



GONZALEZ – STRENGTH & ASSOCIATES, INC.
**CIVIL ENGINEERING - TRAFFIC & TRANSPORTATION ENGINEERING – LAND SURVEYING LAND
PLANNING**

December 9, 2022

Thomas Schaub,
401/ Stormwater Branch
EPD-OPC MS Department of Environmental Quality
515 E. Amite Street
Jackson, MS 39201

RE: LCNOI Submittal

Attn:

Dear Thomas Schaub,

We are submitting a LCNOI application for project NHPP-0010-01(175) FMS 108901/30100 between Firetower Rd and Lobouy Rd in Harrison County. It will be a new construction road “Buc-ee’s Blvd” that ties to the proposed site of Buc-ee’s Harrison LLC. Attached you will find the approved jurisdictional determination (AJD) letter for the proposed access road near the I-10 and Firetower Rd Exchange, Harrison County, MS.



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Site Information

The construction of Buc-ee's Blvd and associated sidewalk and ditches will disturb approximately 5.6 acres. The area of new construction are found to contain 0.77 acres of wetlands and 105 linear feet of ephemeral stream connected each other, however, does not flow to downstream jurisdictional waters of the US. Therefore are not subject to Federal permitting.

Controls

Vegetative Controls: Existing trees will be preserved if possible. All 3:1 cut slopes will be roughened by disking prior to seeding. Any disturbed areas that will be left undisturbed for 14 or more days will be seeded (temporary seeding) within seven calendar days. All ditches shall be sodded and lined with Bermuda. After final grading, all disturbed areas will be seeded (permanent seeding) within seven days.

Structural Controls: All cut slopes will be at or below 3:1 grade. A construction entrance will be built and any accumulation of mud on vehicle tires will be washed, if needed, during muddy conditions. Inlet protection will be installed at all storm drain inlets. A silt fence will be constructed around the perimeter of the limits of construction. A sediment pit will be excavated for concrete trucks to wash the mixer chutes and a memo will be sent to the concrete supplier to use a minimum amount of water. Drivers will be instructed to return any materials to the concrete batch plant and complete final washing procedures at that location.

Housekeeping Practices. All equipment maintenance and repair will be done offsite. Trash cans will be placed at convenient locations throughout the site. Paints, solvents, fertilizers, or any other potentially toxic materials will not be stored onsite.

Implementation Sequence

1) Build construction Entrance. 2) Install silt fence along perimeter of work. 3) Rough grade road, make the necessary undercuts and stabilize those areas listed in plans and construct ditches and drainage ways with ditch checks (wattles). Install inlets and drainage/ with outlet protection(silt fence). 4) Plant needed temporary vegetation on disturbed areas. 5) Build roadway and sod ditches accordingly. 6) After site is stabilized remove all temporary measures.

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 BMPs when accumulated sediment has reached 50 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover – reseed, fertilize, and mulch as needed. Procedures shall provide that all controls and outfall/discharge points are inspected after rain events that produce a discharge and at least weekly for a minimum of four inspections per month in accordance with ACT6, S-5.



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If you have any questions or need any additional information, please contact me at (205) 942-2486 or by email at jbrown@gonzalez-strength.com.

Sincerely,
GONZALEZ-STRENGTH & ASSOCIATES, INC.

James Brown, P.E.

