

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 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.

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 _____. 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:

(X) 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.

Kristina W. Hall

Chief, Regulatory Division

(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)



Site Boundary

0 1.5 3 Miles

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

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

SITE VICINITY MAP

CYPRESS
Environment & Infrastructure

FIGURE I





NOTICE TO DRAWING HOLDER

NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			DRAWING INFORMATION	
NO.	DATE	BY	DESCRIPTION	

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	
FILENAME:	
SCALE: AS NOTED	
SURVEYED BY:	
DSGN: XXX	DATE: --/--
DRWN: XXX	DATE: --/--
CHKD: XXX	DATE: --/--
QA/QC: ---	DATE: --/--

VERIFY SCALES

1" = 300'

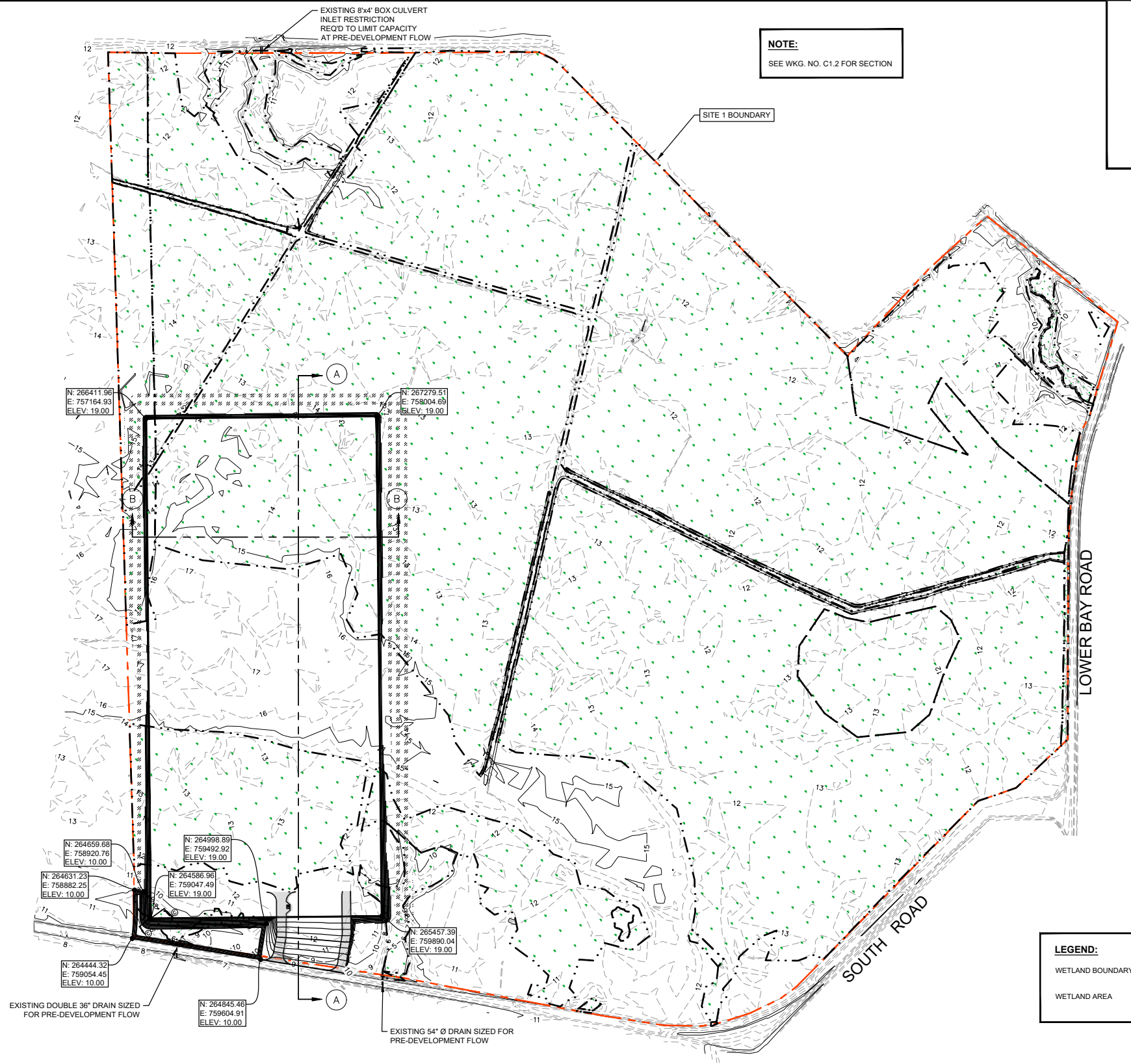
PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



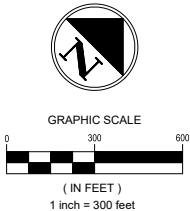
NEEL-SCHAFFER
Solutions you can build upon

SITE LOCATION MAP

WORKING NUMBER: C0.0	DRAWING NUMBER: 1 of 10
--------------------------------	-----------------------------------



NOTE:
SEE WKG. NO. C1.2 FOR SECTION



LEGEND:
WETLAND BOUNDARY ———
WETLAND AREA [Green Dotted Pattern]

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	
FILENAME:	
SCALE: AS NOTED	
SURVEYED BY:	
DSGN: XXX	DATE: ___/___/___
DRWN: XXX	DATE: ___/___/___
CHKD: XXX	DATE: ___/___/___
QA/QC: ___	DATE: ___/___/___

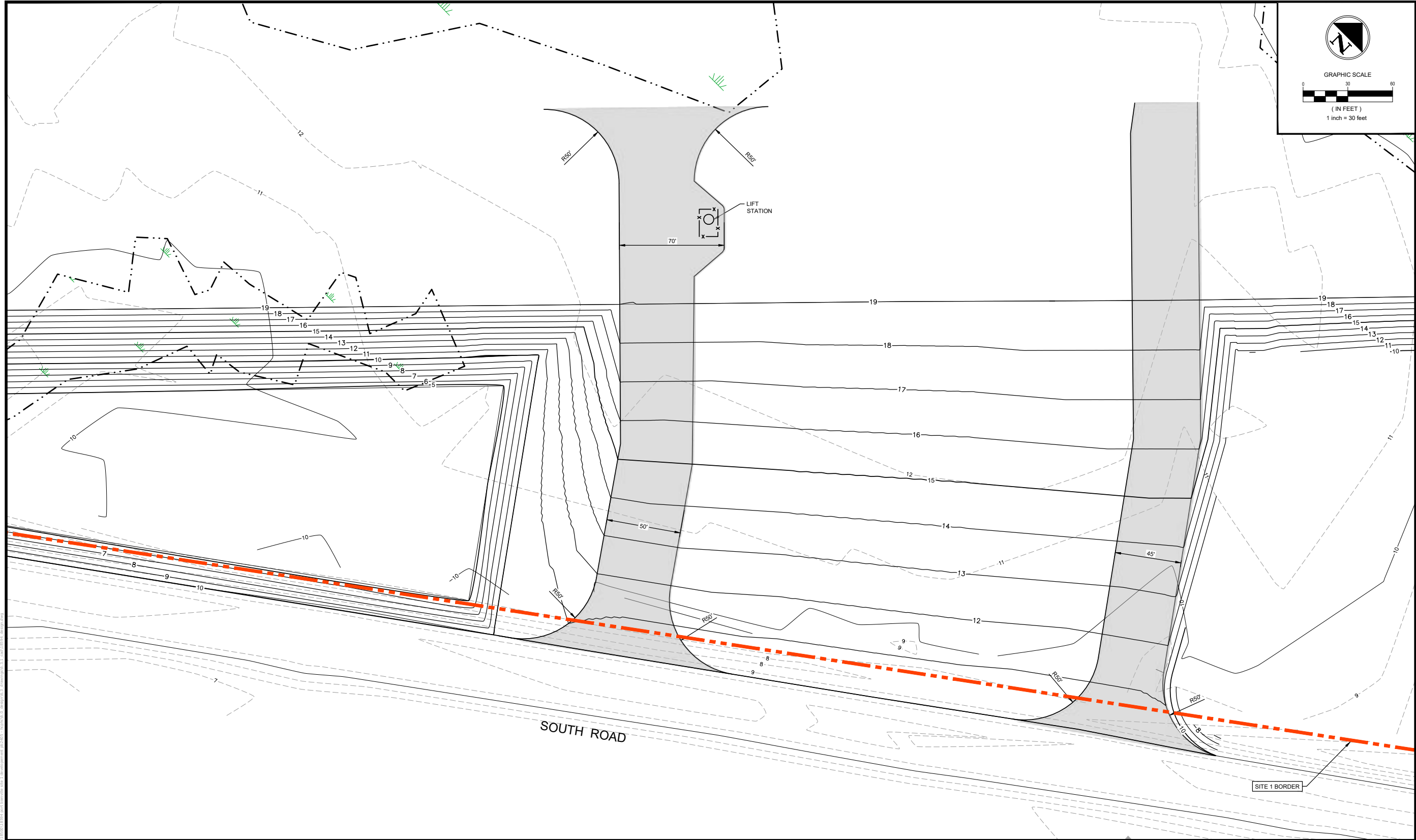
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK

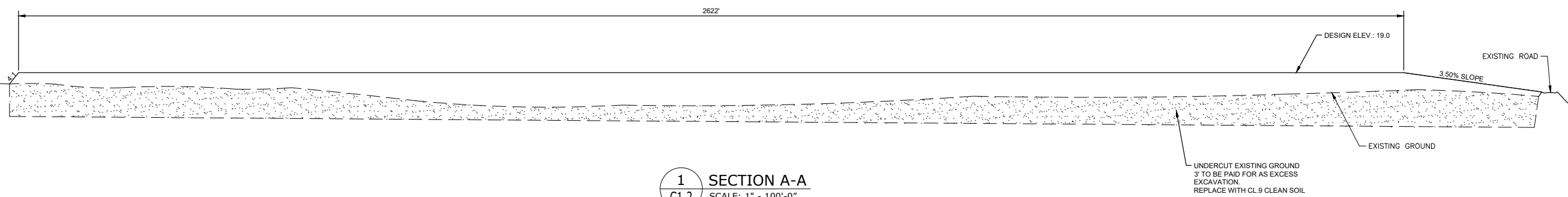


**SITE 1
PLAN VIEW**

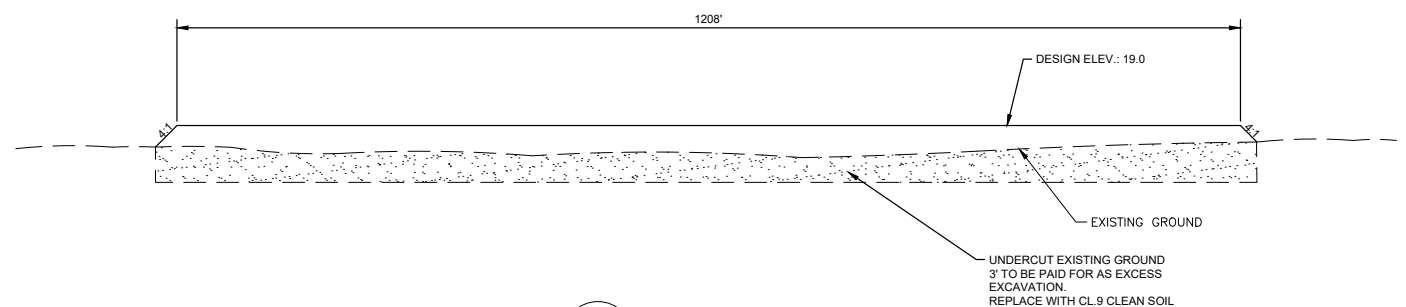
WORKING NUMBER:	DRAWING NUMBER:
C1.0	2 of 10



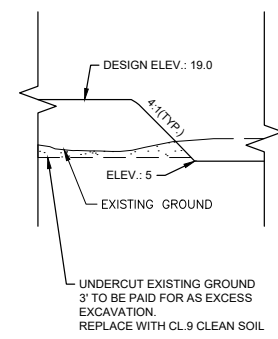
NOTICE TO DRAWING HOLDER NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.	REVISIONS			DRAWING INFORMATION		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 01'	PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK	NEEL-SCHAFFER Solutions you can build upon	ENLARGED ENTRANCE VIEW	
	NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.: 18594				WORKING NUMBER:	DRAWING NUMBER:
					FILENAME:				C1.1	3 of 10
					SCALE: AS NOTED					
					SURVEYED BY:					
					DSGN: XXX	DATE: __/__/__				
					DRWN: XXX	DATE: __/__/__				
					CHKD: XXX	DATE: __/__/__				
					QA/QC: _____	DATE: __/__/__				



1 SECTION A-A
C1.2 SCALE: 1" = 100'-0"



2 SECTION B-B
C1.2 SCALE: 1" = 100'-0"



3 SECTION C-C
C1.2 SCALE: 1" = 80'-0"

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	
FILENAME:	
SCALE: AS NOTED	
SURVEYED BY:	
DSGN: XXX	DATE: ___/___/___
DRWN: XXX	DATE: ___/___/___
CHKD: XXX	DATE: ___/___/___
QA/QC: ___	DATE: ___/___/___

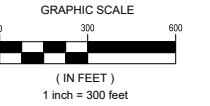
VERIFY SCALES	
1" = 1' (1" = 1' ON ORIGINAL DRAWING, IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY)	
0	1'

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



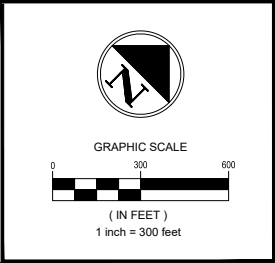
SITE 1 SECTIONS

WORKING NUMBER:	DRAWING NUMBER:
C1.2	4 of 10



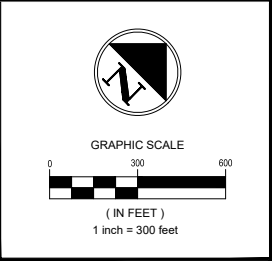
NOTICE TO DRAWING HOLDER NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.	REVISIONS			DRAWING INFORMATION		VERIFY SCALES 1"= 300' 0 1'	PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK		SITE 1 EROSION CONTROL PLAN	
	NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.: 18594				WORKING NUMBER:	DRAWING NUMBER:
					FILENAME:				C1.3	5 of 10
					SCALE: AS NOTED					
					SURVEYED BY:					
					DSGN: XXX DATE: ____/____/____					
					DRWN: XXX DATE: ____/____/____					
					CHKD: XXX DATE: ____/____/____					
					QA/QC: ____ DATE: ____/____/____					

BASIN	Q PRE (cfs)	Q POST (cfs)	DETENTION REQ'D (ac - ft)	DETENTION PROVIDED (ac -ft)
A	94	146	3.2	9.0

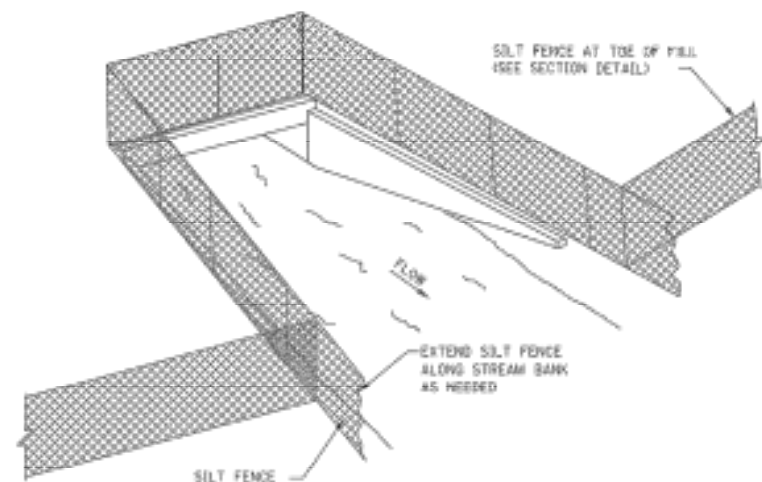


NOTICE TO DRAWING HOLDER NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.	REVISIONS				DRAWING INFORMATION		VERIFY SCALES 1" = 300' 0 1'	PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK	NEEL-SCHAFFER Solutions you can build upon	SITE 1 DRAINAGE DATA				
	NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.: 18594					WORKING NUMBER:	DRAWING NUMBER:			
					FILENAME:					C1.4	6 of 10			
					SCALE: AS NOTED									
					SURVEYED BY:									
					DSGN: XXX	DATE: ___/___/___								
					DRWN: XXX	DATE: ___/___/___								
					CHKD: XXX	DATE: ___/___/___								
					QA/QC: ___	DATE: ___/___/___								

