

llc 5/11/26

MSR10 _____

(NUMBER TO BE ASSIGNED BY STATE)

APPLICANT IS THE: OWNER PRIME CONTRACTOR

OWNER CONTACT INFORMATION

OWNER CONTACT PERSON: Maureen Anderson
 OWNER COMPANY LEGAL NAME: Hancock County Port & Harbor Commission
 OWNER STREET OR P.O. BOX: 14054 Fred & Al Key Road
 OWNER CITY: Kiln STATE: MS ZIP: 39556
 OWNER PHONE #: (228) 493-5846 OWNER EMAIL: manderson@hcphc.ms

PREPARER CONTACT INFORMATION

IF NOI WAS PREPARED BY SOMEONE OTHER THAN THE APPLICANT

CONTACT PERSON: Doug Wimberly, PS, PE
 COMPANY LEGAL NAME: Neel-Schaffer, Inc.
 STREET OR P.O. BOX: 707 Watts Avenue, Suite C
 CITY: Pascagoula STATE: MS ZIP: 39567
 PHONE # () 228-696-2649 EMAIL: doug.wimberly@neel-schaffer.com

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: HCPHC Site 1 and Site 6

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: South Road
 CITY: Kiln STATE: MS COUNTY: Hancock ZIP: N/A

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

LATITUDE: 30 degrees 13 minutes 45 seconds LONGITUDE: -89 degrees 32 minutes 56 seconds

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

TOTAL ACREAGE THAT WILL BE DISTURBED ¹: 115

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: 2026-06-01
YYYY-MM-DD

ESTIMATED CONSTRUCTION PROJECT END DATE: 2027-03-01
YYYY-MM-DD

DESCRIPTION OF CONSTRUCTION ACTIVITY: Clearing and grubbing of site

PROPOSED DESCRIPTION OF PROPERTY USE AFTER CONSTRUCTION HAS BEEN COMPLETED:
Industrial Development _____

SIC Code: 1629 NAICS Code _____

NEAREST NAMED RECEIVING STREAM: Pearl River

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? FOR WHICH POLLUTANT: Sediment, DDT, Toxaphene, organics YES NO

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):
See SWPPP _____

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: Wetland

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

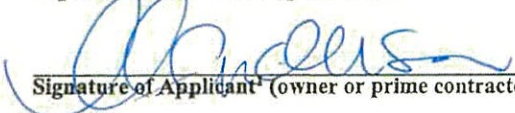
IF THE PROJECT IS A SUBDIVISION OR A COMMERCIAL DEVELOPMENT, HOW WILL SANITARY SEWAGE BE DISPOSED? Check one of the following and attach the pertinent documents.

- 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:

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 Applicant¹ (owner or prime contractor)

4/27/26
Date Signed¹

Maureen Anderson
Printed Name¹

Project Manager
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



April 27, 2026

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

**RE: Hancock County Port and Harbor Commission
Site 1 and Site 6 Clearing and Grubbing**

Dear Chief,

Please find enclosed the LCNOI package for the referenced project.

If you have any questions, please do not hesitate to call us at 228-696-2649.

Sincerely,

NEEL-SCHAFFER, INC.

A handwritten signature in blue ink, appearing to read 'Douglas M. Wimberly'.

Douglas M. Wimberly, PS, PE
Vice President

Encl.

RECEIVED
MAY 11 2026
Dept. of Environmental Quality

engineers | planners | surveyors | environmental scientists | landscape architects

P: 228.696.2649 | F: 228.696.2802

707 Watts Avenue, Suite C
Pascagoula, MS 39567

www.neel-schaffer.com





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)

**STORM WATER POLLUTION
PREVENTION PLAN**

SITES 1 AND 6 CLEARING AND GRUBBING

**HANCOCK COUNTY PORT AND HARBOR
COMMISSION
PORT BIENVILLE**

HANCOCK COUNTY, MS

APRIL 2026

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- IV. Maintenance During Construction
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- VII. Housekeeping Practices
- VIII. Scaled Site Maps
- IX. Non-Stormwater Discharge Management
- X. Final Stabilization
- XI. Staff Training Requirements and Documentation
- XII. Appendices
 - A Site Location Map and Erosion Control Details
 - B Inspection Report and Certification Form

I. General Description of Project

The purpose of the project is to clear and grub approximately 115 acres (90 acres at Site 1 and 25 acres at Site 6) of property located at the Hancock County Port and Harbor Commission's (HCP&HC) Port Bienville. There is no lead paint or asbestos removal associated with this project.

II. Site Information

The sites are located in Sections 24, 25, and 36, Township 9 South, Range 16 West, Hancock County, Mississippi. A site location map is enclosed in Appendix A. According to the USDA-Soil Conservation Service soil survey report, the soil in the project area is primarily comprised of Harleston–Lenoir–Atmore soils, 0% to 1% slopes. The nearest receiving streams, Mulatto Bayou and the Pearl River, are not listed by MDEQ as a Section 303(d) impaired water body.

The project includes the clearing and grubbing of approximately 22.5 acres of wetland area at Site 1 and zero acres of wetland areas at Site 6. The USACE has issued jurisdictional determinations MVK-2025-678 and MVK-2017-848 for Sites 1 and 6, respectively. The HCP&HC has purchased the necessary wetland credits to mitigate these impacts.

No other permits were required for construction of this project.

III. Erosion and Sediment Controls

Soil stabilization-vegetative stabilization measures must be initiated no later than the next available workday if the area will not be disturbed within fourteen (14) days or more. The appropriate temporary or permanent vegetative practices shall be implemented no later than the next available workday.

1. Provide and maintain a fifty (50) foot undisturbed buffer around the waters of the U.S. or provide and maintain an undisturbed natural buffer that is less than fifty (50) feet that is supplemented by additional erosion and sediment controls which in combination achieves the sediment load reduction equivalent to a fifty (50) foot undisturbed natural buffer. Storm water is to be directed to vegetated areas that maximize storm water infiltration to reduce pollutant discharges. For this project, a fifty (50) buffer could not be maintained and will utilize erosion

control and sediment controls such as silt fence, brush barriers, and rock filter dams.

2. No site grading or placement of fill materials will be performed on these sites. Existing vegetation will be removed and the site root raked to a depth of 8”.
3. Heavy equipment used in areas to be re-vegetated shall be avoided. If compaction cannot be avoided, the top 4 inches of the soil bed should be tilled before re-vegetation. Any necessary fertilizer or other soil amendments should be added during the tilling process.
4. Steep Slopes that cannot be avoided must have, at a minimum, silt fence or equivalent sediment controls for all down slope boundaries.
5. Construction entrances/exits shall be installed wherever traffic will be leaving a construction site and moving directly onto a paved public road.
6. Storm Drain Inlets that could receive storm water from construction activities shall be protected by surrounding or covering with a filter material until final stabilization has been achieved.
7. Perimeter silt fencing shall be maintained throughout the life of the project. A portion of the trees and vegetation removed from the site shall be used to construct brush barriers around the perimeter of the sites. Perimeter silt fencing shall be installed outside (downslope) from the brush barriers.
8. Construction activities shall be scheduled or sequenced so as to concentrate work in certain areas to minimize the amount of soil that is exposed at one time.
9. The brush barriers shall remain in place after the clearing and grubbing is complete. Silt fencing shall remain installed until such time as the engineer deems that the permanent grass establishment is sufficient.

The Mississippi “Handbook for Erosion, Sediment Control and Stormwater Management on Construction Sites and Urban Areas” (Mississippi Department of Environmental Quality, 2011) in addition to the Field Manual for Erosion and Sediment Control on Construction Site in Mississippi (second edition – 2005) will be used as the guideline for the Stormwater Pollution Prevention Plan for the proposed construction. Each Construction Contractor and Subcontractor will be required to use the applicable sections of the manual for erosion and sedimentation control.

Silt fences will be erected and maintained on the entire perimeter of the work area until completion of construction activities and permanent grass cover is established. Areas where construction activity temporarily ceases for more than 14 days, the appropriate temporary or permanent vegetative practices shall be initiated no later than the next working day. Rocked construction entrances shall be placed and maintained at all construction entrances and exits to the work sites to prevent tracking of soil off of the site.

All control measures and housekeeping practices shall be in full compliance with Mississippi's "Planning and Design Manual for the Control of Erosion, Sediment and Stormwater" and "Field Manual for Erosion and Sediment Control on Construction Site in Mississippi." (See attached general installation/placement of control measures.)

The maximum total acreage that can be disturbed, at one time, on the project is TEN (10) acres. The Contractor shall be required to "stabilize" disturbed areas prior to opening additional sections of the project. "Stabilized" shall be when the disturbed area has been grassed either temporary or permanent, and mulched according to the specifications. Disturbed areas include roadbeds, slopes, and other remaining areas within the project limits.

All erosion control measures shall be monitored closely during the life of the project. The erosion control plan is a living document and shall be modified and updated as field conditions warrant.

No sediment basins are required for this project.

Implementation of Controls:

1. Install erosion controls as shown on the plan details. When the height of the accumulated sediment reaches 1/3 of the height of the control, sediment shall be removed. Non-functional controls shall be replaced within 24 hours of discovery. When a disturbed area is to be left 14 days or more, the appropriate temporary or permanent vegetative practices shall be initiated no later than the next working day.

2. The permit holder, in disturbing an area, shall implement controls as needed to prevent erosion and adverse impacts to waters of the State.
3. Comply with applicable State and local waste and sanitary sewer disposal regulations.

IV. Maintenance During Construction

Construction will not begin until adequate erosion control measures are in place. The construction sequence shall be as follows:

1. Obtain plan approval and other applicable permits.
2. Hold preconstruction conference at least one week prior to starting construction. Weekly review of erosion, sediment, and stormwater control plan will be conducted.
3. Flag the work limits.
4. Install sediment controls as the first construction activity. Sediment controls are to be installed at locations indicated on the Contractor's Erosion Control Plan. Install construction entrances at each entry point and maintain per ACT 5, T-7(e) of the MDEQ Large Construction Storm Water General Permit.
5. All erosion and sediment control practices will be inspected weekly and after a rain that produces a discharge. Necessary repairs will be made immediately. Controls will be monitored and maintained throughout the project duration
6. Clear and grub the project site.
7. Hydroseed the clear and grubbed areas.
8. After site is stabilized, remove all temporary erosion control measures and install permanent vegetation on any disturbed areas. Brush barriers shall remain in place permanently.
9. Estimated time before final stabilization from commencement of project ~ 6 months.

The maintenance plan shall be as follows:

Short Term

1. All erosion and sediment controls will be checked for stability and operation following every runoff-producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.
2. Sediment will be removed from behind the sediment barriers when one-third to one-half of the height of the barrier is reached. Sediment barriers will be replaced as necessary to maintain all sediments within the project site.
3. All seeded areas will be fertilized, reseeded as necessary, and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.
4. As needed, new or additional workers will be utilized in the implementation of the operation and maintenance of plan features.

Long Term

1. All vegetated areas will be maintained in adequate condition to provide proper ground cover, thereby reducing erosion potential.
2. Areas where vegetation is lost will be fertilized, seeded, and maintained as necessary to restore ground cover.

Maintenance and Weekly Inspections:

1. Inspection of all erosion controls shall be performed weekly and after a rain that produces a discharge. Record of such inspections shall be made and documented on the attached form. Inspections must continue until construction is completed or land disturbing activities have ceased and ground cover is established.
2. Maintenance and additional controls may be installed as directed by the Engineer or Owner, based on construction activities and practices. These measures will generally consist of the items stated in Section III of this report. The measures shall remain in place during construction. Any disturbed or damaged control measures shall be immediately repaired or replaced.
3. Accumulation of soils at Construction Entrance will be washed or swept to sediment barriers for collection.

4. Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to fence posts, and to see that the fence posts are firmly in the ground at each inspection.
5. Temporary and permanent seeding/sodding will be inspected for bare spots, washouts, and healthy growth.
6. Permanent grassing of the project area shall commence as soon as practical. All grassed areas shall be maintained to an acceptable level until the construction is completed.

V. Reporting Requirements

All inspection of erosion and sediment controls shall be kept using the forms included in Appendix B. If requested, reports shall be submitted to the Mississippi Office of Pollution Control at the following address:

Chief, Environmental Permits Division
Office of Pollution Control
Department of Environmental Quality
P.O. Box 10385
Jackson, MS 39289-0385

Otherwise, contractor shall maintain inspection records on site. All erosion control documentation (weekly inspection reports, corrective measures taken, etc.) associated with this project shall be maintained by the Contractor for a period of at least three years.

VI. Post Construction Controls

Controls after the project has been completed will consist of permanent grass growth being established.

VII. Housekeeping Practices:

1. The permit holder shall design, install, implement and maintain practices appropriate to prevent pollutants from entering storm water from construction sites

because of poor housekeeping. These practices are listed herein and located on the site map.

2. Chemicals, solvents, paints, fuels and other potential pollutants shall be kept under cover in a location that is not affected by storm water runoff. Equipment and containers are not to be washed in an area that will allow runoff to directly enter a stream or storm drain inlet.

3. Equipment Maintenance and Repair:

There shall be no major maintenance and/or repairs performed within the project area. Minor maintenance and repairs shall be permitted only after appropriate erosion control measures are in place.

4. Waste Receptacles and Waste Collection:

Each construction crew will be responsible for providing waste receptacles for their use. The receptacles shall be emptied off site at an appropriate interval.

5. Sanitary Facilities:

Each construction crew shall be responsible for providing and maintaining adequate sanitary facilities for their own use. Please note that the sanitary facilities are not permitted to discharge into State Waters. Portable facilities shall not be placed near storm water inlets. Portable facilities in which the sanitary waste is collected, shall be disposed of at an appropriate treatment facility.

VIII. Scaled Site Map(s):

See Attached Drawings

IX. Non-Storm Water Discharge Management:

See Attached Drawings

X. Final Stabilization:

All disturbed areas shall receive the appropriate permanent vegetative practices no later than the next working day within fourteen (14) days of no disturbance. Final stabilization will not be considered complete until full vegetative cover has been established on at least 70 percent of the project site.

XI. Staff Training Requirements and Documentation

The Contractor shall designate and train personnel who will be responsible for implementation and maintenance of all of the elements required by this SWPPP per Sections T-20 and T-21 of the Large Construction Storm Water General Permit.

XII. Appendices

Appendix A - Site Location Map and Erosion Control Details

Appendix B - Inspection Report and Certification Form

APPENDIX A

SITE LOCATION MAP AND EROSION CONTROL DETAILS



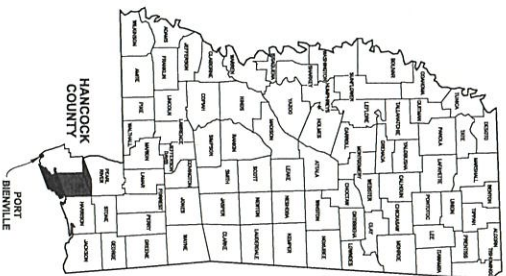
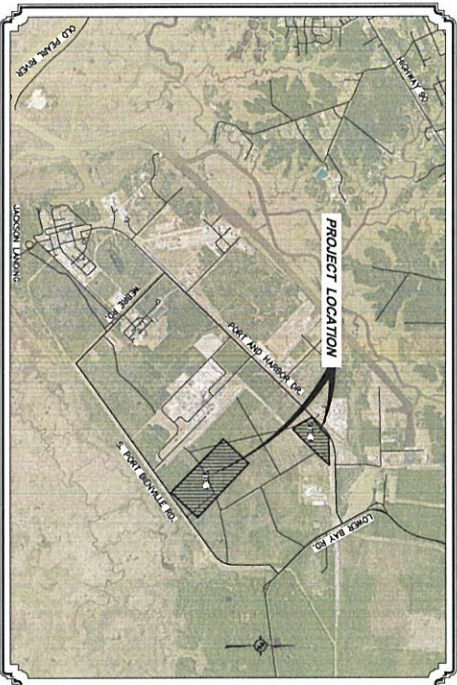
**CLEARING & GRUBBING
SITE 1 & SITE 6**

HCPHC Board of Commissioners

- Derek Necaise, President
- Aline Ward, Vice President
- Bob Martin, Treasurer
- Ray Wesson, Secretary
- Michael Casano, Commissioner
- Ron Weatherly, Commissioner
- Jeremy Burke, Commissioner
- Rea Montjoy, Commissioner

HCPHC Administration

- Blaine LaFontaine, Executive Director
- Geoff Clemens, P.E., Deputy Director
- Amber Hinton, Director of Finance
- Shane LaFontaine, Port & Railroad Director
- Maureen Anderson, Project Manager
- Holl Cuevas, Assistant Project Manager



HANCOCK COUNTY PORT & HARBOR COMMISSION
PORT BIENVILLE INDUSTRIAL PARK
HANCOCK COUNTY, MISSISSIPPI

PREPARED BY:
NEEL-SCHAFFER
DATE: 04/07/2008
DOUGLAS M. WIMBERLY, P.E., P.S.

- GENERAL NOTES:**
1. ALL WORK SHALL BE EXECUTED AND PROVIDED AS REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING THE PROJECT MANUAL, DRAWINGS, AND ALL ATTACHMENTS THERE TO.
 2. ALL WORKING AND THE SITES COVERED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT TO BE CONSIDERED AS EXACT. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK. WHERE DISCREPANCIES ARE INDICATED AS FOLLOWS: A. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE RESOLVED BY THE CONTRACTOR. B. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE RESOLVED BY THE CONTRACTOR. C. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE RESOLVED BY THE CONTRACTOR.
 3. THE CONTRACTOR SHALL OBTAIN AT LEAST 22 HOURS BEFORE ANY COMMENCEMENT OF WORK, ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI.
 4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING, MAINTAINING AND SUPERVISING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MAINTAINING AND SUPERVISING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI.
 5. IN EMERGENCIES AFFECTING THE SAFETY OR INTERFERENCE OF THE WORK OR IMPROVING THE SITE OR ADJACENT THERE TO, THE CONTRACTOR IS OBLIGATED TO ACT WITHOUT DELAY AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC AND TO PREVENT DAMAGE TO THE PROPERTY OF OTHERS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORKMANS AND EQUIPMENT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HANCOCK COUNTY, MISSISSIPPI.

LEGEND EXISTING:

EXISTING POWER POLE

EXISTING OVERHEAD ELECTRIC

EXISTING CITY ANCHOR

SCALE TO DRAWING HOLDER

NO.	DATE	BY	REVISIONS
1			ISSUE FOR CONSTRUCTION
2			ISSUE FOR CONSTRUCTION
3			ISSUE FOR CONSTRUCTION
4			ISSUE FOR CONSTRUCTION
5			ISSUE FOR CONSTRUCTION
6			ISSUE FOR CONSTRUCTION
7			ISSUE FOR CONSTRUCTION
8			ISSUE FOR CONSTRUCTION
9			ISSUE FOR CONSTRUCTION
10			ISSUE FOR CONSTRUCTION

SITE 1 & SITE 6
 CLEARING & GRUBBING
 HANCOCK COUNTY PORT &
 HARBOR COMMISSION
 PORT BIENVILLE PARK



GENERAL NOTES, SHEET
 INDEX & SUMMARY OF
 QUANTITIES
 WORKING NUMBER: G1.00
 DRAWING NUMBER: 2 of 10

ESTIMATED PROJECT QUANTITIES

Base Bid - Site 1 Clearing and Grubbing

ITEM NO.	DESCRIPTION	EST. QUANTITY	UNIT
201-A	Clearing and grubbing	25	AC
227-A	Hydroseeding	25	AC
234-A	Temporary Silt Fence	4,750	LF
249-A	Riprap For Erosion Control	375	TON
630-A	Mobilization	1	LS

Add At No. 1 - Site 6

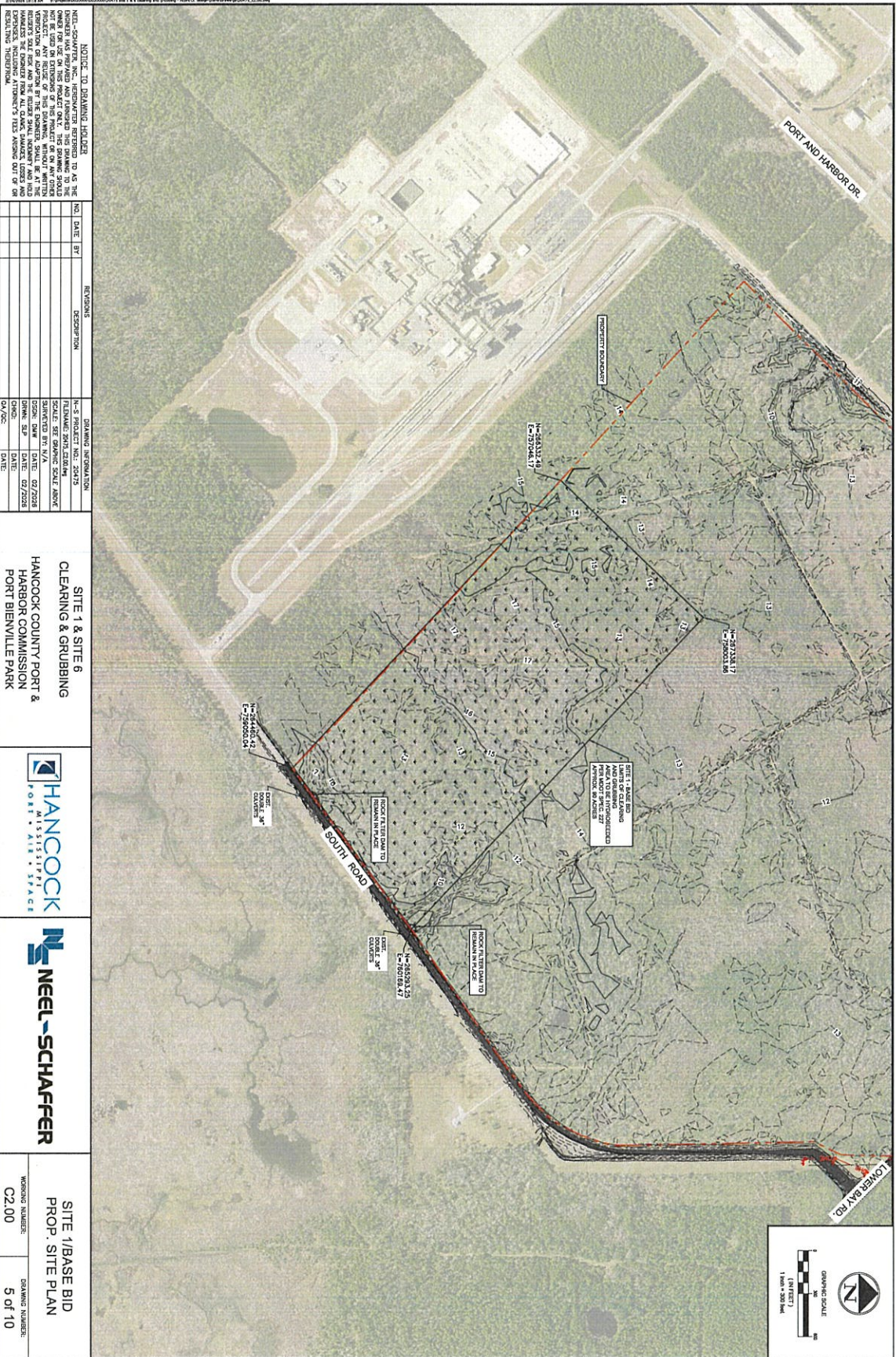
201-A	Clearing and grubbing	25	AC
227-A	Hydroseeding	25	AC
234-A	Temporary Silt Fence	4,750	LF
249-A	Riprap For Erosion Control	375	TON
630-A	Mobilization	1	LS

- SHEET INDEX:**
1. G1.00 COVER SHEET
 2. G1.01 GENERAL NOTES & LEGEND
 3. G1.02 SITE LAYOUT - EROSION CONTROL PLAN
 4. G1.03 SITE LAYOUT - EROSION CONTROL PLAN
 5. G1.04 SITE LAYOUT - PROPOSED SITE PLAN
 6. G1.05 SITE LAYOUT - PROPOSED SITE PLAN
 7. G1.06 SITE LAYOUT - PROPOSED SITE PLAN
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Phone Numbers: 811 or 1 (800) 277-6477

UTILITY	COLOR
Electric	Safety Red
Gas	High Visibility Safety Yellow
Water	Blue
Sanitary Sewer	Safety Green
Storm Sewer	Purple
Telephone	Safety Orange
Optical Fiber	Safety Pink
Other	White



NOTICE TO DRAWING HOLDER
 THESE DRAWINGS, INSTRUMENTS REFERRED TO AS THE "DRAWINGS", ARE THE PROPERTY OF THE ENGINEER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, INJURY, LOSS OF LIFE OR PROPERTY, OR OTHER CONSEQUENCES RESULTING THEREFROM.