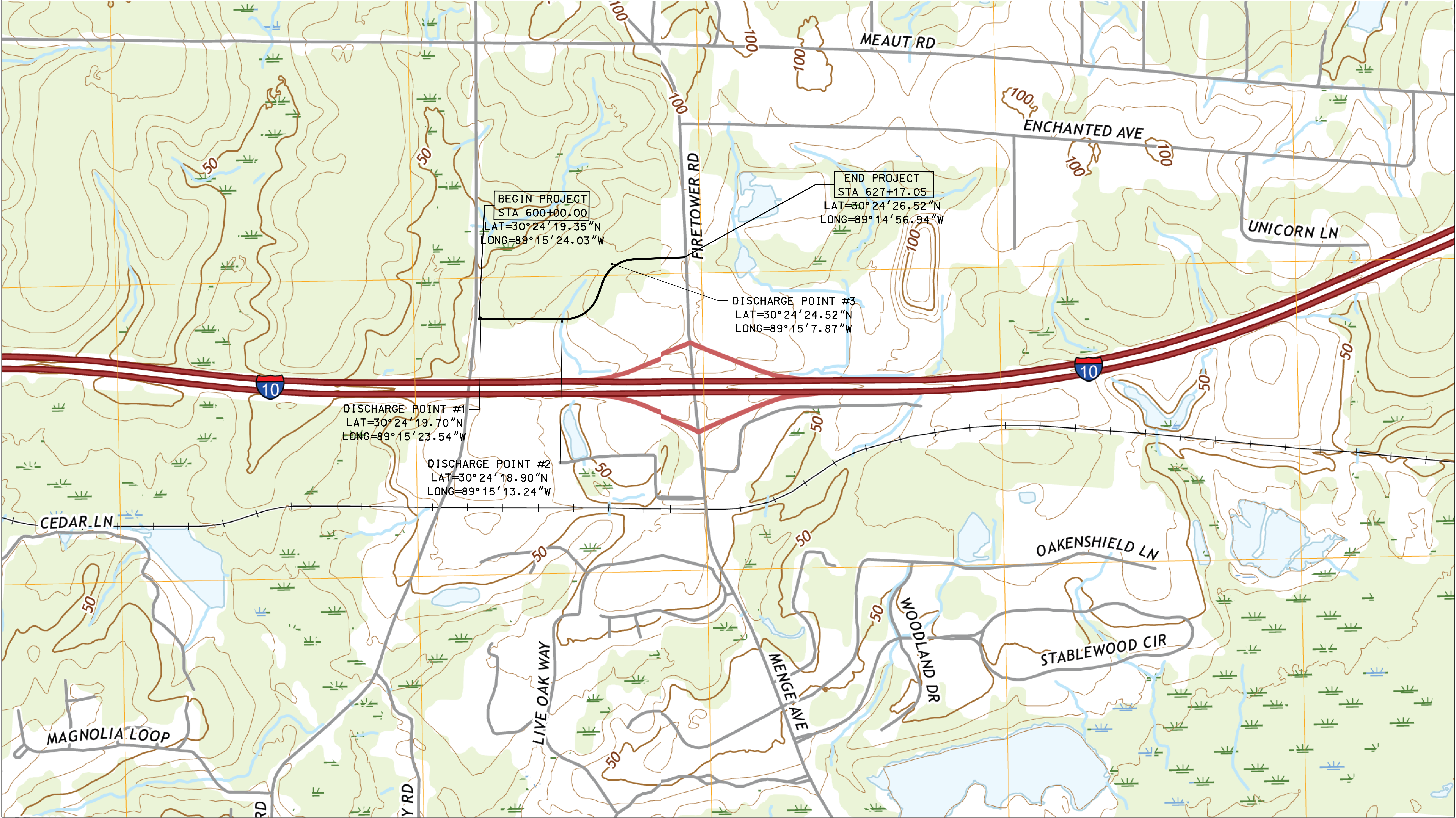
C: file

BUC-EE'S BLVD

DATE: 12/5/2022

SCALE: 1 INCH = 500 FT

CONSTRUCTION OF BUC-EE'S BLVD FROM FIRETOWER RD TO LOBOUY RD
GRADE, BASE, PAVE, AND DRAIN
HARRISON COUNTY, MISSISSIPPI
FMS: 108901/301000



Coverage Number:
MSR108883



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)

MSR10 _____

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: ☒ OWNER ☐ PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Scott Ray
OWNER COMPANY LEGAL NAME: Buc-ee's Harrison, LLC
OWNER STREET OR P.O. BOX: 327 FM 2004
OWNER CITY: Lake Jackson STATE: TX ZIP: 77566
OWNER PHONE #: (979) 388-5341 OWNER EMAIL: legal@buc-ees.com

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT

CONTACT PERSON: James R. Brown
COMPANY LEGAL NAME: Gonzalez-Strength & Assoc. Inc.
STREET OR P.O. BOX: 1550 Woods of Riverchase Dr., St. 200
CITY: Birmingham STATE: AL ZIP: 35244
PHONE # () 205-942-2486 EMAIL: jbrown@gonzalez-strength.com

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: Buc-ee's Blvd
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: Buc-ee's Blvd
CITY: Pass Christian STATE: TX COUNTY: TX ZIP: 77584
FACILITY SITE TRIBAL LAND ID (N/A If not applicable): United States
LATITUDE: 30 degrees 24 minutes 26.52 seconds LONGITUDE: 89 degrees 14 minutes 56.94 seconds
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): _____
TOTAL ACREAGE THAT WILL BE DISTURBED ¹: 5.6

IS THIS PART OF A LARGER COMMON PLAN OF DEVELOPMENT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
IF YES, NAME OF LARGER COMMON PLAN OF DEVELOPMENT: <u>Buc-ee's</u>		
AND PERMIT COVERAGE NUMBER: <u>MSR10_____</u>		
ESTIMATED CONSTRUCTION PROJECT START DATE:	<u>2023-01-01</u> YYYY-MM-DD	
ESTIMATED CONSTRUCTION PROJECT END DATE:	<u>2024-06-30</u> YYYY-MM-DD	
DESCRIPTION OF CONSTRUCTION ACTIVITY: <u>Construction of Buc-ee's Gas Station and Firetower Rd improvements with bridge replacement</u>		
PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED: <u>Buc-ee's Gas/convenient store</u>		

