

AI: 87457

MSR109395

Rec'd via email:
09/24/2024



**LARGE CONSTRUCTION NOTICE OF INTENT (LCNOI)
FOR COVERAGE UNDER THE LARGE CONSTRUCTION
STORM WATER GENERAL NPDES PERMIT MSR109395**
(NUMBER TO BE ASSIGNED BY STATE)

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 several responsibility for compliance with the Large Construction Storm Water General Permit MSR10.

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)

APPLICANT IS THE: OWNER PRIME CONTRACTOR (Must check one or both)

OWNER INFORMATION

OWNER CONTACT PERSON: Jon Milstead

OWNER COMPANY NAME: Community Development Foundation

OWNER STREET OR P.O. BOX: 398 East Main Street

OWNER CITY: Tupelo STATE: MS ZIP: 38804

OWNER PHONE # (INCLUDE AREA CODE): 662-231-3572

PRIME CONTRACTOR INFORMATION

PRIME CONTRACTOR CONTACT PERSON: Michael Staub

PRIME CONTRACTOR COMPANY: JESCO, Inc.

PRIME CONTRACTOR STREET OR P.O. BOX: P. O. Box 789

PRIME CONTRACTOR CITY: Fulton STATE: MS ZIP: 38843

PRIME CONTRACTOR PHONE # (INCLUDE AREA CODE): 662-397-7498

O.C

PROJECT INFORMATION

PROJECT NAME: CDE Innovate Building 6

TOTAL ACREAGE THAT WILL BE DISTURBED ¹: 20.0

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: _____

DESCRIPTION OF CONSTRUCTION ACTIVITY: Construction of 100,000 s.f. Industrial building along with associated drives and parking.

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED (include standard industrial classification code (SIC) if known):

It will consist of a 100,000 s.f. industrial building with drives and parking areas.

SIC Code _____

PHYSICAL SITE ADDRESS (If the physical address is not available indicate the nearest named road. For linear projects, indicate the beginning of the project and identify all counties the project traverses.)

STREET: 17 TAB Way

CITY: Guntown COUNTY: Lee ZIP: 38849

LATITUDE : 34 degrees 47 minutes 69 seconds LONGITUDE: -88 degrees 66 minutes 42 seconds

LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Map

NEAREST NAMED RECEIVING STREAM: Campbelltown 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

ARE THERE RECREATIONAL STREAMS, PRIVATE/PUBLIC PONDS OR LAKES WITHIN 1/4 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): _____

See SWPPP

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

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

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:

_____ None _____

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)


Jon Milstead

Printed Name

Date Signed

9.24.24

Title

Vice President

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

Revised 12/16/10

PRIME CONTRACTOR CERTIFICATION

LARGE CONSTRUCTION GENERAL PERMIT

Coverage No. MSR10 County
(Fill in your Certificate of Coverage Number and County)



By completing and submitting this form to MDEQ, the prime contractor is certifying that (1) they have operational control over the erosion and sediment control specifications (including the ability to make modifications to such specifications) or (2) they have day-to-day operational control of those activities at the site necessary to ensure compliance with the SWPPP and applicable permit conditions.

The owner(s) of the property and the prime contractor associated with regulated construction activity on the property have joint and several responsibility for compliance with the permit. Notwithstanding any permit condition to the contrary, the coverage recipient and any person who causes pollution of waters of the state or places waste in a location where they are likely to cause pollution of any waters of the state shall remain responsible under applicable federal and state laws and regulations and applicable permits.

PRIME CONTRACTOR INFORMATION

PRIME CONTRACTOR CONTACT PERSON: Michael Staub PHONE NUMBER: (662) 255-6614
PRIME CONTRACTOR COMPANY: JESCO, Inc.
PRIME CONTRACTOR STREET (P.O. BOX): P. O. Box 789
PRIME CONTRACTOR CITY: Fulton STATE: MS ZIP: 38843

OWNER INFORMATION

OWNER CONTACT PERSON: Jon Milstead PHONE NUMBER: (662) 3572
OWNER COMPANY NAME: Community Development Foundation

PROJECT INFORMATION

PROJECT NAME: CDF Innovate Building 6
DESCRIPTION OF CONSTRUCTION ACTIVITY: 100,000 s.f. industrial building with drives and parking areas.
PHYSICAL SITE ADDRESS (if the physical address is not available indicate the nearest named road. For linear projects, indicate the beginning of the project and identify all counties the project traverses.)
STREET: 17 Tab Way
CITY: Guntown COUNTY: Lee

I certify that I am the prime contractor for this project and will comply with all the requirements in the above referenced general NPDES permit. I further 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.

Michael Staub
Prime Contractor Signature

9/24/24
Date Signed

Michael Staub
Printed Name

Senior Estimator
Title

- 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.