NO.	DATE	BY	REVISIONS

DRAWING INFORMATION	
TITLE	SITE 1 & SITE 6
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
DATE	02/20/2018
DATE	
DATE	
DATE	

**SITE 1 & SITE 6
 CLEARING & GRUBBING
 HANCOCK COUNTY PORT &
 HARBOR COMMISSION
 PORT BIENVILLE PARK**



SITE 1/BASE BID PROP. SITE PLAN	
WORKING NUMBER:	C2.00
DRAWING NUMBER:	5 of 10

APPENDIX B
INSPECTION REPORT AND CERTIFICATION FORMS

Keep a Copy Available at the Permitted Facility or Locally Available
Submit the Inspection Reports Only if Requested by the Mississippi Department of Environmental Quality (MDEQ)

**LARGE CONSTRUCTION GENERAL PERMIT
 SITE INSPECTION AND CERTIFICATION FORM
 COVERAGE NUMBER (MSR10 _____)**



INSTRUCTIONS

Results of construction storm water inspections required by ACT6 of this permit shall be recorded on this report form and kept with the Storm Water Pollution Prevention Plan (SWPPP) in accordance with the inspection documentation provisions of ACT9 of the this permit. Inspections shall be performed at least weekly for a minimum of four inspections per month. The coverage number must be listed at the top of all Inspection and Certification Forms.

COVERAGE RECIPIENT INFORMATION

OWNER/PRIME CONTRATOR NAME: _____

PROJECT NAME: _____

PROJECT STREET ADDRESS: _____

PROJECT CITY: _____ PROJECT COUNTY: _____

OWNER/PRIME CONTRACTOR MAILING ADDRESS: _____

MAILING CITY: _____ STATE: _____ ZIP: _____

CONTACT PERSON: _____ CONTACT PHONE NUMBER: (____) _____

EMAIL ADDRESS: _____

INSPECTION DOCUMENTATION

DATE (mo/day/yr)	TIME (hr:min AM/PM)	ANY DEFICIENCIES? (CHECK IF YES)	INSPECTOR(S)
		<input type="checkbox"/>	
		<input type="checkbox"/>	
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		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

Deficiencies Noted During any Inspection (give date(s); attach additional sheets if necessary): _____

Corrective Action Taken or Planned (give date(s); attach additional sheets if necessary): _____

Based upon this inspection, which I or personnel under my direct supervision conducted, I certify that all erosion and sediment controls have been implemented and maintained, except for those deficiencies noted above, in accordance with the Storm Water Pollution Prevention Plan (SWPPP) and sound engineering practices as required by the above referenced permit. I further certify that the LCNOI and SWPPP information is up to date.

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 gather and evaluate the information submitted. Based on my inquiry of the person or persons 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 fines and imprisonment for knowing violations.

 Authorized Signature

 Date

 Printed Name

 Title



State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, EXECUTIVE DIRECTOR

April 9, 2026

Mr. Blaine LaFontaine
Hancock County Port and Harbor Commission
14054 Fred and Al Key Road
Kilm, MS 39556
228-467-9231
blafontaine@hcphc.ms

Dear Mr. LaFontaine:

Re: Hancock County Port and Harbor Commission
Port Bienville Site 1
WQC Modification
Hancock County
COE No. MVK-2022-00820
WQC No. WQC2024036

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Mississippi Department of Environmental Quality (MDEQ) issues a modification to this Certification, after public notice and opportunity for public hearing, to Hancock County Port and Harbor Commission, an applicant for a Federal License or permit to conduct the following activity:

Hancock County Port and Harbor Commission, Port Bienville Site 1, Project Mockingbird: As initially certified on May 12, 2025, the project involved regulated activities in jurisdictional wetlands to support construction of an industrial manufacturing facility, codenamed Mockingbird. The planned development includes a primary manufacturing facility, multiple support office buildings, two access driveways, and two stormwater detention ponds. The project is located within the Port Bienville Industrial Park at Site 1 in Hancock County, Mississippi, encompassing a total of 103.79 acres. Of this area, 72.80 acres were proposed to be filled and elevated to 19 feet NGVD to support site development. Additionally, 6.97 acres would receive fill to construct adequate side slopes for the elevated pad; two detention ponds (2.25 acres and 3.98 acres)

OFFICE OF POLLUTION CONTROL

POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 •
www.mdeq.ms.gov

Facebook: @mdeq.ms • Twitter: @MDEQ • Instagram:
@MDEQ AN EQUAL OPPORTUNITY EMPLOYER

would be constructed; and 17.79 acres would be cleared to install temporary brush barriers for sediment control.

This Water Quality Certification is being modified pursuant to a revised jurisdictional determination issued by the U.S. Army Corps of Engineers, Vicksburg District (USACE). Although all wetlands within the project area are recognized as Waters of the State of Mississippi (WOTS), the USACE determined that only a portion of these wetlands meet the criteria for regulation as Waters of the United States (WOTUS). Of the 57.01 acres of mixed pine savannah and bayhead magnolia wetlands present on the site, approximately 22.49 acres were determined to be federally jurisdictional, while the remaining 34.52 acres were identified as non-federally jurisdictional wetlands.

Under this modification, approximately 44.08 acres of mixed pine savannah and bayhead magnolia wetlands will be permanently impacted, including 20.38 acres of federally jurisdictional WOTUS and 23.70 acres of non-federally jurisdictional wetlands considered WOTS. Additionally, 12.93 acres of these wetlands will be temporarily impacted, consisting of 2.11 acres of WOTUS and 10.82 acres of WOTS. In total, 57.01 acres of wetlands, rather than the previously authorized 56.38 acres, will be affected by the project [MVK-2022-00820, WQC2024036].

MDEQ certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. The development shall connect to an MDEQ approved wastewater collection and treatment system. (Statement G) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
2. For construction projects five (5) acres or greater of total ground disturbances including clearing, grading, excavating, or other construction activities shall follow the conditions and limitations of the Large Construction General Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. Construction activities include a disturbance to the land that results in the change in topography, existing soil cover (both vegetative and nonvegetative), or the existing topography that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface waters or drainage systems. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the

event of any BMP failure, corrective actions shall be taken immediately. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)

4. All fill material and excavation areas shall have side slopes of 3:1 (horizontal:vertical) or flatter and shall be immediately seeded, stabilized and maintained. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
5. The final post-construction Stormwater Management Plan submitted by the applicant shall be implemented concurrent with project construction and maintained as proposed. For sedimentation basins that are to be converted to be utilized as a part of the post-construction stormwater management plan, basin volumes shall be checked, and excess sediment removed from the basins prior to termination of Large Construction Stormwater General Permit. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
6. Mitigation for the impacts of filling 20.38 acres of pine savannah/bayhead magnolia wetlands on the site shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and be based upon that required for impacting the waters on the site. Written verification of credit purchase must be provided to the MDEQ prior to the commencement of any work in the wetland or stream areas. (Statement A) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A) (11 Miss. Admin. Code Pt. 6, R.2.2.A.(3))
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for MDEQ to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams.
- (B) There is a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State.
- (C) The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species.

- (D) The proposed activity adversely impacts a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters.
- (E) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (F) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (G) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (H) The proposed activity results in significant environmental impacts which may adversely impact water quality.

MDEQ also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If you have any questions, please contact Carrie Barefoot.

Sincerely,



Becky Simonson
Environmental Permits Division

cc: Jared Everitt, U.S. Army Corps of Engineers, Vicksburg District
Lindsay Spurrier, Cypress Environment & Infrastructure
Katie Nelson, Department of Marine Resources



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, VICKSBURG DISTRICT
4155 CLAY STREET
VICKSBURG, MISSISSIPPI 39183-3435

April 10, 2026

Mr. Blain LaFontaine
Hancock County Port and Harbor Commission
14054 Fred and Al Key Road
Kiln, Mississippi 39556

Dear Mr. Lafontaine:

In compliance with your request, we are enclosing a permit issued by authority of the Secretary of the Army (enclosure 1). Upon completion of the activity authorized by this permit, please sign the enclosed certification of compliance and return it to this office (enclosure 2).

Special attention should be paid to the General and Special Conditions (where applicable) of this permit. Please note the permit expiration date in General Condition 1.

Should you find that any material changes are necessary in the location or plans of the work, it will be necessary that you submit revised plans prior to commencement of the work. Please include the project Identification No. MVK-2022-820 with all correspondence.

We are forwarding a copy of this letter via email to Ms. Lindsay Spurrier, Cypress Environment and Infrastructure. If we may be of further assistance, please contact Mr. Jared Everitt at telephone: (601) 631-7104, or email: Jared.H.Everitt@usace.army.mil.

Sincerely,

Andy

Sanderson

Digitally signed by
Andy Sanderson
Date: 2026.04.10
08:03:46 -05'00'

Andy Sanderson
Chief (Acting), Regulatory Division

Enclosures

DEPARTMENT OF THE ARMY STANDARD PERMIT

Permittee: Mr. Blaine LaFontaine, Hancock County Port and Harbor Commission (HCPHC)

Permit No.: MVK-2022-00820

Issuing Office: CEMVK-RD

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The applicant is applying for a Department of the Army permit in conjunction with the Mississippi Department of Marine Resources to conduct regulated activities in jurisdictional wetlands for the proposed construction of an industrial manufacturing facility codenamed Mockingbird. The proposed activity will include a manufacturing facility, several support office buildings, two driveways, and a detention pond located in Hancock County, Mississippi. The proposed construction will encompass 99.81 acres inside the existing Site 1 of the Port Blenville Industrial Park in which 72.80 acres will be filled to an elevation of 19 feet NVGD and the construction of an approximately 2.25-acre detention pond. To facilitate construction of the proposed project, the proposed activities would include clearing, filling, grubbing, and dredging in jurisdictional areas.

Approximately 20.38 acres of a mixed pine savannah/bayhead magnolia wetlands would be permanently impacted, and 2.11 acres of mixed pine savannah/bayhead magnolia wetlands would be temporarily impacted by the proposed activities. A total of approximately 22.49 acres of wetlands would be impacted by the planned project (encl 1).

Project Location: Section 25, T9S-R16W, Latitude 30.233602, Longitude -89.546249 within the Lower Mississippi Drainage Basin (8-digit USGS HUC 03180004), Hancock County, Mississippi.

Wetlands Impacted: The proposed project will impact 22.49 acres of forested wetlands (20.38 acres of permanent fill and 2.11 acres of temporary impacts).

Required Mitigation: 113.35 wetland credits will be purchased from Devils Swamp Mitigation Bank, a USACE approved mitigation bank.

Permit Conditions

General Conditions:

1. The time limit for completing the work authorized ends on April 10, 2031 . If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one (1) month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4, below. Should you wish to cease to maintain the authorized activity, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions (encl 2).
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being, or has been, accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

1. The permittee shall use Mississippi Department of Environmental Quality and Mississippi Department of Marine Resources' best management practices and conditions laid out their respective permits during construction of the project to minimize impacts on site and prevent secondary impacts to surrounding resources.
2. The Permittee shall approve any offsite borrow area(s) and ensure that in obtaining the borrow material, there are no unauthorized impacts to jurisdictional waters of the United States and/or cultural resource sites eligible or potentially eligible for inclusion in

the National Register of Historic Places. If permits or other clearances are required for the use of the borrow site, those approvals must be obtained by the landowner of the site or his agent prior to use of the site for borrow.

3. Compensatory mitigation will be required for impacting 22.49 acres of forested wetlands (20.38 acres of permanent fill and 2.11 acres of temporary impacts). The permittee shall purchase 113.35 wetland credits from Devil Swamp Mitigation Bank. Proof of purchase shall be provided to this office prior to issuance of the final permit.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

Section 404 of the Clean Water Act (33 U.S.C. 1344).

Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403)

2. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project, or uses thereof, as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project, or uses thereof, as a result of current or future activities undertaken by, or on behalf of, the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this

permit is not contrary to the public interest was made in reliance on the information you provided.

5. Re-evaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. Failure to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4, above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a re-evaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7, or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



(PERMITTEE)
Mr. Blaine LaFontaine
HCPHC



(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

Andy Sanderson
Digitally signed by
Andy Sanderson
Date: 2026.04.10
08:07:24 -05'00' *for*

Kristina W. Hall
Chief, Regulatory Division

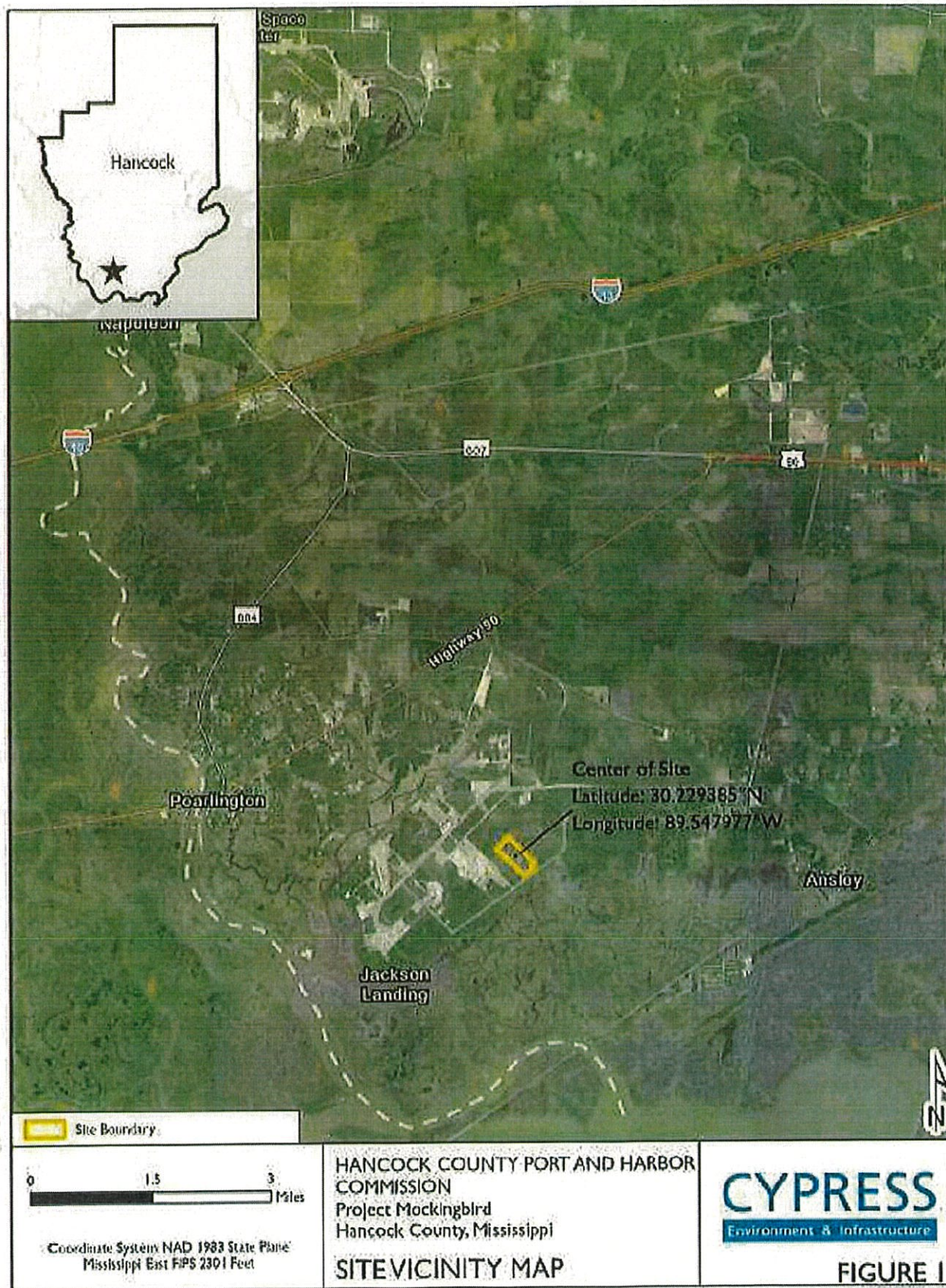
4/10/2026

(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE)

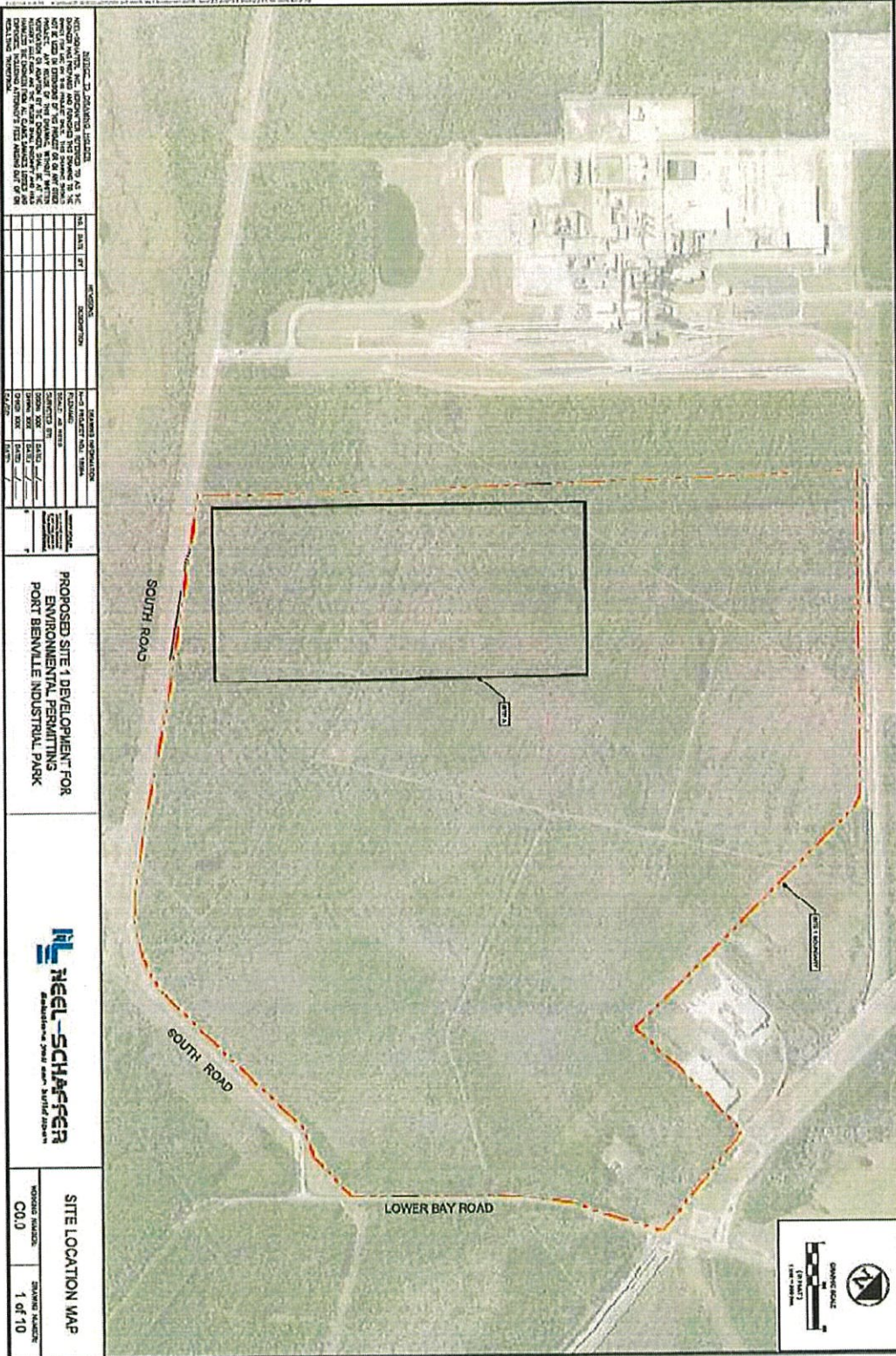
(DATE)





HANCOCK COUNTY PORT AND HARBOR COMMISSION
 Project Mockingbird
 Hancock County, Mississippi
ADJACENT PROPERTY OWNERS





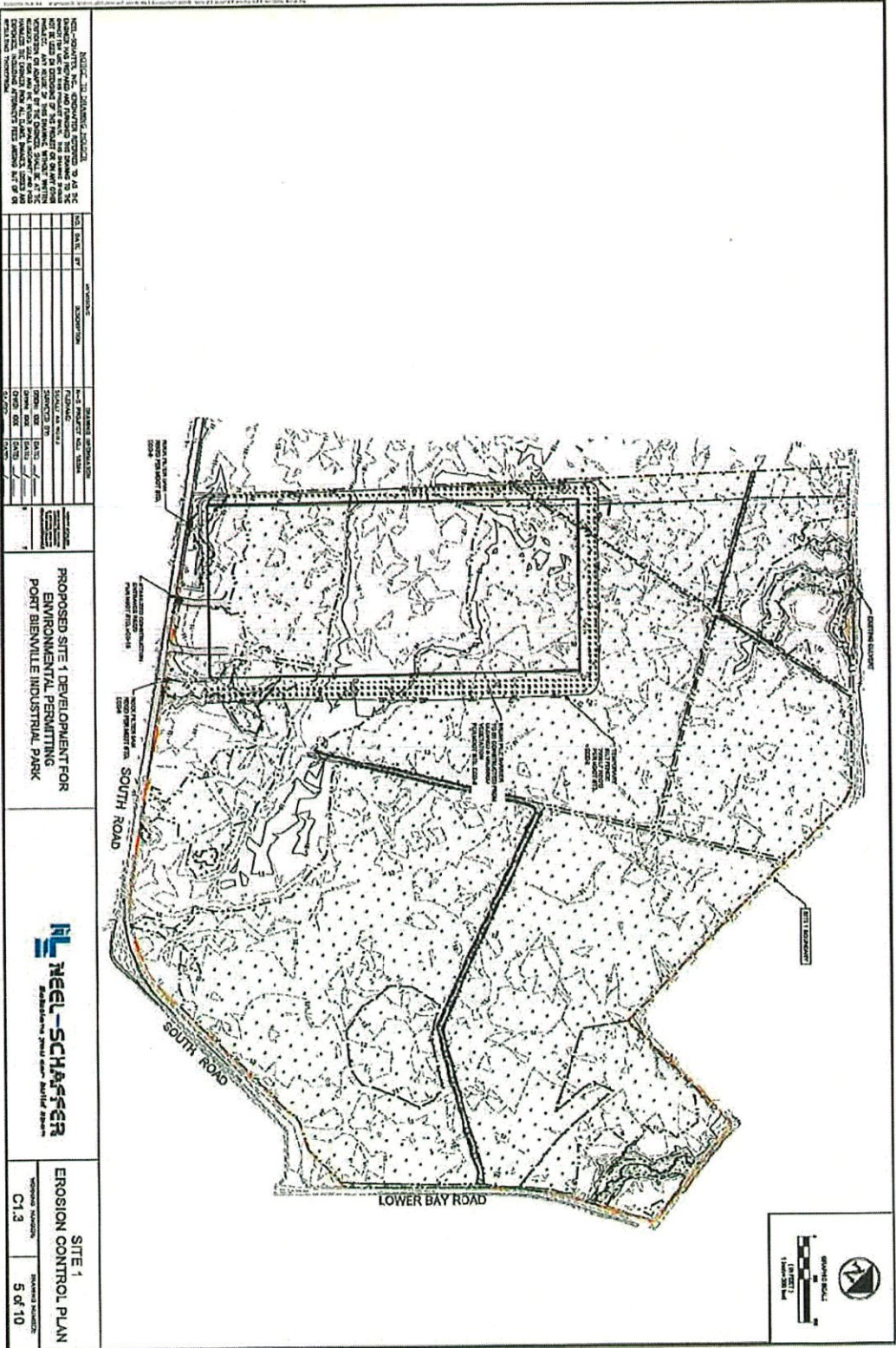
NOT TO SCALE - 20' PER INCH. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED TO BE A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED TO BE A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DEEMED TO BE A VIOLATION OF ANY APPLICABLE LAW, REGULATION, OR CONTRACT.