AREA	WETLAND TYPE	TYPE OF IMPACT	AREA OF IMPACT (ac.)	VOLUME FILL (CU. YD.)	VOLUME CUT (CU. YD.)
1	PINE SAVANNAH	FILL	24	194,000	
2	PINE SAVANNAH	FILL	20	162,000	
3	BAYHEAD	FILL	.5	4,500	
4	BAYHEAD	CUT & FILL	1.07	5,500	3,500
TOTAL			45.57	366,000	3,500



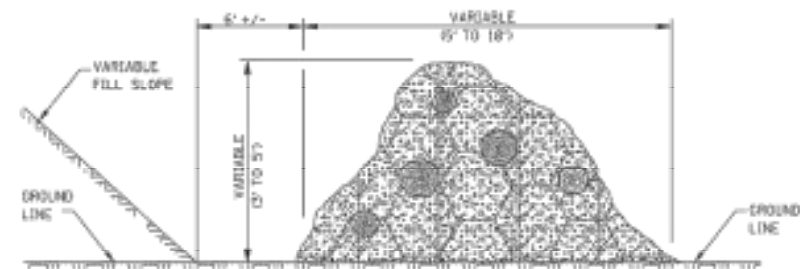
NOTICE TO DRAWING HOLDER NEEL-SCHAFFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.	REVISIONS				DRAWING INFORMATION		VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1'	PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK	NEEL-SCHAFFER Solutions you can build upon	SITE 1 WETLAND IMPACTS		
	NO.	DATE	BY	DESCRIPTION	N-S PROJECT NO.: 18594					WORKING NUMBER: C1.5	DRAWING NUMBER: 7 of 10	
					FILENAME:							
					SCALE: AS NOTED							
					SURVEYED BY:							
					DSGN: XXX	DATE: __/__/____						
					DRWN: XXX	DATE: __/__/____						
					CHKD: XXX	DATE: __/__/____						
					QA/QC: ____	DATE: __/__/____						



SEDIMENT BARRIER AT CROSS DRAIN



FRONT ELEVATION

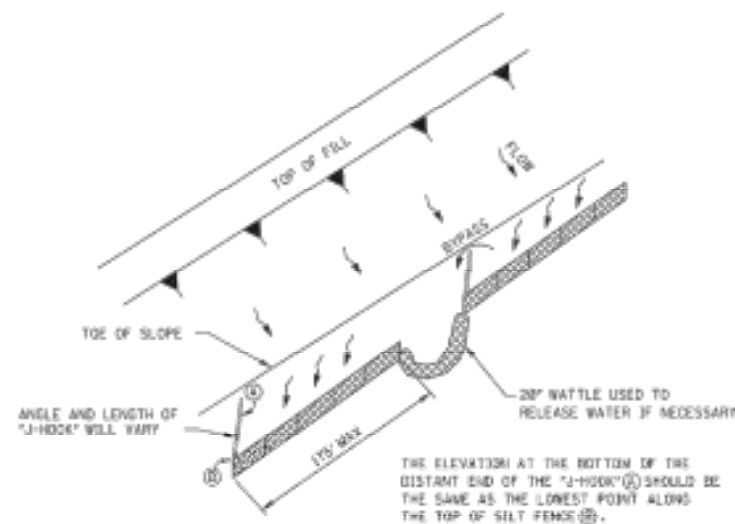


SIDE ELEVATION

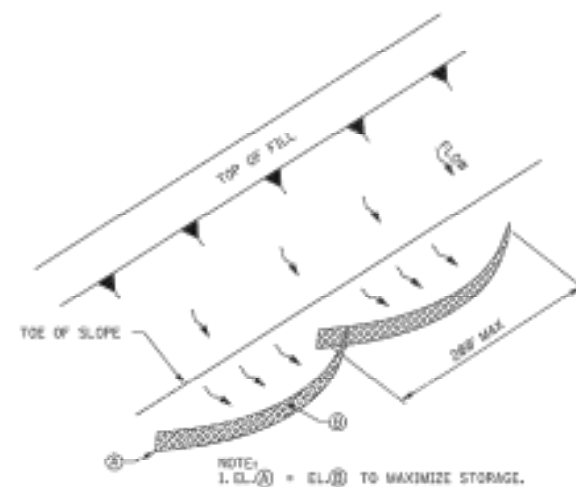
TEMPORARY BRUSH BARRIER

NOTES:

1. BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
2. PLACE BRUSH LOG AND TREE LAPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SOME OF THE HEAVIER MATERIALS BEING PLACED ON TO TO PROPERLY SECURE THE BARRIER AS DETAILED AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED OR PERMITTED BY THE ENGINEER.
3. TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERMINGLE THE BRUSH LOG AND TREE LAPS SO AS NOT TO FORM A SOLID DAM.
4. THE BRUSH BARRIER MAY BE CHOKED WITH FILTER FABRIC, THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BIDD.
5. TEMPORARY BRUSH BARRIER WILL NOT BE MEASURED FOR SEPARATE PAYMENT.

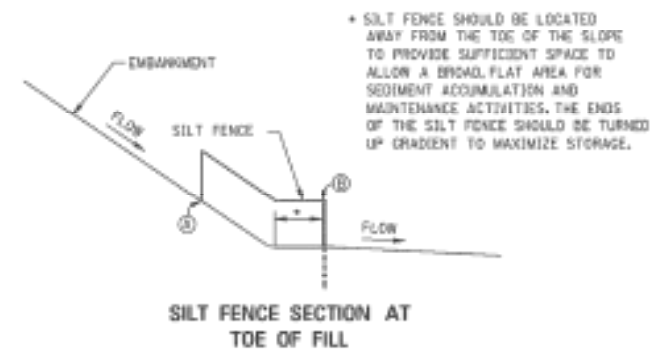


"J-HOOK" SILT FENCE APPLICATION



"SMILE-CONFIGURATION" SILT FENCE APPLICATION

NOTE: ANCHOR AND INSTALL SILT FENCE PER DETAILS SHOWN ON WK. NO. ECD-3



SILT FENCE SECTION AT TOE OF FILL

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	FILENAME:
SCALE: AS NOTED	SURVEYED BY:
DSGN: XXX	DATE: __/__/__
DRWN: XXX	DATE: __/__/__
CHKD: XXX	DATE: __/__/__
QA/QC: ___	DATE: __/__/__

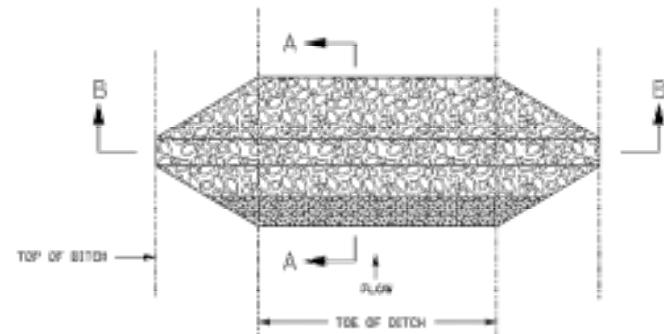
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK

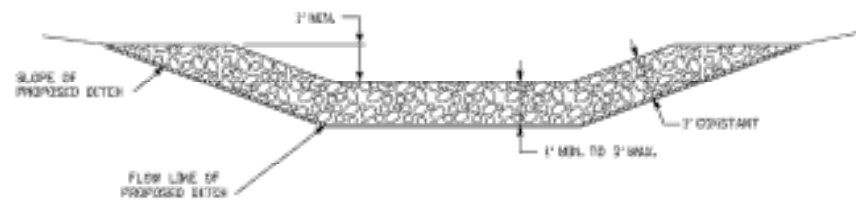


DETAILS OF SEDIMENT BARRIER APPLICATIONS

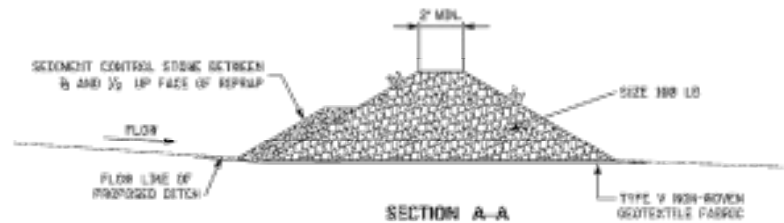
WORKING NUMBER:	DRAWING NUMBER:
ECD-2	8 of 10



PLAN VIEW
DETAIL FOR TRAPEZOIDAL DITCH

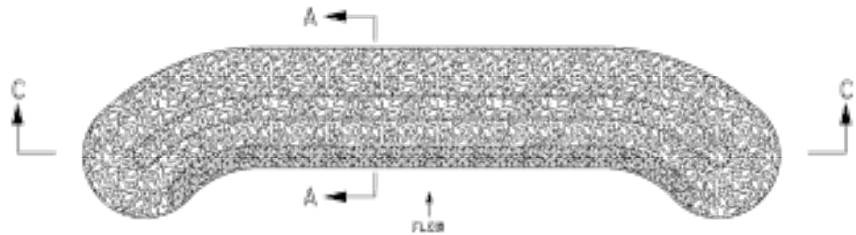


SECTION B-B

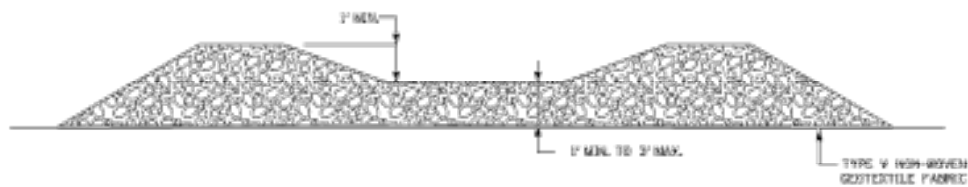


SECTION A-A

TEMPORARY ROCK DITCH CHECKS IN ROADSIDE DITCHES



PLAN VIEW
DETAIL FOR USE OTHER THAN DITCH



SECTION C-C

- GENERAL NOTES:
1. ROCK FILTER SAND FREIGHT BE USED AS A DISCHARGE STRUCTURE WHILE WORKING WITH HIGHLY ERODIBLE SOIL. RFP'S MAY BE USED AS PART OF A "BUMP TRAIN" AND MAY BE USED IN SUCCESSION AT A MINIMUM SPACING OF 100 FT. OR PER THE EROSION CONTROL PLAN APPROVED BY THE ENGINEER.
 2. THE COST OF THE FABRIC SHALL BE INCLUDED IN OTHER ITEMS BID.

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	
FILENAME:	
SCALE: AS NOTED	
SURVEYED BY:	
DSGN: XXX	DATE: ___/___/___
DRWN: XXX	DATE: ___/___/___
CHKD: XXX	DATE: ___/___/___
QA/QC: ___	DATE: ___/___/___

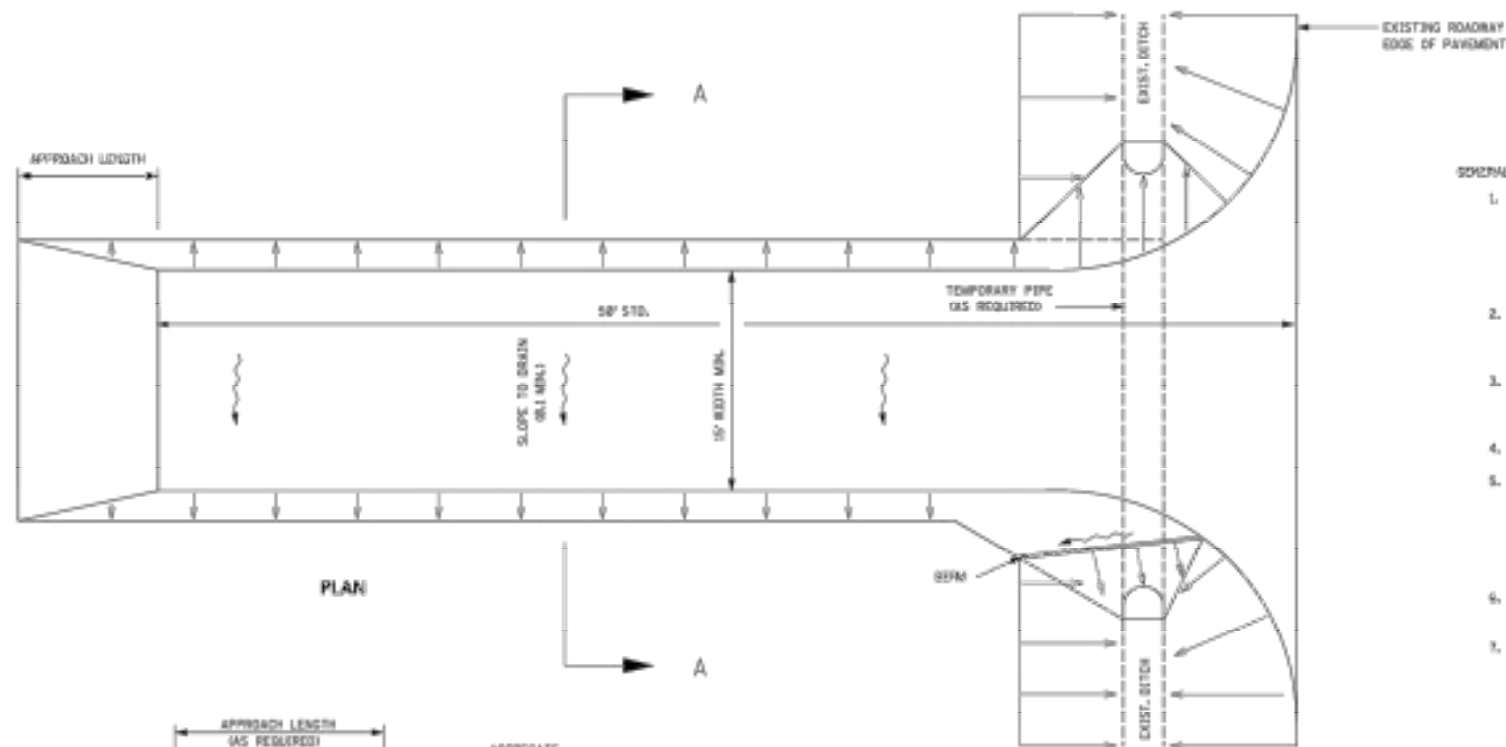
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

PROPOSED SITE 1 DEVELOPMENT FOR ENVIRONMENTAL PERMITTING PORT BIENVILLE INDUSTRIAL PARK



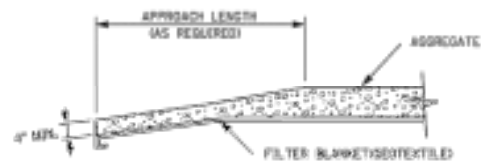
DETAILS OF ROCK FILTER DAM

WORKING NUMBER:	DRAWING NUMBER:
ECD-9	9 of 10

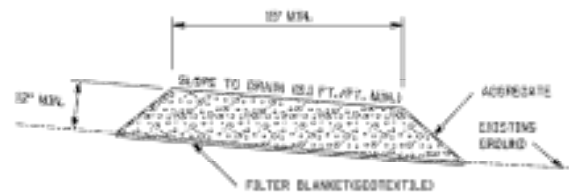


SPECIAL NOTES:

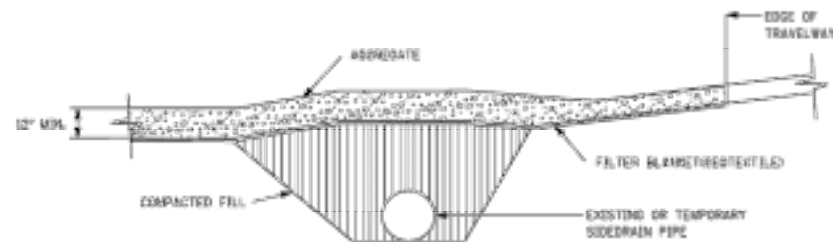
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE PROJECT SHALL BE DIRECTED THRU THE STABILIZED ENTRANCE. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STABILIZED ENTRANCE.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE AGGREGATE AND CONSTRUCTION MUD) SHOULD BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. SIZE III STABILIZER AGGREGATE OR LARGER SHALL BE USED.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION TO PREVENT OFFSITE TRACKING. THE STABILIZED CONSTRUCTION ENTRANCE SHOULD BE RINSED WHEN NECESSARY TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STABILIZED ENTRANCE MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
6. THE NOMINAL SIZE OF A STANDARD STABILIZED CONSTRUCTION ENTRANCE IS 50' X 50' UNLESS OTHERWISE SHOWN IN THE EROSION CONTROL PLAN.
7. COSTS OF ALL ITEMS ON THIS SHEET SHALL BE INCLUDED IN OTHER ITEMS BID.



