AI: 84140

Coverage #: MSR109084

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

Rec'd via email: 09/14/2023

LARGE CONSTRUCTION NOTICE OF INTENT (LCNOI)
FOR COVERAGE UNDER THE LARGE CONSTRUCTION STORM WATER GENERAL NPDES PERMIT MSR10 9084
(NUMBER TO BE ASSIGNED BY STATE)

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 several responsibility for compliance with the Large Construction Storm Water General Permit MSR10.

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

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

APPLICANT IS THE: ☒ OWNER ☐ PRIME CONTRACTOR (Must check one or both)

OWNER INFORMATION

OWNER CONTACT PERSON: Ron Johnson

OWNER COMPANY NAME: Johnson Mississippi Real Estate Holdings, LLC

OWNER STREET OR P.O. BOX: 113 Road 49

OWNER CITY: Tupelo STATE: MS ZIP: 38804

OWNER PHONE # (INCLUDE AREA CODE): 479-857-8807

PRIME CONTRACTOR INFORMATION

PRIME CONTRACTOR CONTACT PERSON: _____

PRIME CONTRACTOR COMPANY: _____

PRIME CONTRACTOR STREET OR P.O. BOX: _____

PRIME CONTRACTOR CITY: _____ STATE: _____ ZIP: _____

PRIME CONTRACTOR PHONE # (INCLUDE AREA CODE): _____

O.C

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? (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 WITH WHICH THE PROJECT MUST COMPLY:

None

PROJECT INFORMATION

PROJECT NAME: Serenity RV Park

TOTAL ACREAGE THAT WILL BE DISTURBED [1]: 11.5

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

IF YES, NAME OF LARGER COMMON PLAN OF DEVELOPMENT: Serenity RV Park

AND PERMIT COVERAGE NUMBER: _____

DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of 52 RV Pads & 5 Cabins along with associated drives, parking and support buildings.

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED (include standard industrial classification code (SIC) if known):

It will consist of a typical RV Park with office, laundry & restrooms.

SIC Code ___ ___ ___ ___

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

STREET: Old Mississippi Highway No. 9

CITY: Sherman **COUNTY:** Pontotoc **ZIP:** 38869

LATITUDE : 34 **degrees** 21 **minutes** 46 **seconds** **LONGITUDE:** -88 **degrees** 41 **minutes** 11 **seconds**

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

NEAREST NAMED RECEIVING STREAM: Town 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 BOUNDRY THAT MAY BE IMPACTED BY THE CONSTRUCTION ACTIVITY? ☐ YES ☒ NO

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

See SWPPP

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? ☐ 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 ft^2 per lot (entire lot, if smaller) shall be included in calculating acreage disturbed.

DABBS ENGINEERING COMPANY, INC.

ENGINEERS / SURVEYORS / GEOTECHNICAL / MATERIALS TESTING / ENVIRONMENTAL

EROSION, SEDIMENT, AND STORMWATER CONTROL PLAN

SERENITY RV PARK

SHERMAN, MISSISSIPPI

JULY, 2023

P.O. BOX 7064 • 1050 N. Eason Blvd. - Suite 1 • Tupelo, Mississippi 38802
Phone (662) 841-0162 • Fax (662) 841-0431 • E-Mail: tdabbs@dabbsengineering.com

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PROJECT NARRATIVE

Project Description

The purpose of the project is to develop a modern RV Park with approximately 52 concrete parking pads and 5 cabins along with drives and related support buildings for office and laundry. This initial development is going to be located on a 11.5 acre part of the total area which is approximately 20 acres. The remainder of the property has some topographic issues with a creek and steep slopes that will likely prevent it from being developed in the future. The development is located in the North Half of Section 33, Township 9 South, Range 7 East, Pontotoc County, Mississippi.

Site Description: Before Construction

The front part of the site slopes to the south and east to the street with the back side of the site draining north to an existing creek which is a tributary of Town Creek. The site is generally covered with trees that will require extensive removal. The site varies in elevations from 390 to 450 MSL according to the USGS Quadrangle map for the area. No water impoundments are presently located on the site. No permanent structures are located on the site.

Site Description: After Construction

After construction of the planned initial phase of the development, impervious areas will increase from 0 at present to approximately 9 acres (parking pads, buildings, driveways, streets, etc.). The remaining land use will be consistent with the surrounding area in that it will be undeveloped or residential. Finished construction will retain and channel stormwater runoff with major drainage patterns unchanged. Increases in peak runoff and total runoff will be handled with the construction of retention areas added to the construction for smooth and unchanged runoff totals. Some increases will occur in some areas but overall total runoff will not be changed. A 10 year, 24 hour storm event will be used to design stormwater 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 protective measures during construction.

