

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 25, 2021 AT 4:30 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**

E1. Proof of Publication

- F. Adoption of Minutes**

F1. Planning Commission Meeting - February 25, 2021

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may, within fifteen (15) days thereafter, appeal there from to the Mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the Mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Planning Commission. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Resubdivision 2102PC019: **(Deferred from February meeting)**

Resubdivision 2102PC019, by owner Smugglers Cove Investments, LLC, tax parcels 0711I-03-056.000 and 0711I-03-057.000, Divide into two new parcels, 40th Ave, Zoned T3 (Sub-Urban Zone), Ward 2

2. Resubdivision 2103PC035:

Resubdivision 2103PC035, by owners Jeanette and Wallace Ladner, tax parcels 0711O-03-074.000 and 0711O-03-073.000, Divide into four new parcels, Woodward and Alston Ave, Zoned T3 (Sub-Urban Zone), Ward 2

3. Special Exception 2103SE036:

Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

4. Zoning Map Amendment 2103PC038:

Zoning Map Amendment 2103PC038, by agent Roy V. Dehon, tax parcel 0910I-03-026.000, Request to rezone from R-2 (Single-family), B-1 (Neighborhood business), and B-2 (General business) to entirely B-2, 435 E Pass Rd, Ward 2

5. Planning Commission Approval 2103PC039:

Planning Commission Approval 2103PC039, by owners Maggie & Jermille Johnson, tax parcel 0810B-03-099.000, Request mobile home use, West Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

6. General Plan 2103PC045: **(Deferred to April meeting)**

General Plan 2103PC045, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 and 0908F-01-001.000, Approval for General Plan for 18-lot subdivision (Florence Gardens Phase VIII) with 9 outparcels, Music St, Zoned T4+ (General Urban Zone "Plus"), R-1-10 (Single-family), and R-2 (Single-family), Ward 6

7. Zoning Map Amendment 2103PC046:

Zoning Map Amendment 2103PC046, by agent Garlon Pemberton, tax parcels 1010E-01-003.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) and T4+ (General Urban Zone "Plus") to completely T4+, W Pine St and Magnolia St, Ward 4

8. General Plan 2103PC049:

General Plan 2103PC049, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Approval of General Plan for 12-lot townhouse development (24th Avenue Townhomes) with 1 outparcel, 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

9. Final Plat 2103PC050:

Final Plat 2103PC050, by owner Brookestone Gulf Coast LLC, tax parcels 1009N-01-002.000, 1009N-01-002.001, 1009N-01-002.002, 1009N-01-002.003, 1009N-01-002.004, 1009N-01-002.005, 1009N-01-002.006, 1009N-01-002.007, 1009N-01-002.008, 1009N-01-002.009, Approval of Final Plat for 103-lot subdivision (Brookestone) with 2 outparcels, E Taylor Rd, Zoned R-2 (Single-family), Ward 5

10. Planning Commission Approval 2014PC054:

Planning Commission Approval 2104PC054, by agent Jeff Martella, Requests small cell tower in city right-of-way, 42nd Ave, Lat 30.367421, Long -89.111307, Zoned CS (Civic space), Ward 1

11. Planning Commission Approval 2104PC055:

Planning Commission Approval 2104PC055, by agent Jeff Martella, Requests small cell tower in city right-of-way, 13th St, Lat 30.366548, Long -89.115639, Zoned R-B (Residence-business), Ward 1

12. Planning Commission Approval 2104PC056:

Planning Commission Approval 2104PC056, by agent Jeff Martella, Requests small cell tower in city right-of-way, Old Pass Rd, Lat 30.368693, Long -89.114997, Zoned R-B (Residence-business), Ward 1

13. Planning Commission Approval 2104PC057:

Planning Commission Approval 2104PC057, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.367777, Long -89.118191, Zoned T4+ (General Urban Zone "Plus"), Ward 1

14. Planning Commission Approval 2104PC058:

Planning Commission Approval 2104PC058, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.370791, Long -89.119869, Zoned T4+ (General Urban Zone "Plus"), Ward 1

15. Planning Commission Approval 2104PC059:

Planning Commission Approval 2104PC059, by agent Jeff Martella, Requests small cell tower in city right-of-way, Mills Ave, Lat 30.370114, Long -89.124839, Zoned R-2 (Single-family), Ward 1

16. Resubdivision 2101PC014:

Resubdivision 2101PC014, by agent Heinrich and Associates, tax parcels 1009L-02-001.001 and 1009L-03-007.000, Divide into 4 parcels, Lorraine Rd and Old Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5

G317. Planning Commission Approval 2103PC031:

Planning Commission Approval 2103PC031, by agent Ashley Zito, Requests a small cell tower, 22nd Ave, Lat 30.368883, Long -89.089169, Zoned T-5 (Urban Center Zone), Ward 2

G4. Other Business

H. Adjournment

MEMORANDUM

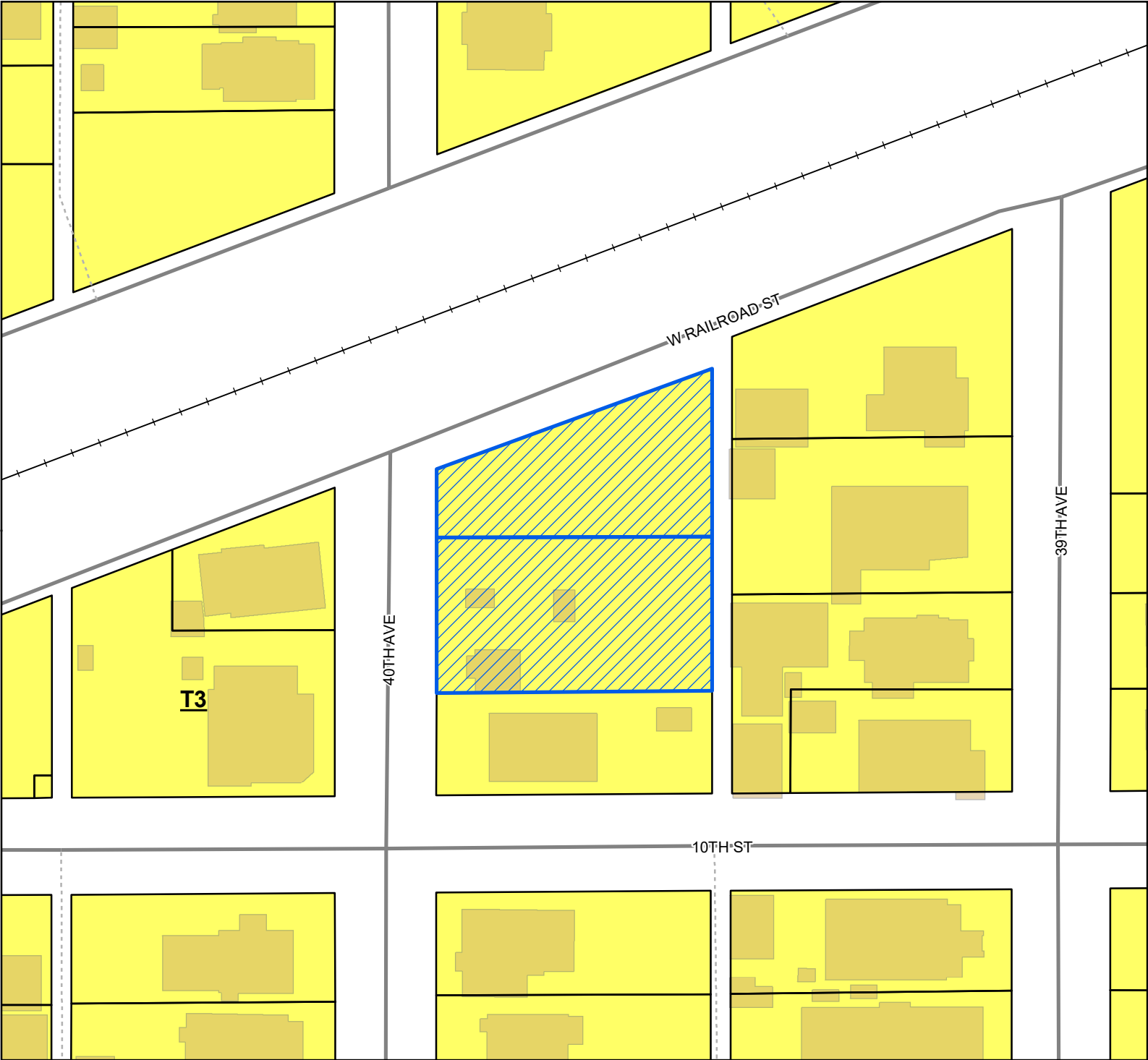
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Resubdivision 2102PC019:
(Deferred from February meeting)

Resubdivision 2102PC019, by owner Smugglers Cove Investments, LLC, tax parcels 0711I-03-056.000 and 0711I-03-057.000, Divide into two new parcels, 40th Ave, Zoned T3 (Sub-Urban Zone), Ward 2



Site

Street

Alley

Railroad

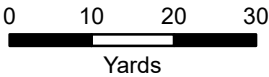
Parcels

Buildings

Smart Code

T3

Site Information
07111-03-056.000 and 07111-03-057.000
Zoning: T3 (Sub-urban Zone)
Size: 19,680 Square feet
Flood: X, 0.2%



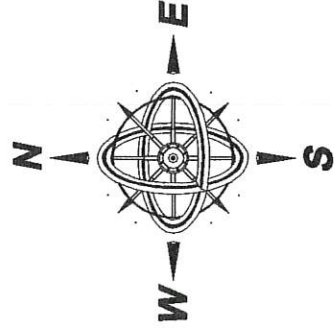
1 inch = 70 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

A RESUBDIVISION OF TWO PARCELS, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO LOTS
"A" AND "B". SAID PARCELS BEING REFERRED
TO AS TAX PARCEL NOS. 07111-03-056.000 AND
07111-03-057.000, ADDRESS-
1008 40TH AVENUE

- LEGEND:
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - LIGHT TARD KNOT FOUND
 - LIGHT TARD KNOT SET
 - AS PER SURVEY
 - AS PER RECORD
 - AS PER PLAT
 - IRON ROD FOUND
 - IRON ROD SET



REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

SCALE 1" = 30'

NOTE:
PROPERTY IS
SERVICED BY CITY
OF GULFPORT
WATER AND SEWER
AT THIS TIME.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 NS B).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

CLIENT: SMUGGLERS COVE
INVESTMENTS, LLC
DATE OF FIELD SURVEY:
7/18/2020
DRAWN BY: CAC
JOB NUMBER: 20344.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONE "X500" ACCORDING TO MAP NUMBER 28047C0376G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

REFERENCE MATERIALS:

- 1.) GULFPORT ONLINE ATLAS
- 2.) RECORDED PLAT OF WEST SIDE ADDITION
- 3.) HARRISON COUNTY TAX MAPS
- 4.) INSTRUMENT NO. 2020-6901-D-J-I
- 5.) INSTRUMENT NO. 2020-6904-D-J-I

MINIMUM BUILDING SETBACKS:

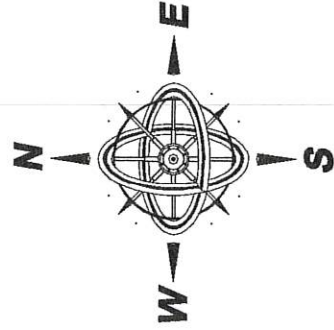
THIS PARCEL OF LAND IS LOCATED IN SMARTCODE T3 AS PER CITY OF GULFPORT ONLINE ATLAS.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 7/18/2020
TOPCON HIPER VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

A RESUBDIVISION OF TWO PARCELS, CITY OF
GULFPORT, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI, INTO LOTS
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 - LIGHT TARD KNOT FOUND
 - APR --- AS PER SURVEY
 - APP --- AS PER RECORD
 - IRF --- AS PER PLAT
 - IRS --- IRON ROD FOUND



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BY GPS OBSERVATION
(DATUM=NAD 83)

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CLIENT: SMUGGLERS COVE
INVESTMENTS, LLC
DATE OF FIELD SURVEY:
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PREPARED BY:

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716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

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- 4.) INSTRUMENT NO. 2020-6901-D-J1
- 5.) INSTRUMENT NO. 2020-6904-D-J1

MINIMUM BUILDING
SETBACKS:

THIS PARCEL OF LAND IS
LOCATED IN SMARTCODE T3 AS
PER CITY OF GULFPORT ONLINE
ATLAS.

GPS OBSERVATION
NOTE

DATE OF FIELD WORK: 7/18/2020
TOPCON HIPER VR RECIEVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH SECTION 9-48 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF GULFPORT AS AMENDED, IT IS HEREBY CERTIFIED THAT THE GULFPORT CITY PLANNING COMMISSION CHAIRMAN AND GULFPORT CITY COUNCIL HAVE REVIEWED AND APPROVED THIS FINAL PLAT FOR THE RESUBDIVISION OF TAX PARCEL # 07111-03-056.000 AND 07111-03-057.000, LOCATED IN WEST SIDE ADDITION TO GULFPORT, MS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ON SOUTH SIDE OF 11TH STREET AND ON THE EAST SIDE OF 40TH AVENUE. THE AD VALOREM TAX PARCEL NUMBERS OF THE SUBJECT PROPERTY IS

07111-03-056.000 AND 07111-03-057.000. THE CASE FILE NUMBER IS _____

OWNER'S DEDICATION

THIS IS TO CERTIFY THAT SMUGGLERS COVE INVESTMENTS, LLC IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT, DECLARE THIS TO BE A CORRECT PLAT.

WITNESS MY SIGNATURE ON THIS 16th DAY OF December, 2020

SMUGGLERS COVE INVESTMENTS, LLC

BY: Slawomira Niesobka

SLAWOMIRA NIESOBKA, MANAGING MEMBER

THE APPLICANTS HEREBY COVENANT AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF GULFPORT, ITS AGENTS, SERVANTS, AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR RESUBDIVISION OF THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:

SMUGGLERS COVE INVESTMENTS, LLC

BY: Slawomira Niesobka

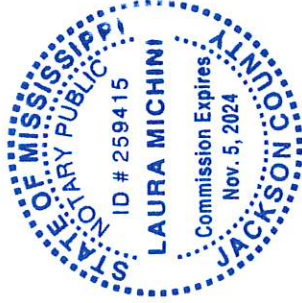
SLAWOMIRA NIESOBKA, MANAGING MEMBER

THIS 16th DAY OF December, 2020

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED, AUTHORIZED IN AND FOR THE STATE OF MISSISSIPPI, COUNTY OF HARRISON COUNTY, PERSONALLY APPEARED THE AFORENAMED SLAWOMIRA NIESOBKA, MANAGING MEMBER OF SMUGGLERS COVE INVESTMENT, LLC, WHO ACKNOWLEDGED THAT SHE ACCEPTED THIS PLAT AND EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION FOR THE PURPOSE THEREIN SET FORTH.

Lauren
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/5/2024

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL MONUMENTS SHOWN ON THIS SURVEY ACTUALLY EXIST AS LOCATED AND THAT ALL DIMENSIONAL AND OTHER DATA SHOWN ARE CORRECT. I ALSO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI".

WITNESS MY SIGNATURE AND SEAL THIS 15th DAY OF December, 2020.

Clifford A. Crosby
CLIFFORD A. CROSBY, MS PLS 2539



CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

BY:

Keith Williams
THE CITY OF GULFPORTS PLANNING COMMISSION CHAIRMAN

Greg Holmes
THE CITY OF GULFPORTS PLANNING DIVISION ADMINISTRATOR

CERTIFICATE OF APPROVAL BY THE COUNCIL

SUBMITTED TO AND APPROVED BY THE CITY OF GULFPORT CITY COUNCIL, AT THE REGULAR

MEETING OF SAID COUNCIL HELD ON THE _____ DAY OF _____, 20____.

ATTEST:

Brittany Rodgers
THE CITY OF GULFPORTS CLERK OF COUNCIL

F.B. "Rusty" Walker, IV
THE CITY OF GULFPORTS COUNCIL PRESIDENT

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS RESUBDIVISION PLAT AND CERTIFICATE OF RESUBDIVISION, HAVING BEEN SUBMITTED

AND APPROVED BY THE MAYOR, THIS _____ DAY OF _____, 20____.

Billy Hewes
THE CITY OF GULFPORTS MAYOR

PREPARED BY:

CLIENT: SMUGGLERS COVE
INVESTMENTS, LLC
DATE OF FIELD SURVEY:
7/18/2020
DRAWN BY: CAC
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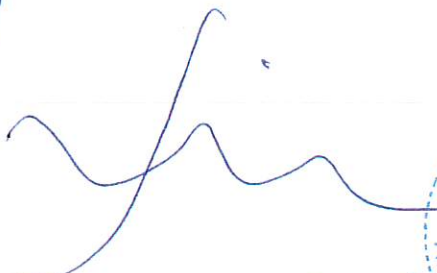
CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

TAX PARCEL # 07111-03-056.000

07111-03-057.000

I, Slawomira Niesobka,
the sole owner & agent of
Smugglers Core Investments LLC
State hereby that there are no
restrictions or protective
covenants prohibiting the resubdivision
of the property.

On the 30th July 2020


Tracy D. Boyd
Notary



SCANNED



Jefferson 1st Judicial District
Instrument 2020 6904 D -J1
Filed/Recorded 6/18/2020 11:45 A
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
RFMG Holding, Inc., a MS Corporation
521 2nd St.
Gulfport, MS 39507
(931) 472-5686

REVIEWED

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
**Smugglers Cove Investments, LLC, a
Mississippi limited liability company**
4215 W Railroad St.
Gulfport, MS 39501
(561) 251-1940

File No. Z208401S

INDEXING INSTRUCTIONS: Lots 13-15, & part of Lot 16, Blk 17, West Side Add, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **RFMG Holding, Inc., a MS Corporation**, does hereby sell, convey and warrant unto **Smugglers Cove Investments, LLC, a Mississippi Limited Liability Company**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 13-15 and South 5 Feet of Lot 16 Blk 17, West Side Addition, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, MS, in Plat Book 3, at Page 17, reference to which is hereby made in aid of and as a part of this description.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee. No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 15th day of June, 2020.

RFMG Holding, Inc., a MS Corporation

Valencia Daniels
By: Valencia Daniels, President

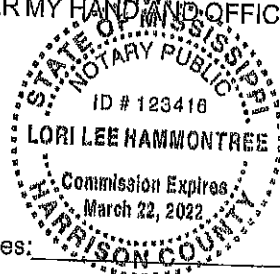
CORPORATE ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of June 2020, within my jurisdiction, the within named **Valencia Daniels**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that she executed the same in her representative capacity, and that by her signature on the instrument, and as the act and deed of the person or entity upon behalf of which she acted, executed the above and foregoing instrument, after first having been duly authorized so to do

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15th day of June, 2020.

(AFFIX SEAL)



Lori Lee Hammontree
NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:

[Signature]
Smugglers Cove Investments, LLC,
a Mississippi Limited Liability Company, By:
Slawomira Niesobaska, Managing Member, Grantee

CORPORATE RESOLUTION

In a duly called meeting of all of the Members/Managers/Shareholders of the below named Company, it was unanimously approved by all of the Members/Managers/Board of Directors that **Valencia Daniels**, President, has complete authority to sell on behalf of the below named company the property located at, or described as:

Property Address: 1008 40th Ave., Gulfport, MS 39501.

Lots 13-15 and South 5 Feet of Lot 16 Blk 17, West Side Addition, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, MS, in Plat Book 3, at Page 17, reference to which is hereby made in aid of and as a part of this description.

RFMG Holding, Inc., a MS Corporation.

So approved and acknowledged this, the 15th day of June, 2020.

RFMG Holding, Inc., a MS Corporation


By: Valencia Daniels, President

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **VALENCIA DANIELS**, the duly appointed sole member of **RFMG Holding, Inc., a MS Corporation**, who acknowledged before me that SHE signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of said Company as its own act and deed, after first having been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 15th day of June, A.D. 2020.

(AFFIX SEAL)



My commission expires:


NOTARY PUBLIC

RE: Resubdivision 2102PC019, by owner Smugglers Cove Investments, LLC, tax parcels 0711I-03-056.000 and 0711I-03-057.000, Divide into two new parcels, 40th Ave, Zoned T3 (Sub-Urban Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

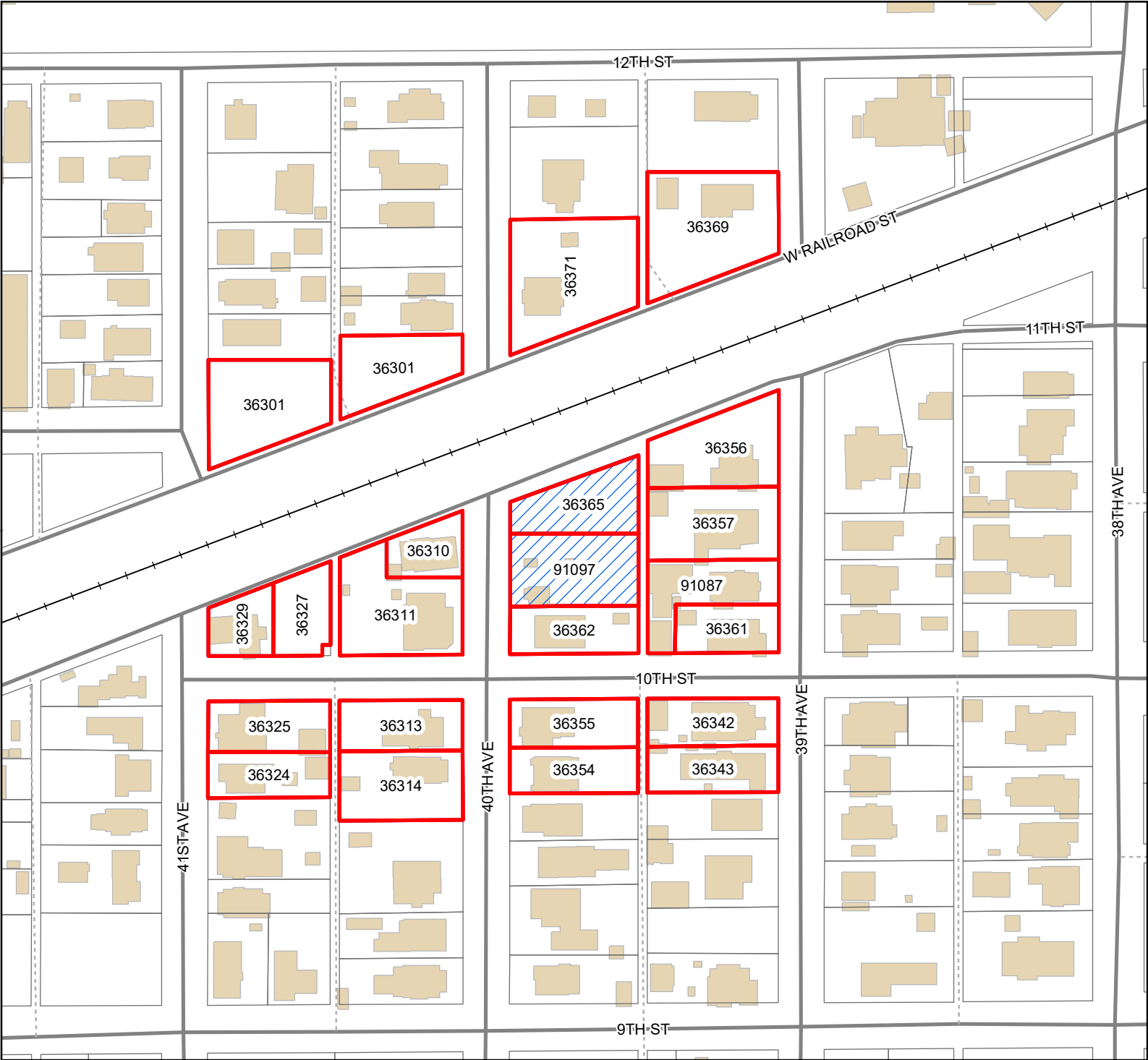
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The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, February 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

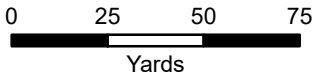
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, February 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (019)	Name	Address	City	State	ZIP
Y	91097	0711I-03-056.000	SMUGGLERS COVE INVESTMENTS LLC	4215 W RAILROAD ST	GULFPORT	MS	39501
Adjacent Property Owners							
Y	36314	0711I-03-063.000	KERGOSIEN GREGORY G JR & ILONA P	P O BOX 4126	GULFPORT	MS	39502
Y	36310	0711I-03-059.000	BROOKS DENA	1007 40TH AVE	GULFPORT	MS	39501
Y	36356	0711I-03-028.000	YOHO MENDAL L & GENEVIEVE A ETAL	131 POCO MAS DR	BRIDGEPORT	WV	26330
Y	36371	0711I-04-008.000	COE DOUGLAS M & LINDA G	1102 40TH AVE	GULFPORT	MS	39501
N	36365	0711I-03-057.000	SMUGGLERS COVE INVESTMENTS LLC	4215 W RAILROAD ST	GULFPORT	MS	39501
Y	36357	0711I-03-029.000	TENNEY JOSEPH E & SUSAN B	101 MCCAUGHAN AVENUE	LONG BEACH	MS	39560
Y	91087	0711I-03-030.000	BORDEAUX AMELIA S	1007 39TH AVE	GULFPORT	MS	39501
Y	36327	0711I-03-075.000	NEELY WHITES TAX & FINANCIAL LLC	2109 19TH ST	GULFPORT	MS	39501
N	36329	0711I-03-075.001	NEELY WHITES TAX & FINANCIAL LLC	2109 19TH ST	GULFPORT	MS	39501
Y	36362	0711I-03-055.000	NUGENT CAROLYN SUE	1000 40TH AVE	GULFPORT	MS	39501
Y	36355	0711I-03-054.000	KOONCE GARY L	922 40TH AVE	GULFPORT	MS	39501
Y	36343	0711I-03-033.000	JENSEN KATHLEEN M	917 39TH STREET	GULFPORT	MS	39503
Y	36311	0711I-03-061.000	COCHRAN JENNIFER D	4000 10TH ST	GULFPORT	MS	39501
Y	36342	0711I-03-032.000	WELFORD JOAN MARIE	925 39TH AVE	GULFPORT	MS	39501
Y	36324	0711I-03-072.000	INGLES LINDA SUE & RUEGGER RODNEY L	918 41ST AVE	GULFPORT	MS	39501
Y	36354	0711I-03-053.000	HOUSE RICK E & LAURA L	5403 QUAIL CREEK CIRCLE	BILOXI	MS	39532
Y	36361	0711I-03-031.000	RYNNING CAROL E	1001 39TH AVE	GULFPORT	MS	39501
Y	36313	0711I-03-062.000	ROCKY ROBERT G	53485 HWY 433	SLIDELL	LA	70461
Y	36325	0711I-03-073.000	KEOGH JOHN PATRICK JR	924 41ST AVE	GULFPORT	MS	39501
Y	36301	0711I-04-017.000	CARRANZA MERCEDES	16164 ORANGE GROVE RD	GULFPORT	MS	39503
Y	36369	0711I-04-006.000	CHURCH JOSEPH A III & CAROL P	1105 39TH AVE	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Railroad
- Buildings



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

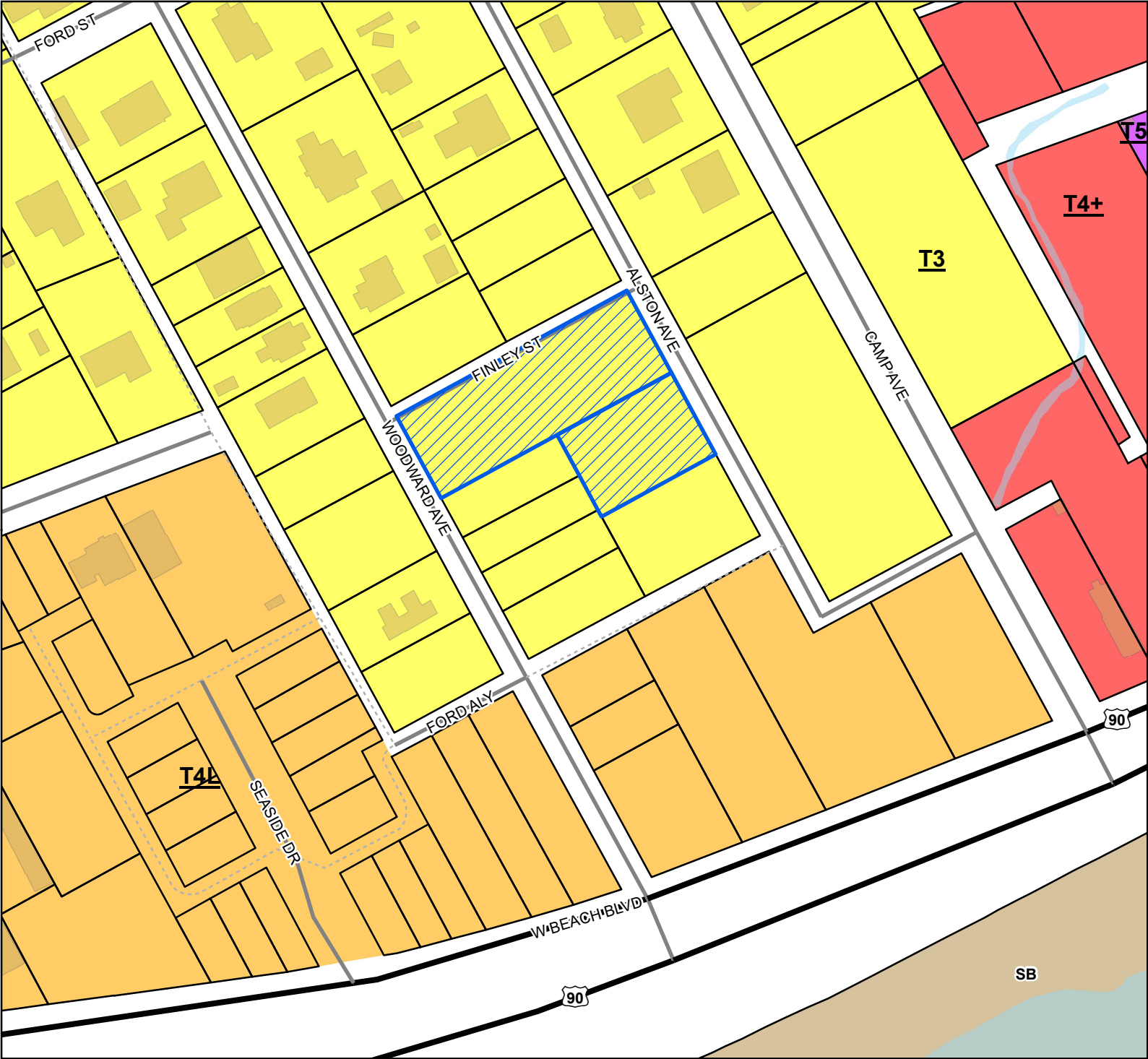
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Resubdivision 2103PC035:

Resubdivision 2103PC035, by owners Jeanette and Wallace Ladner, tax parcels 0711O-03-074.000 and 0711O-03-073.000, Divide into four new parcels, Woodward and Alston Ave, Zoned T3 (Sub-Urban Zone), Ward 2

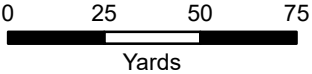


Site
US or State Highway
Street
Alley
Parcels
Buildings
Water Features

Smart Code
T5
T4+
T4L
T3

Zoning
SB - Sand Beach

Site Information
07110-03-074.000
07110-03-073.000
Zoning: T3 (Sub-Urban Zone)
Size: 42,760 sq ft
Flood: AE



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



Covenant Affidavit

I, Jeanette Ladner, being owner or agent of the property

PRINT NAME

07110-03-074.000
07110-03-073.000

PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

[Signature]
Signature

1/19/2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19th day of January, 20 21

Matilda Welch
Notary Public



Commission Expiration

SCANNED



J. Jordan 1st Judicial District
Instrument 2018 8284 D - J1
Filed/Recorded 11/19/2018 03:02 P
Total Fees \$ 24.00
4 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 181958

Index As:

REVIEWED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**COMMUNITY BANK, COAST,
2314 BIENVILLE BLVD
OCEAN SPRINGS, MS 39564
228-872-6755**

does hereby sell, convey and specially warrant unto

**WALLACE S. LADNER, II AND WIFE, JEANETTE N. LADNER
as tenants by the entirety with full rights
of survivorship and not as tenants in common
P. O. BOX 6496
GULFPORT, MS 39506
228-697-3279**

the following described land and property being located in Harrison County, Mississippi,
being more particularly described as follows, to-wit:

Property # 1; Lot 34, Block 4, GASTON POINT BEACH ADDITION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi,

AND ALSO: Lot Thirty-Three (33), less the south ten (10) feet of said lot, in Block Four (4), GASTON POINT BEACH ADDITION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 15, (copy Book 2A at Page 141) thereof reference to which is hereby made in aid at as a part of this description, also the West One-Half of vacated alley.

AND ALSO: Commence at the Northeast corner of Lot 34, Block 4, GASTON POINT BEACH ADDITION, and run thence easterly a distance of 7.5 feet to the center of an alley which is now vacated; run thence southerly along the center of the alley as vacated, a distance of 50 feet; run thence westerly a distance of 7.5 feet to the southeast corner of Lot 34; run thence northerly along the east line of Lot 34, a distance of 50 feet to the point of beginning; being also described as the west one-half of that portion of a 15 foot alley lying adjacent to and east of Lot 34, Block 4, GASTON POINT BEACH ADDITION, and being 7.5 feet east and west, and 50 feet north and south; which alley was vacated by Gulfport City Ordinance #858 and recorded in Deed 372 at Page 52.

INDEX IN: Lots 33 & 34, Blk 4, Gaston Point Beach Addition

Property # 2; Lot 24, 25, 26, 27 and 28, Block 4, of GASTON POINT BEACH ADDITION, and the Easterly 7.5 feet of the 15.0 foot alley lying, immediately West and adjacent to said Lots 24, 25, 26 and 27, Block 4, as vacated by Ordinance No. 858 on August 20, 1953 and recorded in the office of the Chancery Clerk in Deed Book 372 at page 52; and also Lot 36, CAMP ADDITION, City of Gulfport, First Judicial District of Harrison County, Mississippi,

INDEX IN: Lots 24-28, Blk 4, Gaston Point Beach Addition and Lot 36 Camp Addition

Property #3; Lots 22, 23, 35 and 36, Block 4 of GASTON POINT BEACH ADDITION to the City of Gulfport, per plat Book 4, Page 15 of the Plat Book Records of the First Judicial District of Harrison County, Mississippi; also, that portion of the vacated alley lying between the above described lots, less and except the North 15 feet of Lots 36 and 22, conveyed to the City of Gulfport, Mississippi, for the extension of Finley Street; also, less the West 5 feet of Lots 35 and 36 for the widening of Woodward Avenue, all in accordance with the Plat of Gaston Point Beach Addition to the City of Gulfport, Mississippi, on file and record in the office of the Clerk of Chancery Court of the First Judicial District of Harrison County, Mississippi.

INDEX IN: Lots 22, 23, 35 & 36, Blk 4, Gaston Point Beach Addition

Property # 4;

Lot Twenty-Nine (29), Block Four (4), GASTON POINT BEACH ADDITION to the City of Gulfport, Mississippi, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 15 (Copy Book 2-A at Page 141) thereof, reference to which is hereby Made in aid of and as a part of this description.

INDEX IN: Lot 29, Blk 4, Gaston Point Beach Addition

Property # 5;

Lot Thirty-one (31) and the South Ten (10) feet of Lot Thirty-two (32), Block Four (4), GASTON POINT BEACH ADDITION to the City of Gulfport, Mississippi, as shown by the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, together with all interest in and to one-half (1/2) of a 15-foot alley running north and south joining the above-described lots on the east side and vacated as per city ordinance recorded in Deed Book 372 at page 52.

