



State of Mississippi



WATER POLLUTION CONTROL PERMIT

To Operate a Wastewater Disposal System with No Discharge

THIS CERTIFIES

Culley's Pioneer Acres LLC

99 County Road 517

Harmontown, MS

Lafayette County

has been granted permission to operate a wastewater disposal system in accordance with the limitations and conditions set forth in this permit. This permit is issued in accordance with the provisions of the Mississippi Water Pollution Control Law (Section 49-17-1 et seq., Mississippi Code of 1972), and the regulations and standards adopted and promulgated thereunder.

Mississippi Environmental Quality Permit Board

A blue ink signature, likely of the board member, written in a cursive style.

Mississippi Department of Environmental Quality

Issued/Modified: June 26, 2026

Expires: May 31, 2031

Permit No.

MSU090070

Agency Interest # 14476

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Commercial State Operating Permit (SOP)	

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Culley's Pioneer Acres LLC

Subject Item Inventory

Permit Number: MSU090070

Activity ID No.: PER20240001

Subject Item Inventory:

ID	Designation	Description
AI14476		
RPNT1	Outfall 001	Domestic Wastewater from Mobile Home Park

KEY

ACT = Activity

AREA = Area

CONT = Control Device

IA = Insignificant Activity

MAFO = Animal Feeding Operation

RPNT = Release Point

WDPT = Withdrawal Point

AI = Agency Interest

CAFO = Concentrated Animal Feeding Operation

EQPT = Equipment

IMPD = Impoundment

PCS = PCS

TRMT = Treatment

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Limitation Requirements:

Condition No.	Parameter	Condition
L-1		The wastewater treatment and disposal system for this project must protect water quality. This permit is subject to modification if future evidence, monitoring results, or other information indicates that surface water quality is being adversely affected. This permit may be modified to require monitoring of surface water if needed to ensure that water quality is being protected. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]

Narrative Requirements:

Condition No.	Condition
T-1	The Office of Pollution Control (OPC) must concur with required engineering plans and specifications for the on-site disposal system prior to the commencement of construction. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]
T-2	The on-site disposal system must be installed in accordance with the Department of Health standards by a person licensed by the Department of Health or a registered engineer. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]
T-3	Facility Expansion and/or Modification Any expansion or modification resulting in increased wastewater flow and/or strength must receive prior approval of system expansion and a permit modification from the Environmental Quality Permit Board. Prior approval from OPC must be obtained before making any alterations to the approved disposal system. [11 Miss. Admin. Code Pt. 6, R. 1.1.4.A(14).]
T-4	No Discharge of Wastewater to Surface Water There shall be no discharge of wastewater to waters of the State, as defined in the Mississippi Water Pollution Control Law, 49-17-5(f), except as provided in the bypassing condition in this permit. [11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.]

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Narrative Requirements:

Condition No.	Condition
T-5	<p>Bypassing</p> <p>Any diversion from or bypass of the on-site disposal system is prohibited, except where unavoidable to prevent loss of life or severe property damage. The permittee shall notify the Mississippi Environmental Quality Permit Board in writing of each such diversion or bypass in advance where practicable but in any case, within 72 hours of the diversion or bypass, and shall submit to the permit Board a plan to prevent recurrence of the diversion or bypass within thirty (30) days of the incident. [11 Miss. Admin. Code Pt. 6, R. 1.1.4.A(20).]</p>
T-6	<p>Proper Operation, Maintenance and Replacement</p> <p>The permittee shall at all times maintain in good working order and operate as efficiently as possible all parts of the disposal system and other equipment installed or used to comply with this permit. Should part of the disposal system fail, the permittee must immediately make needed repairs and/or system modifications. [11 Miss. Admin. Code Pt. 6, R. 1.1.4.A(18).]</p>
T-7	<p>If the disposal system includes an aerobic mechanical plant, the plant and disposal system must be inspected once every six-(6) months by a certified Mississippi Wastewater Operator or by an authorized and trained representative of the mechanical plant manufacturer. Inspection reports shall be submitted to OPC in January and July of each year. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]</p>
T-8	<p>Septic tanks must be cleaned out when necessary, about every 3 to 5 years. The septic tank pumper must be licensed by the Department of Health. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]</p>
T-9	<p>There shall be no vehicular traffic allowed over any part of the on-site disposal system unless that part of the system is designed and constructed to support the weight. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]</p>
T-10	<p>Connection shall be made to a sanitary sewer system when a system is available in the area. Upon such connection, use of the on-site disposal system shall be terminated. [11 Miss. Admin. Code Pt. 6, Ch. 1, Subch. 1.]</p>
T-11	<p>Closure Requirements</p> <p>Should the permittee decide to permanently close the premises that generates the wastewater, he shall notify the Permit Board no later than 90 days prior to doing so. [11 Miss. Admin. Code Pt. 6, R. 1.1.4.A(18).]</p>

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Narrative Requirements:

Condition No.	Condition
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T-12	Transfer of Ownership or Control
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This permit is non-transferable except by Permit Board action. [11 Miss. Admin. Code Pt. 6, R. 1.1.5.C.]

GENERAL INFORMATION

Culley's Pioneer Acres LLC
 99 County Road 517
 Harmontown, MS
 Lafayette County

Alternate/Historic Identifiers

ID	Alternate/Historic Name	User Group	Start Date	End Date
14476	Martin Trailer Park	Historic Site Name	08/22/1995	07/02/2001
MSU090070	Martin Trailer Park	Water - SOP	08/22/1995	07/24/2000
14476	Pioneer Acres, Pioneer Acres Mobile Home Park	Historic Site Name	08/20/2010	05/13/2024
MSU090070	Martin Trailer Park	Water - SOP	09/11/1990	08/31/1995
MSU090070	Pioneer Acres	Water - SOP	07/10/2001	01/19/2006
MSU090070	Mr. Cully Martin, Pioneer Acres	Water - SOP	01/20/2006	12/31/2010
14476	Pioneer Acres	Historic Site Name	07/24/2000	08/20/2010
MSU090070	Pioneer Acres, Pioneer Acres Mobile Home Park	Water - SOP	01/04/2010	06/22/2015
MSU090070	Pioneer Acres, Pioneer Acres Mobile Home Park	Water - SOP	06/22/2015	05/28/2020
	Branch	Branches Group - Municipal	08/15/2017	
MSU090070	Culley Martin, Pioneer Acres Mobile Home Park	Water - SOP	05/28/2020	04/30/2025
14476	Culley's Pioneer Acres LLC	Official Site Name	05/13/2024	

Basin: Yazoo River Basin

Location Description: PG - Plant Entrance (General) collected by dheadrick on 08/20/0010

General Facility Description: Culley's Pioneer Acres LLC

Relevant Documents: Commercial State Operating Permit (SOP)