

November 2, 2020

Ms. Florance Bass  
401/Stormwater Branch Manager  
Environmental Permits Division  
Mississippi Department of Environmental Quality  
P.O. Box 2261  
Jackson, MS 39225

RE: Long Leaf Subdivision, Phase 2  
City of Brandon, Rankin County  
GCI #17-005

Dear Ms. Bass:

Enclosed are the Storm Water Pollution Prevention Plan and Large Construction Notice of Intent, for the above referenced project. This project is located in the City of Brandon off of College Street as well as Busick Wells Road.

If you should have any questions or need additional information, contact our office at (601) 825-8341.

Sincerely,

Cameron Gatlin, E.I.  
Guest Consultants, Inc.

Enclosure

cc: Josh Thrash  
File: 17-005



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

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

MSR10 \_\_\_\_\_

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE:  OWNER  PRIME CONTRACTOR

**OWNER CONTACT INFORMATION**

OWNER CONTACT PERSON: Josh Thrash  
OWNER COMPANY LEGAL NAME: JETT Investments, LLC  
OWNER STREET OR P.O. BOX: 211 Commerce Drive  
OWNER CITY: Brandon STATE: MS ZIP: 39042  
OWNER PHONE #: (601) 825-8967 OWNER EMAIL: josh@thrashco.com

**PRIME CONTRACTOR CONTACT INFORMATION**

PRIME CONTRACTOR CONTACT PERSON: Edmond Turnage  
PRIME CONTRACTOR COMPANY LEGAL NAME: Southern Rock, LLC  
PRIME CONTRACTOR STREET OR P.O. BOX: 1576 Old Fannin Road  
PRIME CONTRACTOR CITY: Brandon STATE: MS ZIP: 39047  
PRIME CONTRACTOR PHONE #: (601) 992-0733 PRIME CONTRACTOR EMAIL: et@southernrockllc.com

**FACILITY SITE INFORMATION**

FACILITY SITE NAME: Longleaf Subdivision  
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: Busick Well Road  
CITY: Brandon STATE: MS COUNTY: Rankin ZIP: 39042  
FACILITY SITE TRIBAL LAND ID (N/A If not applicable): \_\_\_\_\_  
LATITUDE: 32 degrees 15 minutes 32 seconds LONGITUDE: 89 degrees 59 minutes 05 seconds  
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Earth  
TOTAL ACREAGE THAT WILL BE DISTURBED: approximately 7.4 acres  
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: 2021-01-01  
YYYY-MM-DD  
ESTIMATED CONSTRUCTION PROJECT END DATE: 2023-01-01  
YYYY-MM-DD  
DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of streets, storm drain system, sanitary sewer system, and water distribution system  
PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:  
Residential subdivision  
SIC Code \_\_\_\_\_ NAICS Code \_\_\_\_\_

NEAREST NAMED RECEIVING STREAM: Tributary of Richland 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](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 1/2 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):

Providence silt loam, Smithdale - Providence complex, Tippah silt loam

WILL FLOCCULANTS BE USED TO TREAT TURBIDITY IN STORM WATER? YES  NO

IF YES, INDICATE THE TYPE OF FLOCCULANT.  ANIONIC POLYACRYLAMIDE (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

<sup>1</sup>Acreage for subdivision development includes areas disturbed by construction of roads, utilities and drainage. Additionally, a housesite of at least 10,000 ft<sup>2</sup> 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 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:**

The City of Brandon

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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 Applicant<sup>1</sup> (owner or prime contractor)

