

AI: 89836

MSR109698

MSR10 9698

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: ☐ OWNER ☐ PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: _____

OWNER COMPANY LEGAL NAME: _____

OWNER STREET OR P.O. BOX: _____

OWNER CITY: _____ STATE: _____ ZIP: _____

OWNER PHONE #: (____) _____ OWNER EMAIL: _____

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT

CONTACT PERSON: _____

COMPANY LEGAL NAME: _____

STREET OR P.O. BOX: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE # (____) _____ EMAIL: _____

PRIME CONTRACTOR CONTACT INFORMATION

PRIME CONTRACTOR CONTACT PERSON: _____

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: _____

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: _____

CITY: _____ STATE: _____ COUNTY: _____ ZIP: _____

FACILITY SITE TRIBAL LAND ID (N/A If not applicable): _____

LATITUDE: ____ degrees ____ minutes ____ seconds LONGITUDE: ____ degrees ____ minutes ____ seconds

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

TOTAL ACREAGE THAT WILL BE DISTURBED ¹: _____

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:	____-____-____	
ESTIMATED CONSTRUCTION PROJECT END DATE:	____-____-____	
DESCRIPTION OF CONSTRUCTION ACTIVITY: _____		
PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED: _____		

SIC Code: ____-____-____	NAICS Code _____
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NEAREST NAMED RECEIVING STREAM: _____		
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 ½ 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): _____		
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.		

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: [USACE 404 permitting is under review. See attached confirmation receipt](#)

- 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.

Sawgrass Development, LLC BSJ 10/27/25
Signature of Applicant¹ (owner or prime contractor) Date Signed

David Haine Member
Printed Name¹ 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

Cert No. _____



JACKSON COUNTY UTILITY AUTHORITY
UTILITY AND ENVIRONMENTAL COMPLIANCE
RESIDENTIAL CERTIFICATION APPLICATION

Applicant:

Name: Sawgrass Development, LLC Email: joe@cloud.ms
Mailing Address: 433 East Beach Drive Phone 1: _____
City, State, Zip: Ocean Springs, MS 39564 Phone 2: _____

NOTE MUST MATCH MSDH APPLICATION OR WILL SERVE LETTER

Site:

Parcel ID Number or Legal Description

61104005.000

Attachment ☐ Yes ☐ No

Construction Type ☒ New ☐ Existing

Attachment Description
(i.e. Warranty deed)

NOTE MUST MATCH MSDH APPLICATION OR WILL SERVE LETTER

Water Supply:

☐ Private Well ☐ None

Water Service Provider: Ocean Springs Public Works

Employee Name & Title Monica Dickinson, Public Works Administrator

Signature & Date

[Signature] 6/5/2025

"Will Serve" Attached ☐

Waste Water:

☐ IOWDS

"MSDH Letter" Attached ☐

Sewer Service Provider: Ocean Springs Public Works

Employee Name & Title Monica Dickinson, Public Works Administrator

Signature & Date

[Signature] 6/5/2025

"Will Serve" Attached ☐

Environmental:

(TO BE COMPLETED BY JCUA OFFICIAL)

Appendix E ☐ Yes ☐ No

Date Completed _____

Please Attach All Documents

Applicant Signature

Date

11000 Highway 57, Vancleave, MS 39565 • Phone (228) 762-0119 Option 3 • Fax (228) 591-1135 • www.jcua-ms.us

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Kenny Holloway Mayor
Bobby Cox Alderman at Large
Jennifer Burgess Alderman Ward 1
Rickey Authement Alderman Ward 2

Kevin Wade Alderman Ward 3
Ken Papania Alderman Ward 4
Robert Blackman Alderman Ward 5
Michael Impey, II Alderman Ward 6

www.oceansprings-ms.gov    

WILL SERVE LETTER

Date: June 5, 2025

TO: Sawgrass Development, LLC

Subject (Address): ? 7001 Bienville Blvd
Ocean Springs, MS 39564

☐ Residential
Property

☒ Commercial
Property

Parcel #: 61104005.000

Purpose: ☒ New Construction ☐ Renovation ☐ Other: _____

The City of Ocean Springs is:

Approving: ☒ AS
☒ SEWER and/or ☒ WATER

and/or

Denying: ☐ _____
☐ SEWER and/or ☐ WATER

to serve the above-listed subject area with water and sewer contingent upon the owner meeting all Zoning Ordinances and Building Codes. This letter does not provide any unconditional guarantee, priority, or reservation of capacity. This letter is issued based on the current plans on file regarding the subject property listed above. Any revisions to such plans may impose greater or different demand(s) on the City Systems.

