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Mississippi Dept of Marine Resources
WETLANDS PERMITTING

April 17, 2026

Ms. Jennifer Stout
Mississippi Department of Marine Resources
Wetlands Permitting
1141 Bayview Avenue
Biloxi, MS 39530

RE: NW Permit 18 for Kris Yoder – Lot 8 – Canal Street, Pass Christian, MS

Dear Ms. Stout

I am requesting review of the included information by the Mississippi Department of Marine Resources. The information included in this package should be considered the Preconstruction Notification for the project located at 117 Canal Street, Pass Christian, MS 39571. Please find enclosed the completed Joint Application and Notification (Enclosure 1).

Also included in this submittal, as required by the US Army Corps of Engineers (Corps) are vicinity maps (Enclosure 2). I am also including a wetland drawing and a proposed development drawing. Please forward these documents to the Corps once your office has reviewed the parcel for Coastal Zone Consistency.

I am including a $50.00 check for the residential development. I will send a check for the public notice once you have sent me the fee.

If you have questions or need additional information regarding this project, please feel free to call me at

Sincerely,

Kris Yoder

Enclosures



Photo 1 – Typical conditions found at Lot 8 of previously disturbed and maintained wetlands. The wetlands are periodically mowed and contain common lawn grass, shrubs and trees along the manmade bayou. Soils are disturbed. The soils were deposited when the manmade bayou was created. The soils exhibit hydric soil properties and contain saturation and oxidized rhizospheres.

JOINT APPLICATION AND NOTIFICATION

U.S. ARMY CORPS OF ENGINEERS
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY/OFFICE OF POLLUTION CONTROL

This form is to be used for proposed activities in waters of the United States in Mississippi and for the erection of structures on suitable sites for water dependent industry. Note that some items, as indicated, apply only to projects located in the coastal area of Hancock, Harrison and Jackson Counties.

1. Date
4/17/2026
month day year

2. Applicant name, mailing address, phone number and email address:
Mr. Kris Yoder

Agent name, mailing address, phone number and email address:
Eric Necaise
126 Seal Avenue
Pass Christian, MS 39571
(228) 493-9500

3. Official use only
COE _____
DMR _____
DEQ _____
A95 _____
DATE RECEIVED _____

4. Project location
Street Address 117 Canal Street (approximate) City/Community Pass Christian, MS
Name of Waterway unnamed to Breath Bayou Latitude 30.33565 Longitude (if known) -89.26383
Geographic location: Section 23 Township 8-South Range 13-West County Harrison

5. Project description

New work X **Maintenance work** ___

Dredging

__Channel	length_____	width_____	existing depth_____	proposed depth_____
__Canal	length_____	width_____	existing depth_____	proposed depth_____
__Boat Slip	length_____	width_____	existing depth_____	proposed depth_____
__Marina	length_____	width_____	existing depth_____	proposed depth_____
__Other-Mooring Basin	length_____	width_____	existing depth_____	proposed depth_____

Cubic yards of material to be removed _____ Type of material _____
Location of spoil disposal area _____
Dimensions of spoil area _____ Method of excavation _____
How will excavated material be contained? _____

Construction of structures

____Bulkhead	Total length_____	Height above water_____	
____Pier	length_____	width_____	height_____
____Boat Ramp	length_____	width_____	slope_____
____Boat House	length_____	width_____	height_____

____Structures on designed sites for water dependent industry (Coastal area only). Explain in item 11 or include as attachment.
__x__Other (explain) Fill for residential structure using NW-18 permit for 0.1-acre

Filling
Dimensions of fill area 50' X 87'
Cubic yards of fill 200 Cubic Yards Type of fill Sandy Clay/Concrete

Other regulated activities (i.e. Seismic exploration, burning or clearing of marsh) Explain.
None

6. **Additional information relating to the proposed activity**

Does project area contain any marsh vegetation? Yes _____ No X

(If yes, explain)_____

Is any portion of the activity for which authorization is sought now complete? Yes_____ No X

(If yes, explain)_____

Month and year activity took place_____

If project is for maintenance work on existing structures or existing channels, describe legal authorization for the existing work. Provide permit number, dates or other form(s) of authorization._____

Has any agency denied approval for the activity described herein or for any activity that is directly related to the activity described herein?

