



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

March 20, 2026

Ms. 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

RE: LCNOI with Attachments, Tellus Development Ltd., Hwy. at Old Hwy. 49, Harrison County, Mississippi

Dear Ms. Barefoot,

Please find the enclosed LCNOI, SWPPP, and attachments for the proposed land clearing at the above referenced location. The property is currently forested vacant land with brick and concrete debris throughout the upland. No wetland will be impacted as part of this project. If you have any questions regarding this request or require additional information, please feel free to call me at (228) 518-0905.

Sincerely,

A handwritten signature in blue ink that reads "Billy J. Culpepper".

Billy J. Culpepper

Enclosures

AI: 90537
MSR109820



Rec'd via email:
03/20/2026

MISSISSIPPI DEPARTMENT OF
ENVIRONMENTAL QUALITY

LARGE CONSTRUCTION NOTICE OF INTENT (LCNOI) FOR COVERAGE UNDER THE LARGE CONSTRUCTION STORM WATER GENERAL NPDES PERMIT

INSTRUCTIONS

The Large Construction Notice of Intent (LCNOI) is for coverage under the Large Construction General Permit for land disturbing activities of five (5) acres or greater; or for land disturbing activities, which are part of a larger common plan of development or sale that are initially less than five (5) acres but will ultimately disturb five (5) or more acres. Applicant must be the owner or operator. For construction activities, the operator is typically the prime contractor. The owner(s) of the property and the prime contractor associated with regulated construction activity on the property have joint and severable responsibility for compliance with the Large Construction Storm Water General Permit MSR10.

If the company seeking coverage is a corporation, a limited liability company, a partnership, or a business trust, attach proof of its registration with the Mississippi Secretary of State and/or its Certificate of Good Standing. This registration or Certificate of Good Standing must be dated within twelve (12) months of the date of the submittal of this coverage form. Coverage will be issued in the company name as it is registered with the Mississippi Secretary of State.

Completed LCNOIs should be filed at least thirty (30) days prior to the commencement of construction. Discharge of storm water from large construction activities without written notification of coverage is a violation of state law.

Submittals with this LCNOI must include:

- A site-specific Storm Water Pollution Prevention Plan (SWPPP) developed in accordance with ACT5 of the General Permit
- A detailed site-specific scaled drawing showing the property layout and the features outlined in ACT5 of the General Permit
- A United States Geological Survey (USGS) quadrangle map or photocopy, extending at least one-half mile beyond the facility property boundaries with the site location and outfalls outlined or highlighted. The name of the quadrangle map must be shown on all copies. Quadrangle maps can be obtained from the MDEQ, Office of Geology at 601-961-5523.

Additional submittals may include the following, if applicable:

- Appropriate Section 404 documentation from U.S. Army Corps of Engineers
- Appropriate documentation concerning future disposal of sanitary sewage and sewage collection system construction
- Appropriate documentation from the MDEQ Office of Land & Water concerning dam construction and low flow requirements
- Approval from County Utility Authority in Hancock, Harrison, Jackson, Pearl River and Stone Counties
- Antidegradation report for disturbance within Waters of the State

ALL QUESTIONS MUST BE ANSWERED (Answer "NA" if the question is not applicable)

OC

APPLICANT IS THE: OWNER PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: T. Davis Gordon
OWNER COMPANY LEGAL NAME: Tellus Development Ltd.
OWNER STREET OR P.O. BOX: P. O. Box 3630
OWNER CITY: Bay St. Louis STATE: MS ZIP: 39521
OWNER PHONE #: (228) 324-2334 OWNER EMAIL: dgordon@tdlcre.com

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT
CONTACT PERSON: Billy J. Culpepper
COMPANY LEGAL NAME: Culpepper and Associates, LLC
STREET OR P.O. BOX: P. O. Box 1407
CITY: Long Beach STATE: MS ZIP: 39560
PHONE # () 228 518 0905 EMAIL: billyculpepper@gmail.com

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: Self Performed
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: Hwy. 53 at Old Hwy 49
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: Hwy 53
CITY: Gulfport STATE: MS COUNTY: Harrison ZIP: 39503
FACILITY SITE TRIBAL LAND ID (N/A If not applicable):
LATITUDE: 30 degrees 30 minutes 00 seconds LONGITUDE: 89 degrees 06 minutes 00 seconds
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Earth
TOTAL ACREAGE THAT WILL BE DISTURBED 1: 6.9

