical, chemical, or biological properties of Waters of the State due to the implementation of avoidance, minimization, mitigation of wetland impacts adjacent to Waters of the State, best management practices employed throughout and after construction, implementation of

designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities (City of Gulfport).

6) The Effect On Circulation Patterns and Water Movement On Waters of The State

The construction of the proposed project will have no negative impact to circulation patterns or water movement on Waters of the State. No Waters of The State are located within the project impact area. Offsite Waters of The State will not be impacted by the proposed project due to the implementation of the designed stormwater detention, retention, and designed attenuated release features.

7) Degree of Alteration of the Aquatic Ecosystem

There will be no alteration of the Aquatic Ecosystem. As previously described, the project is designed to avoid significantly measureable impacts through the implementation of avoidance, minimization, mitigation of wetland impacts adjacent to Waters of the State, best management practices employed throughout and after construction, implementation of designed stormwater detention, retention, and attenuated release features, and finally the collection, transport, and treatment of onsite generated wastewater by existing municipal facilities operated by the City of Gulfport. Impacts to low quality, non-tidal palustrine wetland located wholly on private property have been avoided and minimized to the greatest extent practicable and unavoidable impacts will be mitigated with the provision of compensatory mitigation credits provided by an approved mitigation bank authorized for the project area.

8) Degree of Consistency With Approved Water Quality Management Plans Adopted by the Commission.

The classified use for the receiving waters is “Fish and Wildlife” by default. Thus, there will be no initial or secondary impacts on existing and classified uses of the Waters of the State, designated as “Fish and Wildlife”.

9) Storm Water Management

The applicant will employ best management practices throughout the life of the project and has a designed post-construction stormwater management plan to be implemented and maintained throughout the life of the project. A stormwater pollution prevention plan and post-construction stormwater management plan has been submitted to MDEQ for review and approval.

10) Compliance History of the Applicant

The applicant, Little Bluff, LLC nor Mr. Jimmy Lane, Principal, have had no negative compliance issues associated with any MDEQ regulated activities.

11) Other Factors

The applicant intends to utilize private property for their ordinary and lawful business. No public or State waters are located on the proposed impact site. BMP's will be employed throughout the life of the project.

B.

1) The proposed activity DOES NOT permanently alter the aquatic ecosystem such that quality criteria are violated and/or it no longer supports its existing or classified uses. The applicant will implement an approved stormwater pollution prevention plan and a post-construction stormwater management plan for the proposed project. The applicant will tie into an existing approved wastewater collection and treatment facility that has the capacity to collect and treat effluent generated by the completed project.

2) There IS NOT a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State. A detailed alternatives analysis is provided above in Section A.1.

3) The proposed activity DOES NOT adversely impact waters containing State or federally recognized threatened or endangered species. USFWS has been advised of the project by public notice. The subject site is terrestrial, and there will be no measureable secondary impacts to aquatic environments. USFWS Environmental Conservation Online System (ECOS) was consulted for specie occurrence potential and subsequently evaluated. While the project is located within the geographical range of several federally listed species, upon site evaluation it was determined no federally listed threatened or endangered species or their habitat are located within the proposed project site or the immediate area. Per USFWS concurrence of August 29, 2023 the proposed project “may affect, but is not likely to adversely affect federally listed species”.

4) The proposed activity DOES NOT adversely impact a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters. There are no National or State Wild and Scenic Rivers located within the project footprint or in the vicinity of the project. The proposed project is located within the drainage basin of Turkey Creek and subsequently Bayou Bernard, then Back Bay of Biloxi, then Mississippi Sound.

5) The proposed activity in conjunction with other activities WILL NOT result in adverse cumulative impacts. The proposed project is a single and complete project. No other projects are dependent on the proposed project. The proposed project will not generate a need for future or additional projects.

6) Nonpoint source/storm water management practices necessary to protect water quality HAVE BEEN proposed. The applicant has designed and will implement a stormwater pollution prevention plan and an approved post-construction stormwater plan for the proposed project.

7) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities HAS NOT and WILL NOT occur. Wastewater collection and treatment utilities are available to the project site and are provided by the City of Gulfport municipal wastewater system per the will-serve letter from the City of Gulfport dated January 3, 2024.

8) Per the project Environmental Assessment, proposed compensatory wetland mitigation, implementation of an approved SWPPP and post-construction stormwater plan, and existing wastewater treatment availability, the proposed activity WILL NOT result in significant environmental impacts which may adversely impact water quality.



billy culpepper <billyculpepper@gmail.com>

RE: Little Bluff - pre-file meeting for Water Quality Certification

1 message

Carrie Barefoot <CBAREFOOT@mdeq.ms.gov>

Wed, Dec 14, 2022 at 10:43 AM

To: "Billy J. Culpepper" <billyculpepper@gmail.com>

Cc: "jrl@laneconstinc.com" <jrl@laneconstinc.com>, "larry@rumseyengineering.com" <larry@rumseyengineering.com>, Thomas Schaub <tschaub@mdeq.ms.gov>

All,

Thank you for taking the time to meet yesterday. To recap our pre-file meeting for the 401 Water Quality Certification for the Little Bluff project, we are asking that the following be addressed in order to have a complete application for Water Quality Certification. Please provide the following information for us to continue our review of the project:

1. The Scope of Review for Water Quality Certifications must be addressed. This Scope of Review is found in 11 Miss. Admin. Code Pt 6, Chapter 2, Subchapter 3, Rule 1.3.4 (document attached). To adequately address these items, specifically items A-3 and A-4, you will also need to reference the Water Quality Criteria found in 11 Miss. Admin. Code Pt. 6, Chapter 2 (attached).

A.) Factors:

1. feasible alternatives to the activity;
2. mitigation;
3. initial and secondary impacts on all existing and all classified uses of the waters of the State;
4. degree of compliance of the proposed activity with the State of Mississippi Water Quality Criteria for Intrastate, Interstate, and Coastal Waters;
5. degree of physical, chemical, and biological impacts on waters of the State;
6. the effect on circulation patterns and water movement on waters of the State;
7. degree of alteration of the aquatic ecosystem;
8. degree of consistency with approved water quality management plans adopted by the Commission;
9. storm water management;
10. compliance history of the applicant;

B.) Basis for Denial:

1. 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.
2. 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.
3. The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species. 145
4. 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.
5. The proposed activity in conjunction with other activities may result in adverse cumulative impacts.

6. Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
7. Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
8. The proposed activity results in significant environmental impacts which may adversely impact water quality.

2. Post-construction storm water runoff must be addressed. At minimum the first ½ inch of runoff from impervious surfaces (e.g., roads, sidewalks, parking, etc.) must be treated by infiltration, evaporation, or other approved method prior to discharge into state waters. Enclosed are recommended design criteria to meet these requirements. A post-construction storm water management plan should be developed that addresses each item under the proposed best management practice (i.e., wet detention systems, dry retention systems, swale systems, etc.) found in the design criteria document. This plan should also include, but is not limited to the following:

- a. Runoff calculations,
- b. Detention volume calculations,
- c. Post-construction contours,
- d. Flow rate and velocity calculations,
- e. Outfall structure details,
- f. Building requirements/placement,
- g. Drainage area details, and
- h. Maintenance plan.

3. The issue of wastewater must also be addressed. Information regarding wastewater treatment must be provided.

4. The proposed project may require coverage under the Department's Large Construction Storm Water General Permit for construction activities. For projects disturbing greater than 5 acres of total ground disturbance, a Large Construction Stormwater Notice of Intent and pertinent SWPPP and erosion and sediment control plan must be submitted to the Department.

5. Once the above items have been addressed, the applicant must submit an official request for Section 401 Water Quality Certification. Below are the 9 items that need to be addressed for the 401 Certification Requests (40 CFR 121.5(b) Certification Request):

- 1.) Identify the project proponent(s) and a point of contact;
- 2.) Identify the proposed project;
- 3.) Identify the applicable federal license or permit;
- 4.) Identify the location and nature of any potential discharge that may result from the proposed project and the location of receiving waters;
- 5.) Include a description of any methods and means proposed to monitor the discharge and the equipment or measures planned to treat, control, or manage the discharge;
- 6.) Include a list of all other federal, interstate, tribal, state, territorial, or local agency authorizations required for the proposed project, including all approvals or denials already received;

7.) Include documentation that pre-filing meeting request was submitted to the certifying authority at least 30 days prior to submitting the certification request;

8.) Contain the following statement: "The project proponent hereby certifies that all information contained herein is true, accurate, and complete, to the best of my knowledge and belief; and

9.) Contain the following statement: "The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time".

Feel free to reach out to me if you have any questions.

Thanks,
Carrie

Carrie Barefoot, P.E.

Manager, 401/Stormwater Branch

MDEQ - Environmental Permits Division

P.O. Box 2261, Jackson, MS 39225

515 E. Amite Street, Jackson, MS 39201

Office: (601) 961-5249

-----Original Appointment-----

From: Carrie Barefoot

Sent: Friday, December 9, 2022 2:03 PM

To: Carrie Barefoot; Billy J. Culpepper; Thomas Schaub

Cc: jrl@laneconstinc.com; larry@rumseyengineering.com

Subject: Little Bluff - pre-file meeting for Water Quality Certification

When: Tuesday, December 13, 2022 9:00 AM-10:00 AM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

All,

This meeting will serve as the pre-file meeting for the above referenced Water Quality Certification.

Below is a rough outline of what we will be discussing:

1. We will use this meeting to give you all an opportunity to familiarize us with your projects. If you could send us something to look at before the meeting that would be helpful. Copy of Corps application, delineation, etc.
2. We will also be going over the information that we will need for a complete application for Water Quality Certification. Part of that will be a discussion about our regulations and "Scope of Review". A link to our regulations and water quality criteria is provided below – we will go over these, but if you wish to look ahead of time, the specific regulations we will be discussing begin on page 140. Specifically, we will discuss Rule 1.3.4 (pg. 143).

<https://www.mdeq.ms.gov/wp-content/uploads/2017/06/11-Miss.-Admin.-Code-Pt.-6-Ch.-1.pdf>

https://www.mdeq.ms.gov/wp-content/uploads/2022/02/11-Miss.-Admin.-Code-Pt.-6-Ch.-2_MCEQ-Adopted-07-27-2021_EPA-Approved-12-17-2021-1.pdf

3. We will be discussing the procedures for obtaining Section 401 Water Quality Certification. Specifically, we will discuss the “official request for Water Quality Certification” and 9-item list.
4. We'll also be discussing other permits that might be required from MDEQ for these projects.

Thank you,
Carrie

Microsoft Teams meeting

Join on your computer, mobile app or room device

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Passcode: HAGB2a

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3 attachments



Post-construction stormwater guidance.pdf
218K



11-Miss.-Admin.-Code-Pt.-6-Ch.-1.pdf
896K



11-Miss.-Admin.-Code-Pt.-6-Ch.-2.pdf
4503K



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

January 26, 2024

South Mississippi Branch
Regulatory Division

SUBJECT: Department of the Army, Provisional Notification, File Number SAM-2023-00077-MJF, Mr. Jimmy Lane, Little Bluff, LLC, Harrison County, Mississippi

Mr. Jimmy Lane
Email Address: jrl@laneonstinc.com
3909 Highway 57
Ocean Springs, Mississippi 39564

Dear Mr. Lane:

Reference is made to your request for a Department of the Army (DA) permit to fill 3.76 acres of wetland associated with the construction of a residential subdivision in the City of Gulfport, Mississippi. This project has been assigned File Number SAM-2023-00077-MJF, which should be referred to in all future correspondence with this office concerning this project. The project is located at south of Landon Road; within Section 18, Township 7S, Range 11W; Latitude 30.4361° North and Longitude -89.1206° West; Harrison County, Mississippi.

We have completed our review of your permit application. However, by law no Section 404 Department of the Army (DA) permit or verification can be issued until a Section 401 Water Quality Certification (401 Certification) has been either waived or issued, and the neighboring jurisdiction review process described in 40 CFR 121 has been successfully completed. We will notify you of our decision in writing after this process concludes.

This letter is not a permit; this is a provisional notification of our completed review. You are not authorized to undertake the activities that require a DA permit or verification. You are cautioned that initiating the proposed work in waters of the United States prior to receiving Department of the Army authorization would constitute a violation of Federal law and potentially subject you to an enforcement action under Section 301 of the Clean Water Act (33 U.S.C. §1311).

Please contact me at maryellen.j.farmer@usace.army.mil or (251) 509-6240 if you have any questions. For additional information about our Regulatory Program, visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx. Also, please take a moment to complete our customer satisfaction survey located near the bottom of the webpage. Your responses are appreciated and will allow us to improve our services.

Sincerely,

Maryellen J. Farmer

Maryellen J. Farmer
Senior Project Manager
South Mississippi Branch
Regulatory Division



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
P.O. BOX 2288
MOBILE, AL 36628-0001

CESAM-RD-M
PUBLIC NOTICE NO. SAM-2023-00077-MJF

August 30, 2023

JOINT PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS (USACE)

**MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL (MDEQ)**

**MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
DMR23-000069**

**PROPOSED WETLAND FILL FOR CONSTRUCTION OF A RESIDENTIAL
SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI**

TO WHOM IT MAY CONCERN:

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). Please communicate this information to interested parties.

APPLICANT: Mr. Jimmy Lane
Little Bluff, LLC
3909 Hwy 57
Ocean Springs, Mississippi 39564

WATERWAY AND LOCATION: Wetlands Associated with an Unnamed Tributary to Turkey Creek; Landon Road, City of Gulfport, Harrison County, Mississippi. Section 18, Township 7 S, Range 11W; Latitude 30.436078°N; Longitude -89.130583°W

PROPOSED WORK: The applicant proposes to fill 3.76 acres of wetlands associated with the construction of a residential subdivision south of Landon Road in Gulfport, Harrison County, Mississippi. The total project site is approximately 40 acres in size of which 27.45 acres have been identified as wetlands. Impacts include permanent filling 3.76 acres of pine savannah wetlands, temporary impacts to 0.70 acres wetlands for the installation of utility lines, and the placement of a culvert along 60-linear feet of stream. The applicant proposes to provide in-kind compensatory mitigation through a mitigation bank.

COASTAL ZONE: The applicant has applied for coastal zone (CZ) consistency in accordance with the State Coastal Zone Management Program. A determination relative to CZ consistency will be made by the Mississippi Department of Marine Resources.

WATER QUALITY: The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), requires certification for any license or permit that authorizes an activity that may result in a discharge. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority).

HISTORIC PROPERTIES: In accordance with Section 106 of the National Historic Preservation Act, and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect historic properties. In accordance with Appendix C of 33 CFR 325, the Corps has determined the permit area consists of the entire subject parcel. The National Register of Historic Places will be consulted for properties listed, or eligible for listing, in the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comments regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on cultural/historic resources. Further coordination with the State Historic Preservation Officer and/or federally-recognized American Indian tribes will be performed as determined to be appropriate.

ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior's List of Endangered and Threatened Wildlife and Plants indicate the following federally-listed species are known or expected to occur within the project area: the Eastern Black Rail (T), the Wood Stork (T), the Gopher Tortoise (T), Louisiana Quillwort (E), the Dusky Gopher Frog (E), and the Alabama Red-bellied Turtle (E). There is no designated critical habitat within the project action area. At this time, the USACE, Mobile District has made no determination regarding potential effects of the project on the above-listed species. Further coordination with the U.S. Fish and Wildlife Service (USFWS) and NMFS will be performed as determined to be appropriate.

COMMENTS: This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the U.S. Army Corps of Engineers can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values,

land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

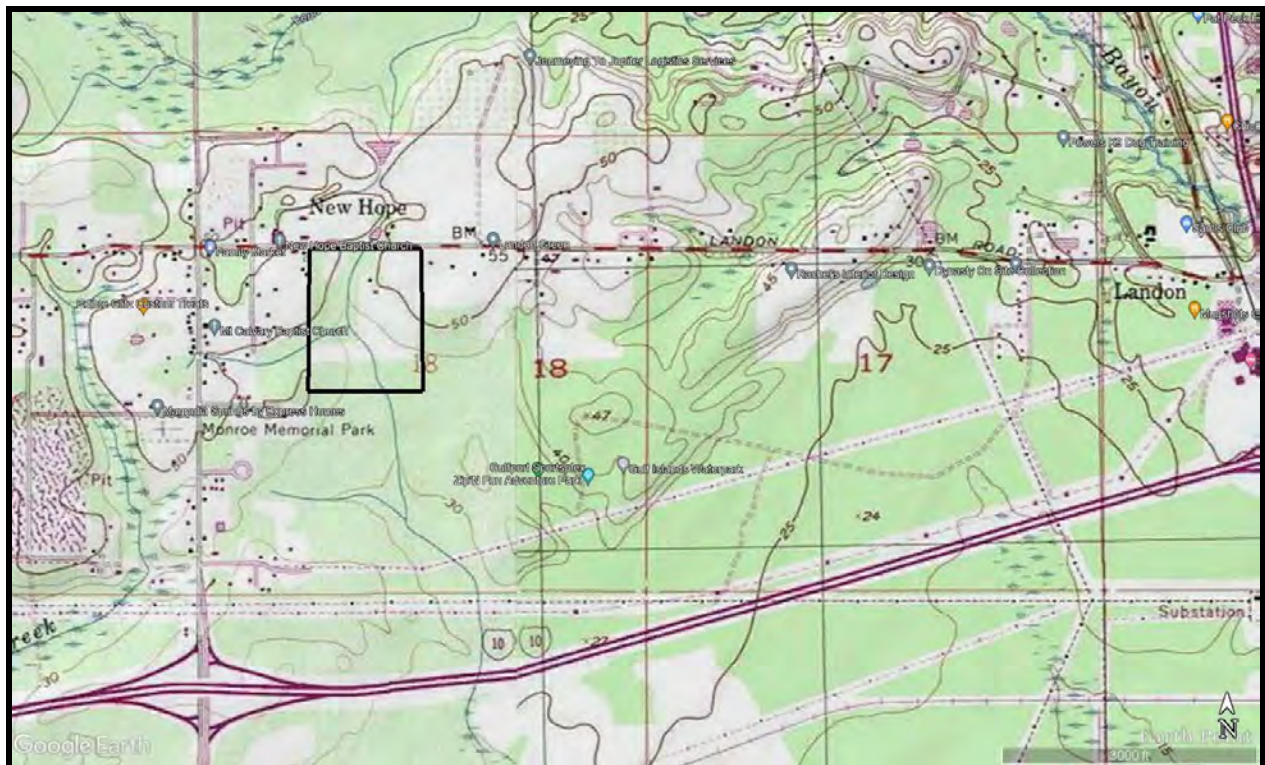
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2023-00077-MJF** and should be directed to the District Engineer, Mobile District, Regulatory Division, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Maryellen J. Farmer, or submitted electronically at maryellen.j.farmer@usace.army.mil, or (251)509-6240. Copies of all comments should be furnished to the Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 2261, Jackson, Mississippi 39225, and the Mississippi Department of Marine Resources, 1141 Bayview Avenue, Biloxi, Mississippi 39530.