Yes_____ No X (If yes, explain)_____

7. **Project schedule**

Proposed start date 5/1/2026 Proposed completion date 12/1/2026

Expected completion date (or development timetable) for any projects dependent on the activity described herein._____

No dependent projects

8. **Estimated cost of the project** $225,000

9. **Describe the purpose of this project. Describe the relationship between this project and any secondary or future development the project is designed to support.** The purpose of this project is to develop a single-family, house on Lot 8 - Canal Street, There is no relationship to secondary or future developments.

Intended use: Private X Commercial_____ Public_____ Other (Explain)_____

10. **Describe the public benefits of the proposed activity and of the projects dependent on the proposed activity. Also describe the extent of public use of the proposed project.**

There will be very little public benefit other than an increased tax base. Ther will be no public use of this project.

11. **Narrative Project Description:**

The project, as proposed, will develop Lot 8, Canal Street. A manmade canal was excavated prior to the Clean Water Act. The spoil was deposited on Lot 8. Lot. The fill deposited during the construction has subsided or has been washed away by erosion.

Lot 8 is 100% jurisdictional wetlands. The applicant wishes to use Nationwide Permit #18 for minor discharges to impact less than1/10 acre of jurisdictional wetlands. The project will impact an area approximately 50'x87' (4,350 square feet) to build a house and parking. The fill will be contained by a chain wall. Community sewage and water are located along on Canal Street. The applicant will be required to connect to the public utilities provided by the city prior to receiving a permit for power or a building permit.

The applicant has avoided wetlands to the extent practicable in order to meet setbacks and develop a modest home. For the unavoidable loss of function and value of wetlands, the applicant proposes to mitigate by purchasing 0.2 wetland credits in an approved wetland mitigation bank (see Enclosure 5 - WRAP) for impacts to riverine, bottomland hardwood wetlands.

12. Provide the names and addresses of the adjacent property owners. Also identify the property owners on the plan view of the drawing described in Attachment "A". (Attach additional sheets if necessary.)

1. 2.

13. List all approvals or certifications received or applied for from Federal, State and Local agencies for any structures, construction, discharges, deposits or other activities described in this application. Note that the signature in Item 14 certifies that application has been made to or that permits are not required from the following agencies. If permits are not required, place N/A in the space for Type Approval.

Agency	***Type Approval***	***Application Date***	***Approval Date***
Dept. of Environmental Quality			
Dept. of Marine Resources			
Army Corps of Engineers			
City/County_____			
Other_____			

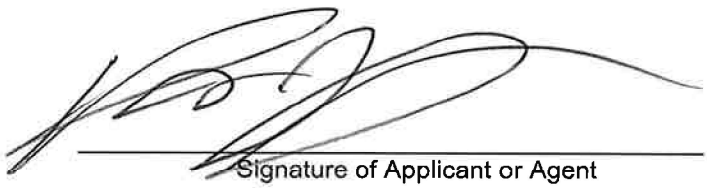
14. Certification and signatures

Application is hereby made for authorization to conduct the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable state water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analyses of the site and monitoring permitted works. I certify that I am familiar with and responsible for the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete and accurate. I further certify that I am the owner of the property where the proposed project is located or that I have a legal interest in the property and that I have full legal authority to seek this permit.

U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies, conceals, or covers up by any trick, scheme or device a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than five years, or both.

Mississippi Coastal Program (Coastal area only)

I certify that the proposed project for which authorization is sought complies with the approved Mississippi Coastal Program and will be conducted in a manner consistent with the program.



Signature of Applicant or Agent

8/11/26

Date

15. Fees

Payable to MS Dept. of Marine Resources
$50.00 Single-family residential application fee
$500.00 Commercial application fee
Public notice fee may be required

Please include appropriate fees for all projects proposed in coastal areas of Hancock, Harrison and Jackson Counties.

