



**MAJOR MODIFICATION FORM  
FOR LARGE CONSTRUCTION GENERAL PERMIT**  
Coverage No. MSR10 9331 County Rankin

**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: Robert L. Gibbs, Esq. PHONE # (601) 487-2631  
 COMPANY NAME: Lost Pine RGWM 2-3 Development, LLC  
 STREET OR P.O. BOX: 210 E. Capitol St., Suite 1801  
 CITY: Jackson STATE: MS ZIP: 39201 E-MAIL: rgibbs@gibbstravis.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: Blake Alford, P.E. PHONE # (601) 627-7782  
 COMPANY NAME: Benchmark Engineering & Surveying, LLC  
 STREET OR P.O. BOX: 660 Katherine Drive, Suite 302  
 CITY: Flowood STATE: MS ZIP: 39232 E-MAIL: balford@benchmarkms.net  
 MAY MDEQ CORRESPOND DIRECTLY WITH THE PREPARER / CONSULTANT REGARDING THE PROPOSED PROJECT / MODIFICATION?  YES  NO

**SITE INFORMATION**

PROJECT NAME: Lost Pine, Phase 3  
 CITY: Flowood TRIBAL LAND ID (N/A If not applicable): \_\_\_\_\_  
**Latitude / Longitude Collected at Project Entrance or Construction Start Point:**  
 LATITUDE: 32 degrees 21 minutes 42.51 seconds LONGITUDE: 89 degrees 58 minutes 44.76 seconds  
 LAT & LONG COLLECTION METHOD (e.g., GPS, Map Interpolation): Google Earth  
 REDUCTION IN ACREAGE: \_\_\_\_\_ ADDITIONAL ACREAGE TO BE DISTURBED: +/-7 acres  
 TOTAL PROJECT ACREAGE: 17.4 acres ESTIMATED CONSTRUCTION END DATE: 6/5/27

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:

NEAREST NAMED RECEIVING STREAM: Plummer Slough

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)

April 8, 2026  
Date

Robert L. Gibbs, Esq.  
Printed Name

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

*Lost Pine, Phase 3*

*City of Flowood, Rankin County, MS*

June 2026





## **SITE INFORMATION**

Lost Pine, Phase 3 is the next phase of the master-planned Lost Pine development located within the City of Flowood, Rankin County, Mississippi. This phase encompasses approximately  $\pm 6$  acres and includes 19 residential lots. The total anticipated disturbance area is approximately  $\pm 7$  acres, which exceeds the Phase 3 limits due to the installation of storm drainage infrastructure extending beyond the phase boundary. Proposed construction activities include earthwork operations, construction of curb and gutter roadways, storm drainage improvements, water distribution facilities, and sanitary sewer infrastructure.

According to The Soil Survey of Rankin County, Mississippi, the soils on site are of type 55B – Kipling silt loam, 2 to 5 percent slopes and 55C2 – Kipling silt loam, 5 to 8 percent slopes, moderately eroded. Soil type 55B is a deep, somewhat poorly drained gently sloping soil on ridgetops and hillsides on uplands and Blackland Prairie and is considered to be a moderate erosion hazard. Soil type 55C2 is a deep, somewhat poorly drained sloping soil on uplands in the Blackland Prairie and is considered to be a moderate to severe erosion hazard. The nearest names receiving stream to this project is Plummer Slough, a tributary of the Ross Barnett Reservoir.

## **VEGETATIVE CONTROLS**

All trees in conflict with the site improvements will be removed. Topsoil will be stockpiled on site for future use in landscaping. All cut slopes will be at or below a 3:1 slope and 3:1 cut slopes will be disked prior to seeding. Any disturbed areas that will be left undisturbed for fourteen or more days will be seeded with temporary seeding immediately. After final grading, all disturbed areas that are thought to remain undisturbed for fourteen or more days will be seeded with permanent seeding. The temporary seeding species will be determined by the time of year it is to be installed. Disturbed areas that are to be re-vegetated shall avoid soil compaction.

## **STRUCTURAL CONTROLS**

An existing construction entrance will be utilized for construction traffic entering and leaving the site. Where sediment has been tracked-out from the site onto paved roads, sidewalks, or other paved areas outside the site, the deposited sediment shall be removed “immediately” by the end of the next work day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by similarly effective means of sediment removal. Hosing or sweeping track-out sediment into any stormwater conveyance, storm drain inlet, or Waters of the State is prohibited. Upslope waters will be diverted around disturbed areas if at all possible. Rip-rap will be placed at all new culvert inlet/outlet locations. Silt fence will be installed along the toe of all slopes where work will disturb upstream areas. Additional fencing will be added as necessary to control sediment per the phase of the construction. Wattles or other approved inlet protection devices will be installed at all storm drain structures and upstream ends of pipes. Wattles will be installed in the centerline of graded ditches until such time as they can be removed.



## **HOUSEKEEPING PRACTICES**

An equipment/materials staging area will be constructed at a location determined by the contractor but only if the Contractor has a need for a staging area. A suitable container for trash will be provided. Portable sanitary facilities will be provided for the construction workers. A concrete washout area will be provided at a location determined by the contractor. All major equipment maintenance and repair will be done offsite. In the event that minor equipment maintenance and repair is required onsite, it will be performed in the equipment/materials staging area. Refueling of equipment will take place in the equipment/materials staging area. Portable sanitary facilities will be inspected weekly and emptied or replaced as needed. The equipment/materials staging area will be inspected weekly and after storm events; perimeter controls, containment structures and covers will be repaired or replaced as needed.

## **POST CONSTRUCTION/STORM WATER MANAGEMENT MEASURES**

Straw bales, wattles or rip-rap will be placed at concentrated storm water discharge points to prevent erosion from high velocities until permanent ground cover is established. Permanent rip-rap will be placed at concentrated storm water discharge points at locations shown on the plans to prevent erosion from high runoff velocities. Silt fence will be placed as shown on the plans as a minimum and additionally as necessary to impede silt laden runoff from leaving the site.

## **IMPLEMENTATION SEQUENCE**

1. Install sanitary facilities and trash containers.
2. Set up equipment and materials staging area if needed by the contractor for project.
3. Install silt fencing along the downstream boundary of any areas that will be disturbed.
4. Begin clearing & grubbing and stripping operations.
5. Begin grading operations to get the project site to rough grade. Place additional temporary measures as required during the grading operations to control runoff.
6. Begin utility installation – Includes sanitary sewer, storm drain, and water distribution system. The water system may go in before or after roadway construction depending on the contractor's methods. Wrap storm drain inlet structures with wattles or other approved BMP's.
7. Begin roadway installation including curb/gutter & asphalt.
8. Install inlet protection as shown on storm drain structures within the roadway.
9. Fine grade the remainder of the disturbed areas of the site.
10. Make final adjustments to utility infrastructure, i.e. top adjustments.
11. Stabilize the project site with permanent seed and mulch and install any other



permanent erosion control measures that may not be in place.

12. Clean out storm drain piping of all sediment.
13. Remove all temporary erosion control measures in drainage basins once improvements required in the construction plans have been completed and areas disturbed during installation of such have been stabilized within said basin with 90% vegetative cover. This includes but is not limited to temporary silt fencing, wattles, etc.

## **CONTROLS FOR INDIVIDUAL LOTS IN RESIDENTIAL DEVELOPMENTS**

For coverage of individual lots, the developer will furnish the Registration for Residential Lot Coverages application to buyers at the time of purchase. At that point, the lot owner will be responsible for erosion and sediment control of that lot.

## **MAINTENANCE PLAN**

Check all disturbed areas, erosion and sediment controls after each rainfall that produces a discharge, but not less than once per week. Make needed repairs within 24 hours or as soon as conditions allow. Remove sediment from the silt fences when accumulated sediment has reached ½ the height of the silt fence. Maintain all vegetated areas to provide proper ground cover – reseed, fertilize and mulch. Remove all temporary erosion control measures in drainage basin once improvements required in the construction plans have been completed and areas disturbed during installation of such has been stabilized within said basin with 90% vegetative cover.