TRANSITION DETAIL



SECTION A-A



RURAL CONNECTION DETAIL

NOTICE TO DRAWING HOLDER

NEEL-SCHAFER, INC., HEREINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION	
N-S PROJECT NO.: 18594	
FILENAME:	
SCALE: AS NOTED	
SURVEYED BY:	
DSGN: XXX	DATE: ___/___/___
DRWN: XXX	DATE: ___/___/___
CHKD: XXX	DATE: ___/___/___
QA/QC: ___	DATE: ___/___/___

VERIFY SCALES
1" = 1' (ON ORIGINAL DRAWING)
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

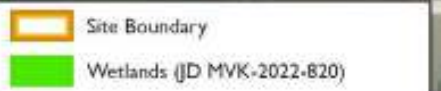
PROPOSED SITE 1 DEVELOPMENT FOR
ENVIRONMENTAL PERMITTING
PORT BIENVILLE INDUSTRIAL PARK



**DETAILS OF STABILIZED
CONSTRUCTION ENTRANCE**

WORKING NUMBER:
ECD-16

DRAWING NUMBER:
10 of 10



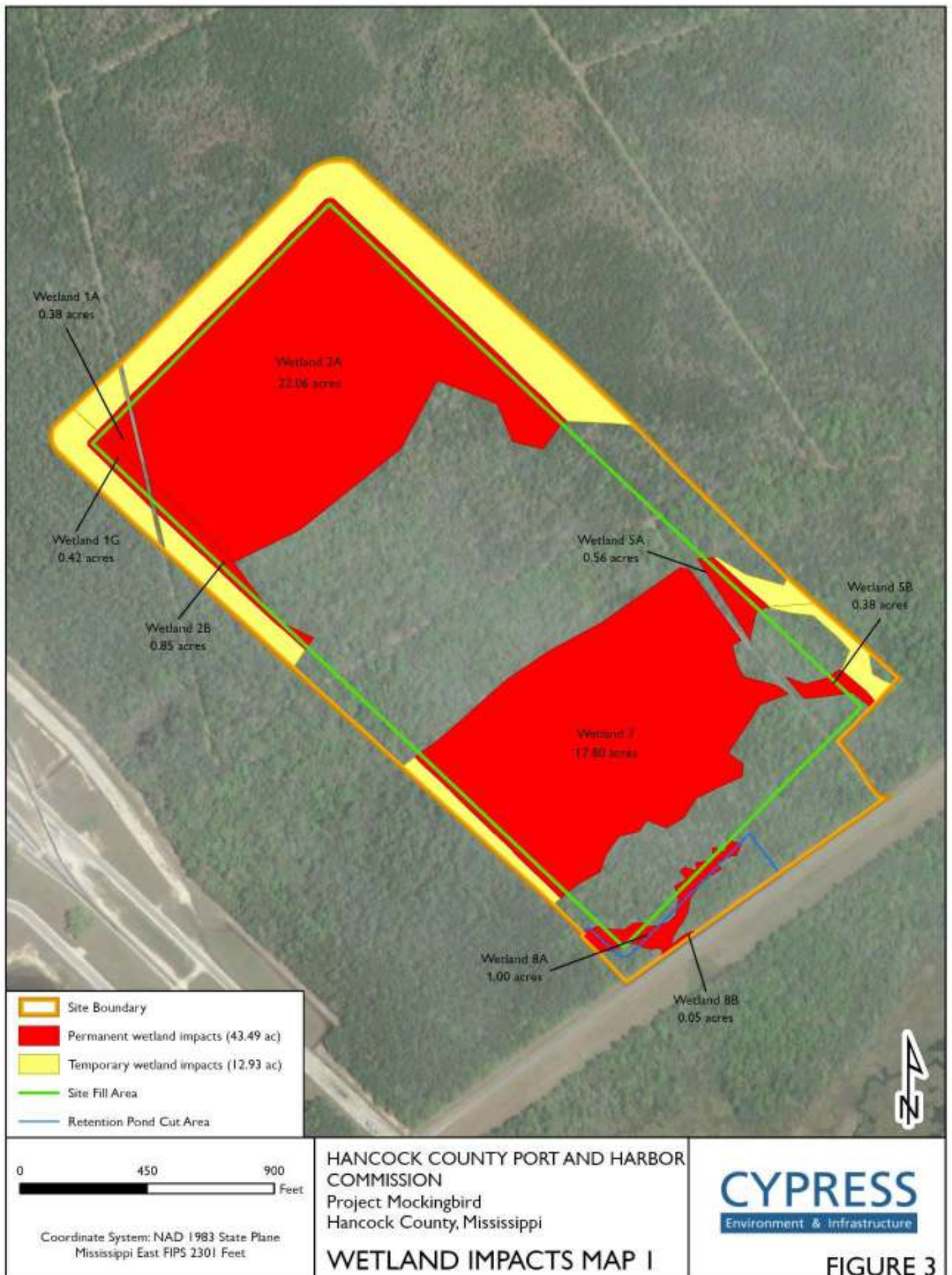
Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

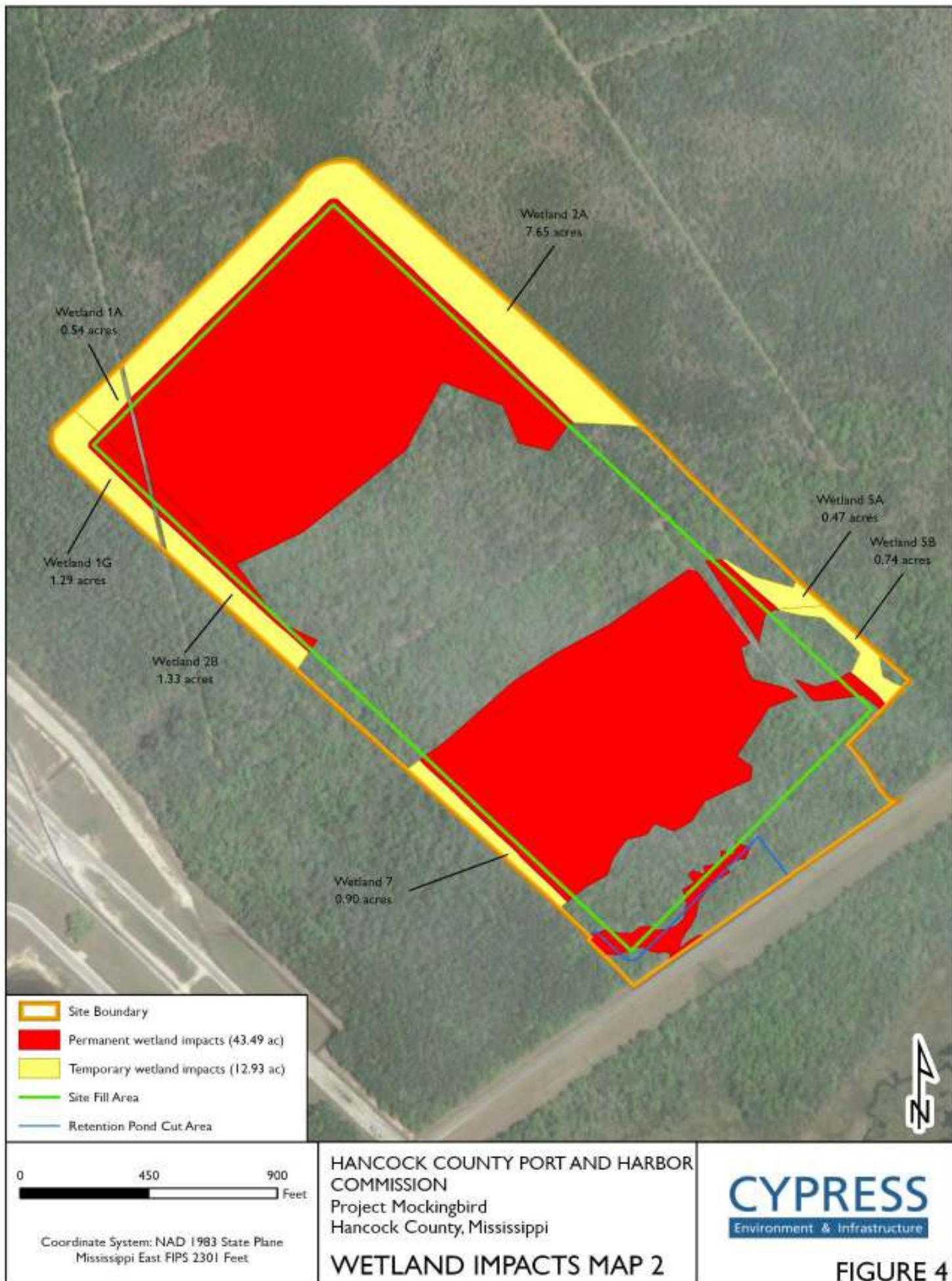
HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

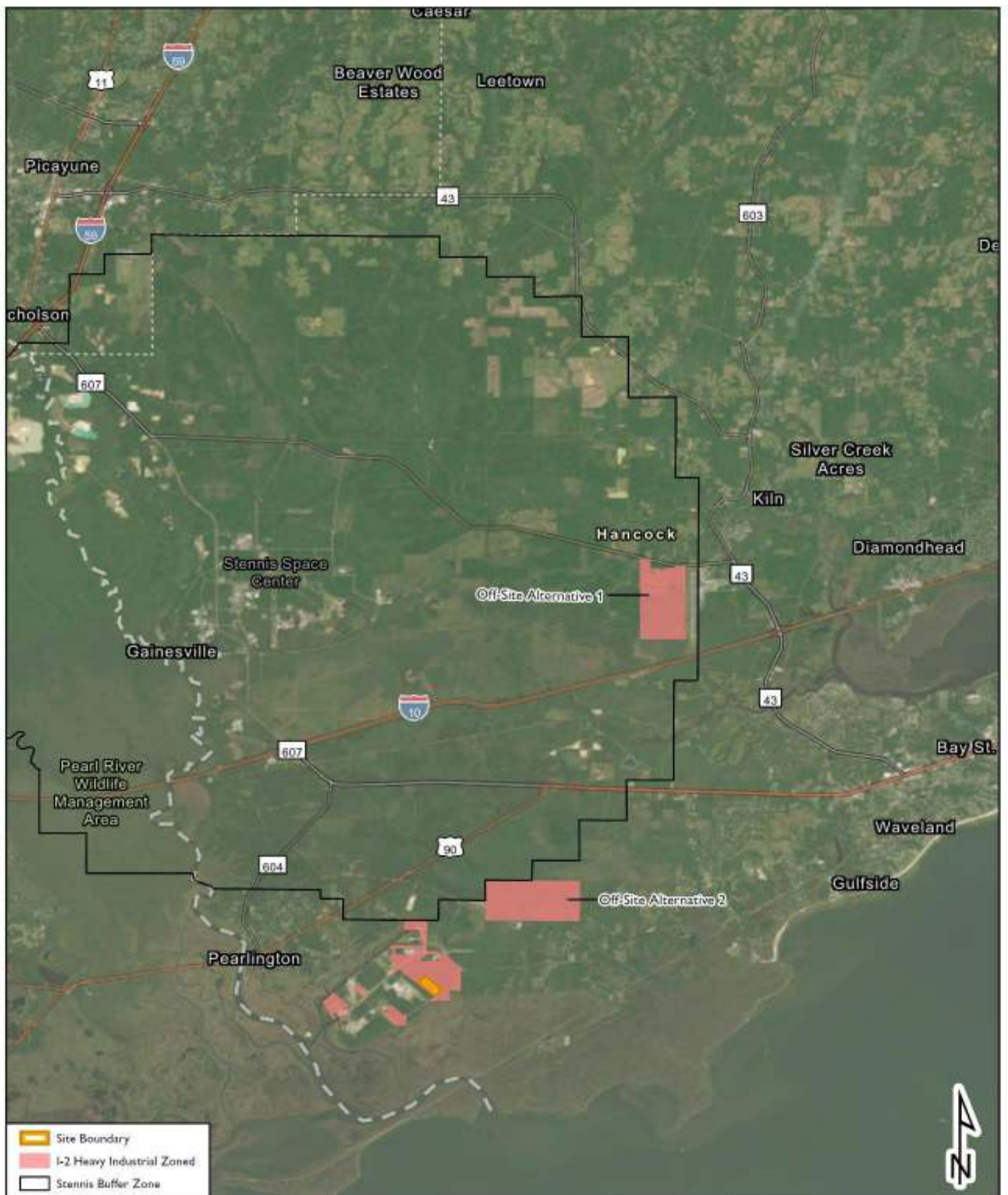
WETLAND MAP

CYPRESS
Environment & Infrastructure

FIGURE 2



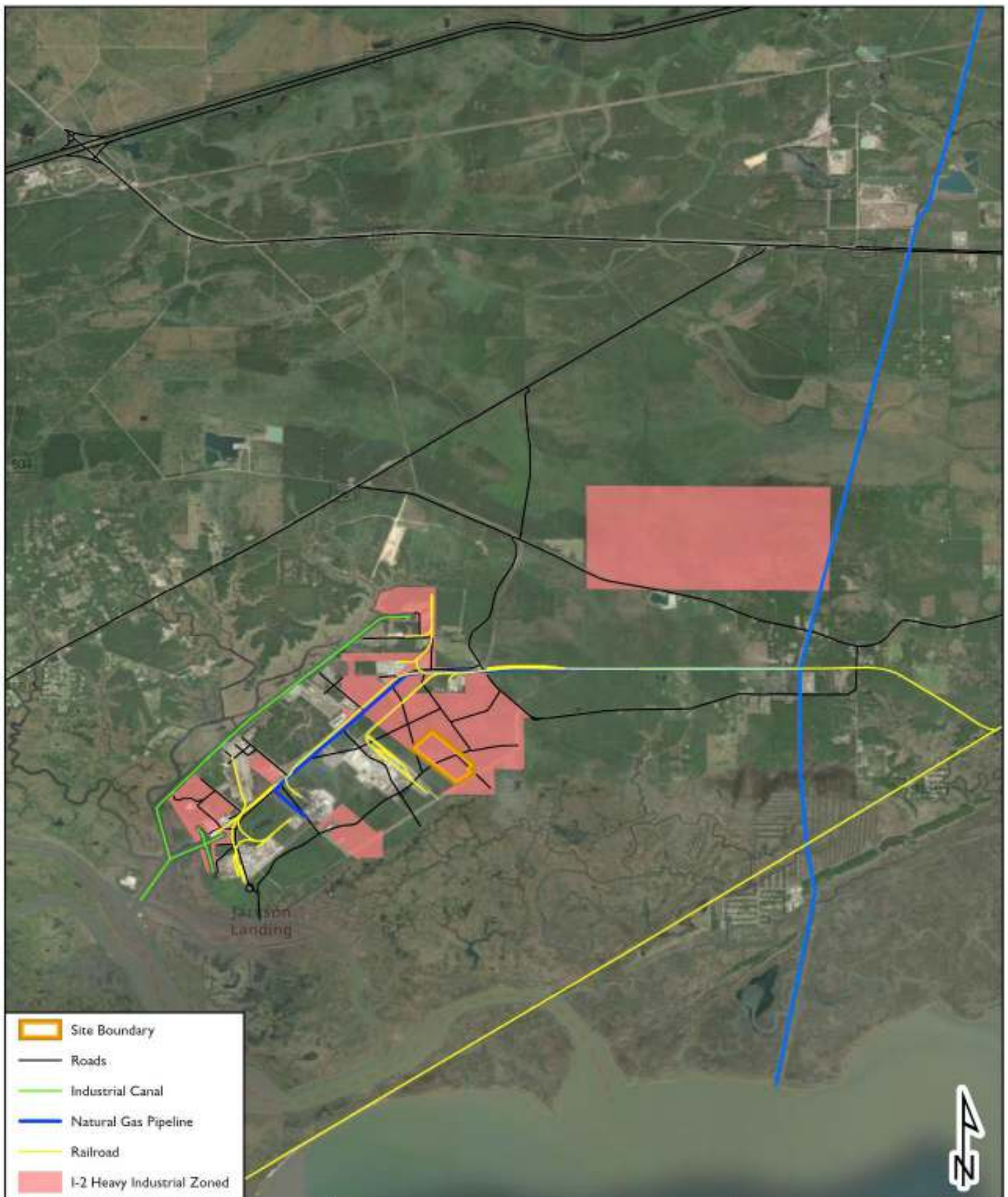




HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi
I-2 ZONED SITES

CYPRESS
Environment & Infrastructure

FIGURE 5





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
---	---	--

Received: 14 July 2013; revised: 10 September 2013; accepted: 10 September 2013. Published online: 10 October 2013