NO.	DATE	DESCRIPTION	BY	FOR
1	01/15/2024	ISSUED FOR PERMITTING	JM	PORT BENVILLE INDUSTRIAL PARK
2	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
3	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
4	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
5	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
6	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
7	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
8	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
9	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK
10	01/15/2024	REVISIONS	JM	PORT BENVILLE INDUSTRIAL PARK

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING
PORT BENVILLE INDUSTRIAL PARK



SITE LOCATION MAP
 PROJECT NUMBER: COJ
 DRAWING NUMBER: 1 of 10



DATE	Q HEC (cfs)	Q FOOT (cfs)	PERCENTAGE IMPROVEMENT (cfs - 10)	PERCENTAGE IMPROVEMENT (cfs - 2)
1	10	10	0	0



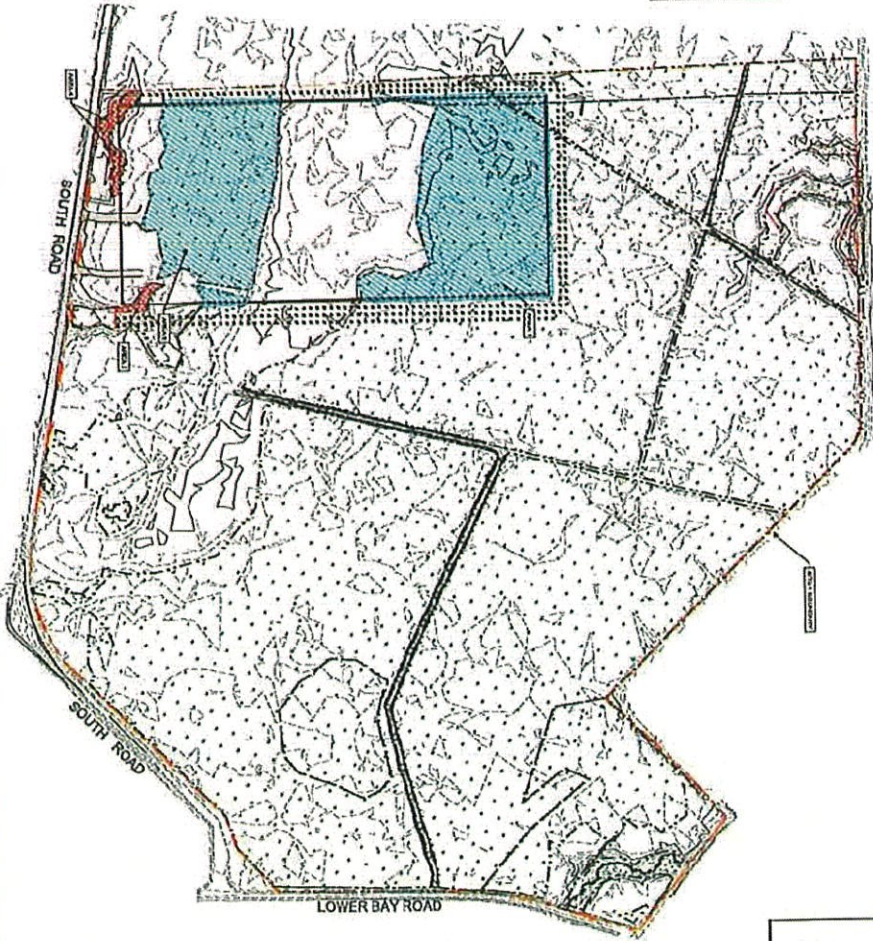
HISTORIC 20' CONTOUR INTERVAL. TO A 10' POWER INTERVAL, AND FINISHED THE DRAWING TO THE 10' LEVEL. A 10' INTERVAL OF 2.48 FEET IS SHOWN IN THE ORIGINAL DRAWING. THE ORIGINAL DRAWING WAS MADE BY THE U.S. ARMY CORPS OF ENGINEERS, WASHINGTON, D.C. IN 1954. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, WASHINGTON, D.C. IN 1954. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, WASHINGTON, D.C. IN 1954. THE ORIGINAL DRAWING IS FILED IN THE OFFICE OF THE ENGINEER, WASHINGTON, D.C. IN 1954.

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BENNVILLE INDUSTRIAL PARK



SITE 1 DRAINAGE DATA
 SECOND LAYOUT
 C1.4
 DRAWING NUMBER
 6 of 10

AREA	WETLAND TYPE	TYPE OF SPRINT	AREA OF SPRINT (SQ. FT.)	VOLUME FILL (CU. YD.)	VOLUME CUT (CU. YD.)
1	SWAMP	FILL	20	14,400	
2	SWAMP	FILL	1	4,500	
3	SWAMP	FILL	1	4,500	
4	SWAMP	CUT FILL	1,477	3,400	3,400
TOTAL			1,499	34,300	3,400



WETLANDS ARE DEFINED BY THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND PROTECTED BY STATE AND FEDERAL LAWS. ANY DISTURBANCE OF WETLANDS IS PROHIBITED BY LAW UNLESS A PERMIT IS OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. THIS PERMIT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

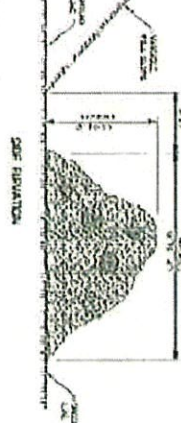
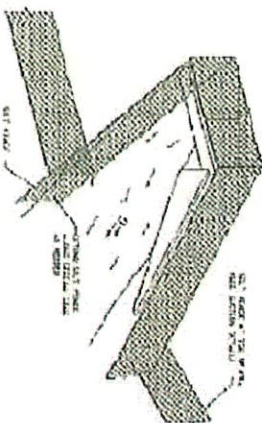
NO.	DATE	BY	REVISIONS	ISSUED BY	DATE	BY	REVISIONS

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BENVILLE INDUSTRIAL PARK

NEEL-SCHASSER
ARCHITECTS AND ENGINEERS
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.NEEL-SCHASSER.COM

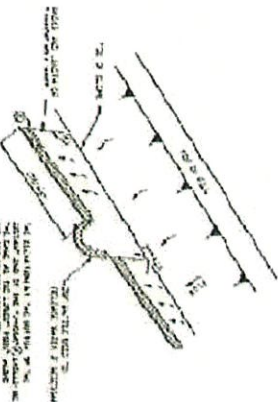
SITE 1
WETLAND IMPACTS
DRAWING NUMBER
C15 7 of 10



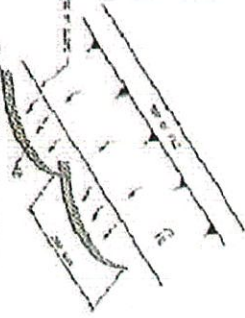


- NOTES:
1. Barrier structure and its associated structure shall be designed to meet the design criteria.
 2. The barrier structure shall be designed to meet the design criteria.
 3. The barrier structure shall be designed to meet the design criteria.
 4. The barrier structure shall be designed to meet the design criteria.
 5. The barrier structure shall be designed to meet the design criteria.
 6. The barrier structure shall be designed to meet the design criteria.

NOTE: DESIGN AND MATERIALS SHALL BE AS SHOWN ON THE DRAWING.



1-MINUTE SEDIMENT FENCE APPLICATION



3-MINUTE SEDIMENT FENCE APPLICATION



NOTE: DESIGN AND MATERIALS SHALL BE AS SHOWN ON THE DRAWING.

PROJECT INFORMATION		DESIGN INFORMATION	
NO.	DATE	DESCRIPTION	BY
1	10/15/10	PRELIMINARY DESIGN	JMS
2	11/15/10	FINAL DESIGN	JMS
3	12/15/10	CONSTRUCTION	JMS
4	01/15/11	AS-BUILT	JMS
5	02/15/11	FINAL	JMS
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98	11/15/18	FINAL	JMS
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100	01/15/19	FINAL	JMS

PROPOSED SITE DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



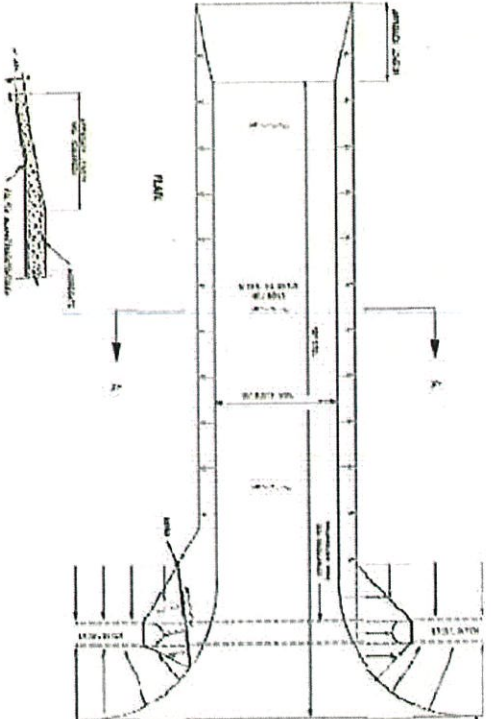
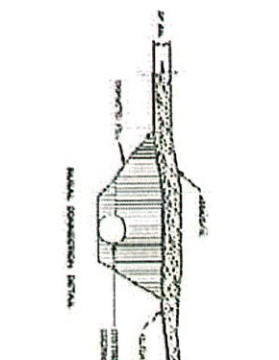
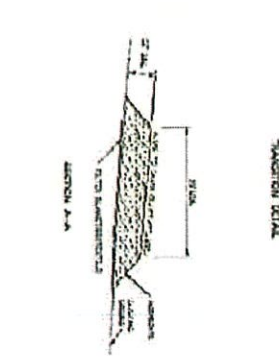
DESIGN AND CONSTRUCTION OF STABILIZED ENTRANCE TO A 14' DIAMETER TUNNEL AND ADJACENT TO ROADWAY TO BE CONSTRUCTED IN THE VICINITY OF THE PORT BIENVILLE INDUSTRIAL PARK, PORT BIENVILLE, PENNSYLVANIA. THE PROJECT IS A PART OF THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT. THE PROJECT IS A PART OF THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT. THE PROJECT IS A PART OF THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT.

NO.	DATE	REV.	DESCRIPTION
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2	11/15/16	2	REVISED PER PERMITTING COMMENTS
3	12/15/16	3	REVISED PER PERMITTING COMMENTS
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99	12/15/24	99	REVISED PER PERMITTING COMMENTS
100	01/15/25	100	REVISED PER PERMITTING COMMENTS

PROPOSED STE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK





DETAILS OF STABILIZED CONSTRUCTION ENTRANCE
 PROJECT NUMBER: ECD-16
 SHEET NUMBER: 10 OF 10



- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
 2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 4. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
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 6. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 7. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 8. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 9. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.
 10. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PORT BIENVILLE INDUSTRIAL PARK DEVELOPMENT PERMITTING REQUIREMENTS.



	Site Boundary
	Wetlands (JD MVK-2022-820)



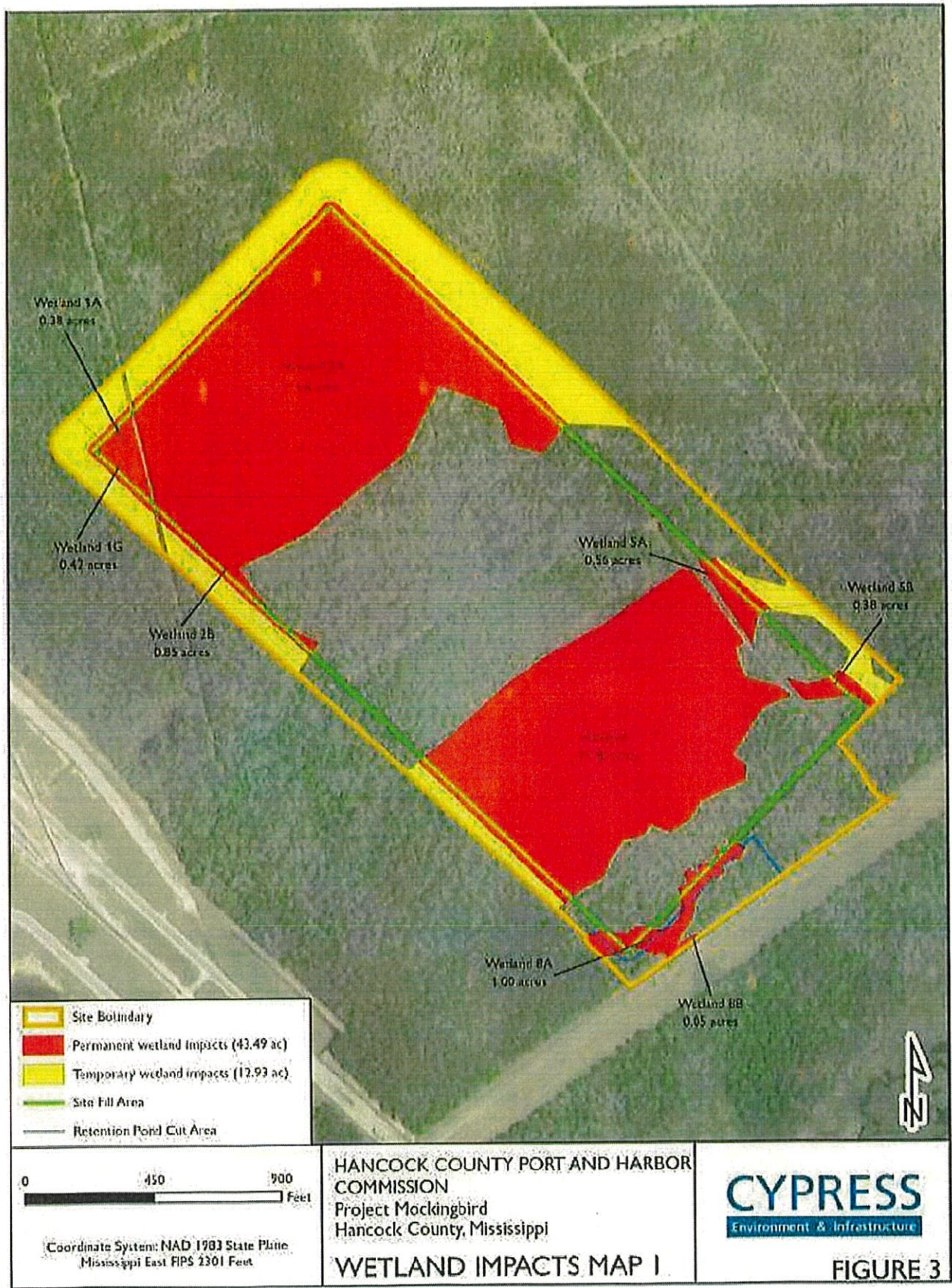
Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

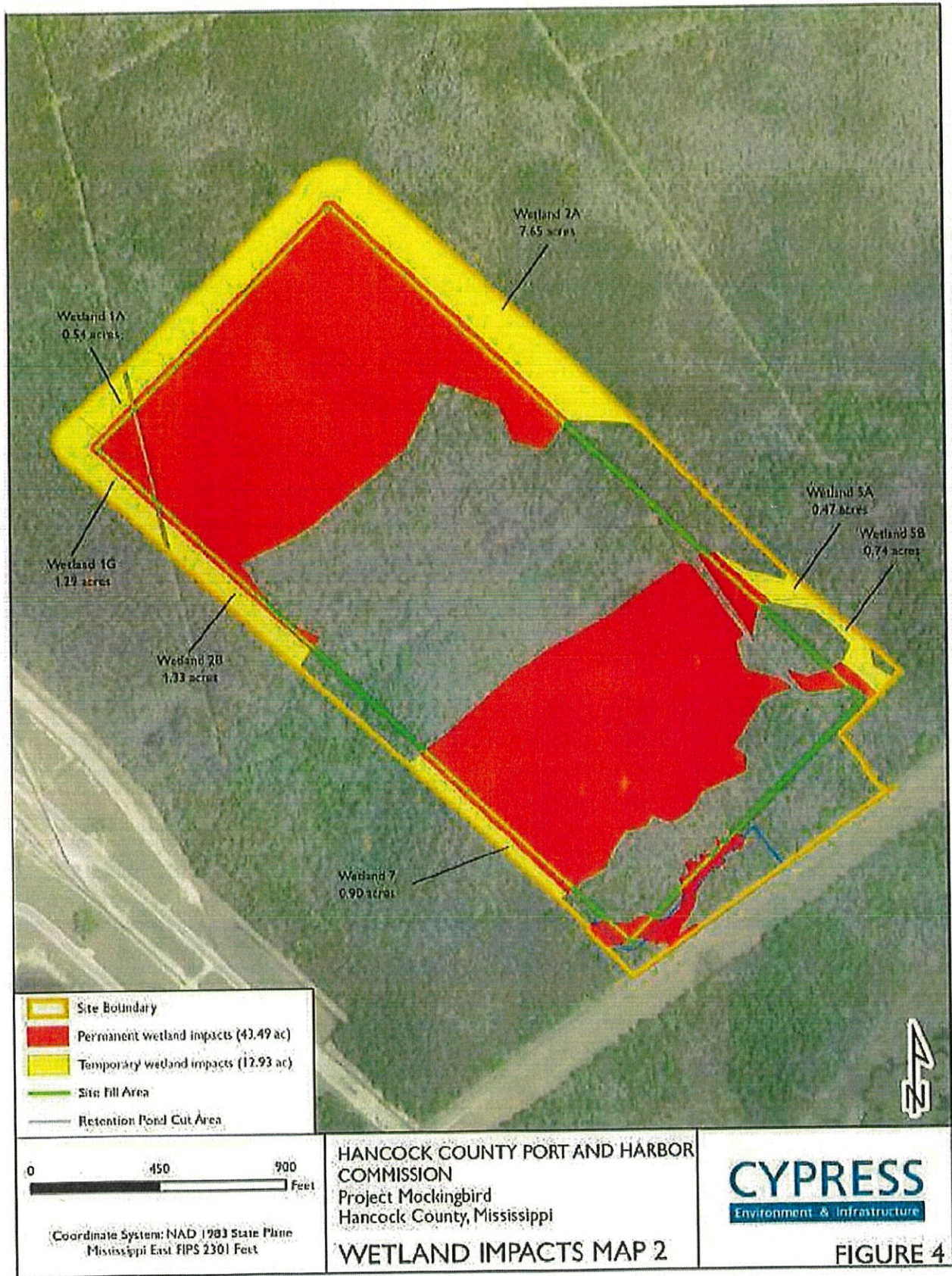
HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

