



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

April 30, 2026

Ms. Lexi Aubrey
Environmental Compliance and Enforcement Div.
Stormwater Branch
MDEQ – OPC
P.O. Box 2261, Jackson, MS 39225

RE: LCNOI with Attachments, Ava Tellus Diamondhead North, LLC., Kapalama Drive,
Hancock County, Mississippi

Dear Ms. Aubrey,

Please find the enclosed LCNOI, SWPPP, and exhibits for the land clearing at the above referenced location in response to MDEQ Notice of Violation dated April 20, 2026. 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: 90778

MSR109870

Rec'd via email:
05/07/2026



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:
OWNER COMPANY LEGAL NAME:
OWNER STREET OR P.O. BOX:
OWNER CITY: STATE: ZIP:
OWNER PHONE #: () OWNER EMAIL:

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT
CONTACT PERSON:
COMPANY LEGAL NAME:
STREET OR P.O. BOX:
CITY: STATE: ZIP:
PHONE # () EMAIL:

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON:
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:
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:
CITY: STATE: COUNTY: ZIP:
FACILITY SITE TRIBAL LAND ID (N/A If not applicable):
LATITUDE: degrees minutes seconds LONGITUDE: degrees minutes seconds
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation):
TOTAL ACREAGE THAT WILL BE DISTURBED 1:

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

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

ESTIMATED CONSTRUCTION PROJECT START DATE: _____
 YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: _____
 YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: _____

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:

SIC Code: _____ **NAICS Code** _____

NEAREST NAMED RECEIVING STREAM: _____

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:

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

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

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

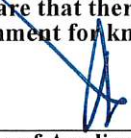
IS A LAKE REQUIRING THE CONSTRUCTION OF A DAM BEING PROPOSED? (If yes, provide appropriate approval documentation from MDEQ Office of Land and Water, Dam Safety.) YES NO

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:

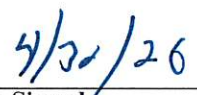
I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage 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)

T. Davis Gordon

Printed Name¹



Date Signed



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

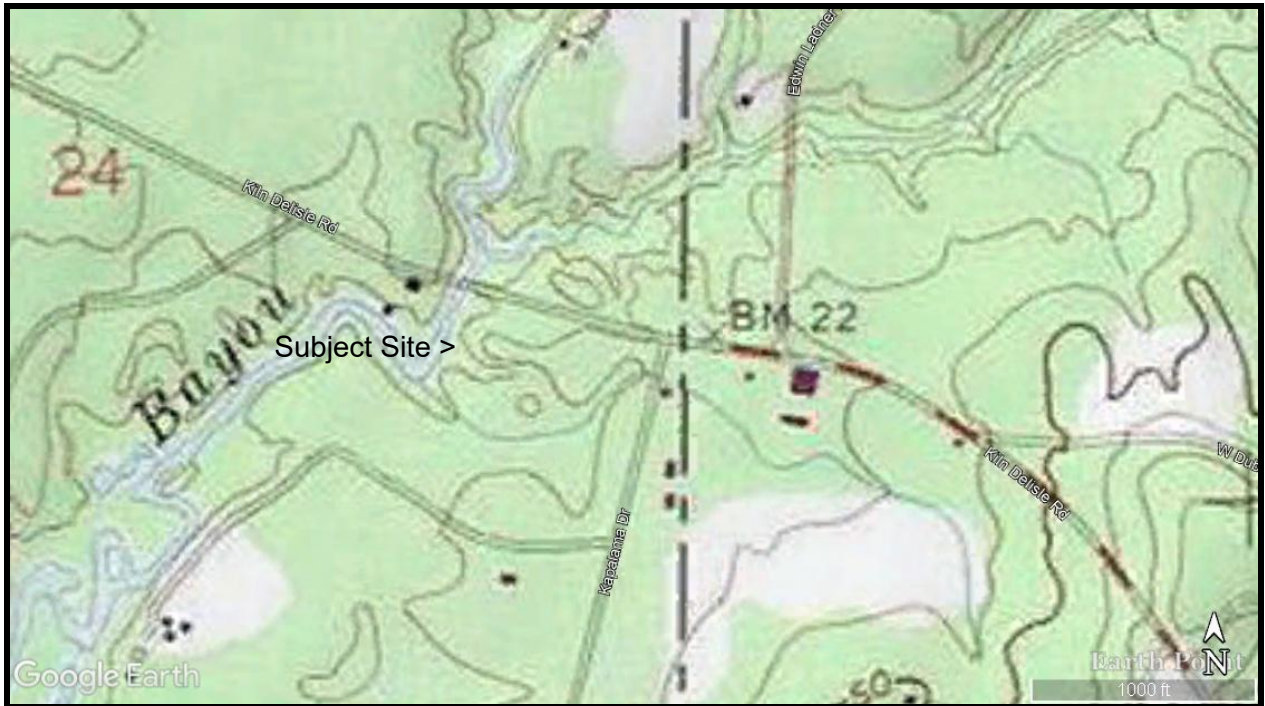
Please submit the LCNOI form to:

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

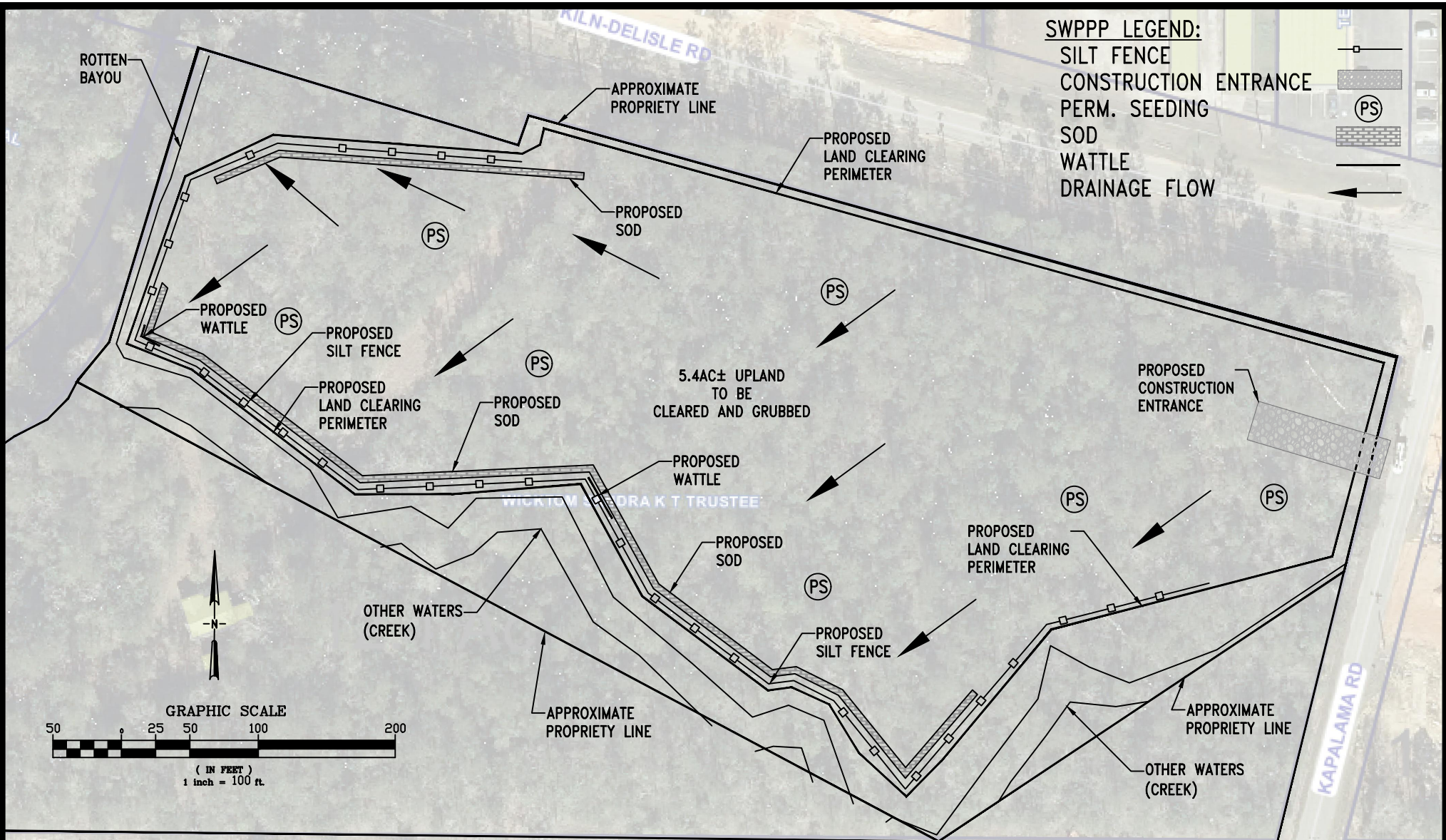
Electronically:

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

Revised 3/23/22



USGS Quadrangle, Google Earth



- NOTES:**
- ALL DISTURBED AREAS SHALL RECEIVE VEGETATIVE COVER TO ENSURE NO SEDIMENT TRANSPORT FROM SITE.
 - WATTLES ARE TO BE PLACED WHERE NEEDED

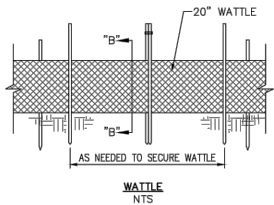


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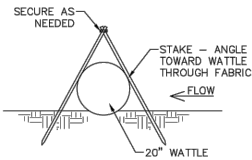
SWPPP SITE MAP

Approximately 6.7 Acres Adjacent
 To Kapalama Dr. NE/4, SE/4, Sec. 24,
 T7S, R14W, Hancock County, MS

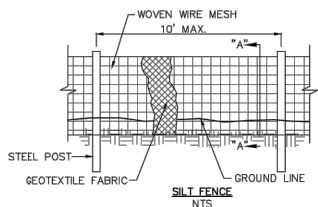
AVA TELLUS DIAMONDHEAD NORTH, LLC
 399 US HWY 90
 BAY ST. LOUIS, MS 39520



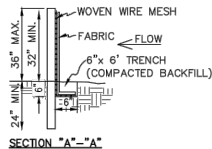
WATTLE
NTS



SECTION B-B



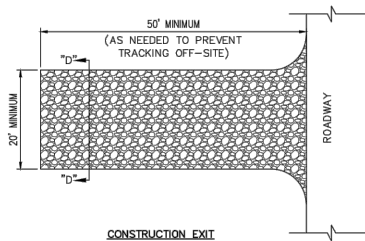
SILT FENCE
NTS



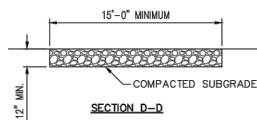
SECTION "A"- "A"

SILT FENCE NOTES:

1. SILT FENCE SHALL CONSIST OF A NONWOVEN GEOTEXTILE FABRIC WITH WOVEN WIRE BACKING.
2. STEEL POSTS SHALL BE USED.
3. THE WOVEN WIRE FENCING SHALL BE FASTENED TO THE UPSTREAM SIDE OF POSTS BY STAPLES OR WIRE TIES.
4. GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO THE WOVEN WIRE FENCING.
5. MACHINE TRENCHED GEOTEXTILE SHALL BE TRENCHED VERTICAL AT LEAST 8" DEEP.
6. IN LIEU OF TRENCHING, FILTER FABRIC MAY BE PLACED FLAT ON THE GROUND EXTENDING TWO (2) FEET UPSTREAM AND ONE (1) FOOT DOWNSTREAM OF THE FENCE LINE AND SECURED TO THE VERTICAL FILTER FABRIC WITH STAPLES.
7. SEDIMENT SHALL NOT BE PERMITTED TO EXCEED 1/3 THE HEIGHT OF THE SILT FENCE AT ANY TIME.

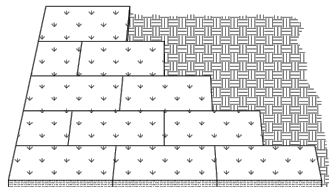


CONSTRUCTION EXIT
NTS



CONSTRUCTION EXIT NOTES:

1. DIMENSIONS OF CONSTRUCTION EXIT ARE MINIMUMS AND ADJUSTMENTS MAY BE REQUIRED TO PREVENT TRACKING OF SEDIMENT OFF-SITE.
2. FILTER FABRIC MAY BE REQUIRED (AS DIRECTED BY THE ENGINEER) UNDER THE COARSE MATERIALS TO PREVENT THE PROPAGATING AND THE SINKING DOWN OF THE UNDERLYING COARSE MATERIALS.
3. CONSTRUCTION EXIT SHALL REMAIN IN PLACE UNTIL THERE IS NO LONGER A PROBABILITY OF TRACKING MATERIALS OFF SITE.
4. CONSTRUCTION EXIT SHALL BE GRADED TO PREVENT RUNOFF FROM ENTERING THE RIGHT-OF-WAY AND BE DIRECTED TO THE ON-SITE INLET STRUCTURE.



