AI# 88245 Rec 05/29/29 BS

MAJOR MODIFICATION FORM
FOR LARGE CONSTRUCTION GENERAL PERMIT
Coverage No. MSR10 9481 County Lafayette

INSTRUCTIONS

Coverage recipients shall notify the Mississippi Department of Environmental Quality (MDEQ) at least 30 days in advance of the following activities (check all that apply). This form should be submitted with a modified Storm Water Pollution Prevention Plan (SWPPP), updated USGS topographic map, Corps of Engineers Section 404 documentation and wastewater collection and treatment information, as appropriate.

☑ **SWPPP details have been developed and are being submitted for MDEQ review for subsequent phases of an existing project.**

☑ **"Footprint" identified in the original LCNOI is proposed to be changed.**

This form must be signed by the current coverage recipient under Mississippi's Large Construction General Permit. A different developer of new phases of existing subdivisions must apply for separate permit coverage through the submittal of a new complete LCNOI package. Coverage recipients are authorized to discharge storm water associated with proposed expansions of existing subdivisions or subsequent phases, under the conditions of the General Permit, only upon receipt of written notification of approval by MDEQ. All other modifications, such as changes of erosion and sediment controls used, must be in accordance with ACT6, S-1 (6) and S-2 (7) of the General Permit.

ALL INFORMATION MUST BE COMPLETED (indicate "N/A" where not applicable)

CURRENT COVERAGE RECIPIENT INFORMATION

COVERAGE RECIPIENT CONTACT NAME: Ryan Walker PHONE # (901) 683-1440

COMPANY NAME: Patterson Place, LLC

STREET OR P.O. BOX: 3891 Forest Hill Irene

CITY: Memphis STATE: TN ZIP: 38125 E-MAIL: ryan@walker-ent.com

IS THE APPLICANT DIFFERENT FROM THE CURRENT COVERAGE HOLDER? ☐ YES ☑ NO

PREPARER/CONSULTANT INFORMATION
(Complete if prepared by someone other than applicant.)

PREPARER/CONSULTANT CONTACT NAME: Paul Koshenina PHONE # (662) 234-8539

COMPANY NAME: Precision Engineering Corporation

STREET OR P.O. BOX: 1776 N Lamar Blvd

CITY: Oxford STATE: MS ZIP: 38655 E-MAIL: paul@pec-ms.net

MAY MDEQ CORRESPOND DIRECTLY WITH THE PREPARER / CONSULTANT REGARDING THE PROPOSED PROJECT / MODIFICATION? ☑ YES ☐ NO

SITE INFORMATION

PROJECT NAME: Patterson Place Phase 2

CITY: Oxford TRIBAL LAND ID (N/A If not applicable): N/A

Latitude / Longitude Collected at Project Entrance or Construction Start Point:

LATITUDE: 34 degrees 23 minutes 17 seconds LONGITUDE: 89 degrees 34 minutes 41 seconds

LAT & LONG COLLECTION METHOD (e.g., GPS, Map Interpolation): GPS

REDUCTION IN ACREAGE: N/A ADDITIONAL ACREAGE TO BE DISTURBED: 7.03

TOTAL PROJECT ACREAGE: 26.2 ESTIMATED CONSTRUCTION END DATE: 2027.02.01

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 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 cannot 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:

City of Oxford Stormwater Ordinance

NEAREST NAMED RECEIVING STREAM: Unnamed tributary of Toby Tubby 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: https://www.mdeq.ms.gov/water/surface-water/tmdl/ ☐ **YES** ☑ **NO**

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

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 (must be signed by coverage recipient)

5-29-2026
Date

Ryan Walker
Printed Name

Owner/Manager
Title

Please submit this form to: Chief, Environmental Permits Division
Office of Pollution Control
MS Department of Environmental Quality
P.O. Box 2261
Jackson, Mississippi 39225

Electronically: https://www.mdeq.ms.gov/construction-stormwater/

STORM WATER POLLUTION PREVENTION PLAN

FOR CONSTRUCTION WORK ON

Patterson Place Phase II

LOCATED IN
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

OWNER & DEVELOPER

RYAN WALKER
WALKER & WALKER ENTERPRISE, LLC
3891 FOREST HILL IRENE
MEMPHIS, TENNESSEE 38125

CONSULTING ENGINEER:

PAUL KOSHENINA, P.E.
PRECISION ENGINEERING CORPORATION
278 COUNTY ROAD 101
OXFORD, MISSISSIPPI 38655

PHONE: (662)-234-8539
CELL: (662)-816-4123
E-mail: paul@pec-ms-net

May 29, 2026

STORM WATER POLLUTION PREVENTION PLAN

FOR CONSTRUCTION WORK ON

WALNUT GROVE

LAFAYETTE COUNTY, MISSISSIPPI

Project Description

The disturbed area of the project consists of 7.3 acres. The proposed development will consist of 45 attached residential units and 15 detached residential units. The complete project will take 6 to 8 months to complete. The proposed site is located north of Patterson Place Phase I in Oxford, Mississippi. Its only current access point will be off of Brindle Court, but another may be added on the east side and connect to King Street.

Site Description Before Construction:

The existing site is a 7.3-acre grass field with some wooded areas on the northeast boundary.

Site Description After Construction:

Impervious areas will cover approximately 58% of the disturbed area (roads, roofs, and paved areas). Increases in peak runoff and total runoff will occur due to these changes and will be addressed. Once the property has been disturbed, a dry detention pond will be constructed on the property that will detain the stormwater runoff and be in accordance with the City of Oxford Storm Water Ordinance.

Adjacent Property:

The property is bordered to the North by owner Christian Kevin A, to the West by owner Edmister Robert O, to the South by Patterson Place Phase I, and to the East by Christian Kevin A and the Western Hills Subdivision.

Soils:

The soils are mapped in the soil survey as:

89.1% Lexington silt loam, 5 -8% slopes, moderately eroded
10.9% Smithdale-Udorthents association, gullied

Impaired Streams Information

1. Impaired Streams

The nearest named receiving waterbody for this project is **Toby Tubby Creek**, which is not explicitly listed on Mississippi's current **Section 303(d) List of Impaired Water Bodies**. Stormwater discharge from the site will travel northwest via Toby Tubby Creek into **Sardis Lake**, which discharges into the **Little Tallahatchie River** system. The Little Tallahatchie River is designated on the current 303(d) list as impaired due to **Biological Impairment**. Downstream, the Little Tallahatchie River confluences with the **Tallahatchie River** (which does not appear on the individual impairment list), ultimately draining into the **Yazoo River** before reaching its final destination, the **Mississippi River**.