Date Signed

Josh Thrash

Owner

Printed Name<sup>1</sup>

Title

<sup>1</sup>This 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

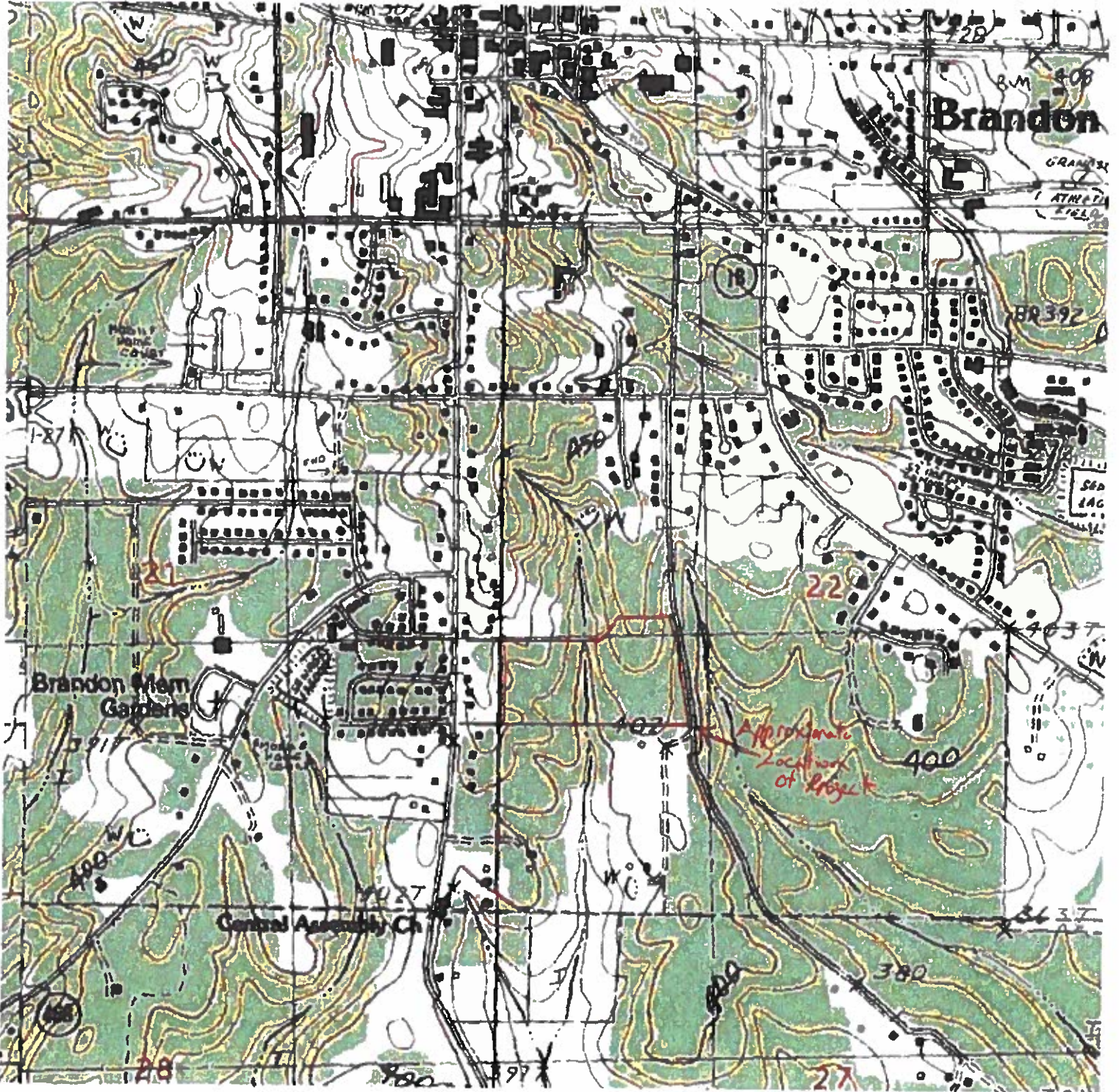
Please submit the LCNOI form to:

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

BRANDON QUADRANGLE  
MISSISSIPPI-RANKIN CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

28

RANVIN 8557



**Storm Water Pollution Prevention Plan  
Longleaf Subdivision**

**Brandon, Mississippi**

**JETT Investments, LLC  
211 Commerce Drive  
Brandon, MS 39042**

**Submitted By:**

**Guest Consultants, Inc.  
P.O. Box 1225  
Brandon, MS 39043**

**(601) 825-8341**



## **Longleaf Subdivision, Phase 2**

### **SWPPP Site Information**

This project is clearing and grading, and construction of streets, storm drain system, sanitary sewer system, and water distribution system for a future residential development off of Busick Well Road. This project is located on approximately 7.4 acres of land in the Northwest $\frac{1}{4}$  of the Southwest $\frac{1}{4}$ , and the Northeast $\frac{1}{4}$  of the Southwest $\frac{1}{4}$ , of Section 22, Township 5 North, Range 3 East, Rankin County, Mississippi. According to the USDA Soil Survey of Rankin County, the majority of soil on site is Providence silt loam, Smithdale - Providence complex, and Tippah silt loam, which are deep, moderately well drained to well drained, gently sloping to moderately steep soils on upland hillsides and ridgetops. Natural drainage from the site runs into a tributary of Richland Creek. Richland Creek is not on the 303 (d) list for siltation, turbidity, or habitat alterations; therefore additional controls that are warranted for a site discharging to listed receiving streams are not required.