All comments should be received no later than 30 days from the date of this Public Notice.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments

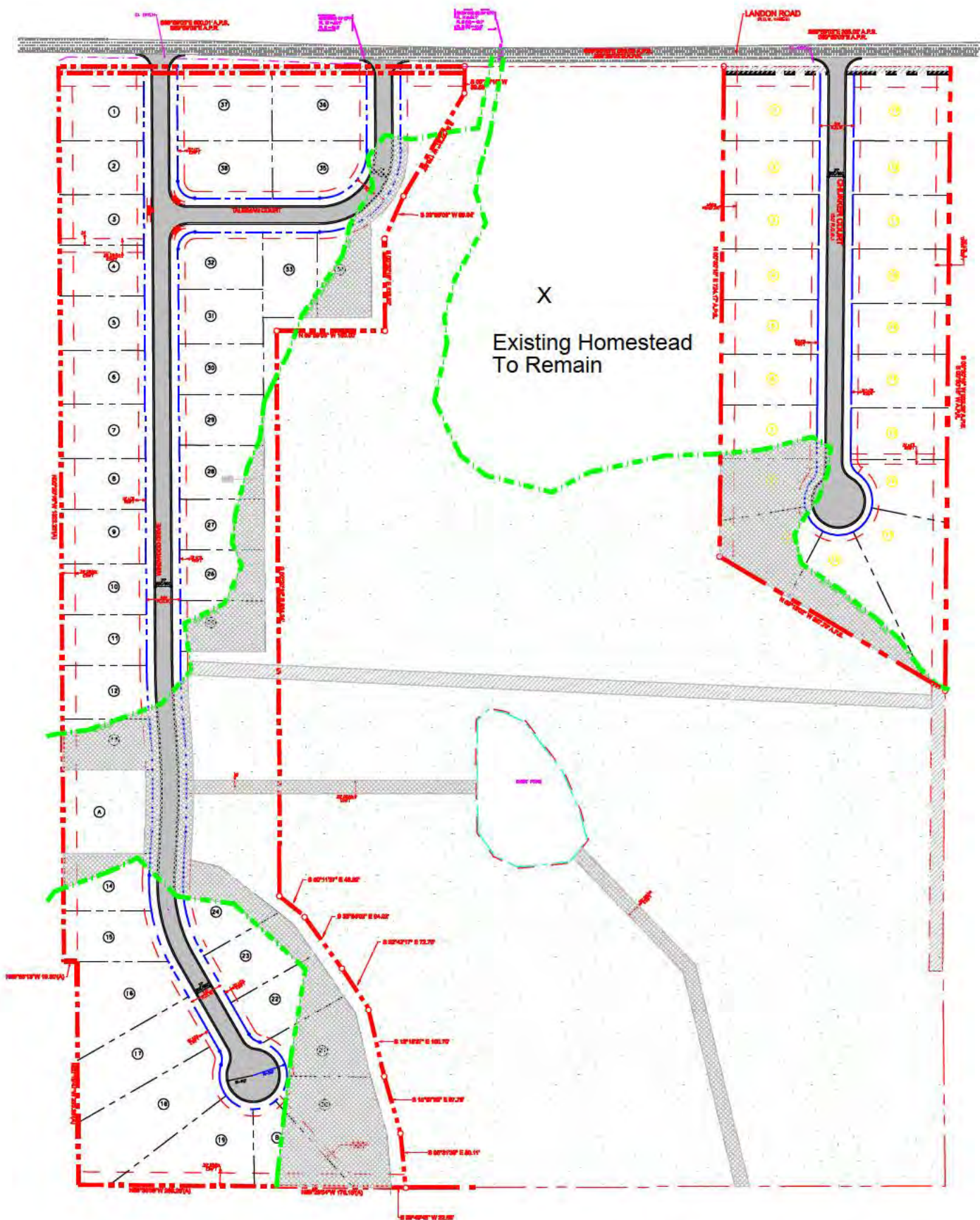


LANDON ROAD

HARRISON COUNTY, MS
By: Little Bluff, LLC



SCALE: 1" = 200'



WETLANDS DELINEATION
BY CULLPEPPER AND ASSOCIATES
DATED DECEMBER 2021
27.45+/- AC



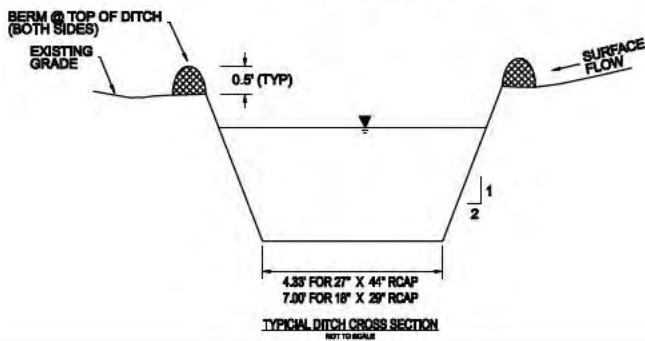
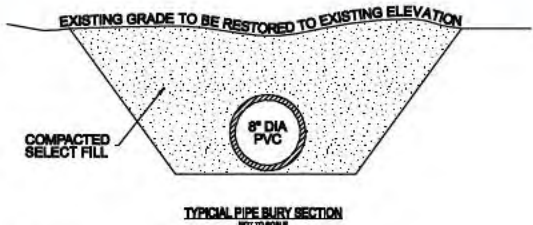
PERMANENT WETLAND
IMPACT
3.74 AC



TEMPORARY SEWER
WETLANDS IMPACT
0.70 ACRES



WETLANDS TO REMAIN
23.01 ACRES

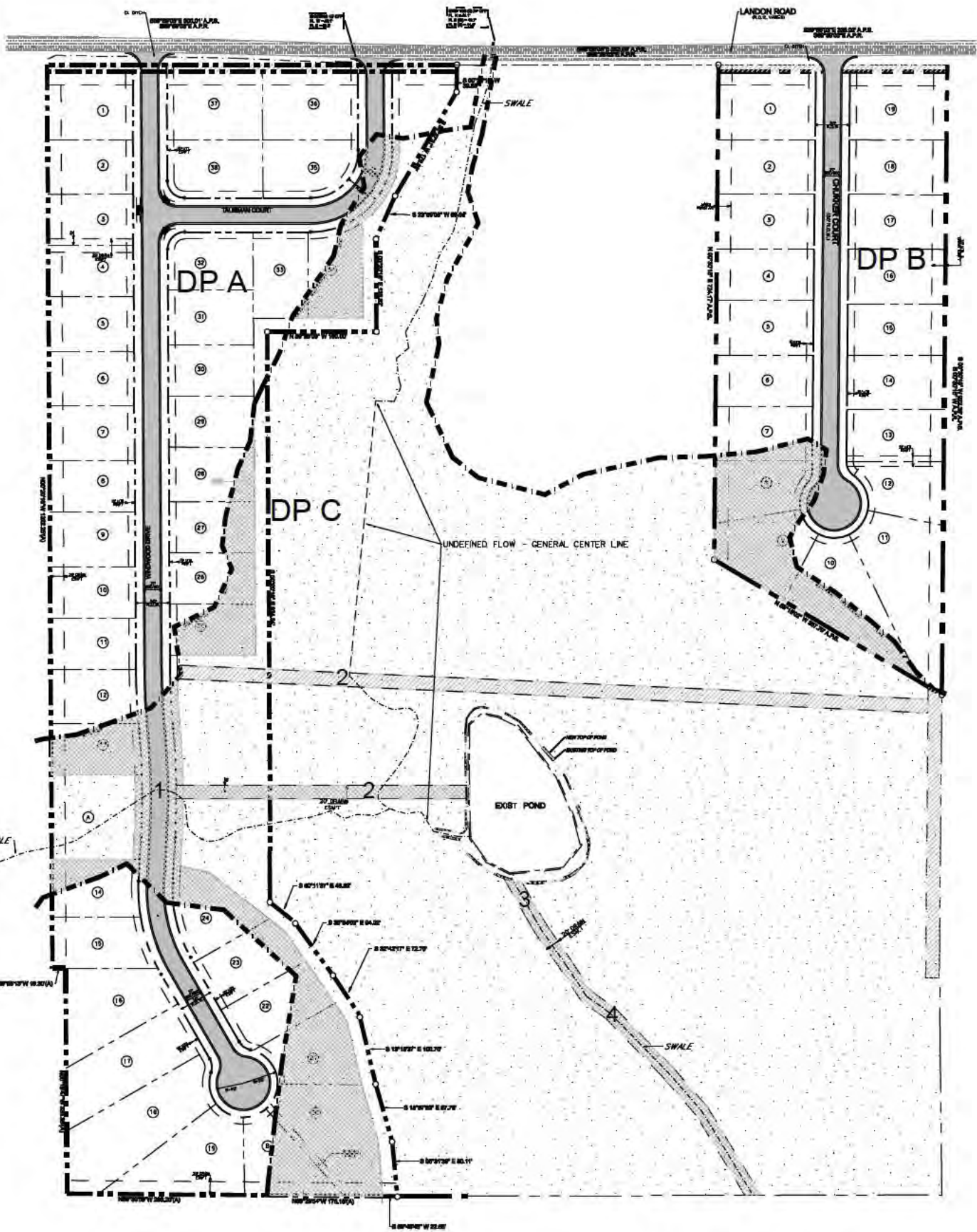


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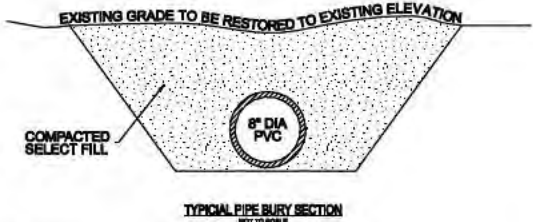
PERMANENT WETLAND
IMPACT
3.76 AC



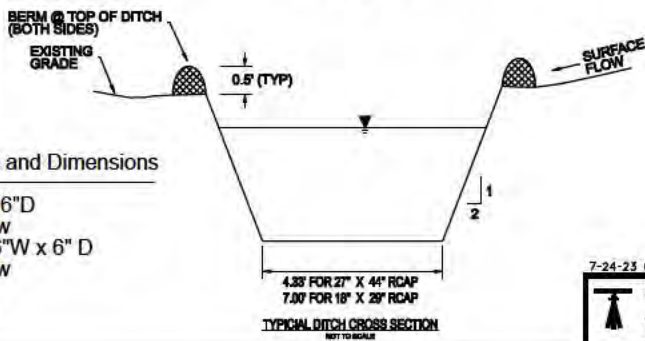
TEMPORARY SEWER
WETLANDS IMPACT
0.70 ACRES



WETLANDS TO REMAIN
22.99 ACRES



TYPICAL PIPE BURY SECTION
NOT TO SCALE



Bayhead Stream Type and Dimensions

- 1. Intermittent 18"W x 6"D
- 2. Undefined Sheetflow
- 3. Manmade Swale 36"W x 6" D
- 4. Undefined Sheetflow

7-24-23 05-05-23 12-15-22 12-2-22 11-28-22
Runsey Consulting Engineering, Inc.
Planning, Surveying, Design
900 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-8344



STATE OF MISSISSIPPI

Tate Reeves
Governor

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Joe Spraggins, Executive Director

November 3, 2023

Ms. Maryellen Farmer
Regulatory Division
U.S. Army Corps of Engineers
Mobile District
P.O. Box 2288
Mobile, AL 36628

RE: DMR23-000069; Little Bluff LLC; Landon Road Residential Development

Dear Ms. Monroe

The Mississippi Department of Marine Resources in cooperation with other state agencies is responsible under the Mississippi Coastal Program (MCP) for managing the coastal resources of Mississippi. Proposed activities in the coastal area are reviewed to insure that the activities are in compliance with the MCP.

The above activity has been reviewed based upon provisions of the Mississippi Coastal Program and Section 307 of the Coastal Zone Management Act of 1972 (as amended). The applicant has proposed the following activities and impacts as indicated on the attached approved diagram:

1. Temporary impacts to approximately 0.70 acres of non-tidal wetlands for sewer line installation
2. Permanent fill of approximately 3.76 acres of non-tidal wetlands for the construction of a single-family residential subdivision

The above activities and impacts have been reviewed based upon provisions of the MCP and Section 307 of the Coastal Zone Management Act of 1972 (as amended). They have been determined to be consistent to the maximum extent practicable with the MCP provided that the applicant adheres to the following conditions:

1. All authorized activities must:
 - a. Use Best Management Practices (BMPs) at all times during construction, including, but not limited to, the use of staked hay bales; staked filter cloth; sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site
 - b. Be conducted in a manner that minimizes the discharge of turbid waters into Waters of the State (Turbidity outside the limits of a 750-foot mixing zone must not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units)
 - c. Have appropriate wastewater permits and/or approvals for the proposed activity in place prior to the commencement of construction activities
 - d. Have appropriate stormwater permits, approvals, and/or measures in place prior to the commencement of construction activities (For projects greater than five acres of total ground disturbances 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; For projects greater than one to less than five acres of total ground disturbance including clearing, grading, excavating or other construction activities, the applicant shall follow the conditions and limitations of the State of Mississippi's Small Construction Storm Water General NPDES Permit)

- e. Not result in construction debris, sewage, oil, refuse, other pollutants, or unauthorized fill material entering Coastal Wetlands or Waters of the State
- f. Not impact wetlands, submerged aquatic vegetation, or shellfish beds unless specifically authorized

2. Permanent fill authorized above must:

- a. Be mitigated by the purchase of the appropriate number of mitigation credits from an approved mitigation bank within the service area as determined by the Interagency Review Team; Proof of this purchase must be submitted to this office prior to the commencement of construction

The above granted consistency certification was based upon the plan presented. This certification is contingent on clearance from the Mississippi Department of Environmental Quality (MDEQ) and the Mississippi Department of Archives and History (MDAH). All standards, regulations, and restrictions as set forth by the MDEQ and the MDAH as allowable by law with regards to protection of water quality and cultural resources and conservation of water resources shall be maintained.

If you have any questions regarding this letter, please contact Katie Nelson with the Bureau of Wetlands Permitting at 228-523-4117 or katie.nelson@dmr.ms.gov.

Sincerely,

Willa J. Brantley
Director, Bureau of Wetlands Permitting
MS Department of Marine Resources

WJB/kln

Attachments: Approved Diagrams

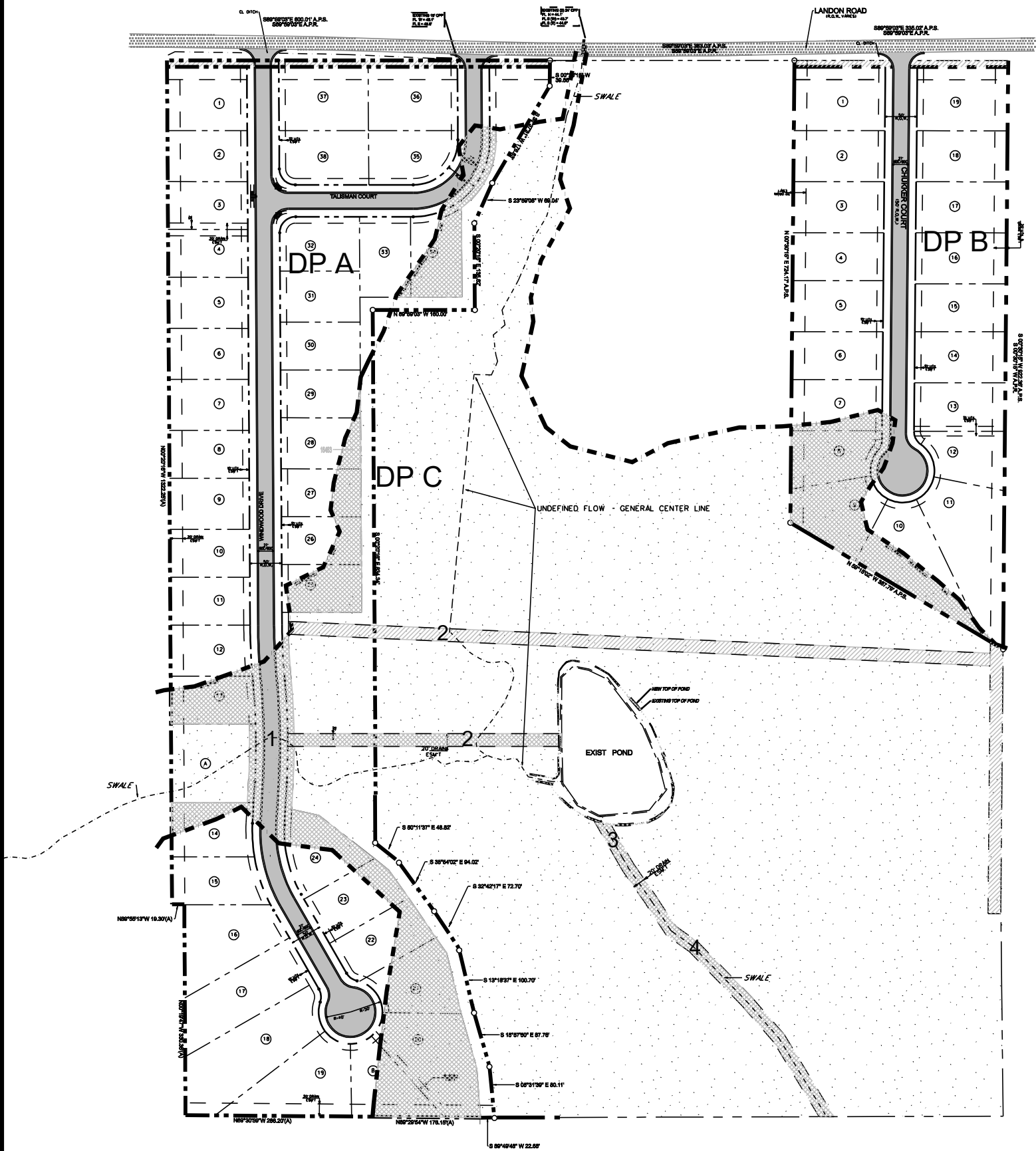
CC: Jimmy Lane, Little Bluff LLC
Billy Culpepper, Culpepper & Associates, Agent

LANDON ROAD

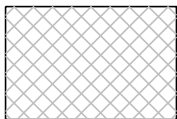
HARRISON COUNTY, MS
By: Little Bluff, LLC



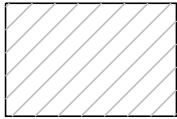
SCALE: 1" = 200'



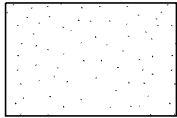
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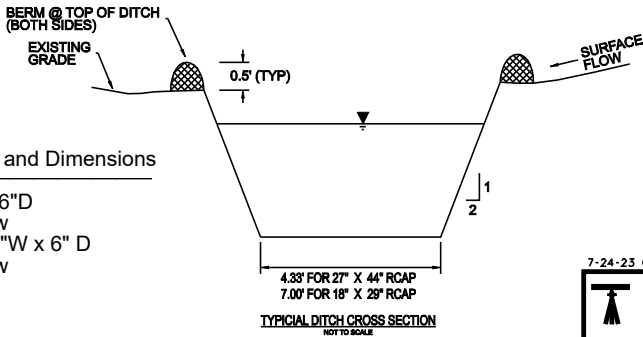
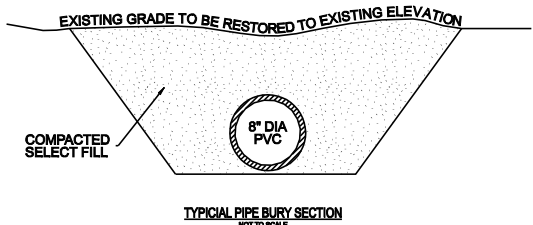
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4. Undefined Sheetflow

7-24-23 05-05-23 12-15-22 12-2-22 11-28-22
Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design
910 Howard Avenue
Shoat, Mississippi 39550
(228) 432-9544

AI: 84843

Rec'd via email:
03/26/2024

MSR10 9240

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: ☒ OWNER ☒ PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Jimmy Lane, Managing Member

OWNER COMPANY LEGAL NAME: Little Bluff LLC

OWNER STREET OR P.O. BOX: P.O. Box 1437

OWNER CITY: Ocean Springs STATE: MS ZIP: 39565

OWNER PHONE #: (228) 872-2414 OWNER EMAIL: jrl@laneconstinc.com

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: same as above

PRIME CONTRACTOR COMPANY LEGAL NAME:

PRIME CONTRACTOR STREET OR P.O. BOX:

PRIME CONTRACTOR CITY: STATE: ZIP:

PRIME CONTRACTOR PHONE #: () PRIME CONTRACTOR EMAIL:

FACILITY SITE INFORMATION

FACILITY SITE NAME: Polo Run

FACILITY SITE ADDRESS (If the physical address is not available, please indicate the nearest named road. For linear projects indicate the beginning of the project and identify all counties the project traverses.)

STREET: Landon Road

CITY: STATE: MS COUNTY: Harrison ZIP: 39503

FACILITY SITE TRIBAL LAND ID (N/A if not applicable): N/A

LATITUDE: 30 degrees 26 minutes 17 seconds LONGITUDE: 89 degrees 07 minutes 44 seconds

LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Earth

TOTAL ACREAGE THAT WILL BE DISTURBED ¹: 6.33

IS THIS PART OF A LARGER COMMON PLAN OF DEVELOPMENT?

YES ☐

NO ☒

IF YES, NAME OF LARGER COMMON PLAN OF DEVELOPMENT:

AND PERMIT COVERAGE NUMBER: MSR10

ESTIMATED CONSTRUCTION PROJECT START DATE:

2024-04-01

YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE:

2024-10-01

YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of Roads and Utilities

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:

Single Family Residential

SIC Code NAICS Code

NEAREST NAMED RECEIVING STREAM: Turkey Creek

IS RECEIVING STREAM ON MISSISSIPPI'S 303(d) LIST OF IMPAIRED WATER BODIES? (The 303(d) list of impaired waters and TMDL stream segments may be found on MDEQ's web site: http://www.deq.state.ms.us/MDEQ.nsf/page/TWB_Total_Maximum_Daily_Load_Section) YES ☒ NO ☐

HAS A TMDL BEEN ESTABLISHED FOR THE RECEIVING STREAM SEGMENT? YES ☒ NO ☐

ARE THERE RECREATIONAL STREAMS, PRIVATE/PUBLIC PONDS OR LAKES WITHIN ½ MILE DOWNSTREAM OF PROJECT BOUNDARY THAT MAY BE IMPACTED BY THE CONSTRUCTION ACTIVITY? YES ☐ NO ☒

EXISTING DATA DESCRIBING THE SOIL (for linear projects please describe in SWPPP):

Sandy Loam

WILL FLOCCULANTS BE USED TO TREAT TURBIDITY IN STORM WATER? YES ☐ NO ☒

IF YES, INDICATE THE TYPE OF FLOCCULANT. ☐ ANIONIC POLYACRYLAMIDE (PAM)
☐ OTHER _____

IF YES, DOES THE SWPPP DESCRIBE THE METHOD OF INTRODUCTION, THE LOCATION OF INTRODUCTION AND THE LOCATION OF WHERE FLOCCULATED MATERIAL WILL SETTLE? YES ☐ NO ☐

¹ Acreage for subdivision development includes areas disturbed by construction of roads, utilities and drainage. Additionally, a housesite of at least 10,000 ft² per lot (entire lot, if smaller) shall be included in calculating acreage disturbed.

DOCUMENTATION OF COMPLIANCE WITH OTHER REGULATIONS/REQUIREMENTS

COVERAGE UNDER THIS PERMIT WILL NOT BE GRANTED UNTIL ALL OTHER REQUIRED
MDEQ PERMITS AND APPROVALS ARE SATISFACTORILY ADDRESSED

IS LCNOI FOR A FACILITY THAT WILL REQUIRE OTHER PERMITS?

YES ☐

NO ☒

IF YES, CHECK ALL THAT APPLY: ☐ AIR ☐ HAZARDOUS WASTE ☐ PRETREATMENT

☐ WATER STATE OPERATING ☐ INDIVIDUAL NPDES ☐ OTHER: _____

IS THE PROJECT REROUTING, FILLING OR CROSSING A WATER CONVEYANCE OF ANY KIND? (If yes, contact the U.S. Army Corps of Engineers' Regulatory Branch for permitting requirements.) YES ☐ NO ☒

IF THE PROJECT REQUIRES A CORPS OF ENGINEER SECTION 404 PERMIT, PROVIDE APPROPRIATE DOCUMENTATION THAT:

- The project has been approved by individual permit, or
- The work will be covered by a nationwide permit and NO NOTIFICATION to the Corps is required, or
- The work will be covered by a nationwide or general permit and NOTIFICATION to the Corps is required

IS A LAKE REQUIRING THE CONSTRUCTION OF A DAM BEING PROPOSED? YES ☐ NO ☒
(If yes, provide appropriate approval documentation from MDEQ Office of Land and Water, Dam Safety.)

