

AI: 82012

Rec'd via email:  
10/26/2023

Coverage #:  
MSR109119



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)

O.C

APPLICANT IS THE:  OWNER  PRIME CONTRACTOR

### OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Brandon Elliott  
 OWNER COMPANY LEGAL NAME: Elliott Land Developments, LLC  
 OWNER STREET OR P.O. BOX: 1402 Pass Road  
 OWNER CITY: Gulfport STATE: MS ZIP: 39501  
 OWNER PHONE #: (      ) 228-596-4471 OWNER EMAIL: brandon@myelliottthome.com

### PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT

CONTACT PERSON: William E. Knesal, Jr., P.E.  
 COMPANY LEGAL NAME: Knesal Engineering Services, Inc.  
 STREET OR P.O. BOX: P.O. Box 6813  
 CITY: Gulfport STATE: MS ZIP: 39506  
 PHONE # (      ) 228-867-9100 EMAIL: bill.knesal@knesalengineering.com

### PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: Joseph Raffeo  
 PRIME CONTRACTOR COMPANY LEGAL NAME: Bottom 2 Top Construction, LLC  
 PRIME CONTRACTOR STREET OR P.O. BOX: 16708 Hwy 67  
 PRIME CONTRACTOR CITY: Biloxi STATE: MS ZIP: 39531  
 PRIME CONTRACTOR PHONE #: ( 228 ) 731-3795 PRIME CONTRACTOR EMAIL: jraffeo@bottom2top.net

### FACILITY SITE INFORMATION

FACILITY SITE NAME: Pointe Breeze Subdivision Phases 1 and 2  
 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: 2506 Beach Blvd  
 CITY: Biloxi STATE: MS COUNTY: Harrison ZIP: 39531  
 FACILITY SITE TRIBAL LAND ID (N/A If not applicable): N/A  
 LATITUDE: 30 degrees 23 minutes 25 seconds LONGITUDE: 88 degrees 59 minutes 00 seconds  
 LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Map Interpolation  
 TOTAL ACREAGE THAT WILL BE DISTURBED <sup>1</sup>: 6.32

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: 2022-07  
 YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: 2023-12-31  
 YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of roads, drainage, water system, and a gravity sewer system for a residential subdivision.

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED: Residential subdivision

SIC Code: \_ \_ \_ \_ \_ NAICS Code \_ \_ \_ \_ \_

NEAREST NAMED RECEIVING STREAM: Mississippi Sound

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

FOR WHICH POLLUTANT:

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): Latonia and Harleston

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?

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.

<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

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**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:**


Applicable provisions of the City of Biloxi's Land Development Ordinance

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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)

10/26/2023  
\_\_\_\_\_  
Date Signed

Brandon Elliott  
\_\_\_\_\_  
Printed Name<sup>1</sup>

Managing Member  
\_\_\_\_\_  
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**

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





DATE	BY	REVISION
1/1	1	1

**KNESAL ENGINEERING**  
SERVICES, INC.

P.O. BOX 6813  
GULFPORT, MS 39506  
228-867-9100  
bill.knesal@knesalengineering.com