Keywords: *workplace spirituality, spirituality, spirituality in the workplace, spirituality in the workplace, spirituality in the workplace*

7710 MIDWAY AVE
BLACK GROUND
CITY 580-1-580

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

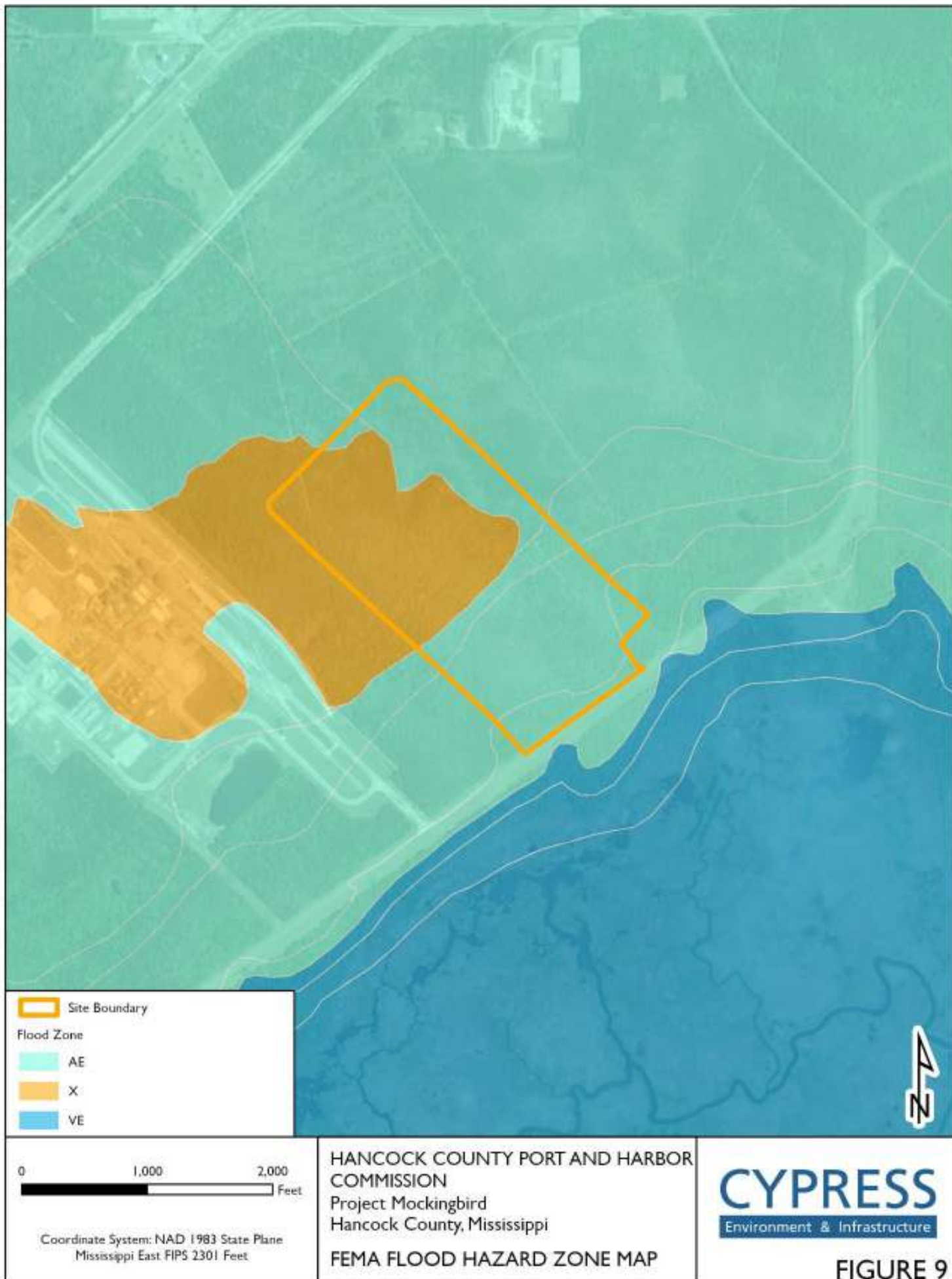
[illegible]

PRELIMINARY - NOT
FOR CONSTRUCTION

Drawn by: PHL	Drawn: 03/03/2004
Designed by: J.T.	Project No: 200
Reviewed by: J.T.	
Scale: 1:1	

SITE A WETLAND IMPACTS

FIGURE 8



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.

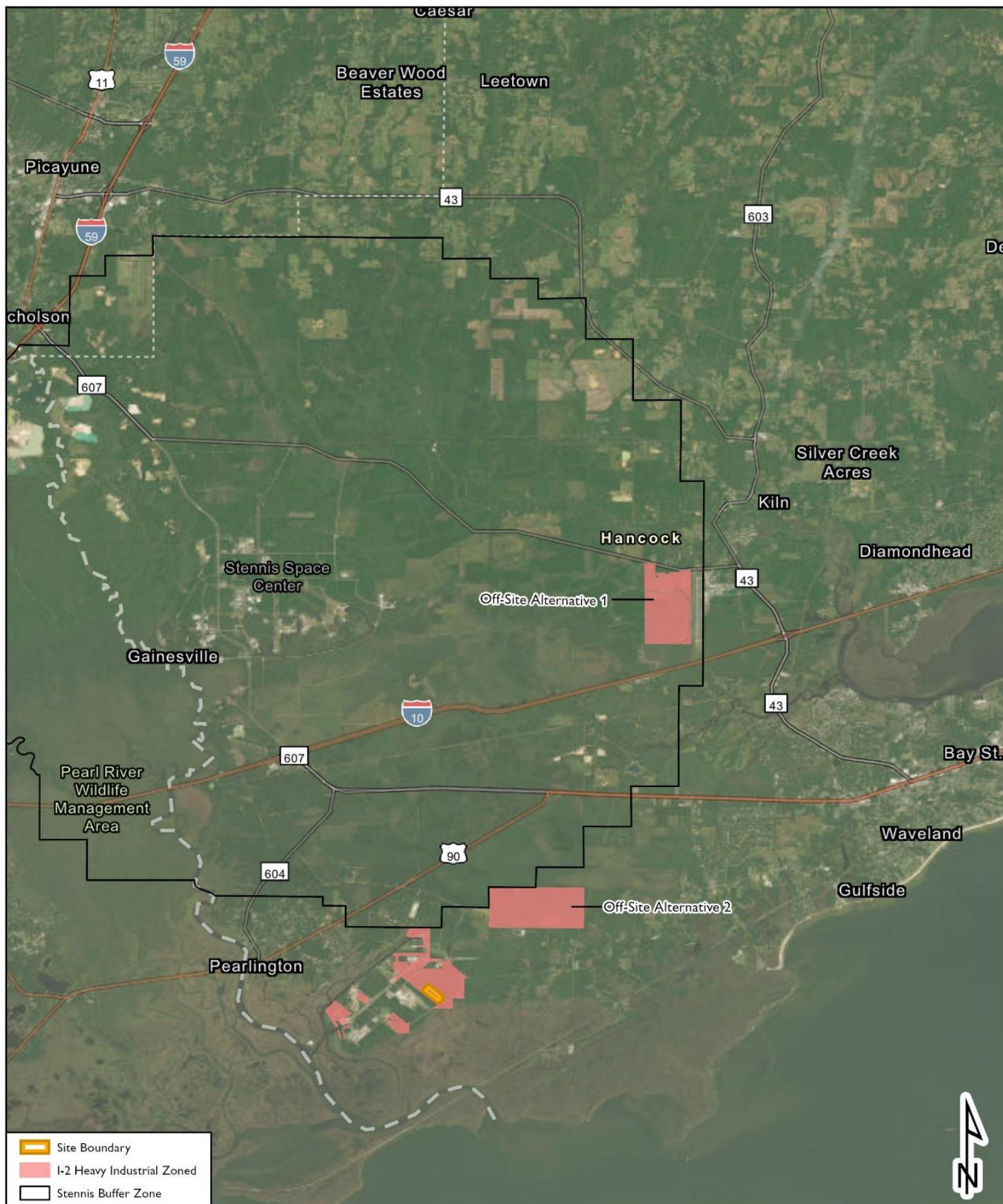
In accordance with 40 CFR § 230.10 and state requirements, the applicant has considered potential alternatives to the proposed scope of work. Consideration of alternatives ensures that the alternative selected is the most practicable and least damaging of all the solutions proposed. The alternatives 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

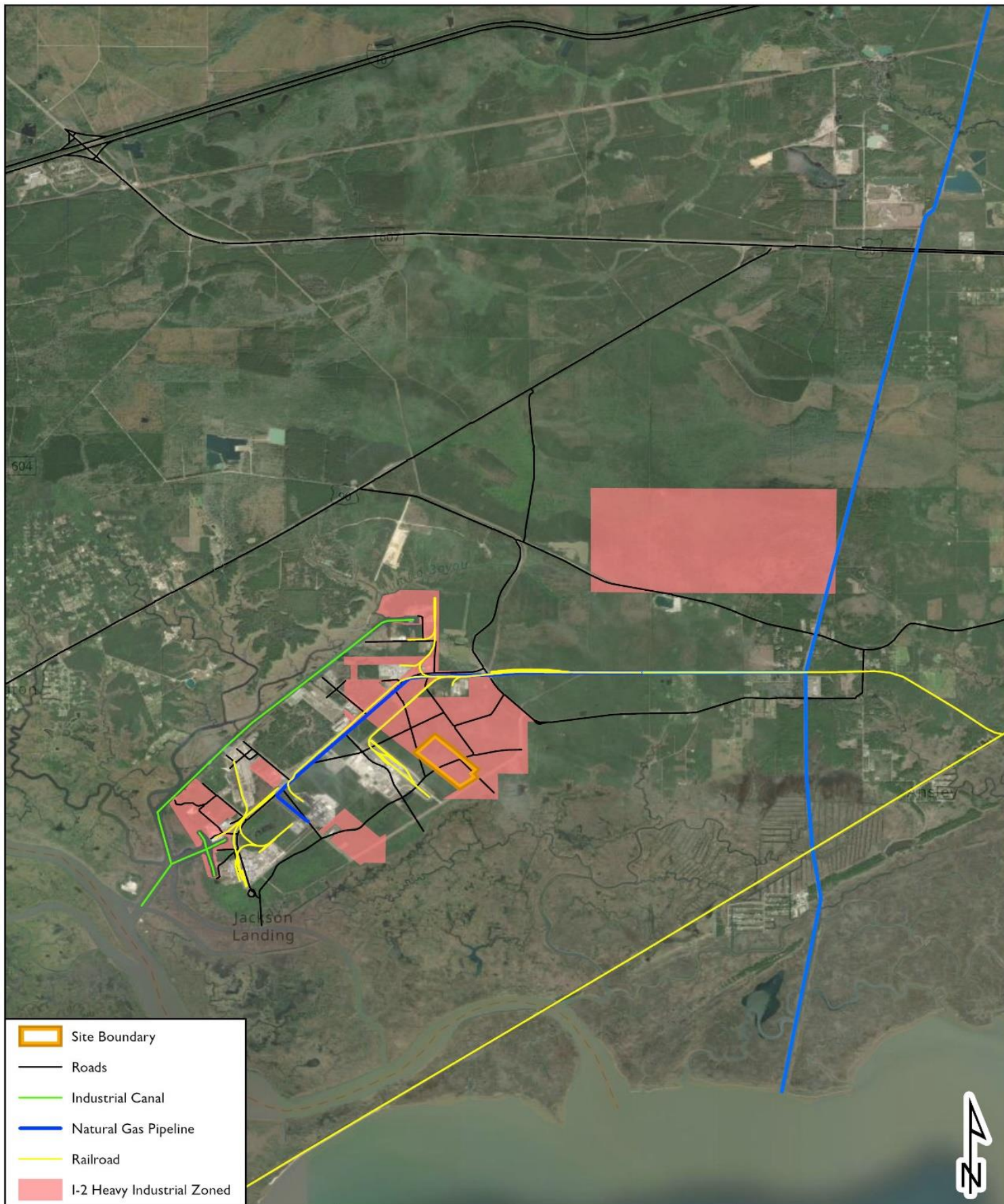
Off-Site Alternative 1

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.



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

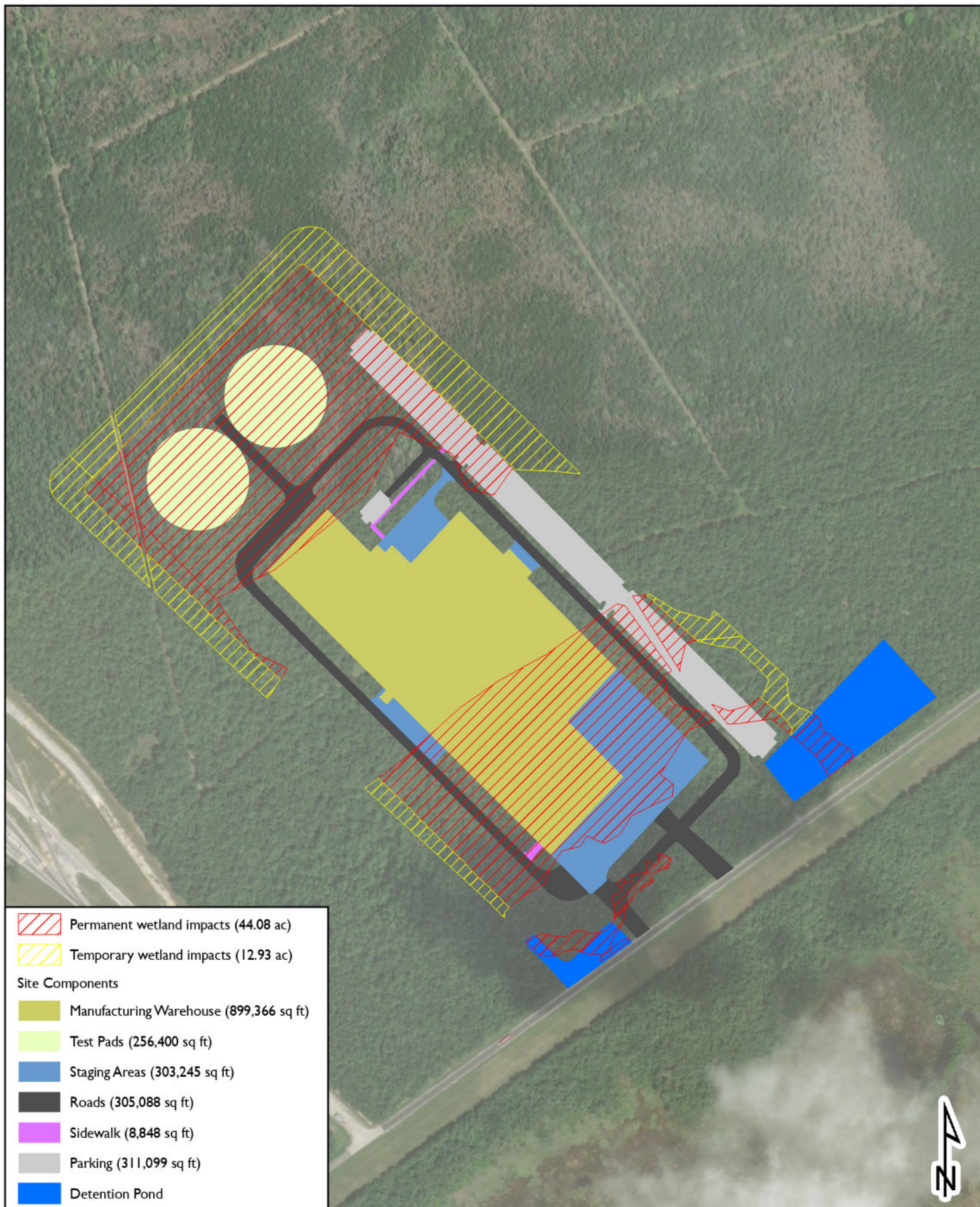
area of 99.81 ac. Site geometry is based on logistical requirements associated with the industrial production process for Project Mockingbird. Adjustments to site geometry are not feasible.