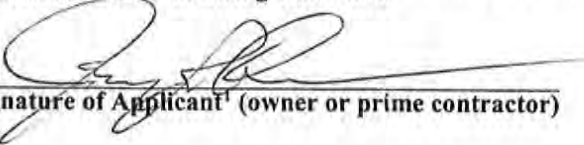
IF THE PROJECT IS A SUBDIVISION OR A COMMERCIAL DEVELOPMENT, HOW WILL SANITARY SEWAGE BE DISPOSED? Check one of the following and attach the pertinent documents.

- ☒ Existing Municipal or Commercial System. Please attach plans and specifications for the collection system and the associated "Information Regarding Proposed Wastewater Projects" form or approval from County Utility Authority in Hancock, Harrison, Jackson, Pearl River and Stone Counties. If the plans and specifications can not be provided at the time of LCNOI submittal, MDEQ will accept written acknowledgement from official(s) responsible for wastewater collection and treatment that the flows generated from the proposed project can and will be transported and treated properly. The letter must include the estimated flow.
- ☐ Collection and Treatment System will be Constructed. Please attach a copy of the cover of the NPDES discharge permit from MDEQ or indicate the date the application was submitted to MDEQ (Date: _____.)
- ☐ Individual Onsite Wastewater Disposal Systems for Subdivisions Less than 35 Lots. Please attach a copy of the Letter of General Acceptance from the Mississippi State Department of Health or certification from a registered professional engineer that the platted lots should support individual onsite wastewater disposal systems.
- ☐ Individual Onsite Wastewater Disposal Systems for Subdivisions Greater than 35 Lots. A determination of the feasibility of installing a central sewage collection and treatment system must be made by MDEQ. A copy of the response from MDEQ concerning the feasibility study must be attached. If a central collection and wastewater system is not feasible, then please attach a copy of the Letter of General Acceptance from the State Department of Health or certification from a registered professional engineer that the platted lots should support individual onsite wastewater disposal systems.

INDICATE ANY LOCAL STORM WATER ORDINANCE WITH WHICH THE PROJECT MUST COMPLY:

Harrison County

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.


Signature of Applicant¹ (owner or prime contractor)

1-24-24
Date Signed

Jimmy R Lane
Printed Name¹

Title

¹This application shall be signed as follows:

- For a corporation, by a responsible corporate officer.
- For a partnership, by a general partner.
- For a sole proprietorship, by the proprietor.

For a municipal, state or other public facility, by principal executive officer, mayor, or ranking elected official

Please submit the LCNOI form to:

Chief, Environmental Permits Division
MS Department of Environmental Quality, Office of Pollution Control
P.O. Box 2261
Jackson, Mississippi 39225



OFFICE of DIRECTOR of
PUBLIC WORKS

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: 228-868-5740
Fax: 228-214-2238

January 3, 2024

Mr. Lawrence Rumsey, P.E.
Rumsey Consulting Engineering, Inc.
910 Howard Ave.
Biloxi, MS 39530
Phone (228)-432-9344

Re: Water and Sewer Service Availability for the Proposed Polo Run Subdivision
(19 Connections)

Dear Mr. Rumsey:

This is to inform you that the City of Gulfport has the water and sewer availability to serve the proposed Polo Run Subdivision located on Landon Road. (19 Connections).

Water:

Water is available via an existing 12 inch water main located on Landon Road as shown on the Polo Run Subdivision Utility Plans dated December 6, 2023 by Rumsey Consulting Engineering. You will also be required by the City of Gulfport to connect or extend the existing system to your development at the expense of the owner/developer. Your engineer is responsible to ensure the fire flow meets the current City of Gulfport city standards.

Sewer:

Sewer is available via an existing sewer manhole (Landry Trace Subdivision) located near the southeast corner of the property as shown on the Polo Run Subdivision Utility Plans dated December 6, 2023 by Rumsey Consulting Engineering. You will be required by the City of Gulfport to connect or extend the existing system to your development at the expense of the owner/developer.

All plans are subject to the review and approval of the City of Gulfport Public Works and Engineering Departments prior to construction. Once the improvements are completed, the City of Gulfport Public Works and Engineering Departments shall inspect and approve the system prior to final acceptance.

****This will serve letter is valid for 12 months from the date issued.****

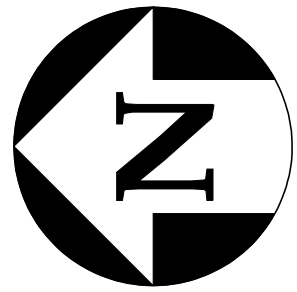
If you need any further information or have any questions, please contact our office at (228) 868-5740.

Sincerely,

J. Tyler Gentry
Director of Public Works

cc:

Jeremy Harrison, P.E. Director of Engineering
File

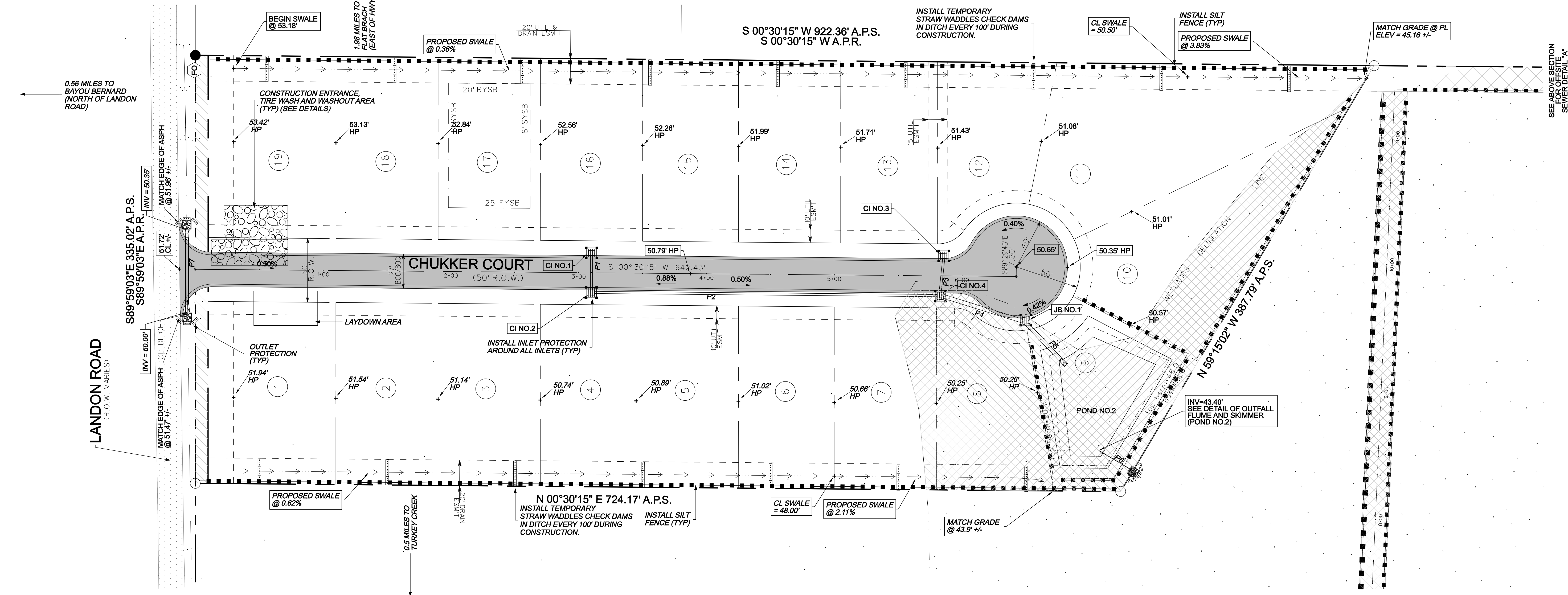


- LEGEND:
- = FOUND IRON PIN (F.I.P.)
 - = SET IRON PIN (S.I.P.)
 - ⊕ = SECTION CORNER
 - ⊗ = CONCRETE MONUMENT
 - ⊗ = SPOT ELEVATION MARKER
 - ⊗ = TREE TO BE REMOVED
 - = TREE TO REMAIN
 - ▨ = WETLANDS
 - ▨ = MITIGATED WETLANDS

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
A.P.C. = AS PER CALCULATION
A.P.T. = AS PER TAX MAP
C.N.S. = COULD NOT SET

NOTES:
BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JAMES FRAISER, III, P.L.S., DATED NOVEMBER 4, 2021.

THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH ONLINE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



LEGEND

TEMPORARY PRACTICES:

- CHECK DAM
- CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- STORM DRAIN INLET PROTECTION (SILT FENCE, STRAW BALE, EXCAVATED, BLOCK & GRAVEL)
- STRAW BALE BARRIER

PERMANENT PRACTICES:

- BUFFER ZONE
- ROCK OUTLET PROTECTION

VEGETATIVE PRACTICES:

- PERMANENT SEEDING
- SODDING
- TEMPORARY SEEDING
- MULCHING

COMPOSITE PRACTICES:

- RIPRAP

DRAINAGE TABLES

DRAINAGE PIPE SCHEDULE

PIPE	LENGTH AND SIZE
P1	28 LF OF 15" RCP @ 0.30%
P2	289 LF OF 15" RCP @ 0.40%
P3	28 LF OF 15" RCP @ 0.30%
P4	66 LF OF 18" RCP @ 0.60%
P5	40 LF OF 18" RCP @ 3.20% W/F.E.S.
P6	28 LF OF 4" SCH 40 PVC PIPE @ 1.43%
P7	52 LF OF 11" x 18" RCAP @ 0.56% W/F.E.S. EA END

SUGGESTED FINISHED FLOOR SCHEDULE

LOT	SUGGESTED FINISHED FLOOR ELEVATION	LOT	SUGGESTED FINISHED FLOOR ELEVATION
1	FF = 52.51'	11	FF = 51.61'
2	FF = 52.11'	12	FF = 51.96'
3	FF = 51.72'	13	FF = 52.24'
4	FF = 51.42'	14	FF = 52.52'
5	FF = 51.79'	15	FF = 52.79'
6	FF = 51.60'	16	FF = 53.09'
7	FF = 51.23'	17	FF = 53.37'
8	FF = 51.11'	18	FF = 53.66'
9	FF = POND	19	FF = 53.94'
10	FF = 51.54'		

NOTE:
THE FINISHED FLOOR ELEVATIONS SHOWN ARE RECOMMENDED MINIMUMS AS PER HARRISON COUNTY REQUIREMENTS

REVISIONS	BY

Rumsey Consulting Engineering, Inc.

Planning, Surveying, Design

910 Howard Avenue
Bartlett, Mississippi 39530
(228) 432-9344

PROJECT: POLO RUN
Harrison County, Mississippi

TITLE: STORMWATER POLLUTION PREVENTION PLAN

DRAWN LCR/TLT
CHECKED LCR
DATE 04-07-2022
SCALE 1" = 40'
JOB NO. P-21.06

SHEET SW_01

* Annuals. FOR PERMANENT SEEDING, ANNUALS CAN ONLY BE USED IN A MIXTURE WITH PERENNIALS.
NORTH - NORTH OF HWY 82 CENTRAL -SOUTH OF HWY 82 & NORTH OF HWY 84 SOUTH - SOUTH OF HWY 84

STORMWATER POLLUTION PREVENTION PLAN
TEMPORARY & PERMANENT EROSION CONTROL MEASURES

STORMWATER PLAN AND NOTES SHOWN ON THESE PLANS ARE A GENERAL GUIDELINE. THE CONTRACTOR AND/OR SUB-CONTRACTOR(S) IS/ARE REQUIRED TO USE THE APPLICABLE SECTIONS OF THE MISSISSIPPI PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

GENERAL

AS DESIGNED, THE DISCHARGE FROM THIS PROJECT WILL NOT CONTRIBUTE TO FLAT BRANCH, WHICH IS LISTED ON MISSISSIPPI'S 303(d) LIST OF IMPARED WATER.

THE CONTRACTOR IS RESPONSIBLE FOR STAFF TRAINING REQUIREMENTS (ACT5, T-20 OF THE LCGP).

TEMPORARY STRUCTURES

CONTRACTOR SHALL INSTALL SILT FENCES AROUND SPECIFIED AREAS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL CONSTRUCT STRAW WATTLES, IN ALL NEW SWALES AND REGRADED DITCHES AND ALSO INSTALL SECONDARY SILT FENCES PRIOR TO FINAL VEGETATIVE COVER BEING ESTABLISHED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF VEHICLES PRIOR TO LEAVING THE SITE. A TIRE WASH AREA SHALL BE SET ASIDE WITHIN THE PROJECT AS SHOWN ON THE PLANS.

MISC CONTROLS

SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE SILT FENCE AND PRIOR TO FINAL REMOVAL OF THE CONTROL. CONTRACTOR SHALL ENSURE THAT SHOULD WORK BE DISCONTINUED IN A DISTURBED AREA FOR 14 DAYS OR MORE THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED IMMEDIATELY. FOR PURPOSES OF THIS PERMIT, "IMMEDIATELY" IS INTERPRETED TO MEAN NO LATER THAN THE NEXT WORK DAY.

CONTRACTOR SHALL REMOVE AND REPLACE ANY TEMPORARY EROSION CONTROL MEASURES THAT ARE PAST EXPECTED USABLE LIFE OR NOT FUNCTIONING EFFECTIVELY.

INSPECTION OF THE EROSION CONTROL MEASURES SHALL BE MADE AS PROVIDED IN PART 7 OF THE SWPPP AND ALL REQUIRED REPORTS SHALL BE AVAILABLE FOR SUBMITTAL TO THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY UPON REQUEST.

CONTRACTOR SHALL INSPECT THE ENTIRE PROJECT AND ALL EROSION CONTROLS AFTER EACH SIGNIFICANT RAIN EVENT THAT PRODUCE A DISCHARGE, BUT NOT LESS THAN WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH TO ENSURE THAT APPROPRIATE EROSION AND SEDIMENT CONTROLS HAVE BEEN PROPERLY CONSTRUCTED AND MAINTAINED TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE AND DETERMINE IF ADDITIONAL OR ALTERNATIVE CONTROL MEASURES ARE REQUIRED. IT IS A RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL AND/OR ALTERNATIVE EROSION AND SEDIMENT CONTROLS WHEN EXISTING CONTROLS PROVE TO BE INEFFECTIVE IN PREVENTING SEDIMENT FROM LEAVING THE SITE.

VEGETATIVE CONTROLS

ALL DISTURBED AREAS SHALL BE GRADED, SEEDED, MULCHED, AND FERTILIZED AFTER STREET CONSTRUCTION IS COMPLETED. PERMANENT COVER MUST BE ESTABLISHED. WHEN THE DISTURBED AREA WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS OR MORE, THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED IMMEDIATELY. FOR PURPOSES OF THIS PERMIT, "IMMEDIATELY" IS INTERPRETED TO MEAN NO LATER THAN THE NEXT WORK DAY.

PROPOSED SWALE(S) AND DITCHES SHALL BE SEEDED WITH THE APPROPRIATE SEED (ANNUAL OR PERENNIAL) DEPENDING ON THE TIME OF YEAR. IMMEDIATELY AFTER SEEDING, THE AREA SHALL BE MULCHED AND FERTILIZED. THE SIDE OF THE PROPOSED SWALE(S) SHALL BE LINED WITH STRAW WATTLES TO PREVENT SEDIMENTATION FROM BUILDING CONSTRUCTION FROM REACHING THE STORM SEWER SYSTEM.

TOPSOIL SHOULD BE STOCKPILED AND USED IN AREAS THAT WILL BE RE-VEGETATED. WHEN FINAL GRADE IS REACHED IT SHOULD BE DISTURBED TO A MINIMUM DEPTH OF 2 INCHES ON 3:1 SLOPES AND 4 INCHES ON FLATTER SLOPES.

MAINTENANCE PLAN

CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAIN EVENT THAT PRODUCE A DISCHARGE, BUT NOT LESS THAN WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH IN ACCORDANCE WITH ACT6, S-5. MAKE NEEDED REPAIRS WITHIN 24 HOURS. REMOVE SEDIMENT FROM THE INLET PROTECTION DEVICES AND SILT FENCES WHEN ACCUMULATED SEDIMENT HAS REACHED 50 PERCENT CAPACITY. REPLACE NONFUNCTIONAL SILT FENCES. MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUNDCOVER, RESEED, FERTILIZE AND MULCH UNTIL FINAL STABLIAZATION HAS BEEN ACHIEVED.

HEAVY EQUIPMENT USE IN AREAS TO BE RE-VEGETATED SHOULD BE AVOIDED. IF COMPACTION CANNOT BE AVOIDED, THE TOP 4 INCHES OF THE SOIL SHOULD BE TILLED BEFORE RE-VEGETATION. ANY NECESSARY FERTILIZER OR OTHER SOIL AMENDMENTS SHOULD BE ADDED DURING THE TILLING PROCESS.

HOUSEKEEPING PRACTICES

ALL EQUIPMENT MAINTENANCE AND REPAIR WILL BE DONE OFFSITE. TRASH CANS SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE. THE MAIN TRASH COLLECTION BIN WILL BE LOCATED AT AN APPROPRIATE LOCATION ON THE SITE AND WILL BE PICKED UP WEEKLY BY THE CITY/COUNTY. PAINTS, SOLVENTS, FERTILIZERS, OR ANY OTHER POTENTIALLY TOXIC MATERIALS WILL NOT BE STORED ONSITE. PORTABLE SANITARY FACILITIES WILL BE PROVIDED FOR CONSTRUCTION WORKERS. SHOULD ANY SPILLS OR LEAKS OF TOXIC MATERIALS OCCUR, THE CONTRACTOR SHALL IMPLEMENT ALL APPROPRIATE RESPONSE PROCEDURES. ALL BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH AND LANDSCAPE MATERIALS SHALL BE REMOVED AND ISOLATED FROM THE SPILL SITE AT AN APPROPRIATE SECURE LOCATION.

IMPLEMENTATION SEQUENCE

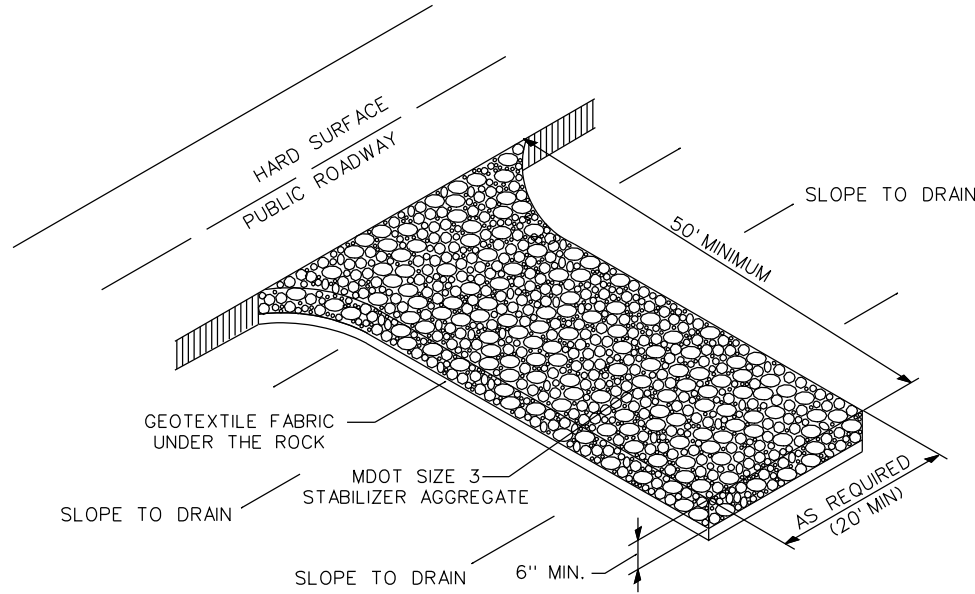
OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
INSTALL PERIMETER EROSION CONTROLS. BUILD CONSTRUCTION ENTRANCE/EXIT.
INSTALL TIRE WASH AND CONCRETE WASHOUT AREA.
INSTALL TEMPORARY CONTROLS WITH NEEDED RIPRAP.
ROUGH GRADE SITE. CONSTRUCT DIVERSIONS AND DRAINAGE WAYS,
STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND STOCKPILE,
INSTALL CULVERTS WITH INLET/OUTLET PROTECTION (SILT FENCE), AND RIPRAP.
PLANT TEMPORARY VEGETATION ON DISTURBED AREAS.
INSTALL UNDERGROUND UTILITIES.
POUR CURB AND GUTTER AS REQUIRED BY PLANS.
CONSTRUCT ASPHALT OR CONCRETE PAVING AS REQUIRED BY PLANS.
INSTALL PAVEMENT MARKINGS, IF REQUIRED BY PLANS.
FINISH SITE SLOPES, ROUGHEN SLOPES, AND VEGETATE.
AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES,
VEGETATE THESE AREAS.
SUBMIT NOTICE OF TERMINATION AND COPIES OF INSPECTION REPORTS TO MDEQ.