Respectfully,

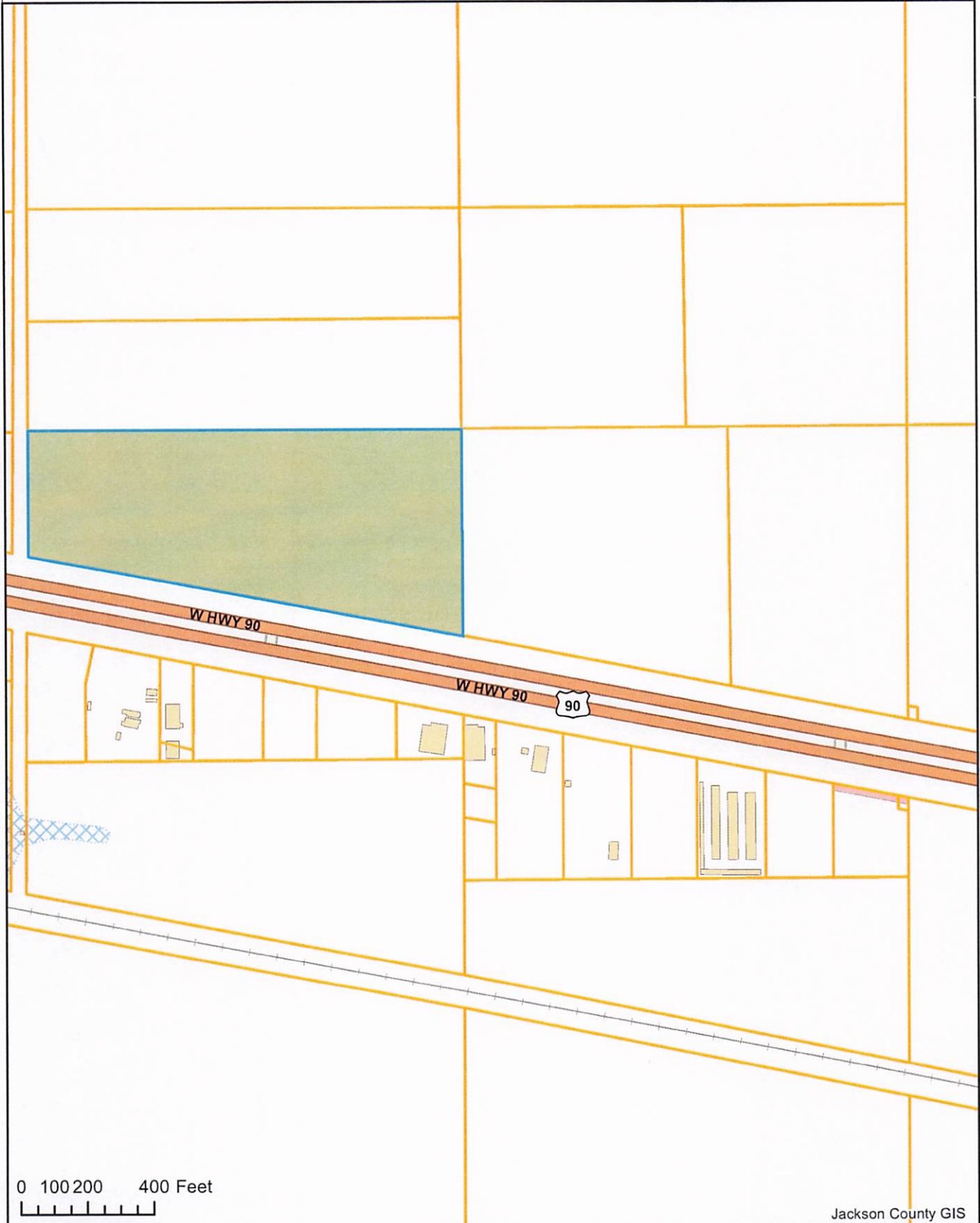
Allan Ladnier By Marie Ladnier

Allan Ladnier, Public Works Director

Notes:

existing city sewer & water available

61104005.000 BNOS INVESTMENTS 2 LLC



Jackson County GIS



Fwd: Fw: Acknowledgment Email SAM-2025-00539 (Sawgrass Development BNOS Multi Family Bienville Blvd)

Jason Wooten <wooteneng@gmail.com>
To: Jason Wooten <jww@wooteneng.com>

Mon, Oct 27, 2025 at 1:48 PM

----- Forwarded message -----

From: **Patrick Mooney** <patrick@bmaengineers.com>
Date: Mon, Oct 27, 2025, 1:47 PM
Subject: Fw: Acknowledgment Email SAM-2025-00539 (Sawgrass Development BNOS Multi Family Bienville Blvd)
To: Jason Wooten <wooteneng@gmail.com>