PROJECT NAME  
**POINTE BREEZE SUBDIVISION**  
PHASES 1 AND 2

SHEET TITLE  
**VICINITY MAP**

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION



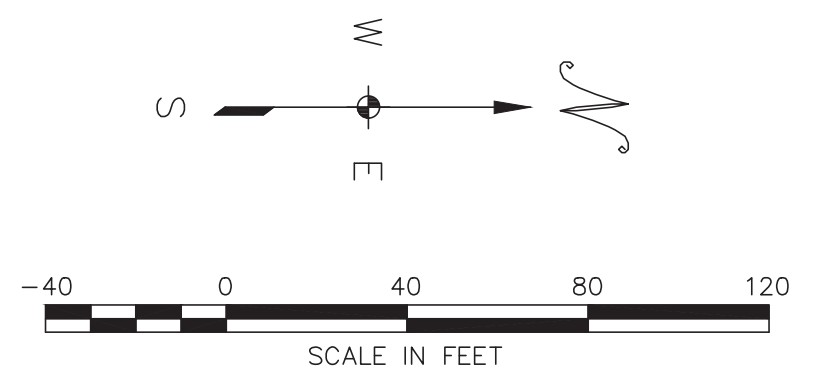
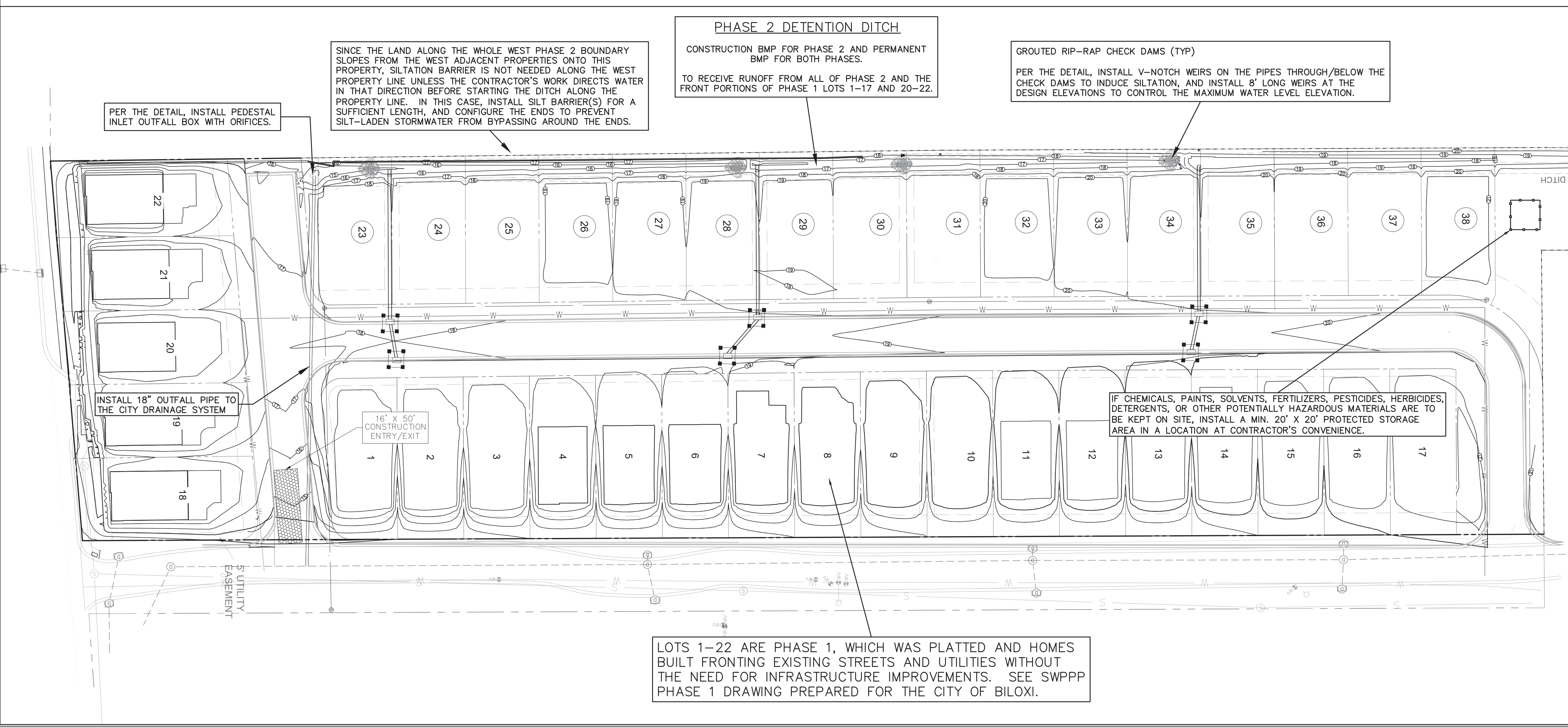
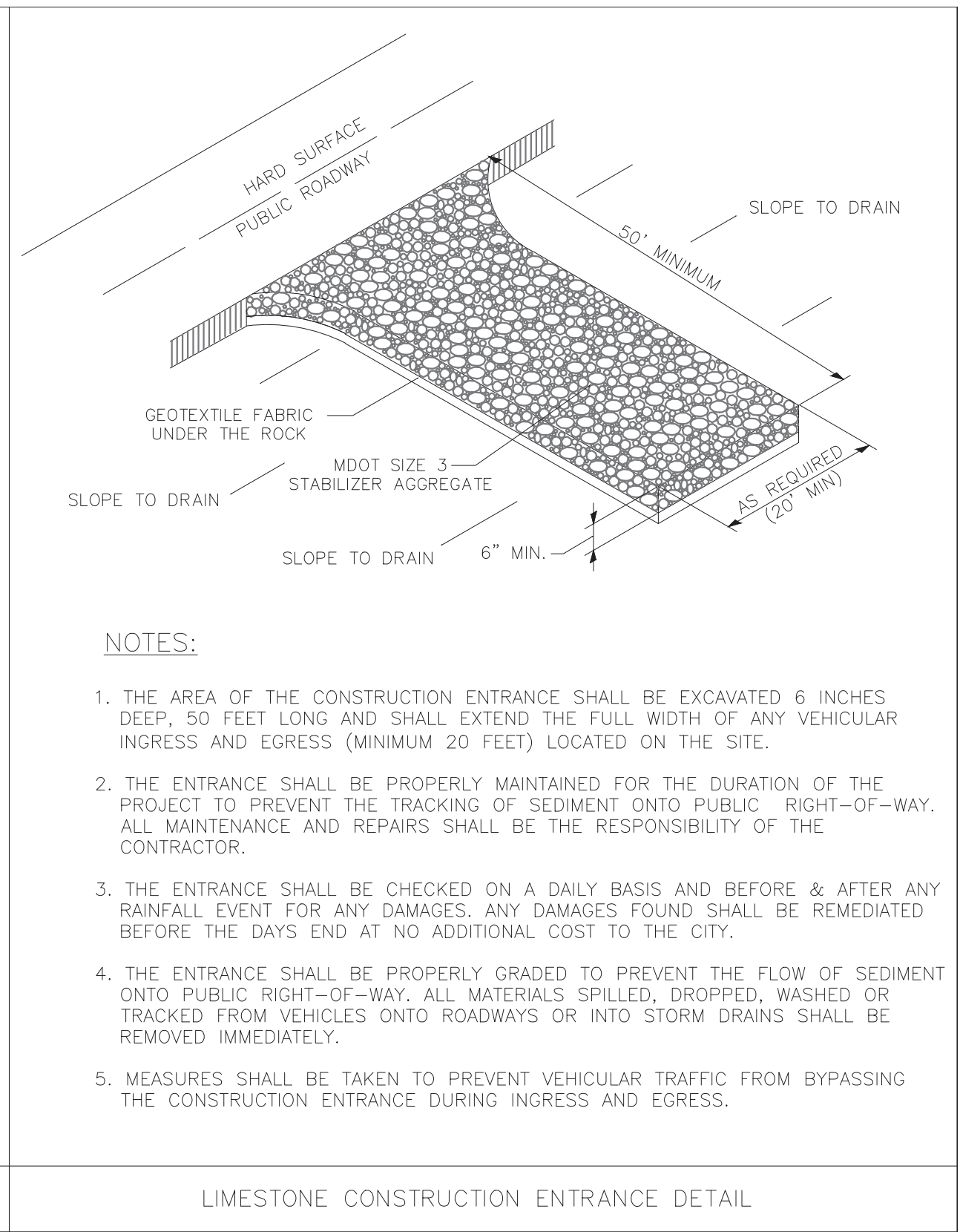