AND ALSO

Two parcels of land being situated in and a part of Lot Thirty (30), Block Four

(4), GASTON POINT BEACH ADDITION in the City of Gulfport, First Judicial District of Harrison County, Mississippi, as shown by the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 2-A at page 141 thereof (Copy Book 4 at page 15), reference to which is hereby made in aid of and as a part of this description, and being more particularly described as follows, to-wit:

PARCEL TWO: Commence at the northwest corner of said Lot 30, run thence North 61 degrees 40 minutes 27 seconds East a distance of 5.00 feet along the north line or said Lot 30 to the easterly right-of-way of Woodward Avenue for the point of beginning of the parcel herein described; thence from said point of beginning continue North 61 degrees 40 minutes 27 seconds East a distance of 102.85 feet along the north line of said Lot 30 to the northeast corner of said Lot 30, thence run South 28 degrees 13 minutes 32 seconds East a distance of 62.00 feet along the East line of said Lot 30, thence run South 61 degrees 40 minutes 27 seconds West a distance of 102.85 feet to the easterly right-of-way of Woodward Avenue; thence run North 28 degrees 13 minutes 32 seconds West a distance of 62.00 feet along the easterly right-of-way of Woodward Avenue to the point or beginning.

PARCEL THREE: Commence at the northwest corner of said Lot 30, run thence North 61 degrees 40 minutes 27 seconds East a distance of 107.85 feet along the North line of said Lot 30 to the Northeast corner of Said Lot 30; thence run South 28 degrees 13 minutes 32 seconds East a distance of 62.0 feet along the East line of said Lot 30 to the point of beginning of the parcel herein described; thence continue from said point of beginning South 28 degrees 13 minutes 32 seconds East a distance of 54.00 feet along the East line of said Lot 30; thence run South 61 degrees 40 minutes 27 seconds West a distance of 102.85 feet to the easterly right-of-way of Woodward Avenue; thence run North 28 degrees 13 minutes 32 seconds West a distance of 54.00 feet; thence Run North 61 degrees 40 minutes 27 seconds East a distance of 102.85 feet to Point of Beginning. Together with Grantors' Interest in the alley between Lots Thirty (30) and Thirty-one (31) of Block Four (4), GASTON POINT BEACH ADDITION to the City of Gulfport, Mississippi, as shown by the official map or plat thereof on file and of record of the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, vacated as per city ordinance recorded in Deed Book 372 at page 52.

THE ABOVE described property is no part the homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

IN WITNESS WHEREOF, COMMUNITY BANK, COAST has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 19th day of November, 2018.

COMMUNITY BANK, COAST

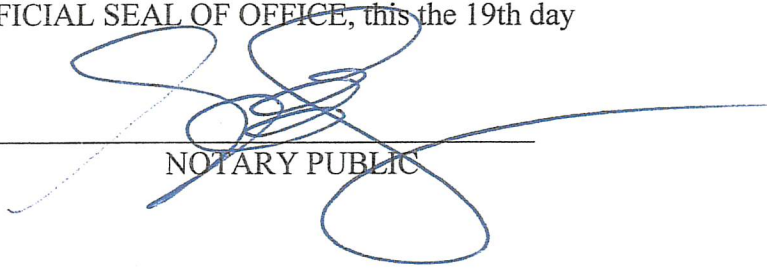

By: **ERIC M. CHAMBLESS, PRESIDENT**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ERIC M. CHAMBLESS, who acknowledge that he is PRESIDENT of COMMUNITY BANK, COAST, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of November, 2018.


NOTARY PUBLIC

My Commission Expires:



This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the west margin of Woodward Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zones "AE-18", "AE-20" and "VE-20" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0376-G, Revised: 6/16/09. By graphic plotting.

**CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCELS
#07110-03-073.000, AND 07110-03-074.000
LOTS 22-25, BLOCK 4,
GASTON POINT BEACH ADDITION**

LEGAL DESCRIPTIONS PRIOR TO RE-SUBDIVISION

LEGAL DESCRIPTION
(#07110-03-073.001 and 07110-03-073.000)
(DR 2012-2151-D-J1)

PARCEL 2

Lots 24, 25, 26, 27, and 28, Block 4, of Gaston Point Beach Addition, and the Easterly 7.5 feet of the 15.0 foot alley lying immediately West and adjacent to said Lots 24, 25, 26, and 27, Block 4, as vacated by Ordinance No. 858 on August 20, 1953 and recorded in the office of the Chancery Clerk in Deed Book 372 at Page 52, and also Lot 36, Camp Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

(#07110-03-074.000)
(DR 2012-2151-D-J1)

PARCEL 3

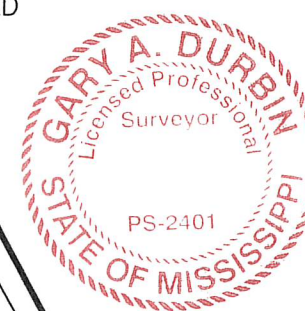
Lots 22, 23, 35, and 36, Block 4, of Gaston Point Beach Addition, to the City of Gulfport, per Plat Book 4, Page 15 of the Plat Book Records of the First Judicial of Harrison County, Mississippi, also that portion of the vacated alley lying between the above described lots, less and except the North 15 feet of Lots 36 and 22, conveyed to the City of Gulfport, Mississippi for the extension of Finley Street, also less the West 5 feet of Lots 35 and 36 for widening of Woodward Avenue, all in accordance with the Plat of Gaston Point Beach Addition to the City of Gulfport, Mississippi, on file and of record in the office of the Clerk of Chancery Court of the First Judicial District of Harrison County, Mississippi.

SHEET 1 OF 3 10663

**GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR**
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

SCALE: 1"=50'

IRF 1/2" IRON ROD FOUND
⊗ IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
P=PLAT OF RECORD
M=MEASURED
D=DEED



Lots to be served by existing city water available on Woodward Avenue and Alston Avenue, and existing city sewer system.

SETBACKS
FRONT 25'
SIDE 8'
REAR 8'

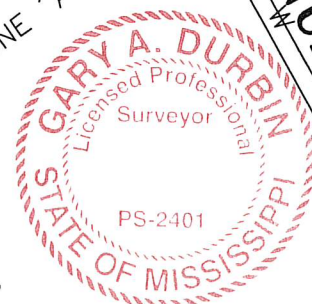
This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.

Gary A. Durbin, P.L.S. 2401
September 20, 2020
Revised: January 21, 2021

Lots to be served by existing city 8" water available on Woodward Avenue, Alston Avenue, and Alley and existing city 8" sewer system.

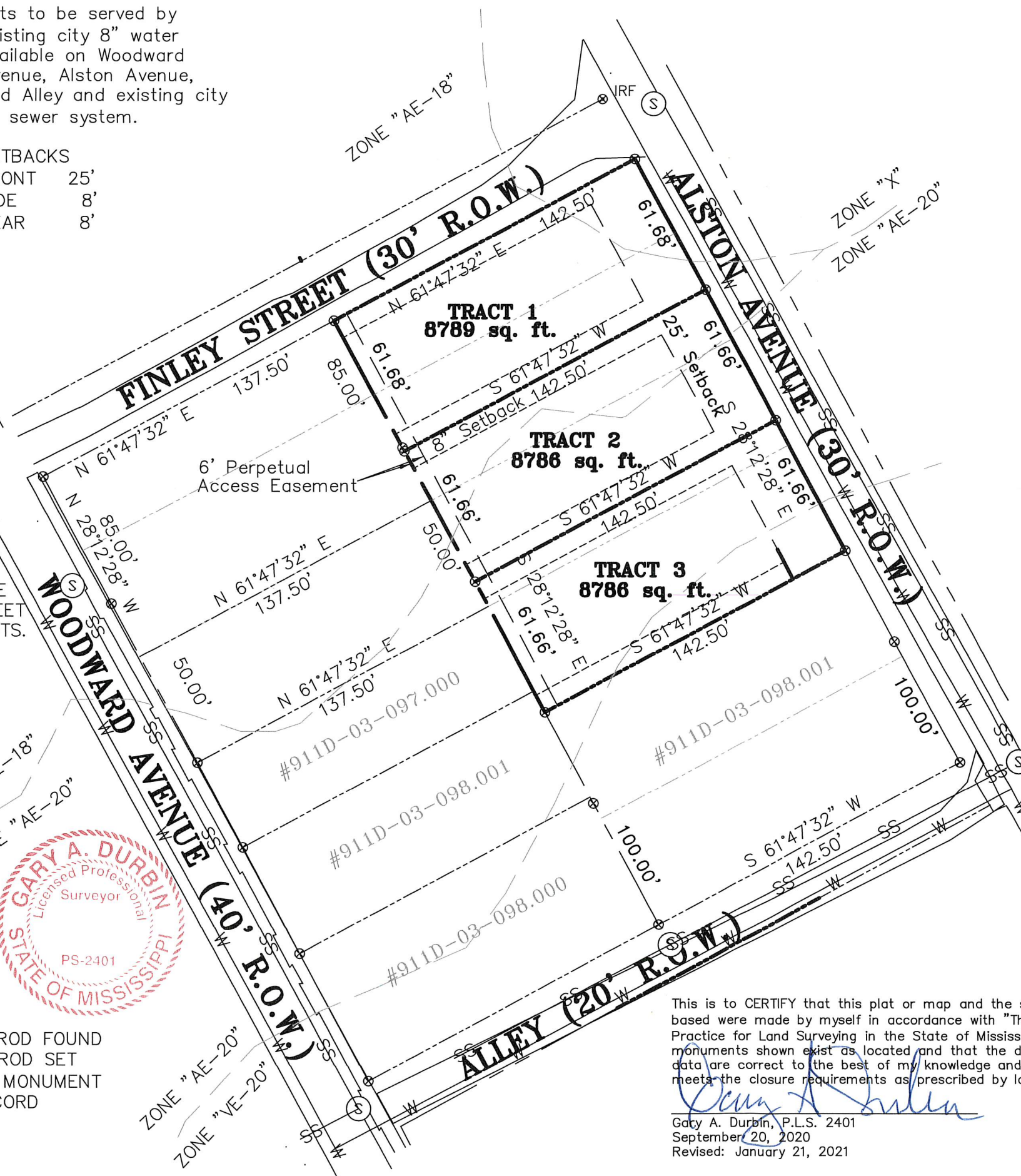
SETBACKS
FRONT 25'
SIDE 8'
REAR 8'

NOTE:
APPARENT EAST
MARGIN OF
WOODWARD AVENUE
EXTENDING 5.00 FEET
INTO ADJACENT LOTS.



SCALE: 1"=50'

IRF 1/2" IRON ROD FOUND
IRS 1/2" IRON ROD SET
CMF CONCRETE MONUMENT
P=PLAT OF RECORD
M=MEASURED
D=DEED



CERTIFICATE OF RESUBDIVISION RESUBDIVISION OF PARCELS #07110-03-073.000, AND 07110-03-074.000 LOTS 22-25, BLOCK 4, GASTON POINT BEACH ADDITION

LEGAL DESCRIPTIONS OF TRACTS CREATED BY THE RE-SUBDIVISION

(TRACT 1) As per survey

Lot 22 less the North 15 feet and the North 26.68 feet of Lot 23, Block Four, (4), Gaston Point Beach Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 15, (Copy Book 2A at Page 141) thereof reference to which is hereby made in aid of and as a part of this description, also the East One-half of vacated alley. Said parcel contains 8789 square feet.

(TRACT 2) As per survey

The South 23.32 feet of Lot 23 and the North 38.34 feet of Lot 24, Block Four, (4), Gaston Point Beach Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 15, (Copy Book 2A at Page 141) thereof reference to which is hereby made in aid of and as a part of this description, also the East One-half of vacated alley. Said parcel contains 8786 square feet.

(TRACT 3) As per survey

The South 11.66 feet of Lot 24 and all of Lot 25, Block Four, (4), Gaston Point Beach Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 4 at Page 15, (Copy Book 2A at Page 141) thereof reference to which is hereby made in aid of and as a part of this description, also the East One-half of vacated alley. Said parcel contains 8786 square feet.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

Bearings based on GPS Observation of the west margin of Woodward Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zones "AE-18", "AE-20" AND "VE-20" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0376-G, Revised: 6/16/09. By graphic plotting.

This is to CERTIFY that this plat or map and the survey on which it is based were made by myself in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi", and that monuments shown exist as located and that the dimensional and other data are correct to the best of my knowledge and belief. This survey meets the closure requirements as prescribed by law.

Gary A. Durbin, P.L.S. 2401
September 20, 2020
Revised: January 21, 2021

SHEET 2 OF 3

10663

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

**CERTIFICATE OF RESUBDIVISION
RESUBDIVISION OF PARCELS
#07110-03-073.000, AND 07110-03-074.000
LOTS 22-25, BLOCK 4,
GASTON POINT BEACH ADDITION**

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of Parcels #0711D-03-073.000 and 07110-03-074.000 of land in Lots 22 through 25, Block 4, Gaston Point Beach Addition to the City of Gulfport, City of Gulfport, First Judicial District of Harrison County, Mississippi. The subject property is generally described as being located at 542 Woodward Avenue. The ad valorem tax parcel number of the subject property is #0711D-03-073.000, 07110-03-074.000. The case file number is _____.

LEGAL DESCRIPTION PRIOR TO RE-SUBDIVISION
(#07110-03-096.000)

PARCEL 1

Lot 34, Block 4, of Gaston Point Beach Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

(#07110-03-073.001 and 07110-03-073.000)
(DR 2012-2151-D-J1)

PARCEL 2

Lots 24, 25, 26, 27, and 28, Block 4, of Gaston Point Beach Addition, and the Easterly 7.5 feet of the 15.0 foot alley lying immediately West and adjacent to said Lots 24,m 25, 26, and 27, Block 4, as vacated by Ordinance No. 858 on August 20, 1953 and recorded in the office of the Chancery Clerk in Deed Book 372 at Page 52, and also Lot 36, Camp Addition, City of Gulfport, First Judicial District of Harrison County, Mississippi.

(#07110-03-074.000)
(DR 2012-2151-D-J1)

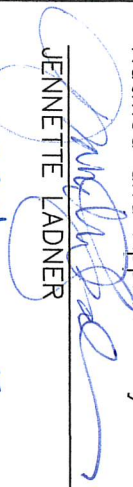
PARCEL 3

Lots 22, 23, 35, and 36, Block 4, of Gaston Point Beach Addition, to the City of Gulfport, per Plat Book 4, Page 15 of the Plat Book Records of the First Judicial of Harrison County, Mississippi, also that portion of the vacated alley lying between the above described lots, less and except the North 15 feet of Lots 36 and 22, conveyed to the City of Gulfport, Mississippi for the extension of Finley Street, also less the West 5 feet of Lots 35 and 36 for widening of Woodward Avenue, all in accordance with the Plat of Gaston Point Beach Addition to the City of Gulfport, Mississippi, on file and of record in the office of the Clerk of Chancery Court of the First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTIONS OF TRACTS CREATED BY THE RE-SUBDIVISION (SEE SHEET 2 OF 3)

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:


JENNETTE LADNER

This 11th day of February, 2021.

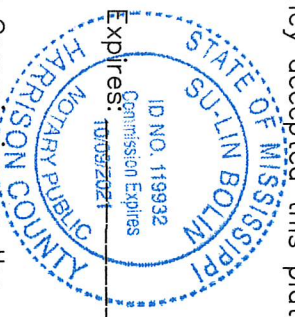
ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned JENNETTE LADNER, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

This 11th day of February, 2021.

Notary Public

My Commission


Expires: 10/03/2021

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Keith Williams, Chairman
Gulfport City Planning Commission

Gregory Holmes
Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2020.

ATTEST:

ADOPT:

Brittany Rodgers City Council Clerk

F.B. "Rusty" Walker IV President City Council

This resubdivision plat and certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2021.

Billy Hewes, Mayor

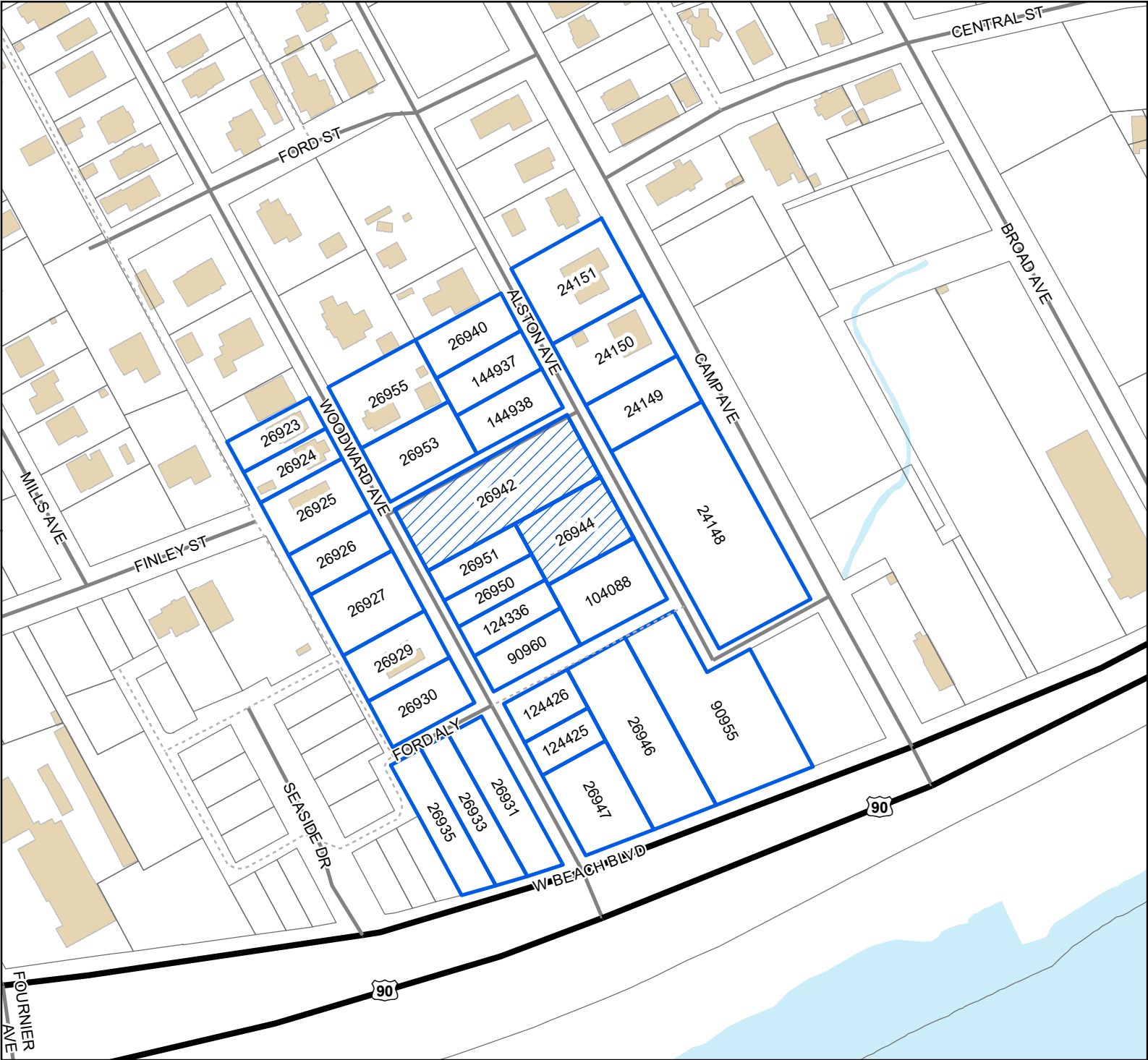
RE: Resubdivision 2103PC035, by owners Jeanette and Wallace Ladner, tax parcels 0711O-03-074.000 and 0711O-03-073.000, Divide into four new parcels, Woodward and Alston Ave, Zoned T3 (Sub-Urban Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JEANETTE & WALLACE LADNER (OWNERS)	P.O. BOX 6496	GULFPORT	MS	39506
			Adjacent Property Owners				
	104088	07110-03-073.001	BOUDREAUX KEEL & LISA	420 COPPERFIELD WAY	YOUNGSVILLE	LA	70592
	26933	07110-04-021.000	CECIL ROBERT DEAN & MARY ELIZABETH	1240 LYONS STATION RD	NEW HAVEN	KY	40051
N	26931	07110-04-020.000	CECIL ROBERT DEAN & MARY ELIZABETH	1240 LYONS STATION RD	NEW HAVEN	KY	40051
	26926	07110-04-016.000	COHEN JAMES M	12027 SWEET WATER CIRCLE	EAGLERIVER	AK	99577
	124336	07110-03-098.001	CONTRACTING 24-7 LLC	P O BOX 6496	GULFPORT	MS	39501
	26935	07110-04-022.000	DAHAN TED	7320 HAWTHORN AVE UNIT 309	LOS ANGELES	CA	90046
	26950	07110-03-097.000	FLOYD GREGORY J & JESSICA J	528 WOODWARD AVE	GULFPORT	MS	39501
	24148	07110-03-070.000	GILES PROPERTY MANAGEMENT LLC	41 CYPRESS LAKE TRAIL	PETAL	MS	39465
	26929	07110-04-018.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	124425	07110-03-100.001	HINES KYLE & MARLENE G	430 WOODWARD AVE	GULFPORT	MS	39501
	144938	07110-03-076.002	JOHNSON JEANNE	PO BOX 1051	CLEVELAND	TN	37364
N	144937	07110-03-076.001	JOHNSON JEANNE	PO BOX 1051	CLEVELAND	TN	37361
N	26940	07110-03-076.000	JOHNSON JEANNE R	P O BOX 1051	CLEVELAND	TN	37364
N	26944	07110-03-073.000	LADNER WALLACE S II & JEANETTE N	P O BOX 6496	GULFPORT	MS	39506
N	26951	07110-03-096.000	LADNER WALLACE S II & JEANETTE N	P O BOX 6496	GULFPORT	MS	39506
N	26946	07110-03-099.000	LADNER WALLACE S II & JEANETTE N	P O BOX 6496	GULFPORT	MS	39506
N	90955	07110-03-072.000	LADNER WALLACE S II & JEANETTE N	P O BOX 6496	GULFPORT	MS	39506
N	26942	07110-03-074.000	LADNER WALLACE S II & JEANETTE N	P O BOX 6496	GULFPORT	MS	39506
	26923	07110-04-013.000	LAMB JAMES KENDALL & CHARLOTTE J	11 WISTERIA DRIVE	PASS CHRISTIAN	MS	39571
	26953	07110-03-094.000	MYERS BENJAMIN NATHAN	117 DARCY LANE	SLIDELL	LA	70458
	26955	07110-03-093.000	MYERS EDWARD S & CYNTHIA L	11568 REED ROAD	WHITEHOUSE	OH	43571
	24149	07110-03-069.000	PATENAUDE DALE T & CAROLE F	N3050 RIVERBEND DR	PISHTIGO	WI	54157
	24150	07110-03-068.000	PEREZ RICHARD R & EILEEN M	605 CAMP AVE	GULFPORT	MS	39501
	26927	07110-04-017.000	RUSSELL HEATHER & WILLIAMS JR JAMES	10520 CLINTON ST	RIVER RIDGE	LA	70123
	24151	07110-03-067.000	SANZIN JAMES A JR & MELISSA P	609 CAMP AVE	GULFPORT	MS	39503
	26925	07110-04-015.000	SEPULVADO ANTHONY & STACEY	2004 GIAISE STREET	MARRERO	LA	70072
	26924	07110-04-014.000	SMITH LINDA S	609 WOODWARD AVE	GULFPORT	MS	39501
	26930	07110-04-019.000	TAR HEEL INVESTMENTS LLC	PO BOX 342	LONG BEACH	MS	39560
	26947	07110-03-100.000	TORRES MARLYN & JOSEPH	232 MIANO ST	GARYVILLE	LA	70051
	90960	07110-03-098.000	WYMAN DAVID & JILLIAN L HITE-WYMAN	603 ELMEER AVE	METAIRIE	LA	70005
N	124426	07110-03-100.002	WYMAN DAVID & JILLIAN L HITE-WYMAN	603 ELMEER AVE	METAIRIE	LA	70005



- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Buildings
- Water Features

0 30 60 90
Yards

1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

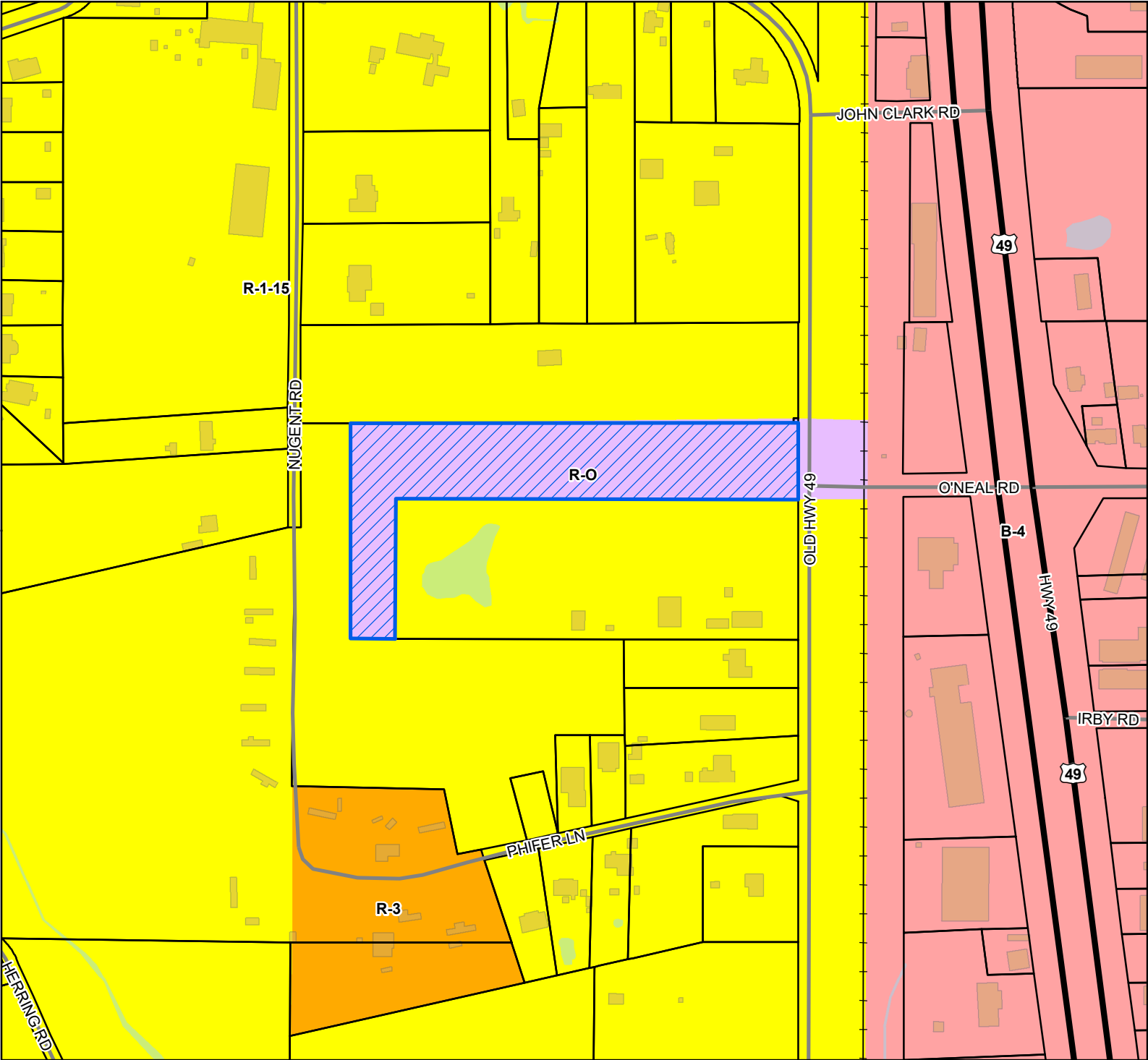
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Special Exception 2103SE036:

Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7



Legend

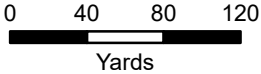
- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-4 - Highway Business District
- R-1-15 - Single Family Residence District (Low Density)
- R-3 - General Residence (High Density)
- R-O - Residence-Office

Site Information

0708A-01-016.001
Zoning: R-O (Residence-office)
Size: 4.3 acres
Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Special Exception Written Statement to the Zoning Board
For the Proposed Montessori Childcare Development Center Located at:

12501 Old Hwy 49
Gulfport, MS 39503

- There will be no need to make any modifications to the existing ingress and egress to the property.
- There is no anticipated need for Off-street parking and loading areas.
 - o If at any time it is deemed necessary to provide an off-street loading area, this will be implemented in accordance with the guidelines required by the off-street loading ordinances within the city limits of Gulfport, MS.
- There is access to preexisting utilities at this location.
- Screening and buffering for this property will be implemented as required by the guidelines for screening and buffering ordinances within the city limits of Gulfport.
- Any proposed future signs will follow guidelines as required by the sign ordinances within the city limits of Gulfport, MS.
- The yard space for this property will follow the requirements laid out in the "Mississippi Child Care Regulations and Guidelines".
- The structures being built will adhere to the general compatibility of the properties adjacent to this property and other properties in the district.
- This special exception will be with the general purpose and intent of the zoning ordinance because it is not uncommon to see child development centers close to residential properties, it will be a valuable utility to these surrounding residents, and it will enhance the value and contribute to the culture of the community.

Special Exception Written Statement to the Planning Commission
For the Proposed Montessori Childcare Development Center Located at:

12501 Old Hwy 49
Gulfport, MS 39503

- There will be no need for the city to provide transportation or access.
- The city water supply and waste disposal is already accessible from this location.
- There is no anticipated need for any additional fire and police protection or other public facilities outside of what is already being provided by the city to the surrounding area.
- The property in question will not cause any undue traffic congestion or create any traffic hazard, and will be in harmony with the orderly and appropriate development of the district in which the use is located.

SCANNED



1st Judicial District
Instrument 2019 287 D - J1
Filed/Recorded 1/15/2019 04:05 P
Total Fees \$ 12.00
15 Pages Recorded

REVIEWED

Indexing: Pt of NE ¼ of NE ¼, Sec. 5-7-11
Harrison County, MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228)896-8962

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good and valuable considerations, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

LOIS RUTH MCGRAW, PATRICIA O'FALLIN MCGILL, MIKE WARE, STACY
WARE, CLINTON WARE AND CASSIE WARE
5801 Jackson Road
Mobile, AL 36619
(251)661-1317

does hereby SELL, CONVEY and WARRANT unto

KYLE FITZPATRICK and wife, EMILY FITZPATRICK
As joint tenants with full rights of survivorship and not as tenants in common
16125 Sylvan Drive
Gulfport, MS 39503
(228)832-1069

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

TAXES for the year 2019 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures on this the 14th day of January, 2019.

Lois Ruth McGraw
LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

ELEANOR SUE ROBERTS by Patricia O'Fallin
McGill, Conservator

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

TAXES for the year 2019 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

Patricia O'Fallin McGill
PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

Eleanor Sue Roberts by Patricia O'Fallin McGill
ELEANOR SUE ROBERTS by Patricia O'Fallin McGill, Conservator

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

TAXES for the year 2019 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

Mike Ware
MIKE WARE

Stacy Ware
STACY WARE

Clinton Ware
CLINTON WARE

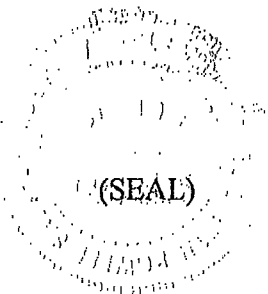
Cassie Ware
CASSIE WARE

ELEANOR SUE ROBERTS

STATE OF Alabama

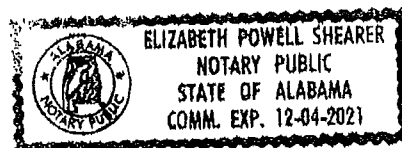
COUNTY OF Mobile

Personally appeared before me, the undersigned authority in and for the said county and state on this 14th day of January, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.



Elizabeth Powell Shearer
NOTARY PUBLIC

My Commission Expires:



STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

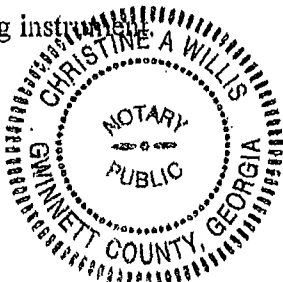
My Commission Expires:

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



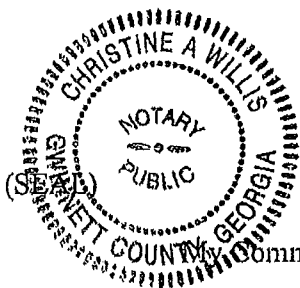
Christine A Willis
NOTARY PUBLIC

My Commission Expires: July 15, 2022

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who is the Conservator of **ELEANOR SUE ROBERTS**, who acknowledged that she executed the above and foregoing instrument.



Christine A Willis
NOTARY PUBLIC

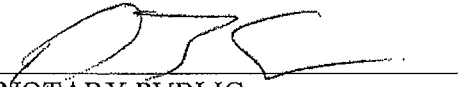
Commission Expires: July 15, 2022

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **MIKE WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **STACY WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **CLINTON WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)



[Signature]
NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **CASSIE WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

A lot described as beginning at a point 208.5 feet South of the Northwest corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, from thence run South 786.5 feet along a boundary this day marked as a true boundary of the property herein conveyed by C. E. Cruthirds, to a stake set for the SW corner of said property from thence East 708 feet to a stake marking the SE corner of said property which said point is 81 feet South of an iron stake marking the SW corner of the property of Dr. Fahnestock; thence from said SE corner run North 335 feet to a fence line marking the Southern boundary of the property of Lloyd; thence West 459 feet to a stake, thence North 451.5 feet to a stake on a fence line; thence West 249 feet to the point of beginning, containing 8 acres, more or less. This conveyance also includes a right-of-way or easement for road purposes, thirty feet wide, extending due South from the Highway leading from the residence of C. E. Cruthirds and wife to the Magnolia Highway, the east boundary of said thirty foot right-of-way is to run South from the Southeast corner of said property. All of said property herein conveyed being situated in and a part of the Northeast Quarter of the Northeast Quarter of Section 5, township 7 South, Range 11 West, in Harrison County, Mississippi, and being the same property conveyed by C. E. Cruthirds and wife by Deed dated October 15, 1927, and recorded in Book 171, page 431 of the Deed Records of Harrison County, Mississippi.

Also, starting at a stake thirty feet west of the Southeast corner of land owned by Oscar Elder, as above described, thence running in a westerly direction three hundred and eighteen feet to a stake, thence in a southealy direction, one hundred thirty-six feet to a stake, thence in an easterly direction three hundred thirty-five feet to a stake, thence in a northerly direction sixty feet to the point of beginning, containing a fraction less than three quarters of an acre, being in a southern part of the Northeast quarter of the Northeast quarter of Section 5, Township 7, Range 11 West.

Also, that certain lot or parcel of land, described as beginning at a point 208 feet West and 209 feet South of the Northeast corner of Section 5, Township 7 South, Range 11 West, as a point of beginning; and from thence run West 871 feet to a stake; thence South 150 feet, more or less, to the Northwest corner of the property now or formerly of J. C. Williamson; thence due East along the North line of said Williamson's property to a point due South at the point of beginning; on the West margin of Magnolia Highway; thence North 150 feet, more or less, to the point of beginning. Being located in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, in Harrison County, Mississippi.

LESS AND EXCEPT, that parcel conveyed to Mrs. Cecil Rowe Ball on March 10, 1948, by Warranty Deed recorded in Book 308 at pages 204-205 of the Land Deed Records of Harrison County, Mississippi, more fully described as follows, to-wit:

11

A lot or parcel of land beginning at the Southeast corner of the property of the Pittmans, which point is 995 feet South on the Quarter Section line from the NW corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, and from said point run East 708 feet for a point of beginning; from said point of beginning run North 180 feet to a stake; thence run West 150 feet to a stake placed 216 feet north of the south side of this lot; from thence run South 216 feet to the South line of the property now or formerly of Pittman; thence run East 150 feet to the place of beginning; said lot being situated in the Northeast corner of the property now or formerly of Pittman, and situated and being in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, together with all improvements therein and all rights and appurtenances thereunto belonging.

IN THE CHANCERY COURT OF STONE COUNTY, MISSISSIPPI

IN THE MATTER OF THE CONSERVATORSHIP
OF ELEANOR SUE ROBERTS

December 20 18
GERALD W. BOND
Chancery Clerk

Dym Stokes
D.C.