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

IF YES, NAME OF LARGER COMMON PLAN OF DEVELOPMENT: NA
AND PERMIT COVERAGE NUMBER: MSR10 _____

ESTIMATED CONSTRUCTION PROJECT START DATE: 2026-04-01
YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: 2026-05-30
YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Clear, Grub, Disposal of Old Debris

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:
Vacant

SIC Code: NA NAICS Code NA

NEAREST NAMED RECEIVING STREAM: Flat Branch

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

FOR WHICH POLLUTANT: Biological Impairment

ARE THERE RECREATIONAL STREAMS, PRIVATE/PUBLIC PONDS OR LAKES WITHIN 1/2 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):
Saucier fine sandy loam

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

IF YES, INDICATE THE TYPE OF FLOCCULANT. ANIONIC POLYACRYLIMIDE (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?

IS A SDS SHEET INCLUDED FOR THE FLOCCULATE? YES NO

WILL THERE BE A 50 FT BUFFER BETWEEN THE PROJECT DISTURBANCE AND THE WATERS OF THE STATE? YES NO

IF NOT, PROVIDE EQUIVALENT CONTROL MEASURES IN THE SWPPP.

¹Acreage 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 THE PROJECT REROUTING, FILLING OR CROSSING A STATE WATER CONVEYANCE OF ANY KIND? (If yes, please provide an antidegradation report.) YES NO

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

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 (I.E. MS4) WITH WHICH THE PROJECT MUST COMPLY:

NA

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)

MARCH 20, 2026

Date Signed

T. Davis Gordon

Printed Name¹

President

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

Electronically:

<https://www.mdeq.ms.gov/construction-stormwater/>

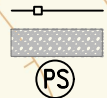
Revised 3/23/22



USGS Quadrangle Gulfport North, Google Earth

SWPPP LEGEND:

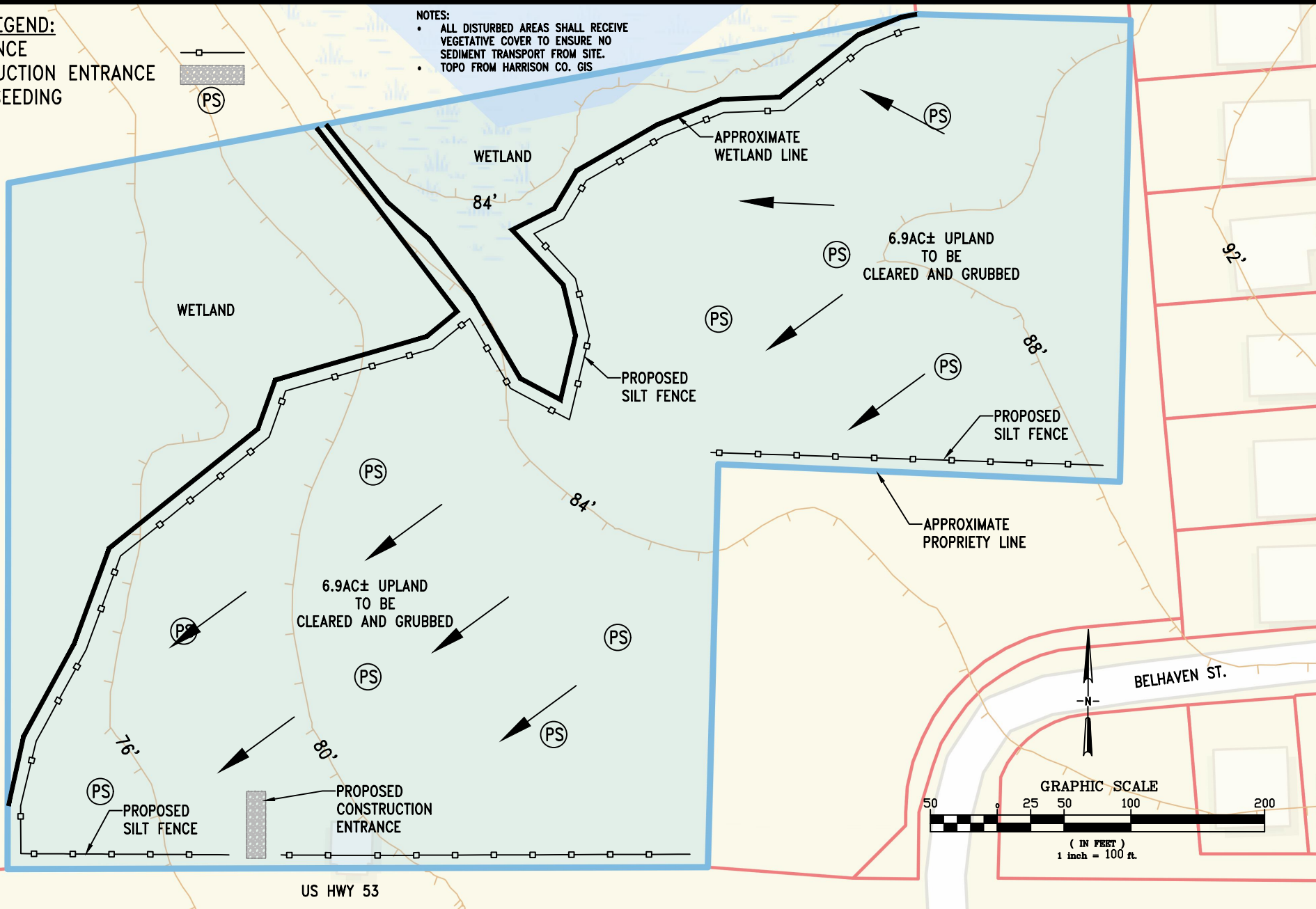
- SILT FENCE
- CONSTRUCTION ENTRANCE
- PERM. SEEDING