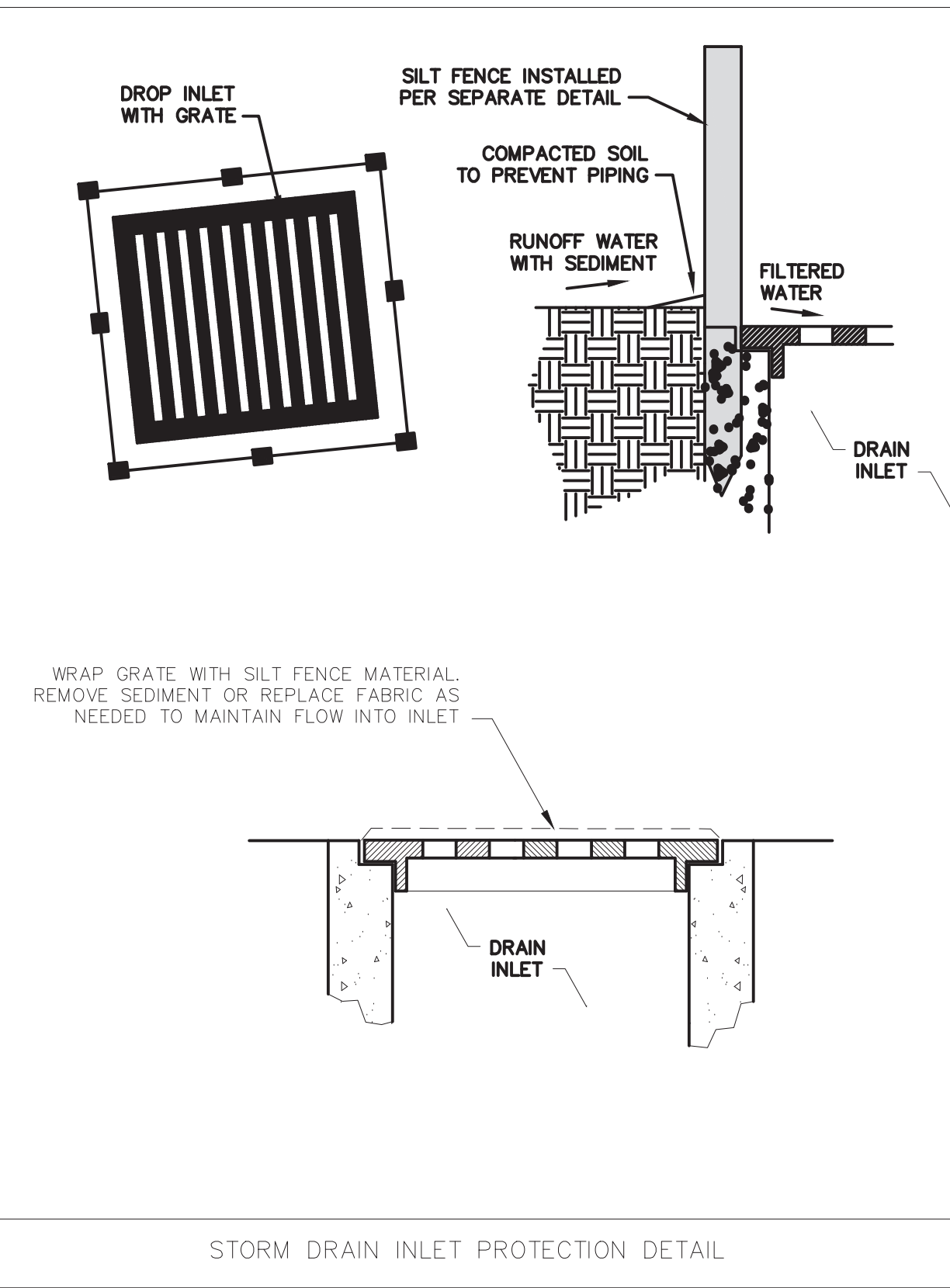
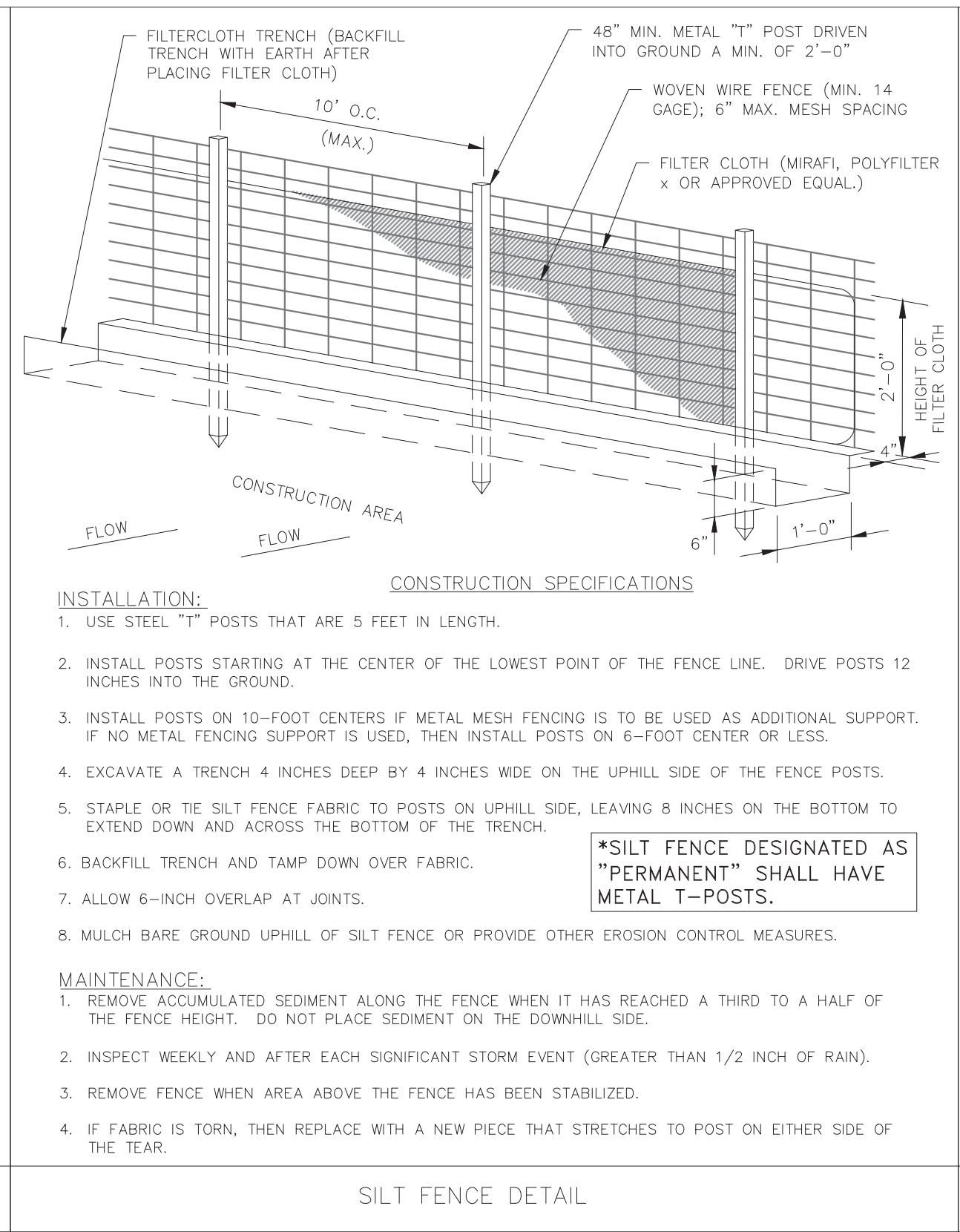
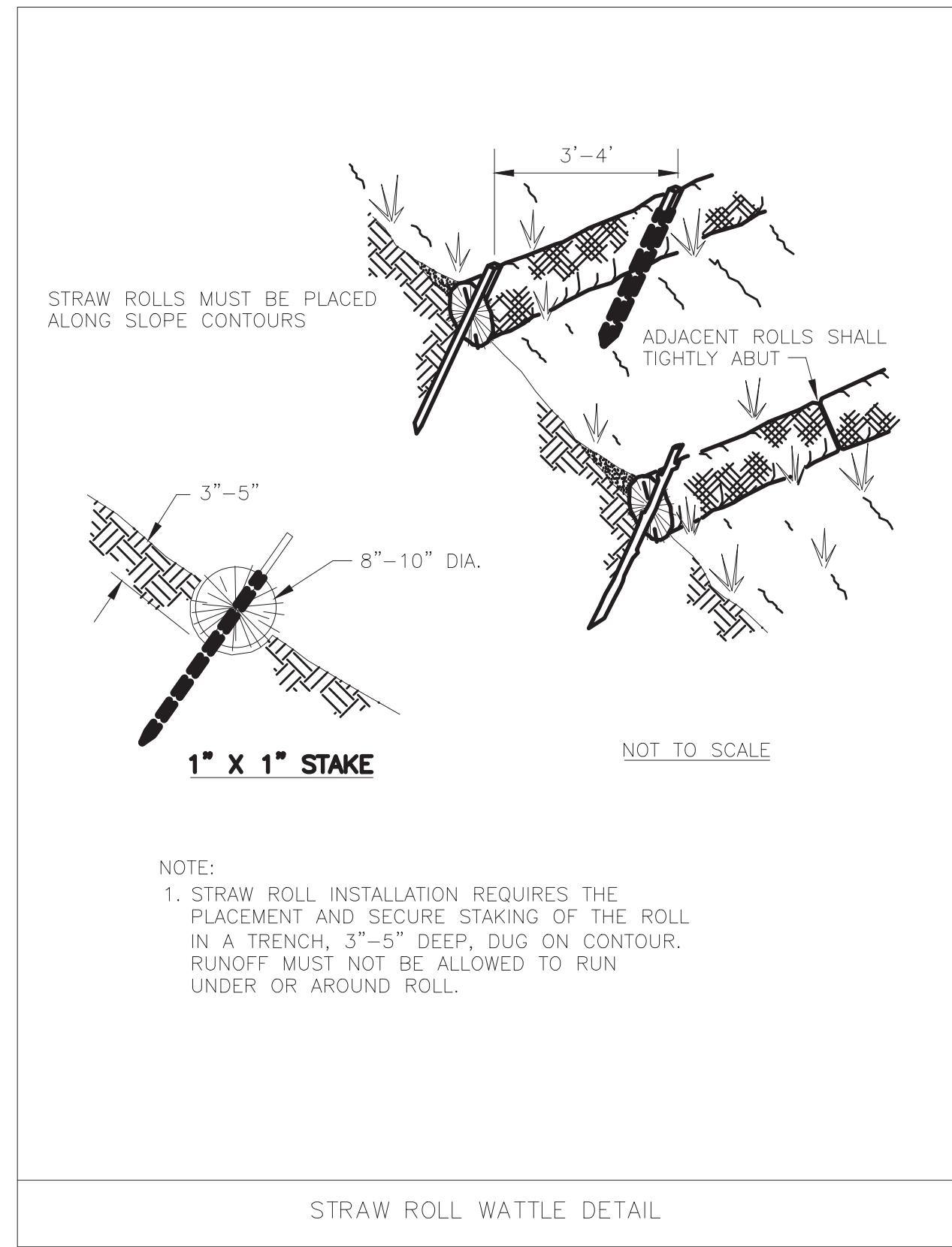
**SWPPP LEGEND**