SOD PLACEMENT
NTS

SODDING NOTES:

1. SODDING TO BE PLACED PERPENDICULAR TO SLOPE IN A STAGGERED PATTERN.
2. SOD PANELS TO BE BUTTED TIGHTLY WITH NO GAP.
3. SOD ROLLS MAY BE USED AS AN ALTERNATE WITH RUNS LAID WITH NOT GAPS.

DEMOLITION NOTES:

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
2. PHASING OF DEMOLITION AND NEW CONSTRUCTION SHALL BE DETERMINED BY THE OWNER AND CONTRACTOR.
3. CONTRACTOR TO TAKE PRECAUTIONS TO NOT DAMAGE ANY ADJACENT PROPERTIES OR IMPROVEMENTS ON ADJACENT PROPERTIES DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CLAIMS OF DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES TO REMAIN THAT HAVE THE POTENTIAL TO BE IMPACTED DURING CONSTRUCTION ACTIVITIES ON THIS PROJECT. TREES AND TREE ROOTS SHALL BE PROTECTED BY USING FENCING THAT WILL PREVENT VEHICLES, MACHINERY, AND EQUIPMENT FROM TRAVELING TO CLOSE OR MATERIALS FROM BEING STOCKPILED IN A MANNER THAT COULD CAUSE DAMAGE.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE EXISTING SITE IMPROVEMENTS IN CONFLICT WITH THE PROPOSED PROJECT. THE DEMOLITION SHALL INCLUDE ALL REQUIRED MATERIALS TO PERFORM THE DEMOLITION, AND REMOVAL AND PROPER DISPOSAL OF ALL MATERIALS FROM THE SITE THAT ARE IN CONFLICT WITH THE PROPOSED PLAN.
6. DEMOLITION CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES FOUND SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO DEMOLITION WORK.
7. ALL LIMITS OF PAVEMENT REMOVAL SHALL BE SAW CUT TO THE FULL DEPTH OF THE PAVEMENT TO PROVIDE A NEAT LINE UPON COMPLETION.
8. REMOVAL AND DISPOSAL OF ANY ASBESTOS OR LEAD CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH REGULATORY STANDARDS. NO ASBESTOS OR LEAD SURVEY WAS PERFORMED FOR THIS PROJECT.
9. DEMOLITION CONTRACTOR SHALL ACQUIRE ALL REQUIRED PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE PERMITTING OFFICE, ZONING, RIGHT OF WAY, AND ANY ADDITIONAL AUTHORITIES.
10. ALL ACTIVITIES ARE TO BE PERFORMED IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
11. CONTRACTOR TO OBTAIN ANY PERMITS ASSOCIATED WITH CAPPING EXISTING UTILITIES THAT WILL NOT BE PART OF THE PROPOSED PROJECT INCLUDING BUT NOT LIMITED TO PLUMBING, GAS, PHONE, ELECTRICAL, TELEPHONE, AND SANITARY.
12. CONTRACTOR SHALL VERIFY NUMBER AND LOCATION OF EXISTING UTILITIES PRESENT. ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THESE DRAWINGS.
13. CONTRACTOR SHALL NOTIFY UTILITY NO LESS THAN 48 HOURS OR MORE THAN FIVE (5) WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES OR AS REQUIRED BY EACH UTILITY COMPANY. CONTRACTOR SHALL VERIFY NOTIFICATION REQUIREMENTS WITH UTILITY COMPANIES PRIOR TO COMMENCING DEMOLITION.
14. EXCAVATED AREAS THAT ARE TO BECOME OPEN SPACE SHALL BE BACK FILLED SO THAT THE EDGES ARE FLUSH WITH THE SURROUNDING GROUND AND GRADED SO THAT STORM WATER RUNOFF WILL MATCH THE EXISTING DRAINAGE PATTERN.
15. TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN COMPLIANCE WITH CURRENT REGULATORY STANDARDS.