STORMWATER POLLUTION PREVENTION PLAN
POST CONSTRUCTION CONTROLS

CONTRACTOR SHALL SEED, FERTILIZE AND MULCH, AND APPLY THE APPROPRIATE SPECIFIED VEGETATIVE COVERING AS PER THE PLANS TO ALL DISTURBED AREAS, NEW AND OLD DITCHES, SWALES AND DETENTION PONDS AFTER CONSTRUCTION IS COMPLETE. IF SEEDED, THE APPROPRIATE SEED (ANNUAL OR PERENNIAL) WILL BE APPLIED DEPENDING ON THE TIME OF THE YEAR AND ACCORDING TO THE SEEDING CHART ON THE PLANS OR IN THE SPECIFICATIONS. CONTRACTOR SHALL INSTALL ALL POST CONSTRUCTION NON-VEGETATIVE EROSION CONTROLS SUCH AS ROCK DAMS, PONDS, ETC., AS SPECIFIED ON THE PLANS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE FINAL VEGETATIVE COVER AND OTHER POST CONSTRUCTION CONTROLS ARE IN PLACE. ALL RECORDS, REPORTS, FORMS, AND INFORMATION RESULTING FROM ACTIVITIES REQUIRED BY THE PERMIT SHALL BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF THE DOCUMENT ORIGIN. FINAL APPROVAL SHALL NOT BE GRANTED UNTIL ALL DISTURBED AREAS ARE STABILIZED TO PREVENT ANY EROSION FROM OCCURRING.

POST CONSTRUCTION MAINTENANCE PLAN

ALL MAINTENANCE AND INSPECTION OF POST CONSTRUCTION CONTROLS WILL BE PERFORMED ON PERIODIC BASIS BY THE OWNER OF THE PROJECT. SPECIFICALLY, INSPECTIONS WILL BE MADE SEMIANNUALLY AND AFTER MAJOR RAIN EVENTS AND STORMS, UNLESS OTHERWISE NOTED. ENTRANCES TO ALL CURB INLETS, GRATE INLETS AND PIPE OUTFLOW POINTS SHALL BE INSPECTED FOR TRASH AND DEBRIS BUILD UP. ANY SUCH TRASH OR DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY. INSPECTOR SHALL INSURE THAT ALL POINTS OF STORM WATER ENTRY AND EXIT ARE FREE FLOWING AND UNOBSTRUCTED. INSPECTIONS SHALL BE MADE AT A MINIMUM, ON A MONTHLY BASIS, OF THE DETENTION POND OUTFALL CONTROL STRUCTURE TO INSURE THAT THE OUTFALL AND EMERGENCY OVERFLOW WEIRS ARE FREE FROM TRASH AND DEBRIS AND WILL ALLOW THE FREE FLOW OF STORM WATER. THE OUTFALL PIPE IN THE CONTROL STRUCTURE SHALL ALSO BE INSPECTED FOR BLOCKAGE. THE POND FILTRATION SYSTEM SHALL BE MAINTAINED IN SUCH A MANNER AS TO INSURE THAT THE POND WILL DRAIN IN A CONTINUALLY AND CONSISTENT MANNER. ANY DEBRIS OR EXCESSIVE SEDIMENT BUILDUP IN THE POND THAT WOULD INTERFERE WITH THE OPERATION OF THE FILTRATION SYSTEM SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALL POST CONSTRUCTION CONTROLS, BEST MANAGEMENT PRACTICES AND LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY AND SHALL NOT BE ALTERED OR MODIFIED WHICH WOULD LIMIT OR CAUSE TO LIMIT THE USE OF THESE ITEMS. RESPONSIBILITY AND MAINTENANCE OF THESE ITEMS SHALL FOLLOW THE OWNERSHIP OF THE PROPERTY. EACH PROPERTY OWNER SHALL BE LIABLE VIA DEED STIPULATIONS AND/OR RESTRICTIONS FOR THE MAINTENANCE OF POST CONSTRUCTION CONTROLS AND LANDSCAPING.



NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

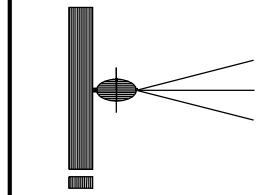
CONSTRUCTION ENTRY DETAIL

REVISIONS	BY

Rumsey Consulting Engineering, Inc.

Planning, Surveying, Design

910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344



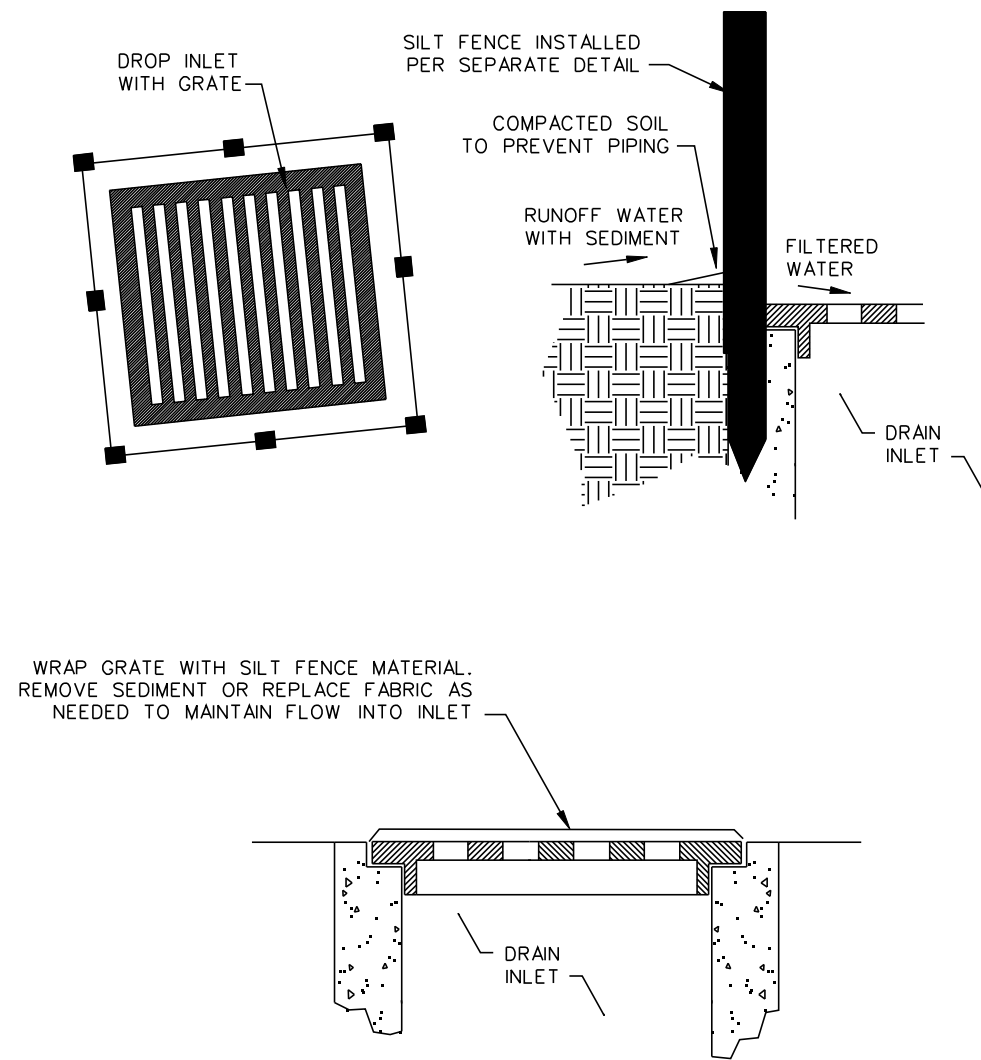
PROJECT:
POLO RUN

Harrison County, Mississippi

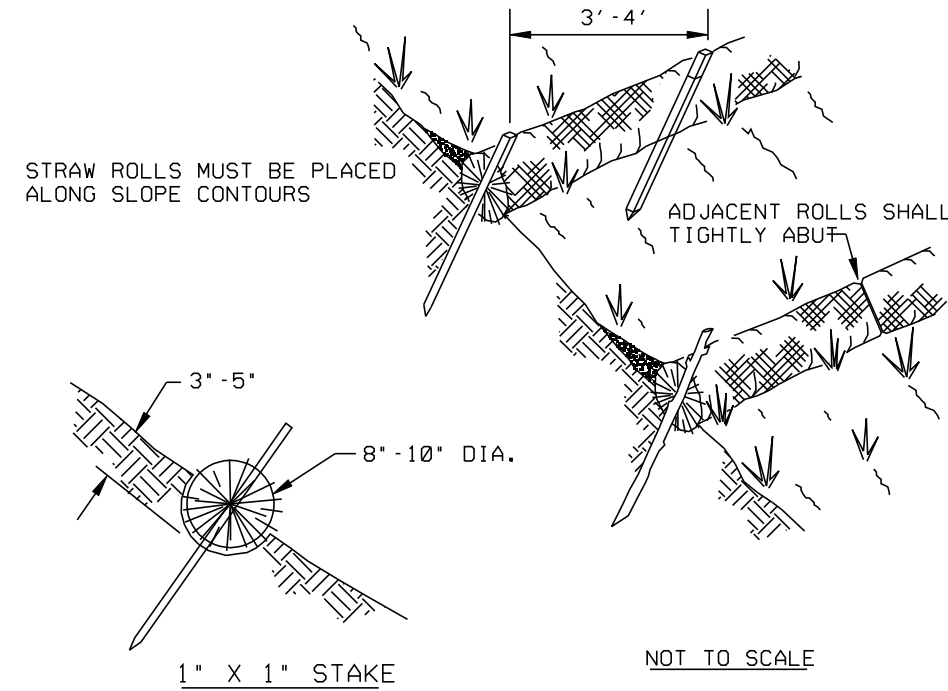
TITLE:
STORMWATER DETAILS

DRAWN	COG / TLT
CHECKED	LCR
DATE	05-11-2022
SCALE	NO SCALE
JOB NO.	P-21.06

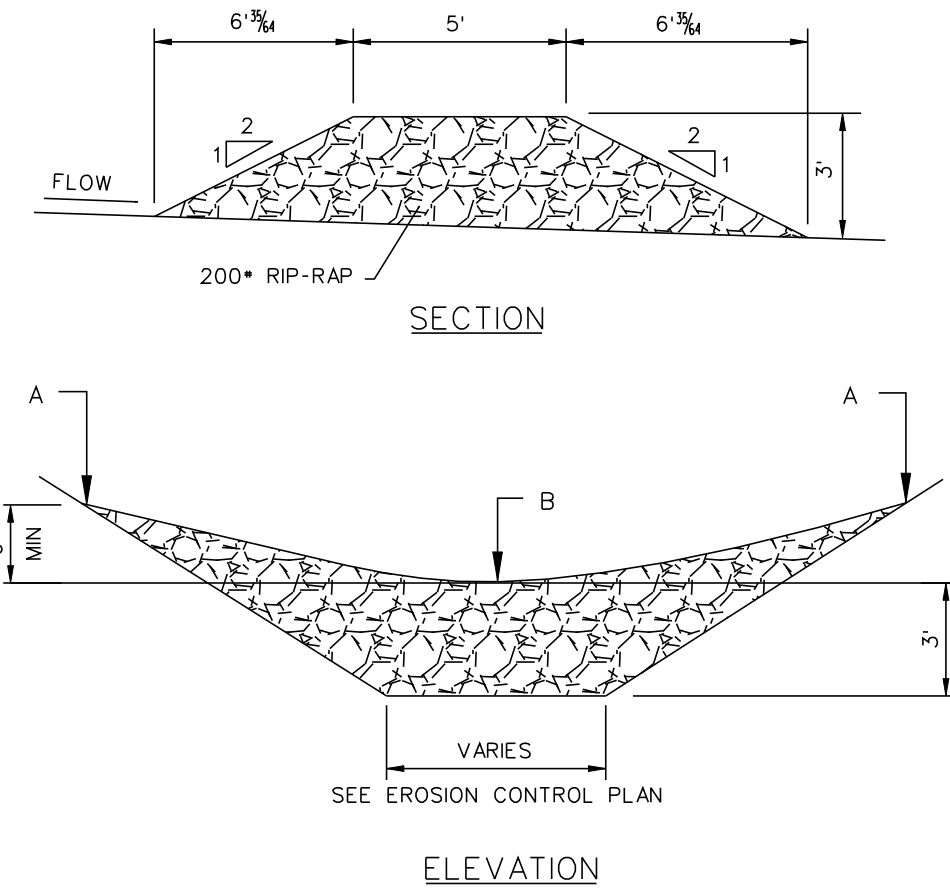
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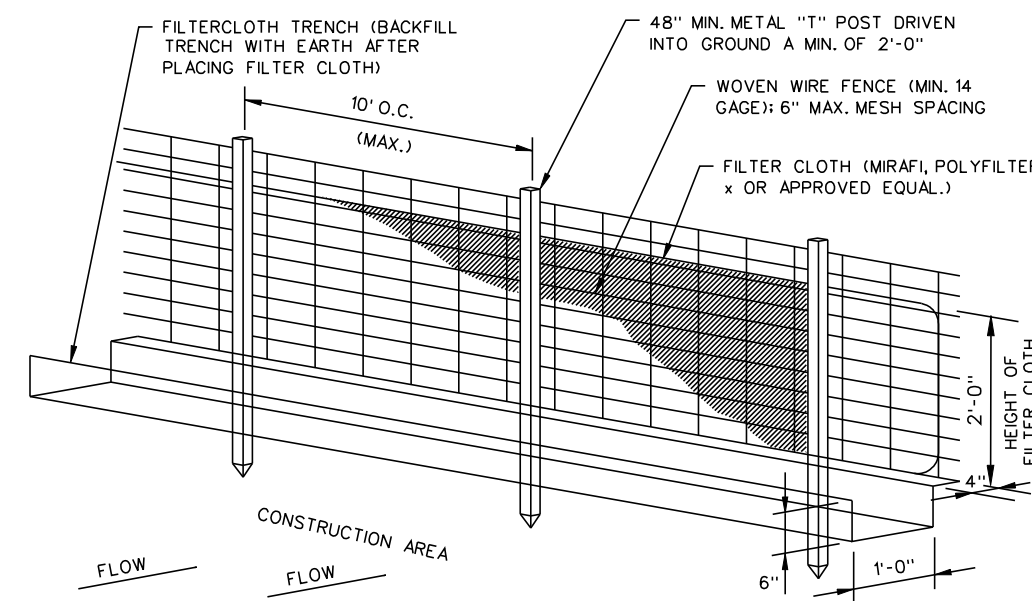
STORM DRAIN INLET PROTECTION DETAIL



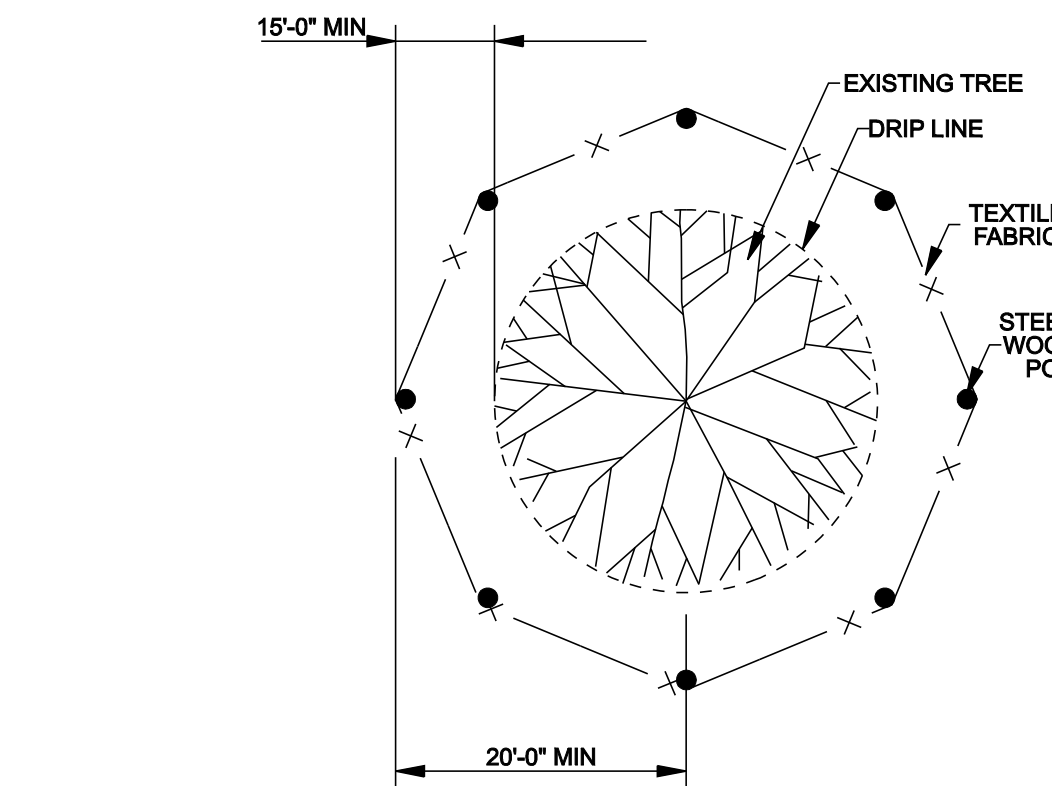
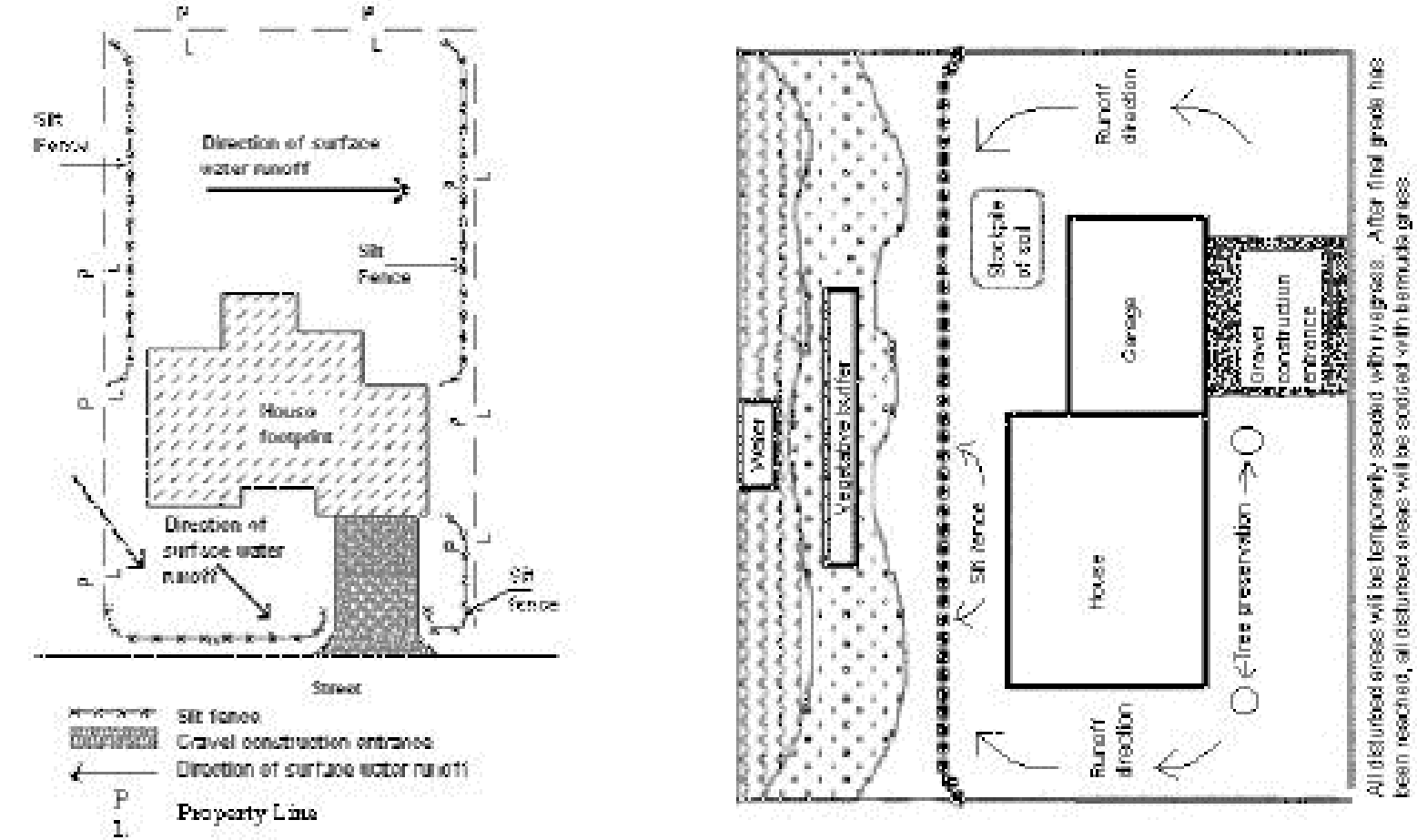
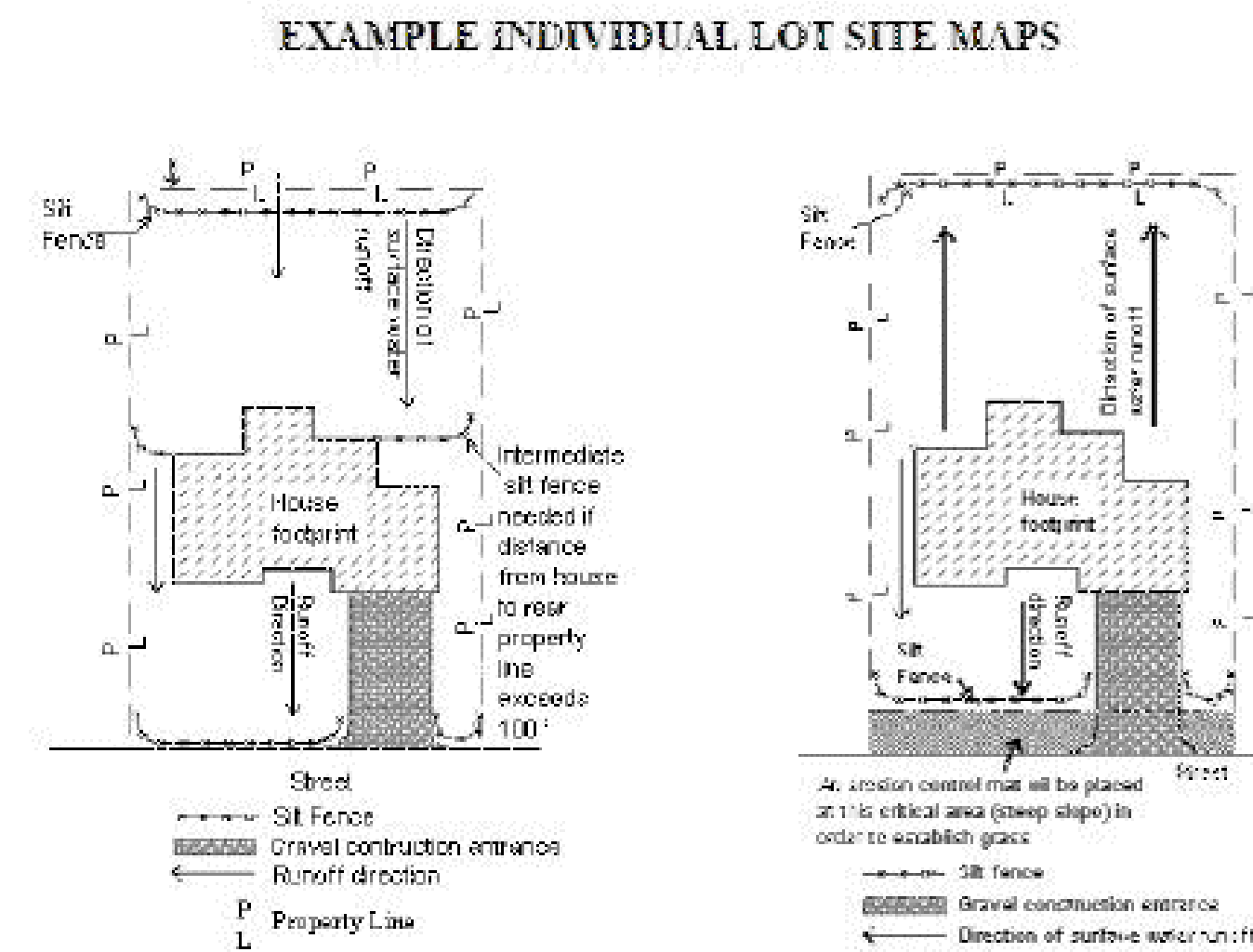
STRAW ROLL WADDLE DETAIL