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
---	---	--

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.



0 500 1,000 Feet

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

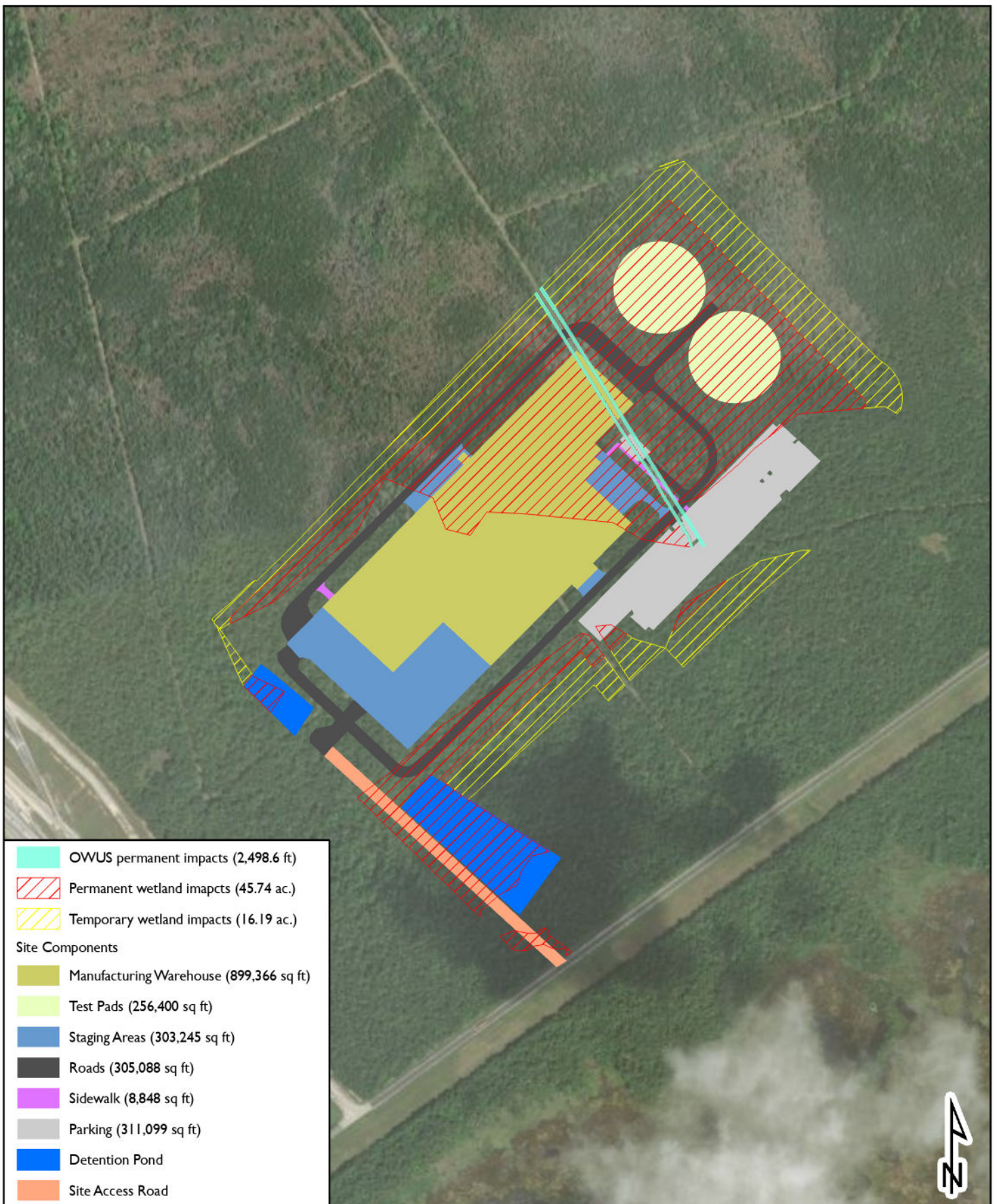
HANCOCK COUNTY PORT AND HARBOR
COMMISSION
Project Mockingbird
Hancock County, Mississippi

PROJECT COMPONENTS

CYPRESS
Environment & Infrastructure

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.



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.

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

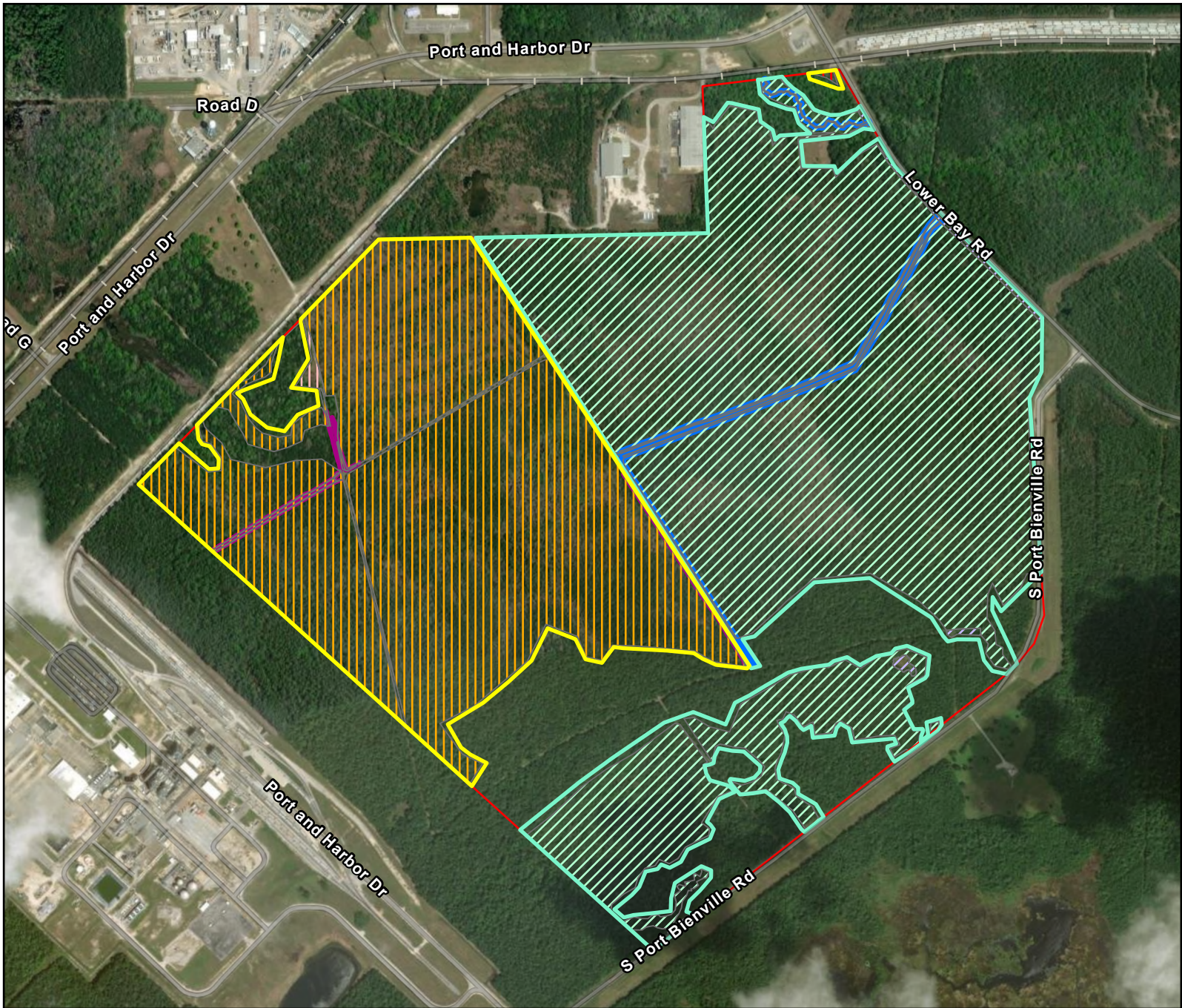
⁵See Appendix D for Cultural Resources Survey

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.

- 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.



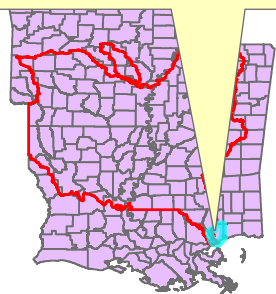
Legend

- | | |
|---|---|
| Potentially Jurisdictional Emergent Wetland (1.37 Acres) (PJD) | Non-Jurisdictional Forested Wetland (151.5 Acres) (AJD) |
| Potentially Jurisdictional Forested Wetland (219.9 Acres) (PJD) | Non-Jurisdictional Scrub-Shrub Wetland (0.14 Acres) (AJD) |
| Potentially Jurisdictional Wetland Ditches/RPW (2.05 Acres) (PJD) | Preliminary JD Boundary |
| Non-Jurisdictional Wetland Ditches (0.71 Acres) (AJD) | Approved JD Boundary |
| Non-Jurisdictional Emergent Wetland (0.74 Acres) (AJD) | Property Boundary |

2026 Re-Evaluation

Scale: 1:11,500

Hancock County, MS

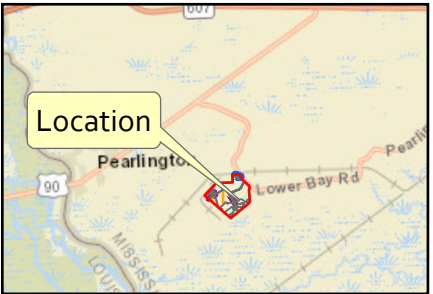


08 JANUARY 2026
MVK-2025-678

Cypress Environmental and
Infrastructure
Hancock County Port and
Harbor Commission
Port Bienville

Approved/Preliminary
Jurisdictional Determination
Jeremy Stokes

Location

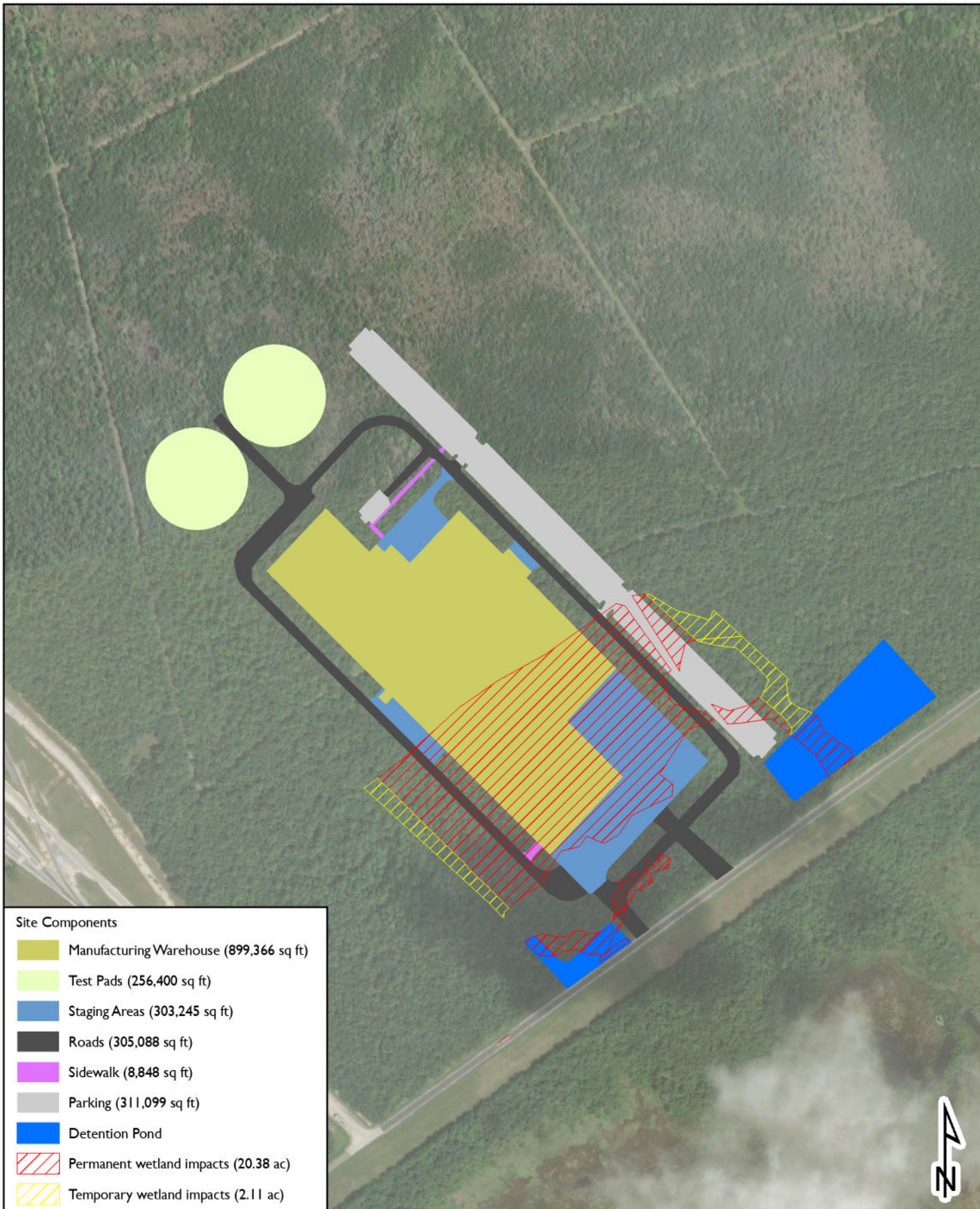


**US Army Corps
of Engineers®**



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 (311,099 sq ft)
- Detention Pond
- Permanent wetland impacts (20.38 ac)
- Temporary wetland impacts (2.11 ac)

0 500 1,000 Feet

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

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

PROJECT COMPONENTS

CYPRESS
Environment & Infrastructure



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:

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.