2. Pollutants

Sediment / Siltation (The main target of the regional Yazoo Basin Hills TMDL).
Nutrients / Total Phosphorus (Another pollutant of concern affecting local water oxygen levels).
Construction Chemicals (concrete debris and washouts, fuel/petroleum from equipment, and trash.)

3. Preventing the Discharge of Pollutants

The BMPs outlined in this SWPPP and in the Erosion Control Plan will minimize the amount of silt leaving the constructions site, which will help prevent more biological impairment. As shown in the House Keeping section at the end of this document, requirements are set to help prevent any pollutants from leaving the site. The BMPs required will all minimize any accidental pollutant discharges from the site.

Planned Erosion, Sediment, and Stormwater Control Practices

1. Construction Entrance

The main entrance to the project will serve as a temporary gravel construction entrance. It will be installed off of CR 217. During wet weather it may be necessary to wash vehicle tires at this location. Runoff coming from the proposed entrance towards the road will be controlled by diversions, silt fencing and check dams as deemed necessary during construction.

2. Land Grading

Clearing, except as is necessary to install BMPs, shall not begin until all required BMPs are properly installed and implemented. Clearing techniques shall retain natural vegetation whenever possible. Soils will be cut from the northern end and transported to the southern end and reused as fill material. Cut and fill slopes shall be no greater than 3:1, unless otherwise instructed by the engineer.

3. Silt Fences

Silt fences will be constructed along the base of the slopes. Additional silt fencing will be installed as deemed necessary during construction.

4. Brush Dikes & Rip-Rap Check Dams

If deemed necessary by the Engineer, brush dikes and/or rip-rap check dams will be constructed in lieu of placing silt fence/straw bale barrier.

5. Diversions

Temporary diversion terraces will be constructed throughout the site as the final grading is completed to protect some of

the steep slopes as deemed necessary by the Engineer.

6. Dust Control

Dust control could be a problem due to the large area of exposure, and the undisturbed perimeter of trees around the site. Should excessive dust be generated, it will be controlled by sprinkling.

7. Temporary Grassing

Where temporary grassing will be utilized, 13-13-13 fertilizer shall be applied at a rate of 400 lbs. per acre. Seeding will be a Fall and Winter mixture of:

Common Bermudagrass	@ 15 lbs. per acre
Bahia grass	@ 40 lbs. per acre
Crimson Clover	@ 20 lbs. per acre
Sericea Lespedeza	@ 25 lbs. per acre

All slopes 3:1 or steeper will have straw mulch applied with roller for anchorage.

Complete all soil conditioning, seeding, watering or irrigation installation, mulching, and other required activities related to the planting and initial establishment of vegetation as soon as conditions or circumstances allow it on your site and document the circumstances that prevent you from meeting the deadlines required and the schedule you will follow for initiating and completing stabilization.

The following criteria shall apply to revegetation efforts: Reseeding must be done with an annual or perennial cover crop accompanied by placement of a mulch material or its equivalent of sufficient coverage to control erosion until such time as the cover crop is established over ninety percent (90%) of the seeded area.

Areas in the setbacks must be stabilized within (14) twenty-one days of being disturbed.

If vegetative erosion control methods, such as seeding, have not germinated coverage of at least ninety percent (90%) within twenty-one (14) days, the city or owner may require that the site be reseeded, sodded, or stabilized with alternative cover.

Soil stockpiles must be stabilized at the end of each work week or if a rain event is predicted.

Heavy equipment use in areas that will be re-vegetated should be avoided. If compaction cannot be avoided, the top 4 inches of the soil bed should be tilled before re-vegetation. Any necessary fertilizer or other soil amendments should be added during the tilling process.

8. Temporary Sediment Basins

For drainage locations (a drainage point at boundary of land disturbing activity) that serve an area with ten (10) or more disturbed acres at one time, temporary (or permanent) sediment basin providing at least 3,600 cubic feet (133 cubic yards) of storage per acre drained shall be provided until final stabilization of the site. Sediment basins must be installed before initial site grading and utilize outlet structures that withdraw water from the surface and that are designed for a minimum 2-year, 24-hour storm event. A skimmer discharge system with outlet structure shall be installed in all sediment basins.

9. Stabilization - Vegetative

Vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated

immediately. For purposes of this permit, "immediately" is interpreted to mean no later than the next work day.

If you are unable to meet the deadlines in the previous paragraph due to circumstances beyond your control and you are using vegetative cover for temporary or permanent stabilization, you may comply with the following stabilization deadlines instead:

(A) Immediately initiate and within 14 calendar days complete the installation of temporary non-vegetative stabilization measures to prevent erosion;

(B) Complete all soil conditioning, seeding, watering or irrigation installation, mulching, and other required activities related to the planting and initial establishment of vegetation as soon as conditions or circumstances allow it on your site; and,

(C) Document the circumstances that prevent you from meeting the deadlines required and the schedule you will follow for initiating and completing stabilization.

Specific Vegetative Practices

Specific Vegetative Practices that must be implemented, unless infeasible (see Definitions within the General Permit) are:

(A) Buffer zones (see Definitions) shall be maintained between land-disturbing activities and perennial water bodies. A minimum 150-foot buffer zone is recommended; however, if a 150-foot buffer zone cannot be met, the requirements outlined in ACT5, T-3(6) shall be followed. For this site-specific SWPPP, buffer zones may not be applicable due to the lack of perennial water bodies, ponds, lakes or wetlands within the site. However, natural buffers shall be preserved when possible along the perimeter of disturbed areas to help filter and prevent pollutant discharges.

(B) Topsoil should be stockpiled and used in areas that will be re-vegetated. When final grade is reached it should be distributed to a minimum depth of 2 inches on 3:1 slopes and 4 inches on flatter slopes.

(C) Heavy equipment use in areas to be re-vegetated should be avoided. If compaction cannot be avoided, the top 4 inches of the soil bed should be tilled before re-vegetation. Any necessary fertilizer or other soil amendments should be added during the tilling process.

In addition, the Specific Structural Practices that must be implemented, unless infeasible, are:

(A) For drainage locations (a drainage point at boundary of land disturbing activity) that serve an area with ten (10) or more disturbed acres at one time, a temporary (or permanent) sediment basin providing at least 3,600 cubic feet (133 cubic yards) of storage per acre drained shall be provided until final stabilization of the site. Sediment basins must be installed before initial site grading and utilize outlet structures that withdraw water from the surface and that are designed for a minimum 2- year, 24-hour storm event. If flocculants are being introduced, sediment basins must be downstream of the point of introduction and include baffles to increase sediment removal efficiency and turbidity reduction. Appropriate alternate structural practices, such as sediment traps and check dams shall be implemented when sediment basins are deemed infeasible or inapplicable.