- INLET PROTECTION
- CONSTRUCTION ENTRANCE/EXIT
- CONTRACTOR-SELECTED PERIMETER CONTROL (e.g. SILT FENCE, EROSION TUBE, STRAW ROLL WATTLE)

INSTALL PERMANENT SEEDING IN ALL REMAINING DISTURBED AREAS.

**SWPPP GENERAL NOTE TO SUBDIVISION CONTRACTOR AND HOME BUILDERS:**

- A. THIS DRAWING DOES NOT SHOW PERIMETER CONTROLS IN ALL AREAS WHERE IT MIGHT BE REQUIRED.
- B. WHERE WORK COULD CAUSE SILT-LADEN RUNOFF TO EXIT THE SITE, BEFORE STARTING SUCH WORK INSTALL PERIMETER CONTROLS DOWNSLOPE OF ANY GROUND SURFACE TO BE DISTURBED.



DESIGNED BY: WEK  
 DRAWN BY: WEK 2022-07-31  
 CHECKED BY:  
 DATE: 2022-07-31  
 REVISED:

DRAWING ISSUE	DATE	BY	FOR APPROVAL	APPROVED FOR BID	APPROVED FOR CONST.
SKETCH PLAT					

SHEET TITLE: PHASE 2 SWPPP AND EROSION CONTROL PLAN

PROJECT NAME: POINTE BREEZE SUBDIVISION PHASE 2




P.O. BOX 6813  
 GULFPORT, MS 39500  
 601-869-1100  
 bill.knesal@knesalengineering.com