CASE NO. 66CH1:18-252 (CB)

PATRICIA MCGILL

PETITIONER

**JUDGMENT FOR APPOINTMENT OF CONSERVATOR,
AND FOR LETTERS OF CONSERVATORSHIP**

This cause came on for consideration on December 11, 2018 on the Amended Petition (hereinafter the "Petition") filed by Patricia McGill, the sister of the proposed ward, Eleanor Sue Roberts, requesting that this Court appoint Patricia McGill as the conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of conveying the ward's interest in certain real estate described herein, and for letters of conservatorship, and the Court, being fully advised in the premises, finds that it has jurisdiction over the parties and of the subject matter in this action and FINDS, ORDERS AND ADJUDGES as follows:

1. Patricia McGill is the sister of Eleanor Sue Roberts. Patricia McGill is an adult resident of the State of Georgia. She filed the petition herein requesting that the Court appoint her as the Conservator over the ward's estate for the purposes described herein.

2. The proposed ward, Eleanor Sue Roberts, is an adult resident of Stone County, Mississippi, and therefore, this Court has jurisdiction over the parties and of the subject matter herein. She was personally served with the summons and petition on November 21, 2018.

3. The Court finds that Stacy Evans, the niece of the ward, is an adult resident of Stone County, Mississippi, and is the ward's closest relative residing in this state. She was also personally served with the summons and petition on November 21, 2018.

4. The Court finds that no objection has been made in open court or in the Court file objecting to the relief as requested by the Petitioner in the Petition. The Court further finds that Eleanor Sue Roberts is incapable of caring for her person or managing her estate as evidenced by the statements of two treating physicians, attached to the Petition as Exhibits "A" and "B" respectively, and which are fully incorporated herein by reference. Eleanor Sue Roberts has been diagnosed with Dementia among other medical conditions that render her mentally incompetent. Both physicians agree that she is unable to handle her business affairs or to make decisions in her best interests.

5. The Court finds that Patricia McGill is a fit and proper person to be appointed as the Conservator over the estate of Eleanor Sue Roberts for the limited purposes described herein, and that she is otherwise qualified under the statutes of the State of Mississippi to serve in this capacity. The purpose of the conservatorship is as set out below.

6. On June 1, 1973, William L. Stewart conveyed certain real property located in the First Judicial District of Harrison County, Mississippi to James O'Fallin, Patricia O'Fallin McGill, and Glatha Nell O'Fallin Ware as tenants in common, subject to a life estate in said property being granted to James O'Fallin, Eleanor Sue Roberts, and Charles Roberts. A copy of the Special Warranty Deed is attached to the Petition on file in this action as Exhibit "C" and is fully incorporated herein by reference.

14

7. The Court finds that two of the three life estate grantees in the deed referenced herein are now deceased. James O'Fallin died on May 2, 1994, and Charles Roberts, who was the spouse of Eleanor Sue Roberts, died on November 1, 1998. The Court finds that said real property is unoccupied, and further that Eleanor Sue Roberts does not reside on said property, and further that Eleanor Sue Roberts will never reside on said property due to her medical condition and the fact that there are no habitable structures on the property. The ward does not have any other interest in said property other than the referenced life estate. Therefore, the Court finds that the ward will not be prejudiced if the Court should grant the relief as requested by the Petitioner herein.

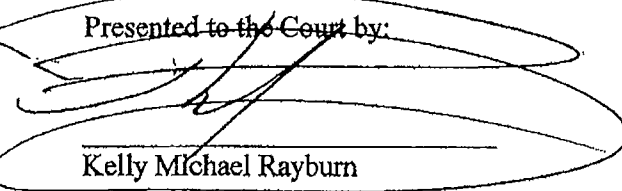
8. The Court finds that the owners of said property, including the Petitioner, Patricia McGill, are desirous of selling the subject real property, but due to the ward's illness, the ward is incapable of providing consent for the property to be sold. As such, the Court hereby appoints Patricia McGill as the ward's conservator for the sole purpose of executing any and all documents necessary at closing to convey the ward's interest in the real property to the proposed buyers, and further to execute any and all documents on behalf of the ward that are necessary at closing to convey title to the proposed buyer and to terminate the ward's life estate in said property. The Court finds that the contract for sale and purchase of the referenced property, a copy of which is attached hereto, is approved in all respects, as the ward will not be prejudiced by the sale for the reasons cited herein.

IT IS THEREFORE, ORDERED AND ADJUDGED that Patricia McGill be appointed as the Conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of having the authority to convey the ward's interest in the real property

described on Exhibit "C" to the Petition, and further that the conservator shall serve without bond, as it is discretionary with the Court. The Court finds that upon the filing of the oath of Conservator, that Letters of Conservatorship shall be issued to Patty McGill and that formal accountings be waived, as it is not anticipated that any funds will come into the ward's estate as a result of the sale of the above referenced real property. The Court further finds that following the sale of the subject property, that this matter shall stand fully and finally closed and the conservator discharged.

SO ORDERED AND ADJUDGED on this the 11 day of December 2018.


CHANCELLOR


Presented to the Court by:

Kelly Michael Rayburn
Attorney at Law
P.O. Box 2566
Gulfport, MS 39505
(228) 539-2400 (ofc)
(228) 539-3130 (fax)
MSB# 8604

PERMITS RECEIPT N

10496458
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 01/27/21 TIME: 11:53

CLERK: sgill

CUSTOMER#:

CUSTOMER NAME

0

AMOUNT PAID:

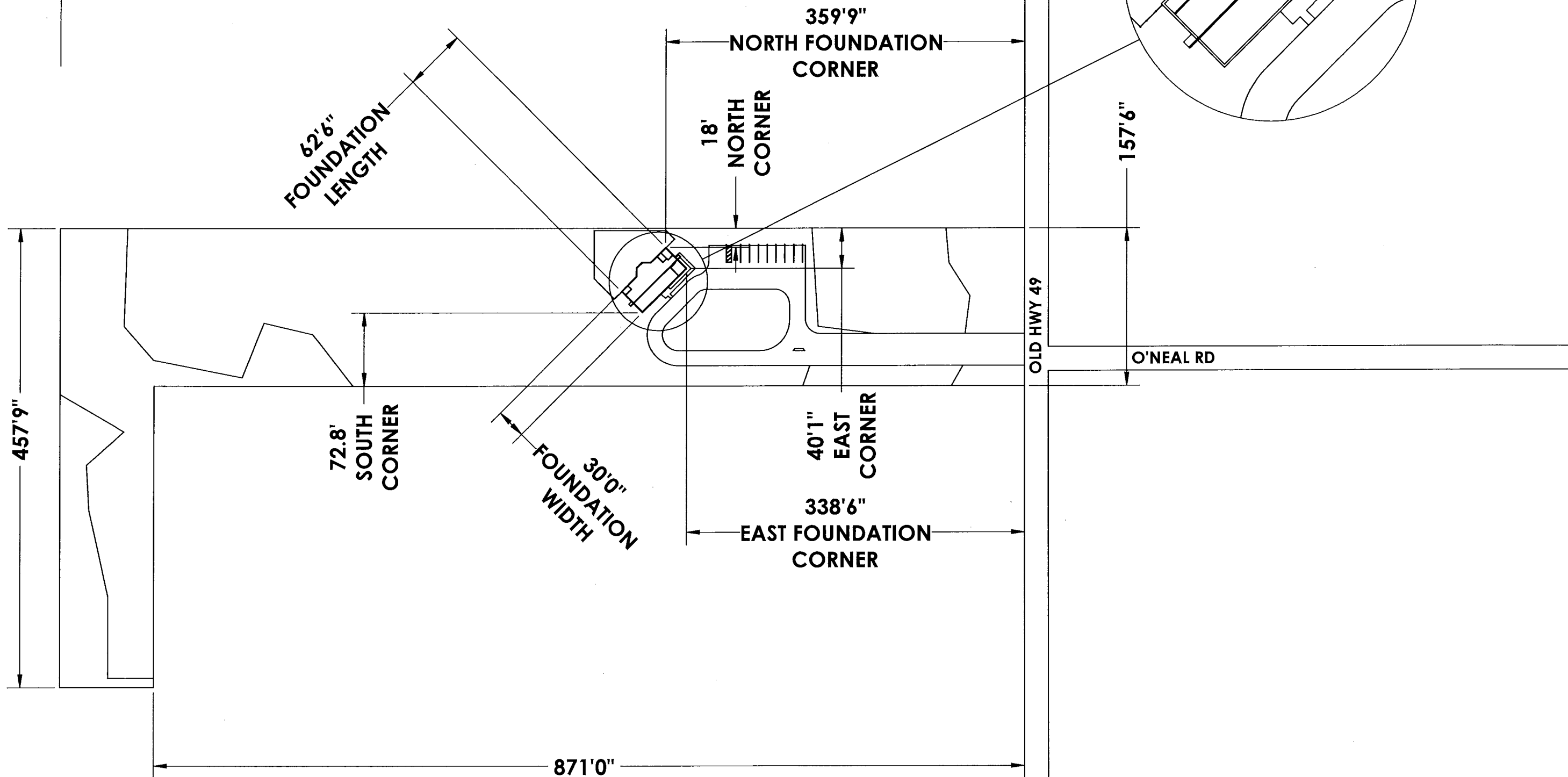
PAID BY: PZD

PLANNING AND

75.00



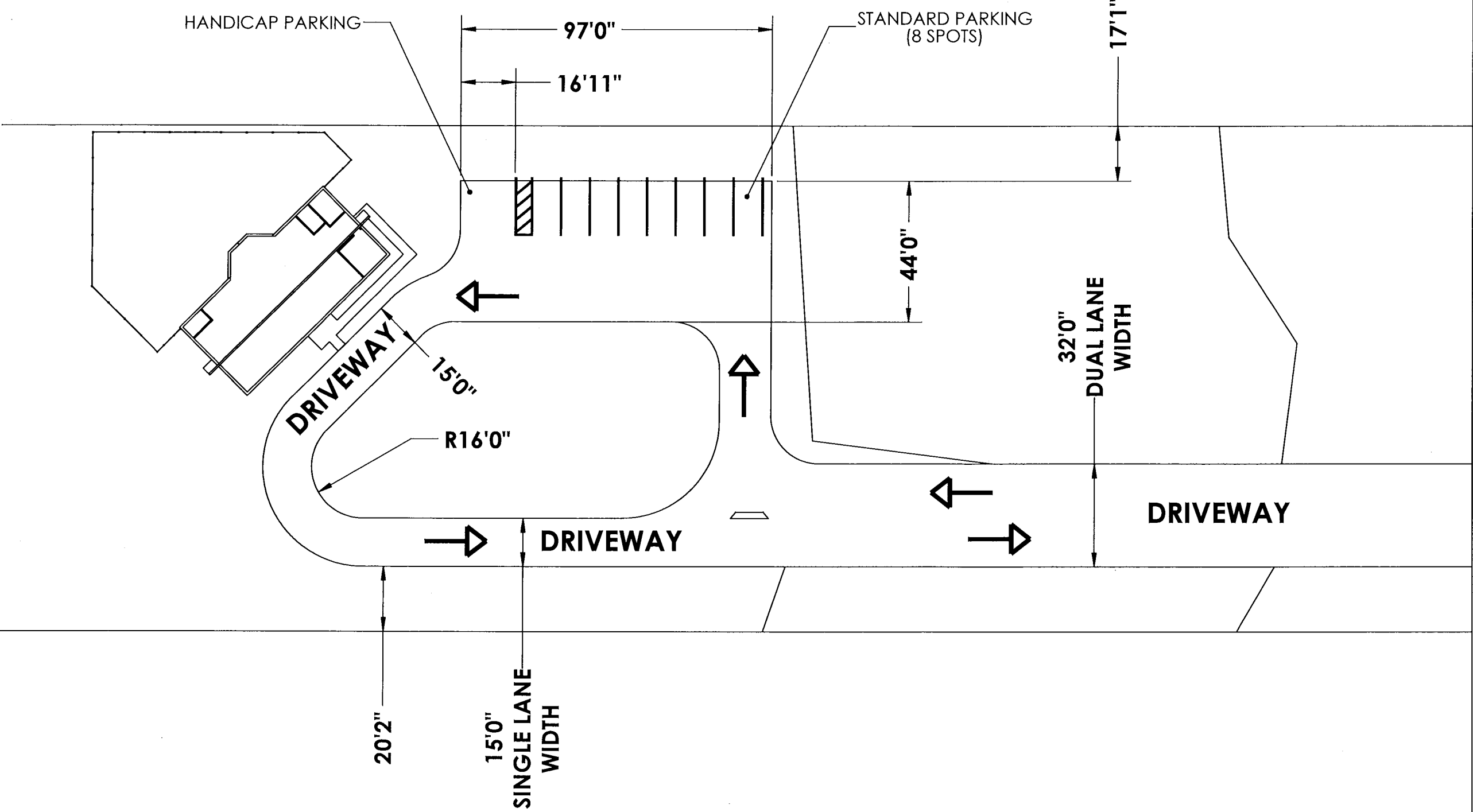
SITE PLAN



PROPERTY LINES AND FOUNDATION LOC.



SITE PLAN



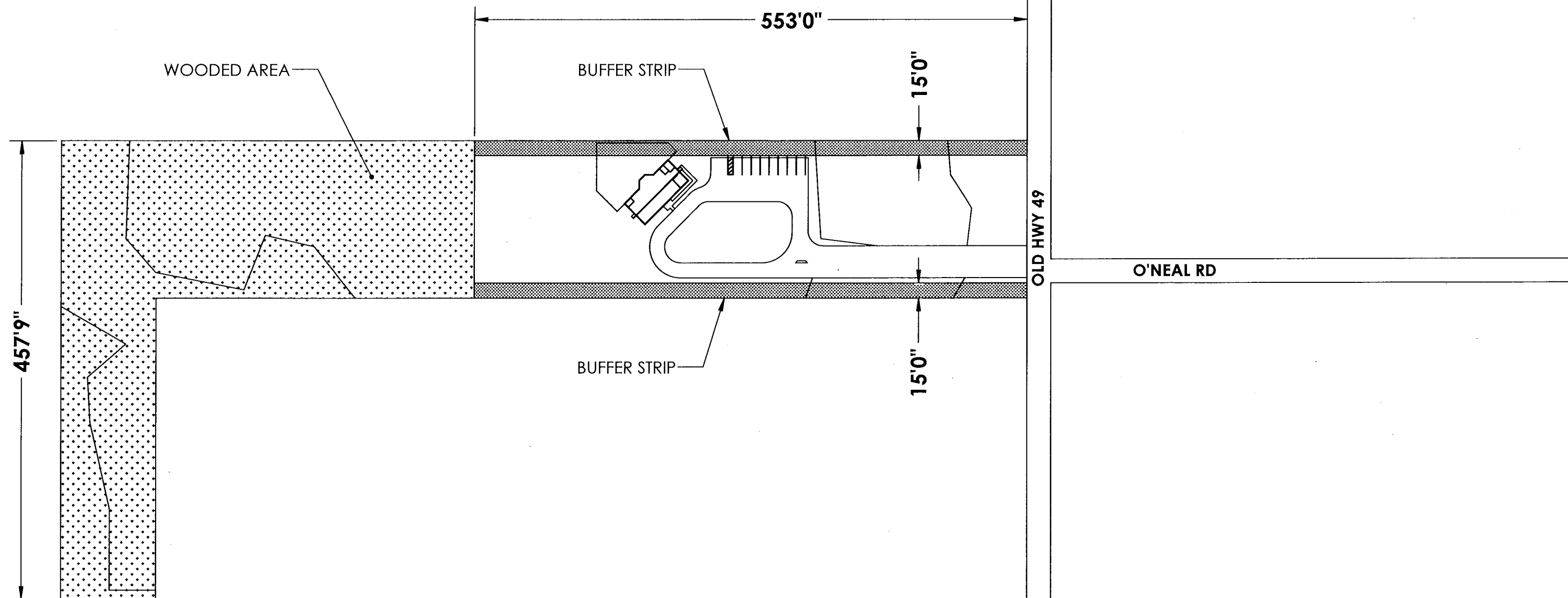
OLD HWY 49

O'NEAL RD

PARKING LOT AND DRIVEWAY



SITE PLAN



BUFFER STRIPS

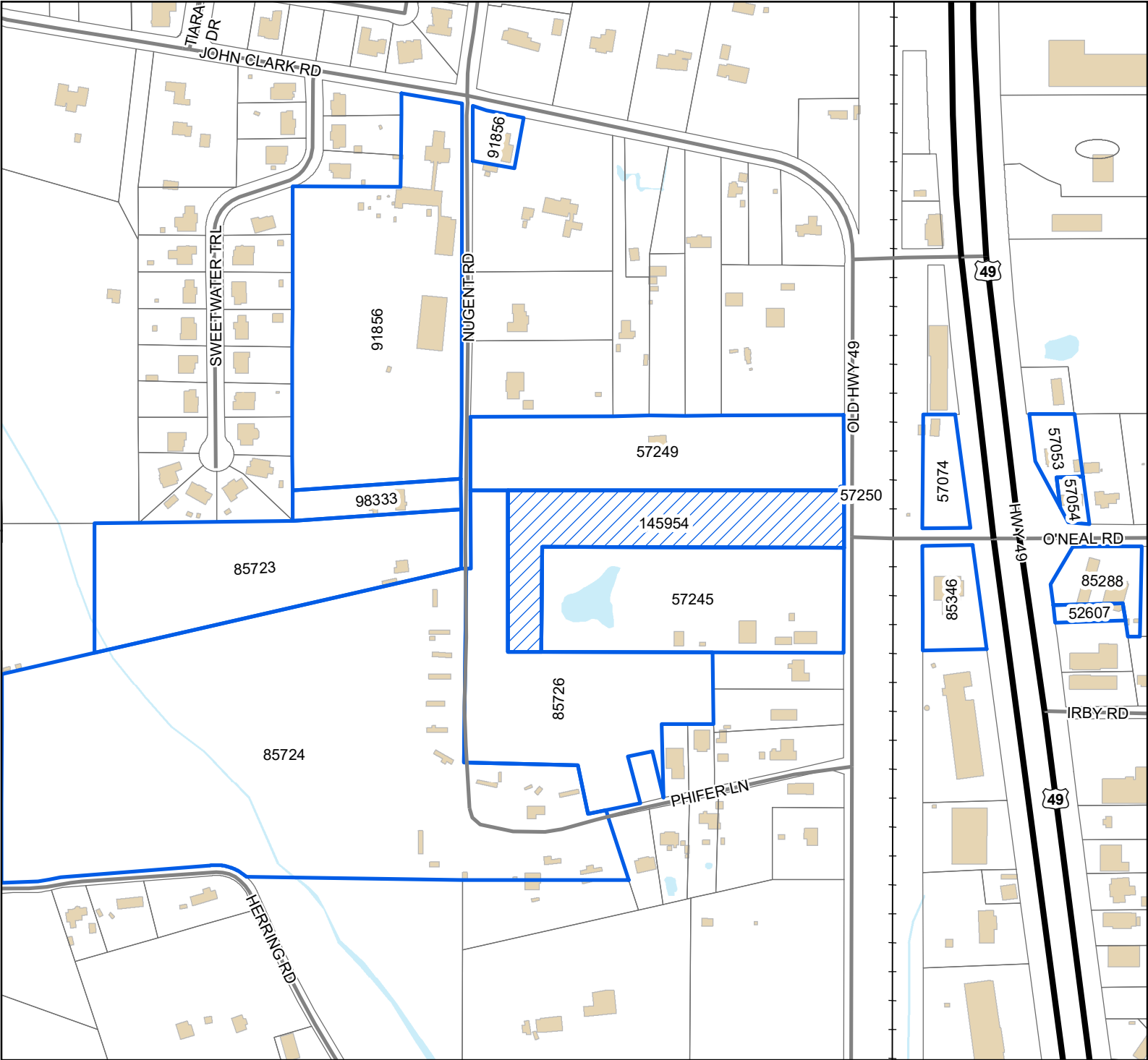
RE: Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

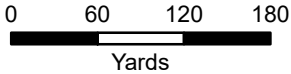
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	85726	0708A-01-016.000	FITZPATRICK KYLE & EMILY (owner)	16125 SYLVAN DR	GULFPORT	MS	39503
n			Adjacent Property Owners				
	85346	0808D-04-002.000	FIRST THE	P O BOX 15549	HATTIESBURG	MS	39404
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503
	57245	0708A-01-015.000	FRANKLIN HELEN C -L/E-	12465 OLD HWY 49	GULFPORT	MS	39503
	85723	0708A-01-003.000	FRANKLIN WALTER E & SALLIE A	12511 NUGENT RD	GULFPORT	MS	39503
n	98333	0708A-01-003.001	FRANKLIN WALTER E & WF	12511 NUGENT RD	GULFPORT	MS	39503
	57250	0708A-01-001.000	GULF SOUTH PIPELINE COMPANY LP ATTN: [P O BOX 20008		OWENSBORO	KY	42304
	91856	0707P-01-019.000	NUGENT UNITED METHODIST CHURCH	13080 JOHN CLARK ROAD	GULFPORT	MS	39503
	57054	0808D-01-026.000	PUCHEU EDDIE JOHN -EST-	12520 HWY 49	GULFPORT	MS	39503
n	57053	0808D-01-026.001	PUCHEU ELDER J	12520 HWY 49	GULFPORT	MS	39503
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRISTC/C 204 N ISLAND VIEW		LONG BEACH	MS	39560
	57074	0808D-04-001.000	SEAL BOBBI	409 HWY 90	GAUTIER	MS	39553
	85724	0708A-01-004.000	SMALLWOOD JOY R	1600 HASKELL AVE UNIT 2	DALLAS	TX	75204
	52607	0808D-02-014.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525
n	85288	0808D-02-013.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 400 feet



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MEMORANDUM

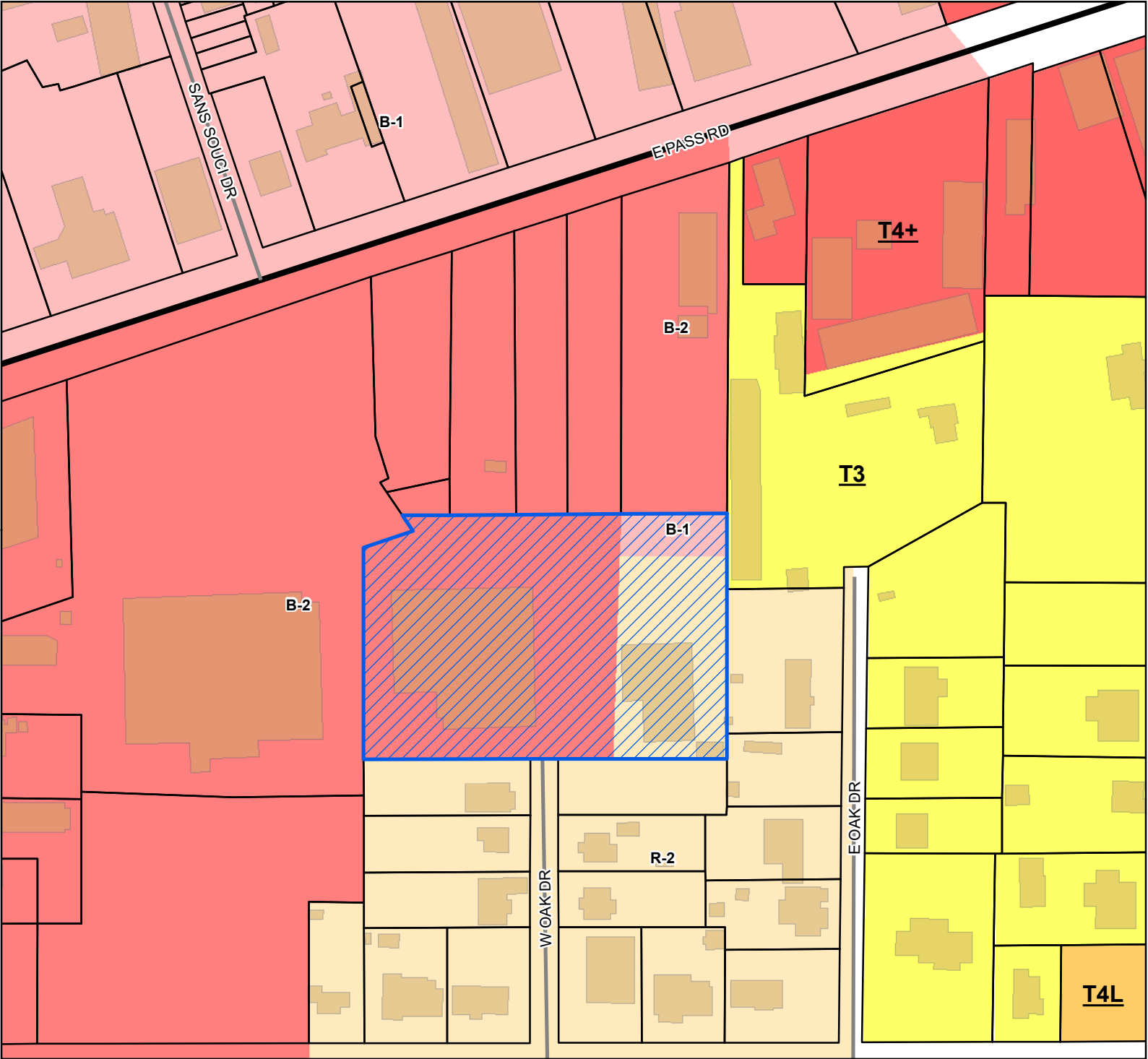
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Zoning Map Amendment 2103PC038:

Zoning Map Amendment 2103PC038, by agent Roy V. Dehon, tax parcel 0910I-03-026.000, Request to rezone from R-2 (Single-family), B-1 (Neighborhood business), and B-2 (General business) to entirely B-2, 435 E Pass Rd, Ward 2



Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T4+

T4L

T3

Zoning

B-1 - Neighborhood Business District

B-2 - General Business District

R-2 - Single Family Residence District (Medium Density)

Site Information

0910I-03-026.000

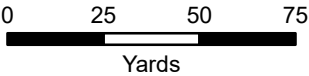
Zoning: R-2 (Single-family)

B-1 (Neighborhood business)

B-2 (General business)

Size: 2.36 acres

Flood: X

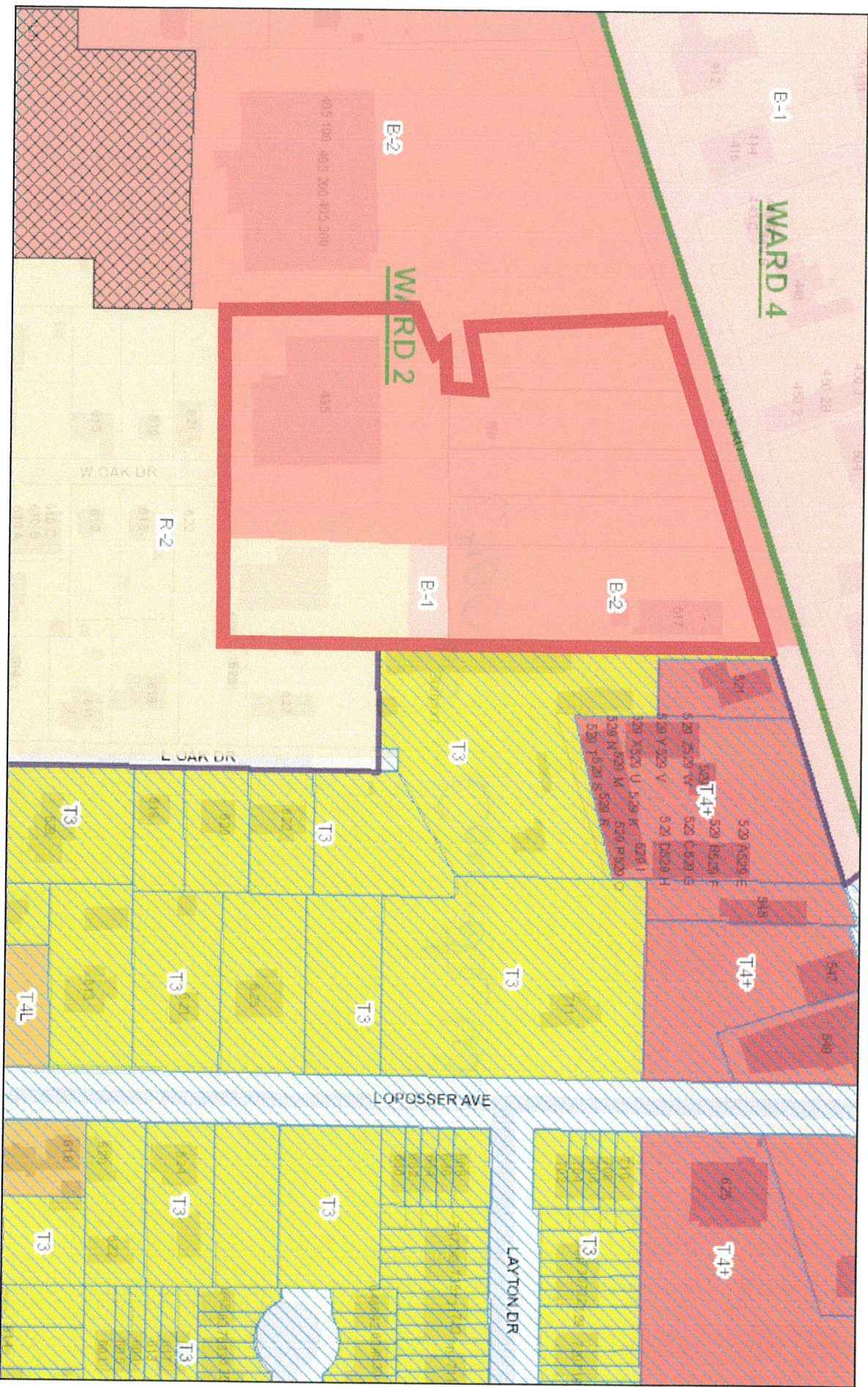


1 inch = 150 feet



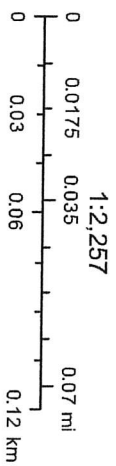
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Gulfport Online Atlas



January 14, 2021

-  Hybrid Zones
-  Hybrid
-  Wards
-  Government Property



January 21, 2020

City of Gulfport
Urban Development-Planning Division
1410 24th Ave.
Gulfport, MS 39501

Re: Application for zoning map amendment/land use reclassification

Parcel: 0910I-03-026.000

Statement of Fact

Attached please find the application for zoning map amendment/land use reclassification for the above referenced parcel, being presented by Robert Weinmann, 8720 Maunalani Pl., Diamondhead, MS and Roy V. Dehon, 210 Highpoint Ave, Diamondhead, MS, as joint owners of Mississippi Gulf Properties, LLC, the entity that owns the parcel. This particular parcel has been owned by Mississippi Gulf Properties since March, 2000 and was consistently used as part of the automotive sales and service facility, Champion Chrysler Dodge Jeep Ram. This parcel has been used in a commercial capacity as a body shop for the past 21 years, not realizing it was zoned as residential. This parcel is appropriate for this commercial use as the neighborhood is mainly commercial and so there is a public need for rezoning. No new construction will be necessary, as a re-utilization of the existing structure is all that is planned. There are only minor renovations planned for the interior of the building. We are asking for a condition for change now that the grandfathered status is being removed and we need it to be a conforming situation so automotive repairs can take place on that parcel.

We would like to ask at this time, that the zoning be changed from R2 and B1 to B2.

Thank you for your consideration.



Vic Dehon
Owner / Agent
Mississippi Gulf Properties

Sworn to and subscribed before me this 21st day of January, 2021



Notary Public



MISSISSIPPI GULF PROPERTIES, LLC.

435 E Pass Rd.
Gulfport, MS 39507

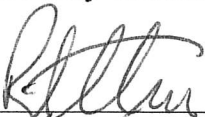
January 21, 2021

Authority to act as agent

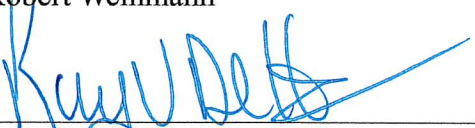
Mississippi Gulf Properties, LLC is jointly owned by Robert Weinmann and Roy V. Dehon. Parcel 0910I-03-026.000 is one of the parcels owned by Mississippi Gulf Properties, LLC.

It is hereby resolved, on January 21, 2021, that Roy V. Dehon shall be appointed to act as agent for Mississippi Gulf Properties, LLC in the matter of the application for zoning map amendment/land use reclassification. He shall represent the ownership in all matters related to the rezoning of parcel 0910I-03-026.000.

Resolved this 21st day of January 2021

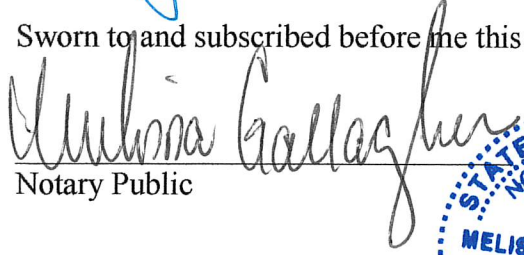


Robert Weinmann



Roy V. Dehon

Sworn to and subscribed before me this 21st day of January, 2021



Notary Public





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
MISSISSIPPI GULF PROPERTIES, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	675364
Status:	Good Standing
Effective Date:	08/31/1999
State of Incorporation:	Mississippi
Principal Office Address:	

Registered Agent

Name
Robert T Weinmann
11477 Northpark Drive
Gulfport, MS 39503

Officers & Directors

Name	Title
Robert T Weinmann PO Box 6971 METAIRIE, LA 70009-6971	Manager, Member

BOOK 1486 PAGE 624

INDEXING INSTRUCTIONS: 36-7-11, 1st J.D.

STATE OF MISSISSIPPI
COUNTY OF HARRISON



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

EDWIN H. SAYLOR,
Being One and the Same as Ed Saylor

does hereby sell, convey and warrant unto

MISSISSIPPI GULF PROPERTIES, I.L.C.,
A Mississippi Limited Liability Company,

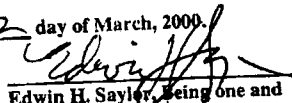
the following described real property, together with all improvements thereon, located in Gulfport, First Judicial District of Harrison County, Mississippi, to wit:

SEE EXHIBIT "A" HERETO.

This conveyance is subject to all restrictions, reservations, leases and easements affecting said property on file and of record in the office of the Chancery Clerk of Harrison County, State of Mississippi.

Applicable ad valorem taxes for the current year have been prorated between the parties hereto and are assumed by the Grantee herein.

WITNESS my signature on this 2 day of March, 2000.


Edwin H. Saylor, Being one and
the same as Ed Saylor

BOOK 1486 PAGE 625

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Edwin H. Saylor, who acknowledged that he executed the above and foregoing instrument.

GIVEN UNDER MY HAND and official seal of office, this 2 day of March, 2000.

My commission expires: 7/2/2000



[Signature]
NOTARY PUBLIC

Grantors Address:
2301 14th St, Ste 600
Gulfport MS 39501
228-863-8861

Grantees Address:
2301 14th St, Ste 600
Gulfport MS 39501
228-863-8861

THIS INSTRUMENT PREPARED BY:
DICKINSON, ROS, WOOTEN & SAMSON, P.L.L.C.
2301 14TH STREET, SUITE 600
GULFPORT, MS 39501
(228) 863-8861

PREPARED BY AND RETURN TO:
DICKINSON, ROS, WOOTEN, & SAMSON, PLLC
P.O. DRAWER 660
GULFPORT, MS 39502
(228) 863-8861

PARCEL 1:

A parcel of land situated and being located in a part of Section 36, Township 7 South, Range 11 West, City of Gulfport, First Judicial District, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the point on the north margin of Victory Street with the east margin of West Oak Avenue, said point also being the SW corner of Parcel 1 as shown on a survey of James A. Martin, April, 1956 for T.J. Blount; thence run North 00°15' West 307.00 feet along the east margin of West Oak Avenue to the NW corner of Parcel 5 and the SW corner of Parcel 6 of the said T.J. Blount Survey and said corner being the Point of Beginning of the parcel thereon described; thence run from said Point of Beginning South 89°57' West 217.2 feet to the east line of the property of National Tea Company (formerly Torjusen); thence run North 01°38' West 236.1 feet along the east line of National Tea Company; thence run North 71°17' East 55.9 feet; thence run North 18°43' West 18.71 feet along a line being the former outside wall of a concrete block building to the SW corner of the property of Center Development Company; thence run North 89°41' East 62.6 feet to the SE corner of Center Development Company; thence run North 00°24' East 282.2 feet along the east line of Center Development Company and the east line of the property of Martin's Corporation to the new southerly margin of Pass Christian Road; thence run North 72°05' East 186.4 feet along the southerly margin of Pass Christian Road to the West line of Lot B of the Hurlbert Survey made by James A. Martin on January 11, 1957, recorded in Deed Book 417 on Page 346 in the office of the Chancery Clerk of Harrison County; thence run South 00°23' East 338.5 feet along the west line of said Lot B and the west line of the property of Wesix; thence run North 89°41' East 114.5 feet to the SE corner of Lot A of said Hurlbert Survey; thence run South 00°24' East 273.3 feet to the SE corner of said Parcel 6 of the T.J. Blount Survey; thence run South 89°57' West 183.6 feet along the south line of said Parcel 6 to the Point of Beginning.