Sorry for the delay, see below

Patrick Mooney, RPG
Professional Geologist
228-860-8634

From: CESAM-RD <CESAM-RD@usace.army.mil>
Sent: Thursday, July 17, 2025 2:02:19 PM
To: alyssa.timbs@dmr.ms.gov <alyssa.timbs@dmr.ms.gov>; chawkins@mdeq.ms.gov <chawkins@mdeq.ms.gov>; wqcapp@mdeq.ms.gov <wqcapp@mdeq.ms.gov>; section106@mdah.ms.gov <section106@mdah.ms.gov>; paul_necaise@fws.gov <paul_necaise@fws.gov>; jol@grpc.com <jol@grpc.com>; jhughes@mema.ms.gov <jhughes@mema.ms.gov>; drandle@mema.ms.gov <drandle@mema.ms.gov>; environmental.reviews@mmns.ms.gov <environmental.reviews@mmns.ms.gov>; ejackson@smpdd.com <ejackson@smpdd.com>; tidelands@sos.ms.gov <tidelands@sos.ms.gov>
Cc: Patrick Mooney <patrick@bmaengineers.com>; Hendrix, Dylan C CIV USARMY CESAM (USA) <Dylan.C.Hendrix@usace.army.mil>
Subject: Acknowledgment Email SAM-2025-00539 (Sawgrass Development BNOS Multi Family Bienville Blvd)

The U.S. Army Corps of Engineers (USACE), Mobile District is in receipt of your recent request. This request has been assigned the following file number, which should be referred to in all future correspondence with this office concerning this project:

File Number: SAM-2025-00539

Following an initial review of your request a project manager will contact you if any additional information is required.

The USACE, Mobile District now utilizes paperless communication, and you will receive only electronic copies of any correspondence from us concerning this matter (including any possible permit authorizations), unless a paper copy is specifically requested. If you wish to receive paper copies of our correspondence you should send a written request to this office at the following address:

U.S. Army Corps of Engineers

Mobile District, Regulatory Division (RD-A) Post Office Box 2288 Mobile, Alabama 36628.

Electronic copies of this email and any future correspondence will also be sent to your agent, if applicable, and to any relevant agencies.

For additional information on our Regulatory program, visit our website at:

www.sam.usace.army.mil/Missions/Regulatory.aspx

Stephanie L. Wilson

Regulatory Systems Administrator

U.S. Army Corps of Engineers

Desk: 251-694-3785

Cell: 251-376-4841

From: alyssa.timbs@dmr.ms.gov <alyssa.timbs@dmr.ms.gov>

Sent: Thursday, July 17, 2025 11:31 AM

To: chawkins@mdeq.ms.gov; wqcapp@mdeq.ms.gov; section106@mdah.ms.gov; paul_necaise@fws.gov; jol@grpc.com; jhughes@mema.ms.gov; drandle@mema.ms.gov; environmental.reviews@mmns.ms.gov; ejackson@smpdd.com; tidelands@sos.ms.gov; CESAM-RD <CESAM-RD@usace.army.mil>

Cc: patrick@bmaengineers.com

Subject: [Non-DoD Source] Request for Review of Application; DMR25-000378

REQUEST FOR REVIEW OF APPLICATION

SUBJECT: Application by Sawgrass Development, Chris Eaton; DMR25-000378

Date: July 17, 2025

Understanding, we herewith enclose a copy of the application by Sawgrass Development, Chris Eaton.

If you would like to submit comments about the proposed project, please provide those comments in writing to the mailing address, email address, or fax number below by close of business on **August 18, 2025**.

If a coastal program agency has not commented within the allotted review time, its concurrence with the proposed activity will be assumed.

Mailing: The Mississippi Department of Marine Resources
Bureau of Wetlands Permitting
[1141 Bayview Avenue](#)
[Biloxi, MS 39530](#)

Email: alyssa.timbs@dmr.ms.gov

Fax: 228-374-5008

If you have any questions, please contact me by return email or 228-523-4121.

Thank you,

Alyssa Timbs
Environmental/Natural Resources Team Lead, Bureau of Wetlands Permitting
Mississippi Department of Marine Resources / dmr.ms.gov
[1141 Bayview Avenue | Biloxi, MS 39530](#)
228-523-4121

3 attachments



sawgrassAgentLTRS.pdf
26K



DMR25-000378_Eaton_Application as Received.pdf
354K



BNOS EA pack_reduced.pdf
4729K