**KNESAL ENGINEERING**  
 SERVICES, INC.

DRAWING NO. 3282-  
 PH 2 SWPPP  
 REV. A  
 SHEET 1 OF 1  
 PROJECT NO. 3282

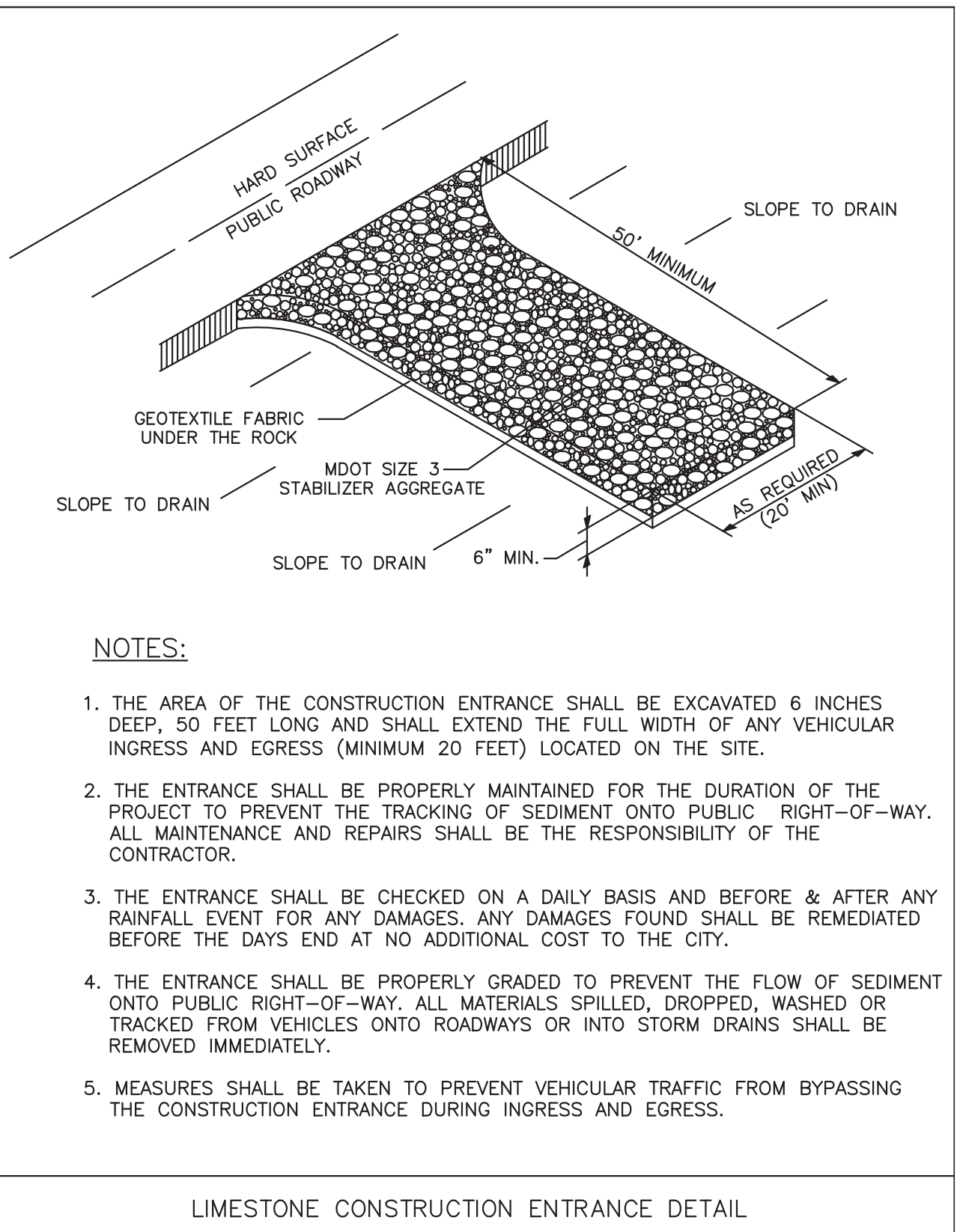