Being the same property conveyed to Edwin H. Saylor in that certain Deed dated February 5, 1990, which appears of record in the Land Deed Records of the First Judicial District of Harrison County, Mississippi, Book 1218, Page 54.

PARCEL 2:

A parcel of land lying and being situated in the City of Gulfport, First Judicial District, Harrison County, Mississippi, more particularly described as follows: Beginning at the intersection of the West line of the SW 1/4 of the NE 1/4 of Section 36, Township 7 South, Range 11 West, with the South line of Old Pass Christian Road; thence running in a Northeasterly direction along the South line of said Old Pass Christian Road a distance of 591 feet, more or less, to an iron pipe; thence running South and parallel to the West line of the SW 1/4 of the NE 1/4 a distance of 295 feet more or less to an iron pipe; running thence East at an angle of 90°, a distance of 300 feet more or less to a point of beginning; continue

BOOK 1486 PAGE 627

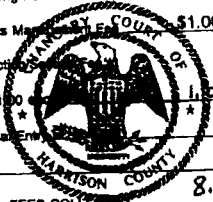
thence North along said line a distance of 387.6 feet to the South margin of Old Pass Christian Road; thence run Southwesterly at an angle of 72°33', a distance of 120 feet; thence South a distance of 351.6 feet; thence East 114.5 feet to the point of beginning. Being designated as Lots A & B of the Survey made by James A. Martin, C.E., January 11, 1957, recorded on Page 346, Deed Book 417 in the Chancery Clerk's office, Harrison County, Mississippi, First Judicial District. LESS AND EXCEPT: A parcel of land located in Section 36, Township 7 South, Range 11 West, Harrison County, Mississippi, described as: Commencing at the intersection of the East margin of Courthouse Road and the South line of Pass Christian Road; run thence Northeasterly along the said South line of Pass Christian Road a distance of 808.84 feet to the point of beginning; thence continue Northeasterly along said South margin of Pass Christian Road a distance of 120.0 feet to the NE corner of Southern Savings & Loan Association and the NW corner of Bessie Knowles; thence South along said line, which line is the east line of the parcel to be conveyed, a distance of 11.4 feet to a point on the proposed right of way of Pass Christian Road; thence Southwesterly along said proposed right of way a distance of 120.0 feet to the East line of Ervin Hurlbert and the West line of Southern Savings & Loan Association; thence North and along said line, which line is the west line of the parcel to be conveyed, a distance of 12.2 feet to the point of beginning; together with all improvements thereon and all appurtenances in any wise appertaining thereto.

Being the same property conveyed to Ed Saylor in that certain Special Commissioner's Deed dated July 13, 1999, which appears of record in the Land Deed Records of the First Judicial District of Harrison County, Mississippi, Book 1459, Page 155.

Instrument No. 2002

STATEMENT OF FEES

Recording Fee	\$6.00
Records Maintenance	\$1.00
Abstract	\$1.00
Marginal Entry	\$1.00
Other	
TOTAL FEES COLLECTED	8.00



STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 4 o'clock and 45 minutes P. M. on 30 day of March A.D. 2000 and recorded March 6 2000 in Records of Deeds Book 1486 Pages 624-627

JOHN McADAMS, Chancery Clerk

LAWRENCE GREENWOOD 00005

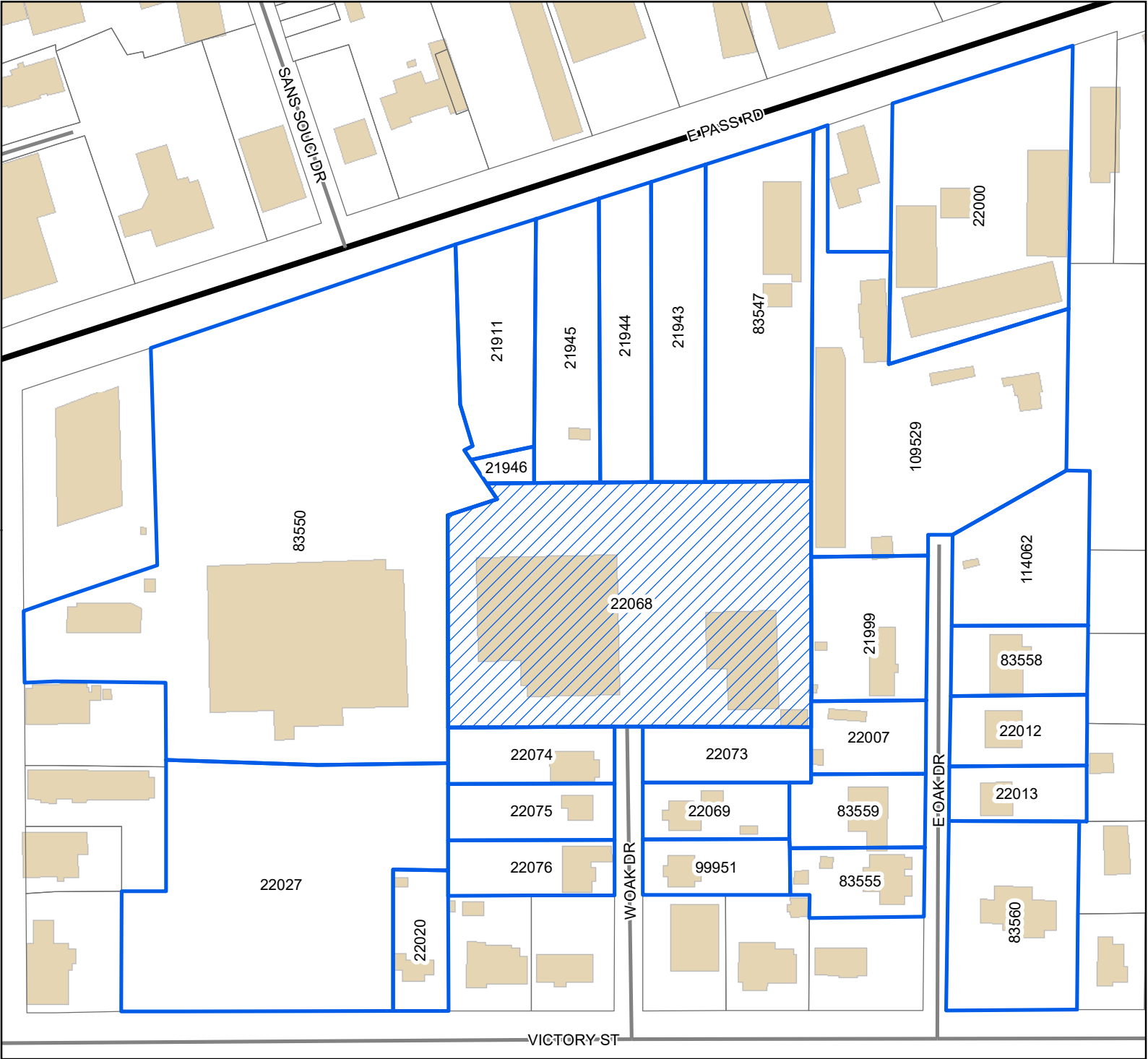
RE: Zoning Map Amendment 2103PC038, by agent Roy V. Dehon, tax parcel 0910I-03-026.000, Request to rezone from R-2 (Single-family), B-1 (Neighborhood business), and B-2 (General business) to entirely B-2, 435 E Pass Rd, Ward 2

To Applicants and Adjacent Property Owners:

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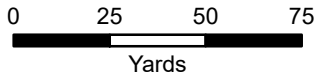
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	22068	0910I-03-026.000	MISS GULF PROPERTIES LLC (Owner)	11477 Northpark Dr	GULFPORT	MS	39503
Y			Roy V. Dehon (Agent)	210 Highpoint Dr	Diamondhead	MS	39525
Adjacent Property Owners							
Y	83550	0910I-03-012.000	ATA HOLDINGS LLC	427 N COLUMBIA ST	COVINGTON	LA	70453
Y	22069	0910I-03-028.000	BAYOU RENTAL PROPERTIES INC	1502 MILL RD	GULFPORT	MS	39503
Y	83559	0910I-03-032.000	CRAFT FLORA J	619 E OAK DR	GULFPORT	MS	39507
Y	99951	0910I-03-029.002	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
Y	21946	0910I-03-011.000	DALEY ROBERT M	P O BOX 4273	GULFPORT	MS	39502
Y	83560	0910I-03-040.000	DINKINS WAYNE	528 VICTORY STREET	GULFPORT	MS	39501
	83558	0910I-03-037.000	DODSON LISA	5114 KENDALL AVE	GULFPORT	MS	39507
Y	109529	0910I-03-005.001	DODSON LISA P	5114 KENDALL AVE	GULFPORT	MS	39506
	114062	0910I-03-037.001	DODSON LISA P	5114 KENDALL AVE	GULFPORT	MS	39507
Y	22027	0910I-03-019.000	GULFPORT SCHOOL DISTRICT	P O BOX 220	GULFPORT	MS	39502
Y	22075	0910I-03-024.000	MICKEY RONALD	12574 ACY LADNER RD	PASS CHRISTIAN	MS	39571
Y	21911	0910I-03-010.000	MISS BAY PROPERTIES LLC	435 E PASS RD	GULFPORT	MS	39507
Y	83547	0910I-03-006.000	MISS GULF PROPERTIES LLC	435 E PASS RD	GULFPORT	MS	39507
	21943	0910I-03-007.000	MISS GULF PROPERTIES LLC	435 E PASS RD	GULFPORT	MS	39507
	21944	0910I-03-008.000	MISS GULF PROPERTIES LLC	435 E PASS RD	GULFPORT	MS	39507
	21945	0910I-03-009.000	MISSISSIPPI GULF PROPERTIES LLC	435 E PASS RD	GULFPORT	MS	39507
Y	22000	0910I-03-004.000	PALM VIEW APARTMENTS LLC	P O BOX 7605	GULFPORT	MS	39506-7605
Y	21999	0910I-03-034.000	SELCREST INVESTMENTS LLC	4502 HARRISON AVE	GULFPORT	MS	39507
	22007	0910I-03-033.000	SELCREST INVESTMENTS LLC	4502 HARRISON AVE	GULFPORT	MS	39507
	22013	0910I-03-039.000	SELCREST INVESTMENTS LLC	4502 HARRISON AVE	GULFPORT	MS	39507
Y	22074	0910I-03-025.000	SHAVERS SANDRA K HOSFORD ETAL	15112 N BIG HILL ROAD	GULFPORT	MS	39503
Y	22012	0910I-03-038.000	SINCLAIR WILLIAM C	620 E OAK DRIVE	GULFPORT	MS	39507
Y	22076	0910I-03-023.000	STONEHEART HOLDINGS LLC	2691 IVORYHILL ST	LAS VEGAS	NV	89135
Y	22020	0910I-03-020.000	TOP ROCK HOLDINGS LLC	9366 STONE ROAD	GULFPORT	MS	39503
Y	83555	0910I-03-031.000	TOWLES BILLY R -L/E-	611 E OAK DR	GULFPORT	MS	39507
Y	22073	0910I-03-027.000	TURAN KATHY P	13141 NORTH CYPRESS DR	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings



1 inch = 150 feet



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MEMORANDUM

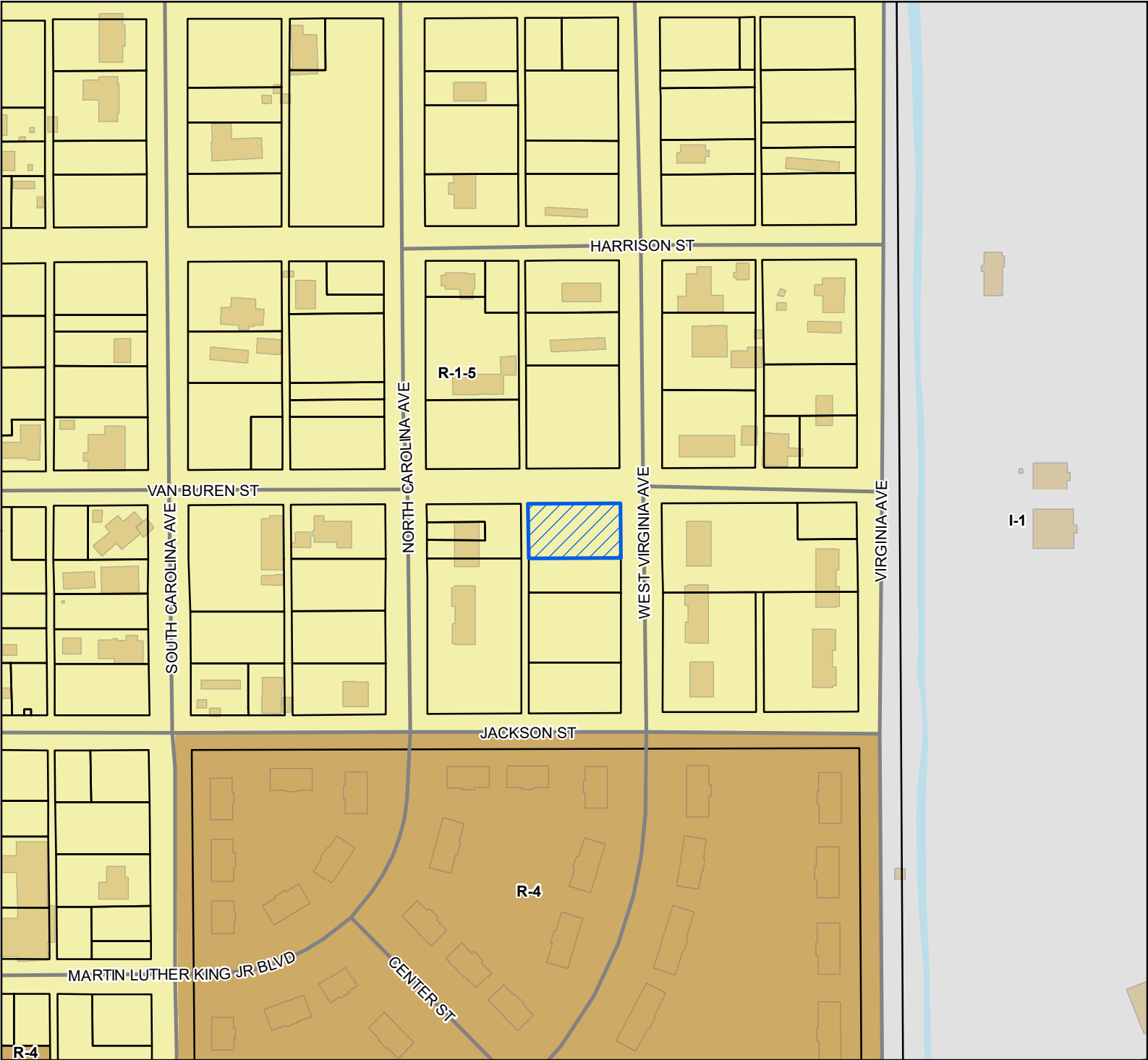
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2103PC039:

Planning Commission Approval 2103PC039, by owners Maggie & Jermille Johnson, tax parcel 0810B-03-099.000, Request mobile home use, West Virginia Ave, Zoned R-1-5 (Single-family), Ward 3



Legend

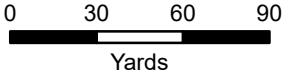
- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- I-1 - Light Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-4 - General Residence (High Density)

Site Information

0810B-03-099.000
Zoning: R-1-5 (Single-family)
Size: 10,125 Sq Ft
Flood: X



1 inch = 200 feet



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0810B-03-072.000

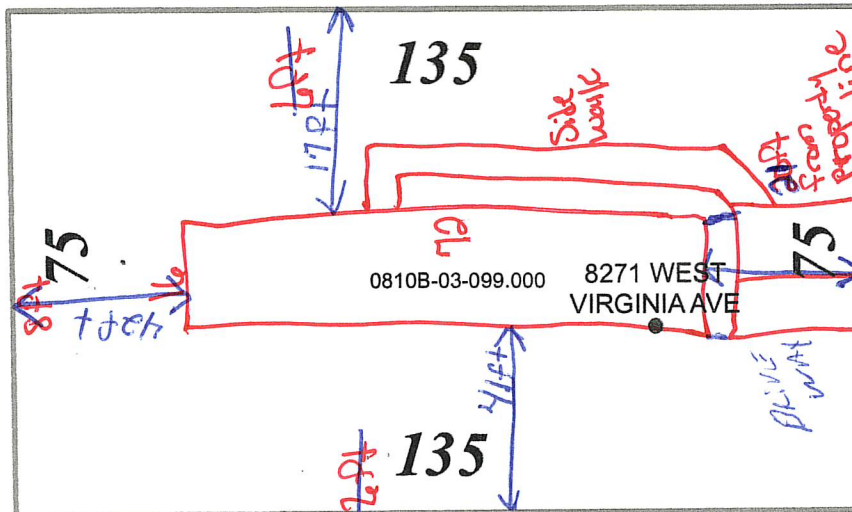
0810B-03-071.000

135

VAN
BUREN ST

0810B-03-098.000

100



0810B-03-099.000

8271 WEST
VIRGINIA AVE

135

135

0810G-02-003.000

50

0810G-02-003.000

135

0810G-02-002.000

100

100

WEST VIRGINIA AVE



Area Map

Minor/Residential
Parcels



Printed 12/2/2020

1 inch = 30 feet

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Yes I have access to a road

Yes I have access to water supply to
tap into

Yes we have access to waste disposal

Yes we have access to Fire and police
Protection

N/A

Because its residential there will be
no problem with traffic congestion nor
create traffic hazard

Its Zone R-1 and R-15

SCANNED



J. Reeves 1st Judicial District
Instrument 2020 11764 D - J1
Filed/Recorded 9/10/2020 02:22 P
Total Fees \$ 26.00
1 Pages Recorded

No. 91032

FORFEITED TAX LAND PATENT

State of Mississippi

PURSUANT to Mississippi Code Annotated §29-1-1(1972 as amended), providing for the sale of Forfeited Tax Lands of the State of Mississippi, and

Excepting those portions held in public trust by the State of Mississippi, said lands are now held by the State and the patentee hereinafter named has complied with all requirements of the law in such cases made and provided;

The State of Mississippi, in consideration of the premises and the sum of \$2,556.29, being the amount required to purchase said lands, does hereby grant and convey to:

Jermille Johnson and Maggie Johnson

the following described land, LESS AND EXCEPT any portion thereof held in public trust by the State of Mississippi, to-wit:

DR: 1406/0094 04/14/1998- LOTS 12 TO 16 INC BLK 218 NORTH GULFPORT SECS 27/28-7-11 SPECIAL ASESSMENT G 1594.00 11/8/13
Section 27, Township 7S, Range 11W
Parcel No.: 0810B-03-099.000 PPIN: 50744
Harrison County, First Judicial District, Mississippi

This the 19th day of August, 2020



Tate Reeves
Tate Reeves
GOVERNOR

Michael Watson
Michael Watson
SECRETARY OF STATE

PERMITS RECEIPT N

10497472
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 01/28/21 TIME: 14:03

CLERK: sgill

CUSTOMER#:

CUSTOMER NAME

0

AMOUNT PAID:

PAID BY: PZD

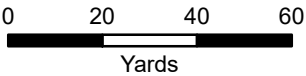
PLANNING AND

75.00



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 122 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			Maggie and Jermille Johnson	8291 Florida Ave	GULFPORT	MS	39501
n			Adjacent Property Owners				
	50732	0810G-02-029.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
	50432	0810B-03-065.000	BALL EVA	8298 W VIRGINIA AVE	GULFPORT	MS	39501
	50436	0810B-03-070.000	BOYD JANE -EST- C/O QUEEN E GRAVES	2616 W.GEORGE ST	GULFPORT	MS	39503
	50444	0810B-03-072.000	BROOKS LIZZIE REA -L/E-	2226 31ST AVE	GULFPORT	MS	39501
	50446	0810B-03-080.000	CASA OF HARRISON COUNTY	47 MAPLES DR #B	GULFPORT	MS	39507
	50445	0810B-03-081.000	FAIRLEY MILTON	802 35TH ST	GULFPORT	MS	39501
	50443	0810B-03-073.000	GORE CHARLOTTE ANN & ABRAM LEE A JR	8292 N CAROLINA AVE	GULFPORT	MS	39501
	87889	0810G-02-002.000	GREATER MT OLIVE BAPTIST CHURCH	4303 TENNESSEE AVE	GULFPORT	MS	39501
	50428	0810B-03-061.000	HARRISON CHARLES & SHAMEKA	14432 VAN BUREN ST	GULFPORT	MS	39501
n	50429	0810B-03-060.000	HARRISON CHARLES & SHAMEKA	14432 VAN BUREN ST	GULFPORT	MS	39501
n	50427	0810B-03-062.000	HARRISON CHARLES D JR	14432 VAN BUREN ST	GULFPORT	MS	39501
	50731	0810G-02-004.000	HARVILLE VALVANEAA U & ZENA D	60 COUNTY RD 533	WOODLAND	AL	36280
	50733	0810B-03-095.000	NICHOLS ARLENE C	10511 PALM COVE AVE	TAMPA	FL	33647
	50750	0810B-03-100.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
n	87499	0810B-03-098.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
	50746	0810B-03-097.000	SOUTH MS HOUSING & DEVELOPMENT CORP	10430 THREE RIVERS RD	GULFPORT	MS	39505
n	87887	0810G-02-001.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
n	87890	0810G-02-003.000	SOUTH MS HOUSING & DEVELOPMENT CORP	PO BOX 2347	GULFPORT	MS	39505
n	50447	0810B-03-079.000	STATE OF MISS 8/26/2013				0
	50435	0810B-03-071.000	THOMPSON-MUNGO SANDRA D ETAL	P O BOX 1116	HALIFAX	VA	24558
n	50434	0810B-03-063.000	THOMPSON-MUNGO SANDRA D ETAL	P O BOX 1116	HALIFAX	VA	24558

RE: Planning Commission Approval 2103PC039, by owners Maggie & Jermille Johnson, tax parcel 0810B-03-099.000, Request mobile home use, West Virginia Ave, Zoned R-1-5 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: General Plan 2103PC045:
(Deferred to April meeting)

General Plan 2103PC045, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 and 0908F-01-001.000, Approval for General Plan for 18-lot subdivision (Florence Gardens Phase VIII) with 9 outparcels, Music St, Zoned T4+ (General Urban Zone "Plus"), R-1-10 (Single-family), and R-2 (Single-family), Ward 6

MEMORANDUM

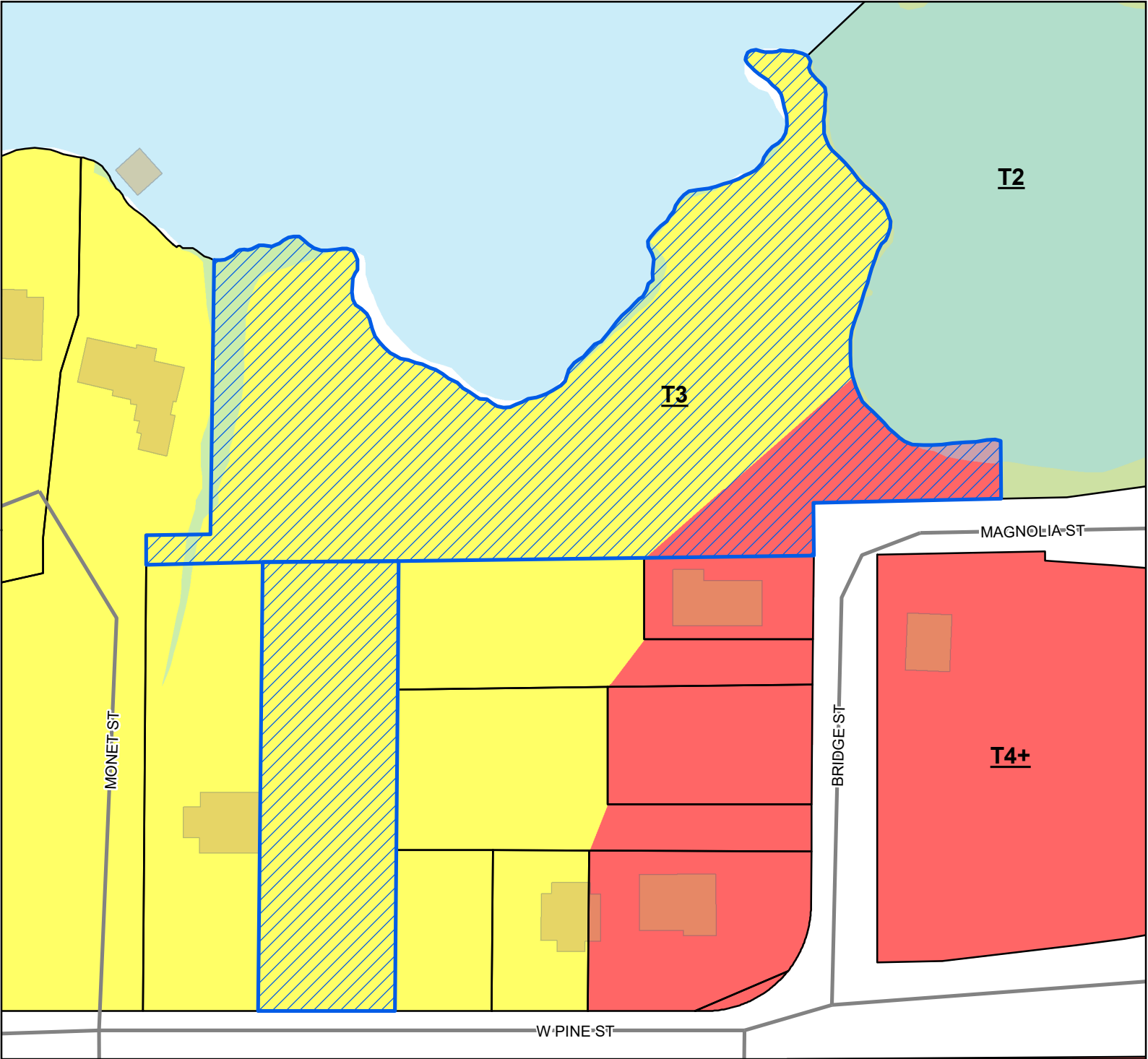
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Zoning Map Amendment 2103PC046:

Zoning Map Amendment 2103PC046, by agent Garlon Pemberton, tax parcels 1010E-01-003.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) and T4+ (General Urban Zone "Plus") to completely T4+, W Pine St and Magnolia St, Ward 4



Site

Street

Parcels

Buildings

Water Features

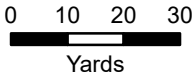
Smart Code

T4+

T3

T2

Site Information
1010E-01-003.000
1010E-01-011.000
Zoning: T3 (Sub-Urban zone)
T4+ (General Urban Zone "Plus")
Size: 3.2 Acres
Flood: AE



1 inch = 102 feet



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Reasons for rezoning request

1. Mistake:

a. Parcel #1010E-01-003.000

- i. On this parcel the zoning is divided into two different zonings (T3 and T4+). In looking at the zoning map this has happened on multiple lots in the area with no clear reason. With the density of traffic in this area, and boat launch next to the parcel this the T4+ is clearly the correct choice.

b. Parcel #1010e-01-011.000

- i. n/a

2. Character of the neighborhood has changed:

a. Parcel #1010E-01-003.000

- i. In the surround areas to the North, East, and South there is a growing demand for new business, especially waterfront restaurants. By rezoning this parcel to T4+ it allows multiple new options that both are within keeping of the surrounding areas in addition to creating tax revenue for the City of Gulfport.

b. Parcel #1010e-01-011.000

- i. In the event the request to parcel #1010E-01-003.000 is accepted then this parcel's new highest and best use would be used to access parcel #1010E-01-003.000. In this event the T3 would not allow for the use of street access / parking therefor the T4+ becomes the most logical solution.

1. Interest

a. See attached

b. Surround owners:

- i. 1 FAULKE WARD & CECIL C
1300 MONET ST GULFPORT, MS 39507
- ii. 2 MAGNOLIA PLEX LLC
2208 18TH ST STE B GULFPORT, MS 39501
- iii. 3 ANDREWS EMILY ANN BINGHAM
1204 W PINE ST GULFPORT, MS 39507
- iv. 4 MARSHALL ELIZABETH & JON BERRY ETAL
16 RIVERS BEND DR GULFPORT, MS 39507
- v. 5 WJZD INC
P O BOX 6216 GULFPORT, MS 39507

2. Development Schedule:

a. Upon completion of the rezoning:

- i. 0-90 days plans and permitting.

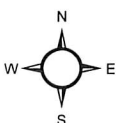
- ii. 91-300 days Site work, construction, floating docs
- iii. 301-330 punch list, parking, certificate of occupancy

3. Effect of Amendment:

- c. In additions to the amendment request we will simultaneously be requesting a planned building group. Our goal for the Parcel #1010E-01-003.000 is to put a restaurant on the North East portion of the property in addition to condo's / townhomes on the West portion. On the far west of the property there will maintain a minimum of 15' tree line separating the current residential home with continuing residential condo's / townhomes before developing commercial restaurant. This would make for a nice transition with having little to no affect on the current resident to the West of the property. For Parcel #1010E-01-011.000 we are looking to do an upscale entrance drive with a wooden bridge and trellis over the wetland area so that no impact to the wetlands will be done. We will also maintain a minimum of a 15' tree buffer line down the West side of property to maintain a buffer between new drive and current resident.



Area Map



Printed 1/21/2021

1 inch = 100 feet

- Collector
- Minor/Residential
- Parcels
- Easement

- Smart Code**
- TZone**
- T4+
 - T3
 - T2

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PAC SERVICES LLC
11759 Sleeping Deer Lane
Saucier, Mississippi 39574
228.861.6165

January 23, 2021

Mr. Ivan Spinner
440 Green Teal Ct.
Biloxi, Mississippi 39531

RE: Wetland Determination
Parcels 1010E-01-003.000 & 011.000, (~3.2 ac)
Harrison County, Mississippi

Mr. Spinner:

PAC Services, LLC (PAC) has conducted a wetland investigation in accordance with appropriate U.S. Army Corps of Engineers (COE) Section 404 wetlands delineation procedures. The following report presents the findings of the preliminary investigation. The US Army Corps has jurisdiction over wetland habitats as authorized in Section 404 of the Clean Water Act. The Corps defines wetlands based on positive evidence of three parameters: hydric soil, hydric vegetation, and wetland hydrology.

This preliminary wetland investigation is based on research materials and a site visit made January 22, 2021. The investigation recorded the following information and observations:

- The ~3.2 ac tract is mostly cleared except for the southern parcel and both are vacant with previous house structures removed;
- The tract is located in Section 30, T7S-R10W, Harrison County, Mississippi immediately west of Magnolia Street and north of West Pine Street;
- Tract elevations range from 1' to 8' msl, with the highest being the former house structure on the northern parcel;
- The tax parcel shows evidence of erosion along the waters edge that cannot be legally recovered. Thus, the parcel does contain areas of open water including the tidally influenced bayou on the western property line.

SOILS

The NRCS has mapped the tract as containing two different soils: Sulfaquepts and Saucier fine sandy loam. The Sulfaquepts soils are sometimes comprised of hydraulic dredged material that has been stockpiled. These soils, although hydric in character, are not considered to satisfy the hydric soil parameter, due to the stacking and drainage over time. Caution should be taken during any construction; it is highly suggested that soil structural studies be conducted. Where these soils still interact with the surface water and tides, the hydric parameter is met. The Saucier series consists of moderately well drained, slowly permeable soils that have a moderate amount of plinthite in the subsoil. These soils formed in marine sediment that is loamy in the upper part and clayey in the lower part. These are nearly level to strongly sloping soils on upland ridges and hillsides of the Southern Coastal Plain and Eastern Gulf Coast Flatwoods. (NRCS).

VEGETATION

The vegetation is best described as disturbed herbaceous with many invader/primary successional plants. Several of the remnant trees from the original homestead were damaged during recent acute tropical storms. The southern parcel still has a few trees including a very mature cypress tree near the south wetland boundary.

HYDROLOGY

Evidence of wetland hydrology is relative to the tract's situation in the larger landscape. The western portion of the northern parcel and the northern portion of the southern parcel are connected to a natural drainage pattern that connects directly into Bernard Bayou.

CONCLUSION:

Based on the findings of this investigation, it is my professional opinion that 0.43 of the 3.2 acres of the tract would be considered jurisdictional wetlands by the regulatory agencies. Any proposed impacts, including access across the southern (main) wetland polygon would require a permit from the US Army Corps of Engineers, Mobile District.

Based on our conversation, I have illustrated the 0.29-acre wetland polygon and 0.16-acre impact area of a proposed 60' wide access on the southern parcel. If the agencies determine that this area is tidally influenced you may need consider alternative construction techniques such as bridging the wetlands because there are currently no wetland mitigation options for tidal waters/wetlands.

If you have additional questions regarding this report, please do not hesitate to contact me directly at 228.861.6165.

Respectfully,

A handwritten signature in cursive script that reads "Patrick Chubb".

Patrick Chubb
Owner/Biologist

attachments

STATE OF MISSISSIPPI
COUNTY OF HARRISON

AFFIDAVIT OF AUTHORITY

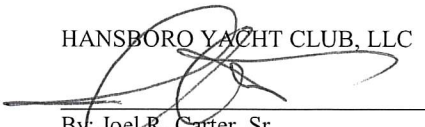
PERSONALLY APPEARED BEFORE ME, Joel R. Carter Sr, who being
first duly sworn states as follows:

1. I am the Managing Member of HANSBORO YACHT CLUB, LLC, and have full authority to act on behalf of HANSBORO YACHT CLUB, LLC to execute this Affidavit of Authority.
2. HANSBORO YACHT CLUB, LLC hereby nominates and appoints Garlon A. Pemberton, Jr. of HP Development, LLC, Jordan R. Mathews, and the firm, Schwartz, Orgler & Jordan, PLLC as its agents for all purposes related to the Application for Zoning Map Amendment and/or Rezoning, and all other applications which will need to be filed related to the real properties being commonly described as Tax Parcel No. 1010E-01-003.000 and 1010E-01-011.000.
3. Garlon A. Pemberton, Jr. of HP Development, LLC, Jordan R. Mathews, and the firm, Schwartz, Orgler & Jordan, PLLC hereby have authority to submit said application(s) and speak on behalf of HANSBORO YACHT CLUB, LLC at any hearings on the same as required by the City of Gulfport.
4. This Affidavit of Authority is executed for the specific purposes of satisfying the City of Gulfport's application requirements related to delegating authority, as well as any other rules or regulations of the City of Gulfport which require this Affidavit of Authority.

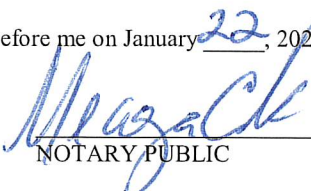
Further affiant sayeth not.

WITNESS MY SIGNATURE, this January 22, 2021.

HANSBORO YACHT CLUB, LLC


By: Joel R. Carter, Sr.
Its: Managing Member

Sworn to and subscribed before me on January 22, 2021.


NOTARY PUBLIC

My commission expires:

(SEAL)





1st Judicial District
Instrument 2019 4092 D -J1
Filed/Recorded 6/14/2019 09:55 A
Total Fees \$ 12.00
5 Pages Recorded

Prepared by:
Rushing & Guice, P.L.L.C.
1000 Government St., Ste. E
Ocean Springs, MS 39564
228-374-2313
File No. RG 9513

Return to:
Rushing & Guice, P.L.L.C.
Post Office Box 1925
Biloxi, MS 39533
228-374-2313

STATE OF MISSISSIPPI
FIRST JUDICIAL DISTRICT
COUNTY OF HARRISON

INDEXING INSTRUCTIONS: NE ¼ of SW ¼, Sec. 30, T7S, R10W, 1st JD, Harrison County, MS.