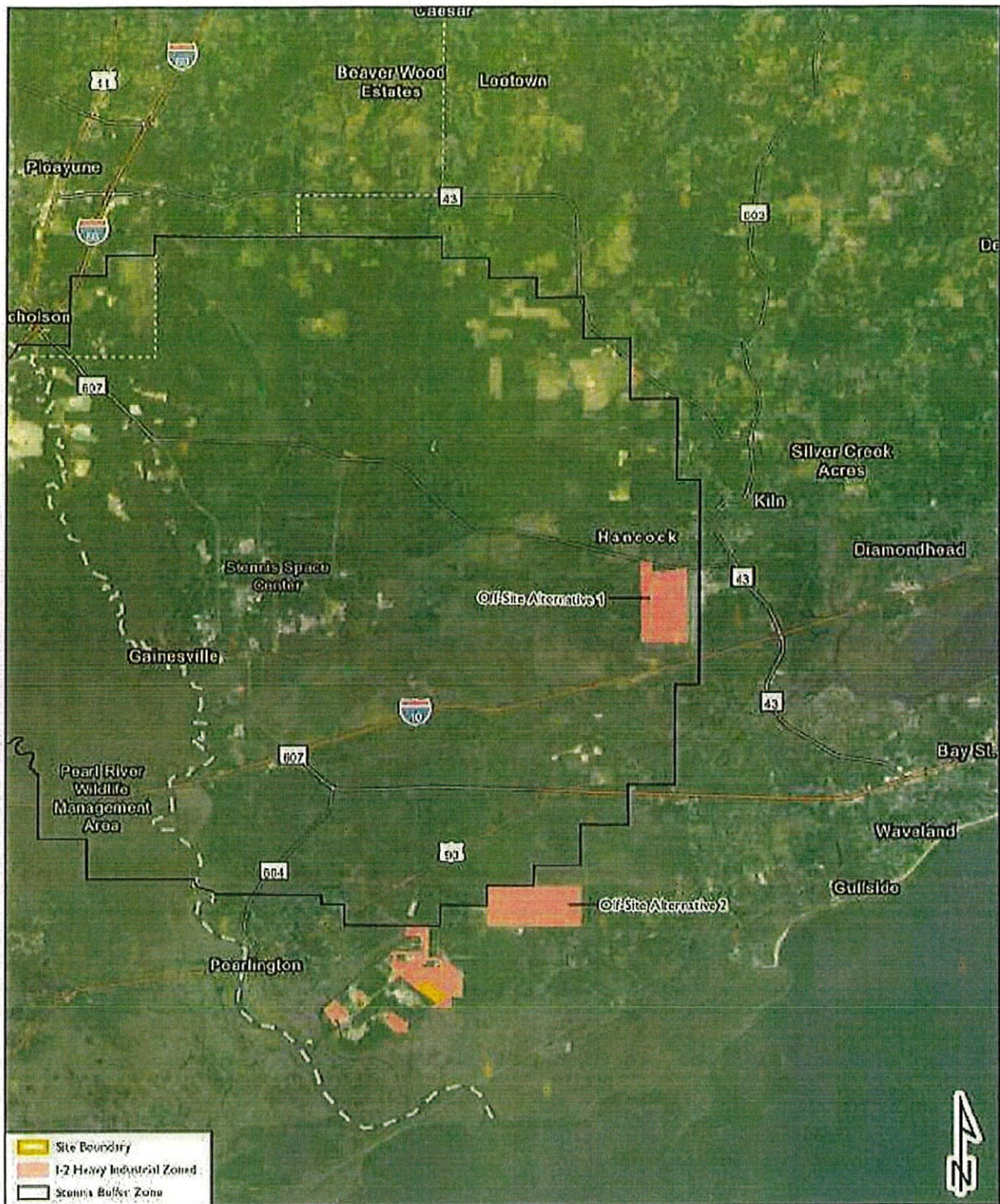
WETLAND MAP

CYPRESS
Environment & Infrastructure

FIGURE 2



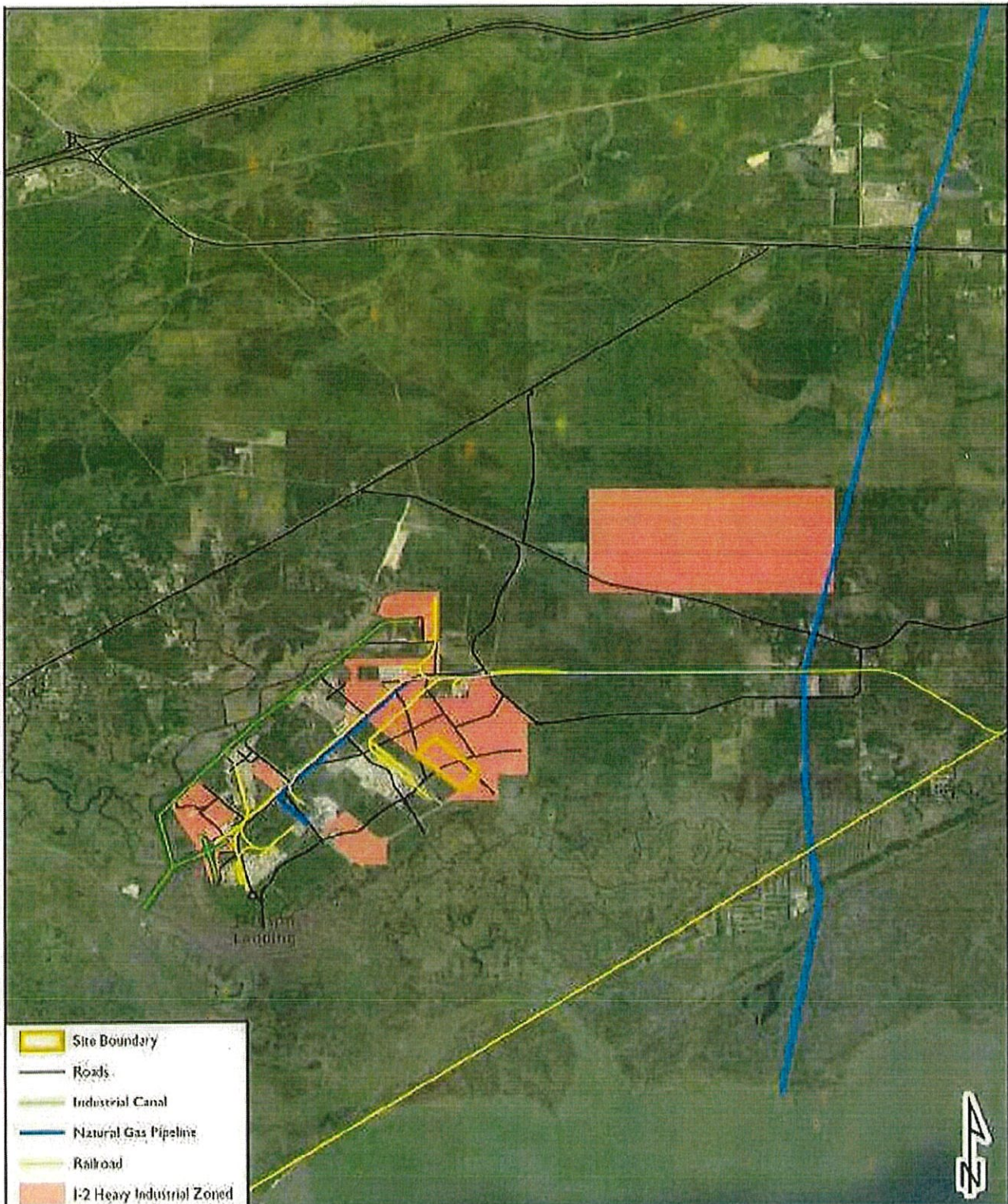




0 3 6 Miles
 Coordinate System: NAD 1983 State Plane
 Mississippi East FIPS 2301 Feet

**HANCOCK COUNTY PORT AND HARBOR
 COMMISSION**
 Project Mockingbird
 Hancock County, Mississippi
I-2 ZONED SITES

CYPRESS
 Environment & Infrastructure
FIGURE 5



- Site Boundary
- Roads
- Industrial Canal
- Natural Gas Pipeline
- Railroad
- I-2 Heavy Industrial Zoned

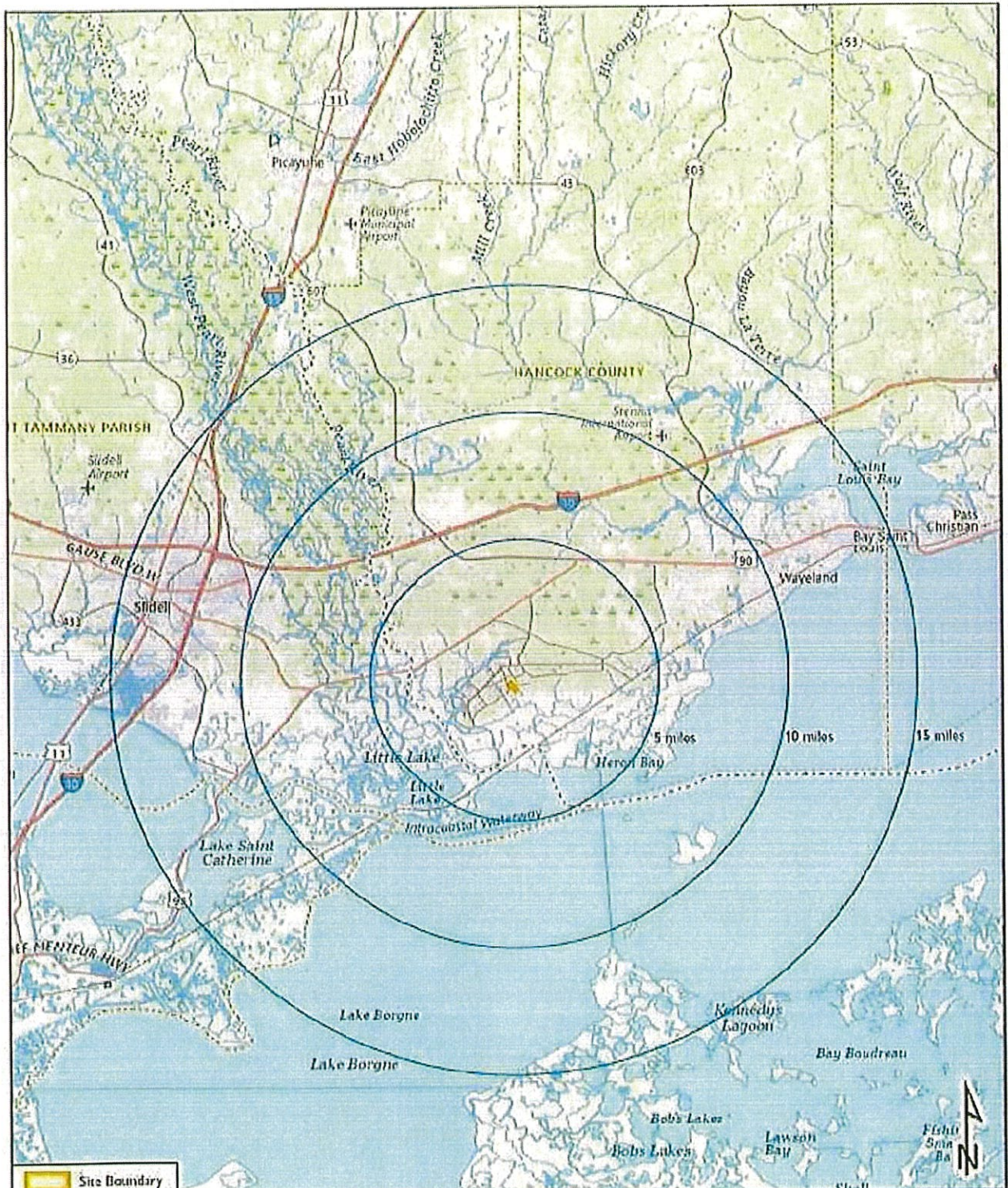


Coordinate System: NAD 1983 State Plane
Mississippi East, FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi
**PROXIMITY TO CRITICAL PORT
BIENVILLE INFRASTRUCTURE**

CYPRESS
Environment & Infrastructure

FIGURE 6



Site Boundary

0 4 8
 Miles

Coordinate System: NAD 1983 State Plane
 Mississippi East FIPS 2301 Feet

**HANCOCK COUNTY PORT AND HARBOR
 COMMISSION**
 Project Mockingbird
 Hancock County, Mississippi
**PROXIMITY TO CRITICAL REGIONAL
 INFRASTRUCTURE**

CYPRESS
 Environment & Infrastructure

FIGURE 7



SITE # 0311420308
 TOTAL ACRES 48.2043889
 PERMANENT WETLANDS ACRES 7.6381918
 NONPERMANENT WETLANDS ACRES 41.5661971
 OTHER WETLANDS ACRES 2.9980000

CYPRESS
 ENGINEERING
 CONSULTANTS

**HANCOCK COUNTY PORT & HARBOR COMMISSION
 PROJECT MOCKINGBIRD
 ON-SITE ALTERNATIVE 2**

FIGURE 8

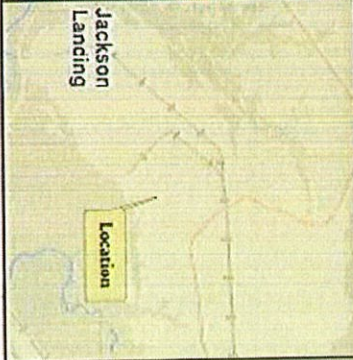
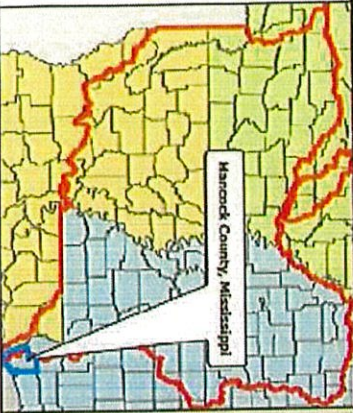
SITE # 0311420308
 WETLAND
 ANALYSIS

**PRELIMINARY - NOT
 FOR CONSTRUCTION**





- Legend**
- Project Boundary
 - Other Waters 11.013-9LF
 - Wetlands 374.01ac.



November 4, 2022

MVK-2022-820

Lindsay Spourier
Port Bienville Industrial Park Tract

**Preliminary
Jurisdictional Determination**

Jennifer Brown



Regulatory Division
Enforcement and Compliance Branch



Objective & Consideration of Alternatives

Objectives

HCPHC plans to expand Port Bienville by developing industrial facilities at the development site. The expansion of HCPHC's industry base will provide considerable benefits to the local, state, and regional economies through the creation and sustainment of jobs and private investment.

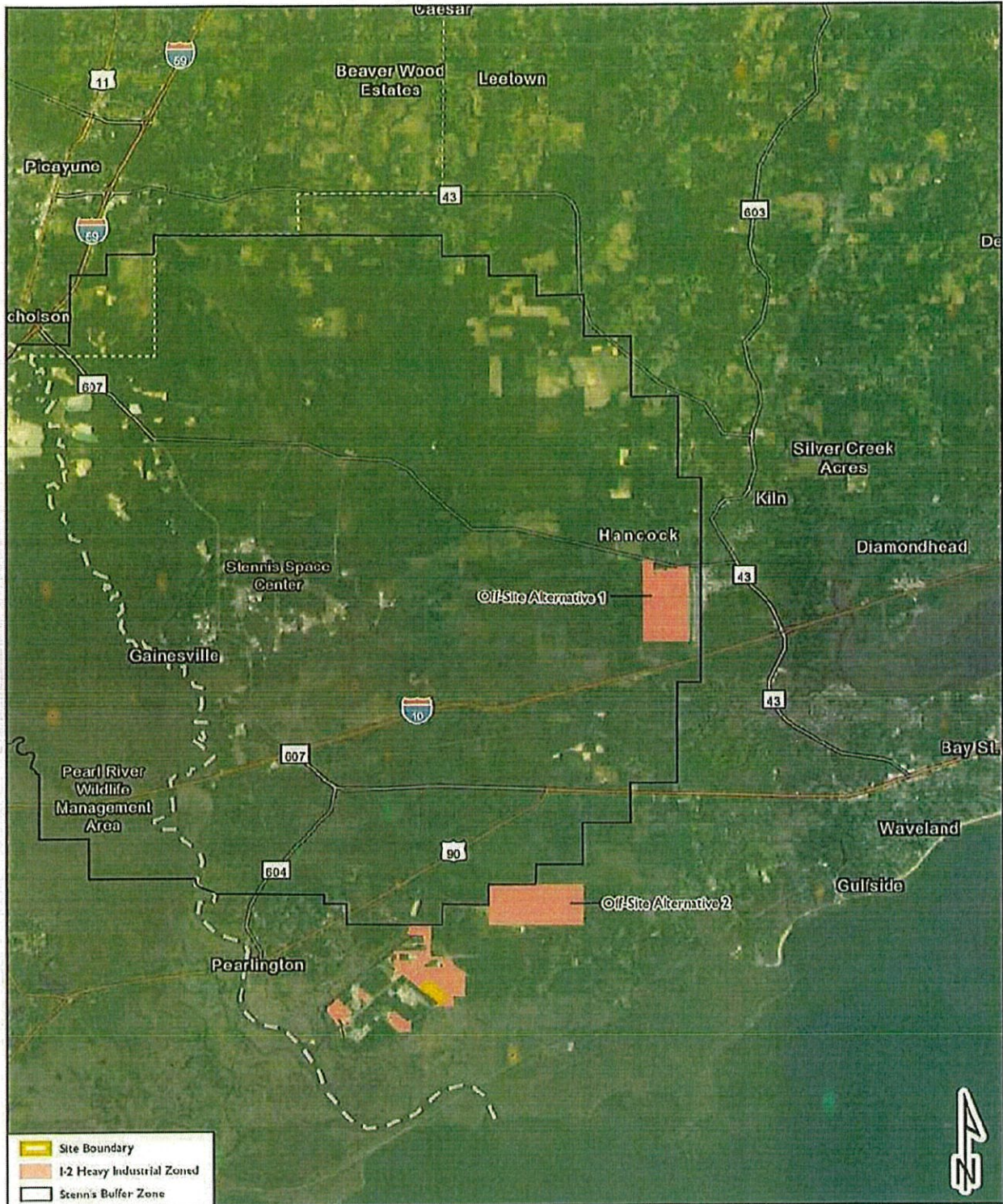
In accordance with 40 CFR § 230.10 and state requirements, the applicant has considered potential alternatives to the proposed scope of work. Consideration of alternatives ensures that the alternative selected is the most practicable and least damaging of all the solutions proposed. The alternatives considered include the No Action Alternative, Off-Site Alternative 1, Off-Site Alternative 2, Off-Site Alternative 3, On-Site Alternative 1, and the Proposed Action Alternative.

No Action Alternative

Under the No Action Alternative, site development would not occur. The development site would remain undeveloped and would result in no additional industrial capacity created at Port Bienville. The infrastructure that is currently in place such as roads, rail, and utility lines would be underused. The state's allocation of funds to create a shovel-ready site for industrial development would not reach the goal of spurring economic growth in Mississippi. The No Action Alternative would not meet the purpose of site development and the need to expand industry at Port Bienville, thus not allowing HCPHC to bring additional jobs and investment to the State of Mississippi, Hancock County, and the surrounding areas.

Off-Site Alternative

An Off-Site Alternative considers industrial development on another greater than 90-ac. site within Hancock County. There are two candidate sites in addition to the development site that are zoned as I-2 Heavy Industrial and are greater than 90 ac. These sites are discussed below as Off-Site Alternatives 1 & 2 (Figure 5).



0 3 6 Miles

Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

I-2 ZONED SITES

CYPRESS
Environment & Infrastructure

FIGURE 5

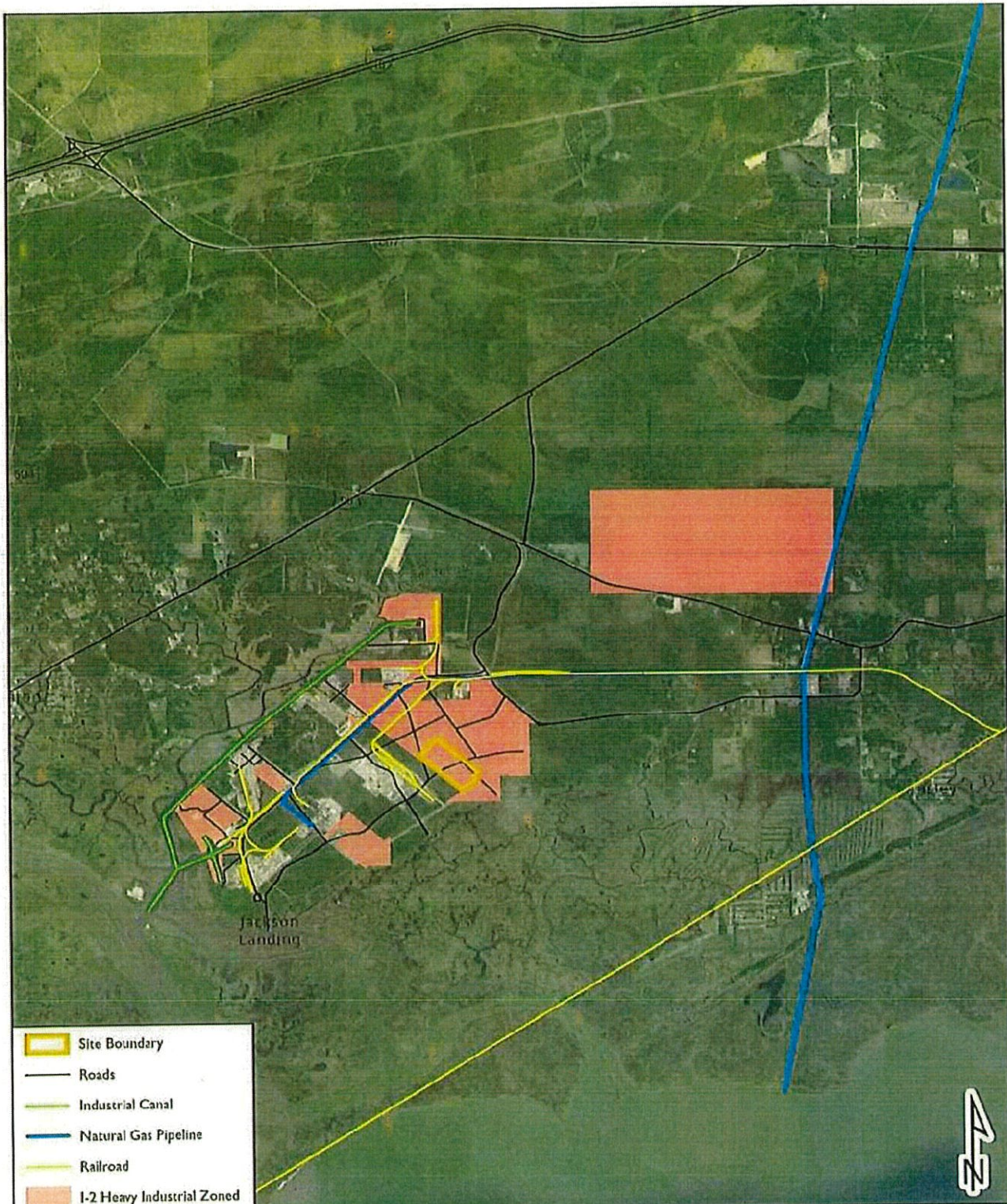
Off-Site Alternative 1

Off-Site Alternative 1 is within the Stennis Acoustical Buffer Zone (Figure 5). Within the Buffer Zone, the National Aeronautics and Space Administration (NASA) holds a restrictive easement prohibiting habitation or occupancy of dwellings and other buildings. NASA has the right to prohibit the construction of buildings within the Buffer Zone allowing for, or susceptible to, habitation and can remove structures in violation of the Buffer Zone easement. The development of an industrial facility susceptible to habitation within the Buffer Zone is not likely to be approved by NASA. Off-Site Alternative 1 was not considered for additional screening.

Off-Site Alternative 2

Off-Site Alternative 2 is located northeast of the development site adjacent to the Buffer Zone (Figure 5). Although this site is properly zoned and contains adequate acreage, it is not located near established infrastructure within Port Bienville (Figure 6). Development of this site would require the expansion of infrastructure necessary to support Project Mockingbird. Additional environmental impacts would be associated with an expansion of infrastructure including the construction of high load-bearing capacity roads and necessary utilities. Traffic and safety considerations would need to be made for transporting industrial products out of Port Bienville and along Lower Bay Road.

Based on analysis of soil types, aerial imagery, National Hydrologic Dataset features, National Wetland Inventory data, and site topography, the site is estimated to contain 83% wetlands comprising wet pine flat and bayhead drain.



- Site Boundary
- Roads
- Industrial Canal
- Natural Gas Pipeline
- Railroad
- I-2 Heavy Industrial Zoned

0 1 2
 Miles

Coordinate System: NAD 1983 State Plane
 Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
 COMMISSION
 Project Mockingbird
 Hancock County, Mississippi
 PROXIMITY TO CRITICAL PORT
 BIENVILLE INFRASTRUCTURE

CYPRESS
 Environment & Infrastructure

FIGURE 6

Off-Site Alternative 3

Off-Site Alternative 3 considers a zoning change for a non-I-2 zoned site. Opening new industrial areas within the county through the rezoning process is not likely to be approved by the Hancock County Planning and Zoning Commission. The Hancock County Zoning Ordinance states that casual amendment of the ordinance would be detrimental to its purpose. The ordinance can only be changed or amended if one or more of the following conditions prevail:

1. There is a manifest error in the ordinance.
2. Changed or changing conditions in a particular area or in the county generally, make an amendment to the ordinance necessary and desirable.
3. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to reclassify an area or to extend the boundaries of an existing district.
4. Amendment of the ordinance not involving a change in classification of land is necessary.
5. It is necessary to reclassify property as a result of acquisition or disposition of such property by the United States of America, the State of Mississippi, or Hancock County.