Adjacent Property Uses

Land use in the vicinity of this development is basically undeveloped with some scattered residences along Old Mississippi Highway 9. The Sherman area contains some small businesses along U. S. Highway 22 as well as Toyota MFG. Co. Located on Mississippi Way north and west of the site. The Great American RV Dealership is located east of the site on Mississippi State Hwy.9.

Area Soils

According to the geologic map of Mississippi, the development area is located in the Demopolis Chalk geologic formation, a mainly expansive clay to dense chalk. The material located on the project site is of this clay type over the entire site. These soils are moderate to high in plasticity. Permeabilities for these soils vary with clay content and are of the type that control measures will be required during construction to prevent transfer of sediment to adjacent lands. Basically flat slopes will greatly minimize this requirement as the only soils susceptible to erosion are the imported select fill material used to elevate the site. A groundwater table is sometimes located beneath the site but will present little problem due to its depth upon completion of the filling operation.

PLANNED EROSION, SEDIMENT, & STORMWATER CONTROL PRACTICES

During grading operations for this development, a variety of temporary control practices will be implemented to control erosion. The following practices were selected from the USDA, SCS report, "Planning and Design Manual for the Control of Erosion, Sediment, and Stormwater."

1. Buffer Zone

A 10 to 20 ft buffer zone will be maintained along the perimeter of the tract, designed to mitigate erosion damage to existing land adjacent to the site. No developed land is located immediately adjacent to the site so no significant problems are anticipated. A buffer of existing trees will be left along each property boundary as well as the ditch along the eastern boundary.

2. Perimeter Protection Diversion

A temporary diversion will be constructed along each outlet area which drains runoff from the property to reduce the incidence of gully erosion and prevent damage to neighboring properties. These diversions will work in conjunction with other practices to enhance the establishment of vegetative cover over the property after roads and lots have been rough-graded during further lot development.

3. Temporary Diversion

Additional diversions will be established along slopes and drainage paths to increase sediment deposition further inland of property lines, thereby reducing the lengths of flow paths and reducing sediment loads on the perimeter diversion. These diversions will be established as grading activities move into the various areas of the development for lot layout and street construction.

4. Silt Fence

Silts fences will be used as temporary measures to control sheet and rill erosion in specific areas, especially along areas adjacent to the area being filled for building pad construction. These measures will also be used with straw barriers to control sediment buildup in the areas adjacent to the streets and around storm drainage structures.

5. Straw Bale/Wattle Barrier

Straw bale or wattle barriers will be used as temporary control measures below disturbed areas during construction especially around any surface drainage inlets and pipes. These barriers will be installed per instructions in the aforementioned manual.

6. Temporary Seeding

All disturbed areas that are cleared of protective vegetation which will remain undisturbed for 14 days or more shall be temporarily seeded within 7 days. Since winter months will restrict activities in the development, all areas will receive seeding as fall approaches, regardless of whether grading has been completed in all areas. Permanent seeding and sodding will be added as site development is completed during the development phases. Erosion control fabric will be used beneath the seeding in areas where slope dictates.

7.Housekeeping Practices

The owner and contractor shall design, install, implement and maintain practices appropriate to prevent pollutants from entering storm water discharged from the site. Specifically designated areas shall be established for equipment maintenance and repair. In addition, areas shall be designated for concrete truck wash off. There shall be provided waste receptacles that are regularly collected. During construction, adequately maintained sanitation facilities will be provided in a number tht coincides with the number of workers present on site. Adequate and safe storage areas for all chemicals, paints, solvents and any other potentially toxic materials will be provided. Spill and leak prevention as well as response practices will be implemented on each project to minimize the exposure to building materials and wastes.

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CONSTRUCTION SEQUENCE

1. Obtain plan approval and other applicable permits.

2. Hold preconstruction conference at least one week prior to starting construction. Weekly reviews of erosion, sediment, and stormwater control plan will be conducted.

3. Maintain perimeter buffer zone and install perimeter protection diversions/temporary

diversions.

4. Complete site grading and layout lots and street for each phase of development.

5. Rough-grade remainder of tract and establish protective measures to control runoff.

6. Complete final grading of road and stabilize with gravel. Complete adjacent drainageways and permanently vegetate, landscape, and mulch. Complete installation of rip-rap on required flow paths.

