

AI: 85066
MSR109100



MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

RECEIVED
SEP 25 2023
MDEQ

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 9100

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: OWNER PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Mohamed Hamoud
OWNER COMPANY LEGAL NAME: Helen 28, LLC
OWNER STREET OR P.O. BOX: 3102 Spring Ridge Dr
OWNER CITY: Hernando STATE: MS ZIP: 38632
OWNER PHONE #: (662) 255-6306 OWNER EMAIL: moha28ama@gmail.com

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT

CONTACT PERSON: Chance Walker
COMPANY LEGAL NAME: IPD LLC
STREET OR P.O. BOX: 8180 Airways BLVD
CITY: Southaven STATE: MS ZIP: 38671
PHONE # () 901-517-0140 EMAIL: chance@ipdsolutions.net

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: Chris Milliorn
PRIME CONTRACTOR COMPANY LEGAL NAME: M5 Construction Group
PRIME CONTRACTOR STREET OR P.O. BOX: 7605 Savannah Cove
PRIME CONTRACTOR CITY: Olive Branch STATE: MS ZIP: 38654
PRIME CONTRACTOR PHONE #: (901) 361-8991 PRIME CONTRACTOR EMAIL: chrismilliorn@gmail.com

FACILITY SITE INFORMATION

FACILITY SITE NAME: The Collections at Getwell Farms
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: Southwest Corner of I269 and Getwell Rd
CITY: Hernando STATE: MS COUNTY: DeSoto ZIP: 38632
FACILITY SITE TRIBAL LAND ID (N/A If not applicable): N/A
LATITUDE: 34 degrees 51 minutes 57 seconds LONGITUDE: -89 degrees 56 minutes 20 seconds
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Map Interpolation
TOTAL ACREAGE THAT WILL BE DISTURBED : 77.63

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: 2023-10-30
 YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: 2028-10-30
 YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Clearing, grubbing ,grading

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:
This site is a planned urban development. This will have travel center, mixed use, commercial and hotel sites

SIC Code: _____ NAICS Code _____

NEAREST NAMED RECEIVING STREAM: Hurricane 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) 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):
Collins Silt Loam (Adler), Collins and Falaya silt loams, Grenada silt Loam

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

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

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: _____

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

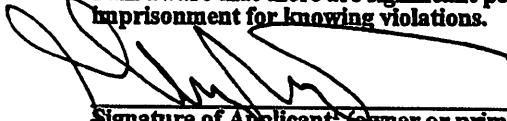
IS A LAKE REQUIRING THE CONSTRUCTION OF A DAM BEING PROPOSED? (If yes, provide appropriate approval documentation from MDEQ Office of Land and Water, Dam Safety.) YES NO

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 Applicant (owner or prime contractor)

08/30/2023
Date Signed

Mohamed Hamoud
Printed Name

Owner
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

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

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

**CONSTRUCTION STORM WATER
GENERAL CONSTRUCTION PERMIT**

FOR

The Collections at Getwell Farms

SECTION 33
T-2-S, R-7-W
Desoto County, MS

September 2023

IPD Solutions, LLC

**8180 Airways BLVD
Suite B
Southaven, MS 38671
Phone: (662) 393-3346**

Storm Water Pollution Prevention Plan

The Collections at Getwell Farms Hernando, Mississippi 38632

Site Information

The site is located in Hernando, Mississippi, at the Southwest corner of I269 and Getwell Rd. (See the Site Map attached to the NOI application). This project consists of grading, clearing, grubbing, and earthwork of an undeveloped property which will disturb approximately 77.64 acres. The site has slopes ranging from 1% to 10% that are moderately erodible.

The project property is approximately 77.64 acres and is bisected by a stream in the northern part of the property (See attached Environmental report). The site drains mostly to the Northwest property line into a natural low area where we have designed a sediment basin. The present project will be undertaken to create a site that has improved erosion control and is more attractive and can be driven by prospective buyers.

The soils for this project, according to the NRCS Soil Survey, have been identified as predominantly as Collins and Falaya Silt Loams, in the local alluvium phases, Loring silty clay loam in the severely eroded sloping phase.

The site drains mostly Northwesterly to discharge into the natural low area. There is 1 large drainage basin that eventually discharge in the stream. The basins will receive independent BMPs at the time of disturbance. The sediment basin will be constructed for a minimum of 3,600 cubic feet per acre of the drainage area. A skimmer will be incorporated that attaches to the bottom of the outlet structure. An emergency spillway will also be incorporated in the sediment basin. Total basin cubic feet will be 279,504 cubic feet.