Land across Hancock County currently zoned as I-2 Heavy Industrial has substantial capacity for development. Currently, the need for additional industrial-zoned sites does not exist. None of the above statements apply to current conditions as they relate to the development of Project Mockingbird. Since none of the required conditions for amending the ordinance exist, rezoning would not be successful. The Off-Site Alternative is considered not feasible for this future development. Off-Site Alternative 3 was not considered for additional screening.

On-Site Alternative

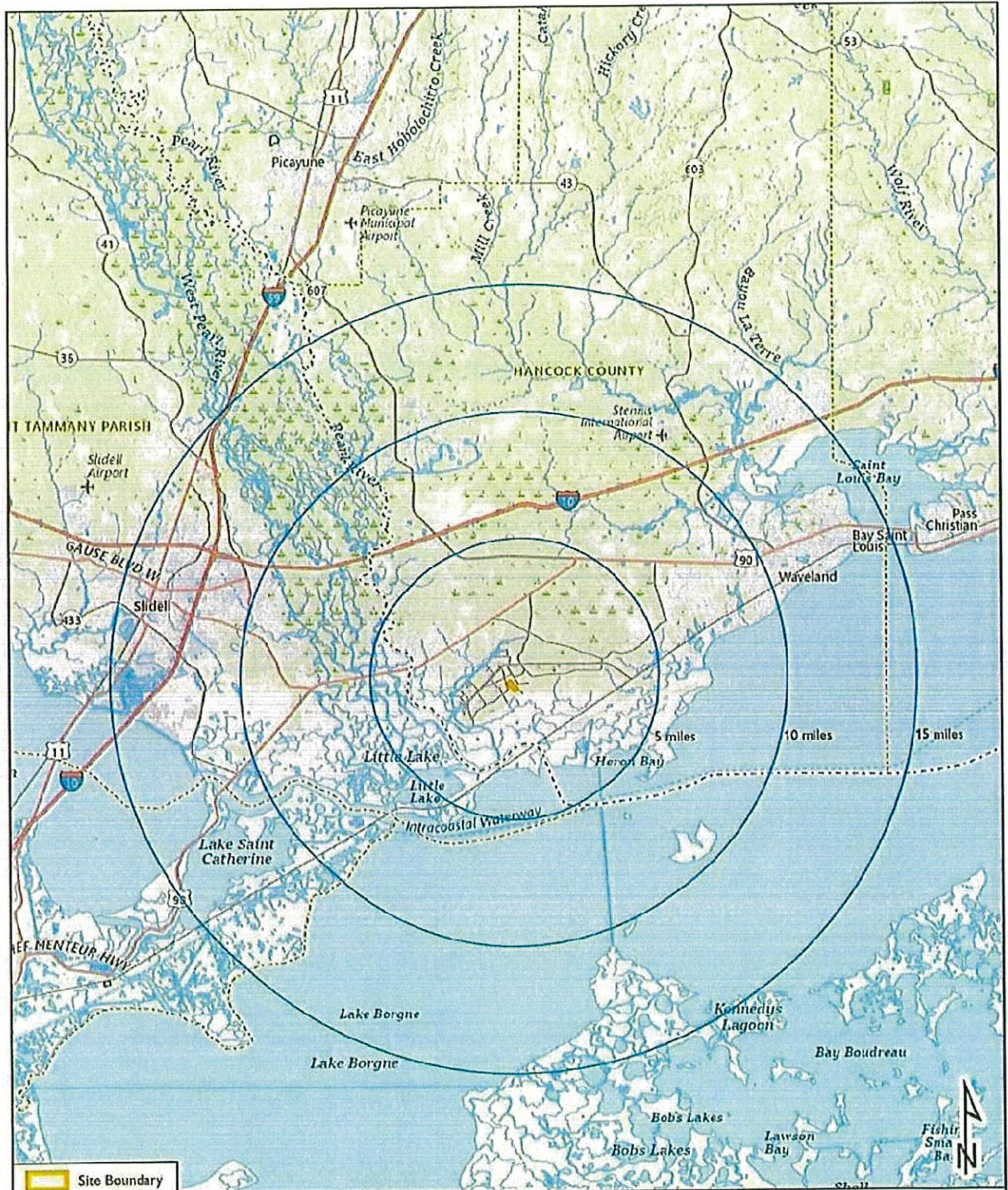
The On-Site Alternatives consider development options within Site 1 at Port Bienville. This site is well suited for Project Mockingbird as it is within Port Bienville which provides multi-market access and cost-effective modes of transportation. Site 1 has access to multi-modal transportation options including the Gulf Coast Intercoastal Waterway, CSX Transportation Railway, and heavy-haul trucking roads including I-10, I-12, I-59, and U.S. Highways 49 and 90 (Figure 7). Project Mockingbird is reliant on access to docking facilities and access to the intracoastal waterway and the Pearl River. Project Mockingbird will receive and send shipments via barge. Industrial products will be placed on barges and shipped up the Pearl River to John C. Stennis Space Center. Development of Project Mockingbird at Site 1 will provide additional economic stability, employment opportunities, and an increase in the County tax base and revenue.


HCPHC and Mississippi Development Authority invested in making Site 1 a premier shovel-ready site for industrial development. Site studies and investigations supported by MDA included a wetland delineation, threatened and endangered species survey, cultural resource survey, wetland function assessment, preliminary geotechnical investigation, environmental assessment, Phase 1 Environmental Site Assessment, and a mitigation plan.

Multiple areas within Site 1 were considered for site development. Non-wetland areas were prioritized for evaluation, particularly the large non-wetland ridge located in the southwest corner of Site 1. Two alternative site development options were evaluated within Site 1. Both on-site alternatives comprise an

Hancock County Port and Harbor Commission – Project Mockingbird
Environmental Assessment

area of 99.81 ac. Site geometry is based on logistical requirements associated with the industrial production process for Project Mockingbird. Adjustments to site geometry are not feasible.



 Site Boundary



Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

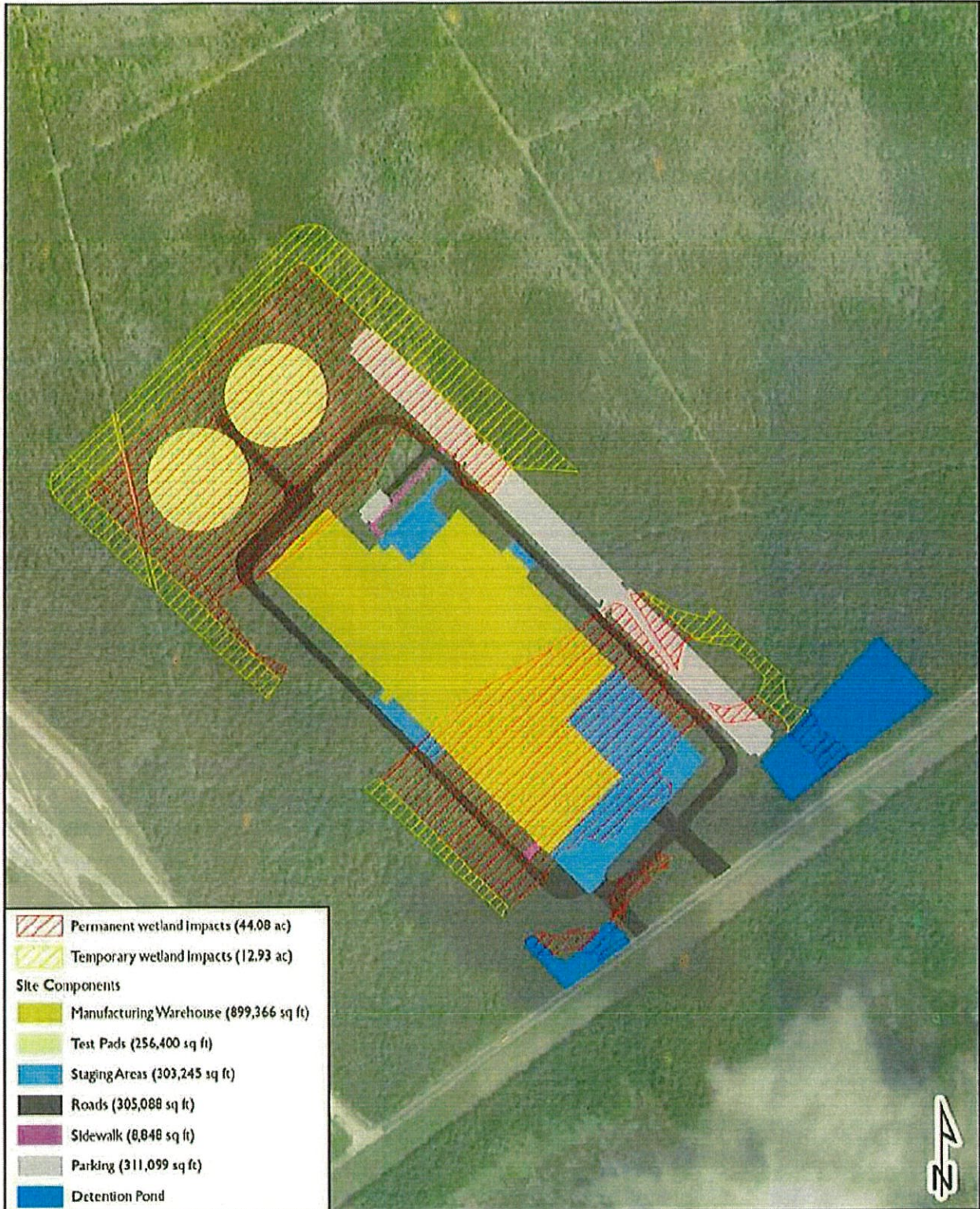
HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi
PROXIMITY TO CRITICAL REGIONAL
INFRASTRUCTURE

CYPRESS
Environment & Infrastructure

FIGURE 7

On-Site Alternative 1

On-Site Alternative 1 is the previously discussed proposed development (Attachment A & Figures 1, 2, 3, 4). The orientation of On-Site Alternative 1 maximizes the latitudinal overlap between the development site footprint and the large non-wetland feature within Site 1. No additional construction of infrastructure would be required for On-Site Alternative 1. An additional Figure (Project Components) was created to show the location of project components including buildings, test pads, on site roads, parking, and detention ponds. The site layout is informed by facilities located in other geographies. The orientation, size, and spacing of components influenced by manufacturing requirements, logistics, and safety. Detention ponds are sized based on compliance with MDEQ post construction stormwater requirements.



-  Permanent wetland impacts (44.08 ac)
-  Temporary wetland impacts (12.93 ac)
- Site Components**
-  Manufacturing Warehouse (899,366 sq ft)
-  Test Pads (256,400 sq ft)
-  Staging Areas (303,245 sq ft)
-  Roads (305,088 sq ft)
-  Sidewalk (8,848 sq ft)
-  Parking (311,099 sq ft)
-  Detention Pond



Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

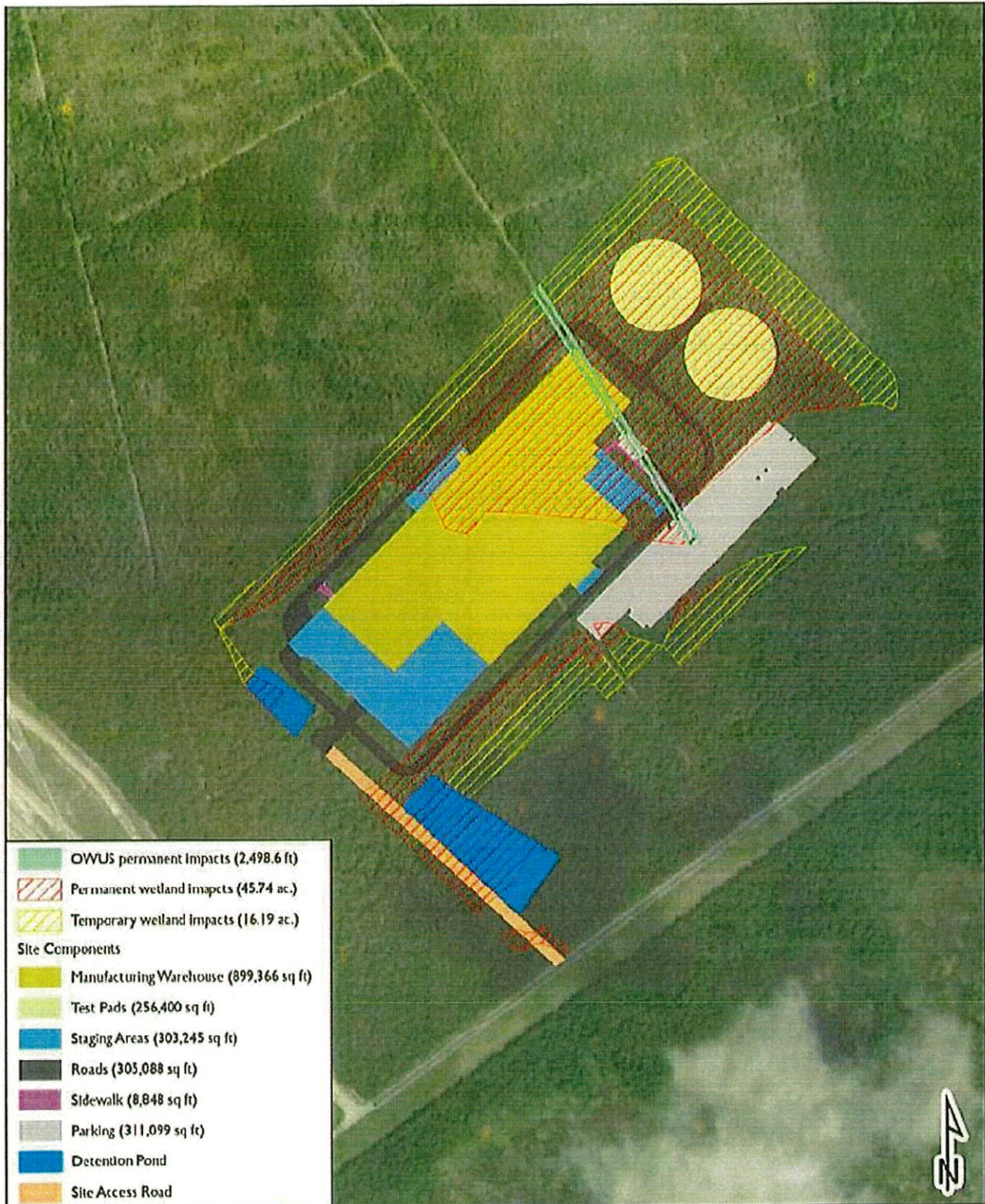
HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

PROJECT COMPONENTS



On-Site Alternative 2

On-Site Alternative 2 is shown in Figure 8. The orientation of On-Site Alternative 2 maximizes the longitudinal overlap between the development site footprint and the large non-wetland feature within Site 1. On-Site Alternative 2 would require the construction of an additional access road and turning lane off of South Road. An additional Figure (Alt Project Components) was created to show the location of project components including buildings, test pads, on site roads, an access road, parking, and detention ponds. The site layout is informed by facilities located in other geographies. The orientation, size, and spacing of components are influenced by manufacturing requirements, logistics, and safety. Detention ponds are sized based on compliance with MDEQ post construction stormwater requirements.



Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

ALT PROJECT COMPONENTS

CYPRESS
Environment & Infrastructure

Alternatives Evaluated

Off-Site Alternatives 1 and 3 were removed from consideration for evaluation due to the impracticality of developing within the NASA Buffer Zone and rezoning to I-2 Heavy Industrial. **Alternative sites within Port Bienville were eliminated from consideration due to future potential expansion of manufacturing facilities. Additional potential demand pressure via the Department of Defense requires areas adjacent to Project Mockingbird to be undeveloped. No other sites at Port Bienville are large enough to support adjacent future expansion except Site 1.**

Off-Site Alternative 2, On-Site Alternative 1, and On-Site Alternative 2 were evaluated based on the following factors:

- **Major Infrastructure:** Site 1 at Port Bienville has been identified as a priority site for development because of its access to infrastructure including roads, railroads, natural gas pipeline, power, and portage. Alternatives will be evaluated for their ability to use current infrastructure which increases cost efficiency for HCPHC/the State and avoids additional environmental impacts associated with construction of additional infrastructure.
- **Wetland Impacts:** Evaluate potential impacts on wetlands associated with site development.
- **Other Waters of the US Impacts:** Evaluate potential impacts on other waters of the US associated with site development.
- **Water Quality Impacts:** Assess potential effects on water quality, including impacts on nutrient loading, sedimentation, and pollutant discharge associated with site development.
- **Threatened & Endangered Species Impacts:** Consider impacts to threatened & endangered species and critical habitat associated with site development.
- **Cultural Resources Impacts:** Consider impacts on archaeological and cultural sites and resources associated with site development.

Hancock County Port and Harbor Commission – Project Mockingbird
Environmental Assessment

Table 1: Alternatives Elimination Factors

Evaluation Factors	Off-Site Alt. 2	On-Site Alt. 1	On-Site Alt. 2
Major Infrastructure	Partial, located along Lower Bay Road, outside of access to Port Bienville Infrastructure, additional environmental impacts and cost associated with infrastructure expansion	Yes	Partial, located within Port Bienville, additional cost and environmental impacts associated with constructing required access road
Wetland Impacts	Likely, estimated 83% of the site supports wetlands	Permanent impacts = 43.49 ac. Temporary impacts = 12.93 ac. Total impacts = 56.42 ac.	Permanent impacts = 45.74 ac. Temporary impacts = 16.19 ac. Total impacts = 61.93 ac.
OWUS Impacts	Likely, drainage features visible on aerial images	No	Other Waters impacts = 2,498.6 LF
Water Quality Impacts	Unknown	No	No
Threatened & Endangered Species Impacts ⁴	Unknown	No	No
Cultural Resources Impacts ⁵	Unknown	No	No

⁴See Appendix C for Threatened and Endangered Species Survey Report

⁵See Appendix D for Cultural Resources Survey

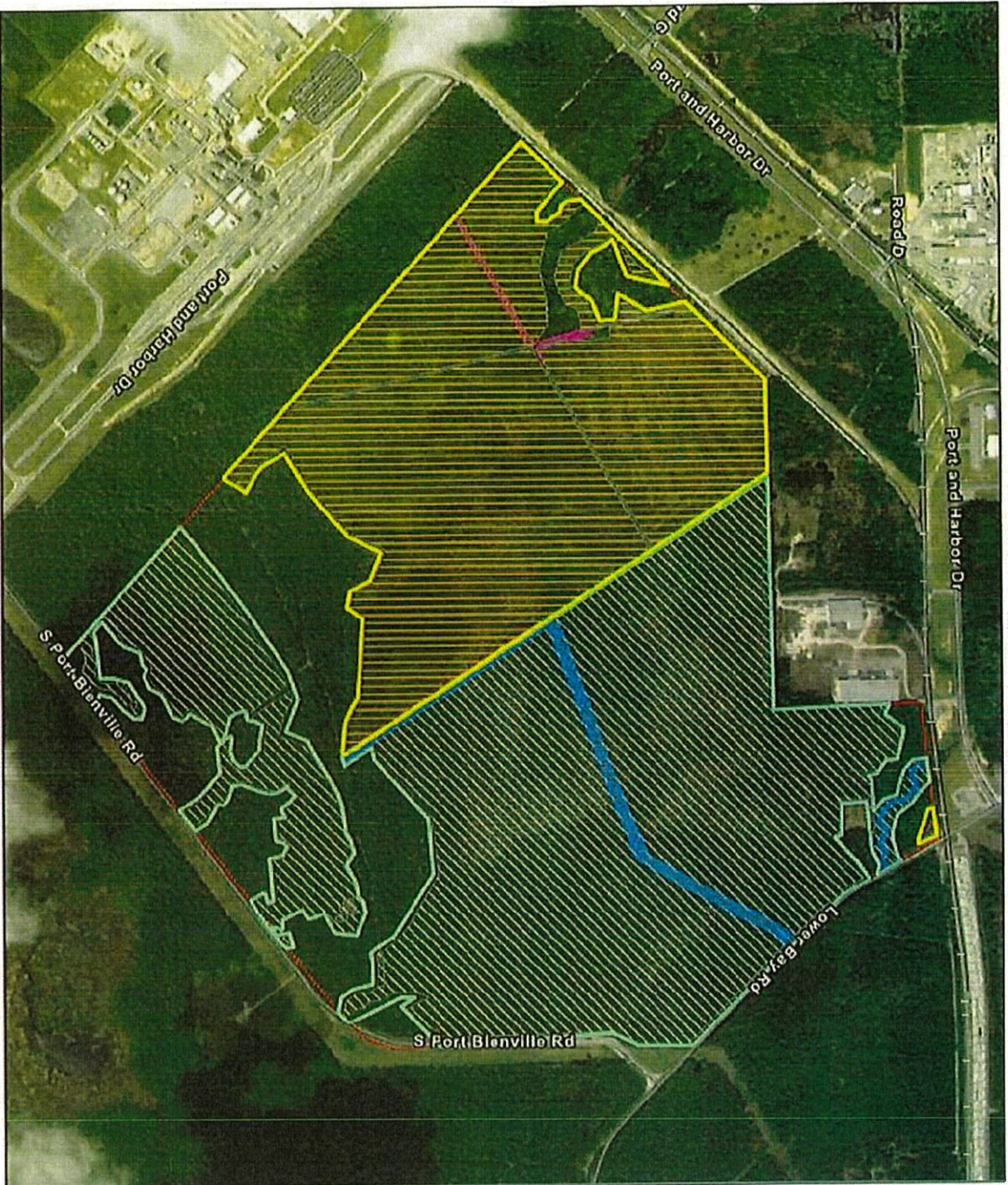
Least Environmentally Damaging Practicable Alternative

On-Site Alternative 1 was identified as the least environmentally damaging practicable alternative for Project Mockingbird. On-Site Alternative 1 would meet the purpose of site development and the need for expanded industrial development at Port Bienville, benefiting the State, County, and local area. Significant investment by MDA and HCPCH has been made in making Site 1 a shovel ready site for development.

- Major Infrastructure: On-Site Alternative 2 maximizes use of current infrastructure and incurs no additional cost or environmental damages associated with construction of additional infrastructure.
- Wetlands Impacts: This alternative avoids and minimizes impacts to wetlands within Site 1 to the extent practicable and results in 2.25 ac. less of permanent wetland impacts than On-Site Alternative 2. Considering the required site geometry, placement of the footprint within Site 1 maximizes utilization of non-wetland areas.

Hancock County Port and Harbor Commission – Project Mockingbird
Environmental Assessment

- **Other Waters of the US Impacts:** This alternative completely avoids impacts to Other Waters of the US.
- **Water Quality Impacts:** No decrease in water quality is anticipated in association with site development. Project Mockingbird will not produce any effluent or byproducts that require a NPDES permit. All best management practices will be followed per the Stormwater Pollution Prevention Plan to ensure water quality during construction.
- **Threatened & Endangered Species Impacts:** No suitable habitat was identified for the eight federally listed or candidate species within the site boundary. No individuals or nests were observed for these federally listed or candidate species during the survey.
- **Cultural Resources:** No archaeological sites or cultural resources were identified on site.