16. If project is in Hancock, Harrison or Jackson Counties, send one completed copy of this application form and appropriate fees listed in Item 15 to:

Department of Marine Resources
Bureau of Wetlands Permitting
1141 Bayview Avenue
Biloxi, MS 39530
(228) 374-5000

If project <u>IS NOT</u> in Hancock, Harrison or Jackson Counties, send one completed copy of this application form to each agency listed below:

District Engineer
Mobile District
Attn: CESAM-RD
P.O. Box 2288
Mobile, AL 36628-0001

District Engineer
Vicksburg District
Regulatory Branch
Attn: CEMVK-OD-F
4155 Clay Street
Vicksburg, MS 39183-3435

Director
Mississippi Dept. of Environmental Quality
Office of Pollution Control
P.O. Box 10385
Jackson, MS 39289

17. In addition to the completed application form, the following attachments are required:

Attachment "A" Drawings

Provide a vicinity map showing the location of the proposed site along with a written description of how to reach the site from major highways or landmarks. Provide accurate drawings of the project site with proposed activities shown in detail. All drawings must be to scale or with dimensions noted on drawings and must show a plan view and cross section or elevation. Use 8 1/2 x 11" white paper or drawing sheet attached.

Attachment "B" Authorized Agent

If applicant desires to have an agent or consultant act in his behalf for permit coordination, a signed authorization designating said agent must be provided with the application forms. The authorized agent named may sign the application forms and the consistency statement.

Attachment "C" Environmental Assessment *(Coastal Area Only)*

Provide an appropriate report or statement assessing environmental impacts of the proposed activity and the final project dependent on it. The project's effects on the wetlands and the effects on the life dependent on them should be addressed. Also provide a complete description of any measures to be taken to reduce detrimental offsite effects to the coastal wetlands during and after the proposed activity. Alternative analysis, minimization and mitigation information may be required to complete project evaluation.

Attachment "D" Variance or Revisions to Mississippi Coastal Program *(Coastal area only)*

If the applicant is requesting a variance to the guidelines in Section 2, Part III or a revision to the Coastal Wetlands Use Plan in Section 2, Part IV of the Rules, Regulations, Guidelines and Procedures of the Mississippi Coastal Program, a request and justification must be provided.

Attachment "A" Drawings

☐ PROPOSED
☑ EXISTING CONDITIONS

WETLAND RAPID ASSESSMENT PROCEDURE

COUNTY:	PROJECT	DATE	REVIEWER	FLUCCS CODE	
Harrison	Kris Yoder-Lot 8	8/11/2023		620	
APP. #:				WETLAND TYPE: ☑ FORESTED ☐ Non-Forested	

LAND USE CATEGORY	WETLAND AREA	SECONDARY IMPACTS	MELALEUCA INVASION >50%
single family	0.11 ACRES	☑ NO ☐ YES %=	☑ NO ☐ YES
	0.1 ACRES OF IMPACT	0.1 ACRES	

WILD LIFE UTILIZATION 1

WETLAND CANOPY 2

WETLAND GROUND COVER 2

WRAP SCORE 51.10%

HABITAT SUPPORT / BUFFER 0.99

BUFFER TYPE	SCORE	% AREA	SUB TOTAL
greater than 30, less than 300	1.5	66	0.99
manmade canal/disturbed	0	17	0
None	0	17	0
			0
			0

FIELD HYDROLOGY 2

WATER QUALITY INPUT & TREATMENT 1.2075

LAND USE CATEGORY

LAND USE CATEGORY	SCORE	% AREA	SUB TOTAL
single family	1.5	66	0.99
low volume highway	2	17	0.34
single family/Canal	1.5	17	0.255
			0
			0
		LU TOTAL	1.585

PRETREATMENT CATEGORY

PRETREATMENT CATEGORY	SCORE	% AREA	SUB TOTAL
vegetated buffer	1	66	0.66
no treatment	0	17	0
vegetated buffer/canal	1	17	0.17
			0
			0
		PT TOTAL	0.83

WILDLIFE UTILIZATION
Frequent human disturbances. Evidence of small mammals. Fraqmented and developed.