May 12, 2025

Sincerely,



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**

Becky Simonson

Chief, Environmental Permits Division

Coverage No: MSR109492

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,

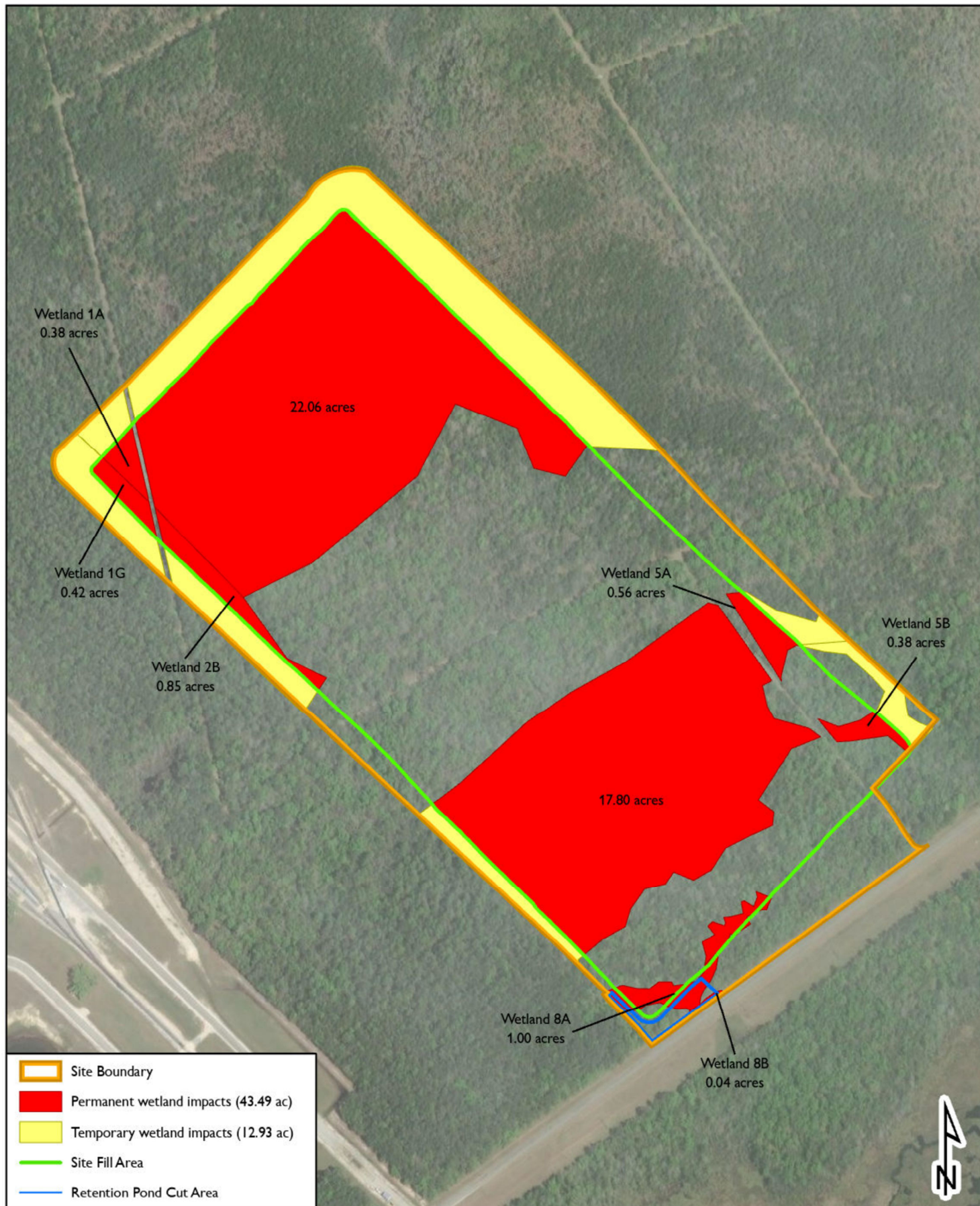


Willa J. Brantley
Director, Bureau of Wetlands Permitting
MS Department of Marine Resources

WJB/kln

Attachments: Approved Diagrams

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



0 450 900
Feet

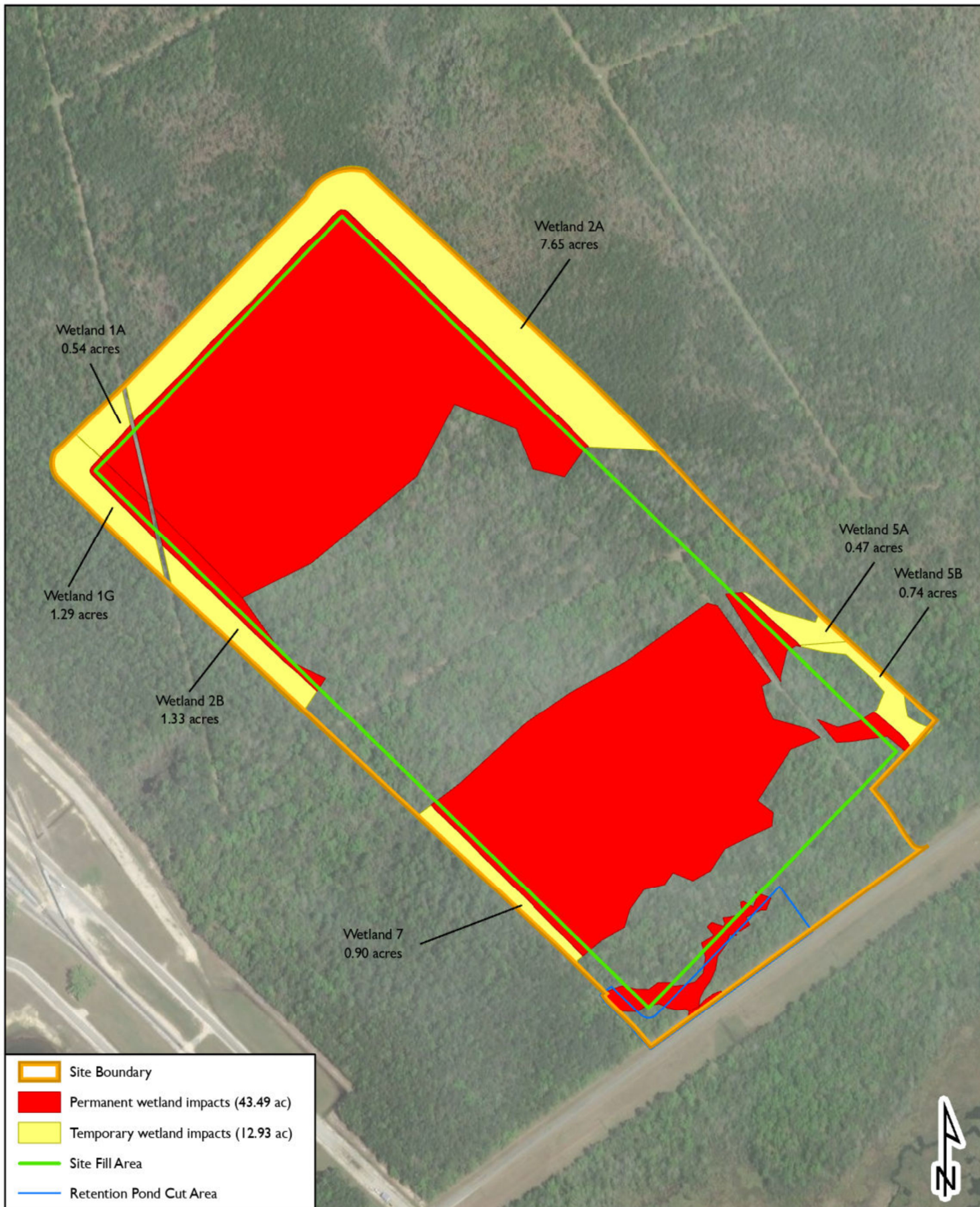
Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

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

WETLAND IMPACTS MAP I

CYPRESS
Environment & Infrastructure

FIGURE 3



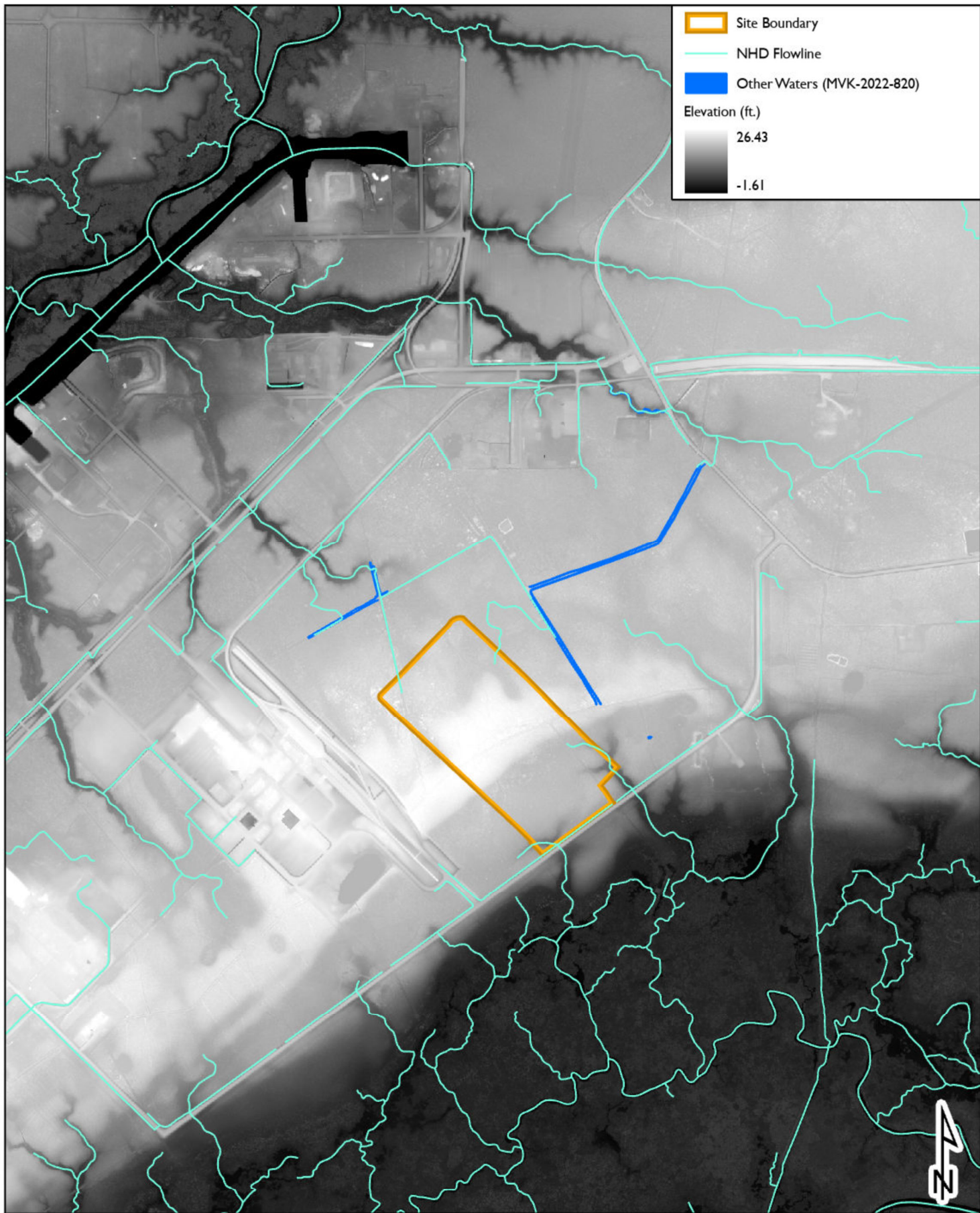
0 450 900
Feet

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

CYPRESS
Environment & Infrastructure



0 1,000 2,000 Feet

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

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

CYPRESS
Environment & Infrastructure



— National Hydrography Dataset
Flowline
— Survey Boundary (480.90 Acres)

0 1,000 2,000
Feet

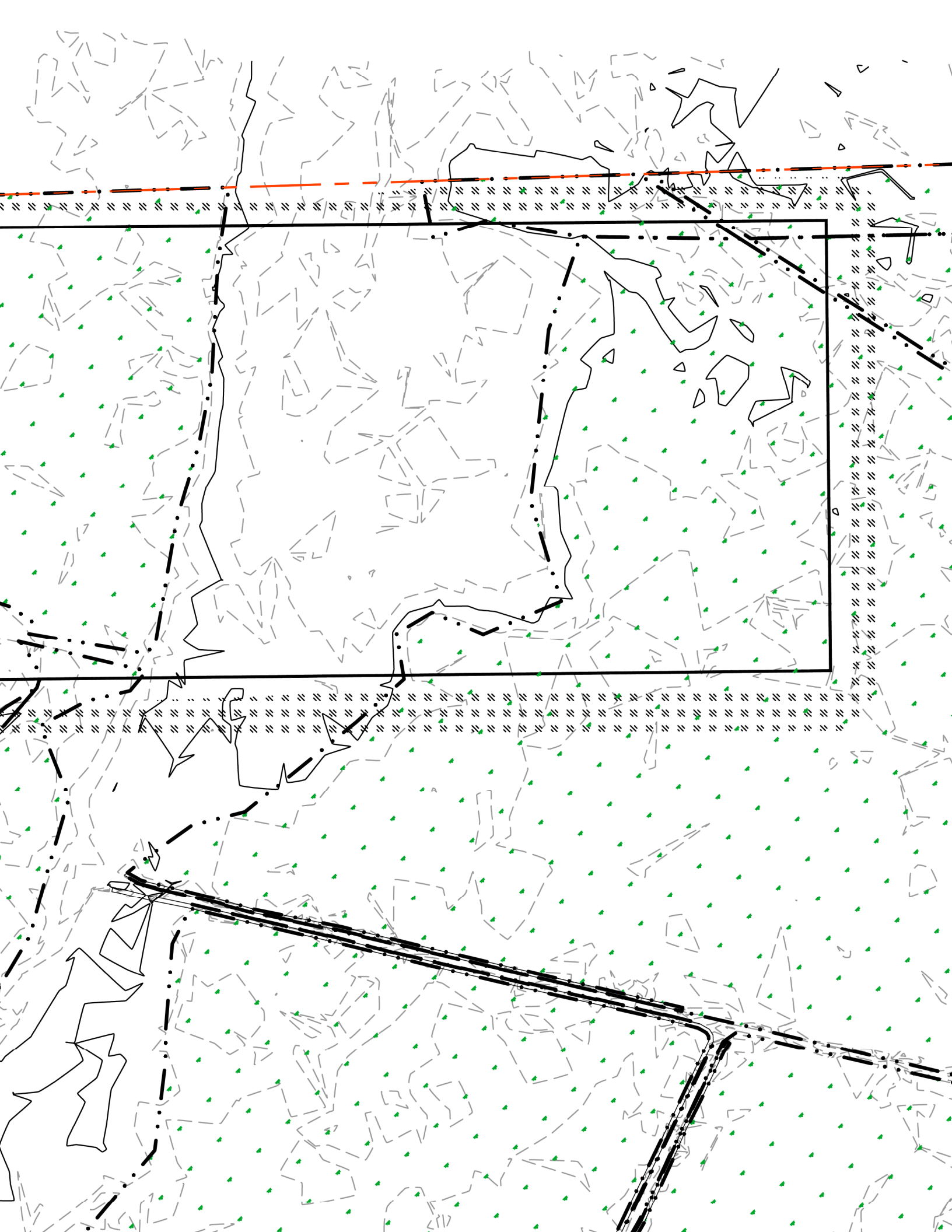
Coordinate System: NAD 1983 State Plane
Mississippi East FIPS 2301 Feet

