

Geotechnical Engineering
Hydraulic Engineering
Civil Engineering
Surveying

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Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

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February 24, 2020

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

RECEIVED
MAY 7 2020

MDEQ

RE: The Heights Phase 18
Oxford, MS

On behalf of our client, Oxford Commons III, LLC, we are submitting the required documents for a modification to an existing permit (MSR106810) for The Heights Subdivision. The total area disturbed will be about 70 acres (an increase of approximately 9 Acres). Phase 18 is bordered on the north, east and west by previous phases of The Heights Subdivision, and on the south by the Waller Property (Future Phase 16 of The Heights Subdivision).

We appreciate your assistance through the review process and would be happy to provide additional information or answer any questions you may have.

Sincerely,

Paul Koshenina, P.E.
Precision Engineering Corporation

**MAJOR MODIFICATION FORM
FOR LARGE CONSTRUCTION GENERAL PERMIT**
Coverage No. MSR10 6 8 1 0 County Lafayette



MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

INSTRUCTIONS

Coverage recipients shall notify the Mississippi Department of Environmental Quality 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 ready for MDEQ review for subsequent phases of an existing, covered project.
- "Footprint" identified in the original LCN01 is proposed to be enlarged.

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 LCN01 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)

COVERAGE RECIPIENT INFORMATION

COVERAGE RECIPIENT CONTACT NAME: David Blackburn TEL # (662) 513-4194
 COMPANY NAME: Oxford Commons III, LLC
 STREET OR P.O. BOX: 2088 Old Taylor Road
 CITY: Oxford STATE: MS ZIP: 38655 E-MAIL: dblackburn@rjaa.com

PROJECT INFORMATION

PROJECT NAME: The Heights - Phase 18
 CITY: Oxford, MS
 ADDITIONAL ACREAGE TO BE DISTURBED: 9 TOTAL PROJECT ACREAGE: 70

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.

David S. Blackburn
 Signature (must be signed by coverage recipient)
David S. Blackburn
 Printed Name

3/17/20
 Date
Manager
 Title

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

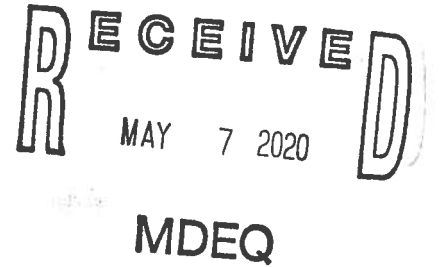
STORM WATER POLLUTION PREVENTION PLAN
FOR CONSTRUCTION WORK ON
THE HEIGHTS PHASE 18 AT OXFORD COMMONS

LOCATED IN

Oxford, MISSISSIPPI

OWNER & DEVELOPER

OXFORD COMMONS III, LLC
2088 Old Taylor Rd.
Oxford, MS 38655



CONSULTING ENGINEER:

PRECISION ENGINEERING CORPORATION
276 COUNTY ROAD 101
OXFORD, MISSISSIPPI 38655

PHONE: (662)-234-8539
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February 25, 2020

STORM WATER POLLUTION PREVENTION PLAN
FOR CONSTRUCTION WORK ON
THE HEIGHTS PHASE 18 AT OXFORD COMMONS

Oxford, MISSISSIPPI

Project Description

The project consists of approximately 9 acres located in Oxford, MS just south of Sisk Avenue and approximately one half mile east of Mississippi Highway 7. Approximately 95% of the site will be disturbed at some point during construction.

Site Description Before Construction:

The original site was heavily wooded with steep gullies and significant underbrush. The majority of the site has steep topography with slopes ranging from 8-20 percent.

Site Description After Construction:

Impervious areas will increase from 0 to approximately 1.3 acres (roads, roofs, and drives) and land use will change on 80% of the site from forest to lawn grass. Increases in peak runoff and total runoff will occur due to these changes and will be addressed.

The 10 year, 24 hour storm event will be used to design storm water runoff controls to meet predevelopment conditions. The 10 year, 24 hour storm will also be used to design construction sediment and erosion control practices. The 2 year, 24 hour storm will be used to design protection of measures during construction. Permanent storm water conveyances on the proposed road right-of-way must be designed for the 100-year short-term storm event matching the time of concentration.

Adjacent Property

The project is bordered on the north by Heights Subdivision Phase 1. The South side is bordered by undeveloped land owned by the Waller Family (Future Phase 16 of the Heights). The East side is bordered by The Heights Subdivision Phase 3. The West side is bordered by the Heights Subdivision Phase 17.

Soils

The soils in the project area are mapped in the soil survey as Smithdale Udorthents, complex gullied for the entire site.

Planned Erosion, Sediment, and Stormwater Control Practices

1. Construction Entrance

A temporary gravel construction entrance will be installed off of Sweetgum Lane. During wet weather it may be necessary to wash vehicle tires at this location. Runoff coming from the proposed entrance towards all roads should not be a problem as the grades fall away from the road.

2. Land Grading

Heavy grading will be required on this site. The flatter slopes after grading will help to reduce the overall erosion potential of the site.

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. Straw Bale Barriers

Straw bale barriers will be placed around the inlets to the new storm sewer system. Straw bale barriers will be used in conjunction with silt fences where deemed necessary.

5. 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.

6. 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.

7. Dust Control

Dust control is not expected to be a problem due to the relatively small area of exposure, and the undisturbed perimeter of trees around the site. Should excessive dust be generated, it will be controlled by sprinkling.

7. Sediment Basin

The storm water detention pond shall be utilized as temporary sediment basins during construction. All runoff from disturbed areas will be directed to the basins before leaving the site. Sediment will be removed from the sediment basins when storage capacity has been approximately fifty (50) percent filled.

8. Temporary Grassing

It has been estimate that 1 acre is to have temporary grass, after final grading is completed. 13-13-13 fertilizer shall be applied at a rate of 400 lbs. per acre. Seeding will be a Fall winter mixture of:

Kentucky 31	15 lbs. per acre
Crimson Clover	15 lbs. per acre
Bermuda Grass (Unhulled)	5 lbs. per acre
Annual Ryegrass	10 lbs. per acre

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

Soil stabilization-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."

Housekeeping Controls

The owner 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

Construction Sequence

1. Plan approvals and other applicable permits.
2. Flag grading limits and buffer areas for protection.
3. Hold preconstruction meeting prior to starting construction. Weekly reviews of erosion and storm water control plan will be conducted.
4. Install temporary gravel construction entrance/exit.
5. Complete site clearing based on construction stakes.
6. Construct temporary diversions and install sediment fencing, per SWPPP drawing.
7. Rough grade site, stockpile topsoil, install culverts and outlet protection, and install sediment fence as needed.
8. Complete final grading for roads and grounds, topsoil critical areas, and permanently vegetate, landscape, and mulch.
9. All erosion and sediment control practices will be inspected weekly and after rainfall events. Needed repairs will be made immediately.

10. After site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.
11. Terminate Storm Water Permit.
12. Estimated time before final stabilization = 3 months.

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 Monthly Report Form.

The Construction Manager shall inspect all erosion and sediment control within 24 hours of commencement of a rainfall event equal to or exceeding the two-year 24-hour storm for this area, which is estimated to be 4.3 inches of rainfall per 24 hours. These inspection results are to be reported on the Monthly 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 Monthly 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.