## **STAFF TRAINING REQUIREMENTS**

A “stormwater team” will be assembled to carry out compliance activities associated with the requirements of the Large Construction General Permit. All members of the stormwater team must be trained to understand the following if related to the scope of their job duties:

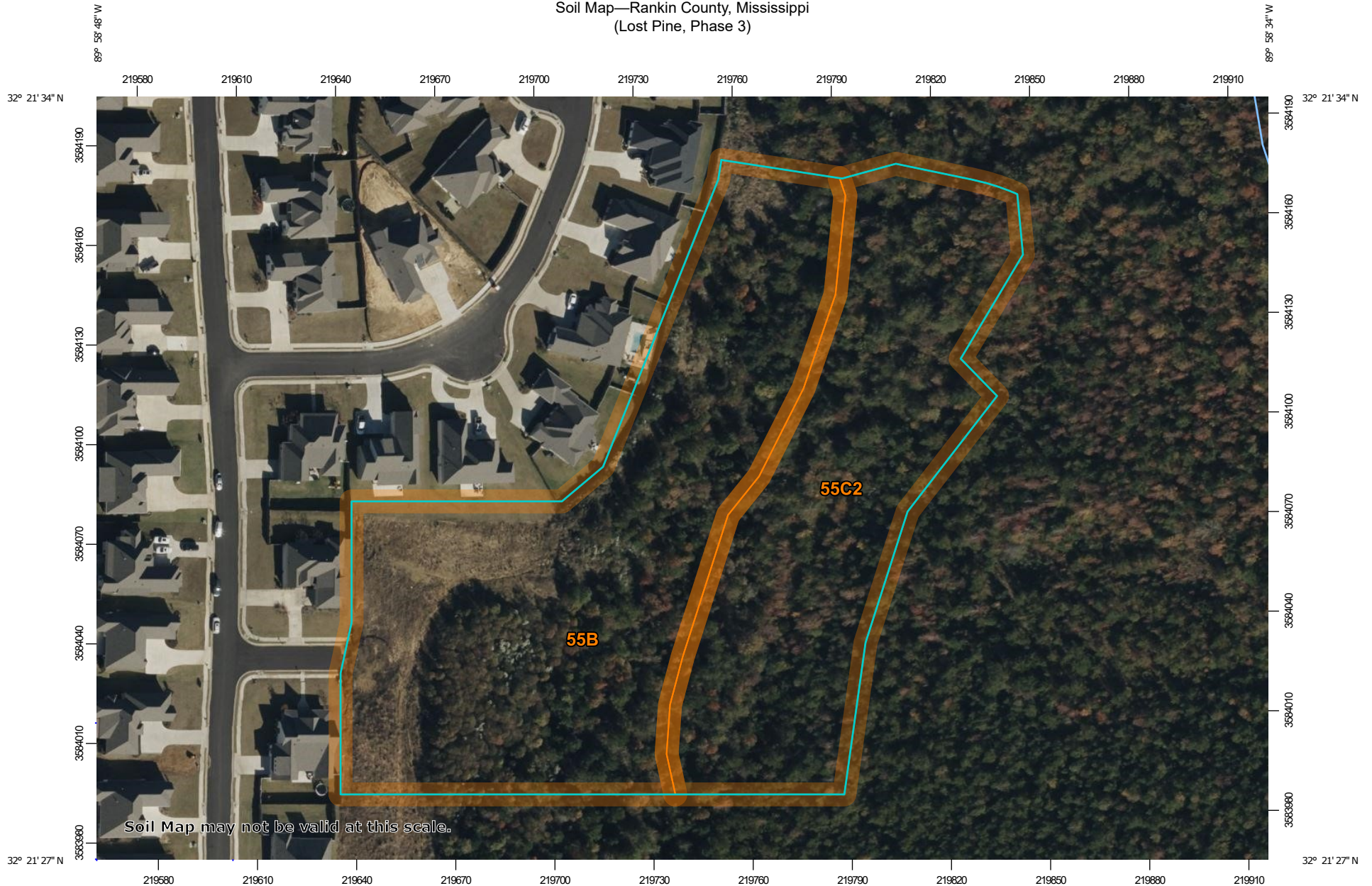
- The permit deadlines associated with installation, maintenance, and removal of stormwater controls and with stabilization; The location of all stormwater controls on the site required by this permit and how they are to be maintained.
- The proper procedures to follow with respect to the permit’s pollution prevention requirements.
- When and how to conduct inspections, record applicable findings, and take corrective actions.

Staff training conducted to meet the requirements of this permit shall be documented.

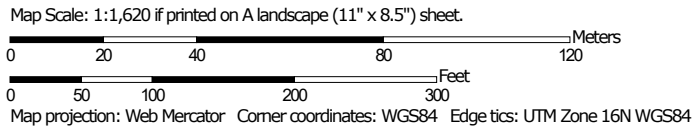
## **RETENTION OF RECORDS**

All records, reports, forms and information resulting from activities required by this permit shall be retained for a period of at least 3 years from the date that the documents were generated.

Soil Map—Rankin County, Mississippi  
(Lost Pine, Phase 3)




Soil Map may not be valid at this scale.





## 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: Rankin County, Mississippi

Survey Area Data: Version 21, Sep 8, 2025

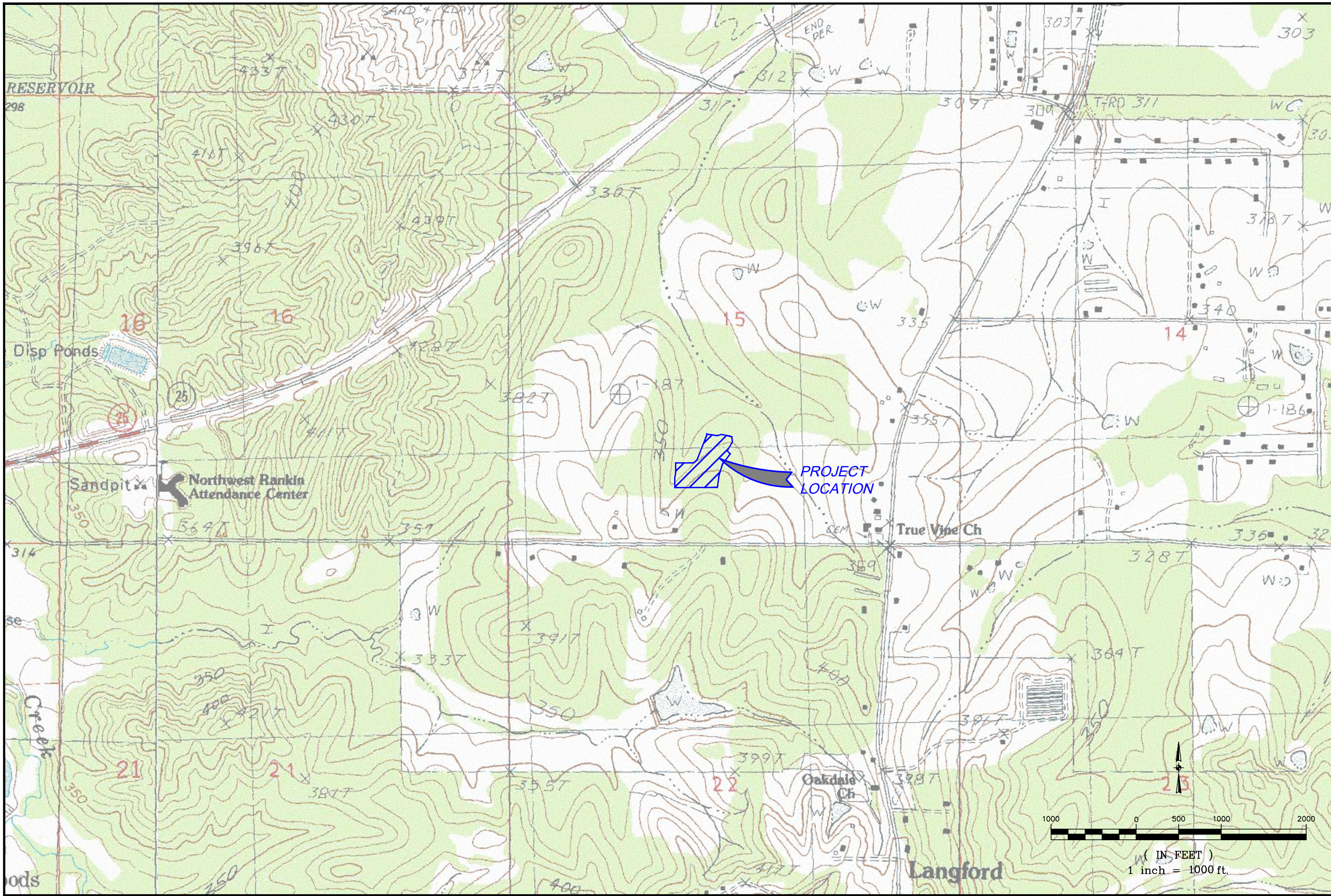
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 8, 2021—Nov 29, 2021

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

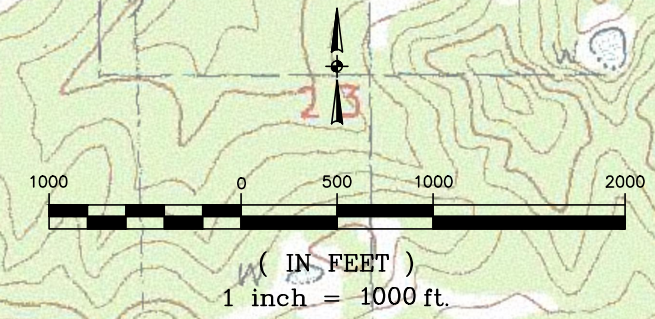
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55B	Kipling silt loam, 2 to 5 percent slopes	3.5	58.4%
55C2	Kipling silt loam, 5 to 8 percent slopes, moderately eroded	2.5	41.6%
<b>Totals for Area of Interest</b>		<b>5.9</b>	<b>100.0%</b>