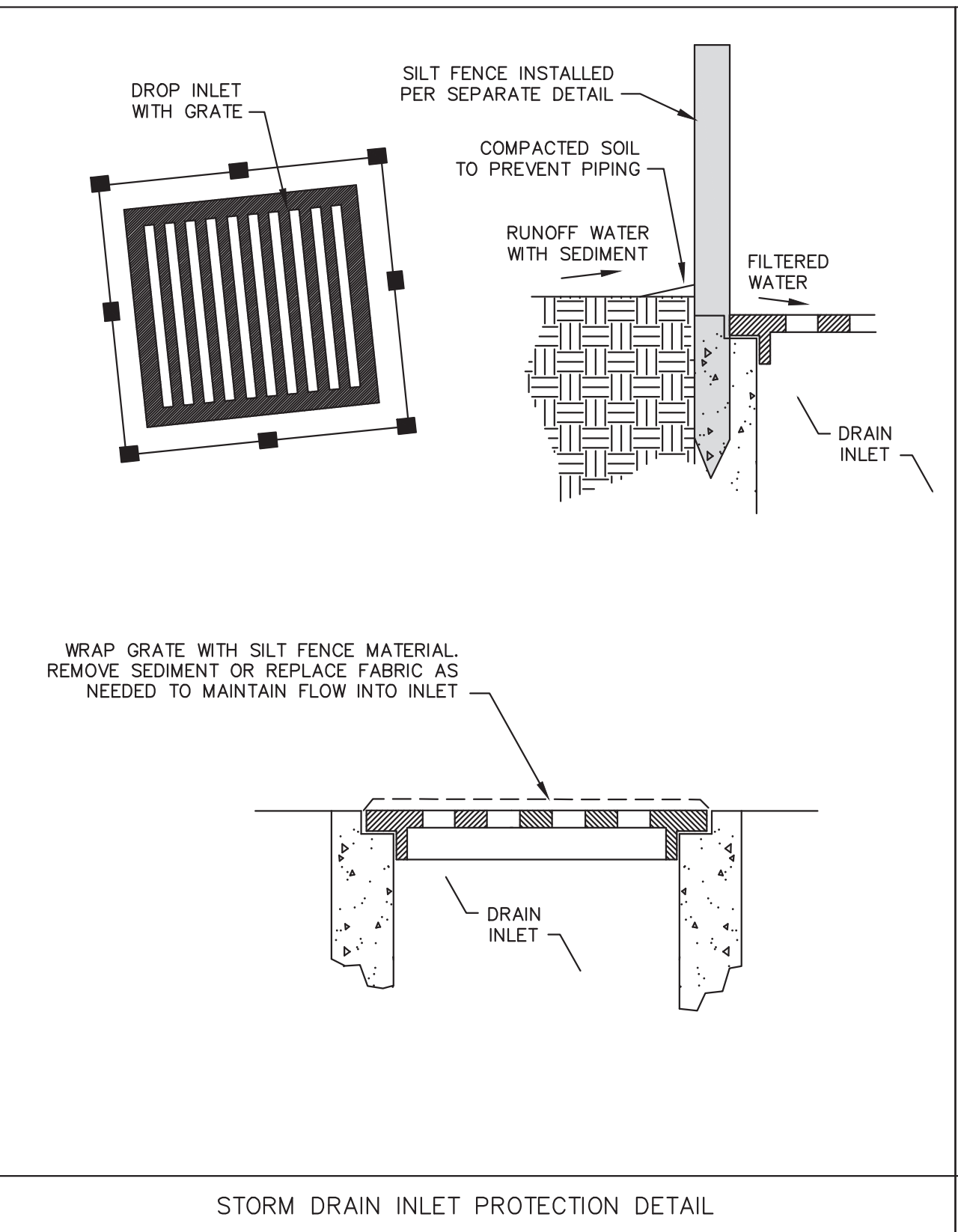
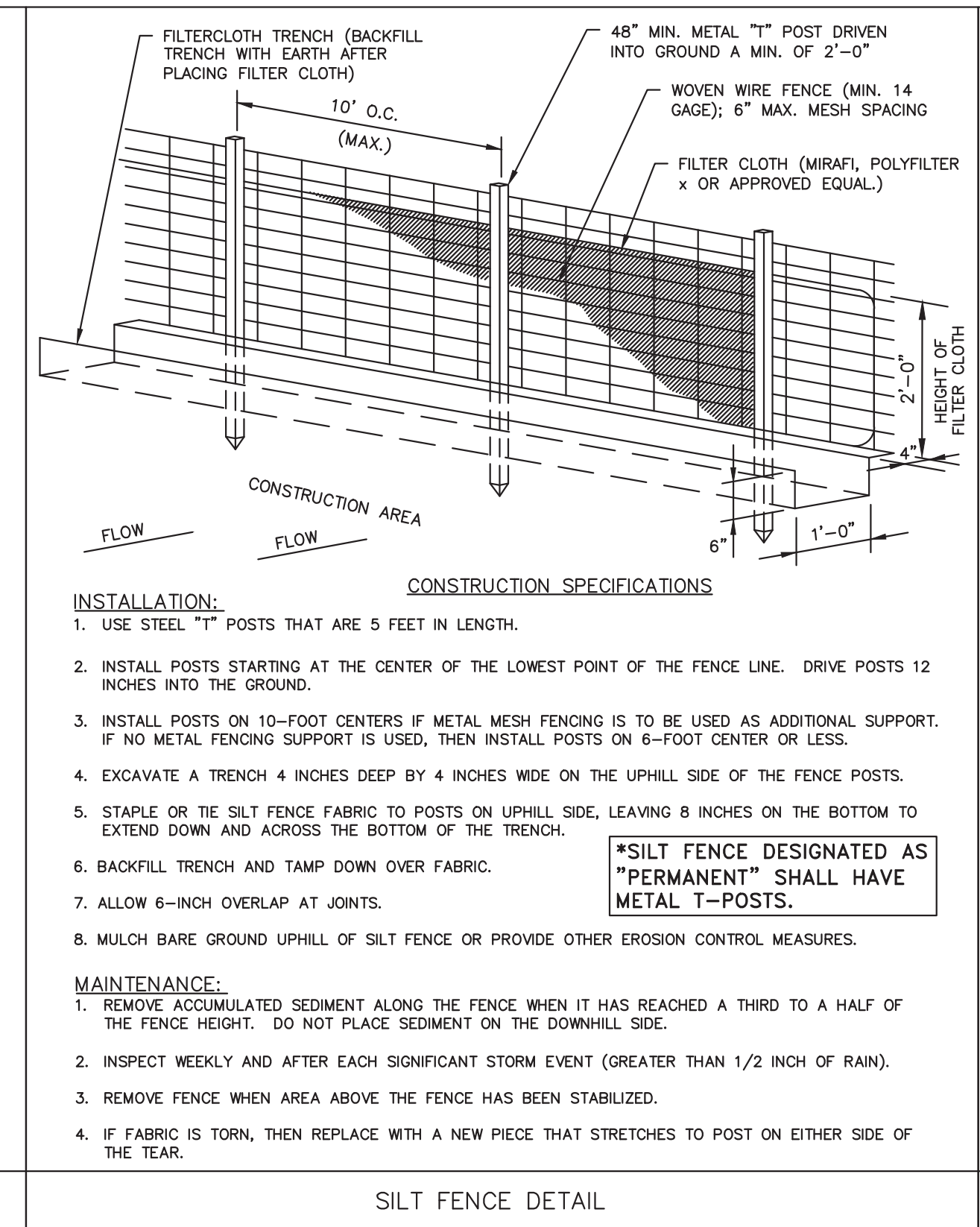
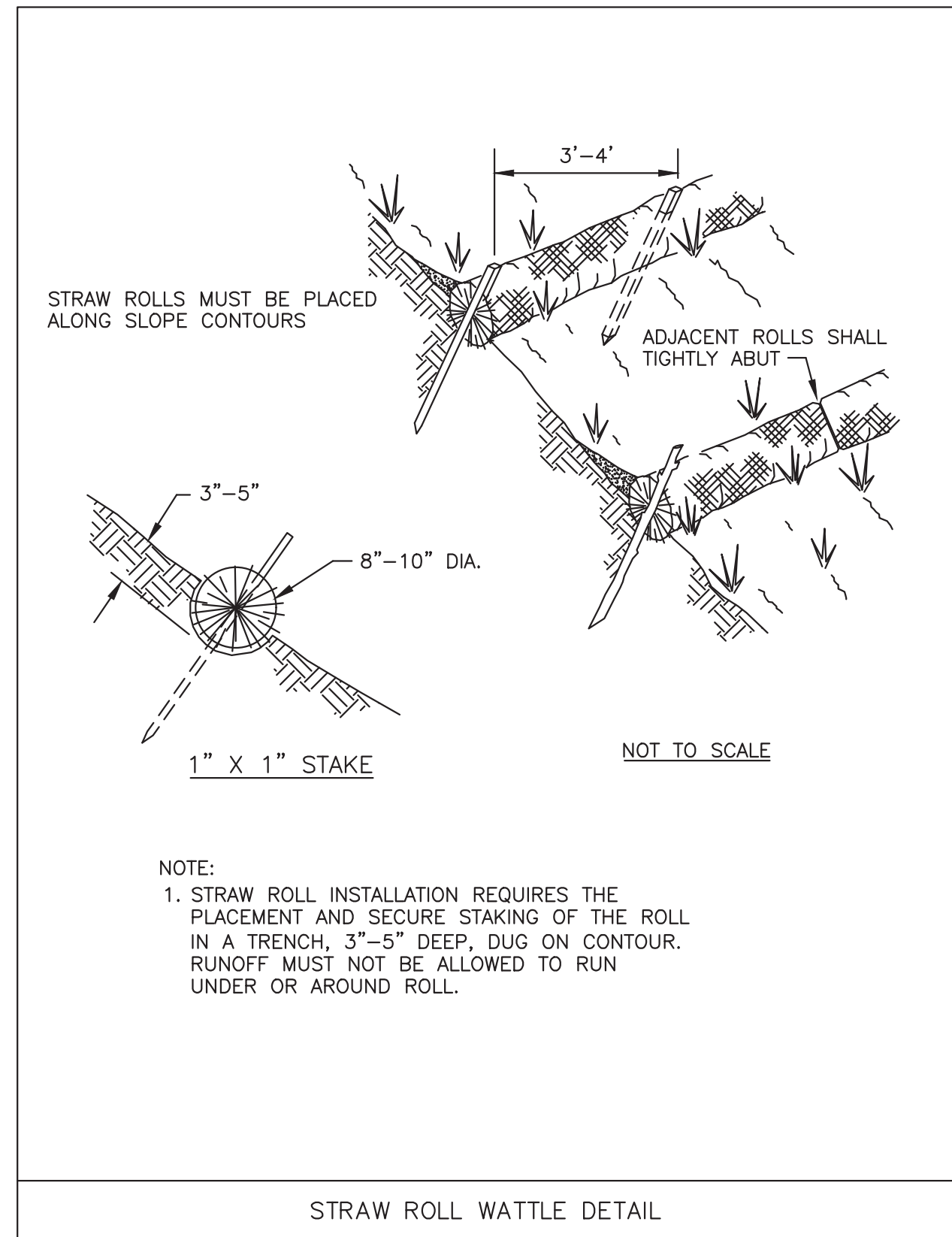