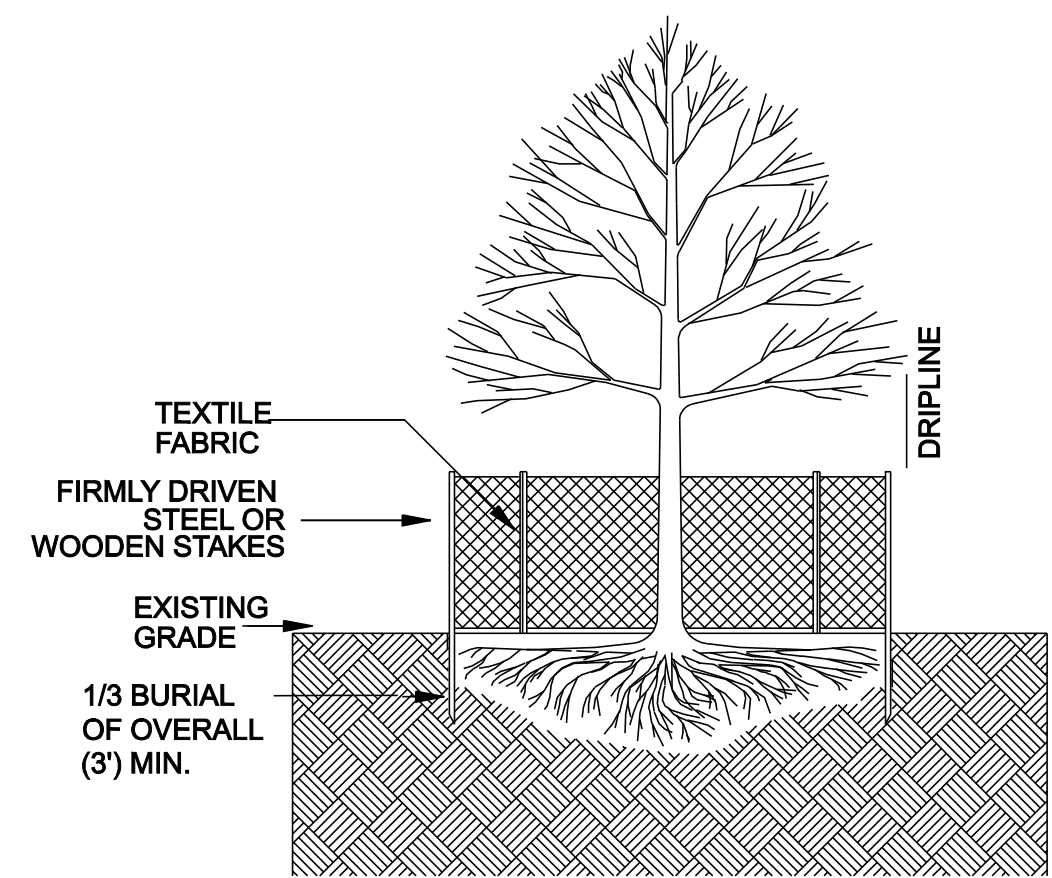
ROCK CHECK DAM DETAIL



SILT FENCE DETAIL



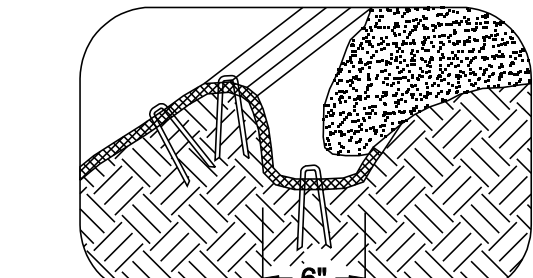
PLAN



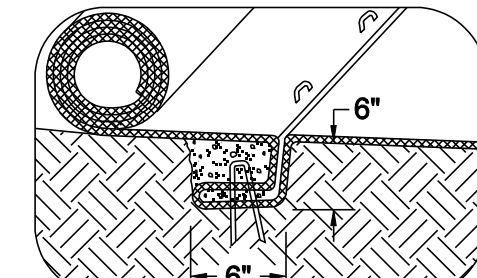
SECTION

TREE PROTECTION PLACEMENT DETAIL

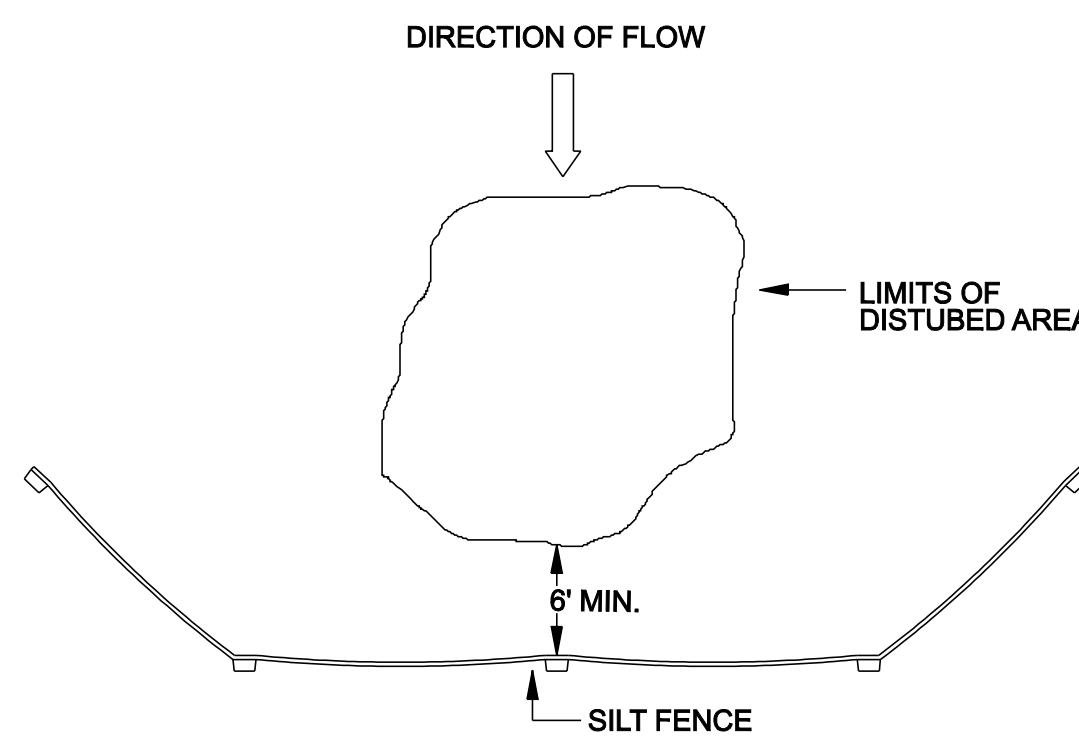
SEEDING CHART FOR THE STATE OF MISSISSIPPI						
SPECIES	SEEDING RATE/ACRE	PLANTING TIME	DESIRED pH RANGE	FERTILIZATION RATE/ACRE	METHOD OF ESTABLISHMENT	ZONE OF ADAPTABILITY ¹
COMMON BERMUDA	15 LBS. ALONE 10 LBS. MIXTURE	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
BAHIA	40 LBS. ALONE 30 LBS. MIXTURE	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	CENTRAL SOUTH
FESCUE	40 LBS. ALONE 30 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	NORTH CENTRAL
SAINT AUGUSTINE		3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SOD ONLY	CENTRAL SOUTH
CENTPEDE	4 LBS. ALONE 2.5 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
CARPET GRASS	15 LBS. ALONE 10 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
OYSIA GRASS		3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SOD ONLY	ALL
CREeping RED FESCUE	30 LBS. ALONE 22.5 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
WEEPING GRASS	10 LBS. ALONE 5 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*WHEAT	90 LBS. ALONE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*RYEGRASS	30 LBS.	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*WHITE CLOVER	5 LBS.	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*CRIMSON CLOVER	25 LBS. ALONE 15 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
SERICEA LESPEDEZA	40 LBS.	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*HAIRY VETCH	30 LBS.	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*BROWNTOP MILLET	40 LBS. ALONE 15 LBS. MIXTURE	4/1 - 8/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL



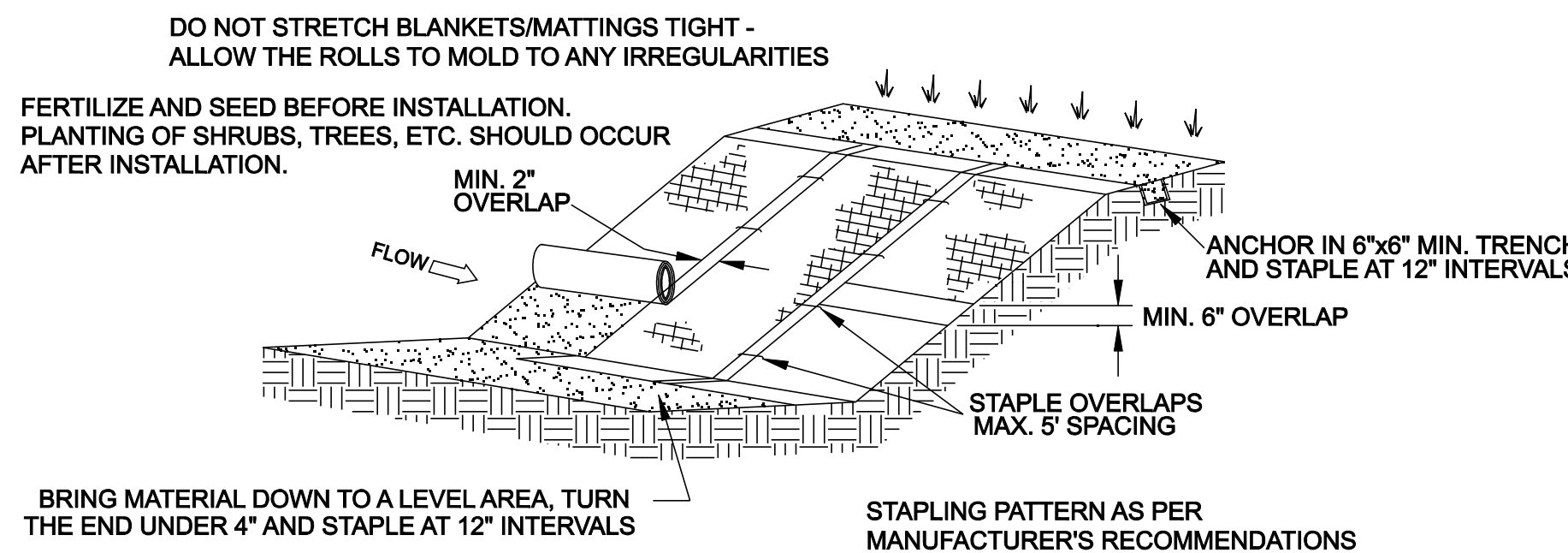
LONGITUDINAL ANCHOR TRENCH



INTERMITTENT CHECK SLOT



ISOLATED SILT FENCE INSTALLATION
PLAN VIEW



TYPICAL EROSION CONTROL MAT PLACEMENT DETAIL

REVISIONS	BY

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(228) 432-9344

PROJECT: POLORUN
Harrison County, Mississippi
TITLE: STORMWATER DETAILS

DRAWN	COG / TLT
CHECKED	LCR
DATE	05-11-2022
SCALE	NO SCALE
JOB NO.	P-21.06

MSR10 _____

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: ☒ OWNER ☒ PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Jimmy Lane, Managing Member

OWNER COMPANY LEGAL NAME: Little Bluff LLC

OWNER STREET OR P.O. BOX: P.O. Box 1437

OWNER CITY: Ocean Springs STATE: MS ZIP: 39565

OWNER PHONE #: (228) 872-2414 OWNER EMAIL: jrl@laneconstinc.com

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: same as above

PRIME CONTRACTOR COMPANY LEGAL NAME:

PRIME CONTRACTOR STREET OR P.O. BOX:

PRIME CONTRACTOR CITY: STATE: ZIP:

PRIME CONTRACTOR PHONE #: () PRIME CONTRACTOR EMAIL:

FACILITY SITE INFORMATION

FACILITY SITE NAME: Windwood

FACILITY SITE ADDRESS (If the physical address is not available, please indicate the nearest named road. For linear projects indicate the beginning of the project and identify all counties the project traverses.)

STREET: Windwood Drive

CITY: STATE: MS COUNTY: Harrison ZIP: 39503

FACILITY SITE TRIBAL LAND ID (N/A If not applicable): N/A

LATITUDE: 30 degrees 26 minutes 17 seconds LONGITUDE: 89 degrees 07 minutes 56 seconds

LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Earth

TOTAL ACREAGE THAT WILL BE DISTURBED: 13.67

IS THIS PART OF A LARGER COMMON PLAN OF DEVELOPMENT? YES ☐ NO ☒

IF YES, NAME OF LARGER COMMON PLAN OF DEVELOPMENT:

AND PERMIT COVERAGE NUMBER: MSR10 _____

ESTIMATED CONSTRUCTION PROJECT START DATE: 2024-04-01

YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE:

2024-10-01

YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of Roads and Utilities

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:

Single Family Residential

SIC Code _____ NAICS Code _____

NEAREST NAMED RECEIVING STREAM: Turkey Creek

IS RECEIVING STREAM ON MISSISSIPPI'S 303(d) LIST OF IMPAIRED WATER BODIES? (The 303(d) list of impaired waters and TMDL stream segments may be found on MDEQ's web site: http://www.deq.state.ms.us/MDEQ.nsf/page/TWB_Total_Maximum_Daily_Load_Section) YES ☒ NO ☐

HAS A TMDL BEEN ESTABLISHED FOR THE RECEIVING STREAM SEGMENT? YES ☒ NO ☐

ARE THERE RECREATIONAL STREAMS, PRIVATE/PUBLIC PONDS OR LAKES WITHIN ¼ MILE DOWNSTREAM OF PROJECT BOUNDARY THAT MAY BE IMPACTED BY THE CONSTRUCTION ACTIVITY? YES ☐ NO ☒

EXISTING DATA DESCRIBING THE SOIL (for linear projects please describe in SWPPP):
Sandy Loam

WILL FLOCCULANTS BE USED TO TREAT TURBIDITY IN STORM WATER? YES ☐ NO ☒

IF YES, INDICATE THE TYPE OF FLOCCULANT. ☐ ANIONIC POLYACRYLAMIDE (PAM) ☐ OTHER _____

IF YES, DOES THE SWPPP DESCRIBE THE METHOD OF INTRODUCTION, THE LOCATION OF INTRODUCTION AND THE LOCATION OF WHERE FLOCCULATED MATERIAL WILL SETTLE? YES ☐ NO ☐

¹ Acreage for subdivision development includes areas disturbed by construction of roads, utilities and drainage. Additionally, a housesite of at least 10,000 ft² per lot (entire lot, if smaller) shall be included in calculating acreage disturbed.

DOCUMENTATION OF COMPLIANCE WITH OTHER REGULATIONS/REQUIREMENTS

COVERAGE UNDER THIS PERMIT WILL NOT BE GRANTED UNTIL ALL OTHER REQUIRED
MDEQ PERMITS AND APPROVALS ARE SATISFACTORILY ADDRESSED

IS LCNOI FOR A FACILITY THAT WILL REQUIRE OTHER PERMITS?

YES ☐

NO ☒

IF YES, CHECK ALL THAT APPLY: ☐ AIR ☐ HAZARDOUS WASTE ☐ PRETREATMENT

☐ WATER STATE OPERATING

☐ INDIVIDUAL NPDES

☐ OTHER: _____

IS THE PROJECT REROUTING, FILLING OR CROSSING A WATER CONVEYANCE OF ANY KIND? (If yes, contact the U.S. Army Corps of Engineers' Regulatory Branch for permitting requirements.) YES ☐ NO ☒

IF THE PROJECT REQUIRES A CORPS OF ENGINEER SECTION 404 PERMIT, PROVIDE APPROPRIATE DOCUMENTATION THAT:

- The project has been approved by individual permit, or
- The work will be covered by a nationwide permit and NO NOTIFICATION to the Corps is required, or
- The work will be covered by a nationwide or general permit and NOTIFICATION to the Corps is required

IS A LAKE REQUIRING THE CONSTRUCTION OF A DAM BEING PROPOSED? YES ☐ NO ☒
(If yes, provide appropriate approval documentation from MDEQ Office of Land and Water, Dam Safety.)


IF THE PROJECT IS A SUBDIVISION OR A COMMERCIAL DEVELOPMENT, HOW WILL SANITARY SEWAGE BE DISPOSED? Check one of the following and attach the pertinent documents.

- ☒ Existing Municipal or Commercial System. Please attach plans and specifications for the collection system and the associated "Information Regarding Proposed Wastewater Projects" form or approval from County Utility Authority in Hancock, Harrison, Jackson, Pearl River and Stone Counties. If the plans and specifications can not be provided at the time of LCNOI submittal, MDEQ will accept written acknowledgement from official(s) responsible for wastewater collection and treatment that the flows generated from the proposed project can and will be transported and treated properly. The letter must include the estimated flow.
- ☐ Collection and Treatment System will be Constructed. Please attach a copy of the cover of the NPDES discharge permit from MDEQ or indicate the date the application was submitted to MDEQ (Date: _____.)
- ☐ Individual Onsite Wastewater Disposal Systems for Subdivisions Less than 35 Lots. Please attach a copy of the Letter of General Acceptance from the Mississippi State Department of Health or certification from a registered professional engineer that the platted lots should support individual onsite wastewater disposal systems.
- ☐ Individual Onsite Wastewater Disposal Systems for Subdivisions Greater than 35 Lots. A determination of the feasibility of installing a central sewage collection and treatment system must be made by MDEQ. A copy of the response from MDEQ concerning the feasibility study must be attached. If a central collection and wastewater system is not feasible, then please attach a copy of the Letter of General Acceptance from the State Department of Health or certification from a registered professional engineer that the platted lots should support individual onsite wastewater disposal systems.

INDICATE ANY LOCAL STORM WATER ORDINANCE WITH WHICH THE PROJECT MUST COMPLY:

Harrison County

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.


Signature of Applicant (owner or prime contractor)

1-24-24
Date Signed

Jimmy R. Lane
Printed Name¹

Title

¹This application shall be signed as follows:

- For a corporation, by a responsible corporate officer.
- For a partnership, by a general partner.
- For a sole proprietorship, by the proprietor.

For a municipal, state or other public facility, by principal executive officer, mayor, or ranking elected official

Please submit the LCNOI form to:

Chief, Environmental Permits Division
MS Department of Environmental Quality, Office of Pollution Control
P.O. Box 2261
Jackson, Mississippi 39225

Harrison County Utility Authority

Andrew "FoFo" Gilich, Mayor, City of Biloxi
Russell Quave, Mayor, City of D'Iberville
Billy Hewes, Mayor, City of Gulfport

Board of Directors

Executive Director
John L. Wilson, P.E.