- NOTES:
- ALL DISTURBED AREAS SHALL RECEIVE VEGETATIVE COVER TO ENSURE NO SEDIMENT TRANSPORT FROM SITE.
 - TOPO FROM HARRISON CO. GIS

76

82



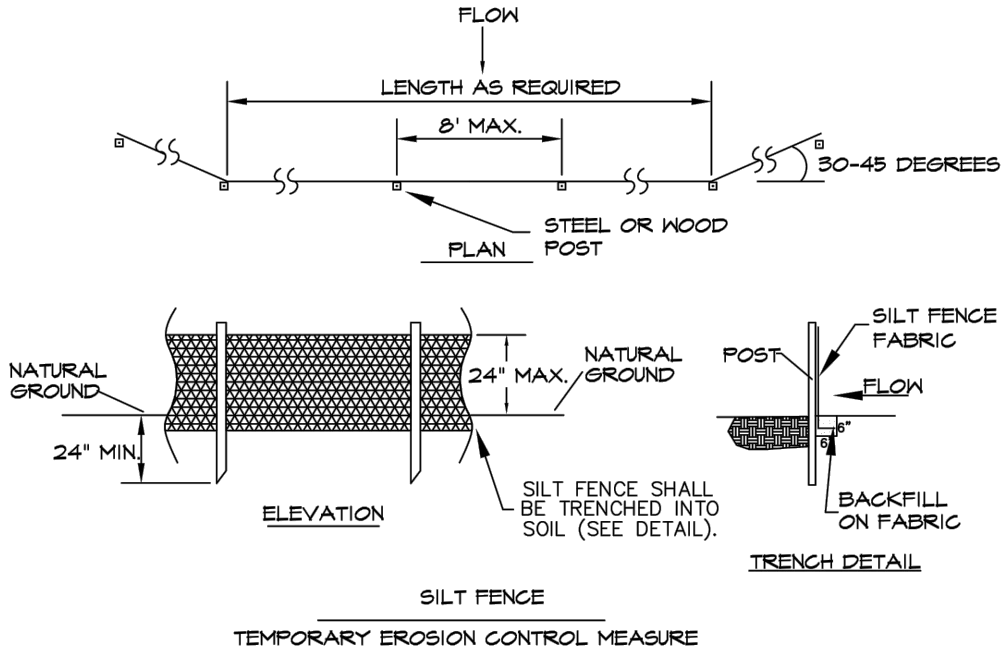
P.O. BOX 1407
LONG BEACH, MS 39560
billyculpepper@gmail.com
PHONE: 228 518 0905