- Legend**
- Potentially Jurisdictional Emergent Wetland (1.37 Acres) (PJD)
 - Potentially Jurisdictional Forested Wetland (219.9 Acres) (PJD)
 - Potentially Jurisdictional Wetland Ditches/SPW (2.05 Acres) (PJD)
 - Non-Jurisdictional Wetland Ditches (0.71 Acres) (AJD)
 - Non-Jurisdictional Emergent Wetland (0.74 Acres) (AJD)
 - Non-Jurisdictional Forested Wetland (151.5 Acres) (AJD)
 - Non-Jurisdictional Scrub-Strub Wetland (0.14 Acres) (AJD)
 - Preliminary JD Boundary
 - Approved JD Boundary
 - Property Boundary

2026 Re-Evaluation

Scale: 1:11,500

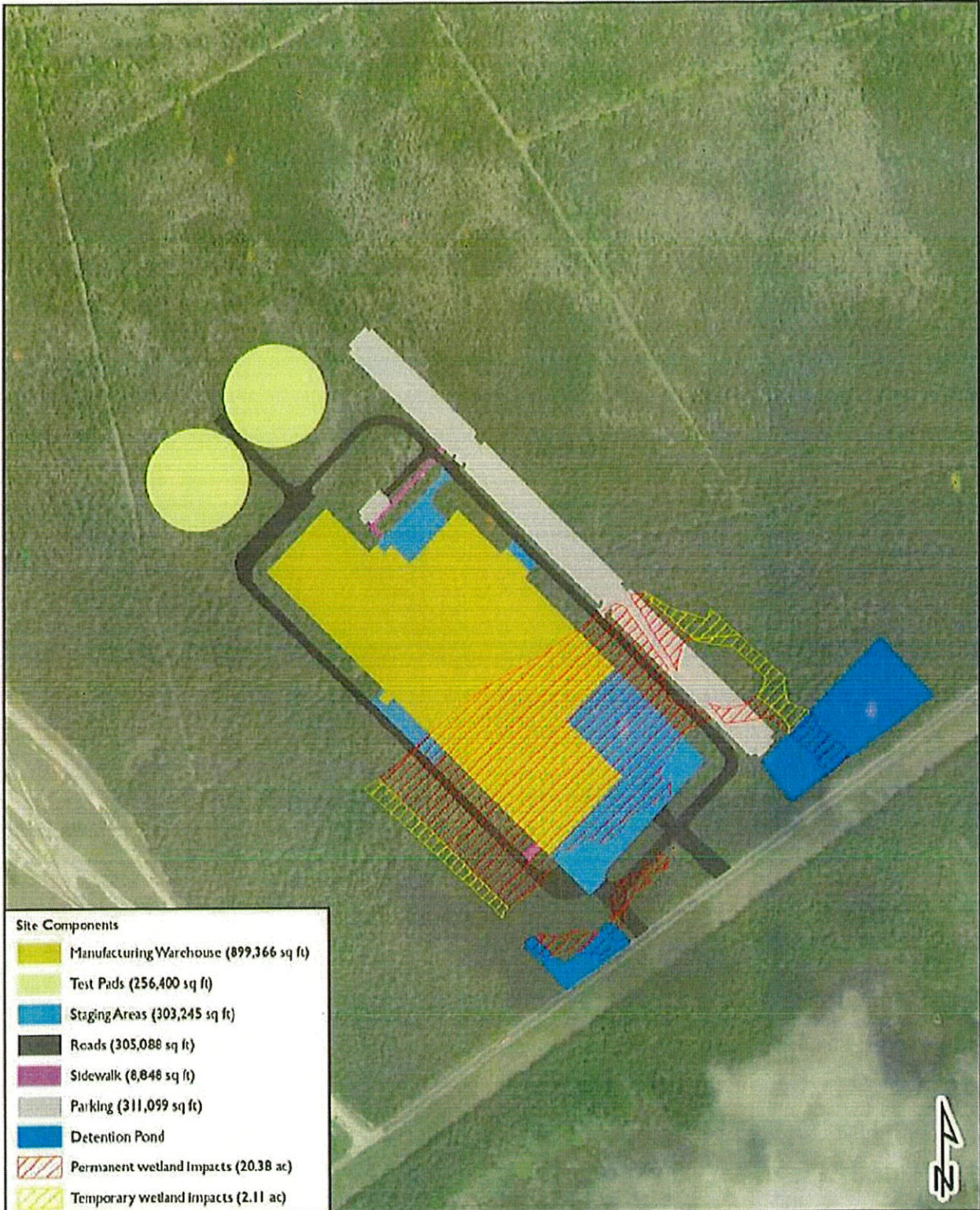
Hancock County, MS

08 JANUARY 2026
 MVK-2025-678
 Cypress Environmental and Infrastructure
 Hancock County Port and Harbor Commission
 Port Bienville
 Approved/Preliminary Jurisdictional Determination
Jeremy Stokes

Location

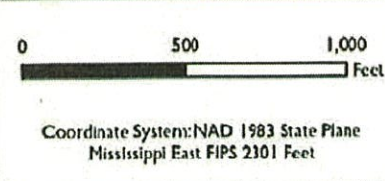
US Army Corps of Engineers
 REGULATORY DIVISION
 MISSISSIPPI BRANCH

0 500 1,000 Feet



Site Components

	Manufacturing Warehouse (899,366 sq ft)
	Test Pads (256,400 sq ft)
	Staging Areas (303,245 sq ft)
	Roads (305,088 sq ft)
	Sidewalk (8,848 sq ft)
	Parking (311,059 sq ft)
	Detention Pond
	Permanent wetland Impacts (20.38 ac)
	Temporary wetland Impacts (2.11 ac)



HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

PROJECT COMPONENTS





State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
CHRIS WELLS, EXECUTIVE DIRECTOR

April 9, 2026

Mr. Blaine LaFontaine
Hancock County Port and Harbor Commission
14054 Fred and Al Key Road
Kiln, MS 39556
228-467-9231
blafontaine@hephc.ms

Dear Mr. LaFontaine:

Re: Hancock County Port and Harbor Commission
Port Bienville Site 1
WQC Modification
Hancock County
COE No. MVK-2022-00820
WQC No. WQC2024036

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Mississippi Department of Environmental Quality (MDEQ) issues a modification to this Certification, after public notice and opportunity for public hearing, to Hancock County Port and Harbor Commission, an applicant for a Federal License or permit to conduct the following activity:

Hancock County Port and Harbor Commission, Port Bienville Site 1, Project Mockingbird: As initially certified on May 12, 2025, the project involved regulated activities in jurisdictional wetlands to support construction of an industrial manufacturing facility, codenamed Mockingbird. The planned development includes a primary manufacturing facility, multiple support office buildings, two access driveways, and two stormwater detention ponds. The project is located within the Port Bienville Industrial Park at Site 1 in Hancock County, Mississippi, encompassing a total of 103.79 acres. Of this area, 72.80 acres were proposed to be filled and elevated to 19 feet NGVD to support site development. Additionally, 6.97 acres would receive fill to construct adequate side slopes for the elevated pad; two detention ponds (2.25 acres and 3.98 acres)

OFFICE OF POLLUTION CONTROL
POST OFFICE BOX 2261 • JACKSON, MISSISSIPPI 39225-2261 • TEL: (601) 961-5171 • FAX: (601) 354-6612 •
www.mdeq.ms.gov

Facebook: @mdeq.ms • Twitter: @MDEQ • Instagram:
@MDEQ AN EQUAL OPPORTUNITY EMPLOYER

would be constructed; and 17.79 acres would be cleared to install temporary brush barriers for sediment control.

This Water Quality Certification is being modified pursuant to a revised jurisdictional determination issued by the U.S. Army Corps of Engineers, Vicksburg District (USACE). Although all wetlands within the project area are recognized as Waters of the State of Mississippi (WOTS), the USACE determined that only a portion of these wetlands meet the criteria for regulation as Waters of the United States (WOTUS). Of the 57.01 acres of mixed pine savannah and bayhead magnolia wetlands present on the site, approximately 22.49 acres were determined to be federally jurisdictional, while the remaining 34.52 acres were identified as non-federally jurisdictional wetlands.

Under this modification, approximately 44.08 acres of mixed pine savannah and bayhead magnolia wetlands will be permanently impacted, including 20.38 acres of federally jurisdictional WOTUS and 23.70 acres of non-federally jurisdictional wetlands considered WOTS. Additionally, 12.93 acres of these wetlands will be temporarily impacted, consisting of 2.11 acres of WOTUS and 10.82 acres of WOTS. In total, 57.01 acres of wetlands, rather than the previously authorized 56.38 acres, will be affected by the project [MVK-2022-00820, WQC2024036].

MDEQ certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

1. The development shall connect to an MDEQ approved wastewater collection and treatment system. (Statement G) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
2. For construction projects five (5) acres or greater of total ground disturbances including clearing, grading, excavating, or other construction activities shall follow the conditions and limitations of the Large Construction General Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. Construction activities include a disturbance to the land that results in the change in topography, existing soil cover (both vegetative and nonvegetative), or the existing topography that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface waters or drainage systems. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the

event of any BMP failure, corrective actions shall be taken immediately. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)

4. All fill material and excavation areas shall have side slopes of 3:1 (horizontal:vertical) or flatter and shall be immediately seeded, stabilized and maintained. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
5. The final post-construction Stormwater Management Plan submitted by the applicant shall be implemented concurrent with project construction and maintained as proposed. For sedimentation basins that are to be converted to be utilized as a part of the post-construction stormwater management plan, basin volumes shall be checked, and excess sediment removed from the basins prior to termination of Large Construction Stormwater General Permit. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
6. Mitigation for the impacts of filling 20.38 acres of pine savannah/bayhead magnolia wetlands on the site shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and be based upon that required for impacting the waters on the site. Written verification of credit purchase must be provided to the MDEQ prior to the commencement of any work in the wetland or stream areas. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 1.3.4 A (2))
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A) (11 Miss. Admin. Code Pt. 6, R.2.2.A.(3))
8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for MDEQ to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams.
- (B) There is a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State.
- (C) The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species.

- (D) The proposed activity adversely impacts a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters.
- (E) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (F) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (G) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (H) The proposed activity results in significant environmental impacts which may adversely impact water quality.

MDEQ also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If you have any questions, please contact Carrie Barefoot.

Sincerely,



Becky Simonson
Environmental Permits Division

cc: Jared Everitt, U.S. Army Corps of Engineers, Vicksburg District
Lindsay Spurrier, Cypress Environment & Infrastructure
Katie Nelson, Department of Marine Resources



STATE OF MISSISSIPPI
TATE REEVES
GOVERNOR
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY

May 12, 2025

Mr. Blaine LaFontaine
Hancock County Port and Harbor Commission
14054 Fred and Al Key Road
Kiln, MS 39556
228-467-9231
blafontaine@hcphc.ms

Dear Mr. LaFontaine:

Re: Hancock County Port and Harbor Commission –
Port Bienville Site 1
Hancock County
COE No. MVK-2022-00820
WQC No. WQC2024036

Pursuant to Section 401 of the Federal Water Pollution Control Act (33 U. S. C. 1251, 1341), the Office of Pollution Control (OPC) issues this Certification, after public notice and opportunity for public hearing, to Hancock County Port and Harbor Commission, an applicant for a Federal License or permit to conduct the following activity:

Hancock County Port and Harbor Commission, Port Bienville Site 1: Proposed project to conduct regulated activities in jurisdictional wetlands for the proposed construction of an industrial manufacturing facility codenamed Mockingbird. The proposed activity will include a manufacturing facility, several support office buildings, two driveways, and a detention pond located in Hancock County, Mississippi. The proposed construction will encompass 99.81 acres inside the existing Site 1 of the Port Bienville Industrial Park in which 72.80 acres will be filled to an elevation of 19 feet NVGD and the construction of an approximately 2.25-acre detention pond. To facilitate construction of the proposed project, the proposed activities would include clearing, filling, grubbing, and dredging in jurisdictional areas [MVK-202-00820, WQC2024036].

The Office of Pollution Control certifies that the above-described activity will be in compliance with the applicable provisions of Sections 301, 302, 303, 306, and 307 of the Federal Water Pollution Control Act and Section 49-17-29 of the Mississippi Code of 1972, if the applicant complies with the following conditions:

AI# 86319

1. The development shall connect to an Office of Pollution Control approved wastewater collection and treatment system. (Statement G) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
2. For construction projects five (5) acres or greater of total ground disturbances including clearing, grading, excavating, or other construction activities shall follow the conditions and limitations of the Large Construction General Permit. No construction activities shall begin until the necessary approvals and/or permits have been obtained. Construction activities include a disturbance to the land that results in the change in topography, existing soil cover (both vegetative and nonvegetative), or the existing topography that may result in accelerated stormwater runoff, leading to soil erosion and movement of sediment into surface waters or drainage systems. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B)
3. Appropriate best management practices (BMPs) shall be properly installed and maintained to prevent the movement of sediment off-site and into adjacent drainage areas. Special care shall be taken prior to and during construction to prevent the movement of sediment into adjacent avoided wetland areas. In the event of any BMP failure, corrective actions shall be taken immediately. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
4. All fill material and excavation areas shall have side slopes of 3:1 (horizontal:vertical) or flatter and shall be immediately seeded, stabilized and maintained. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
5. The final post-construction Stormwater Management Plan submitted by the applicant shall be implemented concurrent with project construction and maintained as proposed. For sedimentation basins that are to be converted to be utilized as a part of the post-construction stormwater management plan, basin volumes shall be checked, and excess sediment removed from the basins prior to termination of Large Construction Stormwater General Permit. (Statement F) (11 Miss. Admin. Code Pt. 6, R. 1.1.1.B.)
6. Mitigation for the impacts of filling 43.45 acres of pine savannah/bayhead magnolia wetlands on the site shall be provided by the purchase of mitigation credits from an approved mitigation bank. The number of credits must be in accordance with banking prospectus and be based upon that required for impacting the waters on the site. Written verification of credit purchase must be provided to the Office of Pollution Control prior to the commencement of any work in the wetland or stream areas. (Statement A) (11 Miss. Admin. Code Pt. 6, R 1.3.4 A (2))
7. Turbidity outside the limits of a 750-foot mixing zone shall not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units. (Statement A) (11 Miss. Admin. Code Pt. 6, R.2.2.A.(3))

8. No sewage, oil, refuse, or other pollutants shall be discharged into the watercourse. (Statement A) (11 Miss. Admin. Code Pt. 6, R. 2.2.A.(3))

As part of the Scope of Review for Application Decisions, 11 Mississippi Administrative Code Part 6, Rule 1.3.4(B), the above conditions are necessary for the Department to ensure that appropriate measures will be taken to eliminate unreasonable degradation and irreparable harm to waters of the State, such that the activity will not meet the criteria for denial:

- (A) The proposed activity permanently alters the aquatic ecosystem such that water quality criteria are violated and/or it no longer supports its existing or classified uses. An example is the channelization of streams.
- (B) There is a feasible alternative to the activity which reduces adverse consequences on water quality and classified or existing uses of waters of the State.
- (C) The proposed activity adversely impacts waters containing State or federally recognized threatened or endangered species.
- (D) The proposed activity adversely impacts a special or unique aquatic habitat, such as National or State Wild and Scenic Rivers and/or State Outstanding Resource Waters.
- (E) The proposed activity in conjunction with other activities may result in adverse cumulative impacts.
- (F) Nonpoint source/storm water management practices necessary to protect water quality have not been proposed.
- (G) Denial of wastewater permits and/or approvals by the State with regard to the proposed activities.
- (H) The proposed activity results in significant environmental impacts which may adversely impact water quality.

The Office of Pollution Control also certifies that there are no limitations under Section 302 nor standards under Sections 306 and 307 of the Federal Water Pollution Control Act which are applicable to the applicant's above-described activity.

This certification is valid for the project as proposed. Any deviations without proper modifications and/or approvals may result in a violation of the 401 Water Quality Certification. If you have any questions, please contact Carrie Barefoot.

Mr. Blaine LaFontaine
Page 4 of 4
May 12, 2025

Sincerely,

Becky Simonson

Becky Simonson
Environmental Permits Division

BS: mb

cc: Anthony Lobred, U.S. Army Corps of Engineers, Vicksburg District
Lindsay Spurrier, Cypress Environment & Infrastructure
Katie Nelson, Department of Marine Resources
Jamie Becker, Environmental Protection Agency



*State of Mississippi
Department of Environmental Quality
Office of Pollution Control*

Certificate of Permit Coverage

under Mississippi's Large Construction Storm Water General NPDES Permit

Be it known

**Hancock County Port and Harbor Commission
Kiln, Mississippi**

having submitted an acceptable Construction Notice of Intent, is hereby granted this Certificate of Permit Coverage in order to discharge storm water associated with the construction of

**Hancock County Port and Harbor Commission, Port Bienville Site 1
Receiving Stream: Mulatto Bayou
Hancock County**

Betsy Simensen

Chief, Environmental Permits Division

Coverage No: MSRI09492

Date of Coverage: May 12, 2025

Date General Permit Expires: January 31, 2027



STATE OF MISSISSIPPI

Tate Reeves
Governor

MISSISSIPPI DEPARTMENT OF MARINE RESOURCES

Joe Spraggins, Executive Director

January 16, 2025

Mr. Anthony Lobred
Regulatory Division
U.S. Army Corps of Engineers
Mobile District
P.O. Box 2288
Mobile, AL 36628

RE: DMR24-000416; HCPHC Project Mockingbird; Within parcels 179 -0-30-002.002 & 187 -0-25-001.000 along Webre/South Road, Bay St. Louis, Hancock County, MS

Dear Mr. Lobred,

The Mississippi Department of Marine Resources in cooperation with other state agencies is responsible under the Mississippi Coastal Program (MCP) for managing the coastal resources of Mississippi. Proposed activities in the coastal area are reviewed to insure that the activities are in compliance with the MCP.

The above activity has been reviewed based upon provisions of the Mississippi Coastal Program and Section 307 of the Coastal Zone Management Act of 1972 (as amended). The applicant has proposed the following activities and impacts as indicated on the attached approved diagram:

1. Temporary impacts to approximately 12.93 acres of non-tidal wetlands for stabilization within the development site during construction
2. Permanent fill of approximately 43.49 acres of non-tidal wetlands for the construction of a manufacturing facility, support office buildings, driveways, and parking

The above activities and impacts have been reviewed based upon provisions of the MCP and Section 307 of the Coastal Zone Management Act of 1972 (as amended). They have been determined to be consistent to the maximum extent practicable with the MCP provided that the applicant adheres to the following conditions:

1. Wetlands temporarily impacted must:
 - a. Be returned to their original elevations and grades within 90 days of the completion of the project
 - b. Be revegetated with indigenous species within 1 year of the completion of the project
2. Permanent fill referenced above must:
 - a. Be mitigated by the purchase of the appropriate number of mitigation credits from an approved mitigation bank within the service area as determined by the Interagency Review Team; Proof of this purchase must be submitted to this office prior to the commencement of construction
3. All above-described activities must:
 - a. Use Best Management Practices (BMPs) at all times during construction, including, but not limited to, the use of staked hay bales; staked filter cloth; sodding, seeding, and mulching; staged construction; and the installation of turbidity screens around the immediate project site
 - b. Be conducted in a manner that minimizes the discharge of turbid waters into Waters of the State (Turbidity outside the limits of a 750-foot mixing zone must not exceed the ambient turbidity by more than 50 Nephelometric Turbidity Units)
 - c. Have appropriate wastewater permits and/or approvals for the proposed activity in place prior to the commencement of construction activities
 - d. Have appropriate stormwater permits, approvals, and/or measures in place prior to the commencement of construction activities (For projects greater than five acres of total ground disturbances including clearing, grading, excavating, or other construction activities, the applicant shall obtain the necessary coverage under the State of Mississippi's Large Construction Storm Water General NPDES Permit; For projects greater than one to less than five acres of total ground disturbance including clearing, grading, excavating or other construction activities, the applicant shall follow the conditions and limitations of the State of Mississippi's Small Construction Storm Water General NPDES Permit)

- e. Not result in construction debris, sewage, oil, refuse, other pollutants, or unapproved fill material entering Coastal Wetlands or Waters of the State
- f. Not impact wetlands, submerged aquatic vegetation, or shellfish beds unless specifically referenced above

The above granted consistency certification was based upon the plan presented. This certification is contingent on clearance from the Mississippi Department of Environmental Quality (MDEQ) and the Mississippi Department of Archives and History (MDAH). All standards, regulations, and restrictions as set forth by the MDEQ and the MDAH as allowable by law with regards to protection of water quality and cultural resources and conservation of water resources shall be maintained.

If you have any questions regarding this letter, please contact Katie Nelson with the Bureau of Wetlands Permitting at 228-523-4117 or katie.nelson@dmr.ms.gov.