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL USE "BEST MANAGEMENT PRACTICES" TO CONTROL RUNOFF VELOCITIES AND TO REDUCE EROSION BY EMPLOYING HAY BALES, SILT FENCES, RIP RAP, SEED AND MULCH, EROSION CONTROL NETTING, WADDLES AND SAND BAGS AS REQUIRED.
2. THE CONTRACTOR SHALL SIZE, INSTALL, AND MAINTAIN ADEQUATE CONTROLS FOR THE SITE.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE ANY WORK THAT HAS A PROBABILITY OF CAUSING SEDIMENT TO LEAVE THE SITE.
 - a. INSTALL EROSION CONTROL MEASURES AROUND PERIMETER OF SITE.
 - b. GRADE SITE AND INSTALL REMAINING EROSION CONTROL MEASURES AS REQUIRED.
 - c. CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DIVERSION OF STORM WATER RUNOFF ONTO ADJACENT PRIVATE PROPERTIES AND TO PREVENT SILT AND/OR ERODED MATERIALS FROM BEING DEPOSITED ON PRIVATE AND PUBLIC PROPERTIES ADJACENT TO THE PROJECT.
5. SOLID SODDING SHALL BE PLACED ADJACENT TO PAVEMENT AND AROUND DRAINAGE STRUCTURES. ALL DISTURBED SURFACES THAT DO NOT HAVE A SPECIFIED GROUND COVERING SHALL BE SEEDED AND MULCHED. CONTRACTOR IS RESPONSIBLE FOR WATERING AND TENDING GRASS (SODDING OR SEED) UNTIL THE PROJECT IS COMPLETE. PROJECT WILL NOT BE ACCEPTED FOR COMPLETION UNTIL THE SITE IS PERMANENTLY STABILIZED.
6. THIS PLAN SETS FORTH THE MINIMUM REQUIREMENTS, EROSION CONTROL MEASURES MAY BE REQUIRED IN AREAS NOT SHOWN IN THESE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR ANY CLAIMS ASSOCIATED WITH THE RELEASE OF MATERIAL OR DEBRIS FROM THE CONSTRUCTION SITE.
8. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A TIME WHEN VEGETATION IS ESTABLISHED AND EROSION OF MATERIAL IS NOT PROBABLE.
9. SITE SHALL BE KEPT CLEAN. CONTRACTOR IS RESPONSIBLE FOR PICKING UP ALL SOLID WASTE DAILY.
10. CONTRACTOR SHALL PROVIDE A DESIGNATED AREA TO ACT AS A LAYDOWN/STAGING FOR STOCKPILING MATERIALS, DEBRIS AND CONCRETE WASHOUT AREA. THE DESIGNATED AREA SHALL ALSO CONTAIN ANY PORTABLE SANITARY WASTE (PORT-O-LET) UNITS. LAYDOWN/STAGING AREA SHALL BE AT THE EAST END OF THE PROPOSED PARKING LOT.
11. CONTRACTOR SHALL STOCKPILE CONSTRUCTION DEBRIS WITHIN THE STAGING AREA.
12. VEHICLE ACCESS SHALL HAVE MEASURES IN PLACE TO PREVENT THE TRACKING OF SEDIMENT OFF SITE WHEN VEHICLES LEAVE THE PROJECT AREA.
13. MEASURES TO BE IMPLEMENTED ON ALL AREAS NOT UNDERGOING ACTIVE DISTURBANCE OR ACTIVE CONSTRUCTION AND PROGRESSIVE CONSTRUCTION FOR LONGER THAN TEN (10) DAYS TO PREVENT/MINIMIZE EROSION AND ENSURE TIMELY TEMPORARY VEGETATIVE COVER, AND PERMANENT RE-VEGETATION OR COVER OF ALL DISTURBED AREAS WHEN DISTURBANCE IS COMPLETE.
14. THE CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND CONTINUED MAINTENANCE OF EROSION CONTROL ELEMENTS.