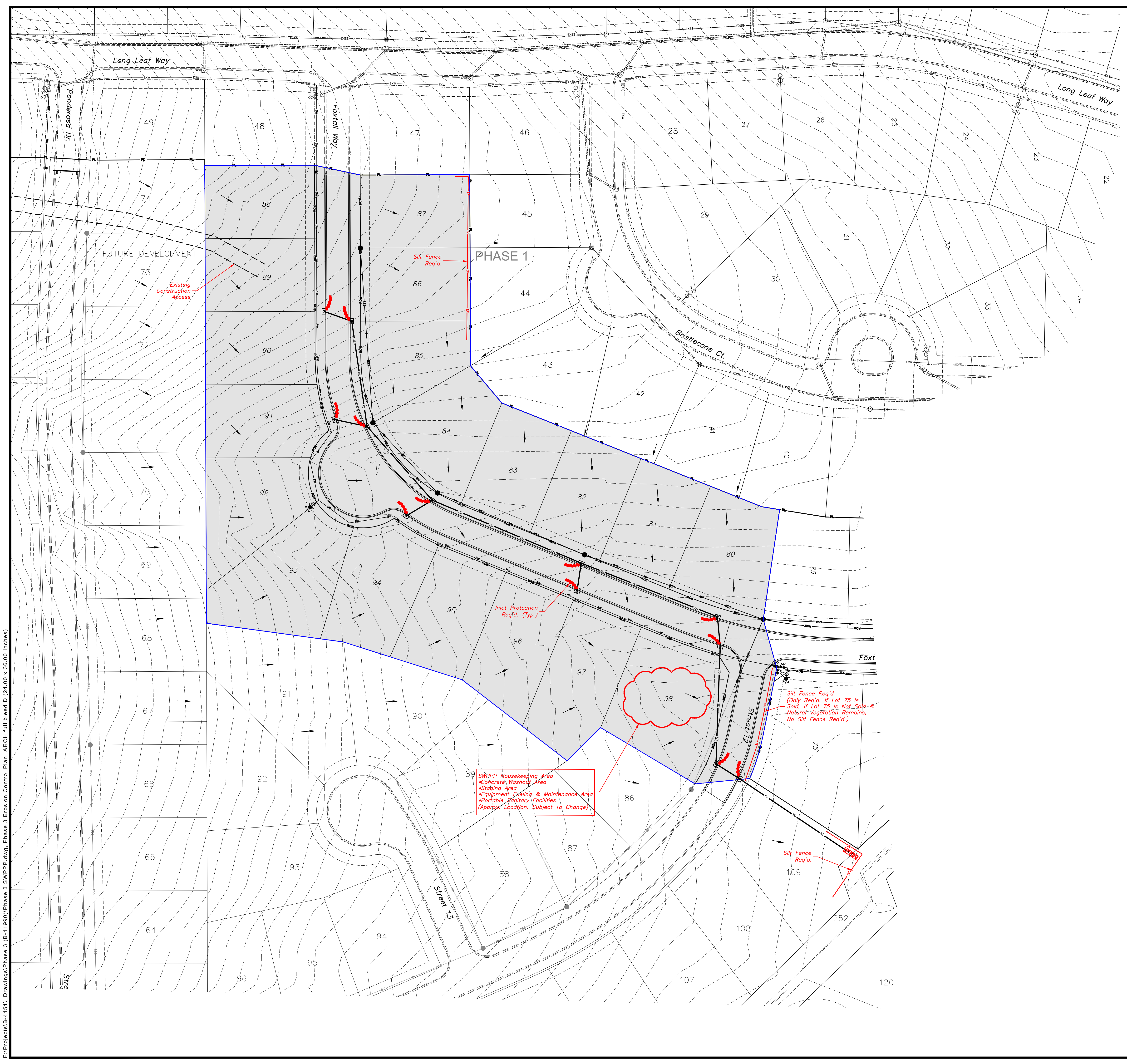


DATE: 6/05/26	REVISIONS:
CHECKED: SCALE: 1"=1000'	
REF: C/L	
EG SURFACE:	
FG SURFACE:	

PROJECT LOCATION: VINE DRIVE CITY OF FLOWOOD	CLIENT: LOST PINE RCWM 2-3 DEVELOPMENT, LLC
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PROJECT: LOST PINE, PHASE 3	SHEET NUMBER 1 of 3
SHEET CONTENTS: QUAD MAP	PROJECT NUMBER B-11990



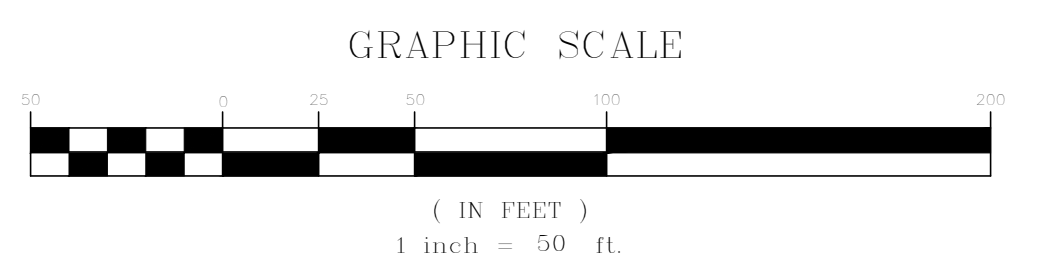


NOTE: THIS EROSION CONTROL PLAN IS BASED ON PRELIMINARY CONSTRUCTION DRAWINGS. MODIFICATIONS TO THE EROSION CONTROL MEASURES SHOWN HEREIN MAY BE MADE AS NECESSARY TO ACCOMMODATE FINAL DESIGN OR FIELD CONDITIONS, PROVIDED ALL REQUIREMENTS OF THIS SWPPP, MDEQ, AND THE CITY OF FLOWOOD ARE MAINTAINED.

- LEGEND**
- LOST PINE, PHASE 3 BOUNDARY
  - PROPOSED STORM DRAIN PIPE
  - PROPOSED SILT FENCE
  - PROPOSED INLET PROTECTION
  - PROPOSED RIP-RAP
  - EXISTING DRAINAGE PATH DIRECTION

- CONSTRUCTION & EROSION CONTROL SEQUENCE SCHEDULE**
- THE SCHEDULE LAID OUT BELOW IS TO PROVIDE CLARIFICATION TO THE CONTRACTOR ON THE INTENDED ORDER OF CONSTRUCTION IN CONJUNCTION WITH THE REQUIRED EROSION CONTROL MEASURES OF THIS PROJECT AS SHOWN ON THIS SHEET AND OTHER CONTRACT DOCUMENTS.
1. INSTALL SANITARY FACILITIES AND TRASH CONTAINERS.
  2. SET UP EQUIPMENT AND MATERIALS STAGING AREA IF NEEDED BY THE CONTRACTOR FOR PROJECT.
  3. INSTALL SILT FENCING ALONG THE DOWNSTREAM BOUNDARY OF ANY AREAS THAT WILL BE DISTURBED.
  4. BEGIN CLEARING & GRUBBING AND STRIPPING OPERATIONS.
  5. BEGIN GRADING OPERATIONS TO GET THE PROJECT SITE TO ROUGH GRADE INCLUDING THE DETENTION POND. PLACE ADDITIONAL TEMPORARY MEASURES AS REQUIRED DURING THE GRADING OPERATIONS TO CONTROL EROSION.
  6. BEGIN UTILITY INSTALLATION - INCLUDES SANITARY SEWER, STORM DRAIN AND WATER DISTRIBUTION SYSTEM. THE WATER SYSTEM MAY GO IN BEFORE OR AFTER ROADWAY CONSTRUCTION DEPENDING ON THE CONTRACTOR'S METHODS. WRAP STORM DRAIN INLET STRUCTURES WITH WATTLES OR OTHER APPROVED BMP'S.
  7. BEGIN ROADWAY INSTALLATION INCLUDING CURB & GUTTER AND ASPHALT.
  8. INSTALL INLET PROTECTION AS SHOWN ON STORM DRAIN STRUCTURES WITHIN THE ROADWAY.
  9. FINE GRADE THE REMAINDER OF THE DISTURBED AREAS OF THE SITE.
  10. MAKE FINAL ADJUSTMENTS TO UTILITY INFRASTRUCTURE, I.E. TOP ADJUSTMENTS.
  11. STABILIZE THE PROJECT SITE WITH PERMANENT SEED & MULCH AND INSTALL ANY OTHER PERMANENT EROSION CONTROL MEASURES THAT MAY NOT BE IN PLACE.
  12. CLEAN OUT STORM DRAIN PIPING OF ALL SEDIMENT.
  13. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES IN DRAINAGE BASINS ONCE IMPROVEMENTS HAVE BEEN COMPLETED AND AREAS DISTURBED DURING INSTALLATION OF SUCH HAVE BEEN STABILIZED WITHIN SAID BASIN WITH 90% VEGETATIVE COVER. THIS INCLUDES BUT IS NOT LIMITED TO TEMPORARY SILT FENCING, WATTLES, ETC.