George L. Bass, Mayor, City of Long Beach
R. James "Jimmy" Rafferty, Mayor, City of Pass Christian
Dan Cuevas, Supervisor, Harrison County
Marlin Ladner, Supervisor, Harrison County

January 24, 2024

Lawrence Rumsey, P.E.
910 Howard Ave.
Biloxi, MS 39530

**Re: Windwood Subdivision (38 Connections) – City of Gulfport
South of Landon Rd. between New Hope Rd. and Autumn Drive
Water No Objection - Sewer Treatment Will Serve**

The Harrison County Utility Authority (HCUA) has no objections to the referenced project, which includes the construction of water and sewer utilities within the City of Gulfport. These connections will be to the City of Gulfport's system. Water and sewer must be constructed and connected following the "Will Serve" issued by the City of Gulfport. HCUA has the treatment capacity at North Gulfport WWTF to accommodate wastewater from this project.

Sincerely,



Sam Broom, P.E.
Engineer / Project Manager



OFFICE of DIRECTOR of
PUBLIC WORKS

4050 Hewes Avenue
Gulfport, MS 39507-3903
Phone: 228-868-5740
Fax: 228-214-2238

January 3, 2024

Mr. Lawrence Rumsey, P.E.
Rumsey Consulting Engineering, Inc.
910 Howard Ave.
Biloxi, MS 39530
Phone (228)-432-9344

**Re: Water and Sewer Service Availability for the Proposed Windwood Subdivision
(38 Connections)**

Dear Mr. Rumsey:

This is to inform you that the City of Gulfport has the water and sewer availability to serve the proposed Windwood Subdivision located on Landon Road. (38 Connections).

Water:

Water is available via an existing 12 inch water main located on Landon Road as shown on the Windwood Subdivision Utility Plans dated December 6, 2023 by Rumsey Consulting Engineering. You will also be required by the City of Gulfport to connect or extend the existing system to your development at the expense of the owner/developer. Your engineer is responsible to ensure the fire flow meets the current City of Gulfport city standards.

Sewer:

Sewer is available via a proposed sewer manhole (Polo Run Subdivision) located near the southern boundary of the property as shown on the Windwood Subdivision Utility Plans dated December 6, 2023 by Rumsey Consulting Engineering. You will be required by the City of Gulfport to connect or extend the existing system to your development at the expense of the owner/developer.

All plans are subject to the review and approval of the City of Gulfport Public Works and Engineering Departments prior to construction. Once the improvements are completed, the City of Gulfport Public Works and Engineering Departments shall inspect and approve the system prior to final acceptance.

****This will serve letter is valid for 12 months from the date issued.****

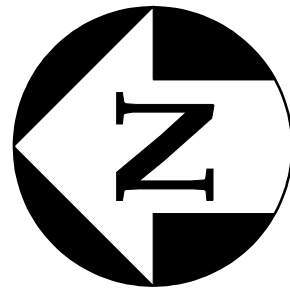
If you need any further information or have any questions, please contact our office at (228) 868-5740.

Sincerely,

J. Tyler Gentry
Director of Public Works

cc:

Jeremy Harrison, P.E. Director of Engineering
File



LEGEND:

- = FOUND IRON PIN (F.I.P.)
- = SET IRON PIN (S.I.P.)
- ⊕ = SECTION CORNER
- ⊗ = CONCRETE MONUMENT
- ⊗ = SPOT ELEVATION MARKER
- = TREE TO BE REMOVED
- = TREE TO REMAIN
- ▨ = WETLANDS
- ▨ = MITIGATED WETLANDS

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
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C.N.S. = COULD NOT SET

NOTES:

BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JAMES FRAISER, III, P.L.S., DATED NOVEMBER 4, 2021

THIS SURVEY WAS PERFORMED FROM INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH ONLINE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

LEGEND

TEMPORARY PRACTICES:

- CHECK DAM
- CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- STORM DRAIN INLET PROTECTION (SILT FENCE, STRAW BALE, EXCAVATED, BLOCK & GRAVEL)
- STRAW BALE BARRIER

PERMANENT PRACTICES:

- BUFFER ZONE
- ROCK OUTLET PROTECTION

VEGETATIVE PRACTICES:

- PERMANENT SEEDING
- SODDING
- TEMPORARY SEEDING
- MULCHING

COMPOSITE PRACTICES:

- RIPRAP

LONDON ROAD

S89°59'03"E 600.01' A.P.S.
S89°59'03"E A.P.R.

CL. DITCH
50.80' CL. #4
INV = 46.62'

MATCH EDGE OF ASPH @ 51.17' ±

INV = 46.97'

EXISTING 15" CPP
FL W = 46.1'
FL E = 45.6'
TO BE REMOVED

EXISTING 15" CPP
FL N = 44.1'
FL S (W) = 43.7'
FL S (E) = 44.0'

TO REMAIN

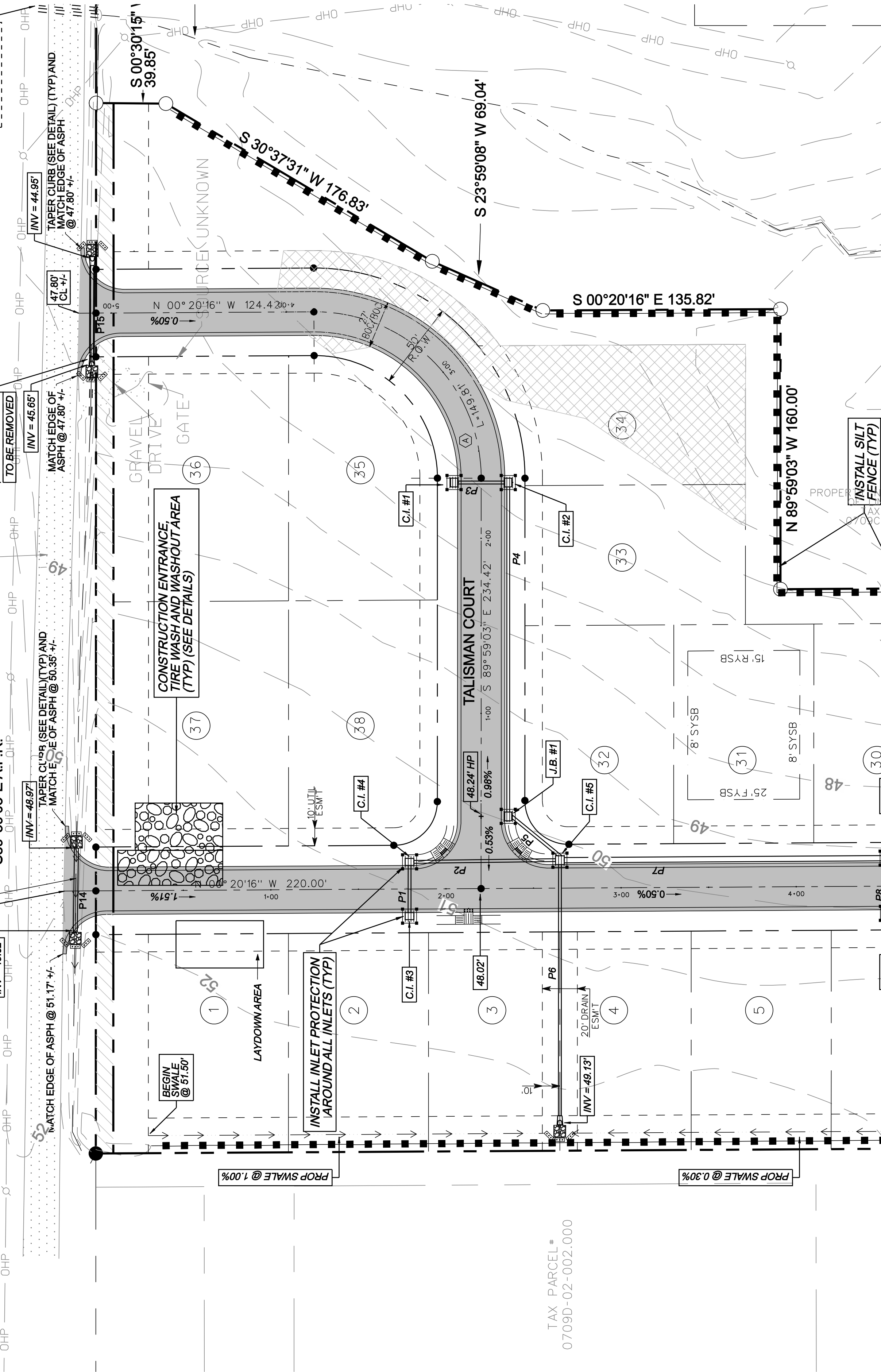
TO REMAIN

TO REMAIN

TO REMAIN

TO REMAIN

TO REMAIN



DRAINAGE SCHEDULE

C.I. #1 TOP = 46.37' INV S = 43.12'	C.I. #5 TOP = 47.81' INV W = 41.66' INV NE = 41.66' INV S = 41.41' INV N = 43.41'	C.I. #9 TOP = 41.43' INV WEIR = 39.68' INV E = 38.22'
C.I. #2 TOP = 46.37' INV N = 42.98' INV W = 42.88'	C.I. #6 TOP = 46.86' INV E = 43.61'	C.I. #10 TOP = 42.52' INV E = 39.52'
C.I. #3 TOP = 47.82' INV E = 44.57'	C.I. #7 TOP = 46.86' INV N = 40.86' INV W = 41.11' INV S = 40.36'	J.B. #1 TOP = 48.24' INV E = 41.95' INV SW = 41.85'
C.I. #4 TOP = 47.82' INV W = 44.43' INV S = 44.33'		

A.P.S. CURVE DATA

CURVE NO.	ARC	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
A	149.81'	95.00'	95.59'	S44° 50' 20" W	134.76'
B	87.75'	1005.39'	43.90'	S02° 52' 53" E	87.72'
C	158.83'	1055.39'	79.57'	S01° 04' 12" E	158.68'
D	127.60'	225.00'	65.57'	S13° 39' 18" E	125.90'

DRAINAGE PIPE SCHEDULE

PIPE	LENGTH AND SIZE
P1	28 LF OF 15" RCP @ 0.50%
P2	82 LF OF 15" RCP @ 1.12%
P3	28 LF OF 15" RCP @ 0.50%
P4	187 LF OF 15" RCP @ 0.50%
P5	38 LF OF 15" RCP @ 0.50%
P6	144 LF OF 15" RCP W/F.E.S. @ 5.0%
P7	183 LF OF 18" X 29" RCAP @ 0.30%
P8	28 LF OF 15" RCP @ 0.83%
P9	604 LF OF 24" RCP @ 0.45%
P10	3'-0" X 1'-3" (H) RECTANGULAR WEIR (WEST SIDE ONLY)
P11	28 LF OF 18" X 29" RCAP @ 0.25%
P12	8 LF OF 27" X 44" RCAP W/F.E.S. @ 0.25%
P13	30 LF OF 15" HDPE PIPE W/F.E.S. @ 4.94%
P14	48 LF OF 11" X 18" RCAP @ 1.35%
P15	40 LF OF 13" X 22" RCAP W/F.E.S. EA END @ 1.35%
P16	46 LF OF 4" DIA PVC @ 0.30%
P17	2 EACH - 8 LF OF 18" X 29" RCAP W/F.E.S. @ 0.73%

Rumsey Consulting Engineering, Inc.

Planning, Surveying, Design

910 Howard Avenue
Baton Rouge, Louisiana 70801
Phone: (504) 381-1111
Fax: (504) 381-1112

WINDWOOD

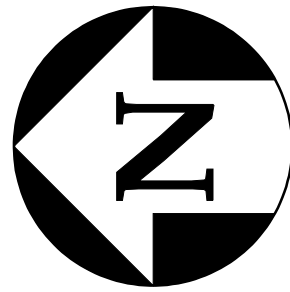
Harrison County, Mississippi

PROJECT:

STORMWATER POLLUTION PREVENTION PLAN

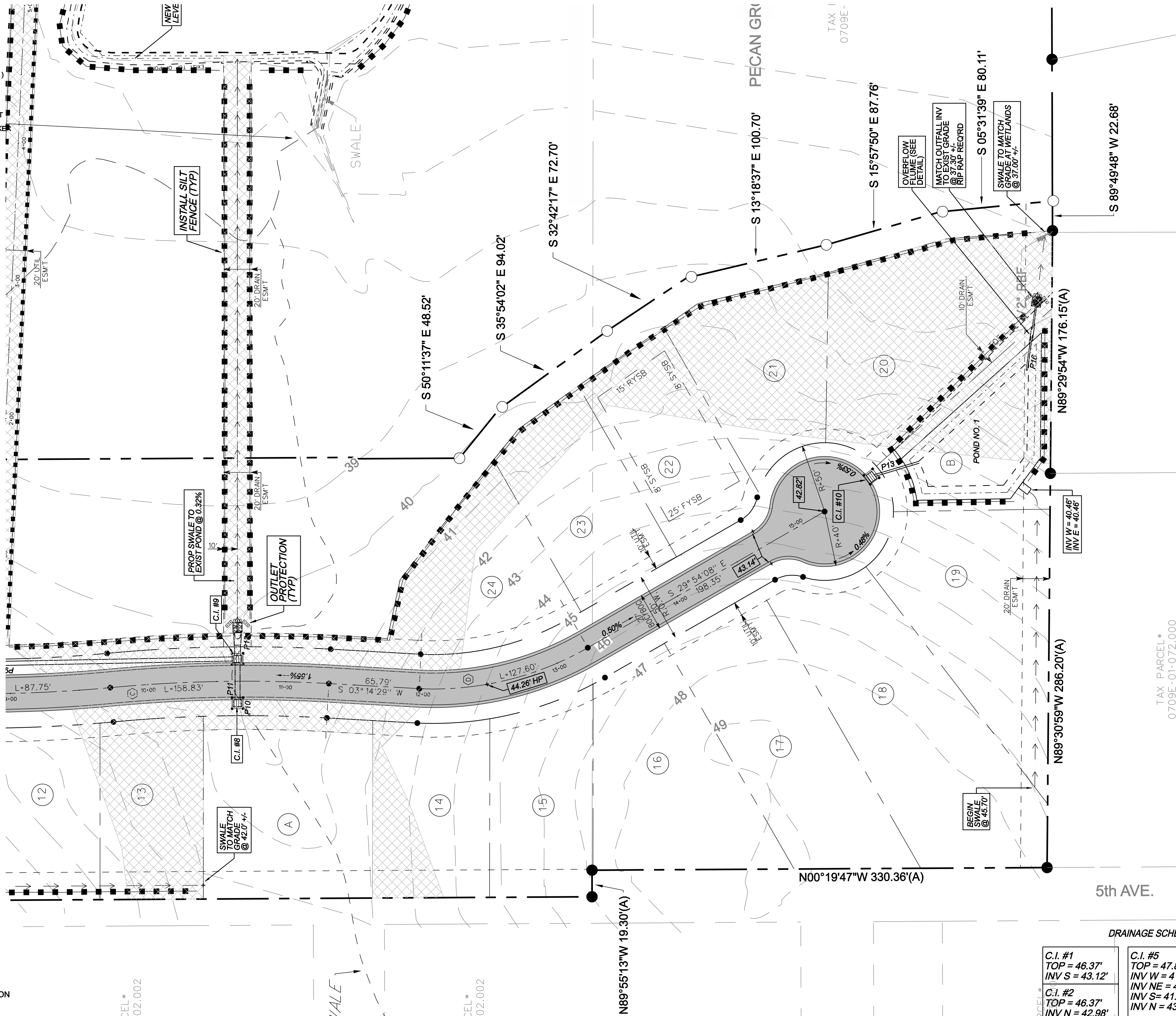
DRAWN LCR/TLT
CHECKED LCR
DATE 03-08-2022
SCALE 1" = 40'
JOB NO. P-21.05

SHEET SW_01



LEGEND:

- = FOUND IRON PIN (F.I.P.)
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- ⊕ = SECTION CORNER
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(D)	127.60'	225.00'	65.57'	S13° 39' 18" E	125.90'

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TEMPORARY PRACTICES:

- CHECK DAM
- CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE
- STORM DRAIN INLET PROTECTION (SILT FENCE, STRAW BALE, EXCAVATED, BLOCK & GRAVEL)
- STRAW BALE BARRIER

PERMANENT PRACTICES:

- (BZ) BUFFER ZONE
- (ROP) ROCK OUTLET PROTECTION

VEGETATIVE PRACTICES:

- (PS) PERMANENT SEEDING
- (S) SODDING
- (TS) TEMPORARY SEEDING
- (M) MULCHING

COMPOSITE PRACTICES:

- (RR) RIPRAP

DRAINAGE SCHEDULE

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TAX PARCEL #
1709D-02-002.002

TAX PARCEL #
1709D-02-002.002

REVISIONS	BY
WS EDITS 11-27-23	TLT
WS EDITS 12-06-23	LCR
ADDED C.I.#8 TO TABLE 01-12-2024	TLT

Rumsey Consulting Engineering, Inc.

Planning, Surveying, Design

910 Howard Avenue
Bartlett, Mississippi 39530
(228) 432-9344

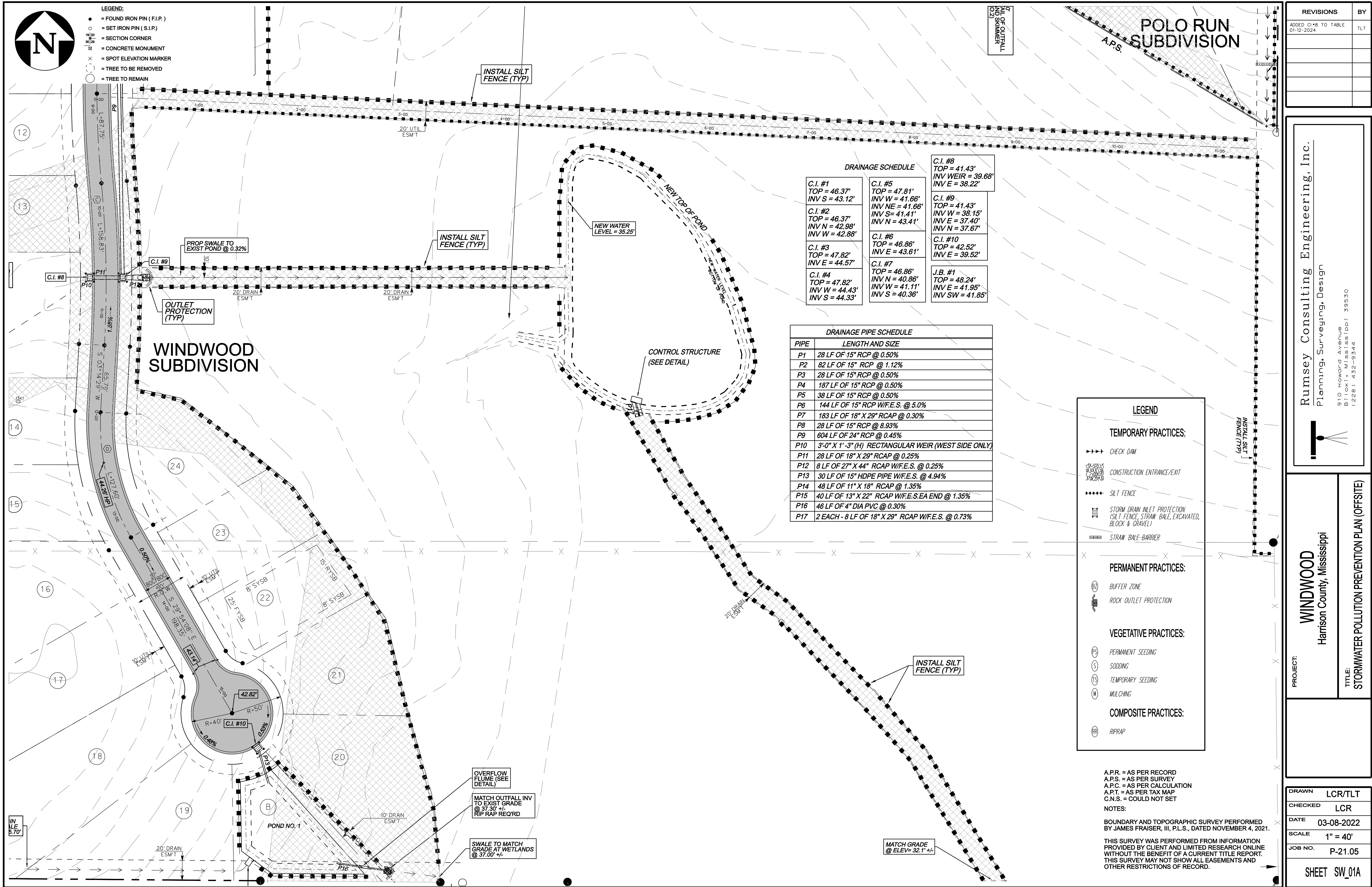
WINDWOOD
Harrison County, Mississippi

PROJECT:

TITLE:
STORMWATER POLLUTION PREVENTION PLAN

DRAWN	LCR/TLT
CHECKED	LCR
DATE	03-08-2022
SCALE	1" = 40'
JOB NO.	P-21.05

SHEET SW_02



* Annuals. FOR PERMANENT SEEDING, ANNUALS CAN ONLY BE USED IN A MIXTURE WITH PERENNIALS.
NORTH - NORTH OF HWY 82 CENTRAL -SOUTH OF HWY 82 & NORTH OF HWY 84 SOUTH - SOUTH OF HWY 84

STORMWATER POLLUTION PREVENTION PLAN
TEMPORARY & PERMANENT EROSION CONTROL MEASURES

STORMWATER PLAN AND NOTES SHOWN ON THESE PLANS ARE A GENERAL GUIDELINE. THE CONTRACTOR AND/OR SUB-CONTRACTOR(S) IS/ARE REQUIRED TO USE THE APPLICABLE SECTIONS OF THE MISSISSIPPI PLANNING AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

GENERAL

AS DESIGNED, THE DISCHARGE FROM THIS PROJECT WILL NOT CONTRIBUTE TO FLAT BRANCH, WHICH IS LISTED ON MISSISSIPPI'S 303(d) LIST OF IMPARED WATER.

