

At: 35631  
MSR109282



RECEIVED  
MAY 14 2024  
MDEQ

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 9286

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE:  OWNER  PRIME CONTRACTOR

**OWNER CONTACT INFORMATION**

OWNER CONTACT PERSON: Robert Reiner  
OWNER COMPANY LEGAL NAME: Reiner Development, Inc.  
OWNER STREET OR P.O. BOX: 5863 Scott Blvd.  
OWNER CITY: Horn Lake STATE: MS ZIP: 38637  
OWNER PHONE #: (901) 490-9869 OWNER EMAIL: rreinerx@yahoo.com

**PREPARER CONTACT INFORMATION**

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT  
CONTACT PERSON: Andy Richardson  
COMPANY LEGAL NAME: R&H Engineering and Surveying, LLC  
STREET OR P.O. BOX: 231 W. Center Street  
CITY: Hernando STATE: MS ZIP: 38632  
PHONE # ( ) 901-605-1739 EMAIL: andy@rhengineering.net

**PRIME CONTRACTOR CONTACT INFORMATION**

PRIME CONTRACTOR CONTACT PERSON: To Be Determined  
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: Browns Ferry Manor Subdivision  
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: Area is north of Browns Ferry Rd., east of Hunter Dr., west of Morgan Ln. and Bruce St.  
CITY: Senatobia STATE: MS COUNTY: Tate ZIP: 38668  
FACILITY SITE TRIBAL LAND ID (N/A if not applicable): N/A  
LATITUDE: 34 degrees 36 minutes 42 seconds LONGITUDE: 89 degrees 59 minutes 02 seconds  
LAT & LONG DATA SOURCE (GPS (Please GPS Project Entrance/Start Point) or Map Interpolation): Google Earth  
TOTAL ACREAGE THAT WILL BE DISTURBED ±: 14.50 Acres

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: 2024-08-16  
 YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: 2027-12-31  
 YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: INSTALLATION OF SUBDIVISION ROADS, GRADING FOR HOME SITES, INSTALLATION OF UTILITIES, HOME CONSTRUCTION

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:  
RESIDENTIAL SUBDIVISION WITH 42 LOTS FOR HOME CONSTRUCTION AND ONE COMMON OPEN SPACE

SIC Code: 1611 NAICS Code 237210

NEAREST NAMED RECEIVING STREAM: HICKAHALA 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](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):  
SILT LOAMS

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

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.

Robert Reiner  
Signature of Applicant<sup>1</sup> (owner or prime contractor)

5/9/2024  
Date Signed

Robert Reiner  
Printed Name<sup>1</sup>

Owner / Developer  
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/>

Revised 3/23/22



# City of Senatobia

## MISSISSIPPI

133 N. Front St. Senatobia, MS 38668  
P.O. Box 1020 Phone: 662-562-4474 Fax: 662-562-4476

April 30, 2024

R & H Engineering and Surveying, LLC  
Andy Richardson

RE: Brownsferry Manor Subdivision, MS Dept. of Environmental Quality Application

To whom it may concern:

This letter is to confirm that the City of Senatobia has sewer services available to serve the proposed Brownsferry Manor 43 residential lot subdivision development provided the developer makes the necessary improvements within the development as determined by the City of Senatobia and submits plans for approval to the City of Senatobia. All wastewater from the development is to be collected by the City of Senatobia for treatment. The estimated wastewater discharge from the proposed development would be around 9,500 gallons a day once the development is built out.

Thank you,

Katie Harbin, MMC  
City Clerk  
City of Senatobia



# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

Name	Name Type
REINER DEVELOPMENT, INC.	Legal

### Business Information

<b>Business Type:</b>	Profit Corporation
<b>Business ID:</b>	677539
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	10/20/1999
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	5863 Scott Blvd. Horn Lake, MS 38637

### Registered Agent

**Name**  
ROBERT L REINER  
5863 Scott Blvd.  
Horn Lake , MS 38637

### Officers & Directors

Name	Title
Denise Reiner 257 Northwood Hills Dr Hernando, MS 38632	Incorporator
Robert L Reiner 1864 Royal Lane Hernando, MS 38632	Incorporator
Robert Reiner 5863 Scott Blvd. Horn Lake, MS 38637	Director, President, Secretary, Treasurer, Vice President

Andrew Richardson, P.E., P.S.  
R & H Engineering and Surveying, LLC  
231 W. Center Street  
Hernando, MS 38632

RECEIVED  
MAY 14 2024  
Dept. of Environmental Quality

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

Re: LCNOI for Browns Ferry Manor Subdivision in Tate County, MS

May, 9, 2024

To Whom It May Concern:

Please find enclosed the LCNOI Application, SWPPP narrative, SWPPP drawings, Sewer Service Letter from the City of Senatobia, and Proof of "Good Standing" from the Secretary of State's website for Reiner Development, Inc. for Browns Ferry Manor Subdivision in Senatobia, Mississippi. If any further information is needed, please do not hesitate to contact me at 901-605-1739 or [andy@rhengineering.net](mailto:andy@rhengineering.net).

Sincerely,

*Andrew Richardson*

Andrew Richardson, P.E., P.S.  
R & H Engineering and Surveying, LLC