- EROSION CONTROL NOTES:**
1. "TEMPORARY EROSION CONTROL" PAY ITEM INCLUDES ALL ITEMS SHOWN ON THE CONTRACT DRAWINGS AND ALL ITEMS REQUIRED TO STAY IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF FLOWOOD AND THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ).
  2. EROSION CONTROL ITEMS DEPICTED ON THE CONTRACT DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO INSTALL ADDITIONAL ITEMS AS NEEDED TO MEET ABOVE MENTIONED REQUIREMENTS.
  3. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL EROSION AND STORM WATER POLLUTION THROUGHOUT THE CONSTRUCTION PERIOD IN ACCORDANCE WITH THE REQUIREMENTS OF THE MDEQ AND THE LARGE CONSTRUCTION NOTICE OF INTENT (L.C.N.O.I.). THIS INCLUDES BUT IS NOT LIMITED TO PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT MEASURES, INSPECTIONS, INSPECTION REPORTS, AND UPDATES TO EROSION CONTROL PLAN SHOWING FAILURES, REPAIRS AND ADDITIONAL MEASURES TAKEN.
  4. SEE CONSTRUCTION SEQUENCE CHART FOR REQUIRED IMPLEMENTATION SEQUENCE OF EROSION CONTROL MEASURES. AS NOTED IN OTHER LOCATIONS, ADDITIONAL MEASURES SHALL BE ADDED AS REQUIRED DURING CONSTRUCTION.
  5. CLEARING AND GRUBBING SHALL BE HELD TO THE MINIMUM WIDTH NECESSARY TO ACCOMMODATE IMPROVEMENTS.
  6. EMBANKMENTS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED TO MINIMIZE EROSION.
  7. ALL RIP RAP W/ FILTER FABRIC SHALL BE UNDERLAYN WITH FILTER FABRIC.
  8. WATTLE EROSION CHECKS, SILT FENCING OR OTHER APPROVED BMP'S SHALL BE USED ALONG THE TOE OF FILL SLOPES, IN DITCHES, AND IN OTHER AREAS WHERE EROSION IS A PROBLEM AND SILT LADEN RUNOFF MAY ENTER A STREAM, DITCH OR ADJACENT PROPERTY.
  9. ANY STOCKPILED SOIL OR FILL MATERIAL SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM ENTERING STREAMS, DITCHES OR ADJACENT PROPERTY. NO EXCAVATED MATERIAL SHALL BE DISCHARGED FROM THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL DISPOSE OF ALL EXCAVATED MATERIAL IN A LOCATION APPROVED BY THE ENGINEER.
  10. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUALLY MAINTAINED. THE CONTRACTOR SHALL KEEP ALL AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION FREE OF MUD AND DEBRIS.
  11. CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL REQUIREMENTS OF THE CITY OF FLOWOOD AND THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
  12. CONTRACTOR TO UTILIZE APPROVED BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL.
  13. ALL DISTURBED AREAS NOT PAVED SHALL BE SEEDED, MULCHED, FERTILIZED AND WATERED AS REQUIRED TO PREVENT EROSION.
  14. ALL EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE DISTURBED UPSTREAM AREA HAS BEEN INSPECTED BY THE ENGINEER AND APPROVAL HAS BEEN GIVEN FOR REMOVAL.
  15. CONTRACTOR WILL PROVIDE A STORAGE AREA FOR ALL POTENTIALLY TOXIC MATERIALS THAT ARE TO BE STORED ON SITE. THE LOCATION OF THIS AREA SHALL BE COORDINATED WITH THE ENGINEER/CITY OF FLOWOOD.
  16. FUEL AND MATERIAL STORAGE AREAS SHALL BE LOCATED AS FAR AWAY FROM ANY DITCHES OR STREAMS AS POSSIBLE. A 60MIL POLYETHYLENE LINER IS REQUIRED UNDER FUEL TANKS.
  17. CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT REQUIRED TO RESTORE AREAS TO THEIR ORIGINAL CONDITION WHERE EROSION CONTROL MEASURES FAILED.
  18. IT IS THE CONTRACTORS RESPONSIBILITY TO STABILIZE THE PROJECT SITE WITH 90% VEGETATIVE COVER. THE CONTRACTOR SHALL RE-SEED, FERTILIZE, WATER, OR ANY OTHER MEASURES REQUIRED AS MANY TIMES AS NECESSARY TO ACHIEVE SUCH AND SHALL BE AN ABSORBED COST. SEE SECTION 02931 "ESTABLISHMENT OF VEGETATION" OF THE SPECIFICATIONS FOR OTHER MAINTENANCE REQUIREMENTS.
  19. A 50-FOOT MINIMUM UNDISTURBED NATURAL VEGETATIVE BUFFER MAY BE UTILIZED IN LIEU OF SILT FENCE. WHERE A 50-FOOT NATURAL VEGETATIVE BUFFER IS MAINTAINED BETWEEN DISTURBED AREAS AND THE PROJECT LIMITS OR DOWNGRADENT WATER CONVEYANCES, SILT FENCE SHALL NOT BE REQUIRED. IF THE BUFFER IS DISTURBED, REDUCED BELOW 50 FEET, OR DEEMED INADEQUATE TO CONTROL SEDIMENT, SILT FENCE OR OTHER APPROVED SEDIMENT CONTROL MEASURES SHALL BE INSTALLED. CONTACT THE ENGINEER WITH ANY QUESTIONS REGARDING BUFFER ADEQUACY OR SILT FENCE REQUIREMENTS.



F:\Projects\B-11990\Drawings\Phase 3 SWPPP.dwg, Phase 3 Erosion Control Plan, ARCH full bleed D (24.00 x 36.00 inches)

**BENCHMARK**  
ENGINEERING & SURVEYING, LLC  
CIVIL • STRUCTURAL • PLANNING • SURVEYING • UAV MAPPING  
BRANDON | FLOWOOD | MADISON  
www.benchmarkinc.com 601-827-7790  
EST. 2004

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DATE: 6/05/26 DRAWN: CBA  
CHECKED: GAB SCALE: 1"=50'  
REF C/L: EC SURFACE: FLOWOOD  
FG SURFACE: FLOWOOD

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PROJECT LOCATION:  
VINE DRIVE  
CITY OF FLOWOOD  
CLIENT:  
LOST PINE RGWM 2-3 DEVELOPMENT, LLC

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PROJECT:  
**LOST PINE, PHASE 3**  
SHEET CONTENTS:  
**EROSION CONTROL PLAN**

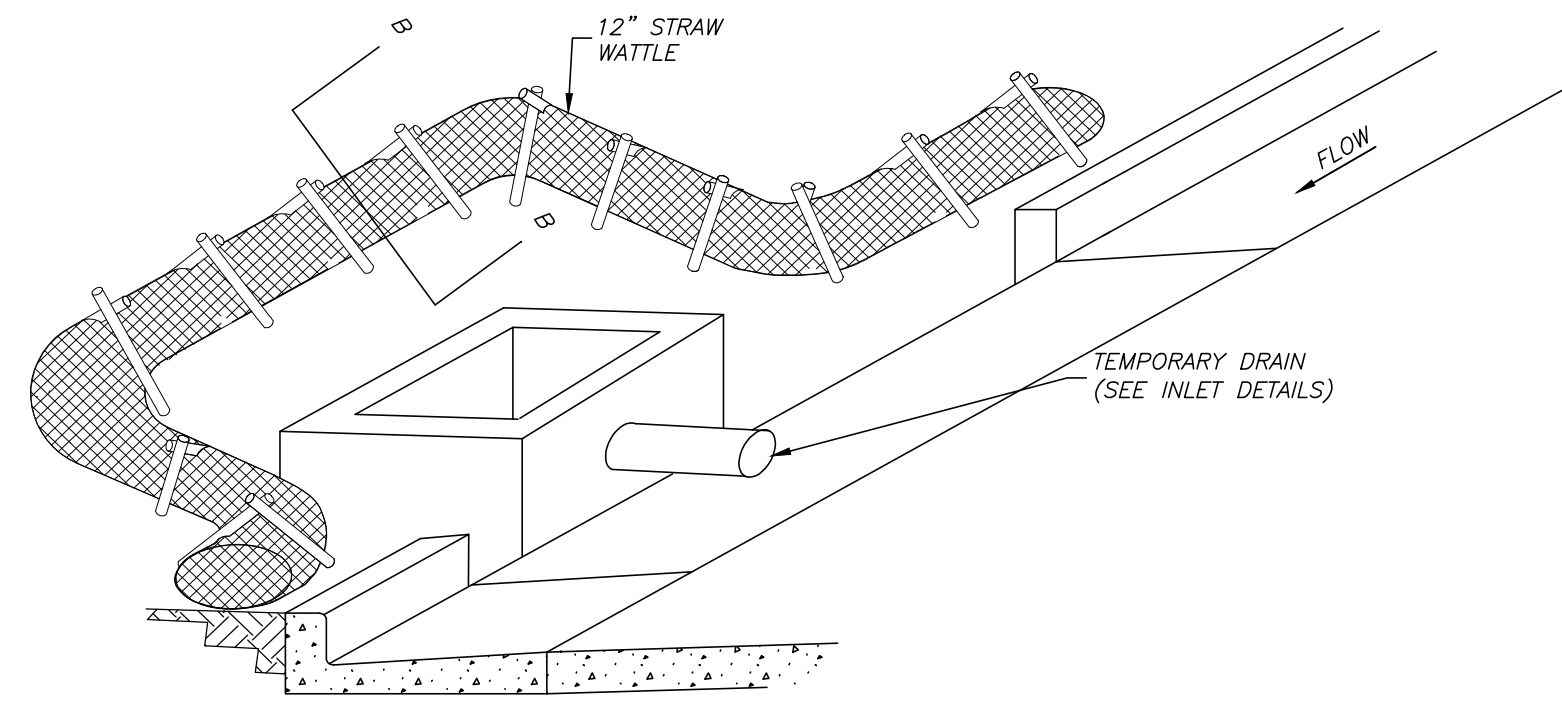
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SHEET NUMBER  
**2 of 3**