SWPPP SITE MAP

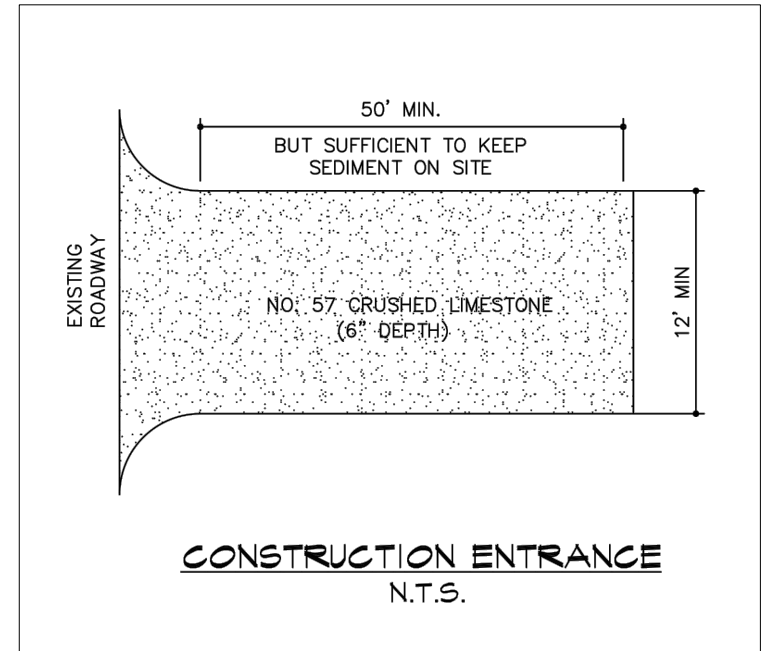
TELLUS DEVELOPMENT, LTD.
P.O. BOX 3630
BAY ST. LOUIS, MS 39521

NOTES:

1. SILT FENCE SHALL BE INSTALLED TO FILTER SEDIMENT FROM RUNOFF.
2. BUILD-UP OF SEDIMENT SHALL BE REMOVED BEFORE SEDIMENT REACHES 1/2 FENCE HEIGHT.
3. SILT FENCE SHALL BE LEFT IN PLACE UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
4. AREAS DISTURBED AS A RESULT OF REMOVING THE SILT FENCE SHALL BE SEEDED, FERTILIZED AND MULCHED TO ESTABLISH VEGETATIVE COVER.



SILT FENCE DETAIL
N.T.S.



P.O. BOX 1407
LONG BEACH, MS 39560
billyculpepper@gmail.com
PHONE: 228 518 0905

SWPPP DETAILS

TELLUS DEVELOPMENT, LTD.
P.O. BOX 3630
BAY ST. LOUIS, MS 39521

Storm Water Pollution Prevention Plan

Hwy 53 at Old Hwy 49

Tellus Development, Ltd
P. O. Box 3630
Bay St. Louis, MS 39521

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Site Location:

Approximately 9.3 Acres (+/-) Adjacent To Hwy. 53 at Old Hwy. 49, Sec. 20, T6S, R11W, Harrison County, MS

The proposed project site is located adjacent to Hwy. 53, Sec. 20, T6S, R11W, Harrison County, MS. The site is approximately 9.3 acres in total size, and the proposed area of land disturbance is approximately 6.9 acres or less. The site is level to gently sloping with elevations ranging from 89 to 74' above mean high water with pre-construction slopes less than 5%. The property is bordered on the east by residential development, the north and west by undeveloped wetland, and the south by Hwy. 53. The subject site is forested and is highly disturbed with the majority of the upland site containing old brick and concrete debris throughout. The wetland at the north and west portion of the site is impounded. The site is dominated by invasive Chinese privet, Chinese tallow, and opportunistic black willow. Onsite utilities and surrounding drainage modifications and development are present. The nearest receiving stream is Flat Branch, a subordinate tributary of Bernard Bayou. The site contains approximately 2.4 acres of wetland that may be subject to the jurisdiction of the U. S. Army Corps of Engineers. The following narrative details management practices established as stormwater pollution prevention measures for surface runoff.

Potential Pollutant Sources - Potential pollutants consist of *de minimis* discharge of oils, fuels, and fuel oils from equipment and trucks conducting the site work. Additionally, turbidity and sedimentation from mechanical clearing and filling within the project site is another potential pollutant sources. Stormwater will sheet-flow across the site to the west downslope towards the wetland at the property boundary.