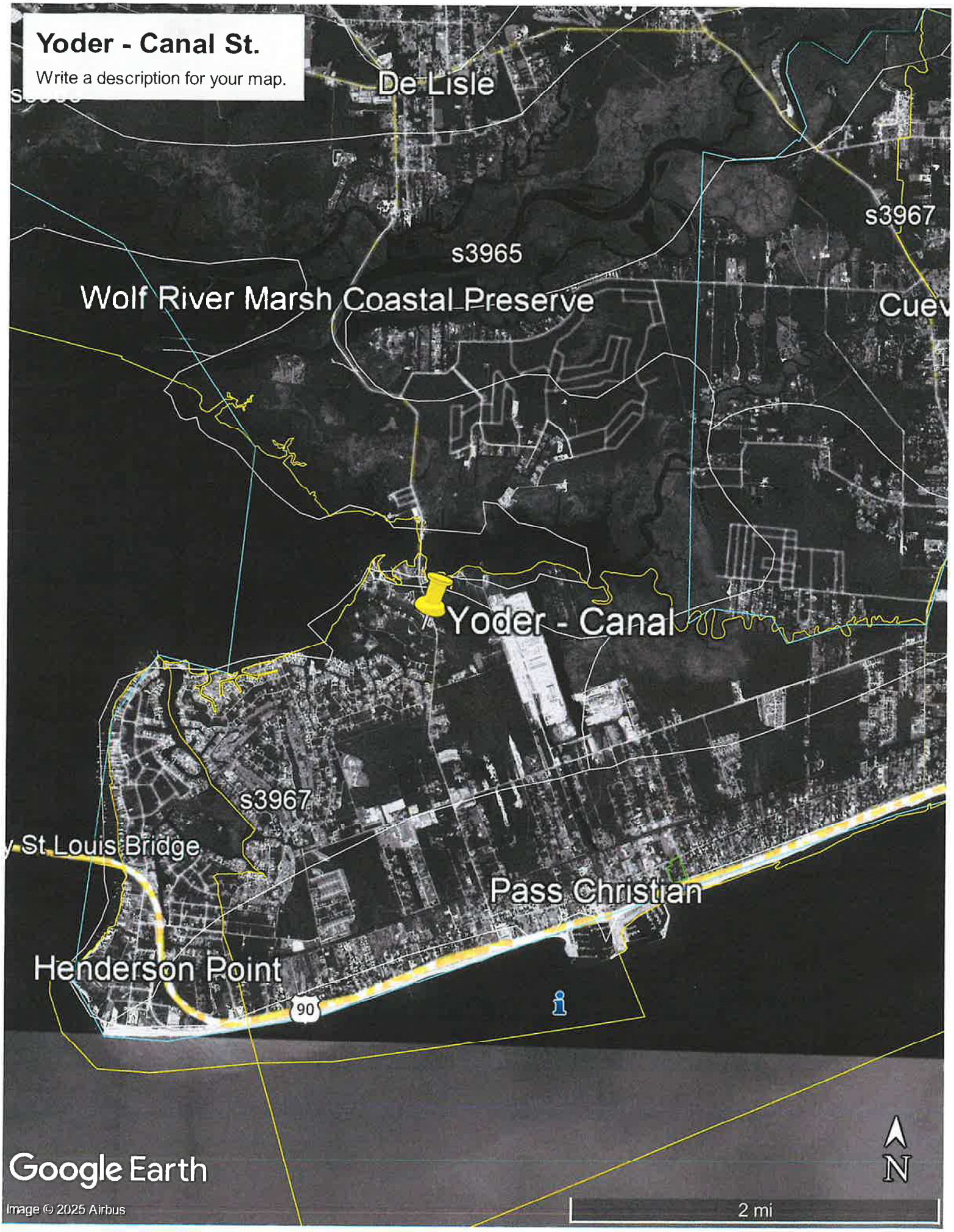
WETLAND CANOPY
Canopy adequate. Some invasives, less than 25%. Very little recruitment.

WETLAND GROUND COVER
Groundcover reduced due to mowing. Sod planted. Sparse native species.

HABITAT SUPPORT/BUFFER
Very few upland food sources. Buffer widths more than 30 and less than 300 feet.

FIELD HYDROLOGY
Hydroperiod adequate. Canal and fill of marsh historicaly affected this lot.

WQ INPUT & TREATMENT
Single family with mowed lots surrounding,. Also low traffic highway/road with no treatment.