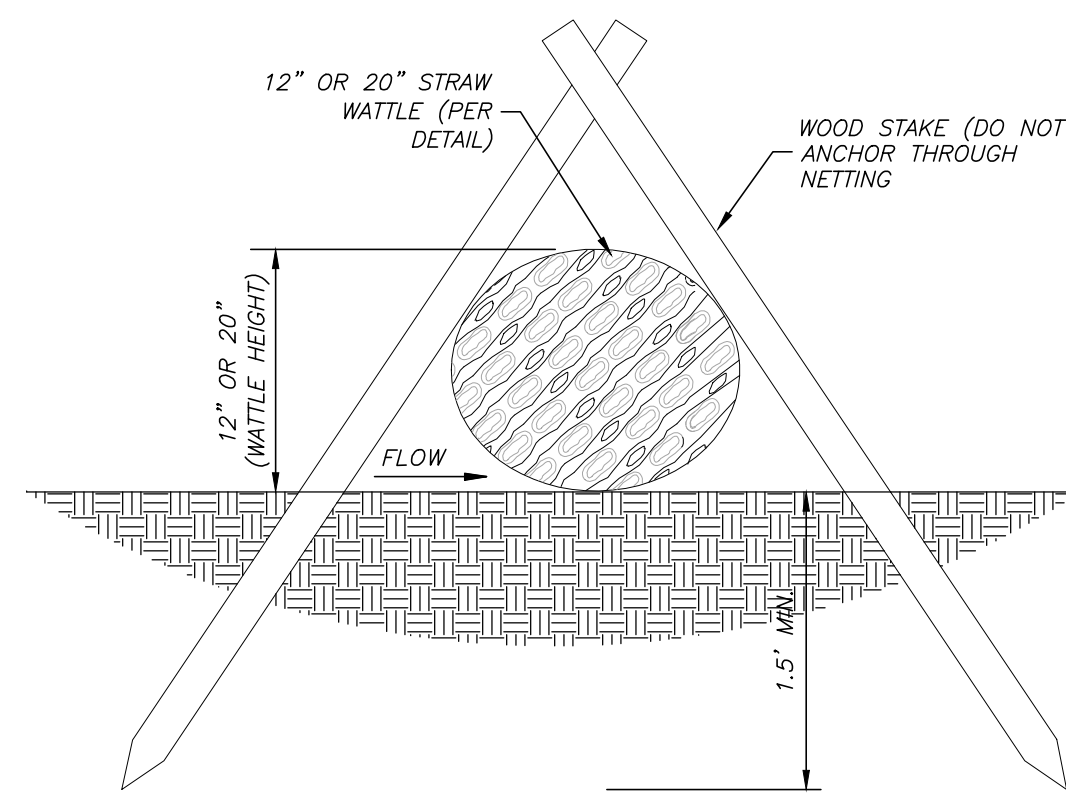
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PROJECT NUMBER  
**B-11990**

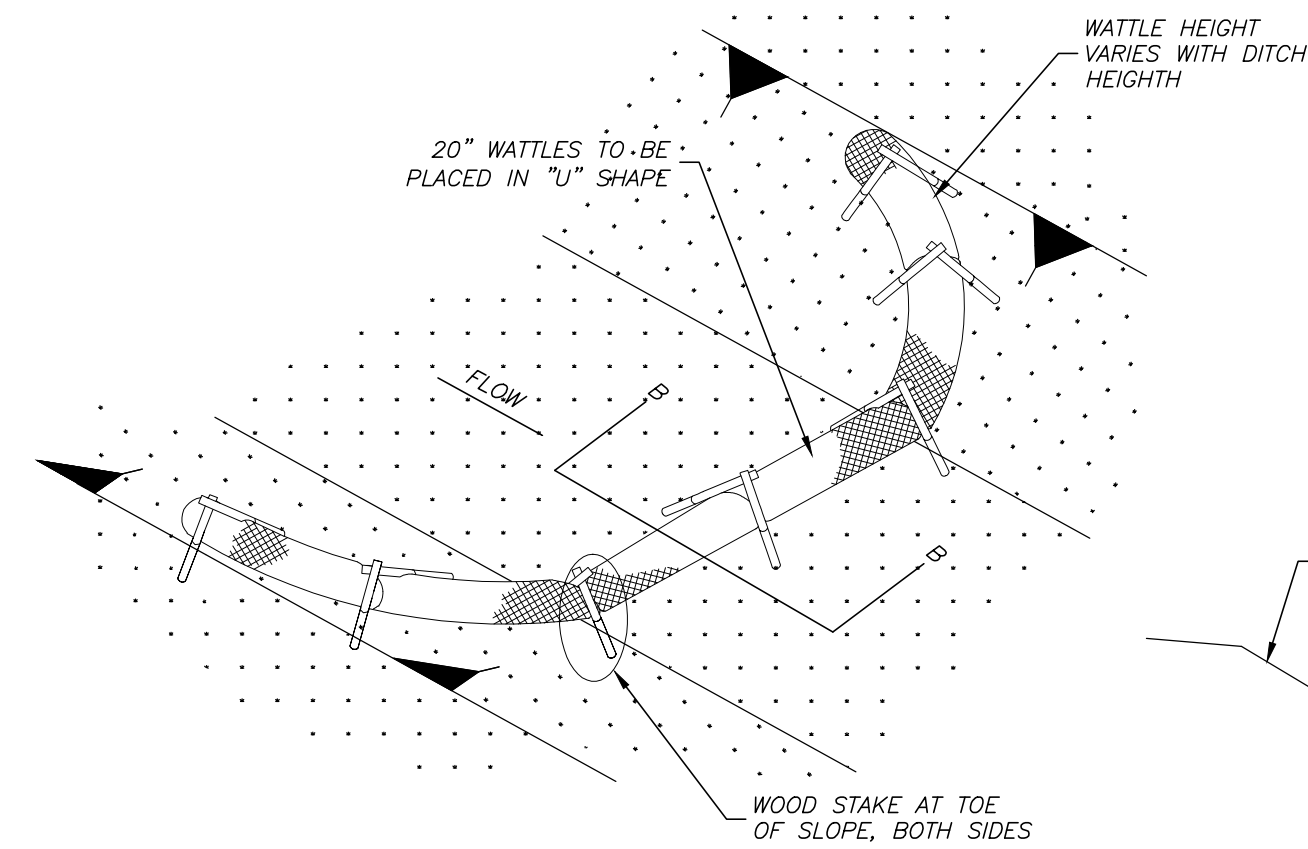
NOTE: SILT FENCE OR SAND BAGS MAY ALSO BE USED FOR THIS APPLICATION. HAY BALES NOT ACCEPTABLE DURING THIS STAGE.