This Prime Contractors Certification form shall be submitted to:

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

Revised: 12/16/10



Lee County, MS

Lee County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Lee County Land Records GIS and is maintained for the internal use of the County. The County of Lee and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Lee County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Lee County Tax Assessor/Collector
 201 Jefferson St
 Tupelo, MS 38804
 (662) 432-2700

Date Printed: 9/23/2024

| | |
|-------------|----------------------------------|
| PPIN: | 51734 |
| PARCEL_ID: | 0250-15-029-05 |
| OWNERNAME: | COMMUNITY DEVELOPMENT FOUNDATION |
| ADDRESS1: | 398 EAST MAIN ST |
| ADDRESS2: | CDF CENTER |
| CITY: | TUPELO |
| STATE: | MS |
| ZIP: | 38804 |
| SECTION: | 15 |
| TOWNSHIP: | 078 |
| RANGE: | 06E |
| LEGAL1: | PT S1/2 |
| LEGAL2: | |
| LEGAL3: | |
| TAX_DIST: | 100C |
| CULT_AC1: | 0 |
| CULT_AC2: | 42 |
| UNCULT_AC1: | 0 |
| UNCULT_AC2: | 0 |
| TOTAL_AC: | 42 |
| CULT_VAL1: | 0 |
| CULT_VAL2: | 8060 |
| UNCUL_VAL1: | 0 |
| UNCUL_VAL2: | 0 |
| LAND_VAL: | 8060 |
| IMP_VAL1: | 0 |
| IMP_VAL2: | 0 |
| TOTALVALUE: | 8060 |
| EXEMPT_COD: | 11 |
| HOMESTEAD: | |
| DEED_BOOK: | 2016 |
| DEED_PAGE: | 01553 |
| DEED_DATE: | 12/8/2016 |
| STIS_ADMR: | 0 |

EROSION, SEDIMENT, AND STORMWATER CONTROL PLAN

CDF INNOVATE BUILDING 6

NORTH LEE INDUSTRIAL PARK

BALDWIN, MISSISSIPPI

SEPTEMBER, 2024

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PROJECT NARRATIVE

Project Description

The purpose of the project is to develop an approximately 100,000 s.f. industrial facility known as Innovate Building 6 for the Community Development Foundation in the North Lee County Industrial Park. The address for the site is 17 TAB Way, Guntown, Mississippi which is south of Baldwyn and north of Tupelo, Mississippi. The initial project is to consist of one structure of a 100,000 s.f. shell steel building with a parking lot and associated entrance drive. The initial development consists of an approximately 20 acre site. The total industrial site consists of 42 acres. The development is located on the southwest corner of U. S. Highway 45 and TAB Way in Section 15, Township 7 South, Range 6 East, Lee County, Mississippi.

Site Description: Before Construction

As mentioned above, the site is relatively sloping and draining generally to the south and east to existing ditches servicing the site. The site is covered with a soybean crop at present and in unplanted areas mostly grass and weeds. The site is not located in a floodplain. Most of the area lies between 370 and 360 MSL according to the USGS Quadrangle map for the area and a recent topographic survey. No water impoundments are presently located on the site. No permanent structures are located on the site at present as it is being used presently for agricultural purposes. U. S. Highway 45 runs north and south just east of the site.

Site Description: After Construction

After construction of the planned initial phase of the development, impervious areas will increase from 0 at present to approximately 2.8 acres (building, driveways, parking, etc.). The land use will be compatible with the surrounding area in that it is industrial or undeveloped at present. Finished construction will retain and channel stormwater runoff with major drainage patterns unchanged. Increases in peak runoff and total runoff will be handled with the construction of retention areas added to the construction for smooth and unchanged runoff totals. Some increases will occur in some areas but overall total runoff will not be changed. A 10 year, 24 hour storm event will be used to design stormwater runoff controls to meet predevelopment conditions. The 10 year, 24 hour storm will also be used to design construction sediment and erosion control practices. The 20 year, 24 hour storm will be used to design protective measures during construction. As much as possible the site will be terraced to channel stormwater to minimize any silt from leaving the site and getting into the surface water flow until a vegetative cover is established. No wetland area exists on the proposed site and none are to be impacted by any construction activity. A vegetated buffer will be maintained around the site so as to minimize the possibility of any runoff infringing on the surface water quality.

Adjacent Property Uses

Land use in the vicinity of this development is generally industrial or undeveloped. Current zoning allows for this facility in the proposed development area. Any future developments in the area will likely be of similar type with probable industrial uses.

Area Soils

According to the geologic map of Mississippi, the development area is located in the Demopolis Chalk geologic formation near the interface with the Coffee Sand geologic formation. The Demopolis Chalk is overlain by weathered chalk and various layers of clay and sandy clay. The Demopolis Chalk formation is a dense chalk formation lying beneath some areas of Lee County. The Coffee Sand formation is basically clayey sands over most of the area in this formation. The material located on the project site is relatively low to moderate plasticity clayey sand common to the Coffee Sand over the entire site. Permeabilities for these soils are relatively high and control measures will be provided during construction to prevent transfer of sediment to adjacent lands however erosion and siltation will be less significant than in very sandy soils. Basically flat slopes will greatly minimize this requirement as the soils most susceptible to erosion are any imported select fill material used to elevate the site. A groundwater table is typically located beneath the site but is not anticipated to be a significant problem during construction.