(B) Steep Slopes that cannot be avoided must have, at a minimum, silt fences or equivalent sediment controls for all down slope boundaries (and for those side slope boundaries deemed appropriate by individual site conditions), unless a sediment basin providing storage for a calculated volume of runoff from a 2- year, 24-hour storm or 3,600 cubic feet of storage per acre drained is provided.

(C) Construction entrances/exits shall be installed wherever traffic will be leaving a construction site and moving directly onto a paved public road.

(D) Storm Drain Inlets-Inlets that could receive storm water from construction activities shall be protected by surrounding or covering with a filter material until final stabilization has been achieved.

(E) Perimeter Controls-Natural areas shall be maintained and supplemented with silt fence and fiber rolls around project perimeter. If not feasible to maintain natural areas for perimeter controls, a silt fence or similar controls, such as fiber rolls, shall be sufficient.

(F) Phasing – the Contractor shall schedule or sequence construction activities so as to concentrate work in certain areas so as to minimize the amount of soil that is exposed at one time.

Housekeeping Controls

The owner and/or contractor is responsible for maintaining good housekeeping practices throughout the entire project until all construction activity is complete. These good housekeeping practices shall be done in such a way to keep pollutants (oils, grease, paints, gasoline, solvents, litter, debris, and sanitary waste) from entering the storm water at any time during construction. Good housekeeping practices include (but are not limited to):

1. Designating areas to perform all on site repair or maintenance of equipment. The location of these areas shall be decided on as soon as construction activity begins. These maintenance areas shall be clearly marked on site with signs. Any pollutant that gets onto the ground shall be cleaned up and properly disposed of immediately.

2. Providing protected storage areas for chemicals, paints, solvents, fertilizers, and other potentially toxic materials. All toxic materials shall be stored when not in use or during a rain. Any toxic material/pollutant that gets onto the ground shall be cleaned up and properly disposed of immediately.

3. Designating areas for all on site concrete chute wash off. Location of these areas shall be decided on as soon as concrete construction activity begins. These wash off areas shall be clearly marked on site with signs.

4. Providing regular waste receptacles at convenient locations and provide regular collection of waste.

5. Providing adequately maintained sanitary facilities.

6. Use properly maintained offsite fueling stations whenever possible. These businesses are better equipped to handle fuel and spills properly.

7. Focus pollution prevention activities on containment of spills and leaks, most of which may occur during liquid transfers.

8. “Spot clean” leaks and drips routinely. Leaks are not cleaned up until the absorbent is picked up and disposed of properly. Post signs to remind employees not to top off the fuel tank when filling and signs that ban employees from changing engine oil or other fluids at that location.

9. Installation of protective guards around tanks and piping to prevent vehicle or forklift damage.

10. Clearly tagging or labeling all valves and containers to reduce human error.

11. Store, contain and transfer liquid materials in such a manner that if the container is ruptured or the contents spilled, they will not discharge, flow or be washed into the storm drainage system, surface waters, or groundwater.

12. If a spill occurs, notify the key spill response personnel immediately. If the material is unknown or hazardous, the local fire department may also need to be contacted.

13. If safe to do so, attempt to contain the material and block the nearby storm drains so that the area impacted is minimized. If the material is unknown or hazardous wait for properly trained personnel to contain the materials.

14. Perform an assessment of the area where the spill occurred and the downstream area that it could impact. Relay this information to the key spill response and clean up personnel.

Maintenance Plan

Short Term

1. All erosion and sediment control practices will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.

2. Sediment will be removed from sediment fences when it reaches a maximum of 1/3 to 1/2 the height of the fence. The sediment fence will be replaced as necessary to maintain a barrier.

3. Sediment will be removed from straw bail barriers when it reaches half their height. Bails will also be checked to make sure they are staked and secure.

4. All seeded areas will be fertilized, reseeded as necessary and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.

5. As needed, new or additional workers will be informed of the plan details in the operation and maintenance of plan features.

Long Term

1. All vegetated areas will be maintained in adequate condition to provide proper ground cover, thereby reducing erosion potential.

2. Areas where vegetation is lost will be fertilized, seeded, and maintained as necessary to restore proper ground cover.

Implementation

The Construction Manager shall maintain a rain gauge station at all times, and shall record weekly reading on the Weekly Report Form.

The Construction Manager shall inspect all erosion and sediment control within 24 hours of commencement of each rainfall event regardless of the magnitude of the event. These inspection results are to be reported on the Weekly Report Form.

Additional inspections of erosion and sediment control features may be required, other than those listed above (i.e. maintaining maximum holding capacity for silt ponds). Final inspection of completed sections, or beginning work in new areas may require additional erosion control inspections, and these should also be reported on the Weekly Report Form.

The consulting engineering firm, Precision Engineering Corporation, will provide any assistance or advice and provide back-up capabilities to the Construction Manager. Personnel from the consulting engineering firm are available and on-call on a 24-hour basis.

The Construction Manager shall continue to inspect and maintain permanent erosion and sediment control features on completed sections of the project for a period of at least eight weeks after final completion. If controls have been successful and no repair or construction work is required, the completed section may be deleted from the inspection

list, unless otherwise directed by OPC. If repair work or construction work is required, then the site must continue to be inspected for eight weeks after this work is completed or after any subsequent work is completed.

Implementation Sequence

Implementation Sequence (Onsite Civil Infrastructure):

1. Stake/flag the limits of disturbance. Limits of disturbance must remain conspicuously marked throughout construction.
2. Install perimeter sediment control bmps in the vicinity of and down gradient from the location of planned construction activity. It is understood that work may commence in phases or within smaller areas than indicated within the master drawings. Clear only the minimum area necessary to install these perimeter bmps.
3. Install stabilized construction exit (and set project job trailer if applicable).
4. Install remaining bmps within runoff flow patterns and begin grading the site.
5. Start construction of roadways and building pads. Construct impoundments and utilize as sediment basins until permanent spillway structure is installed. Temporarily stabilize throughout construction immediately following the completion of the most recent land disturbing/grading activity. Also, temporarily stabilize any disturbed areas (including material stockpiles) that are scheduled or likely to remain inactive for 14 days or more. Stabilization practices shall be implemented within 7 days.
6. Immediately stabilize areas to be permanently vegetated as they are brought to final grade.
7. Install storm sewers and utilities.
8. Install riprap or other erosion control bmps at storm outfalls as each outfall structure is installed.
9. Install inlet protection at all storm sewer structures as each inlet structure is installed.
10. Prepare roadways for paving.
11. Pave roads with binder course of hot-mixed asphalt or as directed by the engineer.
12. Complete final grading. Install permanent stabilization over all areas, including ponds.
13. Obtain concurrence from the owner's construction manager or representative that the site has been fully stabilized and all construction has been completed. Then:
    a. Remove all remaining temporary erosion and sediment control bmps, and
    b. Stabilize any areas disturbed by the removal of temporary bmps.
14. Continue inspections and reports until the owner's representative deems that the site is ready to terminate the storm water permit coverage.