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Peoples Bank, Biloxi Mississippi
155 Lameuse Street
Biloxi, MS 39533
(228) 435-5511

does hereby sell, convey and warranty specially unto

Hansboro Yacht Club, LLC,
a Mississippi limited liability company,
P. O. Box 29
Gulfport, MS 39502
(228) 860-9824

the following described properties lying and being situated in Harrison County, State of Mississippi,
to-wit:

(See Exhibit A attached) (Page 3)

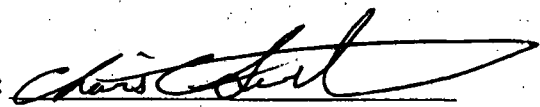
2

This conveyance is made subject to any and all recorded restrictive covenants, right-of-ways, easements and prior reservations of any oil, gas and mineral rights.

The ad valorem taxes for the current year of 2019 are to be assumed by the Grantee herein. It is agreed, acknowledged, and understood by Grantor and Grantee that the taxes have been prorated as of this date based upon figures for the preceding year, or on an estimated basis for the current year, and that all tax information was assembled from outside sources, and Rushing & Guice, PLLC cannot guarantee the accuracy thereof.

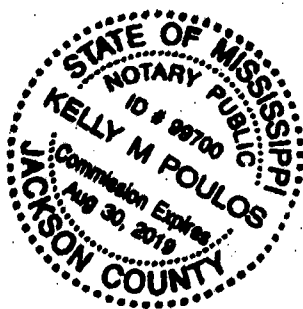
WITNESS THE SIGNATURE OF THE UNDERSIGNED, this the 13th day of June, 2019.

The Peoples Bank, Biloxi Mississippi

By: 
Chevis Swetman, CEO and President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of June, 2019, within my jurisdiction, the within named CHEVIS SWETMAN, who acknowledged that he is CEO and PRESIDENT of THE PEOPLES BANK, BILOXI MISSISSIPPI, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



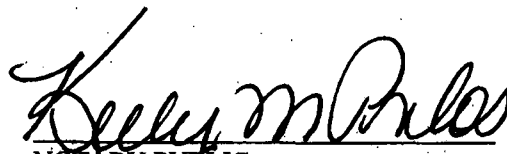

NOTARY PUBLIC
MY COMMISSION EXPIRES:

EXHIBIT "A"
Legal Description

Parcel 1 - Magnolia

PARCEL NUMBER 1010E-01-003-000, being a portion of the following: One parcel of land beginning at the corner of the intersection of the North line of Magnolia Street and the West line of Gulf Street in the former Town of Handsboro, in said County and State, and from said point run North a distance of 350 feet, thence West a distance of 190 feet, more or less, to a ravine, thence North along said ravine to Bayou Bernard a distance of 120 feet, more or less, thence in Southwesterly direction along said Bayou Bernard a distance of 600 feet, more or less, to the East line of property owned by W. L. Hays, thence South along the East line of said Hays property to the North line of said Magnolia Street, thence East along the North line of said Magnolia Street, a distance of 736 feet, more or less, to the point of beginning. Said land is situation in the Northeast quarter of Southwest quarter of Section 30 Township 7, South, Range 10, West, and is bounded on the South by said Magnolia Street, on the West by property now or formerly owned by W. L. Hays, on the North by Bayou Bernard, and on the East by said Gulf Street and the land formerly owned by Mrs. Emma DeMayer and now owned by O. L. Meador; together with all riparian and other rights, easements, privileges and appurtenances belonging thereto and improvements thereon.

LESS AND EXCEPT: PARCEL NUMBER 1010E-01-002-000 3.4 AC(C) BEG AT INTER OF S MAR OF BAYOU BERNARD AND SW MAR OF LORRAINE RD SELY ALONG RD 236.9 FT TO W MAR OF NEW COWAN - LORRAINE RD SLY ALONG RD 328.5 FT S 22 DG W 58.9 FT S 84 DG W 67 FT S 82 DEG W 82.5 FT TO N MAR OF MAGNOLIA ST SLY WLY ALONG RD 49.5 FT N 40 FT N 40 FT TO S MAR OF LAKE N WLY ALONG LAKE TO BAYOU NELLY ALONG BAYOU 300 FT TO POB PART OF NE ¼ OF SW ¼ OF SEC 30-7-10.

ALSO DESCRIBED BY SURVEY BY PATRICK M MARTINO, PLS DATED 8/25/08 SURVEY DESCRIPTION:

A parcel of land located in the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 South, Range 10 West, First Judicial District of Harrison county, city of Gulfport, Mississippi and being more particularly described as follows:

Commencing at an iron pipe found lying on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 South, Range 10 West; thence N 88° 27' 48" E 558.13 feet to an iron rod found lying on the North margin of Pine street; thence N 00° 12' 18" E 325.97 feet to an iron rod found at the established Northwest corner of Lambert being described in Deed Book 923, page 557, said point also being the point of beginning; thence N 88° 35' 35" W 96.23 feet to an iron rod found; thence N 03° 25' 54" W 17.32 feet to an iron rod found; thence N 88° 13' 10" E 47.89 feet to an iron rod found, lying on the East line of the property now or formerly of Faulk being described in deed instrument number 2006-4401-D-J1; thence N 00° 30' 11" W 190.66 feet to a point within an existing water inlet; thence S 79° 25' 09" E 39.76 feet to an iron rod found lying on the shoreline of Bernard Bayou; thence along the shoreline of Bernard Bayou in a Northeasterly direction a distance of 51 feet more or less, to a point being, N 70° 55' 44" E 50.80 feet; thence continue along the shoreline of Bernard Bayou in a Southeasterly direction a distance of 170 feet more or less, to a point being, S 46° 37' 39" E 164.69 feet; thence continue along the shoreline of Bernard Bayou in a Northeasterly direction a distance of 200 feet more or less, to a point being, N 40° 42' 02" E 181.57 feet; thence continue along the shoreline of Bernard Bayou in a Northeasterly direction a distance of 194 feet more or less, to a point being, N 28° 24' 49" E 142.94 feet; thence continue along the shoreline of Bernard Bayou in a Easterly direction a distance of 26 feet more or less, to a point being, S 85° 16' 17" E 24.40 feet; thence N 61° 50' 15" E 58.51 feet more or less to a point being the midpoint of the entrance to a man-made lake as made reference to in that deed to Francis Patrick recorded in deed book 1411, page 398; thence in a Southeasterly direction 346 feet more or less to an iron rod found being, S 16° 37' 09" E 346.20 feet, said rod lying on the South shoreline of said man-made lake; thence S 00° 20' 24" E 16.21 feet to an iron rod found lying on the North margin of Magnolia street, said point being 250 feet West of the intersection of the former West right-of-way of Lorraine Cowan road and the North margin of Magnolia street; thence along the North margin of Magnolia street, S 88° 58' 05" W 127.20 feet to an iron rod found lying at the intersection of the North margin of Magnolia street and the West margin of Bridge street; thence S 00° 47' 20" W 36.25 feet along the West margin of Bridge street to an iron rod found at the Northeast corner of the property now or formerly of Wentworth, being described

4

in deed book 1352, page 294; thence S 88° 26' 44" W 279.69 feet along the North line of the property now or formerly of Wentworth to an iron rod found; thence S 88° 29' 54" W 109.96 feet to the point of beginning, containing 2.63 acres more or less.

Said parcel being subject to a 30 foot perpetual gas easement as described in deed book 245, page 31, a 20 foot AT&T telecommunications easement as described in deed book 1075, page 413, and an overhead power line easement described in deed book 244, page 390. Said parcel also subject to any and all riparian and littoral rights.

Parcel 2 – Pine

Beginning at a point where the West boundary line of the Northeast Quarter of the Southwest Quarter (NE ¼ of the SW ¼) of said section 30, intersects the South bank of Bayou Bernard, and thence running South along the West boundary line of said Northeast Quarter of the Southwest Quarter (NE ¼ of the SW ¼) of said Section 30, a distance of 592 feet, more or less, and from said point running thence East a distance of 558 feet, to a point, which said point is the point of beginning of the lands herein conveyed. From said point of beginning, run thence North a distance of 330 feet, thence East a distance of 100 feet, thence South a distance of 330 feet, thence West a distance of 100 feet to the point of beginning. Being the same property as described and recorded in Deed Book 252 at Pages 551 and 552 in the courthouse of Harrison County, First Judicial District, Mississippi



DATE: 02/02/21 TIME: 14:24

CUSTOMER#: 000000000

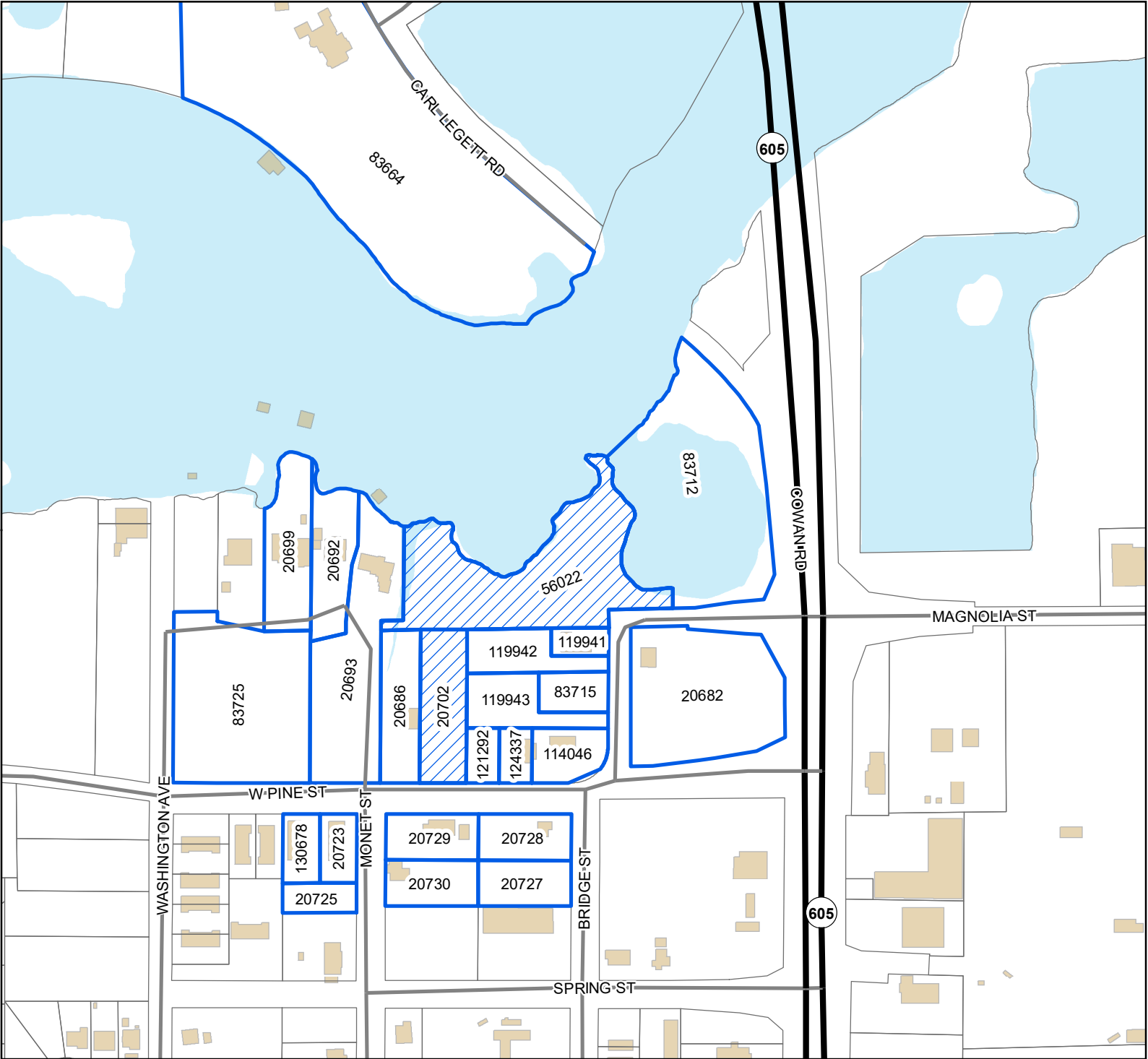
CLERK: tnorthin

RECPT#: 10501746 PREV BAL: 175.00
TP/YR: MS/2021 AMT PAID:
BILL: ADJSTMT:
EFF DT: 02/02/21 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----
PRINCIPAL PAID: 175.00
INTEREST PAID: .00
ADJUSTMENTS: .00
DISC TAKEN: .00

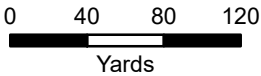
AMT TENDERED: 175.00
AMT APPLIED: 175.00
CHANGE: .00

PAID BY: GARLON PEMBERTON
PAYMENT METH: CHECK
PAYMENT REF: 1200



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	56022	1010E-01-003.000	HANSBORO YACHT CLUB LLC	4908 Courthouse Rd	GULFPORT	MS	39503
	20702	1010E-01-011.000	HANSBORO YACHT CLUB LLC	4908 Courthouse Rd	GULFPORT	MS	39503
			Garlon Pemberton	9591 South Bayou Bend Dr	GULFPORT	MS	39503
n			Adjacent Property Owners				
	83664	1010D-03-002.000	MAVAR GERALD MICHAEL SR & DIANNE	8001 CARL LEGETT RD	GULFPORT	MS	39503
	83712	1010E-01-002.000	MAGNOLIA PLEX LLC	1414 25TH AVE	GULFPORT	MS	39501
	20682	1010E-01-006.000	MAGNOLIA PLEX LLC	2208 18TH ST STE B	GULFPORT	MS	39501
	83715	1010E-01-010.000	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
	114046	1010E-01-010.001	DANIELS RIP MICHAEL	1230 W PINE ST	GULFPORT	MS	39507
n	119941	1010E-01-010.002	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
n	119942	1010E-01-010.003	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
n	119943	1010E-01-010.004	WJZD INC	P O BOX 6216	GULFPORT	MS	39507
	121292	1010E-01-010.005	MARSHALL ELIZABETH & JON BERRY ETAL	16 RIVERS BEND DR	GULFPORT	MS	39507
	124337	1010E-01-010.006	WENTWORTH JUDY	1226 W PINE ST	GULFPORT	MS	39507
	20686	1010E-01-012.000	ANDREWS EMILY ANN BINGHAM	1204 W PINE ST	GULFPORT	MS	39507
	20693	1010E-01-014.000	FAULK E WARD & CECIL C	1300 MONET ST	GULFPORT	MS	39507
	20692	1010E-01-015.000	HAMILTON BETTY LOU	1125 MAGNOLIA DR	GULFPORT	MS	39501
	20699	1010E-01-016.000	DISMORE MATTHEW B	1119 MAGNOLIA STREET	GULFPORT	MS	39507
	83725	1010E-01-019.000	HIGHTOWER JOHN C	1119 MAGNOLIA ST	GULFPORT	MS	39507
	20728	1010E-02-006.000	DEFIBAUGH BEN	1123 BRIDGE ST	GULFPORT	MS	39501
	20727	1010E-02-007.000	PETERS STEVEN D	P O BOX 7094	GULFPORT	MS	39506
	20730	1010E-02-009.000	CUTRER SAMUEL E	P O BOX 7265	GULFPORT	MS	39507
	20729	1010E-02-010.000	PETTEY WILLIAM H JR	P O BOX 1326	GULFPORT	MS	39502
	20723	1010E-02-011.000	JKA PROPERTIES LLC	1200 COLLEGE ST	GULFPORT	MS	39507
	130678	1010E-02-011.001	MARONEY TIMOTHY P ETAL	1200 COUNTRY CLUB RD	GLADWYNE	PA	19035
	20725	1010E-02-012.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501

RE: Zoning Map Amendment 2103PC046, by agent Garlon Pemberton, tax parcels 1010E-01-003.000 and 1010E-01-011.000, Request to rezone from T3 (Sub-Urban zone) and T4+ (General Urban Zone "Plus") to completely T4+, W Pine St and Magnolia St, Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: General Plan 2103PC049:

General Plan 2103PC049, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Approval of General Plan for 12-lot townhouse development (24th Avenue Townhomes) with 1 outparcel, 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3



Site

US or State Highway

Street

Alley

Railroad

Parcels

Buildings

Water Features

Smart Code

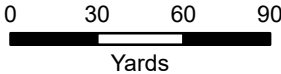
T6

T5

T4+

T4L

Site Information
0811F-05-031.000
Zoning: T4L (General Urban Zone "Limited")
Size: 1.10 acres
Flood: X



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



SHEET INDEX:

1. COVER SHEET
2. SITE SURVEY
3. DEVELOPMENT PLAN
4. LOT SUBDIVISION PLAN

24TH AVENUE TOWNHOMES

24TH AVENUE BETWEEN 20TH AND 21ST STREETS
GULFPORT, MS

OWNERS:
ROB-LANDS LLC
111 LUNDGREN LANE
GULFPORT, MS 39507

SITE PLAN

24TH AVENUE
TOWNHOMES

24TH AVENUE
GULFPORT, MS

7 JANUARY 2021

1

FILE=D08\EP14\GULFPORT-SALVATION-GULF.DSV-ARMY-FINAL.DWG

THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED FLOOD HAZARD AREA, BEING LOCATED IN ZONE 'X', ACCORDING TO FIA MAP #2852530039 D, DATED OCTOBER 4, 2002.

THIS IS A CLASS 'B' SURVEY. DATE OF FIELD SURVEY 1/24/08. ALL BEARINGS ARE REFERENCED TO TRUE NORTH AND ARE TAKEN FROM GPS OBSERVATIONS. NOT VALID UNLESS ORIGINAL SEAL AND SIGNATURE APPEARS HEREON.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND FROM UTILITY DRAWINGS OF THE CITY OF GULFPORT, MISSISSIPPI. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

MS ONE CALL PHONE 800 227 6477.

ELEVATIONS DETERMINED BY GPS OBSERVATIONS AND PROVIDED BY OPUS.

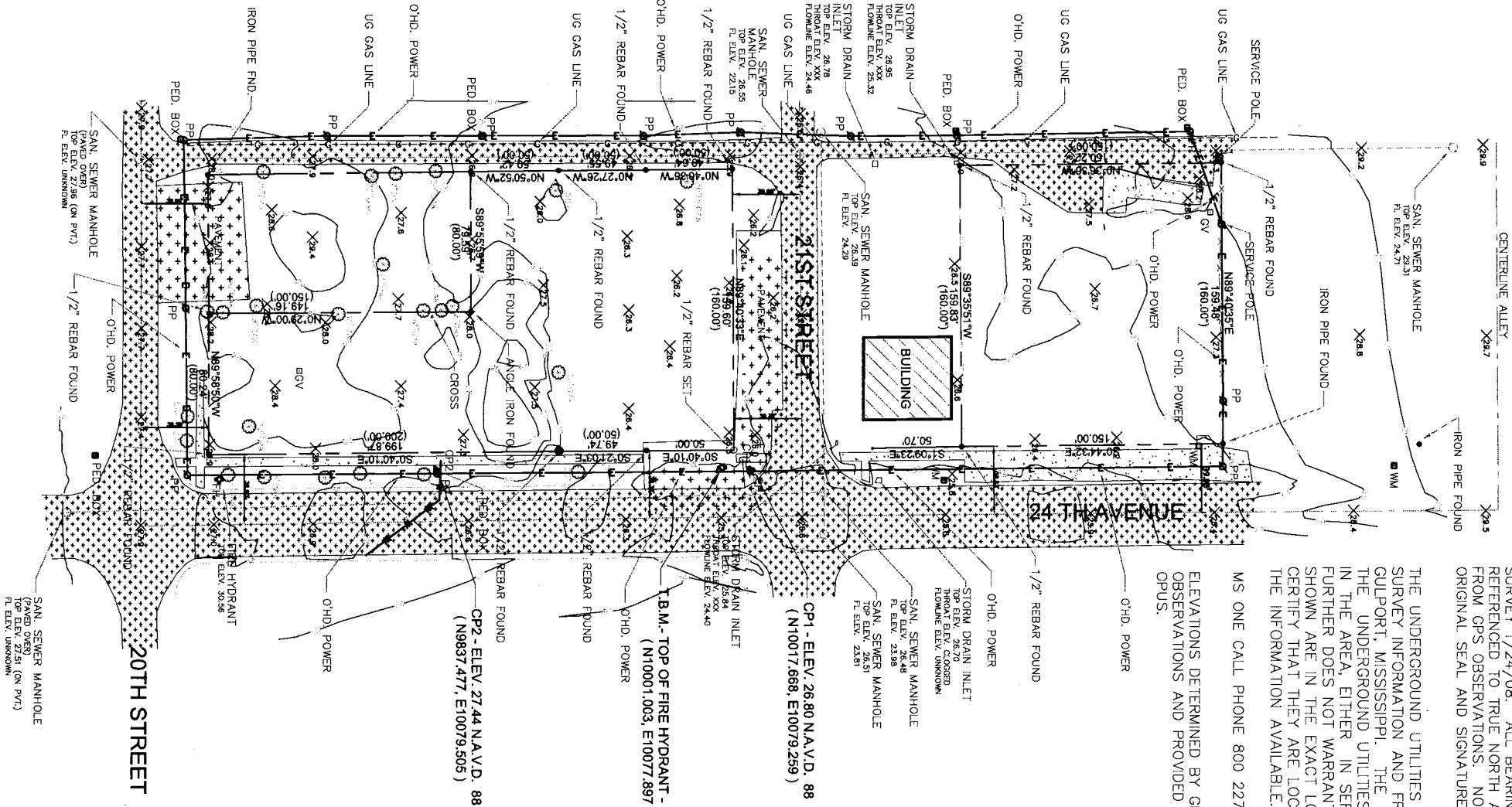
UTILITIES:

WATER - CITY OF GULFPORT, MS.
PUBLIC WORKS DEPT.
MR. RON SMITH
PHONE 228 868 5740
SEWER - CITY OF GULFPORT, MS.
PUBLIC WORKS DEPT.
MR. RON SMITH
PHONE 228 868 5740
ELECTRICAL - MISSISSIPPI POWER COMPANY
2829 13TH STREET
GULFPORT, MS
800 532 1502
GAS - CENTERPOINT ENERGY
GULFPORT, MS
228 896 7500



LEGEND

- ▲ CP2 CONTROL POINT
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OBJECT (AS CALLED OUT)
- STORM DRAIN INLET
- SANITARY MANHOLE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- PP POWER POLE
- POWER POLE WITH GUYWIRE
- FH FIRE HYDRANT
- PROPERTY LINE
- TREE
- BUILDING
- INDEX CONTOURS
- 50 INTERMEDIATE CONTOURS
- X49.9 SPOT ELEVATIONS
- LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- SURVEY MONUMENT (T.B.M.)
- GV GAS VALVE
- G GAS LINE (UNDERGROUND)



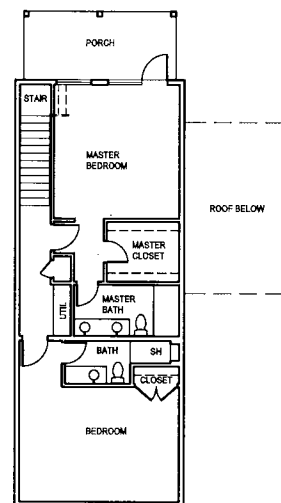
TOPOGRAPHICAL SURVEY - SALVATION ARMY - GULFPORT, MS

WILLIAMS ENGINEERING, INC.	R.S.W.	TOPOGRAPHICAL SURVEY OF THE	DATE	1/24/08
JANUARY 2008		SALVATION ARMY PROPERTY IN	SHEET NAME	
		GULFPORT, MISSISSIPPI		
SURVEYED AND DRAWN BY: WILLIAMS ENGINEERING INC., P.A.				
176 COUNTY ROAD 1050				
TUPELO, MISSISSIPPI 38804				
(662) 832-1081				
(662) 841-2256				
				SHEET NO. OF
				1 1

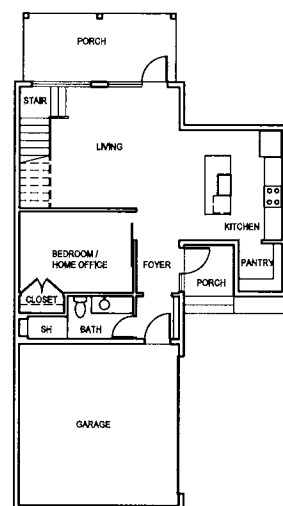


ARCHITECTURAL CHARACTER - KEY WEST STYLE

UNABRIDGED
ARCHITECTURE P.A.C.
ALLISON H. ANDERSON FAIA
JOHN M. ANDERSON AIA
443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

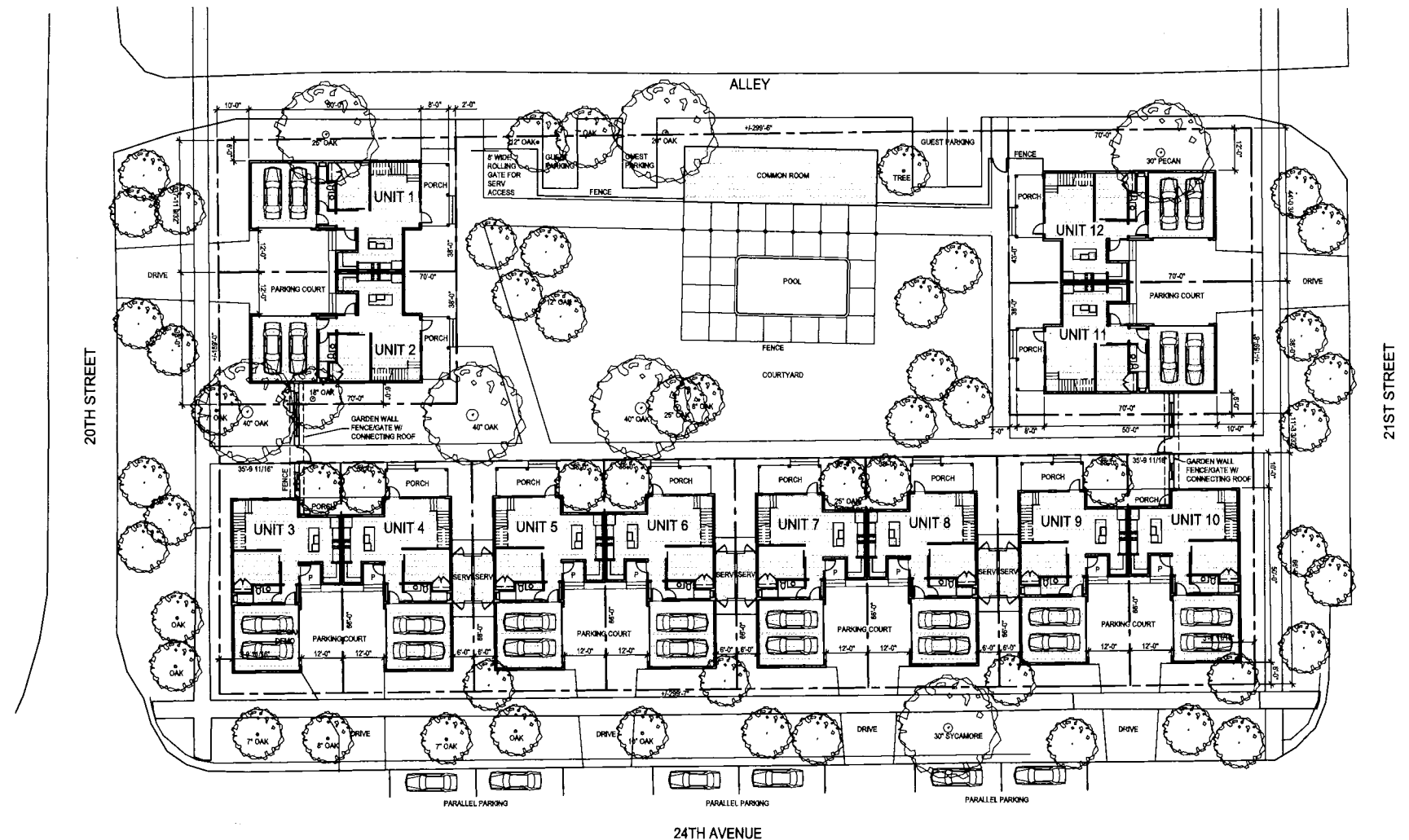


SECOND FLOOR PLAN
1000 SF 11 AUG 2020



FIRST FLOOR PLAN
517 SF 11 AUG 2020
TOTAL AREA 1517 SF

UNIT FLOOR PLANS
1/8" = 1'-0"



DEVELOPMENT PLAN
1/16" = 1'-0"



DEVELOPMENT
PLAN

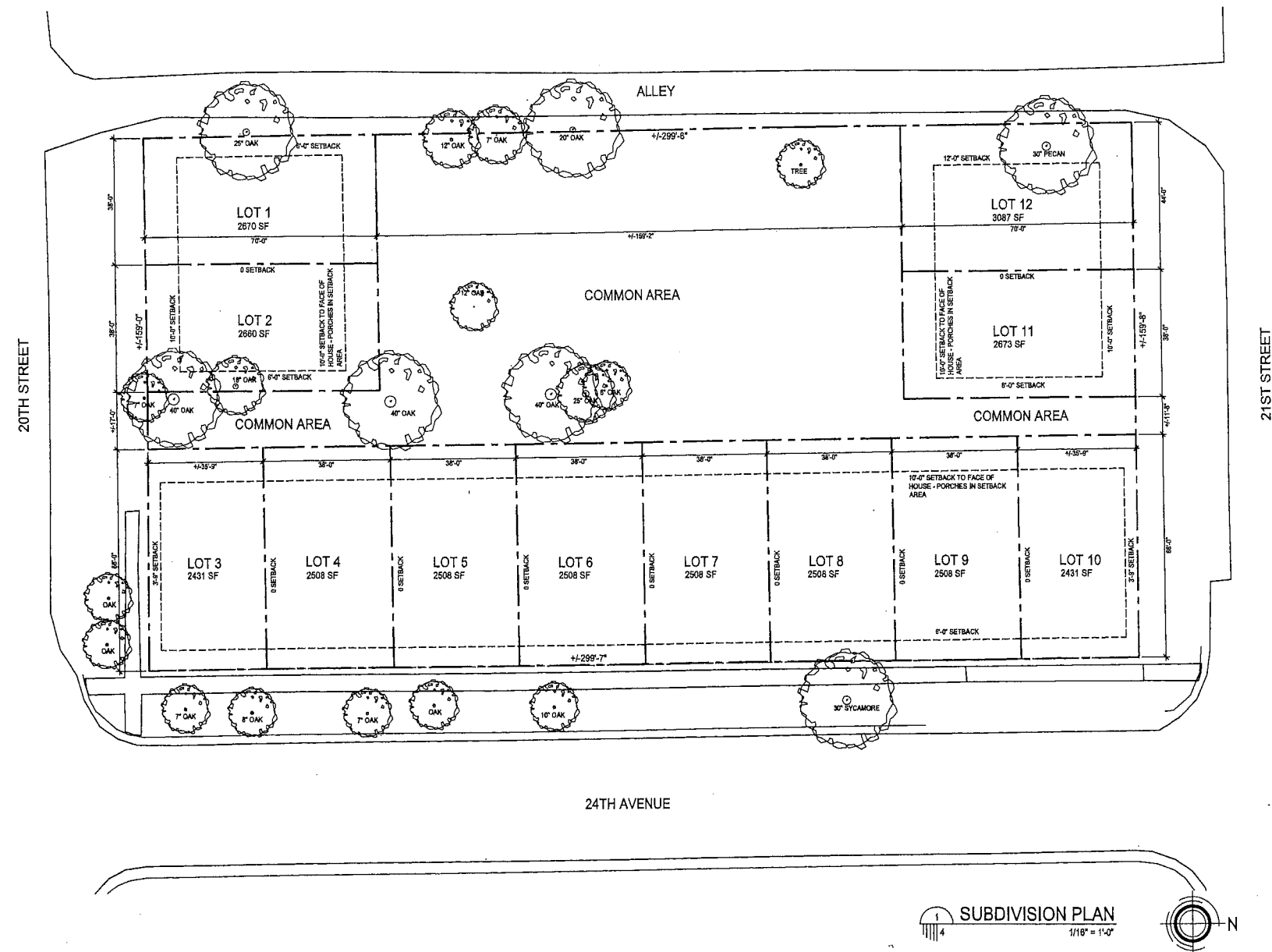
24TH AVENUE
TOWNHOMES

24TH AVENUE
GULFPORT, MS

20 DECEMBER 2020

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One Hundred (100), ORIGINAL GULFPORT, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 9 (Copy Book 4-A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.



UNABRIDGED
ARCHITECTURE INC.
ALLISON H. ANDERSON FAIA
JOHN M. ANDERSON AIA
443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

SUBDIVISION
PLAN

24TH AVENUE
TOWNHOMES

24TH AVENUE
GULFPORT, MS

7 JANUARY 2021

4

SUBDIVISION PLAN
1/18" = 1'-0"

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR 24th AVENUE TOWNHOMES**

WHEREAS, Rob-Lands, LLC is the owner of certain land and property lying and being situated in the First Judicial District of Harrison County, Mississippi, being 24th Avenue Townhomes, a townhome subdivision according to a map or plat of which is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi in Plat Book ____ at Page ____ thereof.

WHEREAS, said owner, hereinafter referred to and called the "Declarant", desires to impose certain Restrictive and Protective Covenants upon all lots of said subdivision for the protection and benefit of those purchasing lots therein.

NOW THEREFORE, in consideration of the advantages to accrue through such restrictive and protective covenants and for other good and valuable consideration, the Declarant does hereby covenant and agree with all future owners of lots in the aforesaid subdivision that the following restrictive and protective covenants shall apply to all the lots in said subdivision, and to all improvements thereon, and does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall run with the land and shall be a burden and benefit to Declarant, his successors and assigns, and to any persons acquiring title to or owning an interest in the said real property and improvements, their successors, executors, heirs, administrators, devisees and assigns.

**ARTICLE I
RESTRICTIONS AS TO USE,
OCCUPANCY AND APPEARANCE**

Section 1. General. All of the Lots shall be used and occupied as townhometownhome residences and no structures shall be erected; altered, placed or permitted to remain other than single family dwellings with a private garage for not more than two (2) vehicles. No building, fence, wall or other structure shall be erected or placed on any Lot, except in accordance with the provisions of this Declaration. No alteration to the exterior (appearance) of any dwelling, lot, building, fence, or other structure shall be made without the written permission of the Homeowner Association created hereunder. Each Owner shall be responsible for his/her own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owner, and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Building Setback Requirements. No building shall be located on any lot in the subdivision in violation of the platted setbacks.

Section 3. Dwelling Size. All residences constructed on Lots One through Twelve (1-12) shall contain a minimum square footage of 1,200 square feet of heated and cooled floor area (exclusive of decks, porches and garages).

Section 4. Fences. All fences constructed on any lot or building site must be approved by the Homeowners Association prior to construction in accordance with Section 1 of Article II of these covenants, conditions and restrictions. The Homeowner's Association will be responsible for the maintenance of common area fences.

Section 5. Temporary Structures. No structure of a temporary nature (trailer, shack, tent or other building), shall be moved to, placed upon or used on any Lot at any time, either temporarily, permanently, excepting, however, that during periods of construction, contractors shall be permitted a single storage shed on each separate construction site.

Section 6. Building Condition, General Appearance, Nuisance, and Health Regulations. All Lots shall be maintained in good repair, shall be clean and sanitary at all times, and no nuisance and no violation of the rules and regulations of the State Board of Health or any governmental agency shall be permitted.

Section 7. Noxious and Offensive Trade. No noxious or offensive trade or activity shall be carried out upon a Lot nor shall anything be done thereon which may be or become an annoyance to the other Lot Owners. Floodlights, bells, telephones, music, number or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring Lots.

Section 8. Signs. No professional, commercial or other signs of any kind shall be erected or maintained on any Lot or building by any Owner except with the written permission and direction of the Homeowner's Association, or except as may be required by legal proceedings. It being understood that the Association will not grant permission unless reasonably necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant during any such period of time that Declarant owns any Lot and is offering any Lot for sale.