TMDL'S

1. Ammonia, Sediment, organic enrichment/low dissolved oxygen, total phosphorus and nitrogen.

Action: Sediment control will be managed by a temporary sediment basin, silt fence will be placed where applicable as shown on the erosion control plan to manage the sediment.

Action: Contractor shall monitor the creek for any pollutants caused from construction that could increase the maximum daily load of organic enrichment/low dissolved oxygen and nutrients.

2. Biological impairment due to sediment.

Action: Sediment control will be managed by temporary sediment basin and row of silt fence along the stream line to prevent any sediment from entering into the stream. The contractor shall also monitor the sediment levels in the stream during construction.

Controls

Vegetative Controls: The existing trees and vegetation will be preserved where possible on the site, to protect the existing tree growth and to provide further sediment and erosion control. Soil stabilization, vegetative stabilization measures, must be initiated immediately whenever any clearing, grading, grubbing, or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. "Immediately" is interpreted to mean no later than the next workday. All disturbed areas will be seeded or sodded immediately upon completion of construction. Care will be taken to utilize the smallest area of disturbance. Topsoil will be stockpiled for use in landscaping.

Structural Controls

Before any construction commences on site, a stabilized construction entrance will be installed off of Getwell Road. Any accumulation of mud on vehicle tires will be cleaned, if needed, during muddy conditions. The Contractor shall minimize any off-site vehicle tracking of sediments. Where sediment has been tracked-out from the site onto paved roads, sidewalks, or other paved areas outside the site, remove deposited sediment "immediately" by the end of the next workday. 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, of Waters of the State is prohibited.

Silt fencing will be utilized around the perimeter of proposed disturbed areas. Silt fence will be installed outside the areas that existing vegetation is to remain. A double row of silt fence will be installed protecting the stream with a 100' no disturb buffer.

All disturbed areas will be stabilized with vegetation. Perimeter silt fence, straw wattles and any sediment control will remain in place until the areas are stabilized with grass growth.

Housekeeping Practices

All equipment maintenance and repair will be done offsite, when possible. No storage/laydown area onsite. Debris from the site will be hauled off-site. Paints, solvents, fertilizers, diesel fuel or any other potentially toxic materials will not be stored onsite. Concrete washout is prohibited on site, this should be done offsite. Accumulated sediment that has been trapped by sediment control measures at the site, in accordance with applicable maintenance requirements covered under the permit, will be disposed throughout the site.

The owner or operator shall:

(1) minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater.

(2) minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use);

(3) minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

The contractor shall provide waste receptacles and regular collection of waste; provide adequately maintained sanitary facilities; provide protected storage areas for chemicals, paints, solvents, fertilizers, pesticides, herbicides, detergents and other potentially toxic materials; and implement spill and leak prevention practices and response procedures if spills and leaks do occur; minimize the exposure of building materials, building products, construction wastes, trash and landscape materials.

The contractor shall provide a description of procedures for:

(A) Sweeping or removal of sediment and other debris that has been tracked from the site or deposited from the site onto streets and other paved surfaces;

(B) Removal of sediment or other pollutants that have accumulated in or near any sediment control measures, storm water conveyance channels, storm drain inlets, or water course conveyance within the construction site.

(C) Removal of accumulated sediment that has been trapped by sediment control measures at the site, in accordance with applicable maintenance requirements covered under this permit. The owner or operator shall also provide a description of the procedures for handling and disposing of wastes generated at the site, including, but not limited to, clearing and demolition debris, sediment removed from the site, construction, and domestic waste, hazardous or toxic waste, and sanitary waste.

Prior to any activity, the following information will be posted on site: the name and telephone number of the local contact person, a copy of the Notice of Coverage, a brief description of the site and the location of the SWPPP, if it cannot be kept on site.

Construction Implementation Sequence

1. Install construction egress prior to any clearing and grubbing.
2. Install silt fence along outside perimeter of vegetation to remain.
3. Begin earthwork operations, disturbing small areas as needed.
4. Stockpile topsoil and protect the stockpile perimeter with silt fence.
5. Finish cut and fill slopes, roughen and vegetate.
6. After areas are stabilized, remove temporary sediment controls.