TEMPORARY STRUCTURES

CONTRACTOR SHALL INSTALL SILT FENCES AROUND SPECIFIED AREAS PRIOR TO START OF CONSTRUCTION.

CONTRACTOR SHALL CONSTRUCT STRAW WATTLES, IN ALL NEW SWALES AND REGRADED DITCHES AND ALSO INSTALL SECONDARY SILT FENCES PRIOR TO FINAL VEGETATIVE COVER BEING ESTABLISHED.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF VEHICLES PRIOR TO LEAVING THE SITE. A TIRE WASH AREA SHALL BE SET ASIDE WITHIN THE PROJECT AS SHOWN ON THE PLANS.

MISC CONTROLS

SEDIMENT SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE SILT FENCE AND PRIOR TO FINAL REMOVAL OF THE CONTROL. CONTRACTOR SHALL ENSURE THAT SHOULD WORK BE DISCONTINUED IN A DISTURBED AREA FOR 14 DAYS OR MORE THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED IMMEDIATELY. FOR PURPOSES OF THIS PERMIT, "IMMEDIATELY" IS INTERPRETED TO MEAN NO LATER THAN THE NEXT WORK DAY.

CONTRACTOR SHALL REMOVE AND REPLACE ANY TEMPORARY EROSION CONTROL MEASURES THAT ARE PAST EXPECTED USABLE LIFE OR NOT FUNCTIONING EFFECTIVELY.

INSPECTION OF THE EROSION CONTROL MEASURES SHALL BE MADE AS PROVIDED IN PART 7 OF THE SWPPP AND ALL REQUIRED REPORTS SHALL BE AVAILABLE FOR SUBMITTAL TO THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY UPON REQUEST.

CONTRACTOR SHALL INSPECT THE ENTIRE PROJECT AND ALL EROSION CONTROLS AFTER EACH SIGNIFICANT RAIN EVENT THAT PRODUCE A DISCHARGE, BUT NOT LESS THAN WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH TO ENSURE THAT APPROPRIATE EROSION AND SEDIMENT CONTROLS HAVE BEEN PROPERLY CONSTRUCTED AND MAINTAINED TO PREVENT EROSION AND SEDIMENT FROM LEAVING THE SITE AND DETERMINE IF ADDITIONAL OR ALTERNATIVE CONTROL MEASURES ARE REQUIRED. IT IS A RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL AND/OR ALTERNATIVE EROSION AND SEDIMENT CONTROLS WHEN EXISTING CONTROLS PROVE TO BE INEFFECTIVE IN PREVENTING SEDIMENT FROM LEAVING THE SITE.

VEGETATIVE CONTROLS

ALL DISTURBED AREAS SHALL BE GRADED, SEEDED, MULCHED, AND FERTILIZED AFTER STREET CONSTRUCTION IS COMPLETED. PERMANENT COVER MUST BE ESTABLISHED, WHEN THE DISTURBED AREA WILL BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS OR MORE, THE APPROPRIATE TEMPORARY OR PERMANENT VEGETATIVE PRACTICES SHALL BE IMPLEMENTED IMMEDIATELY. FOR PURPOSES OF THIS PERMIT, "IMMEDIATELY" IS INTERPRETED TO MEAN NO LATER THAN THE NEXT WORK DAY.

PROPOSED SWALE(S) AND DITCHES SHALL BE SEEDED WITH THE APPROPRIATE SEED (ANNUAL OR PERENNIAL) DEPENDING ON THE TIME OF YEAR. IMMEDIATELY AFTER SEEDING, THE AREA SHALL BE MULCHED AND FERTILIZED. THE SIDE OF THE PROPOSED SWALE(S) SHALL BE LINED WITH STRAW WATTLES TO PREVENT SEDIMENTATION FROM BUILDING CONSTRUCTION FROM REACHING THE STORM SEWER SYSTEM.

TOPSOIL SHOULD BE STOCKPILED AND USED IN AREAS THAT WILL BE RE-VEGETATED. WHEN FINAL GRADE IS REACHED IT SHOULD BE DISTURBED TO A MINIMUM DEPTH OF 2 INCHES ON 3:1 SLOPES AND 4 INCHES ON FLATTER SLOPES.

MAINTENANCE PLAN

CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAIN EVENT THAT PRODUCE A DISCHARGE, BUT NOT LESS THAN WEEKLY FOR A MINIMUM OF FOUR INSPECTIONS PER MONTH IN ACCORDANCE WITH ACT6, S-5. MAKE NEEDED REPAIRS WITHIN 24 HOURS. REMOVE SEDIMENT FROM THE INLET PROTECTION DEVICES AND SILT FENCES WHEN ACCUMULATED SEDIMENT HAS REACHED 50 PERCENT CAPACITY. REPLACE NONFUNCTIONAL SILT FENCES. MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER, RESEED, FERTILIZE AND MULCH UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.

HEAVY EQUIPMENT USE IN AREAS TO BE RE-VEGETATED SHOULD BE AVOIDED. IF COMPACTION CANNOT BE AVOIDED, THE TOP 4 INCHES OF THE SOIL SHOULD BE TILLED BEFORE RE-VEGETATION. ANY NECESSARY FERTILIZER OR OTHER SOIL AMENDMENTS SHOULD BE ADDED DURING THE TILLING PROCESS.

HOUSEKEEPING PRACTICES

ALL EQUIPMENT MAINTENANCE AND REPAIR WILL BE DONE OFFSITE. TRASH CANS SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE. THE MAIN TRASH COLLECTION BIN WILL BE LOCATED AT AN APPROPRIATE LOCATION ON THE SITE AND WILL BE PICKED UP WEEKLY BY THE CITY/COUNTY. PAINTS, SOLVENTS, FERTILIZERS, OR ANY OTHER POTENTIALLY TOXIC MATERIALS WILL NOT BE STORED ONSITE. PORTABLE SANITARY FACILITIES WILL BE PROVIDED FOR CONSTRUCTION WORKERS. SHOULD ANY SPILLS OR LEAKS OF TOXIC MATERIALS OCCUR, THE CONTRACTOR SHALL IMPLEMENT ALL APPROPRIATE RESPONSE PROCEDURES. ALL BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH AND LANDSCAPE MATERIALS SHALL BE REMOVED AND ISOLATED FROM THE SPILL SITE AT AN APPROPRIATE SECURE LOCATION.

IMPLEMENTATION SEQUENCE

OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
INSTALL PERIMETER EROSION CONTROLS. BUILD CONSTRUCTION ENTRANCE/EXIT.
INSTALL TIRE WASH AND CONCRETE WASHOUT AREA.
INSTALL TEMPORARY CONTROLS WITH NEEDED RIPRAP.
ROUGH GRADE SITE. CONSTRUCT DIVERSIONS AND DRAINAGE WAYS,
STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND STOCKPILE,
INSTALL CULVERTS WITH INLET/OUTLET PROTECTION (SILT FENCE), AND RIPRAP.
PLANT TEMPORARY VEGETATION ON DISTURBED AREAS.
INSTALL UNDERGROUND UTILITIES.
POUR CURB AND GUTTER AS REQUIRED BY PLANS.
CONSTRUCT ASPHALT OR CONCRETE PAVING AS REQUIRED BY PLANS.
INSTALL PAVEMENT MARKINGS, IF REQUIRED BY PLANS.
FINISH SITE SLOPES, ROUGHEN SLOPES, AND VEGETATE.
AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES,
VEGETATE THESE AREAS.
SUBMIT NOTICE OF TERMINATION AND COPIES OF INSPECTION REPORTS TO MDEQ.

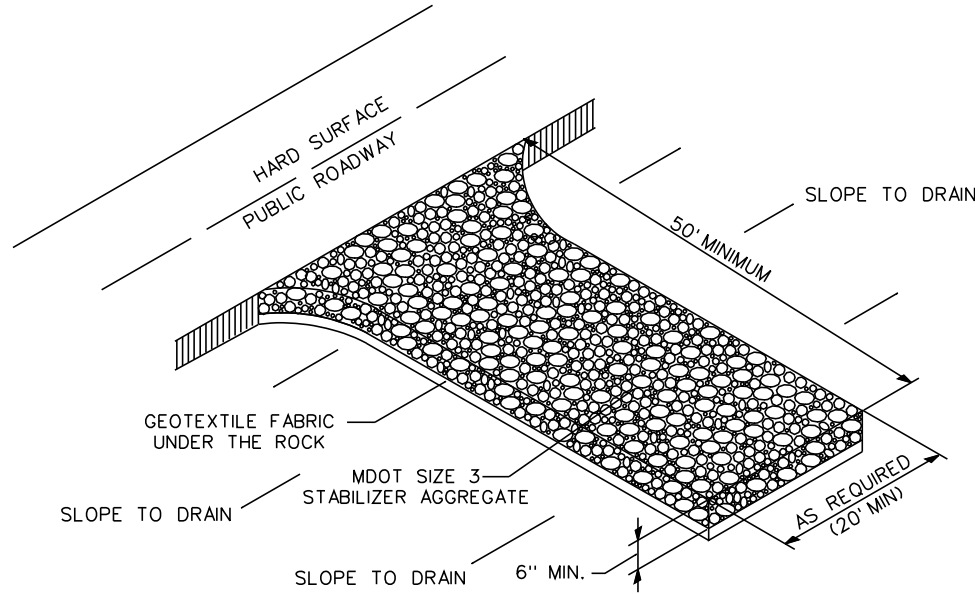
STORMWATER POLLUTION PREVENTION PLAN
POST CONSTRUCTION CONTROLS

CONTRACTOR SHALL SEED, FERTILIZE AND MULCH, AND APPLY THE APPROPRIATE SPECIFIED VEGETATIVE COVERING AS PER THE PLANS TO ALL DISTURBED AREAS, NEW AND OLD DITCHES, SWALES AND DETENTION PONDS AFTER CONSTRUCTION IS COMPLETE. IF SEEDED, THE APPROPRIATE SEED (ANNUAL OR PERENNIAL) WILL BE APPLIED DEPENDING ON THE TIME OF THE YEAR AND ACCORDING TO THE SEEDING CHART ON THE PLANS OR IN THE SPECIFICATIONS. CONTRACTOR SHALL INSTALL ALL POST CONSTRUCTION NON-VEGETATIVE EROSION CONTROLS SUCH AS ROCK DAMS, PONDS, ETC., AS SPECIFIED ON THE PLANS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE FINAL VEGETATIVE COVER AND OTHER POST CONSTRUCTION CONTROLS ARE IN PLACE. ALL RECORDS, REPORTS, FORMS, AND INFORMATION RESULTING FROM ACTIVITIES REQUIRED BY THE PERMIT SHALL BE RETAINED FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE OF THE DOCUMENT ORIGIN. FINAL APPROVAL SHALL NOT BE GRANTED UNTIL ALL DISTURBED AREAS ARE STABILIZED TO PREVENT ANY EROSION FROM OCCURRING.

POST CONSTRUCTION MAINTENANCE PLAN

ALL MAINTENANCE AND INSPECTION OF POST CONSTRUCTION CONTROLS WILL BE PERFORMED ON PERIODIC BASIS BY THE OWNER OF THE PROJECT. SPECIFICALLY, INSPECTIONS WILL BE MADE SEMIANNUALLY AND AFTER MAJOR RAIN EVENTS AND STORMS, UNLESS OTHERWISE NOTED.

ENTRANCES TO ALL CURB INLETS, GRATE INLETS AND PIPE OUTFLOW POINTS SHALL BE INSPECTED FOR TRASH AND DEBRIS BUILD UP. ANY SUCH TRASH OR DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY. INSPECTOR SHALL INSURE THAT ALL POINTS OF STORM WATER ENTRY AND EXIT ARE FREE FLOWING AND UNOBSTRUCTED. INSPECTIONS SHALL BE MADE AT A MINIMUM, ON A MONTHLY BASIS, OF THE DETENTION POND OUTFALL CONTROL STRUCTURE TO INSURE THAT THE OUTFALL AND EMERGENCY OVERFLOW WEIRS ARE FREE FROM TRASH AND DEBRIS AND WILL ALLOW THE FREE FLOW OF STORM WATER. THE OUTFALL PIPE IN THE CONTROL STRUCTURE SHALL ALSO BE INSPECTED FOR BLOCKAGE. THE POND FILTRATION SYSTEM SHALL BE MAINTAINED IN SUCH A MANNER AS TO INSURE THAT THE POND WILL DRAIN IN A CONTINUALLY AND CONSISTENT MANNER. ANY DEBRIS OR EXCESSIVE SEDIMENT BUILDUP IN THE POND THAT WOULD INTERFERE WITH THE OPERATION OF THE FILTRATION SYSTEM SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALL POST CONSTRUCTION CONTROLS, BEST MANAGEMENT PRACTICES AND LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY AND SHALL NOT BE ALTERED OR MODIFIED WHICH WOULD LIMIT OR CAUSE TO LIMIT THE USE OF THESE ITEMS. RESPONSIBILITY AND MAINTENANCE OF THESE ITEMS SHALL FOLLOW THE OWNERSHIP OF THE PROPERTY. EACH PROPERTY OWNER SHALL BE LIABLE VIA DEED STIPULATIONS AND/OR RESTRICTIONS FOR THE MAINTENANCE OF POST CONSTRUCTION CONTROLS AND LANDSCAPING.



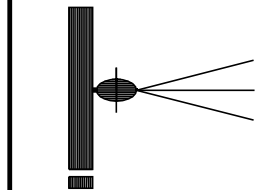
NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

CONSTRUCTION ENTRY DETAIL

REVISIONS	BY

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design
910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