Staff Training Requirements

Each operator, or group of multiple operators, must assemble a "stormwater team" to carry out compliance activities associated with the requirements in this permit prior to the commencement of construction activities, the permittee must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:

1. Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
2. Personnel responsible for the application and storage of treatment chemicals (if applicable)
3. Personnel who are responsible for conducting inspections as required in ACT6, S-5; and
4. Personnel who are responsible for taking corrective actions as required in ACT6, S-2.

The permittee is responsible for ensuring that all activities on the site comply with the requirements of this permit. The permittee is not required to provide or document formal training for subcontractors or other outside service providers, but the permittee must ensure that such personnel understand any requirements of this permit that may be affected by the work they are subcontracted to perform. At a minimum, members of the stormwater team must be trained to understand the following if related to the scope of their job duties (e.g., only personnel responsible for conducting inspections need to understand how to conduct inspections): The permit deadlines associated with

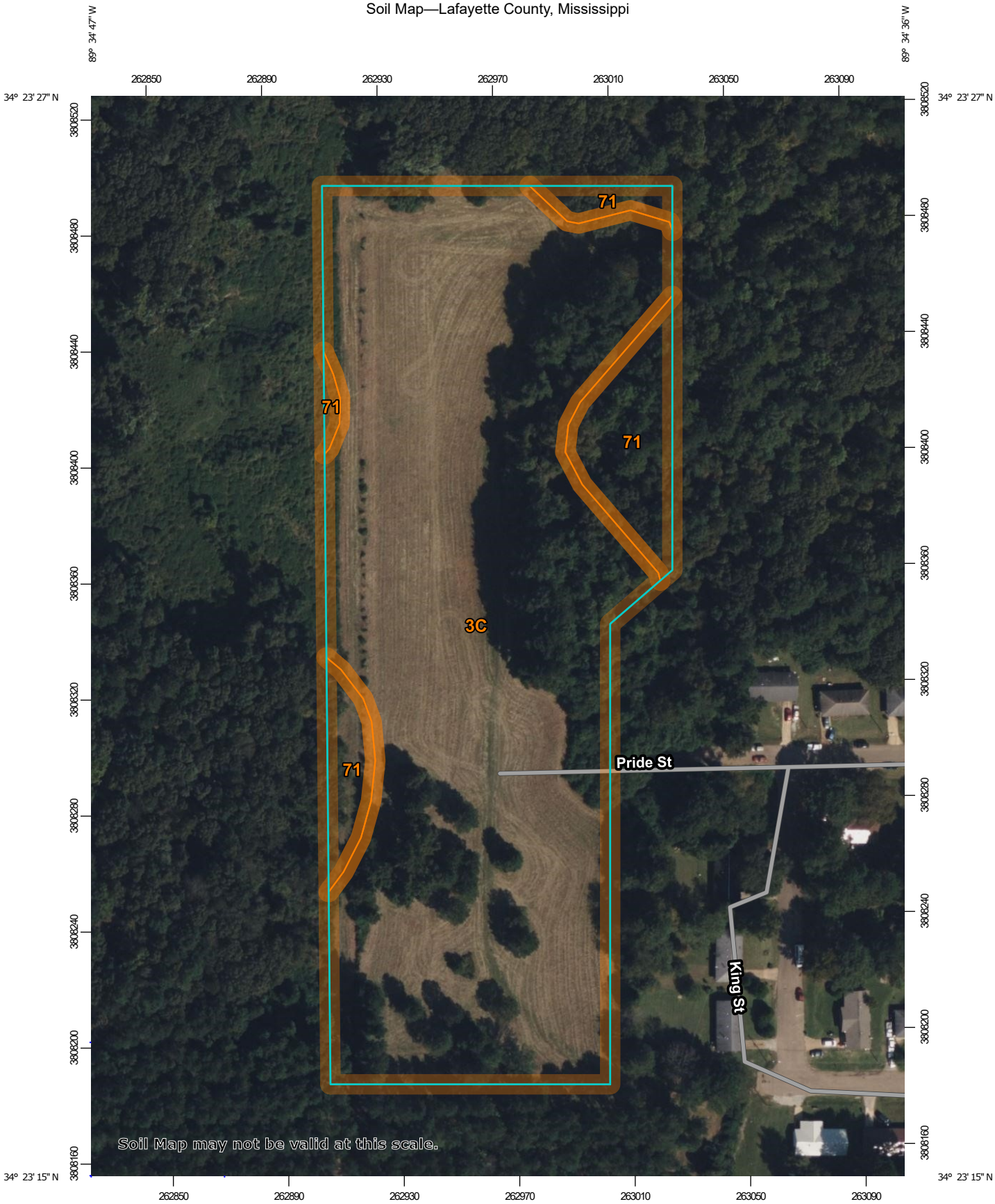
installation, maintenance, and removal of stormwater controls and with stabilization; The location of all stormwater controls on the site required by this permit and how they are to be maintained; The proper procedures to follow with respect to the permit's pollution prevention requirements; and when and how to conduct inspections, record applicable findings, and take corrective actions. Each member of the stormwater team must have easy access to an electronic or paper copy of applicable portions of this permit, the most updated copy of the SWPPP, and other relevant documents or information that must be kept with the SWPPP.

Staff Training Documentation

Staff Training conducted to meet the requirements of this ACT shall be documented. Training records shall include employee's name, date of training, brief content/nature of training, and the employee's signature acknowledging training was received. Staff training associated with this permit may be documented on the Employee Training Log that is provided on the MDEQ website at www.mdeq.ms.gov/construction-stormwater/. The permittee may use an alternative form to record this information, so long as it includes all the information on the above referenced form. Employee training documentation shall be maintained on-site with the SWPPP and made available to MDEQ personnel for inspection upon request.

Record Keeping and Reporting Requirements

All records, reports, forms, and information resulting from activities required by this permit shall be retained for a period of at least three years from the date that the document(s) was generated. Any documents required by this permit may be kept electronically but must be readily available during site inspection or upon request.