Section 9. No Clothes Lines. No outside clothes lines or other items detrimental to the appearance of the Lots shall be permitted on any Lot. All personal garbage and trash receptacles, which are to be furnished by the Owner, must be hidden from view.

Section 10. Animals. No livestock, animals, chickens or fowl of any kind or nature shall be permitted on a Lot except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs or cats shall be permitted on a Lot except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible Lot Owner. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet, the Homeowner's Association shall perform such service and shall bill the pet owner accordingly. The Homeowner's Association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to ensure that such pets are not and do not become a nuisance.

Section 11. Nuisances. No nuisance shall be allowed upon a Lot, nor any use or practice that is the source of annoyance to Lot Owners or which interferes with the peaceful possession and proper use of a Lot by its owners. All parts of a Lot shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio for the purpose of drying or for any other purpose in a manner which would allow said clothing, towel or other personal property to be viewed by any other person occupying or using the Lot. No Owner shall permit any noise to originate from his Lot that would be an annoyance or nuisance to owners of adjoining Lots, including, but not limited to, radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats.

Section 12. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of a Lot nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of a Lot shall be the same as the responsibility for the maintenance and repair of the Lot concerned.

Section 13. Leasing. Entire townhome dwellings may be rented provided that the townhome is used only as a townhome residence; that the lease or rental period is for not less than one hundred eighty (180) consecutive days; that the townhome dwelling is occupied by only one family having no more members than the townhome dwelling is designed to accommodate; and provided that such use by the tenant or tenants does not create a nuisance. A Lot Owner may lease or rent his own townhome dwelling to any lessee provided that the Lot Owner furnishes the Association with the names of all the tenants. All lessees are subject to the provisions of the Declaration and the By-Laws and failure to comply with said provisions shall be a default under any lease of any townhome dwelling whether so stated in said lease. All of the foregoing may be enforced by the Association.

Section 14. Parking. No boat trailer, house trailer, commercial truck, tractor or commercial vehicle of any kind, or any other vehicle, machine, equipment or apparatus other than operating passenger automobiles, pickups and operating passenger vans: (vans are limited to those that are no wider than American made family automobiles) shall be parked or stored in any driveway or on any Lot in the subdivision. All vehicles belonging to Owners or tenants occupying any townhome dwelling, building site or Lot in the subdivision must be operable and not in storage and/or being repaired. No trailer/tractor, bus, or other commercial vehicle shall be parked on any Lot or building site overnight.

Section 15. Maintenance of Vacant Lots or Building Sites. If construction of a townhome dwelling is not commenced within two (2) years after the purchase of a Lot, then the Owner shall remove all unsightly debris which is visible from the street. Clearing of the Lot shall not be required except that no underbrush or grass shall be allowed to cover the curbing or sidewalks, if installed. If construction of a townhome dwelling is not started within five (5) years after the purchase of a Lot, it shall be cleared of underbrush up to the building setback lines abutting streets and maintained on a monthly basis during the growing season.

Section 16. Antennas, Satellite Dishes, and Basketball Goals. No ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any Lot at any time. Any television satellite dishes erected and properly located on a Lot or building site in the subdivision shall be the RCA type and shall not exceed eighteen (18) inches in diameter. Basketball goals, posts or backboards shall not be erected on any street or right-of-way.

Section 17. Maintenance of Landscaping. Each Owner shall maintain the appearance of his or her Lot or building site in high quality condition and will provide and maintain landscaping on the Lot or building site. Grass, flowers and shrubbery must be kept in an orderly fashion. No bamboo hedges shall be allowed.

Section 18. Sewage and Drainage Control. No activities shall be permitted that discharge pollutants into the surface drainage system or sewage collection system.

Section 19. Regulations. Reasonable regulations concerning the use of a Lot may be made and amended from time to time by the Homeowner's Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Homeowner's Association to all Owners and residents of Lots upon request.

Section 20. Proviso. Provided, however, that until Declarant has completed all of the contemplated improvements and closed the sale of Fifty (50) Lots in 24TH AVENUE TOWNHOMES, neither the Owners nor the Homeowner's Association nor the use of the Lots shall interfere with the completion of the contemplated improvements and the sale of Lots by Declarant. Declarant may make such use of the unsold Lots and common areas, if any, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of Lots and the display of signs.

ARTICLE II

ARCHITECTURAL CONTROL

Section 1. Architectural Approval. Owners of townhome dwellings constructed in this subdivision shall be responsible for making needed repairs in a timely manner and maintaining the landscaping of each individual Lot at least to the standard initially established by the developer. The final building plans and specifications for the construction of any residence, garage, outbuilding, fence or wall (or alteration or repainting of any such structure) shall be submitted for approval in writing by a three (3) member Architectural Control Committee. All plans for residences, by the Architectural Committee before any construction shall begin. Anyone not abiding by this will subject themselves to penalties, fines, halting construction, and removing any construction that does not meet the Architectural Committee approval. Any owner who wishes to modify or change the color scheme of his home shall be required to submit the change to the Architectural Committee for approval. The Committee shall act with all

Declaration. Failure by the Homeowner's Association, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any Lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the Lot or Lots causing the violation upon which the violation occurs shall pay all attorney's fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid covenants. Said attorney's fees, court costs and other expenses allowed and assigned by the Court shall become a lien upon the lot and improvements.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment.

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of 25 years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five (5) years.

(b) This Declaration may be amended anytime during the initial 25-year period or any extensions thereof by Declarant or its nominees, provided they own at least fifty-one percent (51%) of the numbered lots in the subdivision. Beginning five (5) years from the date of recordation of the Declaration and for the remainder of the initial 25-year period or any extensions, the Covenants may also be amended by the written consent of at least seventy-five percent (75%) of the Lot Owners, exclusive of their mortgagees. Any amendment must be recorded.

(c) Notwithstanding anything herein contained to the contrary, the developer reserves and shall have the right for a period of three (3) years from the date of the recording of these Covenants, Conditions and Restrictions to unilaterally amend this Declaration in whole or in part in order to (1) conform this Declaration to the requirements of any governmental agency, federal, state or local, (2) to conform to the requirements of any mortgage lender, or (3) to insure the reasonable development of the property. The developer shall retain total control of the property, the development thereof, and the improvements thereon including, without limitation, plan approval, until the development is complete and nine (9) of the lots have been sold.

WITNESS ITS SIGNATURE on this the ____ day of _____, 2021.

ROB-LANDS, LLC, Owner

BY: _____
Robert J Knesal, Managing Member

Declarants Address and Phone Number

Robert J Knesal
111 Lundgren Lane
Gulfport, MS 39507

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert J Knesal, who acknowledged to and before me that he is a Managing Member of Rob-Lands, LLC a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

GIVEN under my hand and official seal, this the _____ day of _____, 2021.

NOTARY PUBLIC

My Commission expires: _____

SCANNED



[Signature] 1st Judicial District
Instrument 2019 5552 D - J1
Filed/Recorded 7/23/2019 02:45 P
Total Fees \$ 23.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #195104

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

REVIEWED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, ROBERT J. KNESAL and ROBERT C. EASTERLING, 111 Lundgren Lane, Gulfport, MS 39507, 601-896-8924, do hereby sell, convey and warrant unto ROB-LANDS, LLC, 111 Lundgren Lane, Gulfport, MS 39507, 601-896-8924, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One Hundred (100), ORIGINAL GULFPORT, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 9 (Copy Book 4-A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is not now nor has it ever been a part of the homestead of the Grantors herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject

property, and subject to any and all prior recorded reservations,
conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantee
herein.

WITNESS OUR SIGNATURES, on this the 23rd day of July, 2019.


ROBERT J. KNESAL


ROBERT C. EASTERLING

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the
undersigned authority in and for the jurisdiction aforesaid, ROBERT
J. KNESAL and ROBERT C. EASTERLING, who acknowledged that the above
and foregoing instrument was signed and delivered as the free and
voluntary act and deed of the Grantors on the day and in the year
therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 23rd
day of July, 2019.


NOTARY PUBLIC

My Commission Expires:

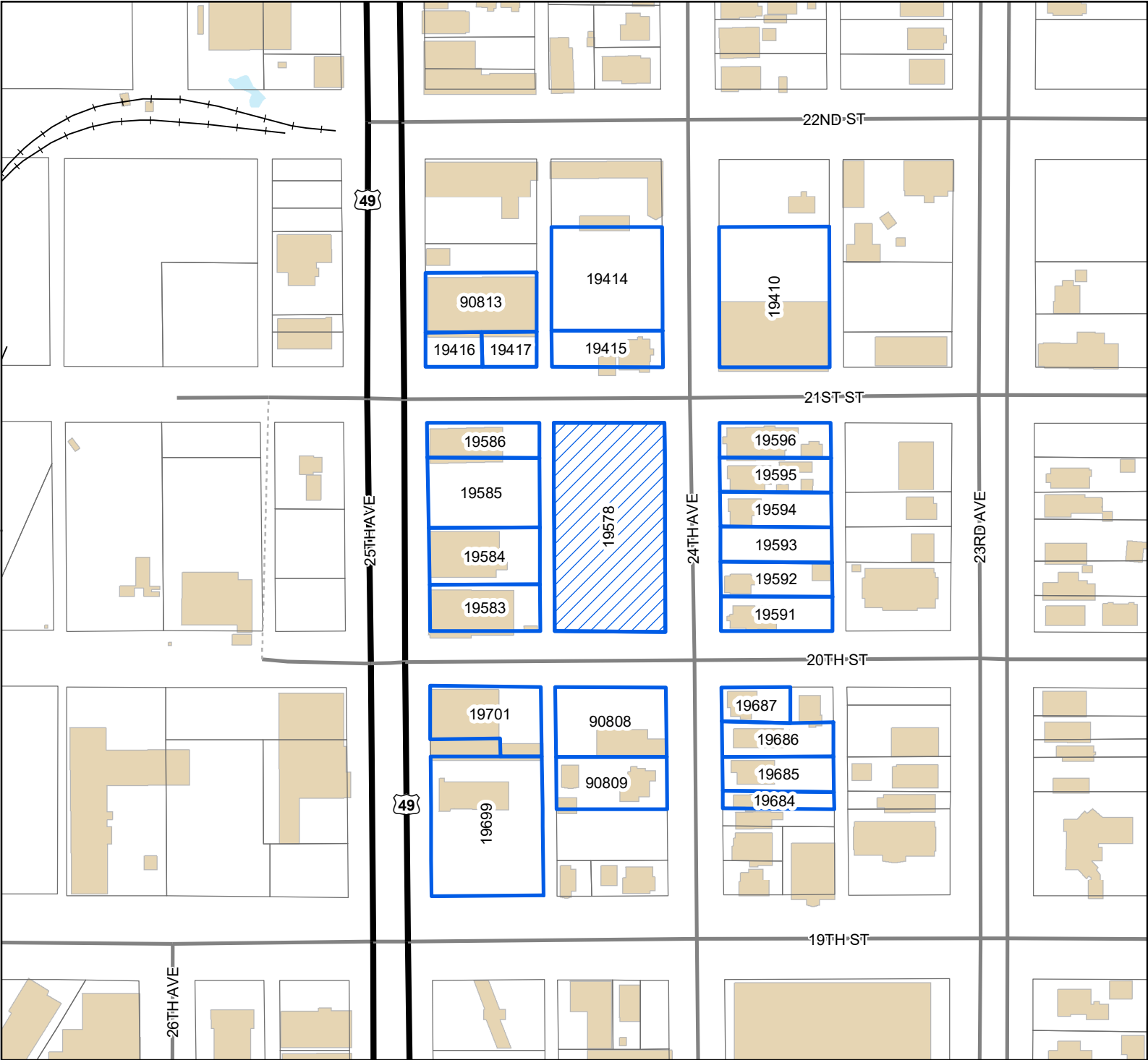


RE: General Plan 2103PC049, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Approval of General Plan for 12-lot townhouse development (24th Avenue Townhomes) with 1 outparcel, 24th Ave, Zoned T4L (General Urban Zone "Limited"), Ward 3

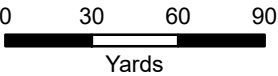
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			ROB-LANDS LLC (OWNER)	111 LUNDGREN LANE	GULFPORT	MS	39507
			Adjacent Property Owners				
	19410	0811F-05-026.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E BOX 178	GULFPORT	MS	39503
	90808	0811F-05-035.000	BEARSS CASEY & MIRANDA HOLZBAUER	8932 HANAIE CIR	DIAMONDHEAD	MS	39525
	19595	0811F-05-024.000	BEAUGEZ ROBERT RANDALL	2018 24TH AVE	GULFPORT	MS	39501
	19594	0811F-05-023.000	BROTT CHERIE L & BLACKMORE PAUL H	2012 24TH AVE	GULFPORT	MS	39502
N	19583	0811F-05-045.000	BROWN WILLIAM E	2022 25TH AVE	GULFPORT	MS	39501
	19586	0811F-05-048.000	BROWN WILLIAM E & HERRINGTON IRA S	2022 25TH AVE	GULFPORT	MS	39501
	19684	0811F-05-015.000	CHANEY COREY JERMAINE & MARANDA L	1910 24TH AVE	GULFPORT	MS	39501
	19701	0811F-05-044.000	E & K PROPERTIES LLC	P O BOX 1717	GULFPORT	MS	39502
	19416	0811F-05-050.000	EL AGAVE OF GULFPORT LLC	1922 25TH AVE	GULFPORT	MS	39501
	19687	0811F-05-019.000	EVANS MARGARET T J	6 LEGGETT CIR	GULFPORT	MS	39503
	19414	0811F-05-029.000	GULF COAST COMM FED CREDIT UNION	12364 HWY 49	GULFPORT	MS	39503
	19415	0811F-05-030.000	HASSLER EUGENE H -EST-	2101 24TH AVE	GULFPORT	MS	39501
	19592	0811F-05-021.000	HOLLEMAN LAW FIRM PLLC	2004 24TH AVE	GULFPORT	MS	39501
	19596	0811F-05-025.000	JAC HOLDINGS LLC	19157 CHAMPION CIRCLE	GULFPORT	MS	39503
	90809	0811F-05-036.000	JP SILVA PROPERTIES LLC ETAL	P O BOX 7379	GULFPORT	MS	39507
	19585	0811F-05-047.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39501
	19584	0811F-05-046.000	MONTALBO SYLVIA H & MURRAY DANIEL	2010 25TH AVE	GULFPORT	MS	39501
	19417	0811F-05-049.000	OWCO LLC	119 S. MAIN STREET STE 800	MEMPHIS	TN	38103
	90813	0811F-05-051.000	OWCO LLC	P O BOX 673	GULFPORT	MS	39502
	19593	0811F-05-022.000	PAYZONE LLC	2108 23RD AVE	GULFPORT	MS	39501
	19699	0811F-05-042.000	PLATINUM PROPERTIES LLC	1912 25TH ST	GULFPORT	MS	39501
	19591	0811F-05-020.000	PURA VIDA LLC	2000 24TH AVE	GULFPORT	MS	39501
N	19578	0811F-05-031.000	ROB-LANDS LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
	19686	0811F-05-017.000	THORNBURG JON C & MYRNA	16170 MORAGAS LANE	KILN	MS	39556
	19685	0811F-05-016.000	UNDERCOVER REBEL LLC	1914 24TH AVE	GULFPORT	MS	39502

MEMORANDUM

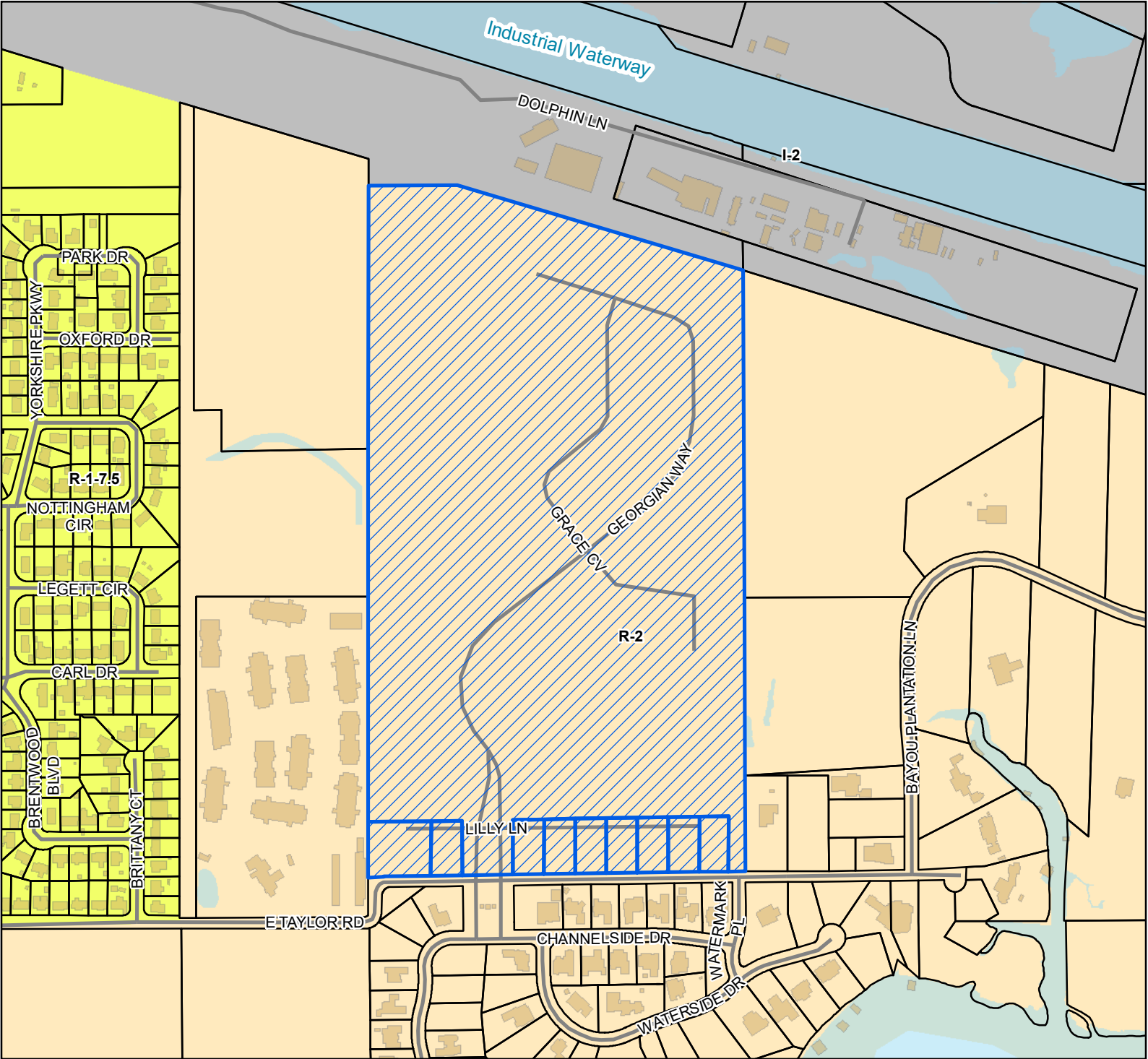
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: **Final Plat 2103PC050:**

Final Plat 2103PC050, by owner Brookestone Gulf Coast LLC, tax parcels 1009N-01-002.000, 1009N-01-002.001, 1009N-01-002.002, 1009N-01-002.003, 1009N-01-002.004, 1009N-01-002.005, 1009N-01-002.006, 1009N-01-002.007, 1009N-01-002.008, 1009N-01-002.009, Approval of Final Plat for 103-lot subdivision (Brookestone) with 2 outparcels, E Taylor Rd, Zoned R-2 (Single-family), Ward 5



Site

Street

Parcels

Buildings

Water Features

Zoning

- I-2 - Heavy Industry District
- R-1-7.5 - Single Family
- Residence District (Low Density)
- R-2 - Single Family
- Residence District (Medium Density)

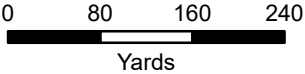
Site Information

1009N-01-002.000, /,001, /,002, /,003, /,004, /,005, /,006, /,007, /,008, /,009,

Zoning: R-2 (Single-family)

Size: 73.61 acres

Flood: 0.2% Annual, AE



1 inch = 500 feet



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Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Brookestone Gulf Coast, LLC	Legal
Brookstone Gulf Coast, LLC	Previous Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1139721
Status:	Good Standing
Effective Date:	02/21/2018
State of Incorporation:	Mississippi
Principal Office Address:	111 Lundgren Lane Gulfport, MS 39507

Registered Agent

Name
Robert Joseph Knesal 111 Lundgren Lane Gulfport, MS 39507

Officers & Directors

Name	Title
Robert Joseph Knesal 111 Lundgren Lane Gulfport, MS 39507	Manager
Barbara C Allen 767 Destiny Plantation Blvd Biloxi, MS 39532	Member

F0100

2018060350

Fee: \$ 50



DELBERT HOSEMANN
Secretary of State

Business ID: 1139721
Filed: 02/21/2018 05:28 PM
C. Delbert Hosemann, Jr.
Secretary of State

**P.O. BOX 136
JACKSON, MS 39205-0136**

TELEPHONE: (601) 359-1633

Mississippi Limited Liability Company Certificate of Formation

Business Information

Business Type: Limited Liability Company
Business Name: Brookstone Gulf Coast, LLC
Business Email: Bobbyknes@aol.com

NAICS Code/Nature of Business

531390 - Other Activities Related to Real Estate

Registered Agent

Name: Robert Joseph Knesal
Address: 111 Lundgren Lane
Gulfport, MS 3957

Signature

The undersigned certifies that:

- 1) he/she has notified the above-named registered agent of this appointment;
- 2) he/she has provided the agent an address for the company, and;
- 3) the agent has agreed to serve as registered agent for this company

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **02/21/2018**.

Name:
Robert Joseph Knesal
Manager

Address:
111 Lundgren Lane
Gulfport, MS 39507

F0012
Fee: \$ 50



Michael Watson
SECRETARY OF STATE

2020374275

Business ID: 1139721
Filed: 12/09/2020 05:53 PM
Michael Watson
Secretary of State

Articles/Certificate of Amendment

Business Details

Business ID: 1139721

Business Name: Brookstone Gulf Coast, LLC

Current Business Name

Business Name: Brookstone Gulf Coast, LLC

Amended Business Name

Business Name: Brookestone Gulf Coast, LLC

Current Parties On Record

Name:

Robert Joseph Knesal
Manager

Address:

111 Lundgren Lane
Gulfport, MS 39507

Barbara C Alllen
Member

10740 Plantation Lane
Gulfport, MS 39503

Amended Parties On Record

Name:

Robert Joseph Knesal
Manager

Address:

111 Lundgren Lane
Gulfport, MS 39507

Barbara C Allen
Member

767 Destiny Plantation Blvd
Biloxi, MS 39532

Signature

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **12/09/2020**.

Name:

Brookstone Gulf Coast, LLC
Member P.O. BOX 136
JACKSON, MS 39205-0136

Address:

111 Lundgren Lane
Gulfport, MS 39507
TELEPHONE: (601) 359-1633

PLAT OF BROOKESTONE

SITUATED IN A PART OF SECTIONS 19 AND 20, TOWNSHIP 7 SOUTH, RANGE 10 WEST,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI

OWNER CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DECLARES THIS TO BE A CORRECT PLAT OF LOTS 1-103, BROOKESTONE, AND THAT SAID OWNER HEREBY DEDICATES THE RIGHTS-OF-WAY, UTILITIES AND EASEMENTS UNTO THE CITY OF GULFPORT, HARRISON COUNTY FOR PUBLIC USE FOREVER.

WITNESS MY SIGNATURE ON THIS _____ DAY OF _____, 2021.

BY
BARBARA C. ALLEN
MANAGING MEMBER
BROOKESTONE GULF COAST, LLC.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED THE AFORE NAMED BARBARA C. ALLEN, WHO ACKNOWLEDGED BEFORE ME THAT HE IS THE MANAGING MEMBER OF BROOKESTONE GULF COAST, LLC., AND THAT FOR AND ON BEHALF OF SAID COMPANY AND AS ITS ACT AND DEED, SHE SIGNED, SEALED AND DELIVERED THE ABOVE AND FOREGOING INSTRUMENT ON THE DATE AND YEAR THEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY TO DO SO.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, PAUL A. LILES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE THIS THE _____ DAY OF _____, 2021.

PAUL A. LILES, PLS
P.L.S. NO. 3174

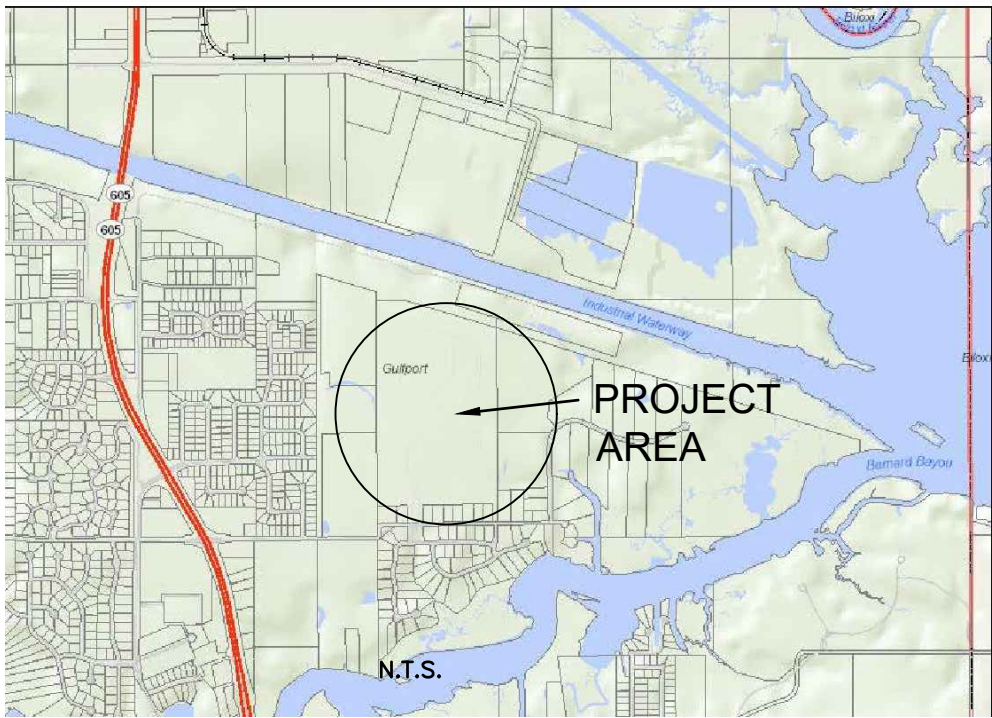
CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF LOTS 1-103, BROOKESTONE, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURE THIS _____ DAY OF _____, 2021.
BY:

DEPUTY CLERK

PAUL A. LILES, PLS
P.L.S. NO. 3174



CITY ENGINEER'S CERTIFICATE OF APPROVAL

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORD WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE PLANNING COMMISSION IN GIVING TENTATIVE APPROVAL OF THE GENERAL SUBDIVISION PLAN.

THE CITY ENGINEER IS HEREBY GIVEN ON THIS _____ DAY OF _____, 2021.

CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE GULFPORT CITY PLANNING COMMISSION ON THE

_____ DAY OF _____, 2021.

KEITH WILLIAMS
PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI BY ORDER DULY ADOPTED ON THE _____ DAY OF _____, 2021, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF GULFPORT IN MINUTE BOOK NO.: _____, PAGES _____

CITY OF GULFPORT

BY: _____
BILLY HEWES, MAYOR

DATE OF EXECUTION

BY: _____
MUNICIPAL CLERK

DATE OF EXECUTION

RECORDING CERTIFICATE

FILE AND RECORDED IN DUPLICATE IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI. IN PLAT BOOK ON PAGE _____ ON THE _____ DAY OF _____, 2021.

JOHN McADAMS, CHANCERY CLERK

BY: _____ D.C.

BASIS OF BEARINGS:

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

ZONING INFORMATION:

SUBJECT PROPERTY IS ZONED AS FOLLOWS:

R-2 (SINGLE FAMILY RESIDENCE DISTRICTS - MEDIUM DENSITY)

MINIMUM YARD REQUIREMENTS FROM PROPERTY LINES:

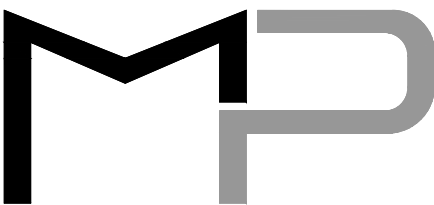
FRONT YARD = 25 FEET
REAR YARD = 8 FEET
SIDE YARD = 8 FEET

FOR MORE INFORMATION, CONTACT THE CITY OF GULFPORT PLANNING DEPARTMENT. PH: 228-868-5710

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "X" AND "AE" (BASE ELEV.15), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 28047C0267G, DATED 06/16/2009.

SHEET 1 OF 6



MACHADO | PATANO

■ CIVIL
■ ELECTRICAL
■ MECHANICAL
■ SURVEYING

918 Howard Ave., Suite F
Biloxi, Mississippi 39530
O: 228.388.1950 | F: 228.388.1971
www.mpeng.us

PLAT OF BROOKESTONE

SITUATED PARTIALLY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI

OVERALL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN PART OF SECTIONS 19 AND 20, TOWNSHIP 7 SOUTH, RANGE 11 WEST, ST. STEPHENS MERIDIAN, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND DENOTING THE CORNER COMMON TO SECTION 19, 20, 29 AND 30, TOWNSHIP 7 SOUTH, RANGE 11 WEST; THENCE RUN NORTH 00 DEGREES 29 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 176.75 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF TAYLOR ROAD AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 26 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 344.93 FEET TO A FOUND DISC IN CONCRETE; THENCE RUN NORTH 00 DEGREES 12 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 1809.58 FEET TO A 1 INCH IRON PIPE FOUND; THENCE RUN NORTH 73 DEGREES 05 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 638.72 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 16 DEGREES 54 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 201.52 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 133° 43' 40" AND A RADIUS OF 50.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 116.70 FEET TO A 1/2 INCH IRON ROD SET BEARING NORTH 86 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 91.96 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE RUN NORTH 85 DEGREES 47 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 82.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 99° 40' 50" AND A RADIUS OF 130.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 226.17 FEET TO A 1/2 INCH IRON ROD SET BEARING SOUTH 37 DEGREES 18 MINUTES 07 SECONDS EAST A DISTANCE OF 198.70 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE RUN SOUTH 07 DEGREES 24 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 63.53 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 00 DEGREES 14 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 216.02 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 51 DEGREES 57 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 125.57 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 43 DEGREES 40 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 92.50 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 27 DEGREES 04 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 98.36 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 10 DEGREES 29 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 98.36 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 06 DEGREES 06 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 96.66 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 20 DEGREES 18 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 71.55 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 31 DEGREES 48 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 40.16 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 51 DEGREES 57 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 72.50 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 51 DEGREES 57 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 91.86 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 49 DEGREES 18 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 118.61 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 35 DEGREES 43 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 136.98 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 20 DEGREES 28 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 57.50 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 01 DEGREES 11 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 82.46 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 04 DEGREES 31 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 141.43 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN NORTH 86 DEGREES 14 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 180.00 FEET TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51° 36' 21" AND A RADIUS OF 170.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 153.12 FEET TO A 1/2 INCH IRON ROD SET, BEARING SOUTH 13 DEGREES 05 MINUTES 30 SECONDS EAST A DISTANCE OF 147.99 FEET FROM THE PREVIOUSLY DESCRIBED POINT; THENCE RUN SOUTH 12 DEGREES 42 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 14.09 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 89 DEGREES 19 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 400.98 FEET TO A 1/2 INCH IRON ROD SET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 319.15 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE RUN NORTH 89 DEGREES 19 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1359.41 FEET TO THE POINT OF BEGINNING, CONTAINING 2,266,684 SQUARE FEET OR 52.04 ACRES, MORE OR LESS.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES:

ZONE "X*" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATION REQUIREMENT)
ZONE "AE" - BASE FLOOD ELEVATION DETERMINED (BFE 15)

AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 285253 0267 G, REVISED 06/16/2009. CHECK WITH BUILDING OFFICIALS OR LOCAL GOVERNING AUTHORITY FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S/ENGINEER'S OPINION OF THE PROBABILITY OF FLOODING. IN ADDITION, THIS SURVEYOR/ENGINEER ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

SHEET 2 OF 6

MACHADO PATANO

**CIVIL
ELECTRICAL
MECHANICAL
SURVEYING**

918 Howard Ave., Suite F
Biloxi, Mississippi 39530
O: 228.388.1950 | F: 228.388.1971
www.mpeng.us

SURVEY LEGEND

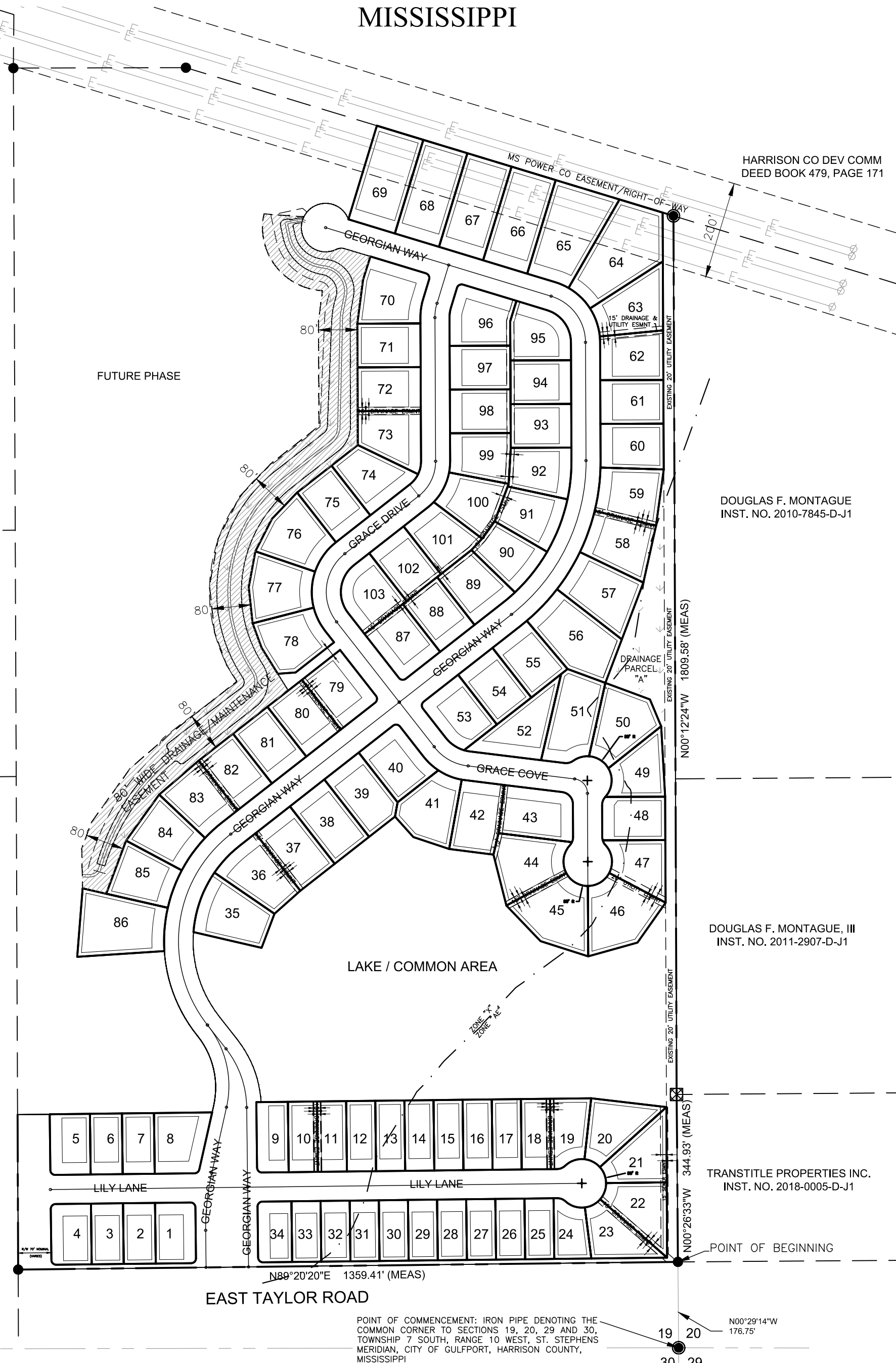
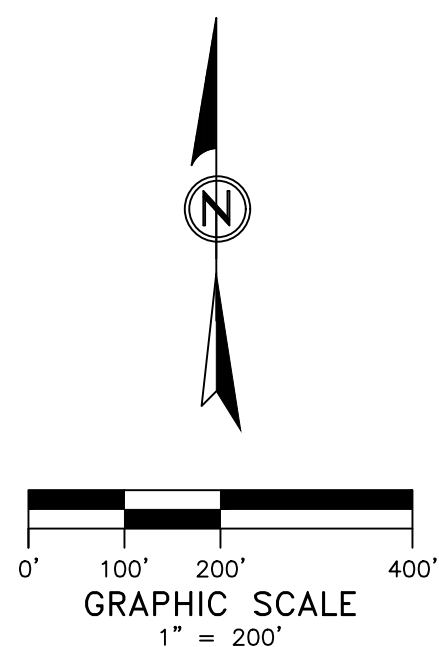
- IRF DENOTES 1/2" IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPPED 1/2" IRON ROD SET
- (MEAS) DENOTES MEASURED THIS SURVEY

REFERENCE MATERIAL

HARRISON COUNTY LAND TAX ROLLS
INSTRUMENT NUMBER 2020-3312-D-J1
INSTRUMENT NUMBER 2018-0005-D-J1
INSTRUMENT NUMBER 2011-2907-D-J1
INSTRUMENT NUMBER 2010-7845-D-J1
INSTRUMENT NUMBER 2010-8557-D-J1
INSTRUMENT NUMBER 2010-7809-D-J1
INSTRUMENT NUMBER 2016-1112-D-J1
DEED BOOK 479, PAGE 171

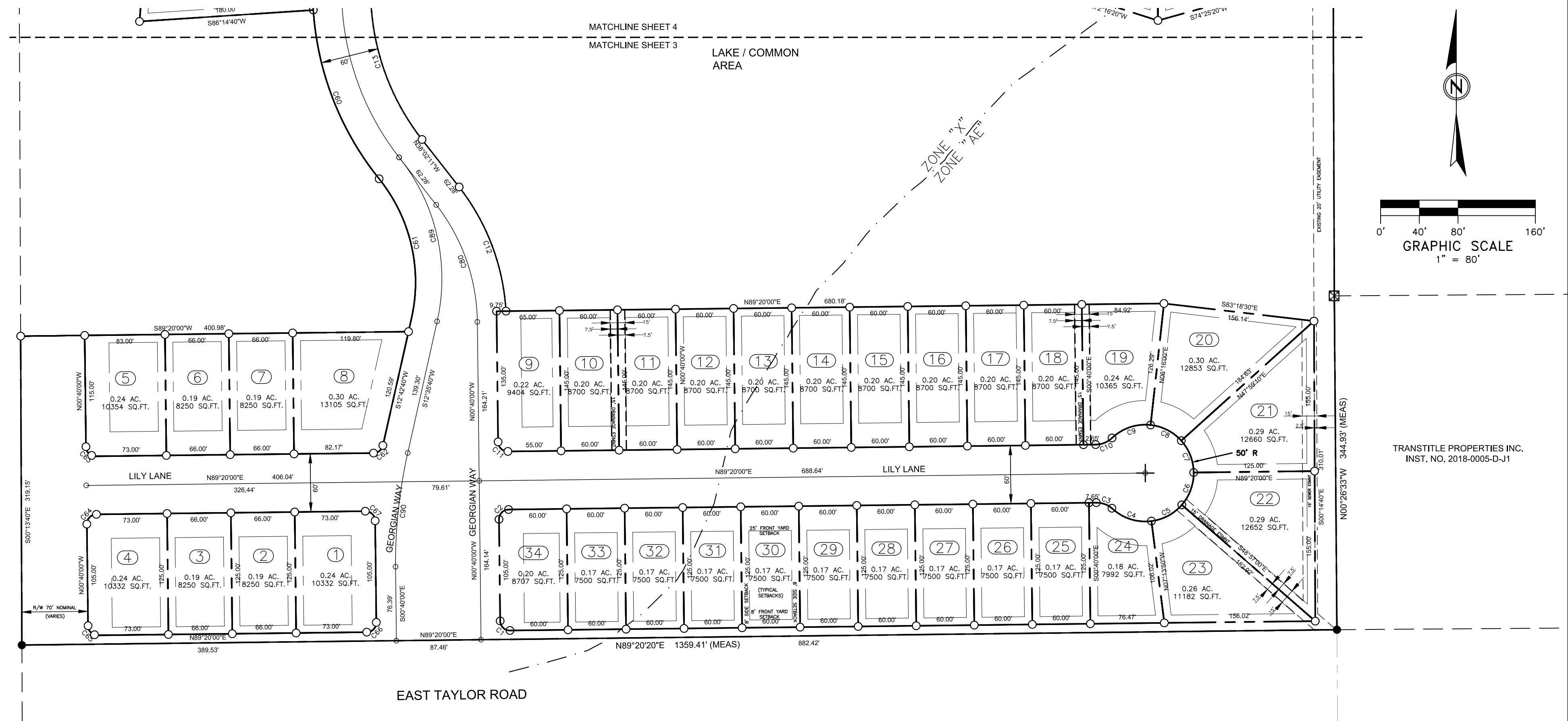
BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.