SIC Code: <u>1611</u> _____	NAICS Code <u>237310</u> _____
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NEAREST NAMED RECEIVING STREAM: <u>De Lisle Bayou</u>	
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
HAS A TMDL BEEN ESTABLISHED FOR THE RECEIVING STREAM SEGMENT?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
EXISTING DATA DESCRIBING THE SOIL (for linear projects please describe in SWPPP): <small>CL, CH, CL-ML, MH, ML, SC, SC-SM, SM, SP-SM</small>	
WILL FLOCCULANTS BE USED TO TREAT TURBIDITY IN STORM WATER?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IF YES, INDICATE THE TYPE OF FLOCCULANT.	<input type="checkbox"/> ANIONIC POLYACRYLAMIDE (PAM) <input type="checkbox"/> 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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
WILL THERE BE A 50 FT BUFFER BETWEEN THE PROJECT DISTURBANCE AND THE WATERS OF THE STATE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
IF NOT, PROVIDE EQUIVALENT CONTROL MEASURES IN THE SWPPP.	

¹ Acreage 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: Utility

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)

Dec 7, 2022

Date Signed

Joe O'Leary

Printed Name¹

Vice President

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

Legal Approval: *MGL*

Approved: *AL*

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

GENERAL INDEX

INCLUDED THIS PROJECT	BEGIN WITH SHEET
<input checked="" type="checkbox"/> ROADWAY.....	1
<input checked="" type="checkbox"/> PERMANENT SIGNS.....	1001
<input type="checkbox"/> TRAFFIC SIGNALS.....	2001
<input type="checkbox"/> ITS COMPONENTS.....	3001
<input type="checkbox"/> LIGHTING.....	4001
<input type="checkbox"/> (RESERVED).....	5001
<input checked="" type="checkbox"/> ROADWAY STANDARD DWGS.....	6001
<input type="checkbox"/> BOX CULVERT STD. DRAWINGS (LRFD).....	7001
<input type="checkbox"/> BOX CULVERT STD. DRAWINGS (STD. SPEC.)7501	
<input type="checkbox"/> BRIDGE.....	8001
<input checked="" type="checkbox"/> CROSS SECTIONS.....	9001

HARRISON COUNTY

PLANS OF PROPOSED
PERMIT

PROJECT DESCRIPTION
CONSTRUCTION OF BUC-EE'S BLVD
FROM FIRETOWER RD TO LOBOUY RD
GRADE, BASE, PAVE, AND DRAIN
HARRISON COUNTY, MISSISSIPPI

(FMS: 108901/301000)



NOTE:
★ INDICATES APPROXIMATE
LOCATION OF PROJECT.

LAT: 30°24'18"N LONG: 89°15'02"W
(APPROX. MIDDLE OF PROJECT)

DESIGN CONTROL

.25_ MPH = V (SPEED DESIGN)
ADT (___) = ___: ADT (___) = ___
DHV = ___: D = ___% T = ___%

PERMITS ACQUIRED BY MDOT

WETLANDS AND WATERS PERMITS

	WATERS	WETLANDS
NATIONWIDE #14	<input type="checkbox"/>	<input type="checkbox"/>
NATIONWIDE (OTHER)*	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> N
GENERAL*	<input type="checkbox"/>	<input type="checkbox"/>
INDIVIDUAL (404)*	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> N

STORMWATER PERMIT ☒ Y

Y REQUIRED CNOI SUBMITTED BY MDOT
(DISTURBED AREA = 5 ACRES)

S REQUIRED SCNOI TO BE SUBMITTED BY
CONTRACTOR (1 TO 4.99 ACRES)

N NO STORMWATER PERMIT REQUIRED (<1 ACRE)

APPROVED BY:

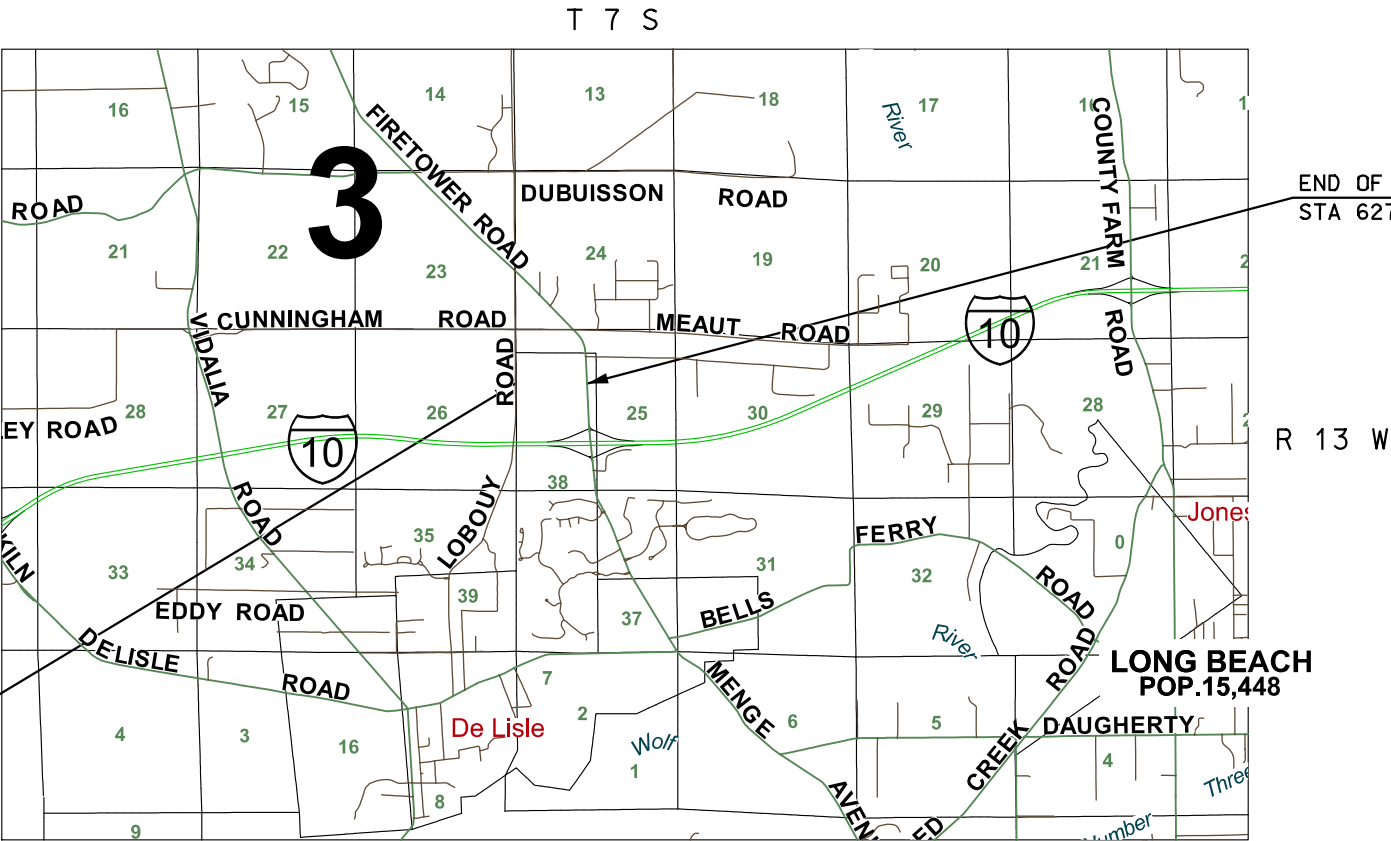
BRIDGE STRUCTURES REQ'D.

N/A

SPANS: N/A

BOX BRIDGES REQ'D.

NONE



BEGINNING OF PROJECT
STA 600+00.00

END OF PROJECT
STA 627+17.05

EQUATIONS
NONE

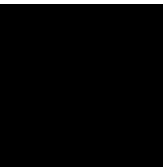
EXCEPTIONS
NONE

CONVENTIONAL SYMBOLS

COUNTY LINE.....	
TOWN CORPORATION LINE.....	
SECTION LINE.....	
EXISTING ROAD OR TRAVELED WAY.....	
PROPOSED ROAD OR TRAVELED WAY.....	
RAILROAD.....	
SURVEY LINE.....	
BRIDGES.....	

LENGTH DATA

TOTAL STATIONING OF PROJECT	2717.05 FT	0.514 MI
EQUATIONS & EXCEPTIONS	N/A	N/A
NET LENGTH OF PROJECT	2717.05 FT	0.514 MI
NET LENGTH OF BRIDGES	N/A	N/A
NET LENGTH OF ROADWAYS	2717.05 FT	0.514 MI



PS & E DATE:

APPROVED:

DEPUTY EXECUTIVE DIRECTOR / CHIEF ENGINEER

EXECUTIVE DIRECTOR



BUC-EE'S

HARRISON COUNTY

TEMPORARY EROSION CONTROL ITEMS	UNITS	TOTALS
SILT FENCE	LF.	2520
WATTLES	LF.	190
SODDING (BERMUDA)	SQYD	5348
RIPRAP	TON	
EROSION CHECKS	BALE	
Stabilized Construction Entrance (SCE)	TON	47