7. All erosion and sediment control practices will be inspected weekly and before and after rainfall events. Needed repairs will be made immediately.

8. After each site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.

MAINTENANCE PLAN

Short Term Maintenance

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 behind sediment fences when it becomes a maximum of 0.5 feet deep at the fence. The sediment fence will be replaced as necessary to maintain a barrier.

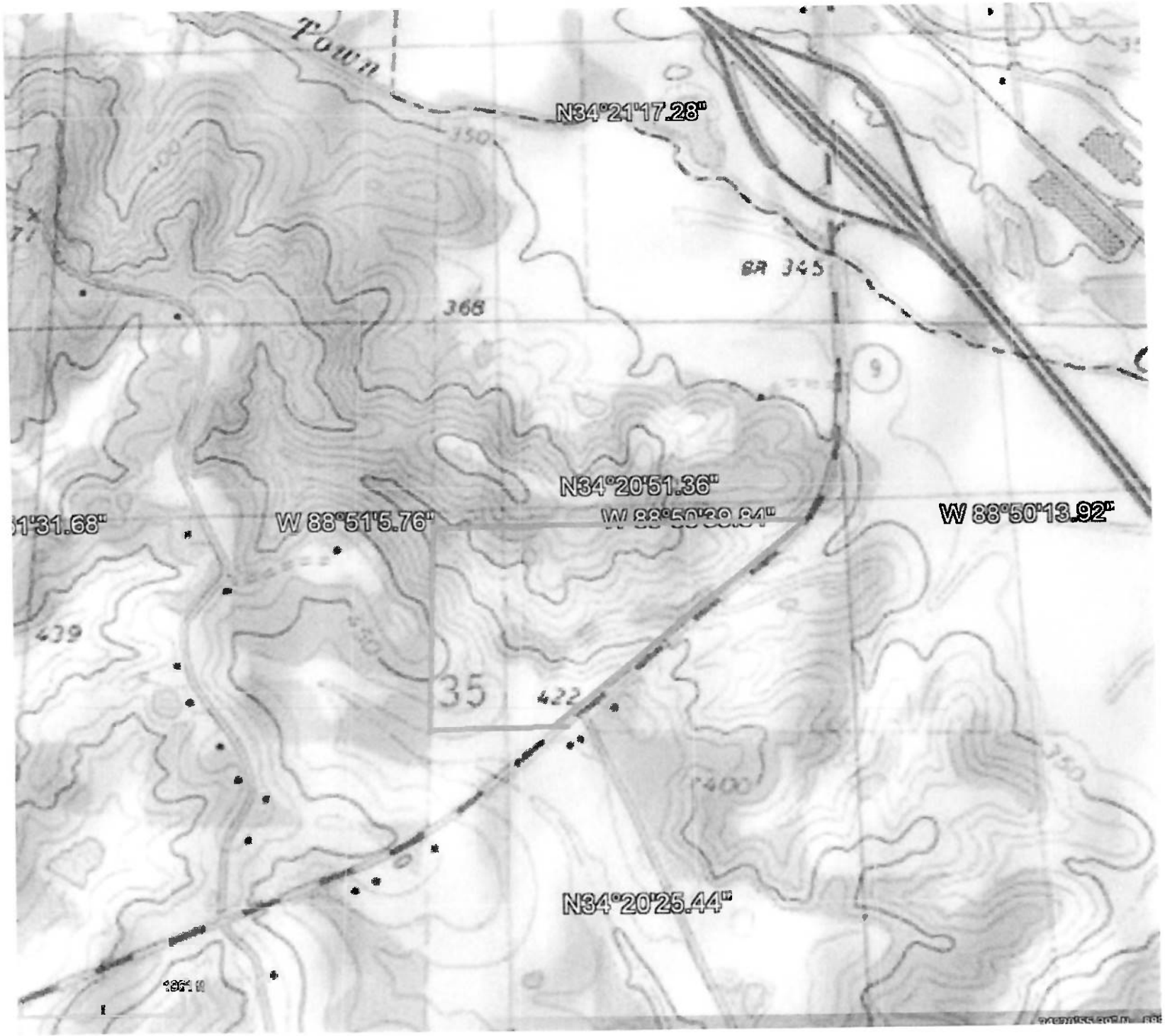
3. All seeded areas will be fertilized, reseeded as necessary, and mulched according to specifications to maintain a vigorous, dense vegetative cover.

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

Long Term Maintenance

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.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422
N34°20'51.36"
W 88°51'5.76"
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