Yoder - Canal St.
Write a description for your map.
De Lisle
s3967
s3965
Wolf River Marsh Coastal Preserve
Cuev
Yoder - Canal
s3967
St Louis Bridge
Pass Christian
Henderson Point
90
Google Earth
Image © 2025 Airbus
N
2 mi


Yoder - Lot 8
Write a description for your map.
Legend
W
Oc
Ha
Canal St
103
119
Canal St
119
Canal St
Google Earth
Image © 2025 Airbus
N
100 ft

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Yoder Lot 8 City/County: Pass Christian / Harrison Sampling Date: 4/10/26

Applicant/Owner: Kris Yoder State: MS Sampling Point: DP-1

Investigator(s): Eric F. Necaise Section, Township, Range: 28-08-13

Landform (hillslope, terrace, etc.): none Local relief (concave, convex, none): None Slope (%): 0-2

Subregion (LRR or MLRA): 133A Lat: 30.3357 Long: -89.2639 Datum: WGS84

Soil Map Unit Name: Ocilla loamy sand (0 to 2% slopes) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔ No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔ No _____	
Wetland Hydrology Present?	Yes ✔ No _____	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required, check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15) **(LRR U)**
- ___ Hydrogen Sulfide Odor (C1)
- ✔ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ✔ FAC-Neutral Test (D5)
- ___ Sphagnum moss (D8) **(LRR T, U)**

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 10

Wetland Hydrology Present? Yes ✔ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Wetland hydrology observed at DP-1.

VEGETATION (Four Strata) – Use scientific names of plants. Sampling Point: DP-1

Tree Stratum (Plot size: 10m)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Pinus taeda*	10	yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	10 = Total Cover		
50% of total cover: 5	20% of total cover: 2		
Sapling/Shrub Stratum (Plot size: 10m)			
1. *Baccharis halimfolia*	20	yes	FAC
2. *Triadica sebifera*	15	yes	FAC
3. *Myrica cerifera*	15	yes	FAC
4.			
5.			
6.			
7.			
8.			
	50 = Total Cover		
50% of total cover: 25	20% of total cover: 10		
Herb Stratum (Plot size: 10m)			
1. *Stenotaphrum secundatum*	50	yes	FAC
2. *Juncus roemarianus*	5	no	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	55 = Total Cover		
50% of total cover: 27.5	20% of total cover: 11		
Woody Vine Stratum (Plot size: 10m)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ✔ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✔ No ___

Remarks: (If observed, list morphological adaptations below).

Hydrophytic vegetation was observed at DP-1.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	10 YR 4/2	100					loam	
2-12	10 YR 6/2	70	10 YR 5/4	20	D	M	loam	
			10 YR 4/6	10	C	M		
12-18	10 YR 5/1	100					loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Organic Bodies (A6) **(LRR P, T, U)**
- ___ 5 cm Mucky Mineral (A7) **(LRR P, T, U)**
- ___ Muck Presence (A8) **(LRR U)**
- ___ 1 cm Muck (A9) **(LRR P, T)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Coast Prairie Redox (A16) **(MLRA 150A)**
- ___ Sandy Mucky Mineral (S1) **(LRR O, S)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR P, S, T, U)**
- ___ Polyvalue Below Surface (S8) **(LRR S, T, U)**
- ___ Thin Dark Surface (S9) **(LRR S, T, U)**
- ___ Loamy Mucky Mineral (F1) **(LRR O)**
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) **(LRR U)**
- ___ Depleted Ochric (F11) **(MLRA 151)**
- ___ Iron-Manganese Masses (F12) **(LRR O, P, T)**
- ___ Umbric Surface (F13) **(LRR P, T, U)**
- ___ Delta Ochric (F17) **(MLRA 151)**
- ___ Reduced Vertic (F18) **(MLRA 150A, 150B)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149A)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 149A, 153C, 153D)**

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) **(LRR O)**
- ___ 2 cm Muck (A10) **(LRR S)**
- ___ Reduced Vertic (F18) **(outside MLRA 150A,B)**
- ___ Piedmont Floodplain Soils (F19) **(LRR P, S, T)**
- ___ Anomalous Bright Loamy Soils (F20) **(MLRA 153B)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