### **Controls**

**Vegetative Controls:** Existing trees will be preserved where possible. All diversions will be seeded and topsoil will be stockpiled for use in landscaping. All 3:1 cut slopes will be roughened by disks prior to seeding. Any disturbed areas that will be left for 14 days or more will be seeded with temporary seeding immediately. After final grading, all disturbed areas will be seeded with permanent seeding immediately.

**Structural Controls:** Upslope waters will be diverted around disturbed areas where possible. All cut slopes will be at or below a 3:1 grade. A gravel construction entrance will be built and any accumulation of mud on vehicle tires will be washed, if needed, during muddy conditions. Silt fence reinforced with wire backing will be used at necessary locations to keep sediment from leaving the site. Wattles will be used to reinforce silt fence at locations where runoff is concentrated. Inlet protection (block and gravel sediment filters) will be installed at all storm drain inlets once the final design of the subdivision is completed. Riprap will be placed at all culvert outlet aprons. A temporary sediment basin will be constructed where necessary to adequately contain sediment on the site.

**Housekeeping Practices:** All equipment maintenance and repair will be done offsite. Trash cans will be placed at convenient locations throughout the site. Potentially toxic materials will not be stored on site. Portable sanitary facilities will be provided for construction workers. Regular collection of waste from trash cans, and regular maintenance of sanitary facilities will be provided. A designated area for concrete chute wash-off will be provided.

**Post Construction/Storm Water Management Measures:** Wattles will be placed at concentrated storm water discharge points to prevent erosion from high velocities until permanent ground cover is established.

**Controls for individual lots in subdivisions and commercial developments:** The coverage holder will be responsible for construction storm water activities on the individual lots until the time of sale. At the time of sale, the new owner will be responsible for these activities by taking the appropriate action as outlined in the reissued Large Construction General Permit (MSR10).

### **Implementation Sequence**

1/ build gravel construction entrance/exit. 2/ install needed wattles and silt fence. 3/ rough grade site, construct diversions and drainage ways, stockpile topsoil and install silt fence around stockpile, install culverts with inlet/outlet protection, and level spreader. 4/ plant needed temporary vegetation on disturbed areas. 5/ construct roads. 6/ construct pads and buildings. 7/ finish slopes around buildings, roughen slopes and vegetate. 8/ after site stabilization, remove all temporary measures, re-grade and vegetate these areas.

### **Maintenance Plan**

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from the inlet protection devices, silt fences, and sediment basins, when accumulated sediment has reached 50 percent capacity. Replace non-functional silt fences. Maintain all vegetated areas to provide proper ground cover - reseed, fertilize, and mulch as needed.