Map Scale: 1:1,820 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lafayette County, Mississippi
Survey Area Data: Version 21, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 3, 2020—Nov 12, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3C	Lexington silt loam, 5 to 8 percent slopes, moderately eroded	7.4	89.1%
71	Smithdale-Udorthents association, gullied	0.9	10.9%
Totals for Area of Interest		**8.3**	**100.0%**

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

OXFORD NORTH QUADRANGLE
MISSISSIPPI - LAFAYETTE COUNTY
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 16S

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, June 2020 - June 2020
Roads.....U.S. Census Bureau, 2017 - 2017
Names.....GNIS, 1980 - 2023
Hydrography.....National Hydrography Dataset, 2004 - 2022
Contours.....National Elevation Dataset, 2022
Boundaries.....Multiple sources; see metadata file 2021 - 2022
Public Land Survey System.....BLM, 2017
Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
1°59'
35 MILS
1°27'
26 MILS
UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
BD
Grid Zone Designation
16S

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Tyro
2 Laws Hill
3 Malone
4 Coles Point
5 Bagley Lake
6 Splinter
7 Oxford South
8 Vocona

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

NSN. 7643016375308
NGA REF NO. USGSX24337B6

OXFORD NORTH, MS
2024

0 50' 100'
Scale: 1"=50'-0"

NEW DISTURBED AREA: 7.062 ACRES

* PLEASE NOTE THAT THE EROSION CONTROL PLAN SHALL BE MODIFIED & IMPLEMENTED IN A WAY THAT ACCOMMODATES EACH PHASE OF THE DEVELOPMENT. SEDIMENT BARRIERS ARE TO BE MODIFIED FOR EACH PHASE OF CONSTRUCTION.

LEGEND

- HEAVY DUTY SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCING
- DIRECTION FLOW ARROWS
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN

EROSION & SEDIMENT CONTROL NOTES:

1. SEE SHEET C101 FOR GENERAL EROSION CONTROL GUIDELINES AND RECOMMENDATIONS.
2. THIS PLAN SHALL BE UPDATED AND AMENDED BY THE CONTRACTOR SO AS TO APPROPRIATELY RESPOND TO THE CHANGING SITE CONDITIONS AS THE PROJECT MOVES FROM THE EXISTING TO PROPOSED STATE. THE CONSTRUCTION MANAGER SHALL OUTLINE PHASING OF CONSTRUCTION ACTIVITIES AND SHALL COORDINATE THE TIMING OF ALL LAND-DISTURBING ACTIVITIES WITH EROSION AND SEDIMENT CONTROL MEASURES PLANNED FOR THE PROJECT.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER AND SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE LENGTH OF THE PROJECT.
4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
5. SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
7. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASHDOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASHDOWN AREA TO ENSURE THAT RUNOFF IS NOT ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.
8. BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MDEQ CONSTRUCTION GENERAL PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ALL NECESSARY EROSION CONTROL INSPECTIONS AND COMPLETION OF INSPECTION FORMS AS SPECIFIED BY MDEQ. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT WILL BE INITIALLY PROVIDED BY THE ENGINEER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION ACTIVITY ON THE SITE UNTIL ALL ONSITE REPRESENTATIVES OF THE CONTRACTOR HAVE A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT IN HAND.

EROSION CONTROL PLAN

SCALE: 1" = 50'

CIVIL • CONSULTING • GEO
PEC
PRECISION ENGINEERING CORPORATION
EST. 1976
LAND SURVEYORS

EMAIL: OXFORD@PEC-MS.NET
PHONE: (662) 234-8539
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

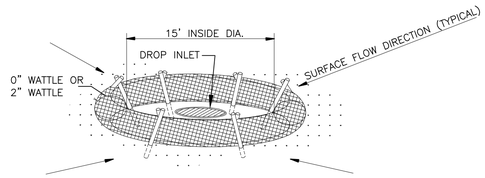
NO.	DATE	DESCRIPTION	BY

EROSION CONTROL PLAN
FOR
PATTERSON PLACE PHASE 2
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

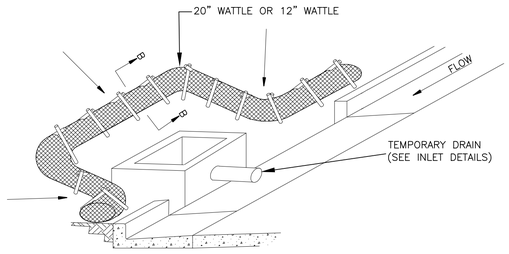
DRAWN BY:	CC		04.17.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	25191		

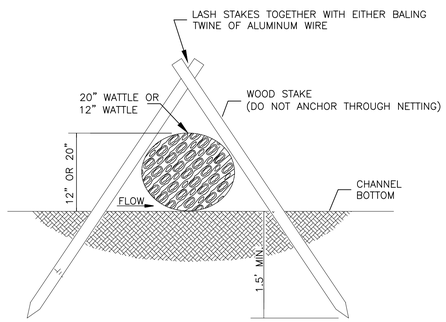
PAGE NO.:

C103



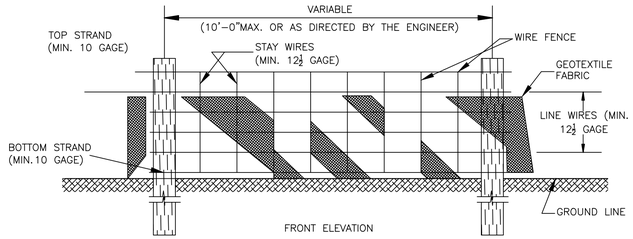
NOTE: SILT FENCE OF SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION.
HAY BALES NOT ACCEPTABLE DURING THIS STAGE.



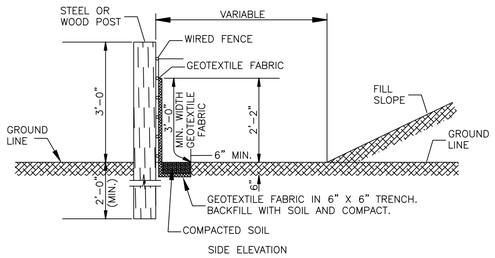


NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1'MIN., 3'MAX)
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
4. IN THE EVENT WATTLES CANNOT BE SECURED IN PLACE USING WOOD STAKES, SANDBAGS MAY BE USED IN LIEU OF WOOD STAKES IN ORDER TO SECURE WATTLES IN PLACE. COST OF SANDBAGS USED IN THIS APPL,ICATION SHALL BE INCLUDED IN OTHER ITEMS BID.