**CULPEPPER
& ASSOCIATES**

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

SWPPP DETAILS

AVA TELLUS DIAMONDHEAD NORTH, LLC
399 US HWY 90
BAY ST. LOUIS, MS 39520

Storm Water Pollution Prevention Plan

Kapalama Drive and Kiln-Delisle Road

Ava Tellus Diamondhead North, LLC
P. O. Box 3630
Bay St. Louis, MS 39521

+

Site Location:

Approximately 6.7 Acres Adjacent To Kapalama Drive and Kiln-Delisle Road, NE/4, SE/4, Sec. 24, T7S, R14W, Hancock County, MS

The proposed project site is located adjacent to Kapalama Drive and Kiln-Delisle Road, NE/4, SE/4, Sec. 24, T7S, R14W, Hancock County, MS. The site is approximately 6.7 acres in total size, and the area of land disturbance is approximately 5.3 acres. The site is level to gently sloping with elevations ranging from 3' to 20' above mean high water with most pre-construction slopes less than 3%. Slopes immediately adjacent to the unnamed waterway along the south and Rotten Bayou are approximately 10-50%. The property is bordered on the east by Kapalama Drive and commercial development, the north by Kiln-Delisle Road and commercial development, the west by Rotten Bayou, and the south by undeveloped land. The subject site vacant. The site was previously a pine dominant coastal forest until recent landclearing. Utilities are available to the site and surrounding drainage modifications such as roadside ditches and discharge riprap armoring supporting existing adjacent development are present. The nearest receiving stream is Rotten Bayou, a subordinate tributary of Jourdan River. The site contains no wetland however an unnamed other water is located near the south boundary. This other water will not be impacted. 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 south and west downslope towards the unnamed other waters and Rotten Bayou at the property boundary.

1) Slopes within these areas are generally less than 3%. Areas immediately adjacent to the other waters and Rotten Bayou the with greater than 3:1 slopes will be stabilized with sod (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 downgradient portion of the perimeter of the project site will be controlled utilizing silt fence, sod, and staked hay wattles. 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. Existing upslope water is currently diverted around the site by roadside ditches along Kapalama Drive and Kiln-Delisle Road.
- 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 3% where practicable and vegetative cover will be established.
- c) All steeply sloping areas, greater than 3:1, shall be temporarily stabilized with sod and other 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) Flag the work area and mark any areas that are to remain undisturbed.
- b) Hold a pre-construction conference with personnel to review the Construction SWPPP in the event further disturbance is required.
- c) Install perimeter controls as appropriate. Provide temporary seeding and mulch in disturbed areas not utilized for site construction.
- d) Complete clearing, grubbing, and grading construction of the site.
- e) After prescribed inspections, any necessary repairs will be made as soon as practicable. Submit the required inspection reports to regulatory agency (MDEQ), as required.
- f) Vegetate all abandoned disturbed areas with permanent seeding within ten (10) days. After all vegetation has stabilized, remove all silt fence. Failed sod establishment on the steeper slopes will be replaced or otherwise remedied.
- g) 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) Stormwater Training

The purpose of this training plan is to educate personnel on the requirements of the MDEQ Stormwater Pollution Prevention Plan (SWPPP), prevent pollution, and ensure compliance with ACT 5 of the permit. This training ensures that employees responsible for implementing activities identified in the SWPPP understand their roles, including material handling, spill response, and Best Management Practices (BMP) maintenance.

- a) Target Audience. Training will be provided to all employees and/or contractors who work in areas where implementing activities identified in the SWPPP (The Stormwater Team).

Key Personnel. Site Manager (Owner), Stormwater Pollution Prevention

Team members (Owner), Maintenance Staff (Employees of Owner and/or Designated Contractor)

Training Frequency and Schedule. New Employees: Training will be provided upon hiring. Existing employees training will be conducted at least annually.

- b) Training Curriculum

The training program will cover the following topics:

SWPPP Overview: Purpose of the plan and the identification of significant materials exposed to stormwater.

Housekeeping Procedures: Proper material storage, waste disposal, and clean-up practices.

Best Management Practices (BMPs): Installation, inspection, and maintenance of structural and non-structural controls.

Spill Prevention and Response: Procedures for containing leaks/spills (e.g., fuel, chemical handling).

Inspection Procedures: How to conduct monthly visual inspections, identify pollutants, and document findings.

Inspection Personnel Training: Personnel responsible for inspections will receive specialized training on:

- Identifying potential pollutant sources during inspections.
- Checking structural and non-structural controls for proper function.
- Documenting inspections on the MDEQ Monthly Inspection Form.
- Reporting non-compliance to the Stormwater Team Leader.

Documentation and Record Keeping:

The owner will maintain an Employee Training Log to document compliance with ACT 5, T-20. The log will include:

- Date of training.
- Topic covered.
- Name and signature of employees attended.
- Name of the instructor.
- Records will be kept on-hand with the owner and available upon request for a minimum of 5 years