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

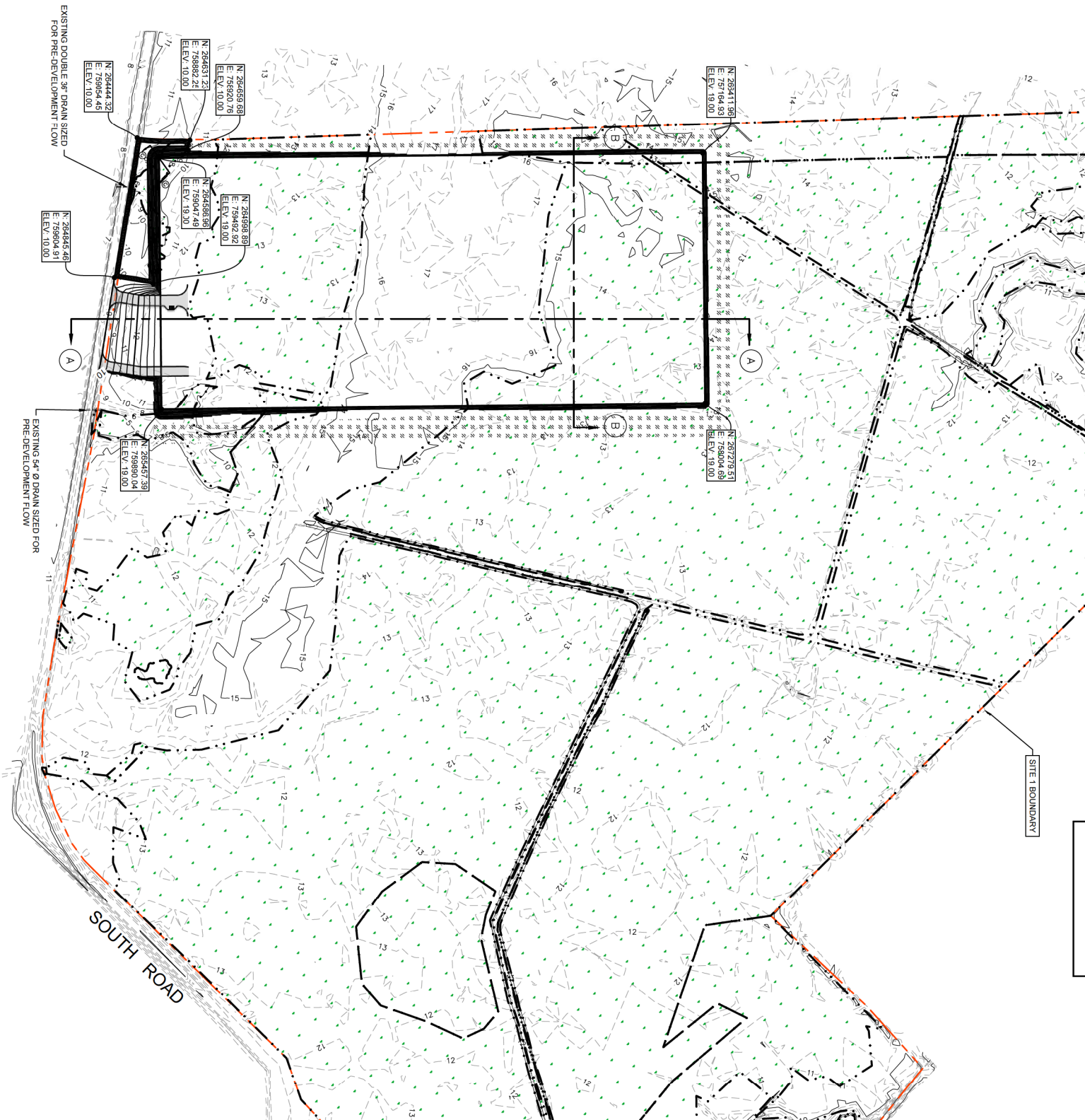
CYPRESS
Environment & Infrastructure

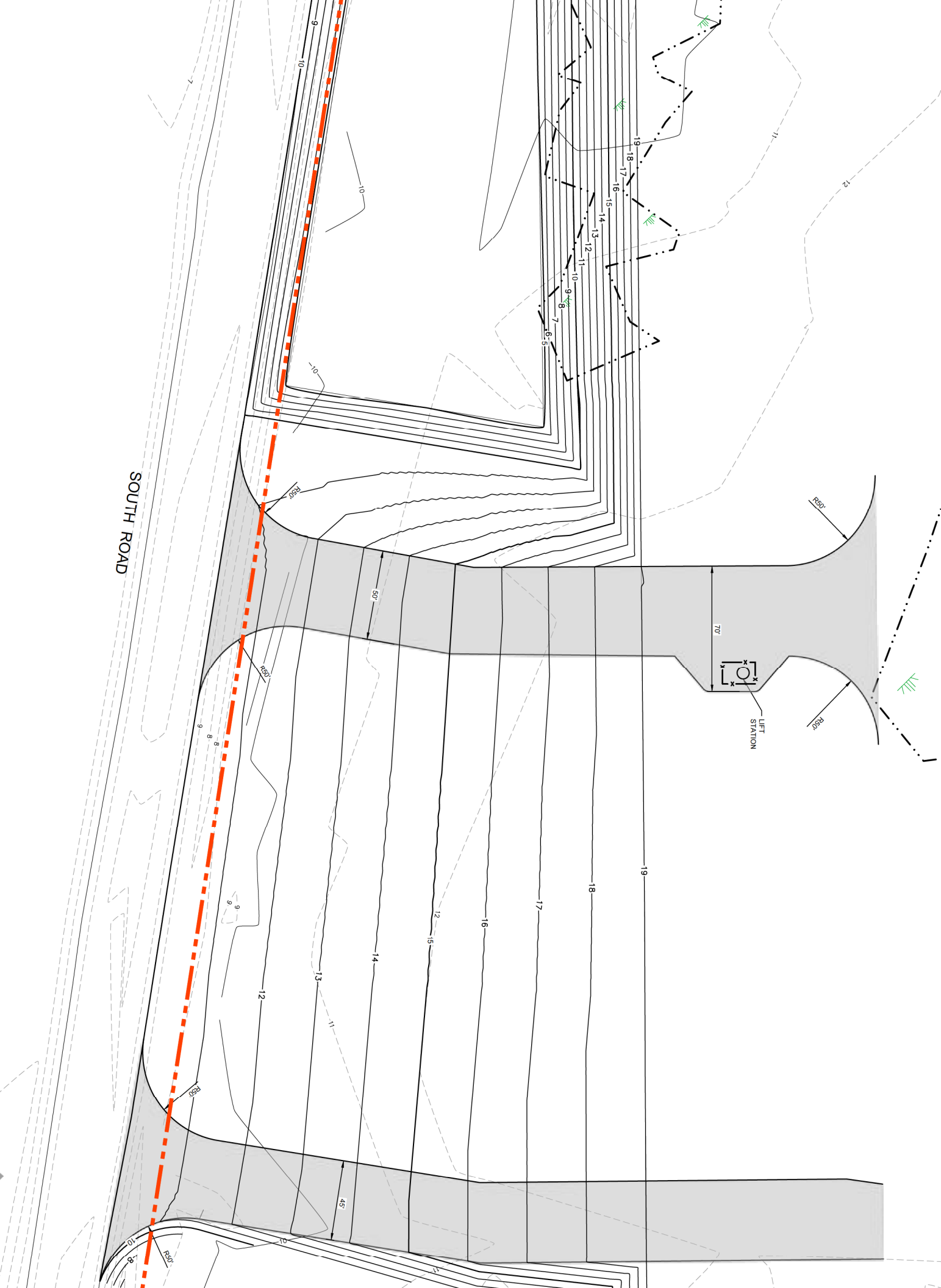
Date: 1/13/2023

FIGURE 3

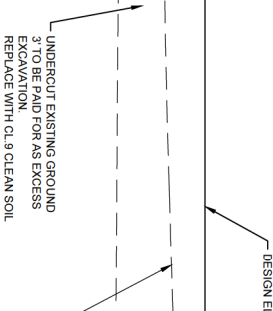




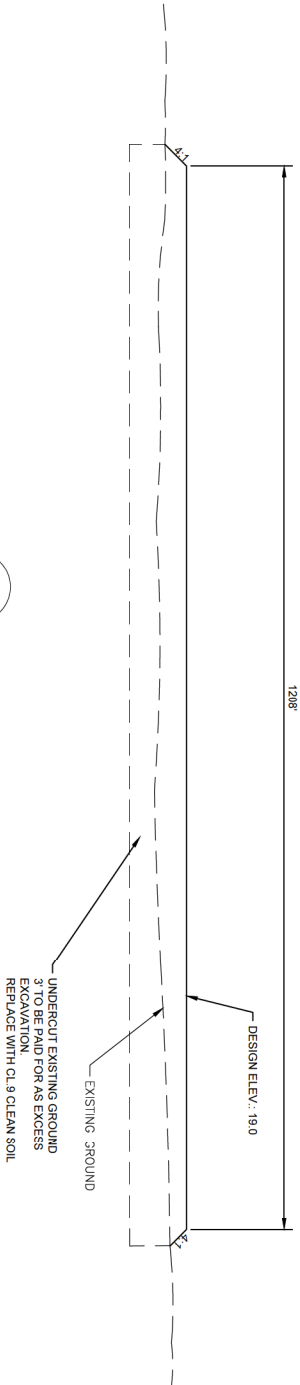




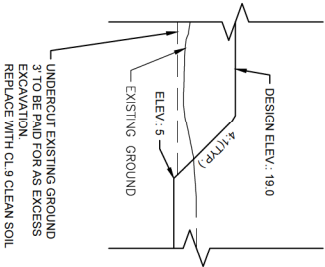
1 SECTION A-A
C1.2 SCALE: 1" = 100'-0"