PLAT OF BROOKESTONE

SITUATED PARTIALLY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES:

ZONE "X*" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATION REQUIREMENT)
ZONE "AE" - BASE FLOOD ELEVATION DETERMINED (BFE 15)

AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 285253 0267 G, REVISED 06/16/2009. CHECK WITH BUILDING OFFICIALS OR LOCAL GOVERNING AUTHORITY FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S/ENGINEER'S OPINION OF THE PROBABILITY OF FLOODING. IN ADDITION, THIS SURVEYOR/ENGINEER ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

SURVEY LEGEND

- IRF DENOTES 1/2" IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPPED 1/2" IRON ROD SET
- (MEAS) DENOTES MEASURED THIS SURVEY

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

SHEET 3 OF 6

MACHADO PATANO

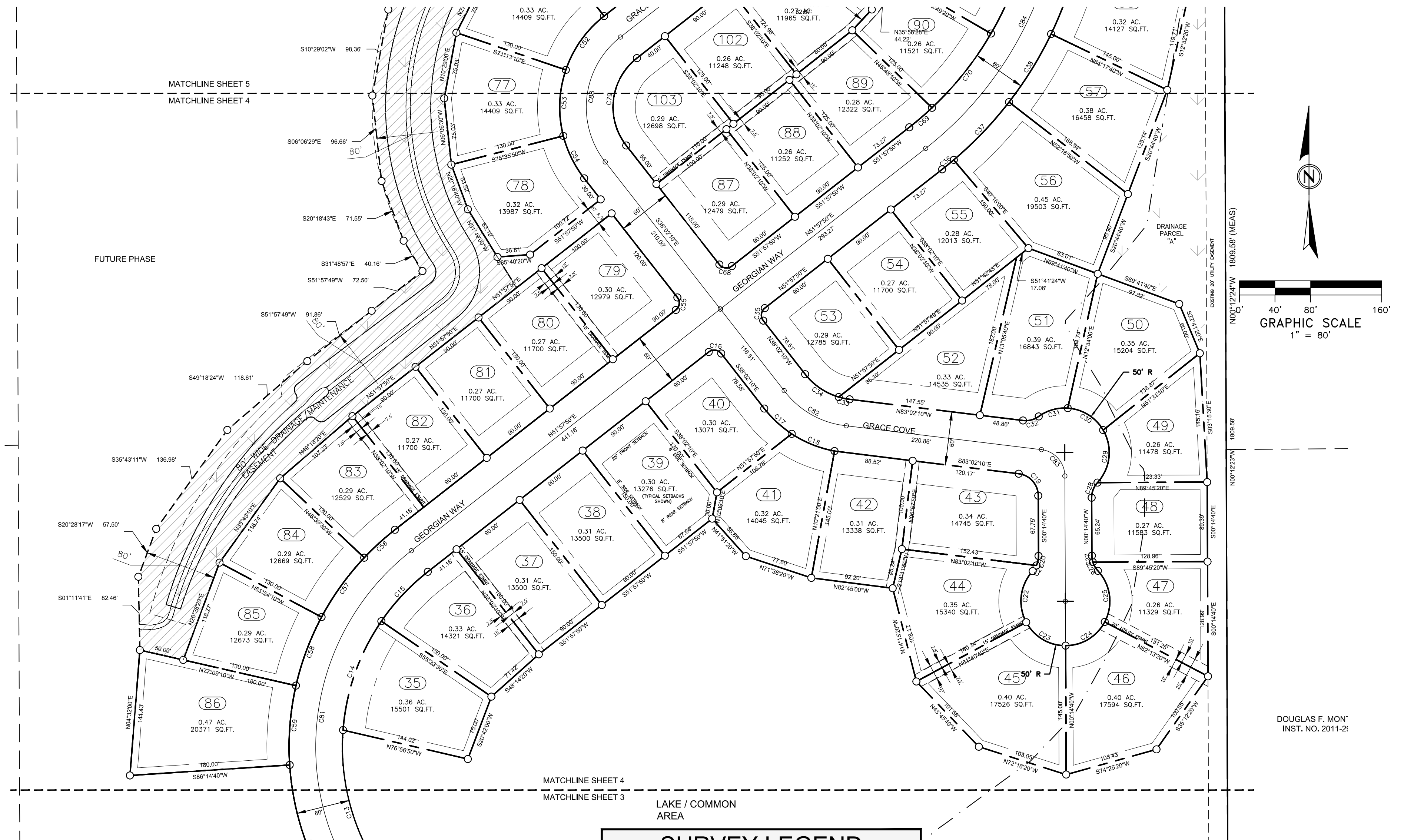
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PLAT OF BROOKESTONE SUBDIVISION

PHASE 1

SITUATED PARTIALLY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI



FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES:

ZONE "X*" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATION REQUIREMENT)
ZONE "AE" - BASE FLOOD ELEVATION DETERMINED (BFE 15)

AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 285253 0267 G, REVISED 06/16/2009. CHECK WITH BUILDING OFFICIALS OR LOCAL GOVERNING AUTHORITY FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S/ENGINEER'S OPINION OF THE PROBABILITY OF FLOODING. IN ADDITION, THIS SURVEYOR/ENGINEER ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

SURVEY LEGEND

- IRF DENOTES 1/2" IRON ROD FOUND
- IPF DENOTES IRON PIPE FOUND
- CIRS DENOTES CAPPED 1/2" IRON ROD SET
- (MEAS) DENOTES MEASURED THIS SURVEY

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

SHEET 4 OF 6

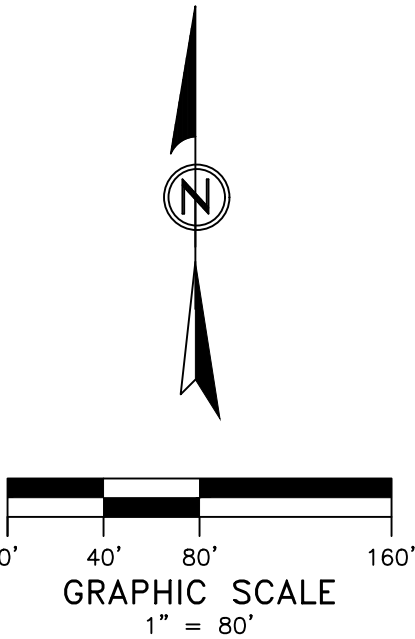
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PLAT OF BROOKESTONE

SITUATED PARTIALLY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI



FUTURE PHASE

FLOOD ZONE NOTE

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ZONE "AE" - BASE FLOOD ELEVATION DETERMINED (BFE 15)

AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NUMBER 285253 0267 G, REVISED 06/16/2009. CHECK WITH BUILDING OFFICIALS OR LOCAL GOVERNING AUTHORITY FOR COMMUNITY DETERMINED BASE FLOOD ELEVATION. AN EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S/ENGINEER'S OPINION OF THE PROBABILITY OF FLOODING. IN ADDITION, THIS SURVEYOR/ENGINEER ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

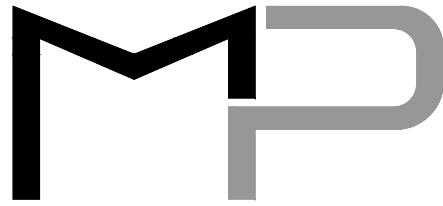
SURVEY LEGEND

- | | |
|--------|----------------------------------|
| ● IRF | DENOTES 1/2" IRON ROD FOUND |
| ● IPF | DENOTES IRON PIPE FOUND |
| ○ CIRS | DENOTES CAPPED 1/2" IRON ROD SET |
| (MEAS) | DENOTES MEASURED THIS SURVEY |

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

SHEET 5 OF 6



MACHADO | PATANO

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PLAT OF BROOKESTONE

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CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	10.00'	15.71'	N45°40'02"W	14.14'
C2	90°00'00"	10.00'	15.71'	N44°19'58"E	14.14'
C3	39°57'13"	25.00'	17.43'	S70°31'31"E	17.08'
C4	50°51'43"	50.00'	44.39'	S71°56'09"E	42.94'
C5	41°43'06"	50.00'	36.41'	N61°54'37"E	35.61'
C6	41°43'06"	50.00'	36.41'	N20°11'31"E	35.61'
C7	41°20'47"	50.00'	36.08'	N21°20'26"W	35.30'
C8	41°43'06"	50.00'	36.41'	N62°52'22"W	35.61'
C9	49°46'07"	50.00'	43.43'	S71°23'01"W	42.08'
C10	42°50'00"	25.00'	18.69'	S67°54'58"W	18.26'
C11	90°00'00"	10.00'	15.71'	N45°40'02"W	14.14'
C12	34°40'44"	230.00'	139.21'	N20°41'49"W	137.09'
C13	42°22'41"	250.00'	184.91'	N16°50'50"W	180.72'
C14	30°05'57"	250.00'	131.33'	N19°23'29"E	129.83'
C15	17°31'22"	250.00'	76.46'	N43°12'08"E	76.16'
C16	90°00'00"	10.00'	15.71'	S83°02'11"E	14.14'
C17	18°34'47"	130.00'	42.16'	S47°19'34"E	41.97'
C18	23°01'14"	130.00'	52.23'	S68°07'35"E	51.88'
C19	82°47'31"	25.00'	36.12'	S41°38'25"E	33.06'
C20	25°21'01"	25.00'	11.06'	S12°25'51"W	10.97'
C21	17°29'00"	25.00'	7.63'	S33°50'51"W	7.60'
C22	70°51'20"	50.00'	61.83'	S07°09'41"W	57.97'
C23	61°58'41"	50.00'	54.09'	S59°15'19"E	51.49'
C24	61°58'41"	50.00'	54.09'	N58°46'01"E	51.49'
C25	70°51'20"	50.00'	61.83'	N07°39'00"W	57.97'
C26	26°13'04"	25.00'	11.44'	N29°58'08"W	11.34'
C27	16°36'57"	25.00'	7.25'	N08°33'07"W	7.22'
C28	42°50'00"	25.00'	18.69'	N21°10'21"E	18.26'
C29	72°51'43"	50.00'	63.58'	N06°09'30"E	59.39'
C30	55°53'56"	50.00'	48.78'	N58°13'20"W	46.87'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C31	39°41'53"	50.00'	34.64'	S73°58'45"W	33.95'
C32	42°50'00"	25.00'	18.69'	S75°32'49"W	18.26'
C33	9°33'24"	75.00'	12.51'	N78°15'29"W	12.50'
C34	35°26'36"	75.00'	46.40'	N55°45'29"W	45.66'
C35	90°00'00"	10.00'	15.71'	N06°57'49"E	14.14'
C36	2°13'49"	430.00'	16.74'	N50°50'55"E	16.74'
C37	12°00'51"	430.00'	90.17'	N43°43'35"E	90.00'
C38	12°00'51"	430.00'	90.17'	N31°42'44"E	90.00'
C39	12°00'51"	430.00'	90.17'	N19°41'54"E	90.00'
C40	12°00'51"	430.00'	90.17'	N07°41'03"E	90.00'
C41	1°55'16"	430.00'	14.42'	N00°42'59"E	14.42'
C42	5°18'31"	130.00'	12.04'	N02°53'54"W	12.04'
C43	27°14'30"	130.00'	61.81'	N19°10'25"W	61.23'
C44	27°14'30"	130.00'	61.81'	N46°24'55"W	61.23'
C45	13°03'40"	130.00'	29.63'	N66°34'00"W	29.57'
C46	155°48'41"	50.00'	135.97'	S38°00'04"E	97.78'
C47	42°48'35"	25.00'	18.68'	N85°29'53"E	18.25'
C48	90°00'00"	10.00'	15.71'	S28°05'50"E	14.14'
C49	17°08'49"	130.00'	38.91'	S08°19'45"W	38.76'
C50	26°06'57"	60.00'	27.35'	S12°48'49"W	27.11'
C51	26°05'32"	60.00'	27.32'	S38°55'04"W	27.09'
C52	33°11'02"	130.00'	75.29'	S35°22'19"W	74.24'
C53	33°11'02"	130.00'	75.29'	S02°11'17"W	74.24'
C54	23°37'56"	130.00'	53.62'	S26°13'12"E	53.24'
C55	90°00'00"	10.00'	15.71'	S06°57'49"W	14.14'
C56	8°37'15"	310.00'	46.64'	S47°39'12"W	46.60'
C57	15°14'46"	310.00'	82.49'	S35°43'11"W	82.25'
C58	15°15'03"	310.00'	82.51'	S20°28'17"W	82.27'
C59	16°33'15"	310.77'	89.79'	S04°31'38"W	89.48'
C60	35°08'23"	310.00'	190.12'	S21°19'29"E	187.16'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C61	51°24'53"	169.27'	151.90'	S13°14'39"E	146.85'
C62	76°37'17"	10.00'	13.37'	S51°01'19"W	12.40'
C63	90°00'00"	10.00'	15.71'	N45°40'02"W	14.14'
C64	90°00'00"	10.00'	15.71'	N44°19'58"E	14.14'
C65	90°00'00"	10.00'	15.71'	N45°40'02"W	14.14'
C66	89°56'50"	10.00'	15.71'	S44°19'58"W	14.14'
C67	89°58'30"	10.00'	15.71'	S45°40'02"E	14.14'
C68	90°00'00"	10.00'	15.71'	N83°02'11"W	14.14'
C69	5°12'52"	370.00'	33.67'	S49°21'23"W	33.66'
C70	16°34'19"	370.00'	107.02'	S38°27'48"W	106.64'
C71	18°01'34"	370.00'	116.41'	S21°09'52"W	115.93'
C72	12°23'44"	370.00'	80.05'	S05°57'13"W	79.89'
C73	72°51'11"	70.00'	89.01'	S36°40'15"E	83.13'
C74	90°00'08"	10.00'	15.71'	N61°54'14"E	14.14'
C75	17°08'50"	70.00'	20.95'	N08°19'45"E	20.87'
C76	11°04'09"	120.03'	23.19'	N05°17'28"E	23.15'
C77	33°15'40"	120.00'	69.66'	N27°27'31"E	68.69'
C78	7°52'27"	120.00'	16.49'	N48°01'36"E	16.48'
C79	90°00'00"	70.00'	109.96'	N06°57'49"E	98.99'
C80	37°22'09"	200.00'	130.44'	N19°21'06"W	128.14'
C81	90°00'00"	280.00'	439.82'	S06°57'49"W	395.98'
C82	47°28'11"	100.02'	82.87'	S60°32'11"E	80.52'
C83	82°47'31"	30.00'	43.35'	N41°38'25"W	39.68'
C84	52°12'29"	400.00'	364.48'	N25°51'35"E	352.00'
C85	72°51'11"	100.00'	127.15'	N36°40'15"W	118.76'
C86	17°08'49"	100.00'	29.93'	S08°19'45"W	29.82'
C87	52°12'29"	90.00'	82.01'	N25°51'35"E	79.20'
C88	90°00'00"	100.00'	157.08'	S06°57'49"W	141.42'
C89	51°24'21"	200.05'	179.49'	N13°06'29"W	173.53'
C90	13°16'04"	523.26'	121.17'	S05°57'39"W	120.90'

FLOOD ZONE NOTE

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ZONE "X*" (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD (NO BASE ELEVATION REQUIREMENT)
ZONE "AE" – BASE FLOOD ELEVATION DETERMINED (BFE 15)

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SURVEY LEGEND

- IRF

● IPF

○ CIRS

(MEAS)
- DENOTES 1/2" IRON ROD FOUND

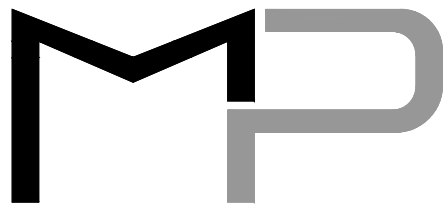
DENOTES IRON PIPE FOUND

DENOTES CAPPED 1/2" IRON ROD SET

DENOTES MEASURED THIS SURVEY

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE TRUE BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROOKESTONE SUBDIVISION

WHEREAS, Brookstone Gulf Coast, LLC is the owner of certain land and property lying and being situated in the First Judicial District of Harrison County, Mississippi, being BROOKESTONE SUBDIVISION, a subdivision according to a map or plat of which is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi in Plat Book ____ at Page ____ thereof.

WHEREAS, said owner, hereinafter referred to and called the "Declarant", desires to impose certain Restrictive and Protective Covenants upon all lots of said subdivision for the protection and benefit of those purchasing lots therein.

NOW THEREFORE, in consideration of the advantages to accrue through such restrictive and protective covenants and for other good and valuable consideration, the Declarant does hereby covenant and agree with all future owners of lots in the aforesaid subdivision that the following restrictive and protective covenants shall apply to all the lots in said subdivision, and to all improvements thereon, and does hereby publish and declare that the following terms, covenants, conditions, easements, restrictions, uses, limitations and obligations shall run with the land and shall be a burden and benefit to Declarant, his successors and assigns, and to any persons acquiring title to or owning an interest in the said real property and improvements, their successors, executors, heirs, administrators devisees and assigns.

ARTICLE I RESTRICTIONS AS TO USE, OCCUPANCY AND APPEARANCE

Section 1. General. All of the Lots shall be used and occupied as single-family residences and no structures shall be erected; altered, placed or permitted to remain other than single family dwellings with a private garage for not more than three (3) vehicles and one (1) storage or outbuilding. No building, fence, wall or other structure shall be erected or placed on any Lot, except in accordance with the provisions of this Declaration, including written permission of the Architectural Control Committee. No alteration to the exterior (appearance) of any dwelling, lot, building, fence, or other structure shall be made without the written permission of the Architectural Control Committee created hereunder. Each Owner shall be responsible for his/her own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owner, and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Building Setback Requirements. No building shall be located on any lot in the subdivision nearer than twenty (25) feet to the front lot line, nearer than eight (8) feet to any interior lot line or nearer than eight (8) feet to the back or rear lot line. No building shall be

located nearer than fifteen (15) feet to the side street line for corner lots (determination of the location of the rear and side yard setbacks for corner lots shall be based on the orientation of the residential building to be built on the lot). For the purpose of these covenants, conditions and restrictions, eaves, steps and open patios shall not be considered a part of the building.

Section 3. Dwelling Size. All residences constructed on Lots One through Thirty-four (1-34) shall contain a minimum square footage in accordance with the following schedule: all residences shall contain a minimum of 1,800 square feet of heated and cooled floor area (exclusive of decks, porches and garages). All residences constructed on Lots Thirty-five through One hundred and three (35-103) shall contain a minimum square footage in accordance with the following schedule: all residences shall contain a minimum of 2,500 square feet of heated and cooled floor area (exclusive of decks, porches and garages).

Section 4. Fences. All fences constructed on any lot or building site must be approved by the Architectural Control Committee prior to construction in accordance with Section 1 of Article II of these covenants, conditions and restrictions. The Homeowner's Association will be responsible for the maintenance of the fence along East Taylor Road.

Section 5. Temporary Structures. No structure of a temporary nature (trailer, shack, tent or other building), shall be moved to, placed upon or used on any Lot at any time, either temporarily, permanently, excepting, however, that during periods of construction, contractors shall be permitted a single storage shed on each separate construction site.

Section 6. Building Condition, General Appearance. Nuisance, and Health Regulations. All Lots shall be maintained in good repair, shall be clean and sanitary at all times, and no nuisance and no violation of the rules and regulations of the State Board of Health or any governmental agency shall be permitted.

Section 7. Noxious and Offensive Trade. No noxious or offensive trade or activity shall be carried out upon a Lot nor shall anything be done thereon which may be or become an annoyance to the other Lot Owners. Floodlights, bells, telephones, music, number or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring Lots.

Section 8. Signs. No professional, commercial or other signs of any kind shall be erected or maintained on any Lot or building by any Owner except with the written permission and direction of the Homeowner's Association, or except as may be required by legal proceedings. It being understood that the Association will not grant permission unless reasonably necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant during any such period of time that Declarant owns any Lot and is offering any Lot for sale.

Section 9. No Clothes Lines. No outside clothes lines or other items detrimental to the appearance of the Lots shall be permitted on any Lot. All personal garbage and trash receptacles, which are to be furnished by the Owner, must be hidden from view.

Section 10. Animals. No livestock, animals, chickens or fowl of any kind or nature shall be permitted on a Lot except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs or cats shall be permitted on a Lot except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible Lot Owner. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet, the Homeowner's Association shall perform such service and shall bill the pet owner accordingly. The Homeowner's Association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to ensure that such pets are not and do not become a nuisance.

Section 11. Nuisances. No nuisance shall be allowed upon a Lot, nor any use or practice that is the source of annoyance to Lot Owners or which interferes with the peaceful possession and proper use of a Lot by its owners. All parts of a Lot shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio for the purpose of drying or for any other purpose in a manner which would allow said clothing, towel or other personal property to be viewed by any other person occupying or using the Lot. No Owner shall permit any noise to originate from his Lot that would be an annoyance or nuisance to owners of adjoining Lots, including, but not limited to, radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats.

Section 12. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of a Lot nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of a Lot shall be the same as the responsibility for the maintenance and repair of the Lot concerned.

Section 13. Leasing. Entire single-family dwellings may be rented provided that the single-family dwelling is used only as a single-family residence; that the lease or rental period is for not less than one hundred eighty (180) consecutive days; that the single-family dwelling is occupied by only one family having no more members than the single family dwelling is designed to accommodate; and provided that such use by the tenant or tenants does not create a nuisance. A Lot Owner may lease or rent his own single-family dwelling to any lessee provided that the Lot Owner furnishes the Association with the names of all the tenants. All lessees are subject to the provisions of the Declaration and the By-Laws and failure to comply with said provisions shall be a default under any lease of any single-family dwelling whether so stated in said lease. All of the foregoing may be enforced by the Association.

Section 14. Parking. No boat trailer, house trailer, commercial truck, tractor or commercial vehicle of any kind, or any other vehicle, machine, equipment or apparatus other than operating passenger automobiles, pickups and operating passenger vans: (vans are limited to those that are no wider than American made family automobiles) shall be parked or stored in any driveway or on any Lot in the subdivision or on the street or road rights-of-way in front of any such Lot so as

to be visible from the street or be visible to the other residences in the subdivision. All vehicles belonging to Owners or tenants occupying any single-family dwelling, building site or Lot in the subdivision must be operable and not in storage and/or being repaired. No trailer/tractor, bus, or other commercial vehicle shall be parked on any Lot, building site, or adjoining street right-of-way overnight. No automobiles or other vehicles shall be parked on the street or rights-of-way overnight or parking in yards at any time.

Section 15. Maintenance of Vacant Lots or Building Sites. If construction of a single-family dwelling is not commenced within two (2) years after the purchase of a Lot, then the Owner shall remove all unsightly debris which is visible from the street. Clearing of the Lot shall not be required except that no underbrush or grass shall be allowed to cover the curbing or sidewalks, if installed. If construction of a single-family dwelling is not started within five (5) years after the purchase of a Lot, it shall be cleared of underbrush up to the building setback lines abutting streets and maintained on a monthly basis during the growing season.

Section 16. Antennas, Satellite Dishes, and Basketball Goals. No ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any Lot at any time. Any television satellite dishes erected and properly located on a Lot or building site in the subdivision shall be the RCA type and shall not exceed eighteen (18) inches in diameter. Basketball goals, posts or backboards shall not be erected on any street or right-of-way.

Section 17. Maintenance of Landscaping. Each Owner shall maintain the appearance of his or her Lot or building site in high quality condition and will provide and maintain landscaping on the Lot or building site. Grass, flowers and shrubbery must be kept in an orderly fashion. No bamboo hedges shall be allowed within the required twenty-five (25) foot front setback area.

Section 18. Sewage and Drainage Control. No activities shall be permitted that discharge pollutants into the surface drainage system or sewage collection system.

Section 19. Adjoining Lots. If one or more Lots, or one Lot and all or a portion of an adjacent Lot, within the subdivision, are utilized for one single family residential purpose, the setback requirements herein shall be measured from the boundary line of the entire building site or plot being then and there utilized and devoted to the single-family residence. Should a property owner in an adjoining subdivision purchase a Lot abutting their existing residence, said Lot in BROOKESTONE SUBDIVISION shall be maintained as required in Section 13, Article I of these Covenants. No fences shall be erected within 50 feet of the front property line nor to a height greater than four feet in the front yard. No accessory structures will be allowed to be constructed which could appear to be servicing the adjacent residence. No automobiles, boats, motor homes, campers or other type vehicles may be stored on the Lots.

Section 20. Subdivision of Lots. No Lot over which these covenants govern may be subdivided so as to reduce the originally platted size or square footage unless the fractional portion of the Lot is added to an adjacent Lot within BROOKESTONE SUBDIVISION. The remaining fractional portion of the affected Lot shall meet the minimum Lot size (dimensional

and area) requirements, unless it is to be added to the adjoining Lot on the opposite side Lot line.

Section 21. Reservation of Easement. Easements are reserved over and across each Lot in the subdivision as shown on the recorded plat for the purpose of installing, repairing and maintaining or conveying to proper parties for the installation, repair or maintenance of utilities for the Lots or building sites in the subdivision, and said easements shown or reserved on the recorded plat of the subdivision, if any, are hereby adopted as part of these restrictions.

Section 22. Sidewalks. Sidewalks must be installed across every Lot prior to occupancy of any single-family dwelling. If construction of a single-family dwelling is not commenced within three (3) years after the purchase of a Lot, then the Owner shall cause to have installed a sidewalk across said Lot. In the event sidewalks are not installed as herein prescribed, the Homeowners Association shall be authorized to cause to have installed said sidewalks, the cost of which shall become a special assessment against the affected Lot. Location of sidewalks shall be consistent with existing sidewalks, if any, on the adjoining Lot. The location of said sidewalk shall be approved by the Architectural Control Committee

Section 23. Storage or Outbuildings. Only one storage or outbuilding, shall be placed, permitted, or allowed on each Lot. The size and design of any such outbuilding must be approved in writing by the Architectural Control Committee and must conform to all set back requirements contained in Section 2 of Article I of these covenants and those set back requirements of the City of Gulfport and any other applicable government entity.

Section 24. Regulations. Reasonable regulations concerning the use of a Lot may be made and amended from time to time by the Homeowner's Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Homeowner's Association to all Owners and residents of Lots upon request.

Section 25. Proviso. Provided, however, that until Declarant has completed all of the contemplated improvements and closed the sale of Fifty (50) Lots in BROOKESTONE SUBDIVISION, neither the Owners nor the Homeowner's Association nor the use of the Lots shall interfere with the completion of the contemplated improvements and the sale of Lots by Declarant. Declarant may make such use of the unsold Lots and common areas, if any, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of Lots and the display of signs.

ARTICLE II

ARCHITECTURAL CONTROL

Section 1. Architectural Approval. Owners of single-family dwellings constructed in this subdivision shall be responsible for making needed repairs in a timely manner and maintaining the landscaping of each individual Lot at least to the standard initially established by

the developer. The final building plans and specifications for the construction of any residence, garage, outbuilding, fence, wall and pool (or alteration or repainting of any such structure) shall be submitted for approval in writing by a three (3) member Architectural Control Committee. All plans for residences, garages, outbuildings, pools, and landscaping must be stamped and signed by the Architectural Committee before any construction shall begin. Anyone not abiding by this will subject themselves to penalties, fines, halting construction, and removing any construction that does not meet the Architectural Committee approval. Any owner who wishes to modify or change the color scheme of his home shall be required to submit the change to the Architectural Control Committee for approval. The Committee shall act with all reasonable promptness upon receipt of plans and specifications submitted in accordance with this paragraph to approve or disapprove such plans and specifications. If the committee shall fail to approve or disapprove such plans and specifications within twenty (20) days of receipt of written demand for the approval of such plans and specifications, the Committee shall be deemed to have approved such plans and specifications. The initial Architectural Control Committee shall consist of the Declarant and four (4) other persons appointed by the Declarant.

Section 2. Architectural Control Committee. Upon the death or resignation of a member or members of the committee, the remaining member or members shall have full authority to designate successor members. The Declarant shall have the authority to appoint committee members in addition to the four (4) original members. Neither the members of the committee nor its designated representatives shall be entitled to any type of compensation for services performed pursuant to this covenant. Upon the sale of Fifty (50) Lots in said subdivision, a four (4) member Architectural Control Committee shall be elected by the Homeowner's Association. The Architectural Control Committee shall establish its rules of procedure, including the method of filling vacancies.

Section 3. Granting of Variances. When a single family dwelling or other structure has been erected or its construction substantially advanced and the structure is located on any Lot in a manner that constitutes a violation of these covenants, conditions and restrictions or the building setback lines shown on the recorded plat or if the Architectural Control Committee, in its sole discretion, determines that a variance is desirable in order to best accommodate the location of a planned building on a particular Lot, the Architectural Control Committee may release the Lot, or parts of it, from any part of the covenants, conditions and restrictions, or setback lines that are violated. The Architectural Control Committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole discretion. Provided, however, that the Architectural Control Committee shall have no authority to grant a variance of a Harrison County Subdivision regulations, including, but not limited to, those that may be contained in these covenants, conditions and restrictions. Neither the Board of Directors of the Homeowner's Association, nor the Architectural Control Committee, nor any of the respective members, shall in any way be liable or be held liable to any Owner, the Homeowner's Association, or any other person or entity resulting from its good faith exercise of the discretionary authority conferred by this Section.

ARTICLE III

GENERAL PROVISIONS

Section 1. Enforcement. The Homeowner's Association, the Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Homeowner's Association, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any Lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the Lot or Lots causing the violation upon which the violation occurs shall pay all attorney's fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid covenants. Said attorney's fees, court costs and other expenses allowed and assigned by the Court shall become a lien upon the lot and improvements.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment.

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of 25 years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five (5) years.

(b) This Declaration may be amended anytime during the initial 25-year period or any extensions thereof by Declarant or its nominees, provided they own at least fifty-one percent (51%) of the numbered lots in the subdivision. Beginning five (5) years from the date of recordation of the Declaration and for the remainder of the initial 25-year period or any extensions, the Covenants may also be amended by the written consent of at least seventy-five percent (75%) of the Lot Owners, exclusive of their mortgagees. Any amendment must be recorded.

(c) Notwithstanding anything herein contained to the contrary, the developer reserves and shall have the right for a period of three (3) years from the date of the recording of these Covenants, Conditions and Restrictions to unilaterally amend this Declaration in whole or in part in order to (1) conform this Declaration to the requirements of any governmental agency, federal, state or local, (2) to conform to the requirements of any mortgage lender, or (3) to insure the reasonable development of the property. The developer shall retain total control of the property, the development thereof, and the improvements thereon including, without limitation, plan approval, until the development is complete and sixteen (16) of the lots have been sold.

WITNESS ITS SIGNATURE on this the ____ day of _____, 2021.

BROOKESTONE GULF COAST, LLC, Owner

BY: _____
Barbara C. Allen, Managing Member

Declarants Address and Phone Number

Barbara C. Allen
767 Destiny Plantation Blvd
Biloxi, MS 39532

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Barbara C. Allen, who acknowledged to and before me that she is a Managing Member of Brookestone Gulf Coast, LLC a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, she having been first duly authorized so to do.