Inspections and Maintenance

Inspections will be documented and include the scope of the inspection, name(s) of the inspection, major observations relating to the escape of any storm water pollutants from the site and of any control device that failed to operate as designed (or proved inadequate for a particular location), and actions taken based on the results of the inspection. Inspections will be performed at least twice every week, with the inspections occurring at least 72 hours apart. Inspections are required for the entire project weekly with a minimum of 4 and after rainfall events that produce a discharge. All sediment control measures will be inspected before anticipated storm events, daily during prolonged events, and within 24 hours after the end of any storm event that produces a stormwater discharge. Any poorly functioning erosion controls or sediment controls, non-compliant discharges, or any other deficiencies observed during the inspections required under this permit shall be corrected within 24 hours of the inspection unless prevented by unsafe weather conditions as documented on the inspection form.

A rain gauge and daily rainfall records will be maintained on the site.

Sediment will be removed from all Erosion Protection and Sediment Controls (EPSC's) when the design capacity has been reduced by 50% and when structure BMP's have reached 1/3 to 1/2 height of the control. Sediment removal will be monitored to avoid damage to the silt fence. Any litter and construction debris will be picked up prior to anticipate storm events to eliminate pollution into any downstream systems. Also, once the sediment control measures are no longer needed, they will be removed from the site to prevent any possible pollution by those materials.

All required maintenance and weekly inspections will meet or exceed the requirements of the Large Construction Storm Water General Permit.

Training and Documentation

A "Stormwater team" will be assembled to carry out compliance activities associated with the requirements in this permit. Prior to construction, the permittee will ensure the personnel on the stormwater team understand the requirements of this permit and their specific responsibilities.

- (1) Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);*
- (2) Personnel responsible for the application and storage of treatment chemicals (if applicable)*
- (3) Personnel who are responsible for conducting inspections as required in ACT6, S-5; and*
- (4) Personnel who are responsible for taking corrective actions as required in ACT6, S-2.*

Each member of the stormwater team must have easy access to an electronic or paper copy of applicable portions of this permit, the most updated copy of the SWPPP, and other relevant documents or information that must be kept with the SWPPP.

Staff training conducted to meet the SWPPP requirements will be documented. Training records shall include employee's name, date of training, brief content/nature of training, and the employee's signature acknowledging training was received. Documentation can be logged on training document at www.mdeq.ms.gov/construction-stormwater/. Employee training documentation will be maintained on-site with the SWPPP and made available to MDEQ personnel for inspection upon request.

Records and Reporting

The inspections will be made as required by the permit and reported on copies of the form provided for that purpose. The report forms will be submitted upon request to the MDEQ. The following records will be maintained on site: the date(s) when major grading activities occur, the date(s) when construction activities temporarily or permanently cease on a portion of the site, the date(s) when stabilization measures are initiated, and inspection records. Permittees will maintain a rain gauge and daily rainfall records at the site or use a reference site for a record of daily amount of precipitation. The permittees will also certify on a weekly basis that the biweekly inspections were performed and to check all planned and designed sediment control measures are installed and in working order. The permittees will retain copies of the Storm Water Pollution Prevention Plan and all reports required by the permit, including inspection and rainfall records, and records of all data used to complete the Notice of Intent to covered by this permit for a period of at least three years from the date the Notice of Termination is filed.

Post-Construction Measures

Upon completion of the project, all disturbed areas shall be stabilized as appropriate for the disturbance. All areas that have been stabilized by vegetation will have the temporary ESPCs removed. The removal of temporary BMPs is driven by the evaluation of whether sufficient re-establishment of vegetation and other measures used to minimize erosion and sedimentation have been met. Temporary BMPs may require removal in stages depending on their intended use. Once an area is revegetated, the silt fencing will be removed. Small check dams can be installed during silt fence removals that will continue to serve as sediment protection and will eventually become revegetated as they fill with sediment. If excessive sediment still exists for an extended time after construction activities are completed requiring silt fencing to remain, the upgradient erosion problem should be readdressed and remediated.

Drawings/Attachments

1. Site Map
2. Drainage Map
3. Stormwater Pollution Prevention Plan

4. Erosion Control Notes and Details
5. NRCS Web Soil Survey Information
6. Large Construction Notice of Intent (LCNOI)
7. Prime Contractor Certification
8. Site Inspection and Certification Form
9. Employee Training Log
10. Request for Termination (RFT) of Coverage

Notice of Termination

When the site has been stabilized and all storm water discharges from construction activities authorized by the permit are eliminated, the permittees will submit a Request for Termination (RFT) of Coverage in accordance with the requirements of the N.P.D.E.S. permit.

RECEIVED
SEP 26 2023
Dept. of Environmental Quality