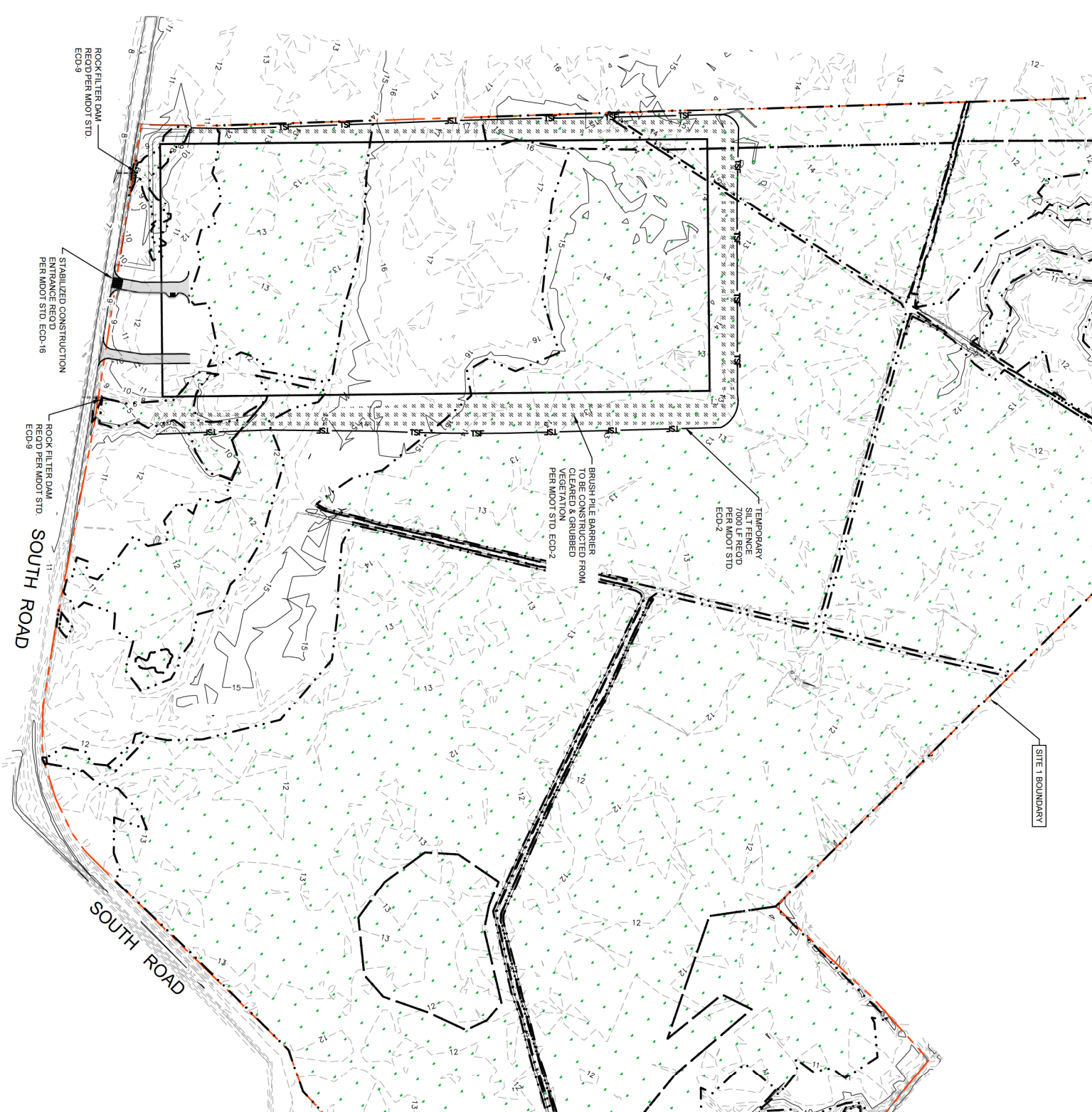


2 SECTION B-B
C1.2 SCALE: 1" = 100'-0"

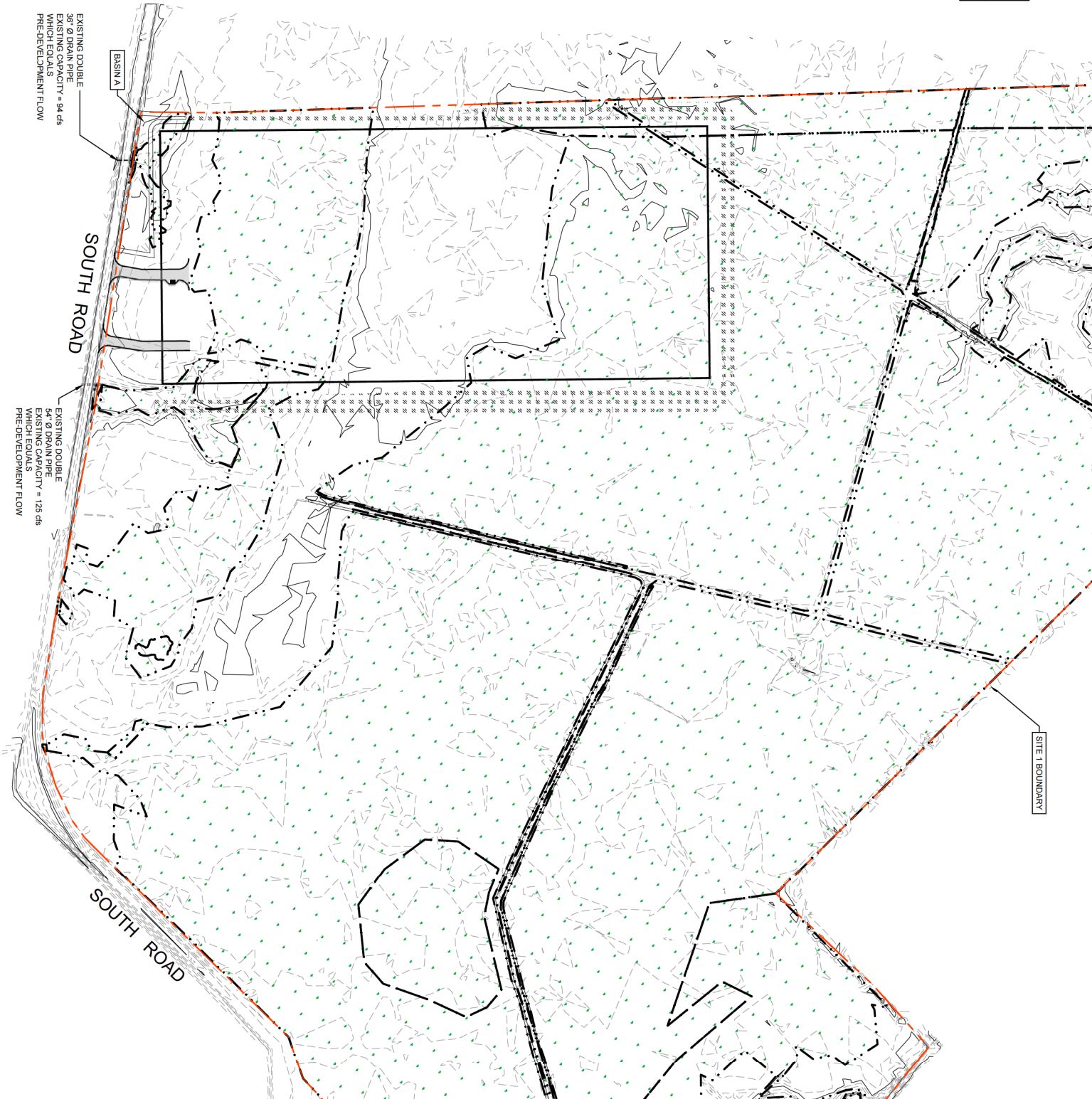


3 SECTION C-C
C1.2 SCALE: 1" = 80'-0"





Q POST (cfs)	DETENTION REQ'D (ac-ft)	DETENTION PROVIDED (ac-ft)
146	3.2	9.0



ORDER

FORWARDED TO AS THE
THIS DRAWING TO THE
OR ON ANY OTHER

NO.	DATE	BY	DESCRIPTION

REVISIONS

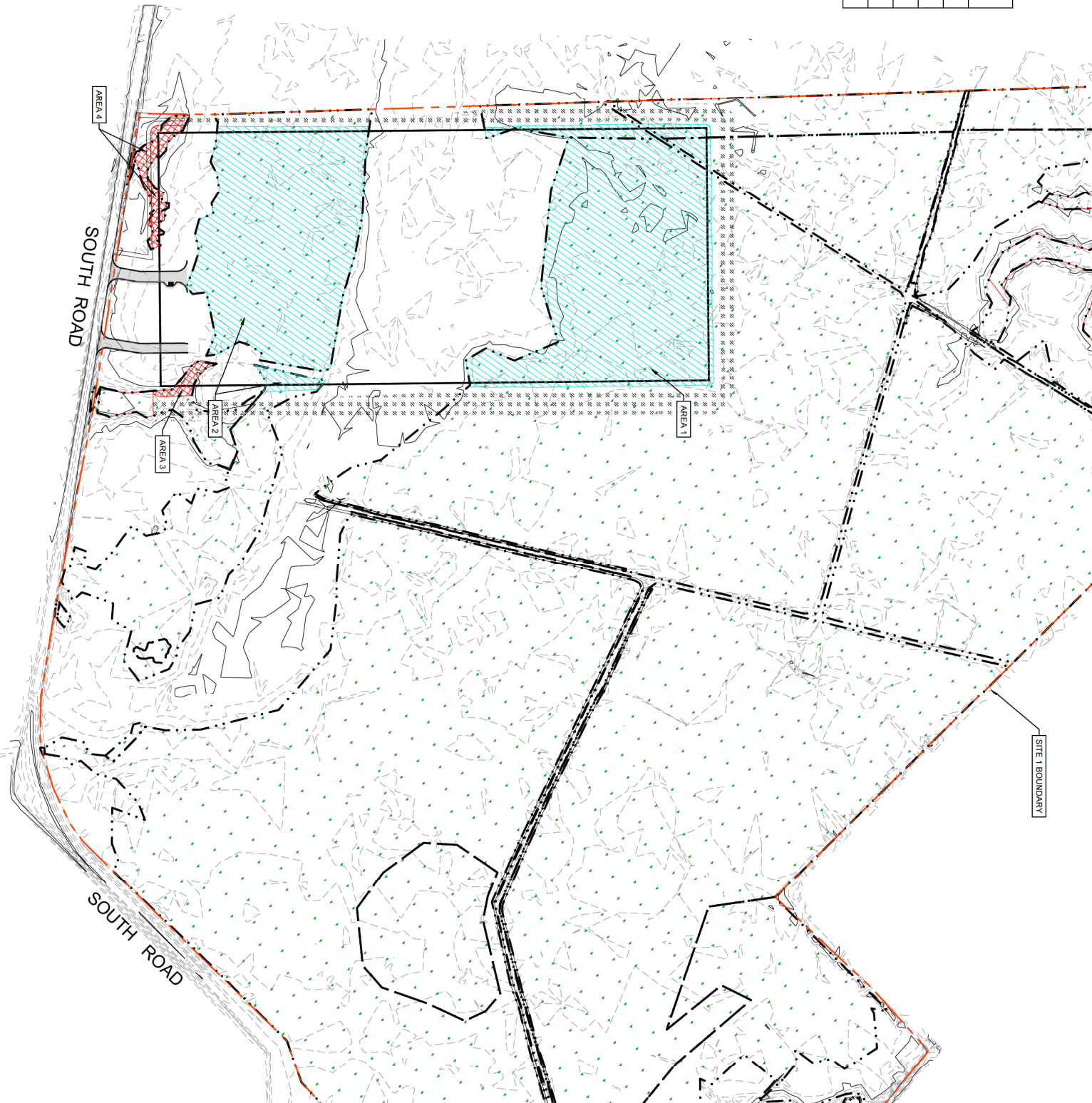
FILENAME:	N-S PROJECT NO.: 15594
SCALE: AS NOTED	

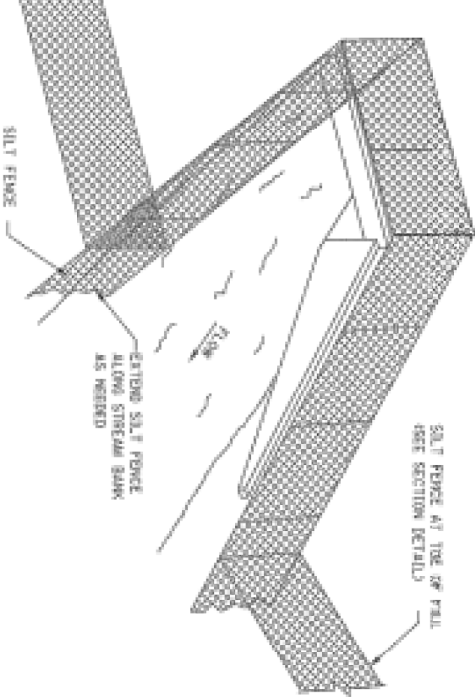
DRAWING INFORMATION

VERTICAL SCALES
BASIS OF DESIGN
SCALE: AS NOTED

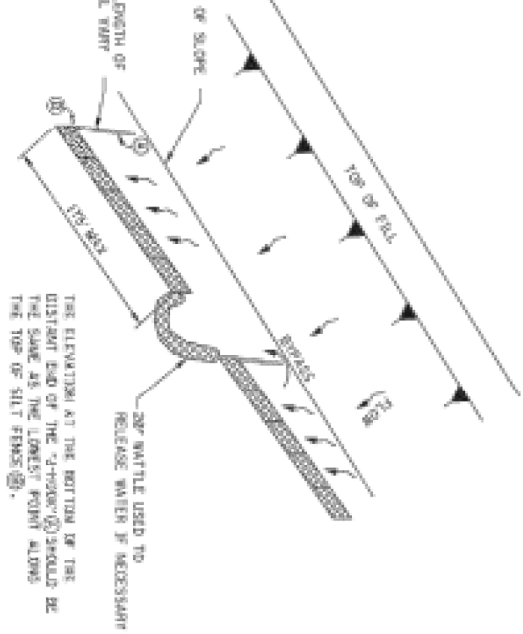
PROPOSED SITE 1 DEVELOPMENT FOR

LAND TYPE	TYPE OF IMPACT	AREA OF IMPACT (ac.)	VOLUME FILL (CU. YD.)	VOLUME CUT (CU. YD.)
SAVANNAH	FILL	24	194,000	
SAVANNAH	FILL	20	162,000	
WAYHEAD	FILL	.5	4,500	
WAYHEAD	CUT & FILL	1.07	5,500	3,500
		45.57	366,000	3,500

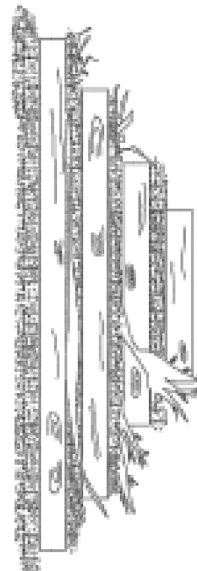




SEDIMENT BARRIER AT CROSS DRAIN

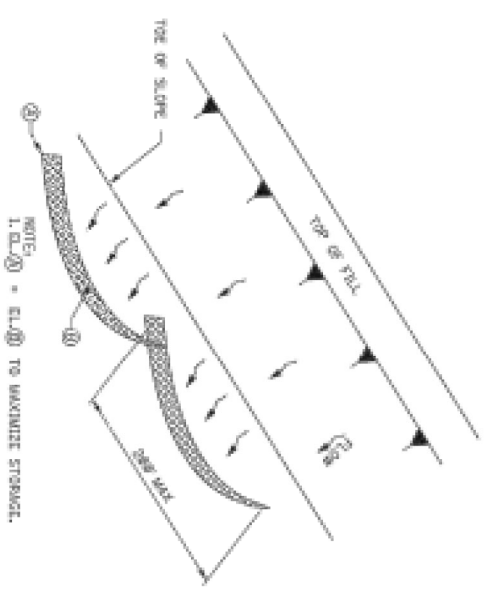
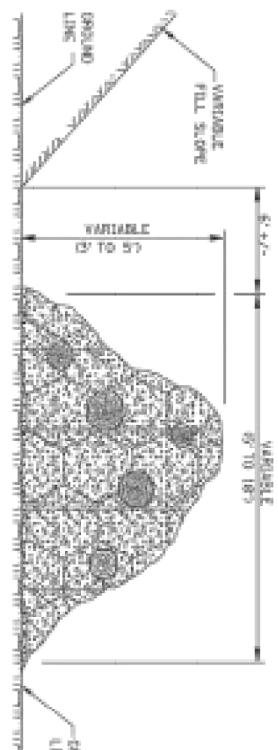


"J-HOOK" SILT FENCE APPLICATION

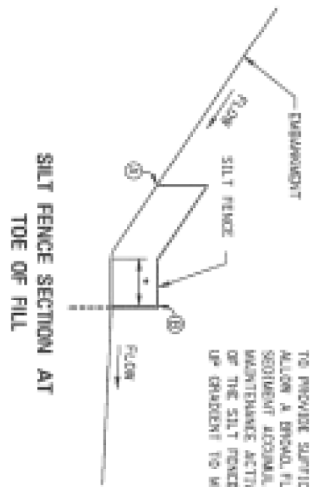


TEMPORARY BRUSH BARRIER

- NOTES:
- BRUSH BARRIER MAY BE USED WHERE NATURAL GROUND IS LEVEL OR SLOPING AWAY FROM PROJECT.
 - PLACE BRUSH LOGS AND TREE LIPS APPROXIMATELY PARALLEL TO TOE OF FILL SLOPE WITH SPACE OF THE LOCATED MATERIALS BEING PLACED ON TO TO PROPERLY SECURE THE BARRIER AS DETAILLED AT LOCATIONS SHOWN ON PLANS OR AS DIRECTED OR PERMITTED BY THE ENGINEER.
 - TO ALLOW WATER TO SEEP THROUGH BRUSH BARRIER, INTERMEDIATE THE BRUSH LOGS AND TREE LIPS SO AS NOT TO FORM A SOLID DAM.
 - THE BARRIER ENDS MAY BE COVERED WITH FILTER FABRIC. THE COST OF FABRIC TO BE INCLUDED IN OTHER ITEMS BIDD.
 - TEMPORARY BRUSH BARRIERS WILL NOT BE RECOVERED FOR SEPARATE PAYMENT.

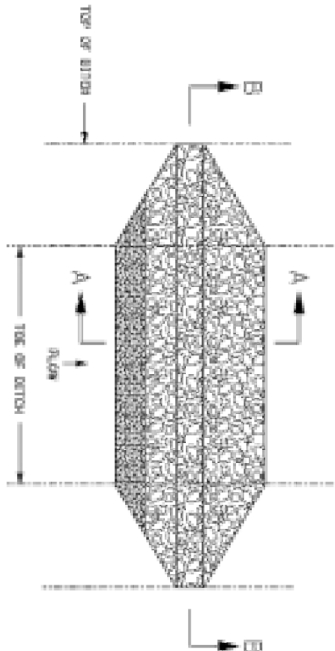


"SMILE-CONFIGURATION" SILT FENCE APPLICATION

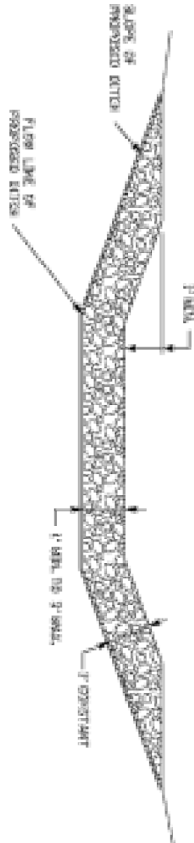


* SILT FENCE SHOULD BE LOCATED AWAY FROM THE TOE OF THE SLOPE TO PROVIDE SUFFICIENT SPACE TO ALLOW A BROAD FLAT AREA FOR SEDIMENT ACCUMULATION AND MAINTENANCE ACTIVITIES. THE ENDS OF THE SILT FENCE SHOULD BE TURNED UP GRADIENT TO MAXIMIZE STORAGE.

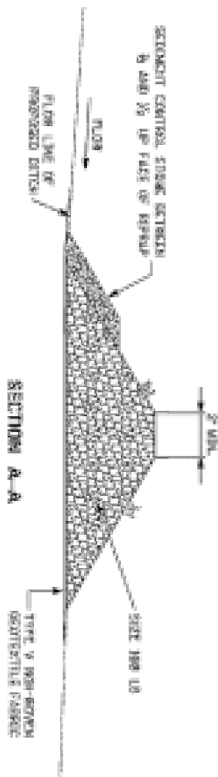
NOTE: ANCHORS AND INSTALL SILT FENCE PER DETAILS SHOWN ON M.I. NO. ECD-3



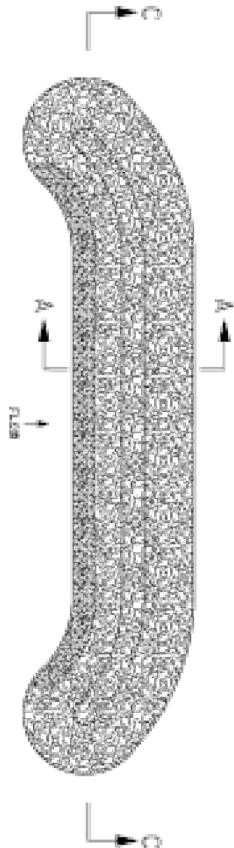
PLAN VIEW
DETAIL FOR TRAPEZOIDAL DITCH



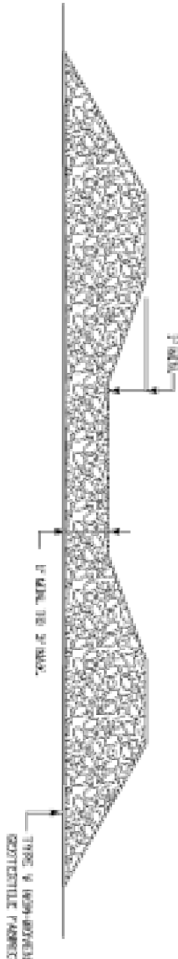
SECTION B-B



TEMPORARY ROCK DITCH CHECKS IN ROADSIDE DITCHES



PLAN VIEW
DETAIL FOR USE OTHER THAN DITCH



SECTION C-C

- GENERAL NOTES:
1. ROCK FILLER SHALL BE USED AS A DITCH CHECK STRUCTURE WHILE WORKING WITH HEAVY EROSION SOIL. ROCKS MAY BE USED AS PART OF A TEMPORARY AND MAY BE USED IN EROSION AT A MINIMUM SPACING OF 10' TO 15'. DO NOT USE ROCK CHECKS FOR THE DITCHES.
 2. THE COST OF THE FILLER SHALL BE INCLUDED IN OTHER ITEMS COST.

OWNER				DRAWING INFORMATION				PROPOSED SITE 1 DEVELOPMENT FOR			
DRAWN TO AS THE				NO.							
THIS DRAWING TO THE				DATE							
OR ON ANY OTHER				BY							
				DESCRIPTION							
				FILENAME:							
				SCALE: AS NOTED							
				N-S PROJECT NO.: 15594							
				VEGETATION							
				DATE OF REVISION							