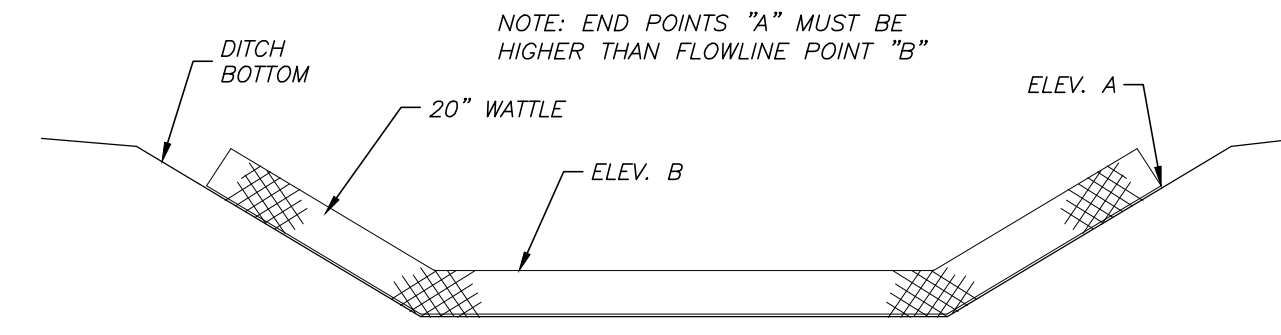
**CURB INLET PROTECTION PRIOR TO TOPS BEING INSTALLED OR ROAD PAVED  
SINGLE OR DOUBLE WING INLET**



**SECTION B-B**



**DETAIL (DITCH CHECK)**



**ELEVATION DETAIL**

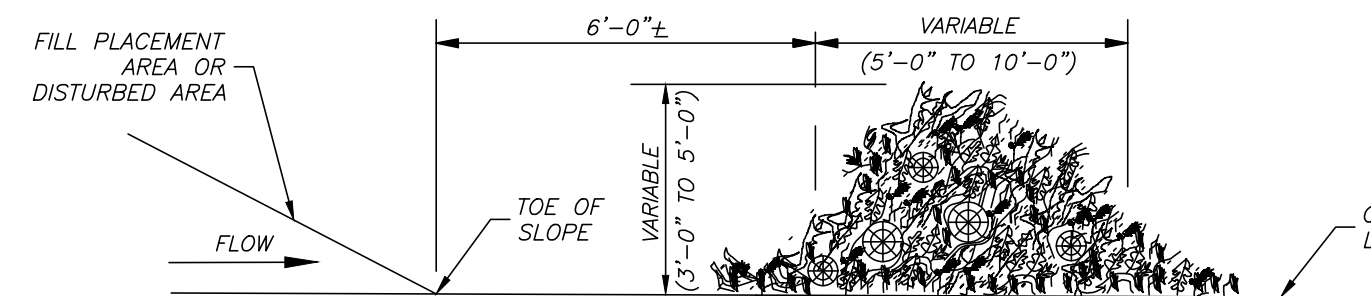
WATTLE DITCH CHECK NOTES:

1. MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 100' UNLESS SHOWN OTHERWISE ON THE PLANS OR EROSION CONTROL PLAN APPROVED BY THE ENGINEER.
2. ANCHORING WOOD STAKES SHALL BE SIZED, SPACED, DRIVEN AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET. ALL NON-DEGRADABLE MATERIALS SHALL BE REMOVED WHEN NO LONGER NEEDED.
3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT (ABSORBED).
4. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS.

**WATTLE DITCH CHECK**



**FRONT ELEVATION**

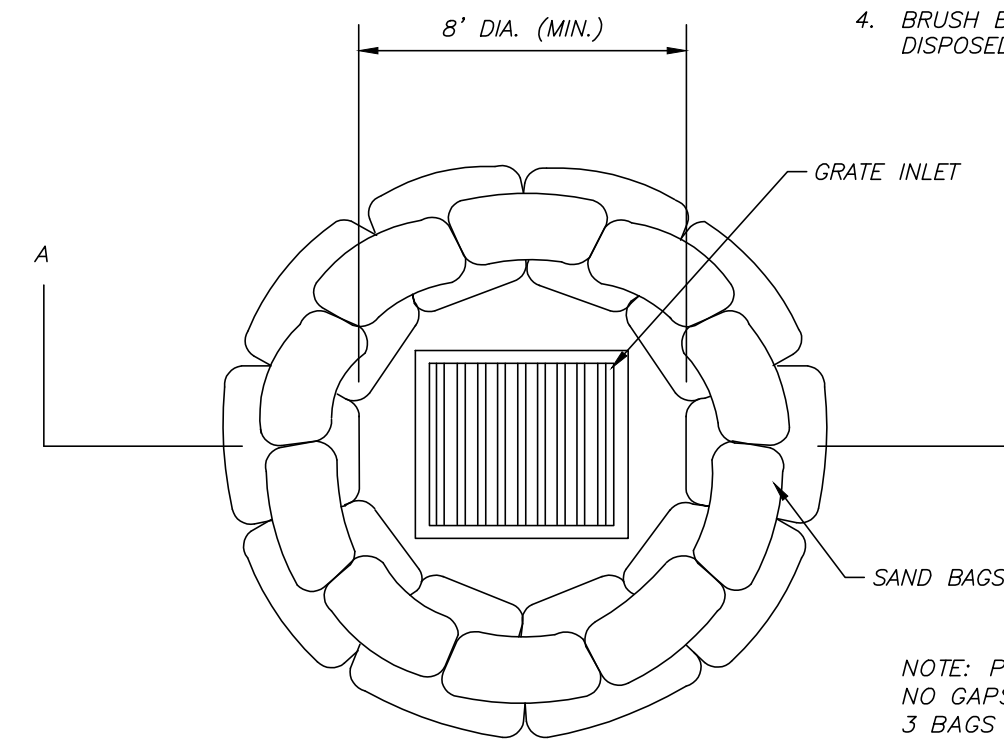


**SIDE ELEVATION**

TEMPORARY BRUSH BARRIER NOTES:

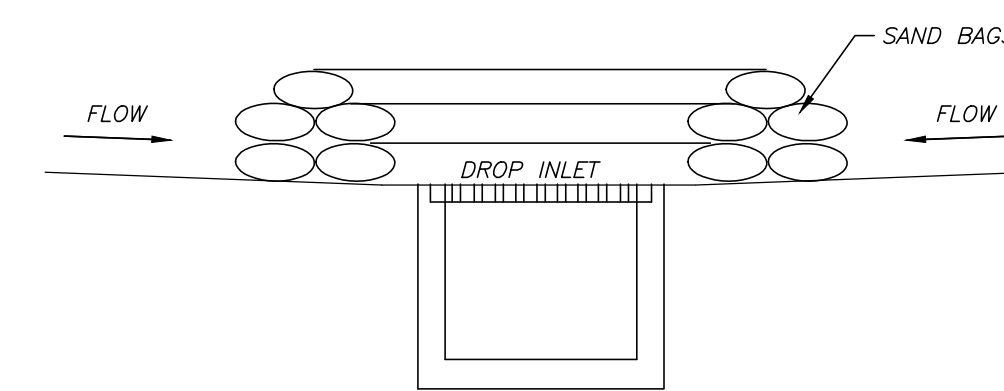
1. BRUSH BARRIER TO BE USED WHERE NATURAL GROUND COVER IS LEVEL OR SLOPING AWAY FROM PROJECT.
2. PLACE BRUSH, LOG AND TREE LAPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SOME OF THE HEAVIER MATERIALS BEING PLACED ON TOP TO PROPERLY SECURE THE BARRIER AS DETAILED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
3. TO ALLOW WATER TO FLOW THROUGH THE BRUSH BARRIER, INTERMINGLE THE BRUSH, LOG AND TREE LAPS SO AS NOT TO FORM A SOLID DAM.
4. BRUSH BARRIER TO BE REMOVED WHEN UPSTREAM DRAINAGE AREA IS VEGETATION (90% MIN. COVERAGE) AND DISPOSED OF BY CONTRACTOR.

**TEMPORARY BRUSH BARRIER**



**DROP INLET  
PLAN VIEW**

NOTE: PLACE SAND BAGS SO THAT NO GAPS ARE EVIDENT. 3 BAGS HIGH AND STAGGERED. (80 BAGS MIN.)