Sincerely,

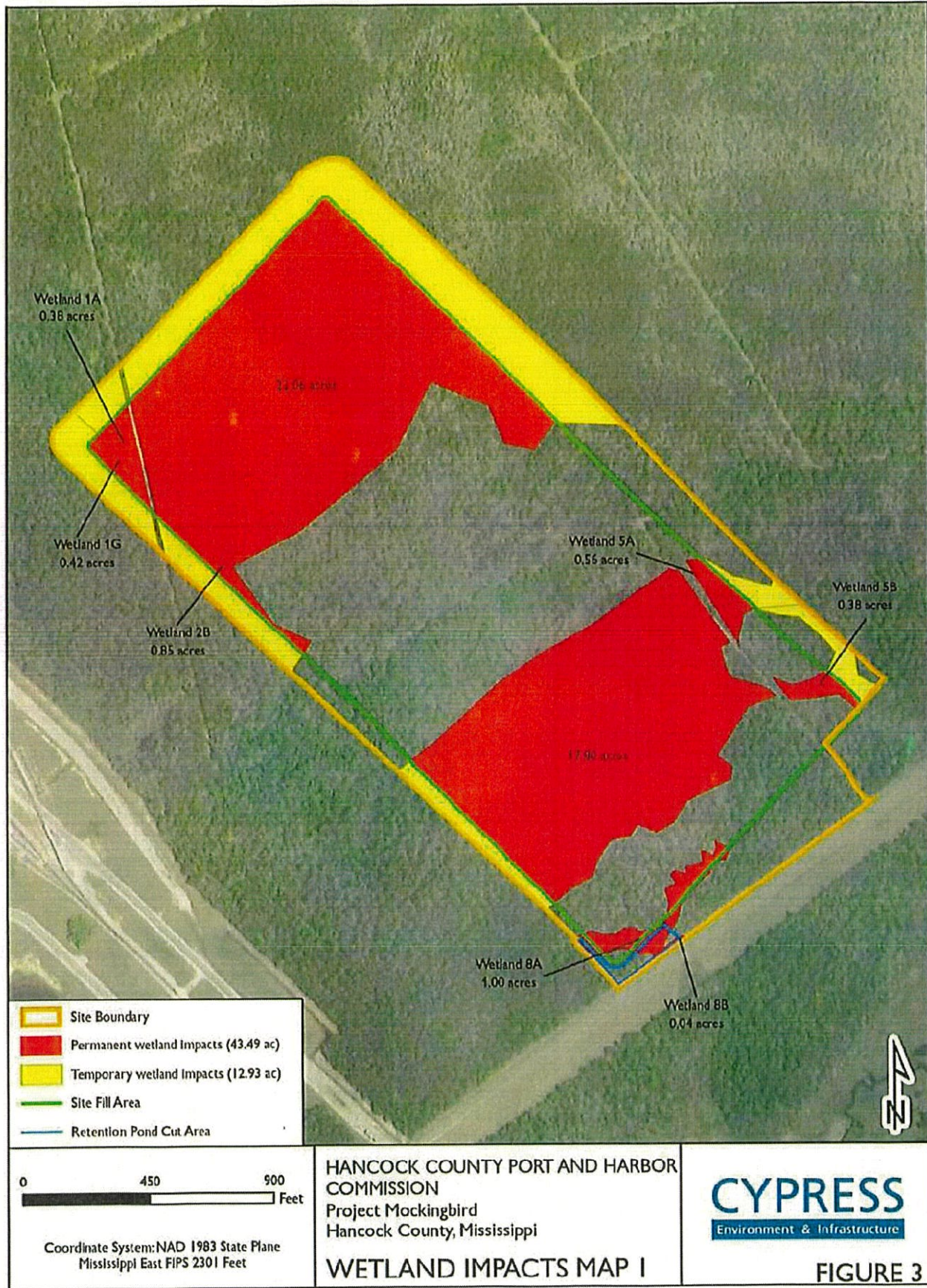


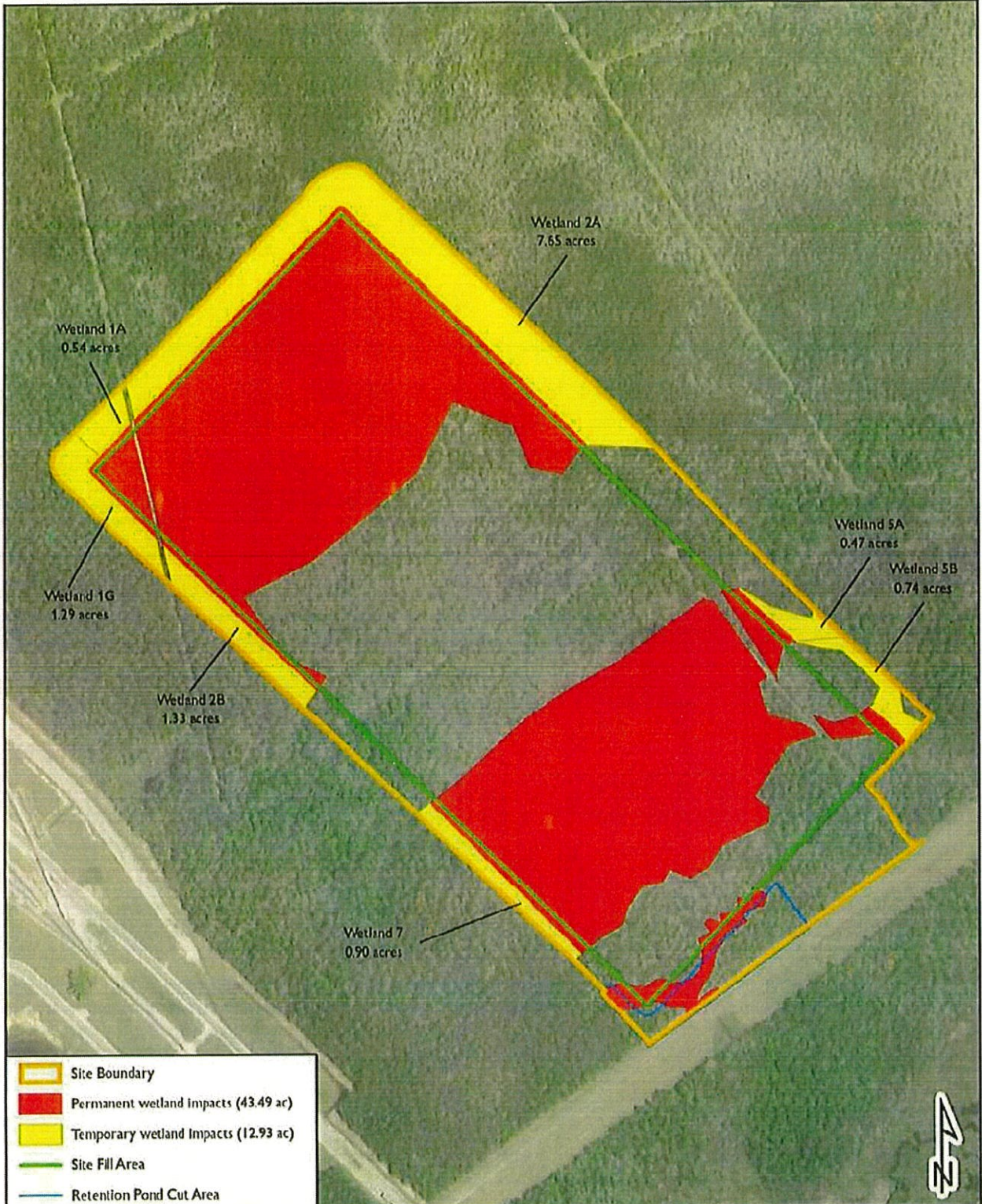
Willa J. Branley
Director, Bureau of Wetlands Permitting
MS Department of Marine Resources

WJB/kln

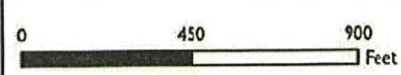
Attachments: Approved Diagrams

CC: Blaine Lafontaine; Hancock County Port and Harbor Commission; Applicant
 Lindsay Spurrier; Cypress Environment & Infrastructure; Authorized Agent





- Site Boundary
- Permanent wetland Impacts (43.49 ac)
- Temporary wetland Impacts (12.93 ac)
- Site Fill Area
- Retention Pond Cut Area

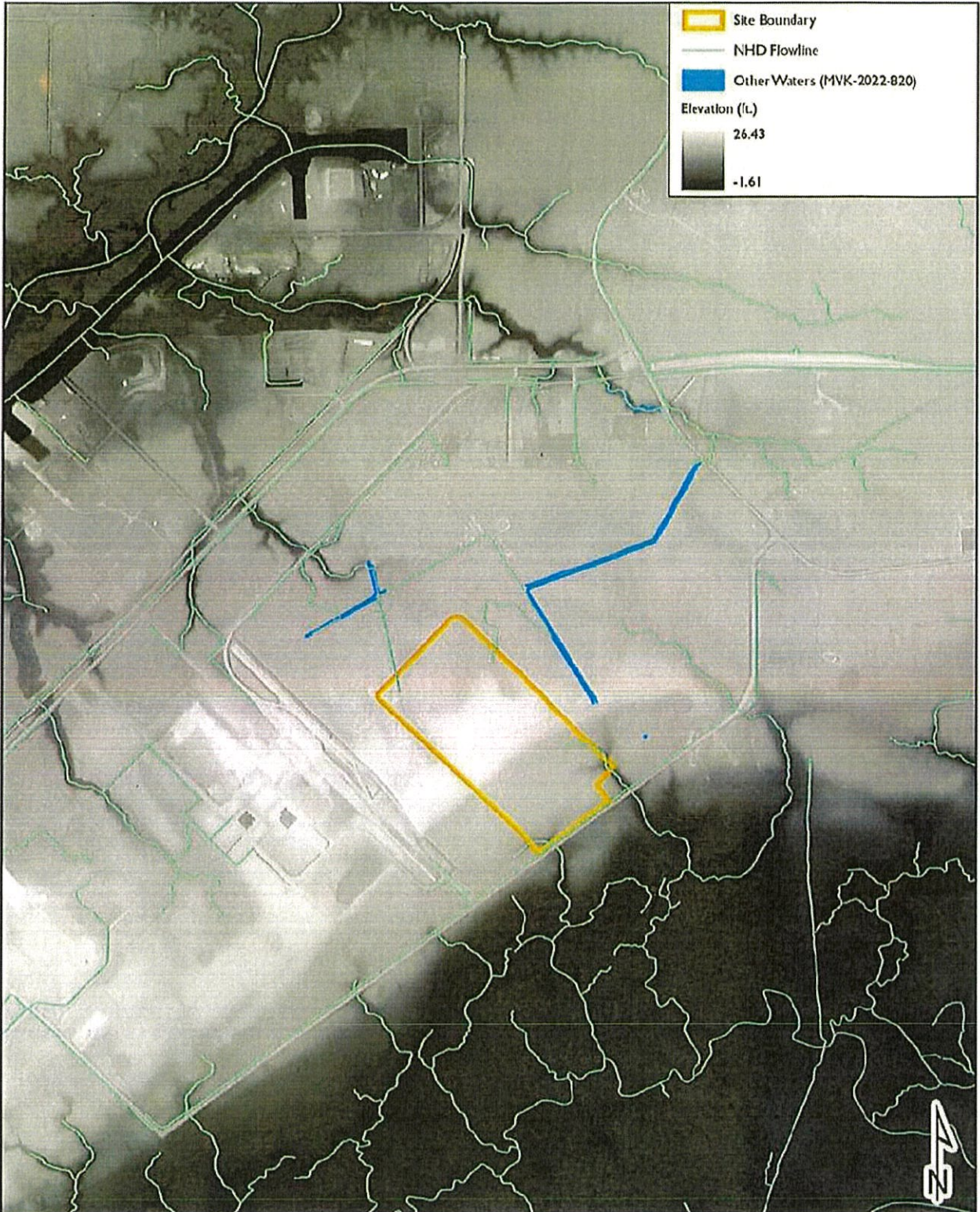


Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

WETLAND IMPACTS MAP 2



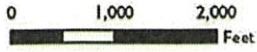


- Site Boundary
- NHD Flowline
- Other Waters (MVK-2022-820)

Elevation (ft.)

26.43

-1.61

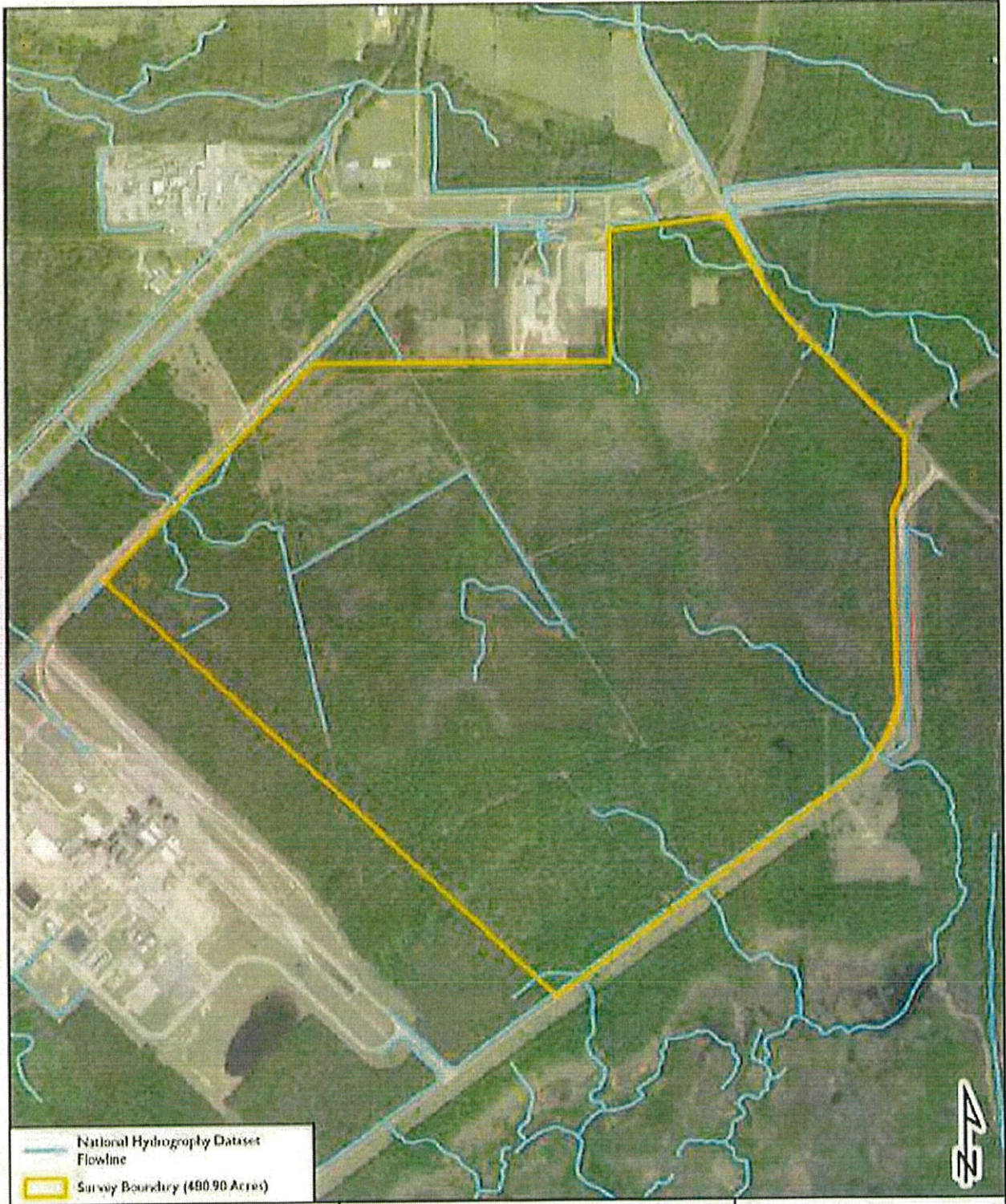




Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

SITE DRAINAGE



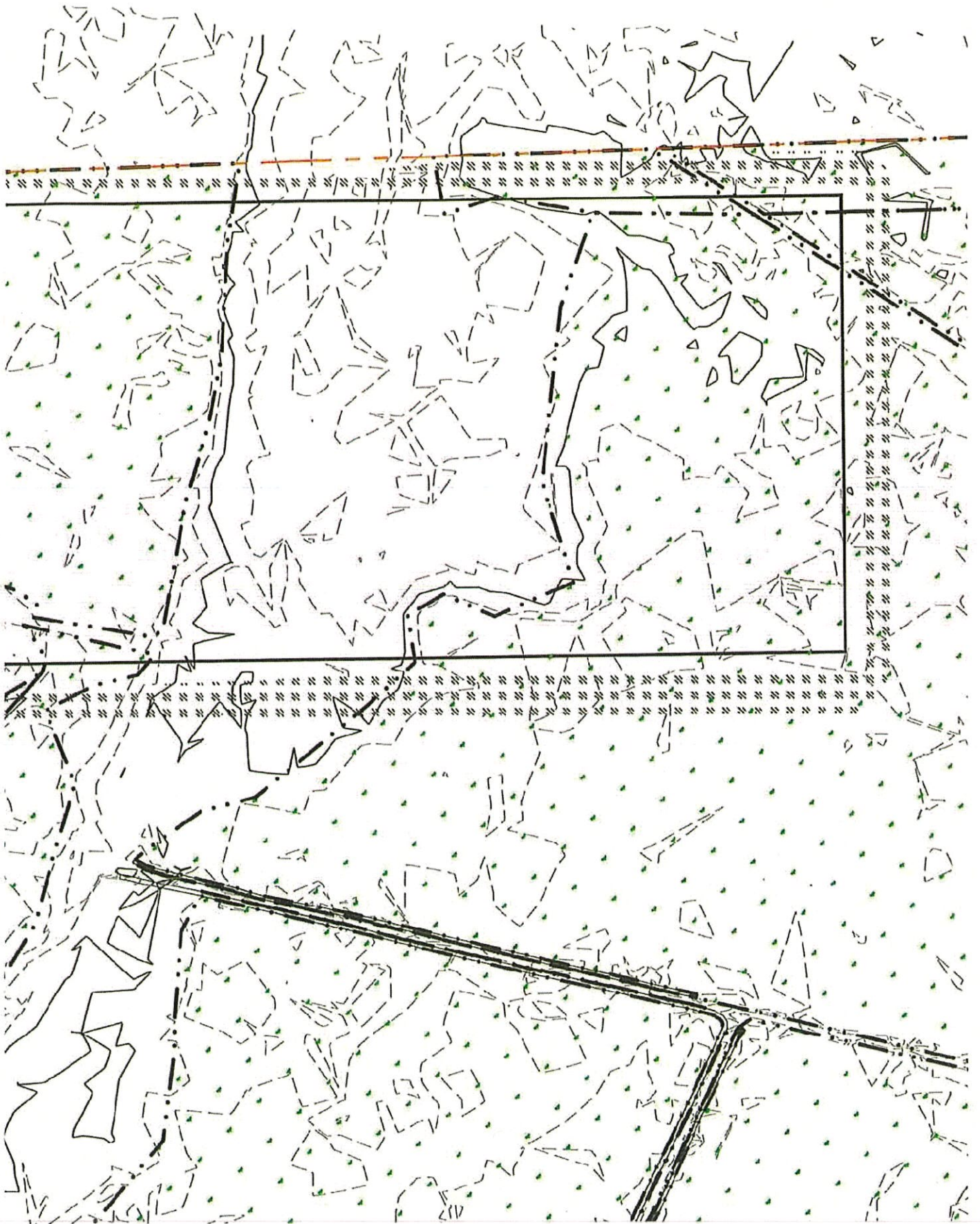


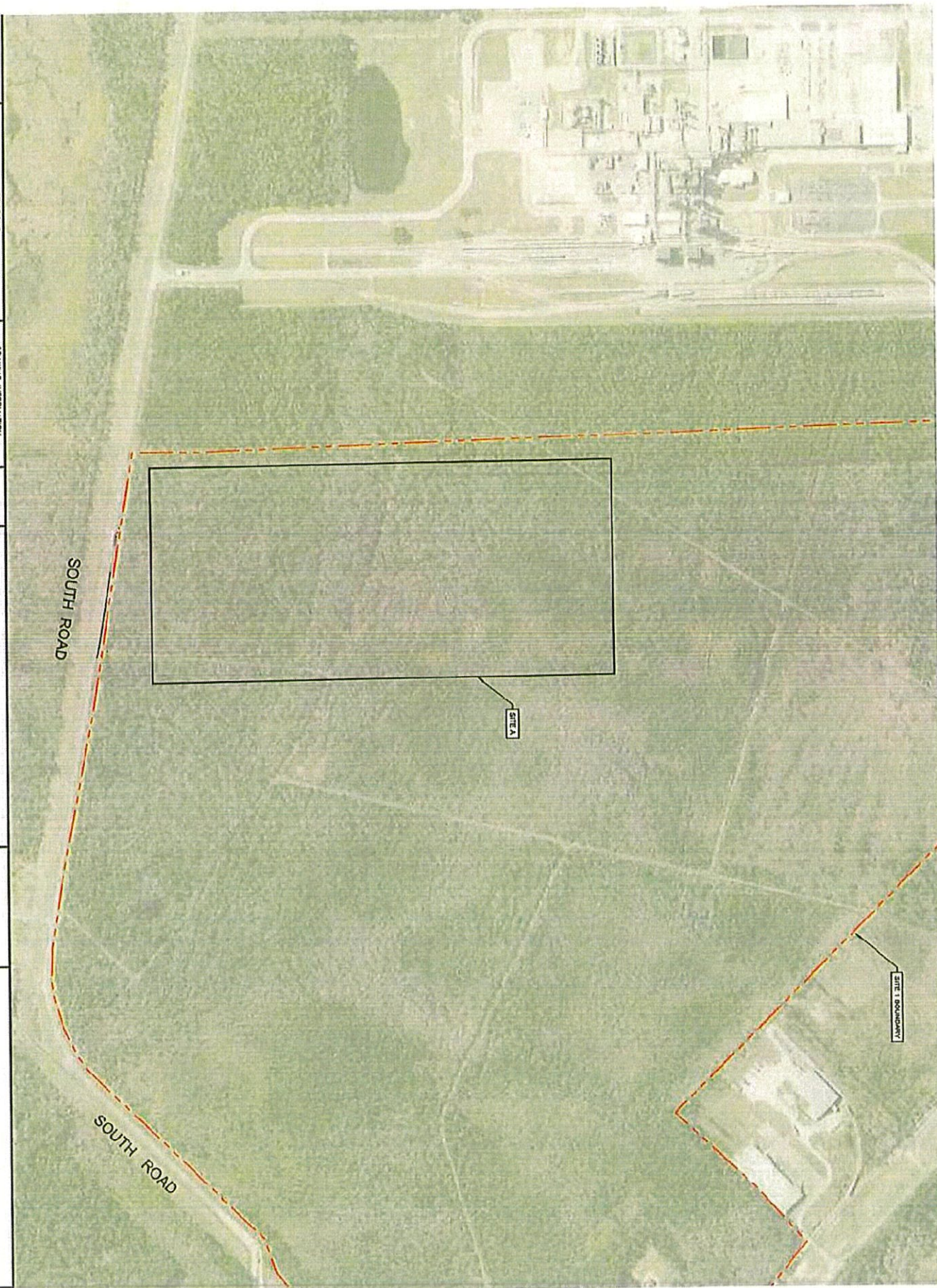
 National Hydrography Dataset Flowline
 Survey Boundary (480.90 Acres)

0 1,000 2,000
 Feet
 Coordinate System: NAD 1983 State Plane
 Mississippi East FIPS 2301 Feet

**HANCOCK COUNTY PORT AND HARBOR
 COMMISSION**
 Port Blenville Site I
 Hancock County, Mississippi
**USGS NATIONAL HYDROGRAPHY
 DATASET**

CYPRESS
 Environment & Infrastructure
 Date: 1/13/2023 **FIGURE 3**





REVISIONS		DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION

TITLE: _____
 PROJECT NO.: 15394
 SCALE: AS NOTED

ALL INFORMATION
 HEREON IS UNCLASSIFIED
 DATE 08/21/2018 BY 60322/UCBAW/STP

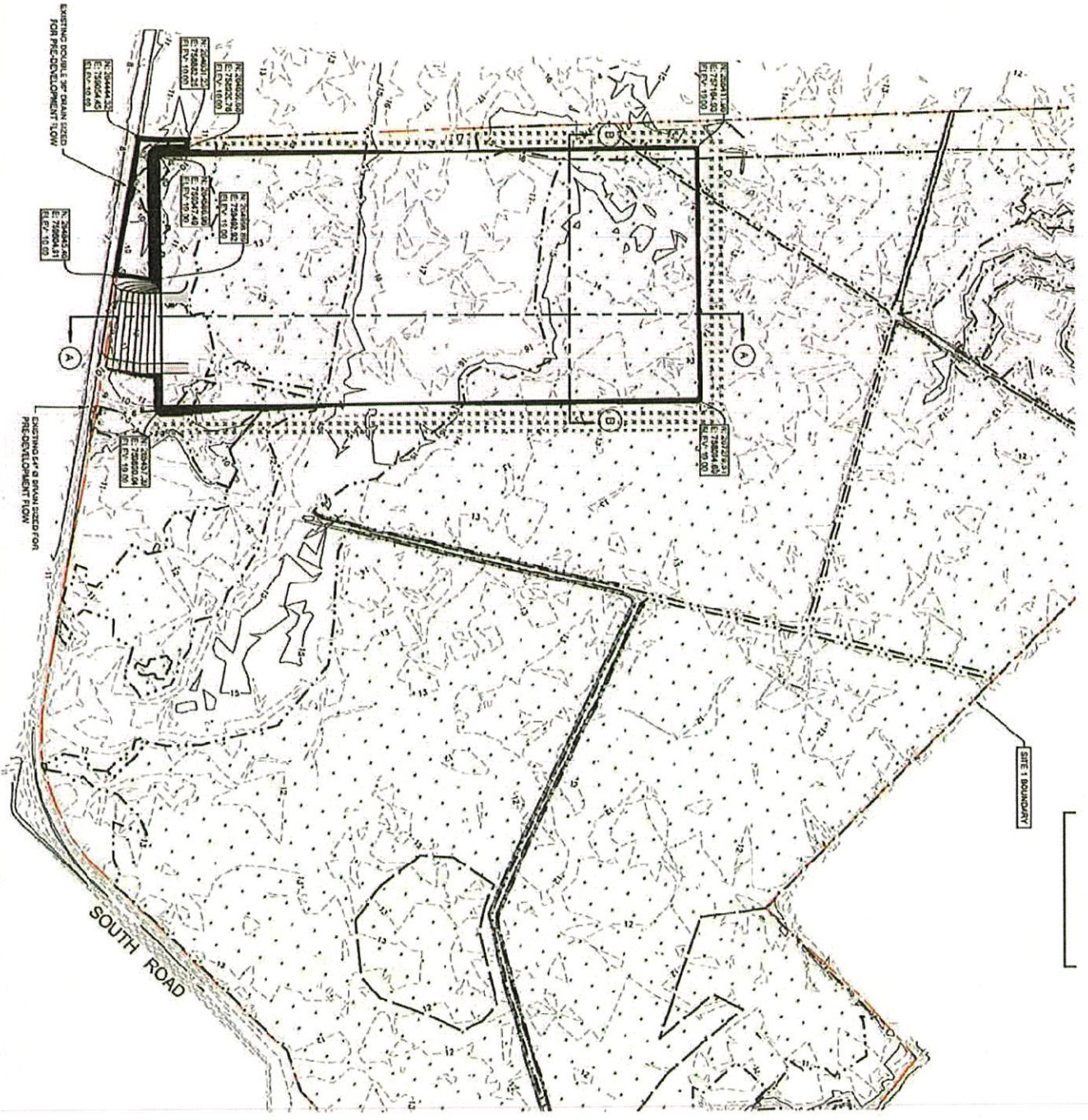
PROPOSED SITE 1 DEVELOPMENT FOR



NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION
 N-S PROJECT NO.: 15974
 FILENAME:
 SCALE: AS NOTED