1) Slopes within these areas are generally less than 3%. Areas with greater than 3:1 slopes will be stabilized with permanent vegetation as soon as practicable. The proposed project will not create any additional areas with greater slopes or erosion potential upon establishment of permanent vegetation and finished surfaces.

2) Control Methods – Erosion and Sediment Control will be implemented by the following methods and as prescribed in the Erosion Control Map and Details attached:

- a) Grade steepness at the site will be held below 3% where practicable. Areas that display erosion problems will be address by application of mulch or loose hay where mechanical remedy is not practicable.
- b) The perimeter of the project site will be controlled utilizing silt fence. Alternative methods such as earthen swale or berm controls, broadcast loose hay, permanent vegetation, vegetative buffers, or a combination thereof may be substituted as deemed necessary. Any upslope water will be diverted around the site utilizing earthen controls where practicable.
- c) Vegetative cover by permanent seeding will be established on post-graded permanent soil surfaces.
- d) Contractor will use a primary access point (construction entrance) as noted on the map attached.

3) Control Practices

- a) Appropriate vegetative control practices will be implemented within ten (10) calendar days following discontinuation of work on permanent earthen cover.
- b) Areas of vehicular traffic that are abandoned and not utilized for other purposes will be reclaimed with permanent grade below 5% where practicable and vegetative cover will be established.
- c) All steeply sloping areas, greater than 3:1, shall be temporarily stabilized with best management practices.
- d) Other controls will be implemented on an as-needed basis to control runoff into adjacent ditches and drainage features.

4) Maintenance and Inspections

- a) All erosion controls will be inspected daily and after a two-year 24-hour storm event.
- b) Additionally, in order to maintain proper erosion and sediment controls, inspections shall occur as needed.

5) Construction Sequence

- a) Obtain plan approval and other applicable permits.
- b) Flag the work area and mark any areas that are to remain undisturbed including wetlands.

- c) Hold a pre-construction conference with personnel to review the Construction SWPPP.
 - d) Install perimeter controls as appropriate. Provide temporary seeding and mulch in disturbed areas not utilized for site construction.
 - e) Complete fill and grading construction of the site.
 - f) After prescribed inspections, any necessary repairs will be made as soon as practicable. Submit the required inspection reports to regulatory agency (MDEQ), as required.
 - g) Vegetate all abandoned disturbed areas with permanent seeding within ten (10) days. After all vegetation has stabilized, remove all silt fence and install permanent vegetation on the grassed areas outside of the areas utilized for regular site activities.
 - h) When a disturbed area will be left undisturbed for 10 days or more, the appropriate temporary or permanent vegetative practices shall be implemented as soon as practicable.
- 6) Housekeeping Practices
- a) Equipment maintenance and repair shall not be accomplished on the construction site. Those activities shall be accomplished elsewhere in areas designed and equipped for equipment maintenance and repair activities.
 - b) The washout and cleaning of concrete chutes will be conducted in designated areas under controlled circumstances for proper disposal or on-site utilization.
 - c) Appropriate numbers of waste receptacles shall be located in close proximity to areas where waste is accumulated. Waste receptacles shall be emptied and maintained on regular basis.
 - d) Appropriate numbers of properly protected chemical, solvent, and pipe lubricant waste receptacles shall be located in close proximity to areas where such waste is accumulated. Waste receptacles shall be emptied and maintained on regular basis as needed.
 - e) Appropriate numbers of sanitary facilities shall be located in close proximity to areas where construction employees are working. Sanitary facilities shall be emptied and maintained on regular basis.

- f) All BMPs shall be maintained and inspected daily or after a two year 24-hour storm event.
- 7) Inspection reports will be submitted to regulatory agency as required.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
TELLUS DEVELOPMENT, LTD.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	576987
Status:	Good Standing
Effective Date:	12/17/1990
State of Incorporation:	Mississippi
Principal Office Address:	399 HWY 90 STE A Bay St Louis, MS 39520

Registered Agent

Name
T Davis Gordon 399 US 90, SUITE A BAY ST LOUIS, MS 39520

Officers & Directors

Name	Title
Monte S Luffey	Incorporator
T Davis Gordon 16046 Phifer Lane Gulfport, MS 39503	Incorporator
T Davis Gordon PO BOX 3630 BAY ST LOUIS, MS 39521	Director, President