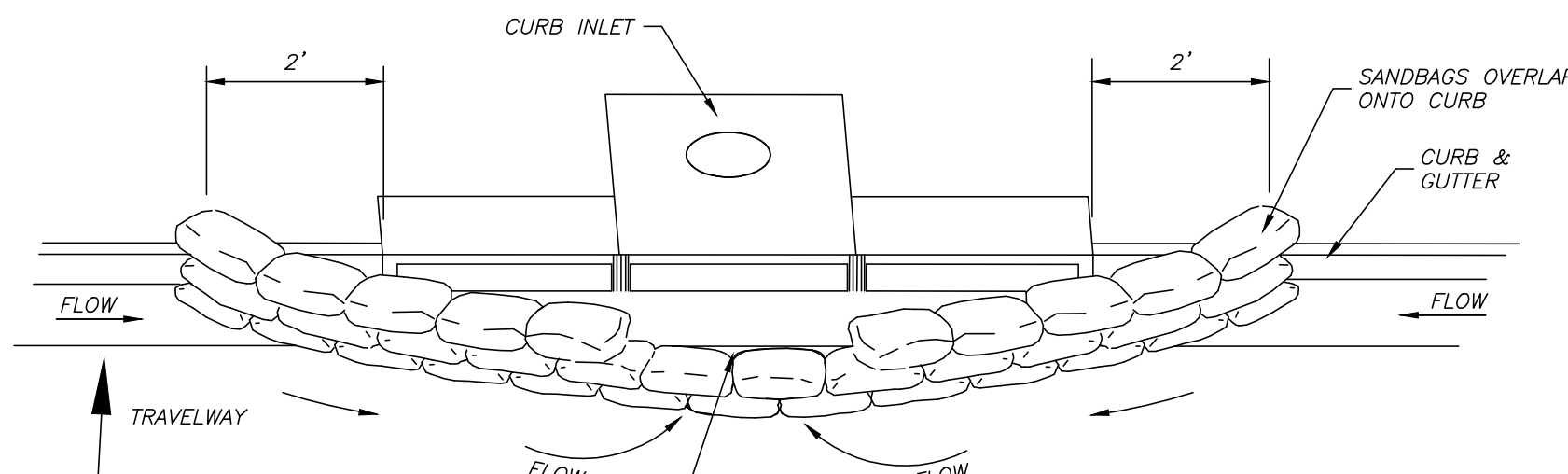


**SECTION A-A  
SAND BAG BARRIER**

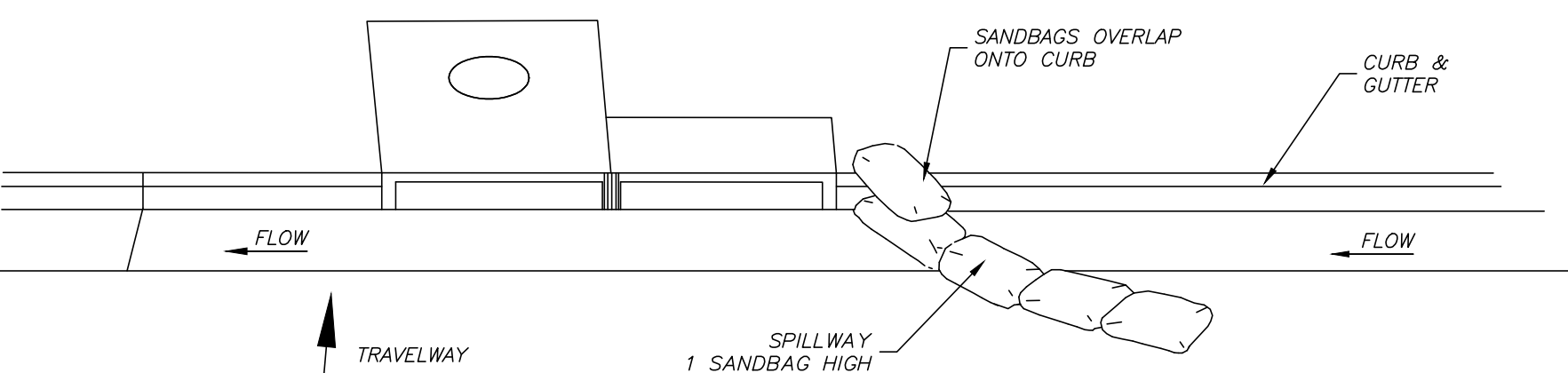
TYPICAL SAND BAG INLET NOTES:

1. THIS CURB INLET PROTECTION METHOD CAN BE USED DURING ANY STAGE OF BASE AND PAVEMENT CONSTRUCTION.
2. BAG HEIGHT AND NUMBER OF BAGS SHOULD BE BASED ON CURB HEIGHT AND USE OF TRAVELWAY.
3. SEDIMENT SHOULD BE CONTROLLED PRIOR TO ENTERING GUTTER. GUTTER CHECKS AND INLET PROTECTION ARE FOR SECONDARY CONTROL.
4. REMOVE ACCUMULATED SEDIMENT AFTER EVERY RAINFALL. SWEEP SEDIMENT FROM HARD SURFACES AND DISPOSE OF APPROPRIATELY AWAY FROM INLETS AND/OR WATER BODIES.
5. IF DENUDEED AREAS EXIST BEHIND THE INLET, A SEDIMENT BARRIER SHOULD BE INSTALLED AROUND IT'S PERIMETER TO CONTROL SEDIMENT.

**TYPICAL SAND BAG INLET PROTECTION**

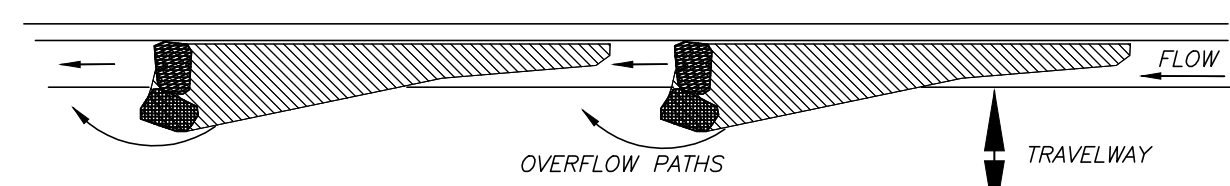


**TYPICAL (SAND BAG) PROTECTION FOR INLET IN SAG**



**TYPICAL (SAND BAG) PROTECTION FOR INLET ON GRADE**

NOTE: THE FLOW-LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.



**CURB AND GUTTER SEDIMENT  
CONTAINMENT SYSTEM**

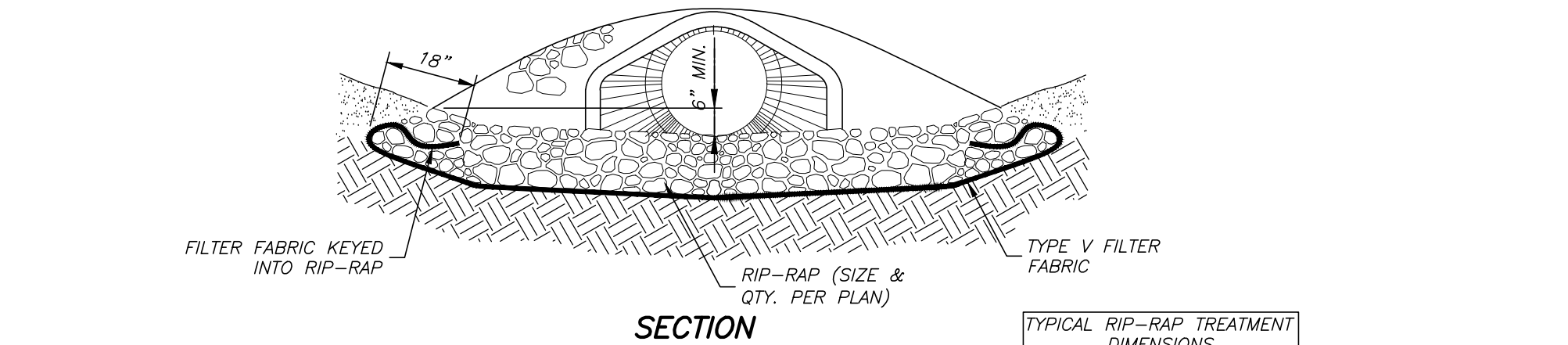
Species	Seeding Rate/Ac	Planting Time	Desired pH Range	Fertilization Rate/Ac	Method of Establishing
Common Bermuda	15 lbs. alone 10 lbs. mixture	Mar 1 - July 15 Sept 1 - Nov 30	6.0 - 7.0	600 lbs. 13-13-13	Seed
Bahia	40 lbs. alone 30 lbs. mixture	Mar 1 - July 15 Sept 1 - Nov 30	6.0 - 7.0	600 lbs. 13-13-13	Seed
Fescue	40 lbs. alone 30 lbs. mixture	Mar 1 - July 15 Sept 1 - Nov 30	6.0 - 7.0	600 lbs. 13-13-13	Seed
Sericea Lespedeza	40 lbs. alone	Mar 1 - July 15 Sept 1 - Nov 30	6.0 - 7.0	400 lbs. 6-24-24	Seed
*Wheat	90 lbs.	Sept 1 - Nov 30	6.0 - 7.0	600 lbs. 13-13-13	Seed
*Ryegrass	30 lbs.	Sept 1 - Nov 30	6.0 - 7.0	600 lbs. 13-13-13	Seed
*White Clover	5 lbs.	Sept 1 - Nov 30	6.0 - 7.0	400 lbs. 6-24-24	Seed
*Crimson Clover	15 lbs.	Sept 1 - Nov 30	6.0 - 7.0	400 lbs. 6-24-24	Seed
*Hairy Vetch	30 lbs.	Sept 1 - Nov 30	6.0 - 7.0	400 lbs. 6-24-24	Seed
*Browntop Millet	40 lbs. alone 15 lbs. mixture	Apr 1 - Aug 30	6.0 - 7.0	600 lbs. 13-13-13	Seed

\*ANNUAL

TEMPORARY & PERMANENT SEEDING NOTES:

1. FOR PERMANENT SEEDING, ANNUALS CAN ONLY BE USED IN A MIXTURE WITH PERENNIALS.
2. SPECIES THAT ARE TO BE SPREAD AS SOLID SOD ARE NOT LISTED (i.e. ST. AUGUSTINE, CENTIPEDE, CARPET GRASS, & ZOYSIA)
3. DURING THE MONTHS OF DECEMBER THROUGH FEBRUARY MULCHING IS THE ONLY OPTION ALLOWED.