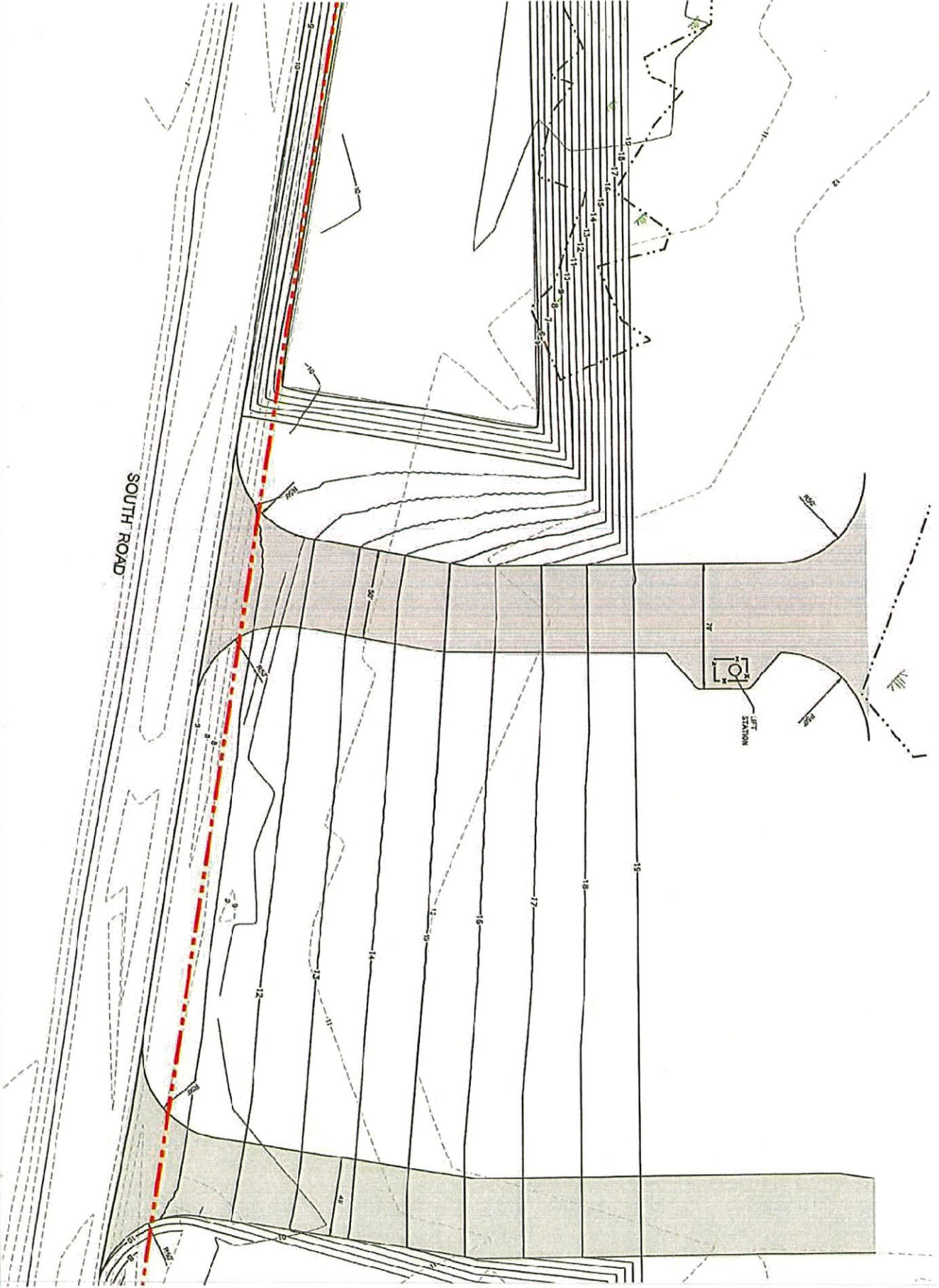
VERTICAL SCALE:
 HORIZONTAL SCALE:
PROPOSED SITE 1 DEVELOPMENT FOR



REVISIONS		DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION
 M-S PROJECT NO.: 18294
 PLAN/SECTION
 SCALE: AS NOTED

VISION STATE
 AND LOCAL GOVERNMENT
 PROPOSED SITE 1 DEVELOPMENT FOR



1 SECTION A-A
CL2 SCALE: 1" = 100'-0"

UNDERCUT EXISTING GROUND
3 TO BE PAID FOR AS EXCESS
REPLACE WITH CL.3 CLEAN SOIL.

DESIGN B

2 SECTION B-B
CL2 SCALE: 1" = 100'-0"

UNDERCUT EXISTING GROUND
3 TO BE PAID FOR AS EXCESS
REPLACE WITH CL.3 CLEAN SOIL.

DESIGN ELEV. 91.0

120'

EXISTING GROUND

3 SECTION C-C
CL2 SCALE: 1" = 90'-0"

UNDERCUT EXISTING GROUND
3 TO BE PAID FOR AS EXCESS
REPLACE WITH CL.3 CLEAN SOIL.

EXISTING GROUND

ELEV. 9

DESIGN ELEV. 19.0

EXISTING GROUND

TITLE		REVISIONS		DRAWING INFORMATION	
REVISION NO. AS THE PROJECT DEVELOPS THIS DRAWING SHOULD BE UP-DATED IN ANY ORDER		NO.	DATE	BY	DESCRIPTION
		PROJECT NO.: 19294		PLANNING	
		SCALE: AS NOTED		SCALE: AS NOTED	
DATE: 08/20/2022		DRAWN BY: [Redacted]		CHECKED BY: [Redacted]	

PROPOSED SITE 1 DEVELOPMENT FOR



Q POST (d5)	DEFENTION REQD (ac - ft)	DEFENTION PROVIDED (ac - ft)
1.48	3.2	9.0



100%
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 AT OR BY ANY OTHER

NO	DATE	BY	DESCRIPTION

REVISIONS
 DRAWING INFORMATION
 H-S PROJECT NO.: 15094
 SCALE: AS NOTED

PROPOSED SITE 1 DEVELOPMENT FOR



LAND TYPE	TYPE OF IMPACT	AREA OF IMPACT (AC)	VOLUME FILL (CU. YD.)	VOLUME CUT (CU. YD.)
SWANNAH	FILL	24	14,000	
SWANNAH	FILL	20	12,000	
SWANNAH	FILL	5	4,500	
SWANNAH	CUT & FILL	1.07	5,500	3,500
		45.57	346,000	3,500



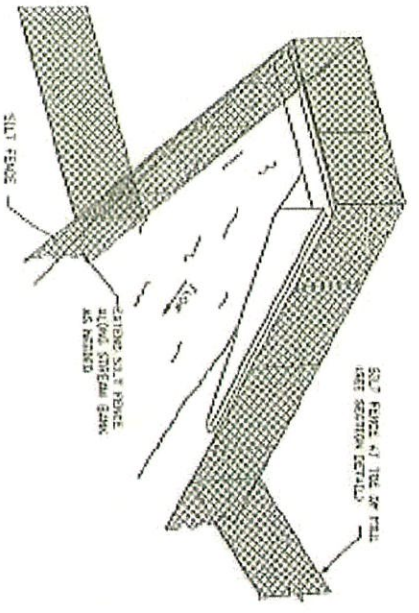
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION
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 TITLE: SITE 1 DEVELOPMENT FOR
 SCALE: AS NOTED

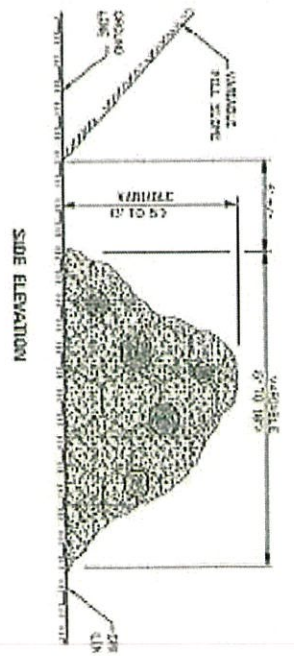
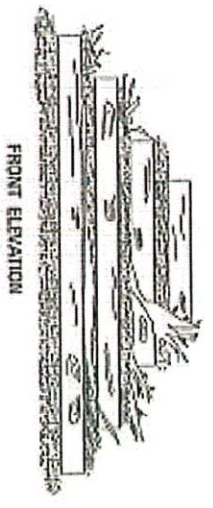
PROPOSED SITE 1 DEVELOPMENT FOR



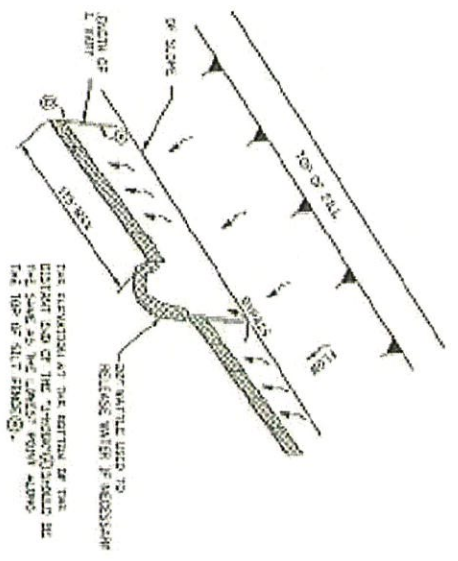
TABLE
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 BE ON OR AS NOTED



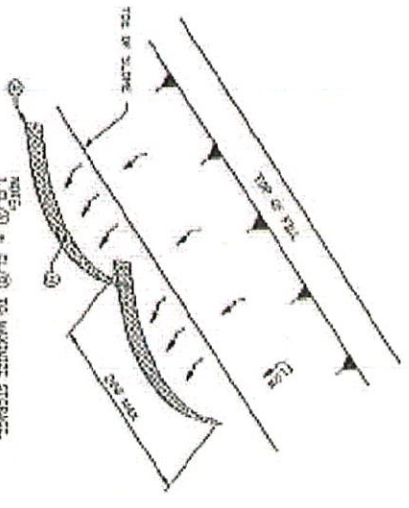
SEDIMENT BARRIER AT CROSS DRAIN



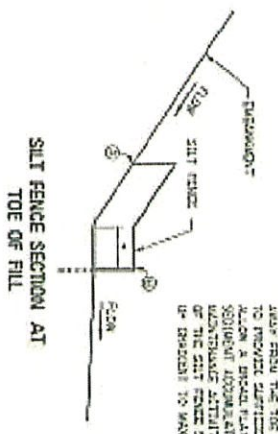
- NOTES:
1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
 2. PLANT SPECIES AND TREE LINES APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SCALE OF THE DRAWING. WITHIN THE FILL SLOPE, THE BARRIER IS DETAILLED BY (BRUSHING) MARKS ON PLAN OR IN PROFILES OF THE DRAWING.
 3. TO ALLOW CAREER TO SEEP THROUGH BRUSH BARRIER, INTERPOLATE THE BRUSHING AND TREE LINES SO AS NOT TO FORM A SOLID WALL.
 4. THE BRUSH BARRIER MAY BE COVERED WITH FILTER FABRIC, THE COST OF WHICH TO BE INCLUDED IN OTHER PROJECT COST.
 5. TEMPORARY BRUSH BARRIER WILL NOT BE SECURED FOR SEPARATE PAYMENT.



J-HOOK SILT FENCE APPLICATION



SNAIL-CONFIGURATION SILT FENCE APPLICATION



SILT FENCE SECTION AT TOE OF FILL

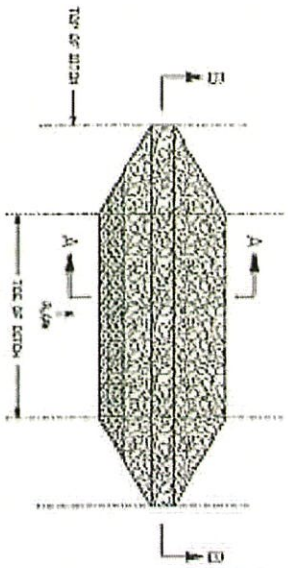
NOTE: UNDER AND NATURAL SILT FENCE PER DETAILS SHOWN ON M.A.A. E.D.-3

* SILT FENCE SHOULD BE LOCATED 100' FROM THE TOE OF THE SLOPE TO PROVIDE SUFFICIENT SPACE TO ALLOW A BROODER FLAT AREA FOR SOIL/ROCK AGGREGATION AND WASTEWATER ATTENUATION. THE BASE OF THE SILT FENCE SHOULD BE TIED UP (BRUSH) TO MAXIMIZE STORAGE.

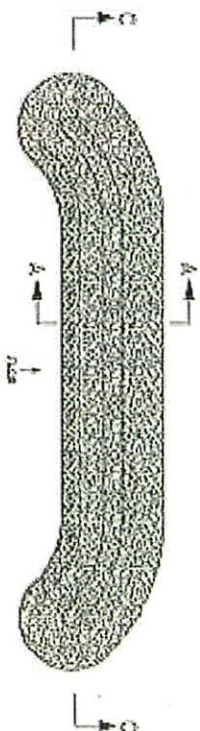
DATE	REVISION	DETAILED INFORMATION
NO.	DATE	BY
REVISIONS		DESCRIPTION
DRAWING INFORMATION		SCALE: AS NOTED
PROJECT INFORMATION		PROJECT NO. 15594
DESIGNER		FIRM NAME
DRAWN BY		SCALE: AS NOTED
CHECKED BY		
APPROVED BY		

PROPOSED SITE 1 DEVELOPMENT FOR

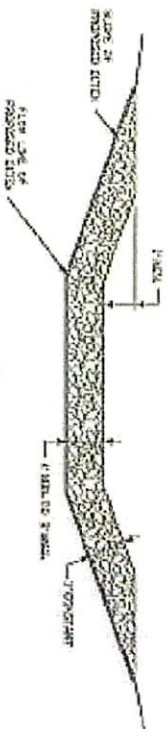




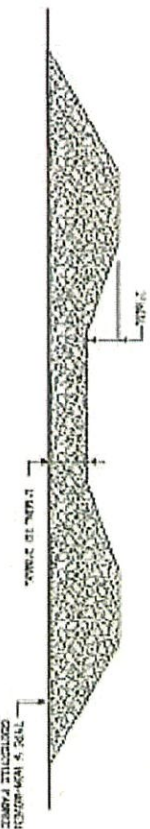
DETAIL FOR TRAPEZOIDAL DITCH



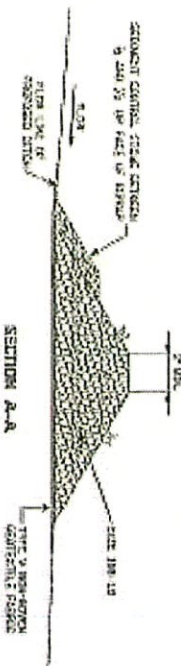
DETAIL FOR USE OTHER THAN DITCH



SECTION B-B



SECTION C-C



SECTION A-A

TEMPORARY ROCK DITCH CHECKS IN ROADSIDE DITCHES

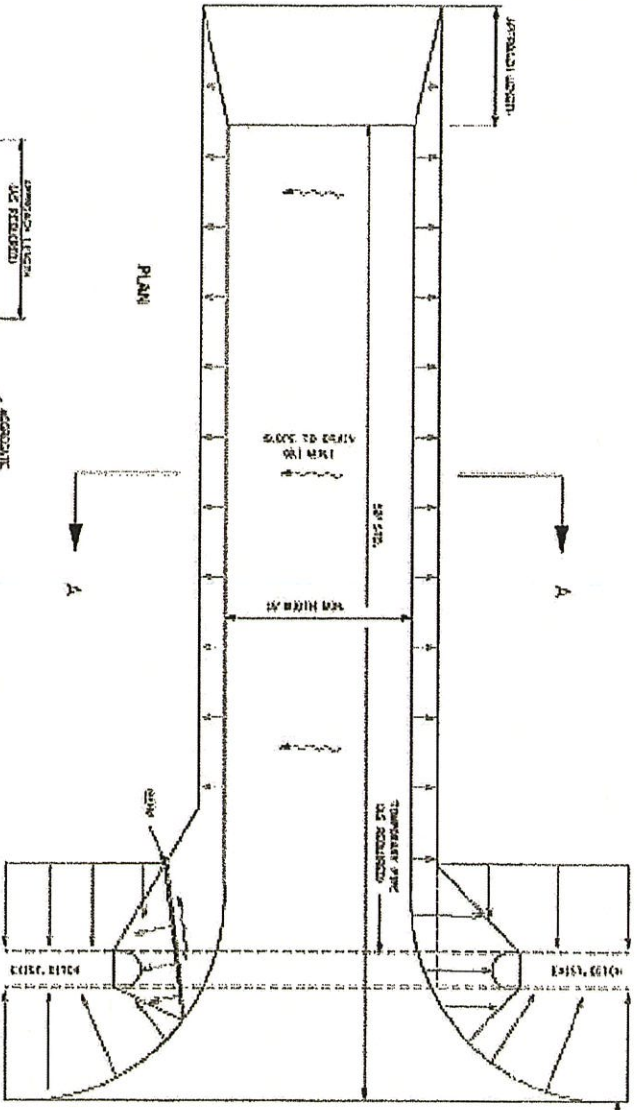
- GENERAL NOTES:
1. ROCK IN THE SAND STRUCTURE IS LINED IN A DISCHARGE STRUCTURE WHICH RESISTS EROSION ONLY. THE SAND STRUCTURE IS NOT TO BE USED AS A DRAINAGE STRUCTURE. THE SAND STRUCTURE IS NOT TO BE USED AS A DRAINAGE STRUCTURE. THE SAND STRUCTURE IS NOT TO BE USED AS A DRAINAGE STRUCTURE.
 2. THE COST OF THE FABRIC SHALL BE INCLUDED IN OTHER ITEMS BIDD.

SUBJECT		REVISIONS		DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	NO.-S	PROJECT NO.: 15524
				FLYNAME:	
				SCALE: AS NOTED	

APPROVED FOR THE PROJECT:

PROPOSED SITE 1 DEVELOPMENT FOR

NICCI-CRVA

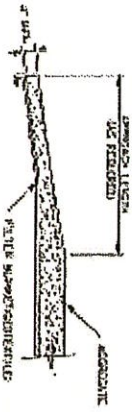


EXISTING ROADWAY
EDGE OF ROADWAY

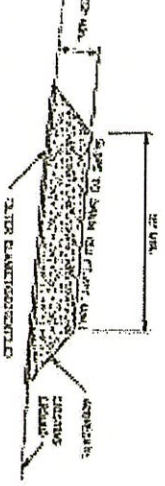
GENERAL NOTES

1. ALL MATERIALS SPECIFIED IN THIS DRAWING SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE EXISTING ROADWAY OR ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING UNDER OR ADJACENT TO THE PROJECT SITE.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADWAY OPEN TO TRAFFIC AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING UNDER OR ADJACENT TO THE PROJECT SITE.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADWAY OPEN TO TRAFFIC AT ALL TIMES.

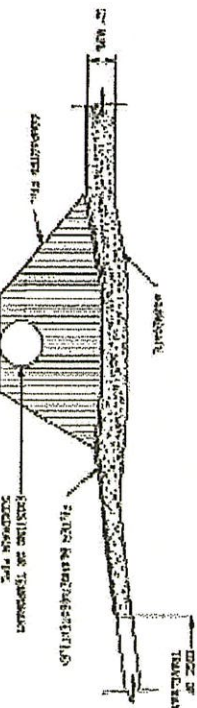
TRANSITION DETAIL



SECTION A-A



RURAL CONNECTION DETAIL



REVISIONS		DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION

LIBR
FORN TO AS THE
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HIS DRAWING SHOULD
IT OR ON ANY OTHER

PROJECT NO. 1834
SCALE AS NOTED

U.S. Army Corps of Engineers (USACE) CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.		<i>Form Approved -</i> OMB No. 0710-0003 <i>Expires 2027-10-31</i>
The Agency Disclosure Notice (ADN) The Public reporting burden for this collection of information, 0710-0003, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.		
PURPOSE: This form is used by recipients of U.S. Army Corps of Engineer Regulatory permits to certify compliance with the permit terms and conditions. Your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.		
Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, <u>Vicksburg</u> District, Regulatory Office.		
The certification can be submitted by email at <u>Jared.H.Everitt@usace.army.mil</u> @usace.army.mil or by mail at the below address:		
Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, <u>Vicksburg</u> District, Regulatory Office.		
U.S. Army Corps of Engineers <u>Vicksburg</u> District Office Street Address: <u>4155 Clay Street</u> City: <u>Vicksburg</u> State: <u>Mississippi</u> Zip Code: <u>39183</u>		
COMPLETED BY THE CORPS		
Corps Action Number:	<u>MVK-2022-00820</u>	
Permit Type:	<u>Standard Permit</u>	
General Permit Number and Name (if applicable):	<u>N/A</u>	
Name of Permittee:	<u>Blain LaFontaine</u>	
Project Name:	<u>Project Mockingbird</u>	
Project Location (physical address):	<u>(30.233602, -89.546249)</u>	
PERMITTEE'S CERTIFICATION		
Date Work Started:	_____	
Date Work Completed:	_____	
Enclose photographs showing the completed project (if available).		
I _____ hereby certify that the work authorized by the above referenced permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions.		
Name	Date	Signature