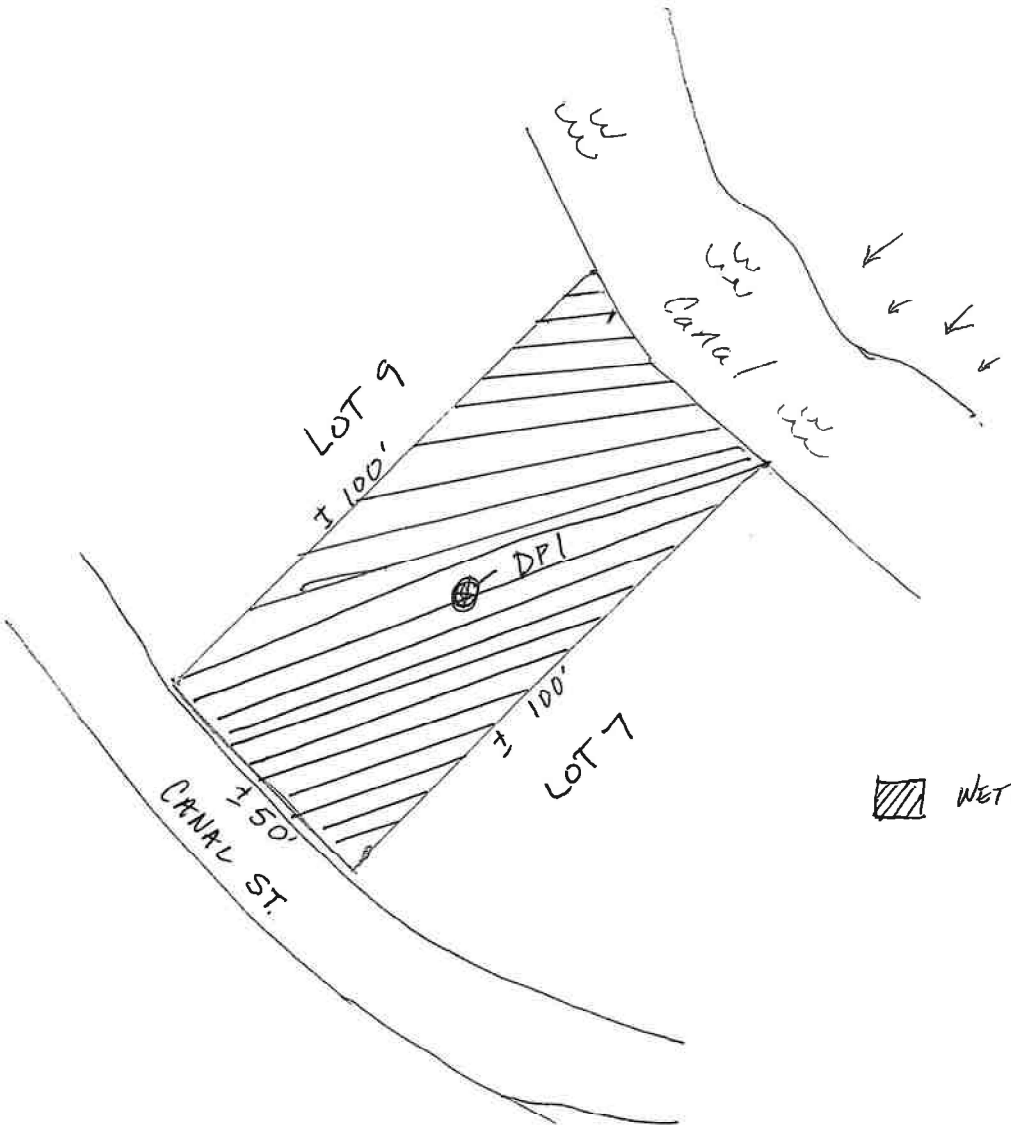
Depth (inches): _____

Hydric Soil Present? Yes ✔ No ___

Remarks:

Hydric soil indicators present at DP-1.