**SWPPP LEGEND**

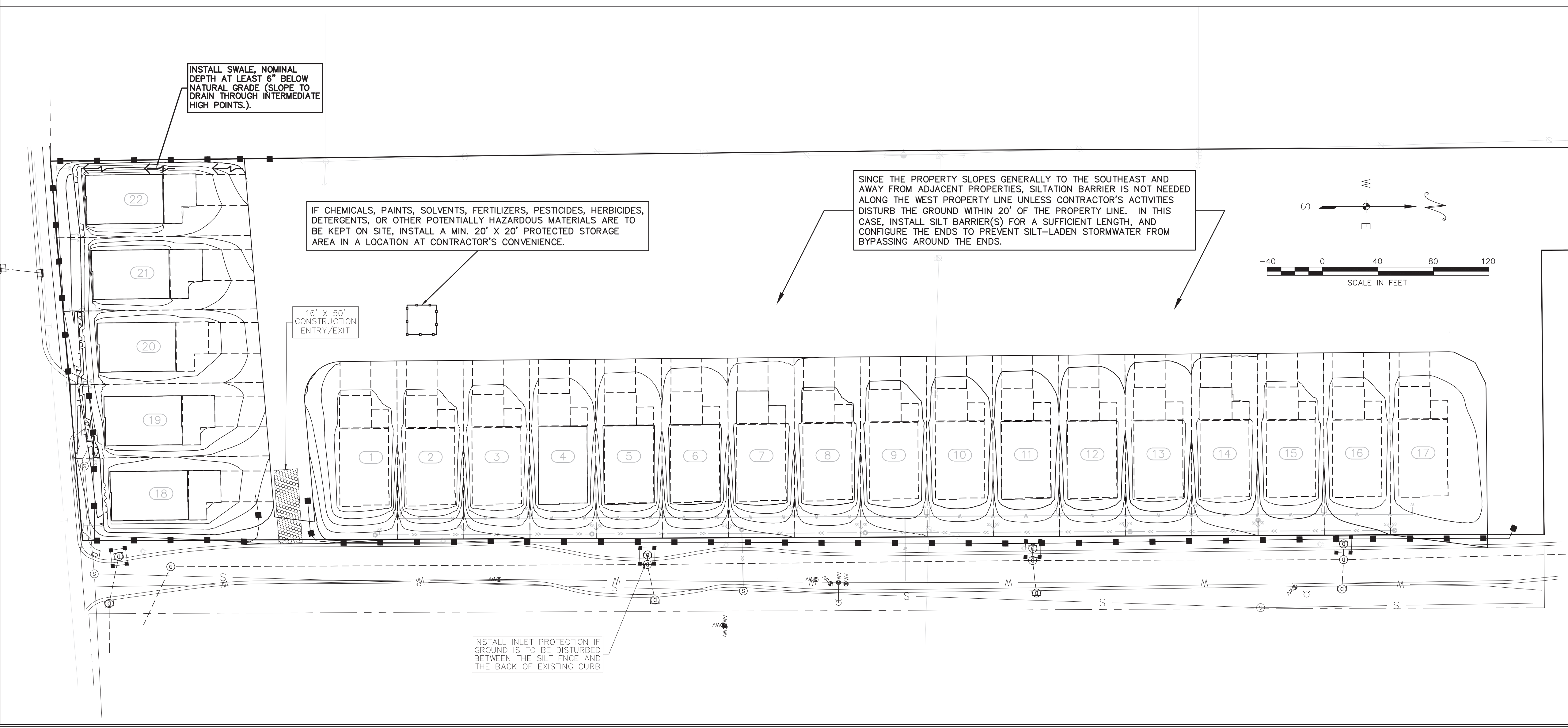
-  INLET PROTECTION
  -  CONSTRUCTION ENTRANCE/EXIT
  -  CONTRACTOR-SELECTED PERIMETER CONTROL (e.g. SILT FENCE, EROSION TUBE, STRAW ROLL WATTLE)
- INSTALL PERMANENT SEEDING IN ALL REMAINING DISTURBED AREAS.

**SWPPP GENERAL NOTE TO SUBDIVISION CONTRACTOR AND HOME BUILDERS:**

- A. THIS DRAWING DOES NOT SHOW PERIMETER CONTROLS IN ALL AREAS WHERE IT MIGHT BE REQUIRED.
- B. WHERE WORK COULD CAUSE SILTATION TO EXIT THE SITE, BEFORE STARTING THE WORK INSTALL PERIMETER CONTROLS DOWNSLOPE OF ANY GROUND SURFACE TO BE DISTURBED.



- NOTES:**
1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
  2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
  4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
  5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.



WILLIAM E. KNESAL, JR.  
 LICENSED PROFESSIONAL ENGINEER  
 PE-07215  
 STATE OF MISSISSIPPI

Digitally signed by William E. Knesal, Jr.  
 Date: 2022.07.31 15:39:38 -0500

DESIGNED BY: WEK  
 DRAWN BY: WEK 2022-07-31  
 CHECKED BY:  
 DATE: 2022-07-31  
 REVISED:

DRAWING ISSUE	DATE	BY	REASON
SKETCH PLAT FOR APPROVAL			
APPROVED FOR BID			
APPROVED FOR CONST.			

PROJECT NAME: POINTE BREEZE SUBDIVISION PHASE 1  
 SHEET TITLE: PHASE 1 SWPPP AND EROSION CONTROL PLAN  
 PROJECT NO.: 3282-01  
 DRAWING NO.: PH 1 SWPPP  
 SHEET: 1 OF 1  
 PROJECT NO.: 3282

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 Bill.Knesal@knesalengineering.com

**KNESAL ENGINEERING**  
 SERVICE, INC.