1 INLET PROTECTION - DETAILS OF WATTLES
N.T.S.



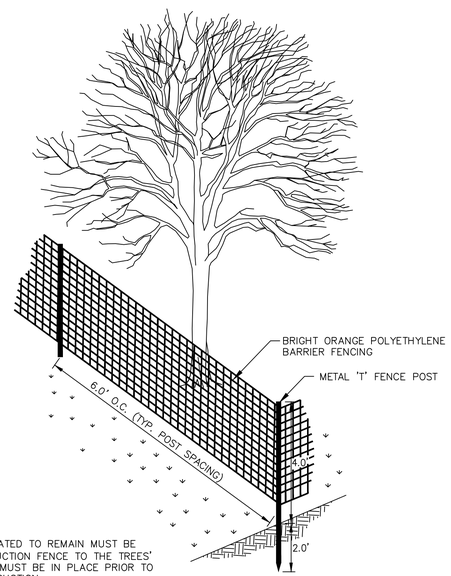
FRONT ELEVATION



SIDE ELEVATION

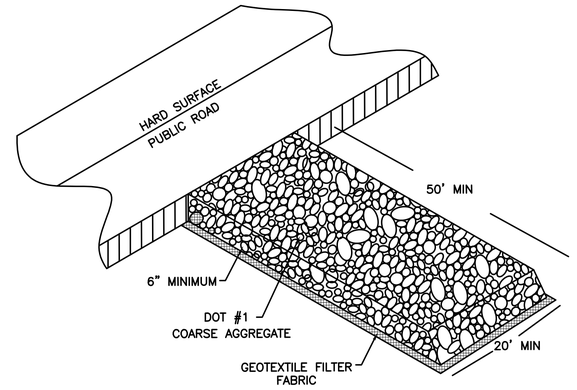
NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE BY THE ENGINEER.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5'-0" IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

2 TEMPORARY SILT FENCE
N.T.S.

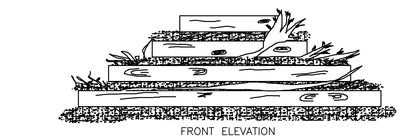


TREE NOTES
1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

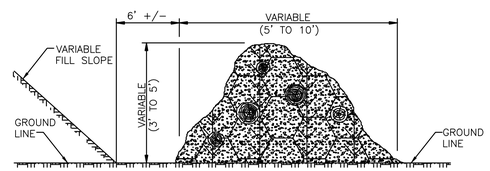
4 TREE PROTECTION DETAIL
N.T.S.



3 GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



FRONT ELEVATION



SIDE ELEVATION

NOTES:
1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
2. PLACE BRUSH, LOG AND TREE LAPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SOME OF THE HEAVIER MATERIALS BEING PLACED ON TO, TO PROPERLY SECURE THE BARRIER AS DETAILED AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED OR PERMITTED BY THE ENGINEER.
3. TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERMINGLE THE BRUSH, LOG AND TREE LAPS SO AS NOT TO FORM A SOLID DAM.
4. THE BRUSH BARRIER MAY BE CHOKED WITH FILTER FABRIC. THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BID.
5. TEMPORARY BRUSH BARRIER WILL NOT BE MEASURED FOR SEPARATE PAYMENT.

5 TEMPORARY BRUSH BARRIER
N.T.S.

CIVIL • CONSULTING • GEO
PEC
PRECISION ENGINEERING CORPORATION
EST. 1976
LAND SURVEYORS

EMAIL: OXFORD@PEC-MS.NET
PHONE: (662) 234-8539
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

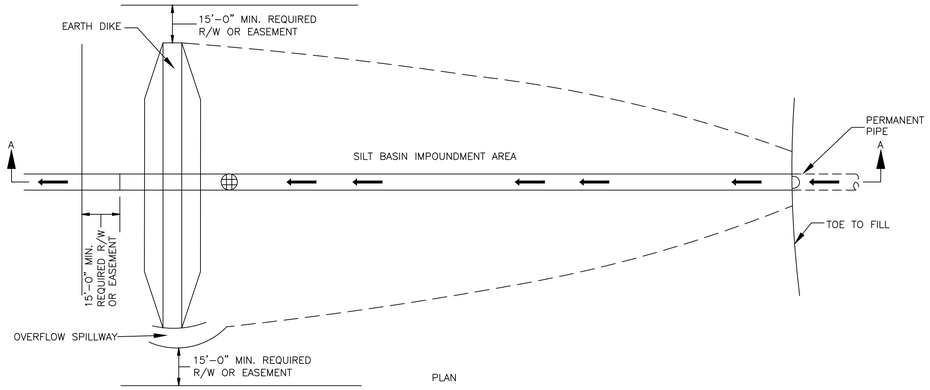
REVISIONS:

NO.	DATE	DESCRIPTION	BY

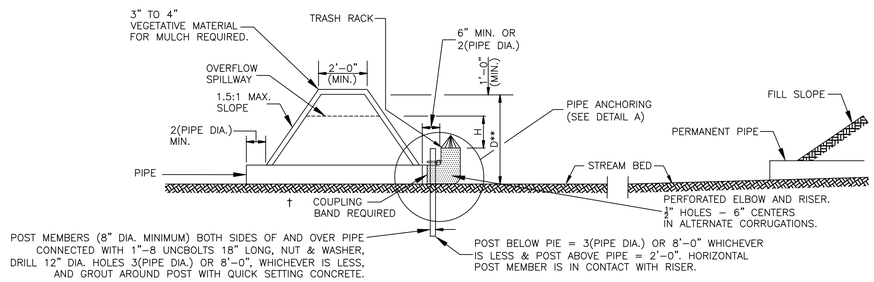
DETAILS
FOR
PATTERSON PLACE PHASE 2
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			04.17.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	25191		

PAGE NO.:
C501



PLAN



SECTION A–A

1

TYPE B SILT BASIN DETAILS

N.T.S.

GENERAL NOTES:

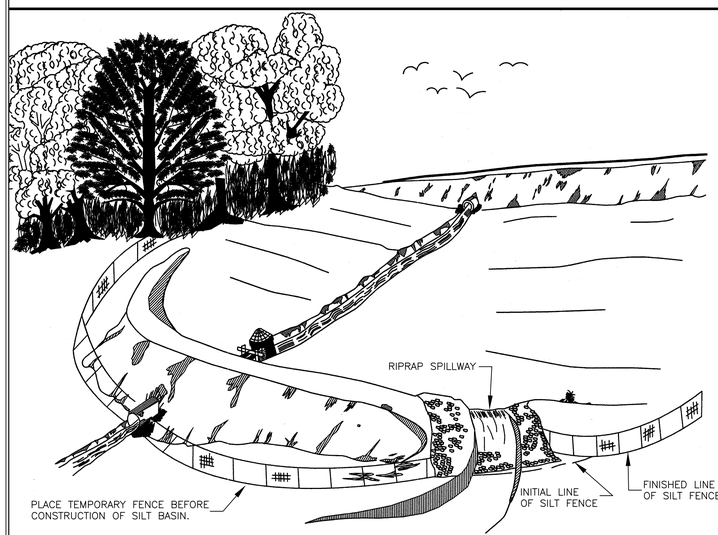
1. PROVIDE OVERFLOW SPILLWAY IN NATURAL GROUND AT A MINIMUM OF 1'0" BELOW TOP OF DIKE. CROSS–SECTIONAL AREA OF SPILLWAY IS EQUAL TO 1.5 TIMES THE AREA OF THE OUTLET PIPE HAS BEEN SERVED. THE DIKE AND RIPRAP MAY REMAIN IN PLACE AT THE DISCRETION OF THE ENGINEER, BUT THE DRAIN PIPE WITH RISER SHALL BE REMOVED AND THE NEWLY DISTURBED AREA REVEGETATED.
2. BASIN AND DIKE DIMENSIONS DO NOT REQUIRE CONSTRUCTION TO NEAT LINES.
3. THE SILT BASIN MAY BE CONSTRUCTED IN ANY SHAPE WITH THE DIKE EXTENDING ALONG ONE OR MORE SIDES AS LONG AS THE LENGTH MEASURED IN THE DIRECTION OF FLOW IS APPROXIMATELY TWICE THE WIDTH AND THE IMPOUNDMENT AREA AND DEPTH AT LEAST AS LARGE AS INDICATED.
4. MINIMUM DIMENSIONS FOR SILT BASIN (TYPE B) ARE AS FOLLOWS:

MIN. DIMENSIONS OF SILT BASIN (TYPE B)			† COUPLING BAND		
PIPE	**D (FT–IN)	H (FT–IN)	*AREA (FT^2)	LENGTH (IN)	COUPLING RODS/SIDE
15"	4'–0"	1'–0"	310	12"	2 & 2
18"	5'–0"	1'–0"	550	12"	2 & 2
24"	5'–0"	1'–0"	1100	12"	2 & 2
30"	6'–0"	1'–6"	1850	24"	3 & 3
36"	6'–0"	1'–6"	2800	24"	3 & 3
42"	7'–0"	2'–0"	4200	24"	3 & 3
48"	8'–0"	2'–0"	6200	24"	3 & 3

5. IN SELECTING BASIN SIZE, CONSIDERATION MUST BE GIVEN TO THE AREA DISCHARGING INTO THE BASIN OTHER THAN THAT WHICH COMES THROUGH THE PIPE UNDER THE ROADWAY, THIS WILL AT TIMES NECESSITATE A LARGER BASIN AND OUTLET PIPE SELECTION.
6. THE DIKE SHALL BE CONSTRUCTED OF A MATERIAL SUITABLE FOR ROADWAY EMBANKMENT.
7. SILT BASIN (TYPE B) REQUIRED AT LOCATION(S) INDICATED ON PLANS.
8. THE CONTRACTORS SHALL BE REQUIRED TO FURNISH ALL MATERIALS AND PERFORM ALL WORK FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF TEMPORARY EROSION CONTROL MEASURES NECESSARY TO CONTROL SILTATION.
9. THE USE OF THE TEMPORARY EROSION CONTROL MEASURE SHOWN ON THIS SHEET WILL ONLY BE REQUIRED AND MEASURED FOR SEPARATE PAYMENT WHEN AN APPROPRIATE PAY ITEM IS INCLUDED IN THE BID SCHEDULE OF THE PROPOSAL.
10. RIPRAP AND TEMPORARY SILT FENCE, USED IN CONJUNCTION WITH TYPE B SILT BASINS AS SHOWN BY THE DETAILS ON THIS SHEET, WILL NOT BE MEASURED FOR SEPARATE PAYMENT. THEIR COST SHALL BE INCLUDED IN THE PRICE BID FOR TYPE B SILT BASIN.

** RISER REQUIRED WHERE MINIMUM "D" DIMENSION IS EXCEEDED. LENGTH OF RISER IS EQUAL TO THE AMOUNT THAT MINIMUM "D" DIMENSION IS EXCEEDED.

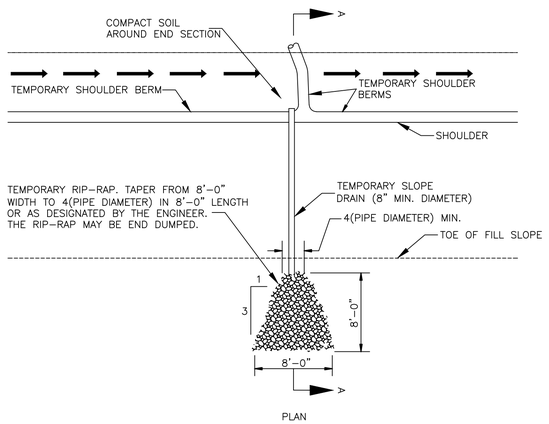
† COUPLING RODS TO BE ½" DIAMETER MINIMUM WITH LUGS.



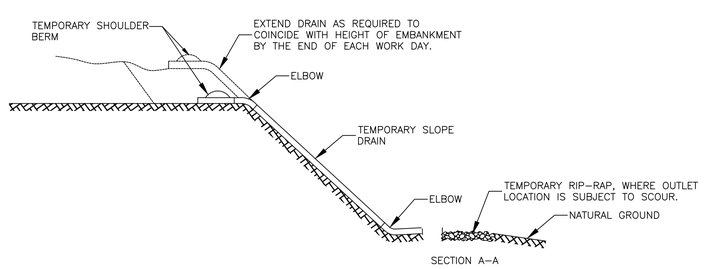
4

TEMPORARY SILT BASIN (TYPE B)

N.T.S.



PLAN



SECTION A–A

NOTE: TEMPORARY SLOPE DRAINS TO BE PLACED AT LOW POINT OF ALL SAG VERTICAL CURVES. INTERMEDIATE LOCATIONS TO BE PLACED AS DESIGNATED OR DEEMED APPROPRIATE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.

5

TEMPORARY SLOPE DRAIN

N.T.S.

EROSION CONTROL

N.T.S.