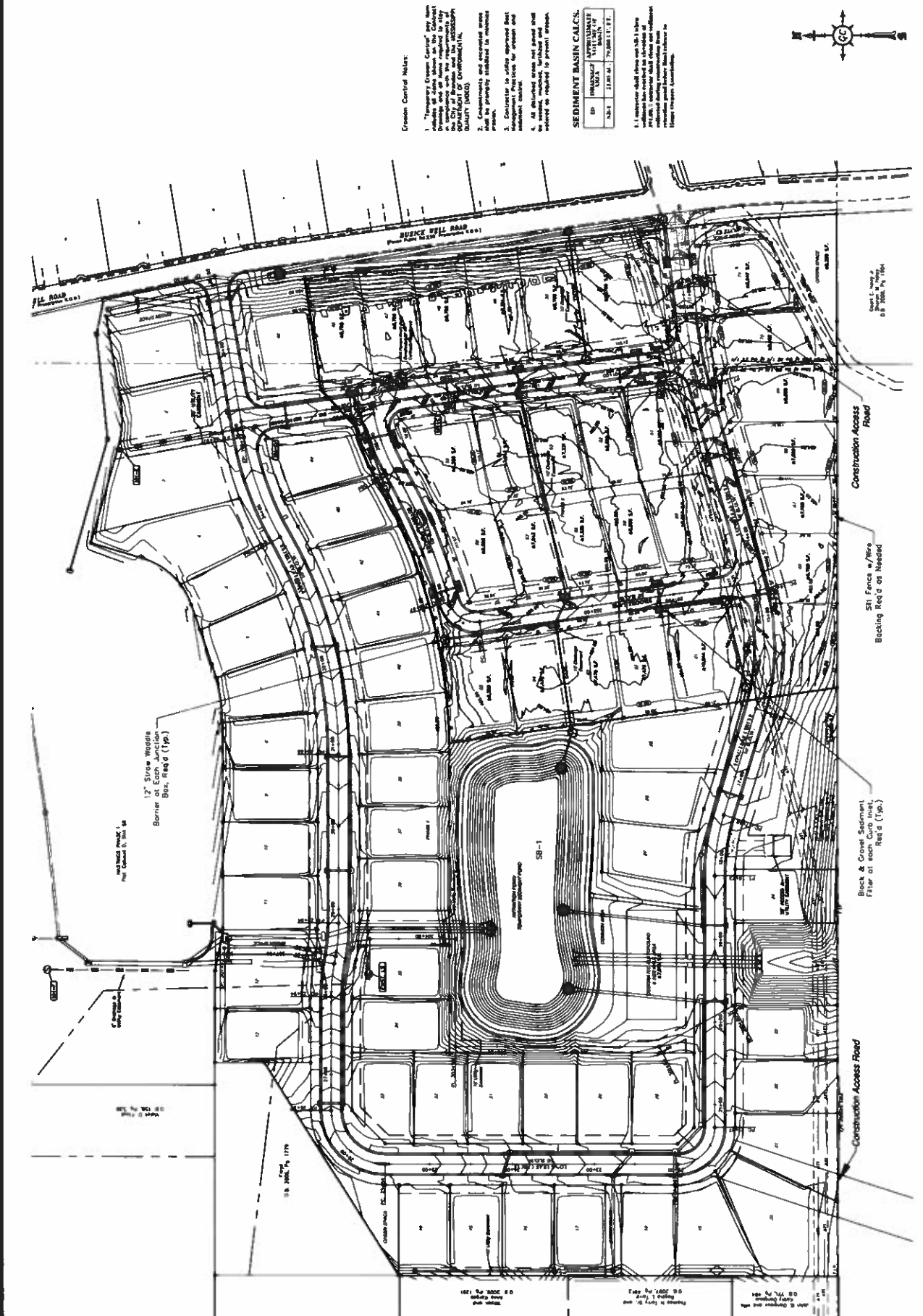
EROSION CONTROL PLAN

JETT INVESTMENTS, LLC

LONG LEAF, PHASE 2

REV	DATE	DESCRIPTION

CREATED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 SCALE: 1" = 50'  
 CADD FILE: 17-005-ECP.dwg



SEDIMENT BASIN CALC.

ID	APPROXIMATE VOLUME (CY)
1	11,000
2	11,000
3	11,000

- Creation Control Notes:
1. Temporary Erosion Control for the site includes all erosion control measures as shown on this plan and shall be installed prior to the start of construction. The contractor shall be responsible for the maintenance and repair of all erosion control measures throughout the construction process.
  2. Commitments and accepted practices shall be promptly installed to minimize erosion and sedimentation.
  3. Contractor to utilize approved Best Management Practices for erosion and sediment control. All erosion control measures shall be inspected and approved by the engineer prior to construction. Erosion control measures shall be maintained throughout the construction process.

Sheet 1 of 2  
 Date: 10/30/2020  
 17-005-EP-1704

Construction Access Road

Silt Fence w/ Piers  
 Eriking Req'd or Needed

Block & Gravel Sediment  
 Filter at each Curve  
 Req'd (Typ.)

Construction Access Road

17' Storm Wastewater  
 Barrier at Each Junction  
 Req'd (Typ.)

17' Storm Wastewater  
 Barrier at Each Junction  
 Req'd (Typ.)

17' Storm Wastewater  
 Barrier at Each Junction  
 Req'd (Typ.)

John B. Duggan and  
 Associates, Inc.  
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 Raleigh, NC 27601  
 919.833.1111