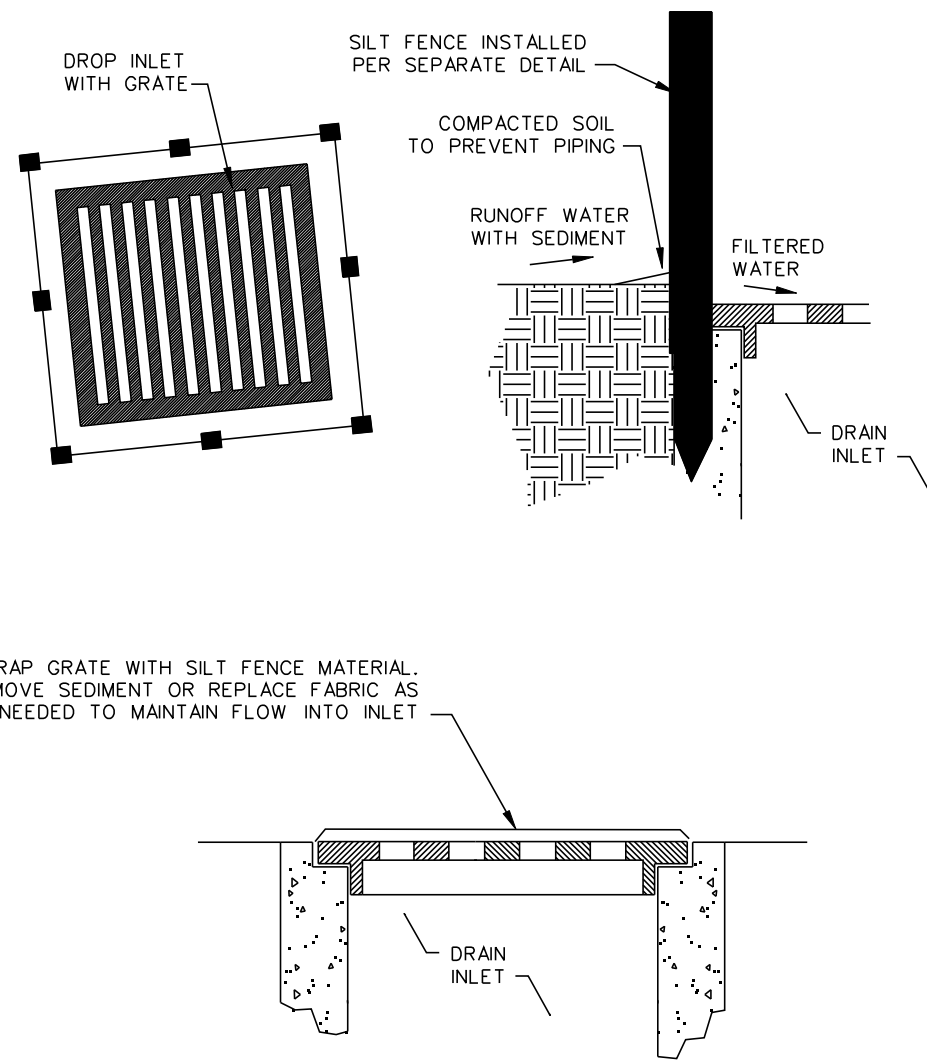


PROJECT: **WINDWOOD**
Harrison County, Mississippi

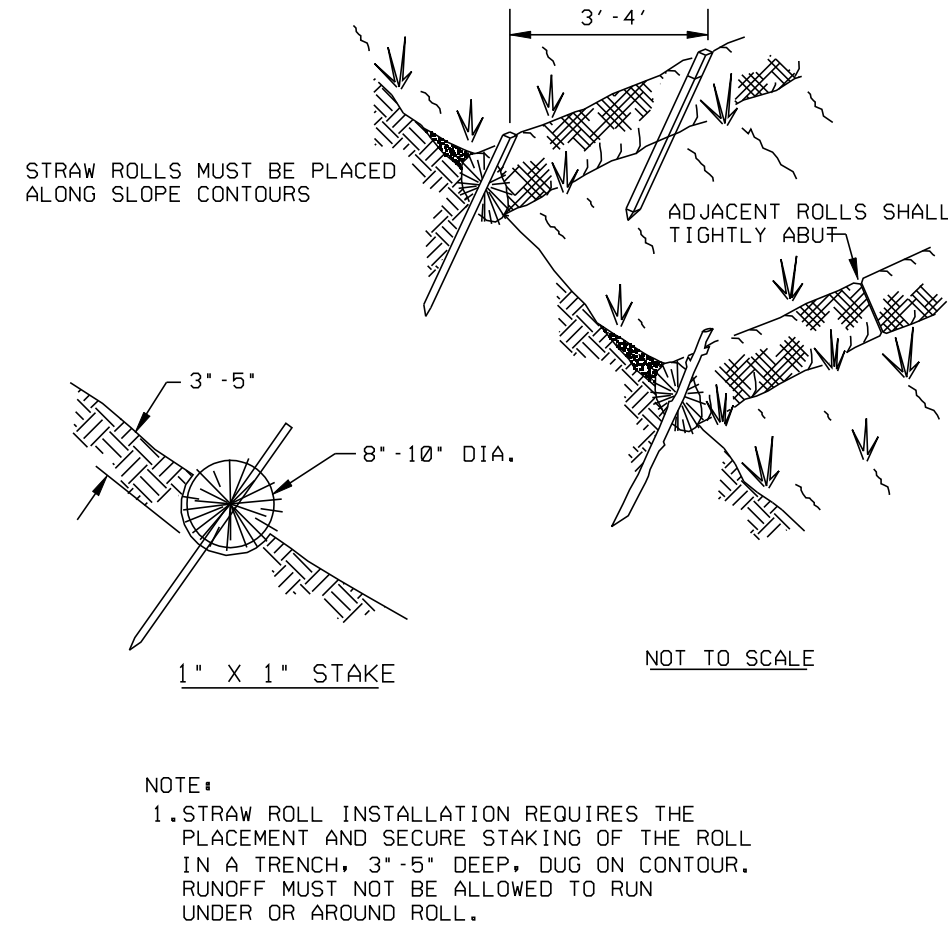
TITLE: **STORMWATER DETAILS**

DRAWN	COG / TLT
CHECKED	LCR
DATE	04-24-23
SCALE	NO SCALE
JOB NO.	P-21.05

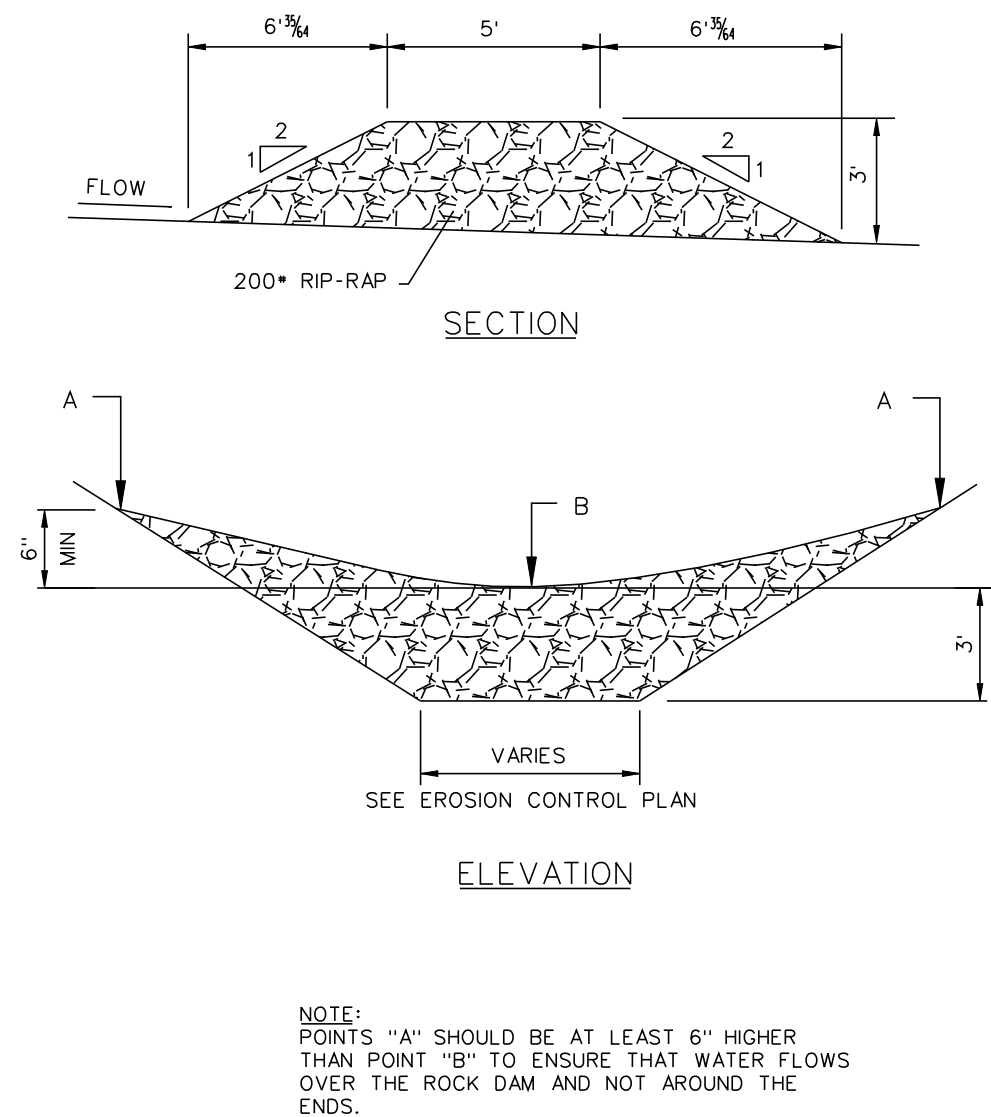
SHEET SP_01



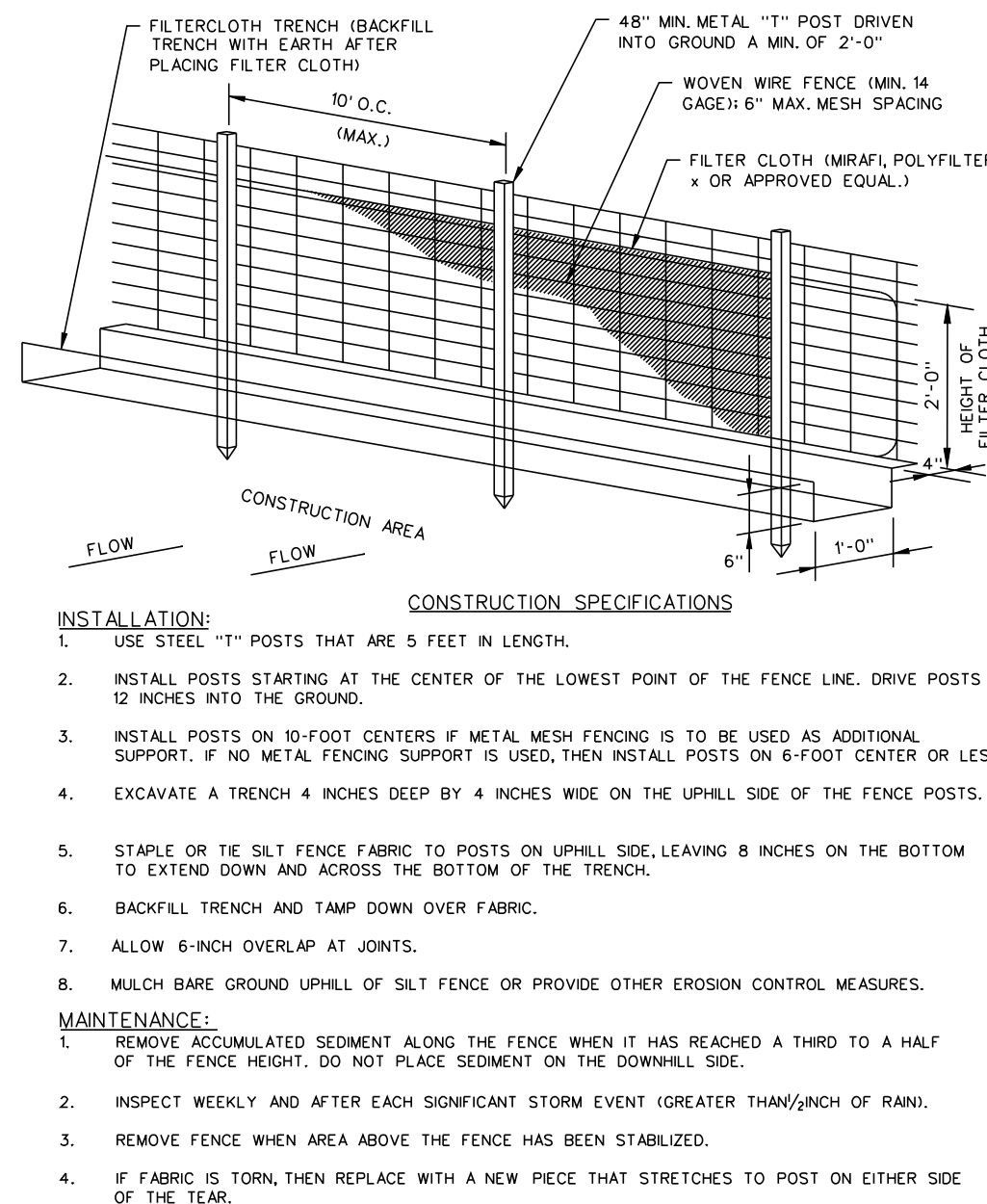
STORM DRAIN INLET PROTECTION DETAIL



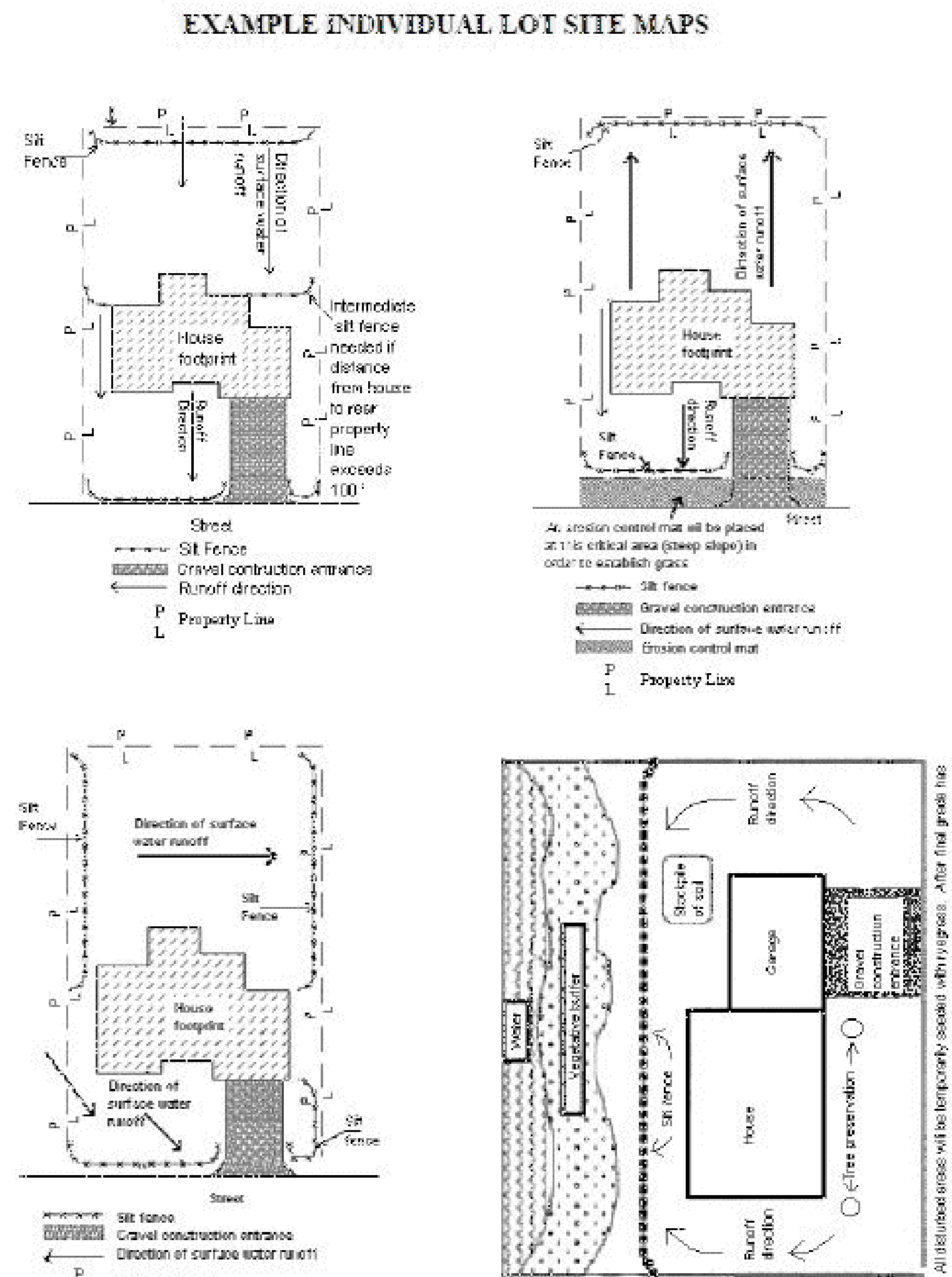
STRAW ROLL WADDLE DETAIL



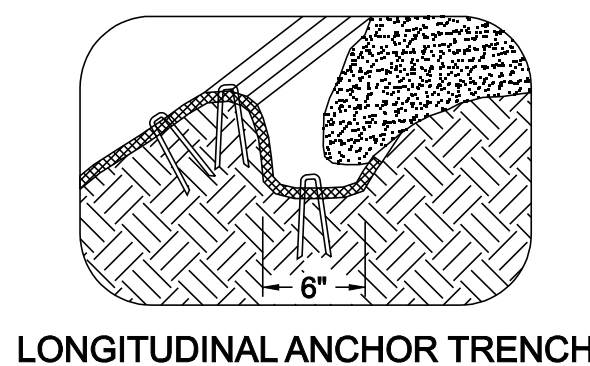
ROCK CHECK DAM DETAIL



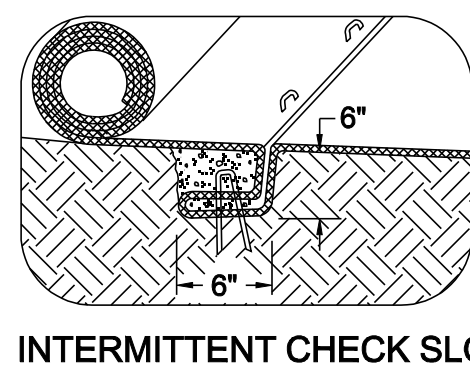
SILT FENCE DETAIL



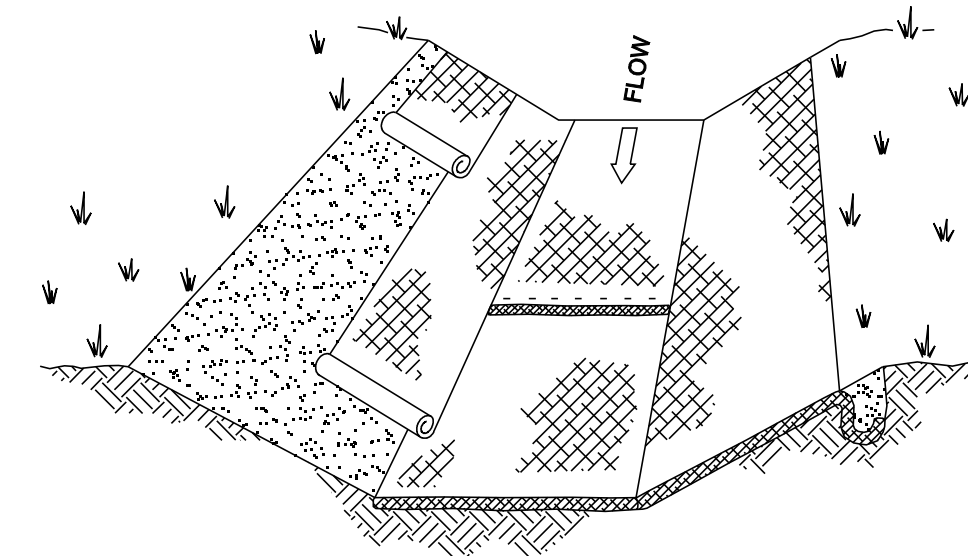
SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT



LONGITUDINAL ANCHOR TRENCH

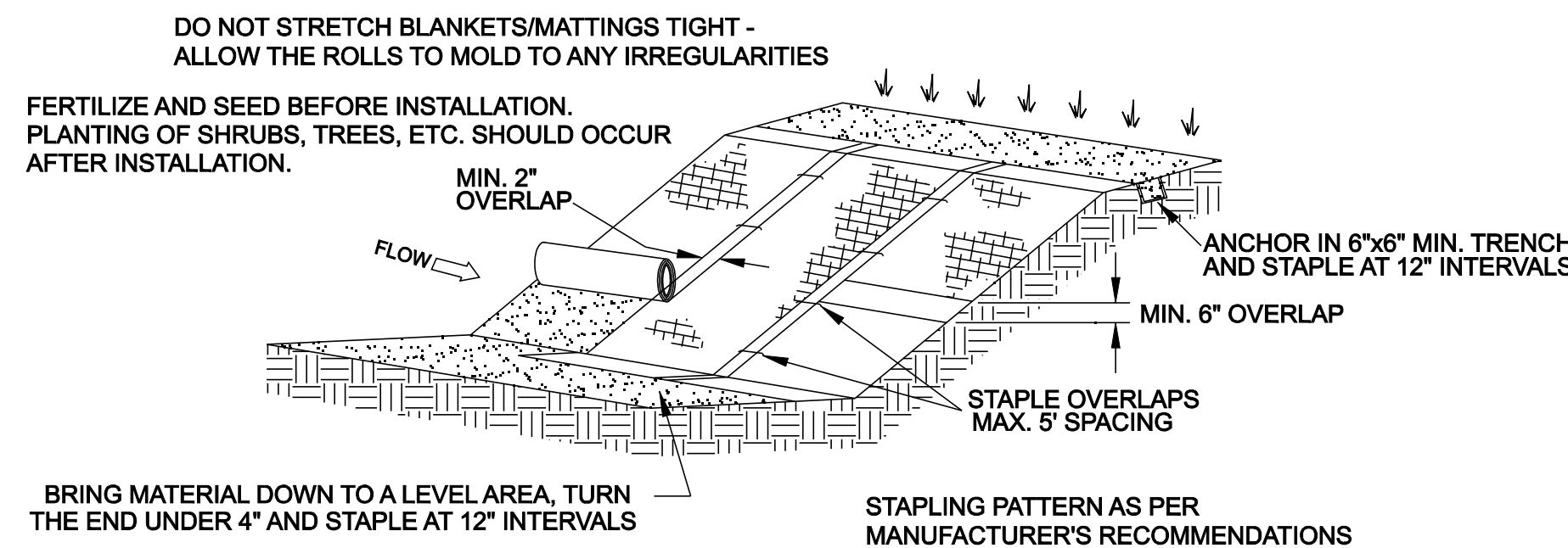


INTERMITTENT CHECK SLOT



HORIZONTAL PLACEMENT

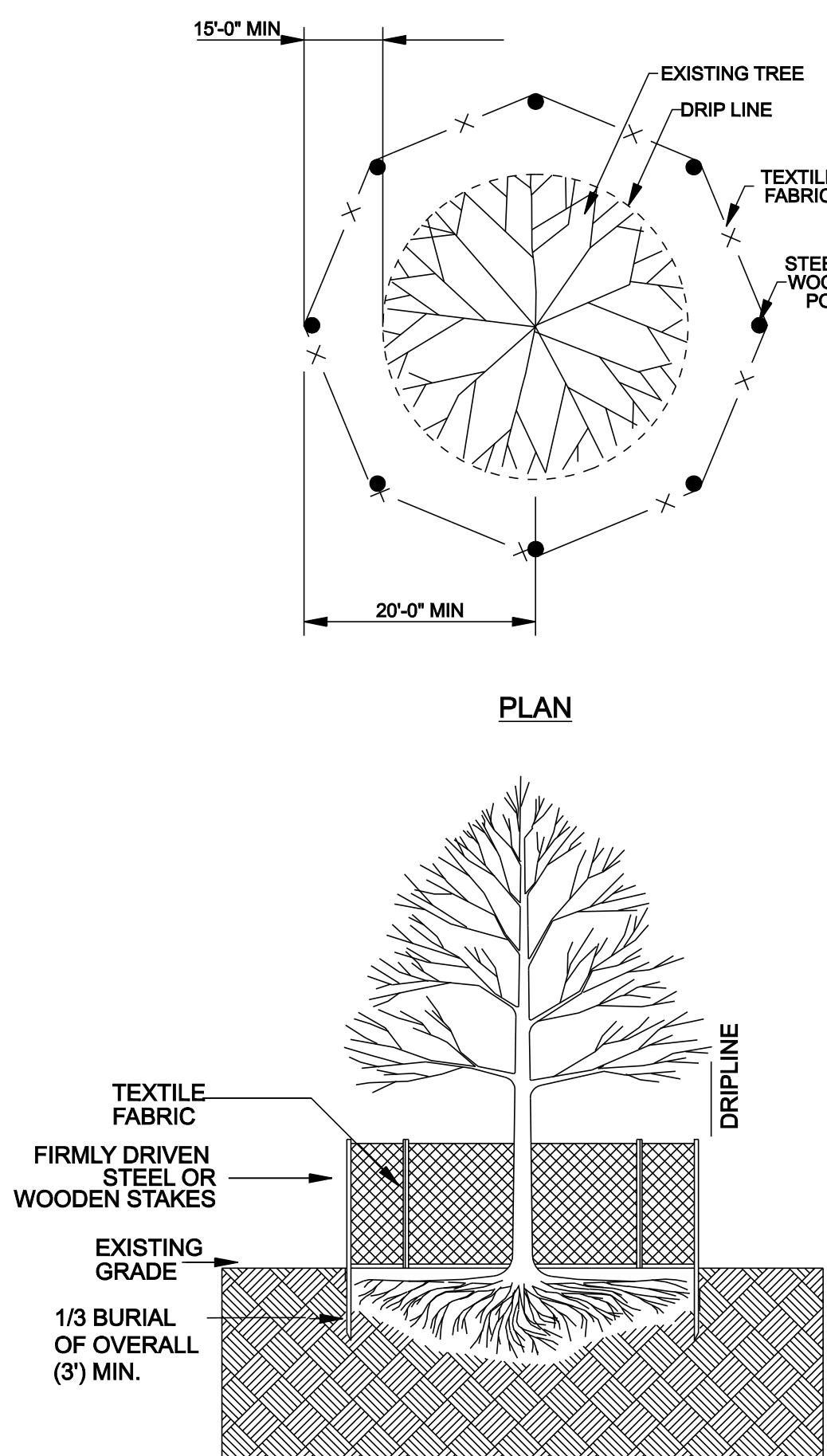
FOR SLOPES LESS THAN 3H:1V, ROLLS MAY BE PLACED IN HORIZONTAL STRIPS



VERTICAL PLACEMENT

FOR SLOPES GREATER THAN 3H:1V, ROLLS MAY BE PLACED IN HORIZONTAL STRIPS

TYPICAL EROSION CONTROL MAT PLACEMENT DETAIL



SECTION

TREE PROTECTION PLACEMENT DETAIL

SEEDING CHART FOR THE STATE OF MISSISSIPPI						
SPECIES	SEEDING RATE/ACRE	PLANTING TIME	DESIRED pH RANGE	FERTILIZATION RATE/ACRE	METHOD OF ESTABLISHMENT	ZONE OF ADAPTABILITY ¹
COMMON BERMUDA	15 LBS. ALONE 10 LBS. MIXTURE	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
BAHIA	40 LBS. ALONE 30 LBS. MIXTURE	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	CENTRAL SOUTH
FESCUE	40 LBS. ALONE 30 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	NORTH CENTRAL
SAINT AUGUSTINE		3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SOD ONLY	CENTRAL SOUTH
CENTPEDE	4 LBS. ALONE 2.5 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
CARPET GRASS	15 LBS. ALONE 10 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED OR SOD	ALL
OYSIA GRASS		3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SOD ONLY	ALL
CREeping RED FESCUE	30 LBS. ALONE 22.5 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
WEEPING GRASS	10 LBS. ALONE 5 LBS. MIXTURE	3/1 - 7/15	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*WHEAT	90 LBS. ALONE	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*RYEGRASS	30 LBS.	9/1 - 11/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL
*WHITE CLOVER	5 LBS.	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*CRIMSON CLOVER	25 LBS. ALONE 15 LBS. MIXTURE	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
SERICEA LESPEDEZA	40 LBS.	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*HAIRY VETCH	30 LBS.	9/1 - 11/30	6.0 - 7.0	400 LBS. 6-24-24	SEED	ALL
*BROWNTOP MILLET	40 LBS. ALONE 15 LBS. MIXTURE	4/1 - 8/30	6.0 - 7.0	600 LBS. 13-13-13	SEED	ALL

REVISIONS	BY

Rumsey Consulting Engineering, Inc.
Planning, Surveying, Design

910 Howard Avenue
Biloxi, Mississippi 39530
(228) 432-9344

WINDWOOD
Harrison County, Mississippi

PROJECT: **STORMWATER DETAILS**

DRAWN	COG / TLT
CHECKED	LCR
DATE	04-24-23
SCALE	NO SCALE
JOB NO.	P-21.05