PLANNED EROSION, SEDIMENT, & STORMWATER CONTROL PRACTICES

During grading operations for this development, a variety of temporary control practices will be implemented to control erosion. The following practices were selected from the USDA, SCS report, "Planning and Design Manual for the Control of Erosion, Sediment, and Stormwater."

1. Buffer Zone

A buffer zone will be maintained along the perimeter of the tract designed to mitigate erosion damage to existing land adjacent to the site. In addition, a vegetated buffer on the east side adjacent to the existing drainage ditch will not be disturbed during the construction process and remain in a vegetated state so as to act as a filtering buffer for any run-off water from the site.

2. Perimeter Protection Diversion

A temporary diversion will be constructed along each outlet area which drains runoff from the property to reduce the incidence of gully erosion and prevent damage to neighboring properties. These diversions will work in conjunction with other practices to enhance the establishment of vegetative cover over the property after roads and lots have been rough-graded during further lot development.

3. Temporary Diversion

Additional diversions will be established as needed along slopes and drainage paths to increase sediment deposition further inland of property lines, thereby reducing the lengths of flow paths and reducing sediment loads on the perimeter diversion. These diversions will be established as grading activities move into the various areas of the development for lot layout and street construction.

4. Silt Fence

Silt fences will be used as temporary measures to control sheet and rill erosion in specific areas, especially along areas adjacent to the area being filled for building pad construction. These measures will also be used with straw barriers to control sediment buildup in the areas adjacent to streets and around any storm drainage structures.

5. Straw Bale Barrier

Straw bale barriers will be used as temporary control measures below disturbed areas during construction. These barriers will be installed per instructions in the aforementioned manual.

6. Temporary Seeding

All disturbed areas will be seeded with suitable grasses after construction has been completed for more than 7 days. Since winter months will restrict activities in the development, all areas will receive seeding as fall approaches, regardless of whether grading has been completed in all areas. Permanent seeding and sodding will be added as site development is completed during the development phases but at least within 14 days after grading. Erosion control fabric will be used beneath the seeding in areas where slope dictates.

7. Sedimentation Basin

If needed, a sedimentation check by means of a terrace will be established around the sides of the building pad to channel water and to control any sediments that are being carried to adjoining properties. Typically, a site over ten acres requires a sedimentation basin if all the runoff is channeled into one drainageway. Since this site has more independent drainageways, it is not totally necessary to provide a sedimentation basin however, should the need become apparent, one will be provided to control the movement of sediment.

8. Housekeeping Practices

The owner and contractor shall design, install, implement and maintain practices appropriate to prevent pollutants from entering storm water discharged from the site.

Specifically designated areas shall be established for equipment maintenance and repair. In addition, areas shall be designated for concrete truck wash off. There shall be provided waste receptacles that are regularly collected. During construction, adequately maintained sanitation facilities will be provided in a number that coincides with the number of workers present on site. Adequate and safe storage areas for all chemicals, paints, solvents and any other potentially toxic materials will be provided. Spill and leak prevention as well as response practices will be implemented on each project to minimize the exposure to building materials and wastes.

CONSTRUCTION SEQUENCE

1. Obtain plan approval and other applicable permits.
2. Hold pre-construction conference at least one week prior to starting construction. Reviews of erosion, sediment, and stormwater control plan will be conducted.
3. Maintain perimeter buffer zone and install perimeter protection diversions/temporary diversions.
4. Complete site grading and layout lots and street for each phase of development.
5. Rough-grade remainder of tract and establish protective measures to control runoff.
6. Complete final grading of access drives and parking area and stabilize with gravel. Complete adjacent drainageways and permanently vegetate, landscape, and mulch. Complete installation of any necessary rip-rap on required flow paths.
7. All erosion and sediment control practices will be inspected on a weekly schedule and particularly after rainfall events. Needed repairs will be made immediately.
8. After each site is stabilized, remove all temporary measures and install permanent vegetation on the disturbed areas.

MAINTENANCE PLAN

Short Term Maintenance

1. All erosion and sediment control practices will be checked for stability and operation on a weekly schedule and also following every runoff-producing rainfall. Any needed repairs will be made immediately to maintain all practices as designed.
2. Sediment will be removed from behind sediment fences when it becomes a maximum

of 0.5 feet deep at the fence. The sediment fence will be replaced as necessary to maintain a barrier for water transported sediment.

3. All seeded areas will be fertilized, reseeded as necessary, and mulched according to specifications to maintain a vigorous, dense vegetative cover.

4. As needed, new or additional workers will be informed of the plan details in the operation and maintenance of plan features.

Long Term Maintenance

1. All vegetated areas will be maintained in adequate condition to provide proper ground cover, thereby reducing erosion potential. The buffers between the proposed site and the wetland areas to the south and west will be particularly inspected and maintained so as to remove any possibilities of wetland impact.

2. Areas where vegetation is lost will be fertilized, seeded, and maintained as necessary to restore proper ground cover.

3. If constructed, the sedimentation pond will be checked periodically for sediment build-up. It will be cleaned as needed of any excessive sediment and either removed from the site or placed in areas needing fill and immediately incorporated into the erosion control system.