PRECISION ENGINEERING CORPORATION
CIVIL • CONSULTING • GEO
EST. 1976
LAND SURVEYORS
PHONE: (662) 234-8539
EMAIL: OXFORD@PEC-MS.NET
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS FOR PATTERSON PLACE PHASE 2

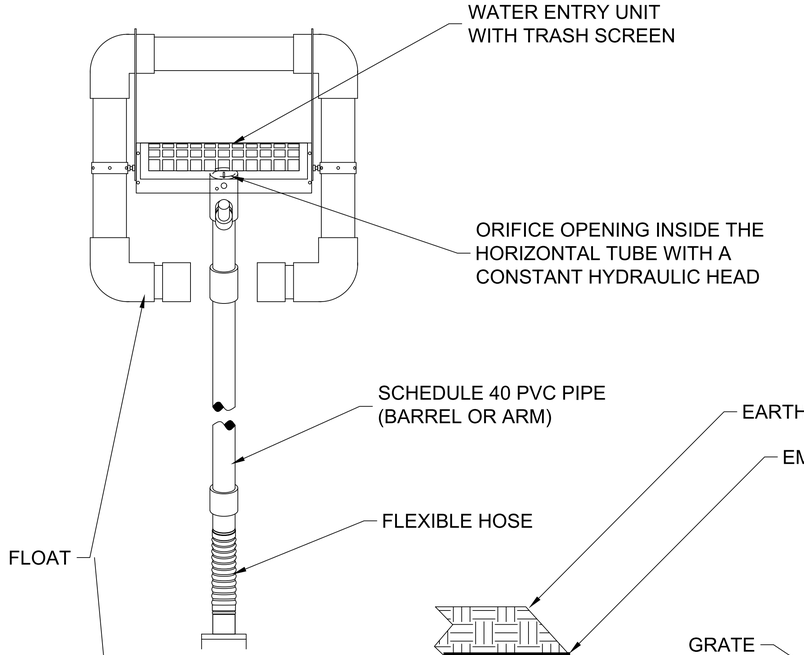
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			04.17.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	25191		

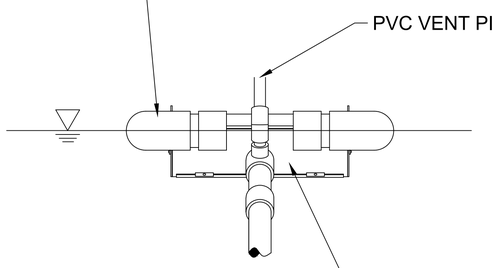
PAGE NO.:

C502

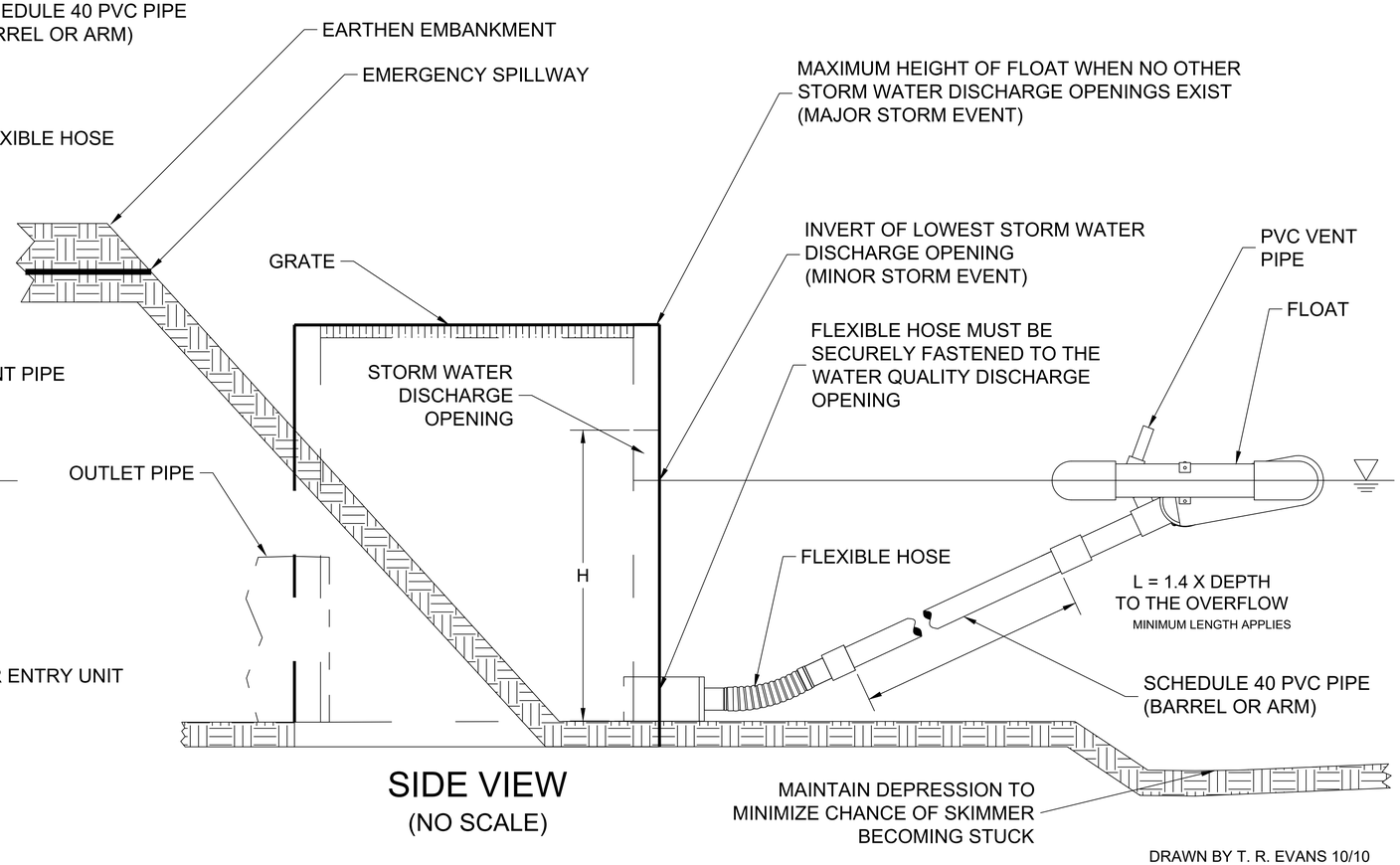
Z:\Shared\Documents\DATA\project\25191 Kevin Christon North Of Patterson Place\CIVIL\CAD\SHEET_DETAILS.dwg SAVE:5/29/2026 3:27 PM PLOT:5/29/2026 3:38 PM



TOP VIEW



END VIEW



SIDE VIEW
(NO SCALE)

GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

DRAWN BY T. R. EVANS 10/10

FAIRCLOTH SKIMMER® DISCHARGE SYSTEM WITH OUTLET STRUCTURE

J. W. FAIRCLOTH & SON INC.
WWW.FAIRCLOTHSKIMMER.COM
TELEPHONE: (919) 732-1244
FAX: (919) 732-1266
EMAIL: WARREN@FAIRCLOTHSKIMMER.COM

PRECISION ENGINEERING CORPORATION
CIVIL • CONSULTING • GEO
EST. 1976
LAND SURVEYORS
EMAIL: OXFORD@PEC-MS.NET
PHONE: (662) 234-8539
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS
FOR
PATTERSON PLACE PHASE 2
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:			04.17.2026
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	25191		

PAGE NO.:
C510