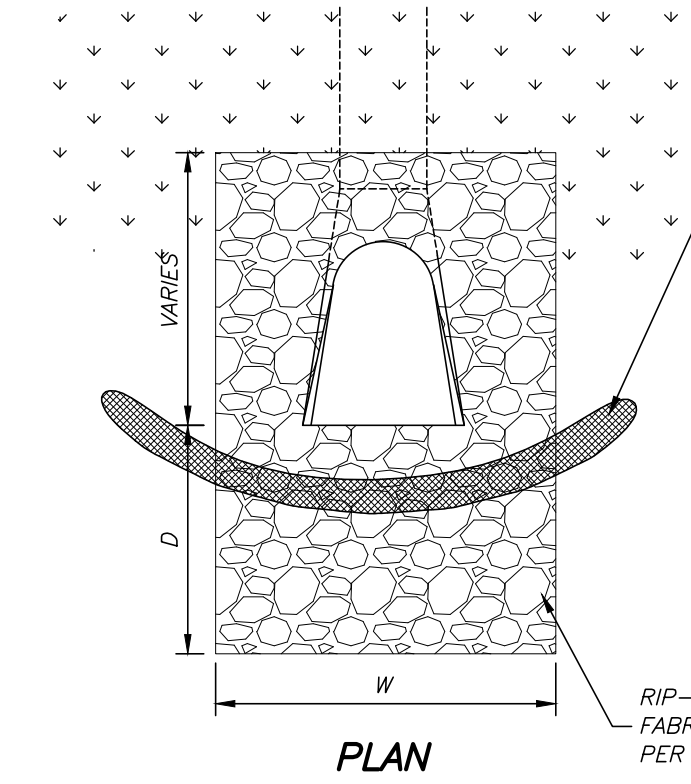
**GENERAL RECOMMENDATIONS FOR TEMPORARY/PERMANENT SEEDING**



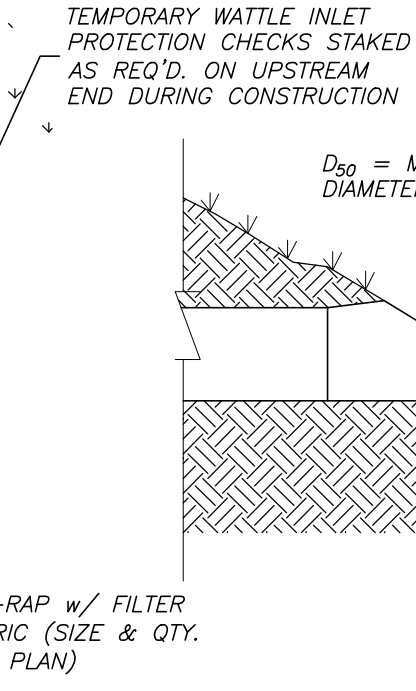
**SECTION**

TYPICAL RIP-RAP TREATMENT DIMENSIONS		
PIPE Ø	D	W
15"	8	4
18"	10	5
24"	12	6
30"	14	7
36"	16	8
42"	18	9

\* SEE PLANS FOR DIMENSION FOR PIPES OVER 42". ARCH PIPES USE DIMENSIONS FOR TWO PIPE SIZES LARGER D



**PLAN**

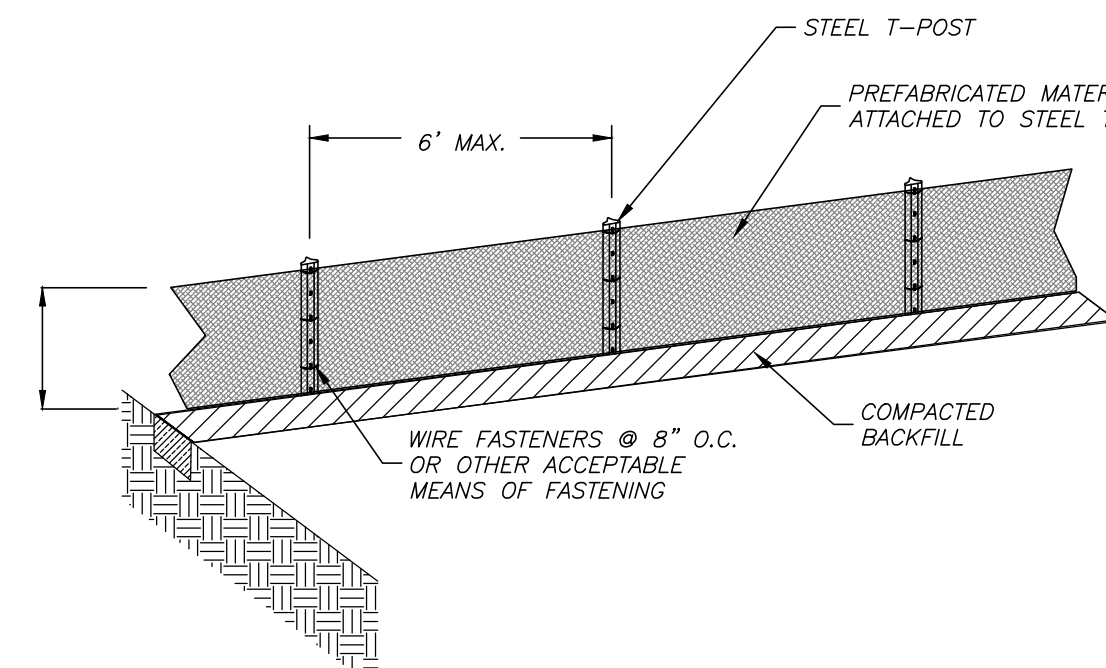


**DOWNSTREAM ELEVATION**

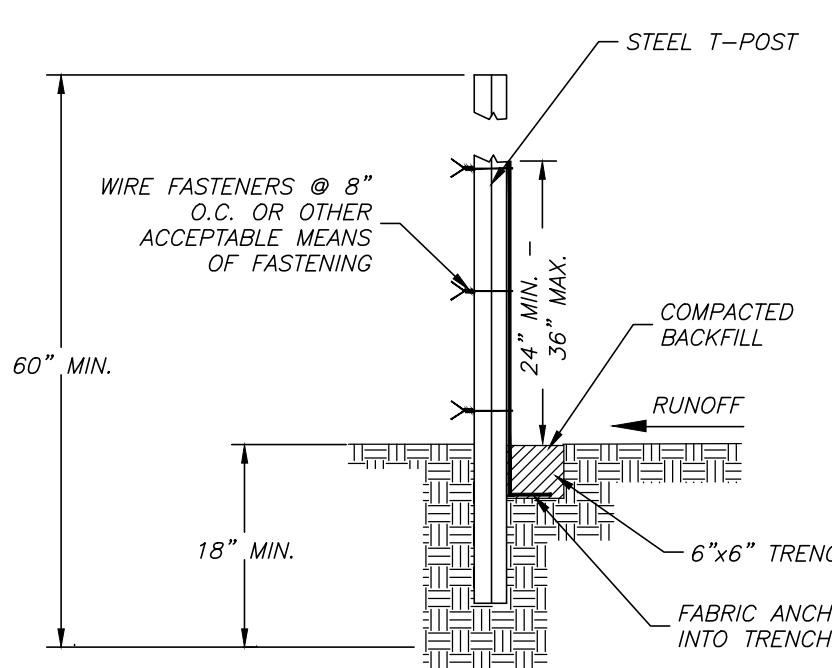
CULVERT RIP-RAP PROTECTION NOTES:

1. RIP-RAP TREATMENT REQUIRED AT ALL CULVERTS UPSTREAM AND DOWNSTREAM ENDS.
2. RIP-RAP TREATMENT ON UPSTREAM AND DOWNSTREAM ENDS SHALL TOTALLY SURROUND CULVERT TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE.
3. SEE CHART FOR DIMENSIONS FOR D & W UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
4. RIP-RAP WILL BE PAID FOR BY THE SQUARE YARD.
5. RIP-RAP DIMENSIONS SHOWN ON THE SCHEDULE ARE TYPICAL AND MAY BE FIELD ADJUSTED BY ENGINEER. ANY CHANGE IN QUANTITY RESULTING FROM FIELD ADJUSTMENT WILL BE PAID PER SQUARE YARD AT CONTRACT UNIT PRICE.

**CULVERT RIP-RAP PROTECTION**



**ELEVATION VIEW**



**SIDE VIEW**

SILT FENCE NOTES:

1. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE WIRE BACKED OR MEET MDOT TYPE II MATERIAL REQUIREMENTS.
2. STEEL POSTS SHALL BE 5" (MIN.) IN HEIGHT AND OF THE SELF FASTENER ANGLE STEEL TYPE.
3. SILT FENCE SHALL BE FASTENED TO POSTS WITH GALVANIZED WIRE AT 8" INTERVALS, SEW POCKETS WITHIN THE FABRIC, OR OTHER ENGINEER APPROVED METHOD. FASTENERS SHALL BE SUFFICIENT FOR ANTICIPATED WEIGHT.
4. ALLOW A MINIMUM OF 6" OVERLAP OF FABRIC AT JOINTS.

**SILT FENCE**

F:\Projects\B-11990\Drawings\Phase 3 SWPPP.dwg, Phase 3 Erosion Control Details, ARCH full bleed D (24.00 x 36.00 Inches)