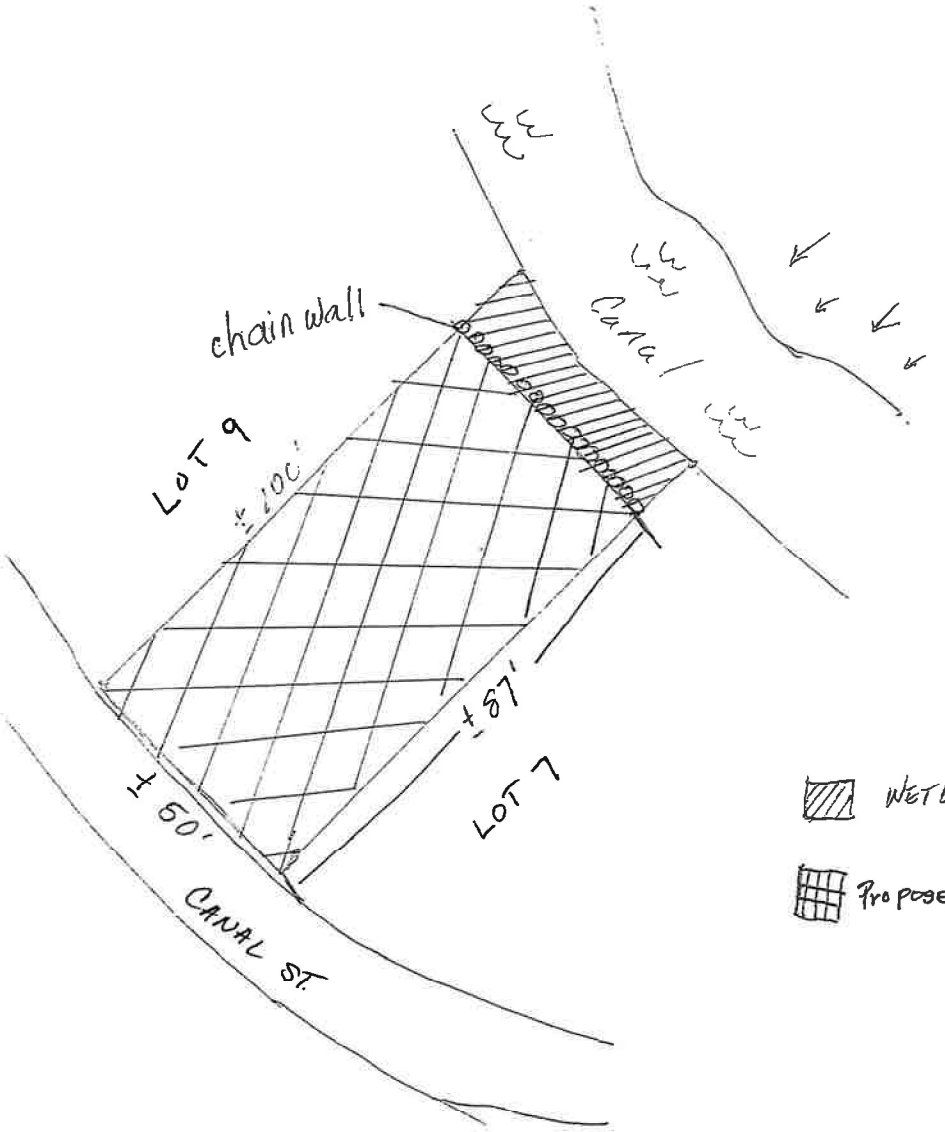
WETLAND MAP



NECAISE ENVIRONMENTAL SERVICES, LLC
126 SEAL AVENUE
PASS CHRISTIAN, MS 39571
(228) 493-9500

Project: Yoder - CANAL ST. / LOT 8
LOCATION: PASS CHRISTIAN, MS

Proposed Impacts



WETLANDS (TO REMAIN): ±0.01

PROPOSED IMPACTS: ± 0.1 Acre

ECOSE ENVIRONMENTAL SERVICES, LLC
[illegible] SEAL AVENUE
PASS CHRISTIAN, MS 39571
(228) 493-0580

Project: Yoder - CANAL ST./LOT 8
LOCATION: PASS CHRISTIAN, MS

Kenny Torgeson, Mayor

City of Pass Christian
200 West Scenic Drive
Pass Christian, MS 39571
Phone (228) 452-3310
Fax (228) 452-5435

Barry Dreyfus, Alderman, Ward 1
Joeseph Piernas Sr., Alderman Ward 2
Kirk Kimball, Alderman Ward 3
Greg Federico, Alderman Ward 4
Victor Pickich, Alderman-at-Large

WILL SERVE LETTER

August 12, 2026

Eric F. Necaise
Necaise Environmental Services LLC

RE: 123 Canal St.
Pass Christian, MS 39571
CC: Kris Yoder

The Pass Christian Water Department will provide water and sewer service for 123 Canal St. (Parcel #0312K-03-029.001) located in Pass Christian, Harrison County Mississippi.

A water tap, water meter and sewer tap will be installed at the customer's expense.

If we can be of further assistance, please do not hesitate to call us 228-452-3312.

Regards,

City of Pass Christian
103 S. Hiern Ave.
Pass Christian, MS 39571
228-452-3312