GIVEN under my hand and official seal, this the ____ day of _____, 2021.

NOTARY PUBLIC

My Commission expires: _____

PREPARED BY AND RETURN TO:

Robert J. Knesal
111 Lundgren Lane
Gulfport, MS 39507
228-860-5318

Brookestone Subdivision Architectural Review Guidelines

I. Preface

Brookestone's Architectural Guidelines have been established to provide property owners, architects, and contractors with a set of parameters for the preparation of their drawings and specifications. Also for the property owner and the home owner, the Architectural Guidelines provide a definitive set of rules governing the short- and long-term development and maintenance of their property and other properties in the subdivision. The Guidelines will help assure architectural compatibility and continuity while allowing for personal diversity within the framework of the guidelines.

To insure aesthetic harmony within Brookestone, great care has been taken in the planning, design, and construction of Brookestone. To this end it is of the utmost importance that this special character not be compromised by housing designs which are improperly conceived, unresolved, or poorly executed. By encouraging quality and attention to detail for the appropriate style, the aesthetic harmony and overall property values at Brookestone will be enhanced and preserved through these design guidelines.

This document is primarily a reference tool and decision-making guide for the Architectural Review committee. It is the resource by which decisions will be made regarding residential design in general.

A. The Plan Review Process

Prior to the commencement of any construction activity of any type on any residential lot, an application for approval of such work must be submitted by the property owner or their respective agent to the Architectural Review Committee. Plan approval by the committee must be received prior to the start of grading or construction.

The plan review process for Brookestone requires that plans be submitted for review by the Committee, whose guidelines are covered in the following pages. It is the property owner's responsibility to submit required plans in a timely fashion and to indicate conformity to the guidelines.

Architectural Review Committee

The Architectural Review Committee is established in accordance with the Declaration of Covenants, Conditions, and Restrictions for Brookestone, and is made up of a minimum of three people, to be appointed by the developer. This committee is charged with the regulation and ultimate approval of all external damage decisions and considerations for all properties.

As such, the Architectural Review Committee will interpret and enforce the Design Guidelines and Resolutions. Additionally, the Architectural Review Committee will make value judgements and recommendations regarding both the specifics and the intent of the Guidelines.

The Architectural Review Committee meets on an as needed basis within two (2) weeks after design submittals are made, acting on the concurrence of two (2) of the three (3) members.

All members of the Architectural Review Committee shall be appointed by the Declarant until 12/31/2025.

While the Architectural Review Committee may draw information and input from various sources all decisions of the Architectural Review Committee are final and not subject to review.

B. Procedure

Prior to the complete design of improvements requiring approval of the committee, a preliminary review of the owner's plan will be conducted to provide further design guidelines and indication of the designer's conformance with specific requirements of the Committee. **At the time of submittal, a \$300.00 fee will be included to cover cost of professional services relating to the review process. If the cost of review is less than the \$300.00 fee, then any balance will be reimbursed.**

This first submittal is the Preliminary submittal and will consist of two sets of plans, which (at a minimum) will include the following:

1. Preliminary Plot Plan drawn to scale. The plot plan will indicate grading intentions (water flow) with spot elevations at streets and property corners, and finish floors elevations.
2. Preliminary Floor Plans and Elevations at 1/4" scale showing overall dimensions, area of structure, and overall height dimensions. Also, include descriptions and samples of all exterior materials, roof materials, and colors.
3. A statement of definition as to the style of architecture the owner or builder wishes to achieve.

The second submittal is the Final Design Submittal and will consist of two sets of plans, which (at a minimum) will include the following:

1. Final Plot Plan with all proposed structures indicated, and including all information described above for the Preliminary Plot Plan. This final plan must include all horizontal layout information as well as critical dimensions and materials with finishes of all landscape elements so that the builder will be able to implement the designer's intent. Dimensions needed to site the house on the lot should be illustrated on the plan. The plot plan, the grading plan, and the planting plan must all reflect the same layout of the site improvements.
2. Final Floor Plans and Elevations including all ancillary structures and information described above in item two.
3. Final construction Specifications to include external material color, and paint or stain color, as listed by manufacturer's number for all exterior finishes including roofing.
4. Tree Survey showing all Hardwood trees six (6") inches in diameter, trees within 25 feet of any construction activity and any tree that is to be removed.
5. Final Landscape Plan at same scale as the Plot Plan described above (of larger) and indication of plant quantities, sizes, spacing, with both common and botanical names.
6. Grading Plan on one (1) foot contours, finish floor elevation, existing and proposed subsurface drainage, and trees to be removed and trees to remain. Spot elevations at the corners of the house should be shown to reflect the amount of drop brick ledge.

7. Any steps shown should accurately depict the changes in grades and the needed number of treads and risers.

Approved plans will be so noted on the front sheet of each face. Approval by the Architectural Review Committee is contingent upon approval of appropriate governing agencies. No changes shall be made to the plans without the express written consent of the Architectural Review Committee. All decisions of the Architectural Review Committee are final.

II. Site Development Guidelines

The Site Development Guidelines Provide site planning suggestions and community element guidelines to set common standards for the development of exterior spaces throughout Brookestone.

A. Site Planning

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs but should also be sensitive to the site's unique characteristics and inherent design opportunities.

1. Siting

The Architectural Review Committee will consider each site independently but will give extensive consideration to each individual's plan's impact upon adjacent home sites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and home sites, and natural amenities of the area. Considerations in this regard include:

- a. Physical terrain of the site
- b. Views from project site and street
- c. Natural amenities: trees, landscaping, existing bayou and inlets, water and drainage channels/swales
- d. Driveway access
- e. Height of Structures
- f. Fences and opening devices
- g. Service areas and screening methods for garbage cans, utilities and/or outside storage.

2. Drainage

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water run off for each individual building site must be handled by adequately sloping all areas so the run-off can be directed to the natural drainage areas or to storm drainage facilities. Silt fences and other appropriate erosion control measure are required during construction. All erosion control devices are to be installed as per Mississippi Department of Environmental Quality's Storm Water Prevention Plan (SWPP). Silt fences and other control

devices will be maintained until all landscaping is in place and the land is stable with natural vegetation.

3. Grading and Landscape

The design and development concepts of the community call for the maintenance of the environment in as much of the original conditions as possible.

The Committee is particularly conscious of site utilization and potential, and desires not to disrupt the existing trees and natural terrain whenever possible. The Architectural Review Committee is keenly aware that whenever possible structures should be designed to the specific lot. It is important to remember that the beauty of our development is the land in its natural features, and the architecture should complement and enhance rather than compete with or destroy this beauty.

All grading reviews will be subject to the jurisdiction of the Committee and will be considered individually for each lot. Recommendations or demands will be based upon individual lot location, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the Committee feels impacts upon the site and community grading design.

1. Planting plants should also be submitted along with construction documents. All plans should show plant material and bed design as well as type of sod to be used. Sod will be used in all yard areas and for shoreline stabilization on all waterfront lots. The majority of the front yard should be salted or landscaped. A good guideline would be to sod in area the width of the house from the front planting beds to the street. Sodding is required on both sides of the driveway.
2. The Landscape plan shall include the installation of at least one (1) Live Oak tree in the front yard with a minimum caliper of four inch (4").
3. The installation of any monuments and decorative yard items must be shown on the Landscape Plan.

1. Building Setbacks

These setbacks are for general guidance. All home sites will be subject to the Architectural Review Committee with views and streetscapes being of utmost importance.

Side: 8'

Front: 25'

Rear: 8'

Side yard abutting an adjoining street: 15'

The 25' front setback will be reviewed on a lot by lot basis. If this dimension needs to be modified for whatever reason to better achieve the desired layout, present this request to the Architectural Review Committee for approval. Placement of houses on adjacent lots and natural building sites on vacant lots will be a strong factor in determining the position of the house. If there is any question as to the appropriate siting of the house, please consult with the Architectural Review Committee prior to the development of any plans.

2. Accessory Systems

Accessory buildings are specifically prohibited from any residential lot within the subdivision. Portable buildings or similar structures are permitted only during construction. Gazebos, pool houses, guesthouses, or similar structures may be constructed pending approval from the Architectural Review Committee and approval from the City of Gulfport.

3. Secondary Structures

Garden structures, gazebos, pool houses, guesthouses and similar structures require setbacks from the property lines as that of the residence. The setback can be reduced. The Architectural Review Committee, City of Gulfport, or any other governing agency with jurisdiction over said property must approve any reduced setback.

4. Temporary Structures

No structure of a temporary nature, tent, shack, mobile home, garage, motor home, or other outbuilding will be used on any Residential Lot or Common Parcel in Brookstone subdivision at any time as either a temporary or permanent residence. Trailers or temporary buildings used for construction activities or storage will be allowed during the construction of a residence.

5. Swimming Pools

Locate swimming pools, spas or hot tubs behind the front lines of the house. All setbacks are subject to approval by the Architectural Review Committee and the City of Gulfport.

6. Exterior Lighting

Exterior pool and landscape lighting must not infringe upon adjacent neighborhoods. All accent and security lighting should utilize sharp cutoff designs or low voltage, direct task type fixtures, and they should be as close to grade as possible. All exterior lighting must be approved by the Architectural Review Committee.

B. Community Element Guidelines

The intent of these standards is to insure a continuity of specific elements at the streetscape. This includes both public (developer) and private (property owner) constructed items. These items include:

1. Sidewalks
2. Mailboxes
3. Retaining Walls
4. Walls and Fences
5. Driveways and Motor Courts
6. Trash Containers
7. Landscaping

The individual property owner will be responsible for obtaining the necessary professional assistance to ensure the structural integrity of all exterior construction on their property.

Design criteria for each of the Community Elements follows:

1. Sidewalks. Public sidewalks, 4' in width, are required in Brookestone Subdivision. All sidewalks are subject to the Architectural Review Committee.
2. Mailboxes. Mailboxes to be located in the right-of-way will be purchased and installed by the Owner of each lot upon receiving written approval of final plans and specifications for construction of each residence. The mailbox, as illustrated in the attached Exhibit A and identified as Georgetown Mailbox System as marketed by Addresses of Distinction, will be the standard throughout Brookstone Subdivision.
3. Retaining Walls. If a retaining wall is used, it must be faced with one of the following materials: stone, brick, stucco. Crossties will not be accepted; nor can a concrete block retaining wall be left exposed.
4. Walls and Fences. All walls or fences along rear and side property lines, EXCEPT for lot lines bordering the lake, will have a maximum height of 7' with the columns extending to 7'6". NO chain link fences of any kind are allowed in Brookstone Subdivision. All fences on any lakefront lots are required to be a combination of iron, wrought iron, brick, stone, stucco, or a design being previously approved by the Architectural Review Committee. Several other material options are recommended below:
 - a. stone
 - b. stone and wrought iron
 - c. wrought iron
 - d. brick
 - e. brick and wrought iron

All wood material should be left natural or coated with the semi-transparent stain. No fencing will be allowed within 20' of water's edge unless otherwise approved by the Architectural Review Committee. All perimeter fences are subject to the approval of the Architectural Review Committee.

5. Driveways and Motor Courts. Vehicular areas will be paved so as to provide dust-free, all weather surfaces. Several material options are recommended:
 1. brick
 2. interlocking pavers
 3. washed concrete
 4. broom-finished concrete
 5. stamped concrete

The design of the driveway should take into account the topography, existing trees and design of the house. Final approval of the design and materials is subject to the Architectural

Review Committee. All parking areas will provide, in addition to parking spaces, adequate driveways in space for the movement of vehicles.

6. Trash containers. During the construction of any home in Brookstone, it is the responsibility of the lot owner to provide a trash container at all times.
7. Landscaping. Each house must be landscaped appropriately as determined by the overall budget for the house. The landscaping is often an afterthought or an area that requires severe cuts due to overspending on the house. Proper planning will avoid the circumstance at Brookstone. A foundation planting of a single row of shrubs or ground cover will not be acceptable. The planting across the front and back of the house should be extended into the yard by massing groups of like plants. Single hedge or row planting along the sides will be permitted as long as the front and rear are adequate.

III. Building Construction Guidelines

Construction Guidelines have been established to insure continuity within Brookstone Subdivision. It is not the intent of these criteria to limit flexibility; however, by defining a range of material, and unit choices for the individual dwelling units, a general framework will be established from which individual decisions may be made. The desired result is to encourage a community of individual outstanding architectural statements that when viewed together produce an outstanding community environment.

The following elements are to be encouraged: intelligent selection of details related to a well-designed floor plan; sensitive interpretations of styles within constraints of budget and site, consistency of site planning, landscaping and architecture, and logical use of materials.

A property owner will not substantially duplicate the exterior elevation, in design or architecture, of any dwelling existing in the subdivision. For the purpose of defining this paragraph, a dwelling will be considered in existence from the time it is submitted to the Architectural Review Committee for preliminary approval. The Architectural Review Committee may vary the intent of these regulations from time to time governing its activities not inconsistent herewith. In no instance is construction to commence without written approval of the Architectural Review Committee.

Any changes to an approved structure (complete or incomplete to include additions, alterations, etc.) must be approved in writing by the Architectural Review Committee prior to the commencement of construction.

A. Exterior Walls

No two homes in the subdivision shall have the same exterior or interior plans.

Exterior walls surfaces may be one of the following materials:

1. Brick
2. Natural Stone
3. Authentic Stucco
4. Hardi Plank, Cypress or Cedar

No vinyl of any kind is permitted in Brookestone Subdivision.

B. Windows

All windows will be constructed of wood, vinyl, vinyl clad composite, metal clad, or alternate materials approved by the Architectural Review Committee. No metal windows allowed. All windows where applicable will be true divided light or simulated divided light. All window types (double-hung, casement or awning) may be incorporated into the design as long as the proportion of each individual window type is vertical. The intent of this requirement is to create a more traditional or classical design direction that fits the architectural style of the structure. All window types must be clearly shown on all submitted plans.

C. Chimneys

All Chimneys will be of masonry construction (brick and clay flue liner) or approved prefab units. The exterior portion of the stack may be treated in any of the following ways:

1. Natural brick
2. Authentic Stucco Clad
3. Stone Veneer

D. Shutters

If Shutters are used, the horizontal dimension will be exactly one-half (1/2) the window width. All shutters will be operable (hinged) wood or the following types:

1. Louvered (fixed or operable blades)
2. Paneled (raised or flat recessed)
3. V-grove or beaded boards (tongue and groove construction)

E. Roof Shingles

Roof Shingles will be at least an "Architect's Series" fiberglass within a minimum 25-year warranty.

F. Garages and Carports

Each single-family dwelling will have an attached garage accommodating not less than two automobiles. Garages for motor homes and boats are not allowed unless otherwise approved by the Architectural Review Committee. All garages will be finished inside and will be equipped with automatic overhead doors.

Carports will be allowed if they are constructed behind the home and not exposed to any street.

G. Gutters and Flashing

All flashing (valleys, drips, etc.) visible from the street will be copper or baked enamel pre-painted to match the home's exterior trim. Gutters are not required but if installed must be approved by the Architectural Review Committee.

H. Changes and Amendments

These rules and regulations may be changed or amended without notice as deemed by the Brookestone Architectural Review Committee.

BROOKESTONE ARCHITECTURAL REVIEW COMMITTEE

Name: _____

Address: _____ City, State, Zip: _____

Lot #: _____ Spec: _____ Custom: _____

Living Area Square Footage: _____ Total Square Footage Under Beam: _____

The following must accompany this signed form at the time of submission to the Architectural Review Committee.

- Plot Plan / Site Plan showing all setbacks.
- Floor Plan and Elevations on all four (4) sides at 1/4" scale.
- Two (2) Full sets of plans showing foundation, roof lines, electrical, plumbing, etc. (1 set returned within 10 days)
- Description of all materials to be utilized in construction, to include; shingles, brick type, stucco color, exterior paint colors, any and all items to exist on exterior sheathing.
- Landscaping and Fencing plan
- Tree Removal Request in advance of clearing the lot
- Window and Door Schedule (type of windows and exterior doors)

Rear Set Back: _____

Side Set Back: _____

Front Set Back: _____

Side Set Back: _____

Width of Home: _____

Length: _____ Height: _____

Home Designed by: _____ Phone #: _____

If at anytime after these plans have been approved you elect to change the exterior colors or materials, you must submit the changes, in writing, to the Architectural Review Committee.

Changes approved: _____ Date: _____

I/We have reviewed and agree to comply with the Architectural Review Committee Guidelines and Rules.

PROPERTY OWNER'S SIGNATURE

Name: _____

Name: _____

Date: _____

Date: _____

Address: _____

Builder's Signature: _____ Date: _____

PLANS APPROVED BY Architectural Review Board

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

EXHIBIT 4



GEORGETOWN MAILBOX SYSTEM

\$379.99

FREE SHIPPING!

The Georgetown System is built on a slightly larger post and base than the standard Charleston mailbox. In addition a fluted base and ball finial are used. The actual mailbox is cast and very heavy duty.

Please select your product options below.

Address Number *

Address Number

Installation Service *

Do you need your mailbox installed?

Select an option...



- 1 +

ADD TO CART

SKU: Georgetown MB

CATEGORY: Mailbox and Post Systems

Hey there 🤖 I would love to point you in the right direction, what are you looking for today?

SCHWARTZ, ORGLER & JORDAN, PLLC
ATTORNEYS AT LAW
12206 HWY 49
GULFPORT, MS 39503

phone: (228)832-8550
facsimile: (228)832-8518

December 17, 2016

Ms. Barbara C. Allen
10740 Plantation Lane
Gulfport, MS 39503

Re: Warranty Deed
Our File #162021

Dear Sir or Madame:

Please find enclosed the original Warranty Deed which was filed in the local clerk's office as Instrument Number 2016-8564D-J1, on the above referenced closing. Also, please find enclosed the Chicago Title Insurance Policy #72306-97166664.

If you have any questions regarding the enclosed, please do not hesitate to contact me.

Sincerely yours,

MARK C. ORGLER

MCO/feb
Enclosures



POLICY NO.: 6478-1-162021-2016.72306-97166664

OWNER'S POLICY OF TITLE INSURANCE

Issued by
Chicago Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and

any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were

ALTA Owner's Policy (6/17/06)



authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured.

sured Claimant in the claim and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or en-

enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at Chicago Title Insurance Company, Attn: Claims Department, P. O. Box 45023, Jacksonville, Florida 32232-5023.

Schedule A

Name and Address of Title Insurance Company: Chicago Title Insurance Company, 601 Riverside Ave., Building 5, 4th Floor, Jacksonville, FL 32204

Address Reference: **VACENT LOT, GULFPORT, MS** County and State: **Harrison, MS**

Amount of Insurance: **\$695,000.00**

Premium: **\$2780.00**

Date of Policy: **November 14, 2016 @ 1:48PM**

1. Name of Insured: **BARBARA C. ALLEN**
2. The estate or interest in the land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

BARBARA C. ALLEN

by virtue of a Warranty Deed from RWB, SR. LLC dated November 10, 2016, which was filed on November 14, 2016 at 1:48 PM, and recorded in the office of the Chancery Clerk of the First Judicial District Harrison County, Mississippi, as Instrument No.: 2016 8564D-J1, thereof

4. The Land referred to in this policy is described as follows:

Parcel 1:

That certain parcel of land located North of East Taylor Road and being located in and a part of Section 19 and 20, Township 7 South, Range 10 West, City of Gulfport, Mississippi, and being more particularly described as follows, to-wit: Commencing at the corner common of Section 19, 20, 29 and 30, Township 7 South, Range 10 West; thence run North 00 degrees 31 minute 26 seconds West a distance of 176.7 feet, more or less, along the Section line common to Sections 19 and 20 to a point on the North margin of Taylor Road for the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 31 minutes 26 seconds West along the Section line common to Sections 19 and 20 a distance of 1,117.21 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right-of-way of the property now or formerly of Harrison County Development Commission; thence run North 72 degrees 57 minutes 06 seconds West along the said South Right-of-way of the Harrison County Development Commission property a distance of 933.65 feet; Thence run South 89 degrees 47 minutes 50 seconds West a distance of 355.56 feet to the East line of property now or formerly of Dr. J. T. Taylor; thence run South 00 degrees 21 minutes 44 seconds East along the East line of the Taylor property a distance of 2,481.50 feet, more or less, to the North margin of Taylor Road; thence run North 88 degrees 55 minutes 15 seconds East along the North margin of Taylor Road a distance of 1,358.41 feet, more or less to the Point of Beginning. Said parcel containing 70.77 acres, more or less.

And also:

Parcel II: A parcel of land situated and being located in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: COMMENCING at the corner common to Sections 19, 20, 29, and 30, Township 7 South, Range 10 West; thence run North 00 degrees 51 minutes 26 seconds West along the line between Sections 19 and 20, a distance of 176.7 feet, more or less, to a point on the North margin of Taylor Road; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,117.21 feet along the line common to Section 19 and 20, to the POINT OF

BEGINNING; from said Point of Beginning, thence run North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or-less, to the South Right of Way of the property now or formerly of the Harrison County Development Commission; thence run South 72 degrees 57 minutes 06 seconds East along the South Right of Way of said Harrison County Development Commission property a distance of 116.42 feet, more or less, to the common line between Sections 19 and 20; thence run South 00 degrees 31 minutes 26 seconds East, along the line between Section 19 and 20, a distance of 1,032.49 feet, more or less, back to the Point of Beginning.

SCHEDULE B – EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by and accurate and complete survey of the land.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. All taxes for the year 2016 and subsequent years which are not yet due and payable.
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, and gravel in, on and under subject property.
8. The land herein described is encumbered by the following mortgage or trust deed, and assignments:
NONE.
9. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through efforts of man
10. Taxes and special assessments not shown as liens by the public records.
11. Any lease, grant, exception or reservation of minerals or mineral rights on, and under subject land.
12. Easement recorded as Instrument Number 2005-13887DJ1 in the records of the Chancery Clerk of Harrison County, Mississippi.
13. Easement recorded as Instrument Number 2005-16415DJ1 in the records of the Chancery Clerk of Harrison County, Mississippi.
14. All applicable city and county zoning, use and occupancy ordinances, regulations and all applicable building code requirements and the obtaining of any and all permits that may be required from the DEQ from remodeling and/or demolition of the improvements located on subject property.
15. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.

Countersigned
Schwartz, Orgler & Jordan, PLLC

Authorized Signatory

SCANNED



1st Judicial District
Instrument 2016 8564 D - J1
Filed/Recorded 11/14/2016 01:48 P
Total Fees \$ 12.00
3 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 162021

Index As: Pcl E ½ of SE 1/4 of Sec. 19-7-10
Harrison County, MS.

STATE OF MISSISSIPPI

COUNTY OF HARRISON



WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

RWB, SR. LLC,
a Mississippi limited liability company
12251 BERNARD PKWY STE 200
GULFPORT, MS 39503
228-806-4830

does hereby sell, convey and warrant unto

BARBARA C. ALLEN
10740 Plantation Lane
Gulfport, MS 39503
228-669-9102

the following described land and property being located in the First Judicial District
Harrison County, Mississippi, being more particularly described as follows, to-wit:

Parcel 1:

That certain parcel of land located North of East Taylor Road and being located in and a part of Section 19 and 20, Township 7 South, Range 10 West, City of Gulfport, Mississippi, and being more particularly described as follows, to-wit: Commencing at the corner common of Section 19, 20, 29 and 30, Township 7 South, Range 10 West; thence run North 00 degrees 31 minute 26 seconds West a distance of 176.7 feet, more or less, along the Section line common to Sections 19 and 20 to a point on the North margin of Taylor Road for the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 31 minutes 26 seconds West along the Section line common to Sections 19 and 20 a distance

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of 1,117.21 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right-of-way of the property now or formerly of Harrison County Development Commission; thence run North 72 degrees 57 minutes 06 seconds West along the said South Right-of-way of the Harrison County Development Commission property a distance of 933.65 feet; Thence run South 89 degrees 47 minutes 50 seconds West a distance of 355.56 feet to the East line of property now or formerly of Dr. J. T. Taylor; thence run South 00 degrees 21 minutes 44 seconds East along the East line of the Taylor property a distance of 2,481.50 feet, more or less, to the North margin of Taylor Road; thence run North 88 degrees 55 minutes 15 seconds East along the North margin of Taylor Road a distance of 1,358.41 feet, more or less to the Point of Beginning. Said parcel containing 70.77 acres, more or less.

And also:

Parcel II: A parcel of land situated and being located in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: COMMENCING at the corner common to Sections 19, 20, 29, and 30, Township 7 South, Range 10 West; thence run North 00 degrees 51 minutes 26 seconds West along the line between Sections 19 and 20, a distance of 176.7 feet, more or less, to a point on the North margin of Taylor Road; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,117.21 feet along the line common to Section 19 and 20, to the POINT OF BEGINNING; from said Point of Beginning, thence run North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right of Way of the property now or formerly of the Harrison County Development Commission; thence run South 72 degrees 57 minutes 06 seconds East along the South Right of Way of said Harrison County Development Commission property a distance of 116.42 feet, more or less, to the common line between Sections 19 and 20; thence run South 00 degrees 31 minutes 26 seconds East, along the line between Section 19 and 20, a distance of 1,032.49 feet, more or less, back to the Point of Beginning.

THE ABOVE described property is no part the homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, RWB, SR. LLC has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 10th day of November, 2016.

RWB, SR. LLC


By: ROY B. BLACKLIDGE,
AUTHORIZED SIGNATORY

3

STATE OF MISSISSIPPI

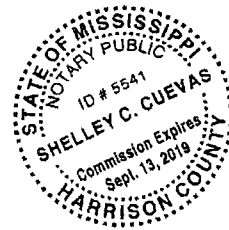
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROY B. BLACKLIDGE, who acknowledge that he is an AUTHORIZED SIGNATORY of RWB, SR. LLC, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:





COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Dated: **November 8, 2016**

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

Authorized Signatory

By:

James M. [Signature]

President

ATTEST

John C. [Signature]

Secretary





CHICAGO TITLE INSURANCE COMPANY
601 Riverside Avenue
Building 5, 4th Floor
Jacksonville, FL 32204

SCHEDULE A

Title Officer: Mark C. Orgler
Escrow Officer: Mark C. Orgler
Escrow No.: 162021
Loan No.: N/A

Title No.: 162021
Locate No.:

1. Effective Date: November 8, 2016, at 7:30 a.m.
2. Policy or Policies to be Issued:
 - (a) ALTA Owner's Policy - (6-17-06)
Policy Amount: **\$695,000.00**
Proposed Insured: **BARBARA C. ALLEN**
 - (b) ALTA Loan Policy - (6-17-06)
Policy Amount:
Proposed Insured:
 - © Policy -
Policy Amount:
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is **FEE SIMPLE**
4. Title to the **FEE SIMPLE** estate or interest in the land is at the Effective Date vested in **RWB, SR. LLC**
5. The land referred to in this Commitment is located in the of County of **Harrison, MS** and is described as follows:
Parcel I:

That certain parcel of land located North of East Taylor Road and being located in and a part of Section 19 and 20, Township 7 South, Range 10 West, City of Gulfport, Mississippi, and being more particularly described as follows, to-wit: Commencing at the corner common of Section 19, 20, 29 and 30, Township 7 South, Range 10 West; thence run North 00 degrees 31 minute 26 seconds West a distance of 176.7 feet, more or less, along the Section line common to Sections 19 and 20 to a point on the North margin of Taylor Road for the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 31 minutes 26 seconds West along the Section line common to Sections 19 and 20 a distance of 1,117.21 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right-of-way of the property now or formerly of Harrison County Development Commission; thence run North 72 degrees 57 minutes 06 seconds West along the said South Right-of-way of the Harrison County Development Commission property a distance of 933.65 feet; Thence run South 89 degrees 47 minutes 50 seconds West a distance of 355.56 feet to the East line of property now or formerly of Dr. J. T. Taylor; thence run South 00 degrees 21 minutes 44 seconds East along the East line of the Taylor property a distance of 2,481.50 feet, more or less, to the North margin of Taylor Road; thence run North 88 degrees 55 minutes 15 seconds East along the North margin of Taylor Road a distance of 1,358.41 feet, more or less to the Point of Beginning. Said parcel containing 70.77 acres, more or less.

And also:

Parcel II: A parcel of land situated and being located in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:



CHICAGO TITLE INSURANCE COMPANY
601 Riverside Avenue
Building 5, 4th Floor
Jacksonville, FL 32204

COMMENCING at the corner common to Sections 19, 20, 29, and 30, Township 7 South, Range 10 West; thence run North 00 degrees 51 minutes 26 seconds West along the line between Sections 19 and 20, a distance of 176.7 feet, more or less, to a point on the North margin of Taylor Road; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,117.21 feet along the line common to Section 19 and 20, to the POINT OF BEGINNING; from said Point of Beginning, thence run North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right of Way of the property now or formerly of the Harrison County Development Commission; thence run South 72 degrees 57 minutes 06 seconds East along the South Right of Way of said Harrison County Development Commission property a distance of 116.42 feet, more or less, to the common line between Sections 19 and 20; thence run South 00 degrees 31 minutes 26 seconds East, along the line between Section 19 and 20, a distance of 1,032.49 feet, more or less, back to the Point of Beginning.



CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HARRISON, STATE OF MS AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

That certain parcel of land located North of East Taylor Road and being located in and a part of Section 19 and 20, Township 7 South, Range 10 West, City of Gulfport, Mississippi, and being more particularly described as follows, to-wit: Commencing at the corner common of Section 19, 20, 29 and 30, Township 7 South, Range 10 West; thence run North 00 degrees 31 minute 26 seconds West a distance of 176.7 feet, more or less, along the Section line common to Sections 19 and 20 to a point on the North margin of Taylor Road for the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 31 minutes 26 seconds West along the Section line common to Sections 19 and 20 a distance of 1,117.21 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right-of-way of the property now or formerly of Harrison County Development Commission; thence run North 72 degrees 57 minutes 06 seconds West along the said South Right-of-way of the Harrison County Development Commission property a distance of 933.65 feet; Thence run South 89 degrees 47 minutes 50 seconds West a distance of 355.56 feet to the East line of property now or formerly of Dr. J. T. Taylor; thence run South 00 degrees 21 minutes 44 seconds East along the East line of the Taylor property a distance of 2,481.50 feet, more or less, to the North margin of Taylor Road; thence run North 88 degrees 55 minutes 15 seconds East along the North margin of Taylor Road a distance of 1,358.41 feet, more or less to the Point of Beginning. Said parcel containing 70.77 acres, more or less.

And also:

Parcel II: A parcel of land situated and being located in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: COMMENCING at the corner common to Sections 19, 20, 29, and 30, Township 7 South, Range 10 West; thence run North 00 degrees 51 minutes 26 seconds West along the line between Sections 19 and 20, a distance of 176.7 feet, more or less, to a point on the North margin of Taylor Road; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,117.21 feet along the line common to Section 19 and 20, to the POINT OF BEGINNING; from said Point of Beginning, thence run North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right of Way of the property now or formerly of the Harrison County Development Commission; thence run South 72 degrees 57 minutes 06 seconds East along the South Right of Way of said Harrison County Development Commission property a distance of 116.42 feet, more or less, to the common line between Sections 19 and 20; thence run South 00 degrees 31 minutes 26 seconds East, along the line between Section 19 and 20, a distance of 1,032.49 feet, more or less, back to the Point of Beginning.



CHICAGO TITLE INSURANCE COMPANY

**SCHEDULE B -- SECTION I
REQUIREMENTS**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

Execution and recordation without intervening rights of a Warranty Deed by **RWB, SR. LLC** to **BARBARA C. ALLEN** conveying the property described in Schedule "A" hereof.
4. **Payment and satisfaction of that Deed of Trust executed by RWB SR, LLC, in favor of Hancock Bank, dated 7/26/13, and filed for record in the office of the Chancery Clerk of Harrison County, Mississippi on 08/01/13, as Instrument Number 2013-8285TJ1, securing an indebtedness in the amount of \$2,184,820.01.**
5. **Payment and satisfaction of that Deed of Trust executed by RWB, Sr., LLC, in favor of Hancock Bank, dated December 21, 2011, and filed for record in the office of the Chancery Clerk of Harrison County, Mississippi on December 27, 2011 at 8:22 AM, as Instrument Number 2011-11290T-J1**
6. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
7. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid.
9. Satisfactory evidence must be furnished as to the proper formation of **RWB, SR. LLC**, a Mississippi limited liability company, prior to closing this transaction together with proof as to the current good standing of said company. In addition, the operating agreement of the company, and any amendments thereto, by-laws and certified copies of the resolutions of the governing body of said limited liability company authorizing the transaction and designating the members who will execute the instruments, must be furnished. The resolution must include the considerations and the terms of the transaction. The company reserves the right to make such additional requirements as it may deem necessary.

END OF SCHEDULE B -- SECTION I



CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. All taxes for the year 2016 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Any facts about the land which a correct survey would disclose and which are not shown by the public records.
7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished not shown by the public records.
8. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.
9. Taxes and special assessments not shown as liens by the public records.
10. Any lease, grant, exception or reservation of minerals or mineral rights on, and under subject land.
11. Easement recorded as Instrument Number 2005-13887DJ1 in the records of the Chancery Clerk of Harrison County, Mississippi.
12. Easement recorded as Instrument Number 2005-16415DJ1 in the records of the Chancery Clerk of Harrison County, Mississippi.
13. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
14. All applicable city and county zoning, use and occupancy ordinances, regulations and all applicable building code requirements and the obtaining of any and all permits that may be required from the DEQ from remodeling and/or demolition of the improvements located on subject property.
15. Covenants, conditions and restrictions and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of a interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto.

END OF SCHEDULE B – SECTION II



1st Judicial District
Instrument 2020 8312 D -J1
Filed/Recorded 3/26/2020 03:06 P
Total Fees \$ 26.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File# 162021A

Indexing Instructions:
Pt E 1/2 of SE 1/4 of Section 19-7-10
Harrison County, MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

REVIEWED

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

BARBARA C. ALLEN
767 DESTINY PLANTATION
BILOXI, MS 39532
228-669-9102

does hereby grant, bargain, sell, convey and warrant, unto

BROOKSTONE GULF COAST, LLC,
a Mississippi limited liability company
111 LUNDGREN LANE
GULFPORT, MS 39503
228-669-9102

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Parcel 1:

That certain parcel of land located North of East Taylor Road and being located in and a part of Section 19 and 20, Township 7 South, Range 10 West, City of Gulfport, Mississippi, and being more particularly described as follows, to-wit: Commencing at the corner common of Section 19, 20, 29 and 30, Township 7 South, Range 10 West; thence run North 00 degrees 31 minute 26 seconds West a distance of 176.7 feet, more or less, along the Section line common to Sections 19 and 20 to a point on the North margin of Taylor Road for the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, North 00 degrees 31 minutes 26 seconds West along the Section line common to Sections 19 and 20 a distance of 1,117.21 feet;

Our File Number 162021A,

2

thence North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right-of-way of the property now or formerly of Harrison County Development Commission; thence run North 72 degrees 57 minutes 06 seconds West along the said South Right-of-way of the Harrison County Development Commission property a distance of 933.65 feet; Thence run South 89 degrees 47 minutes 50 seconds West a distance of 355.56 feet to the East line of property now or formerly of Dr. J. T. Taylor; thence run South 00 degrees 21 minutes 44 seconds East along the East line of the Taylor property a distance of 2,481.50 feet, more or less, to the North margin of Taylor Road; thence run North 88 degrees 55 minutes 15 seconds East along the North margin of Taylor Road a distance of 1,358.41 feet, more or less to the Point of Beginning. Said parcel containing 70.77 acres, more or less.

And also:

Parcel II: A parcel of land situated and being located in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: COMMENCING at the corner common to Sections 19, 20, 29, and 30, Township 7 South, Range 10 West; thence run North 00 degrees 51 minutes 26 seconds West along the line between Sections 19 and 20, a distance of 176.7 feet, more or less, to a point on the North margin of Taylor Road; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,117.21 feet along the line common to Section 19 and 20, to the POINT OF BEGINNING; from said Point of Beginning, thence run North 89 degrees 28 minutes 33 seconds West a distance of 105.72 feet; thence run North 00 degrees 31 minutes 26 seconds West a distance of 1,065.31 feet, more or less, to the South Right of Way of the property now or formerly of the Harrison County Development Commission; thence run South 72 degrees 57 minutes 06 seconds East along the South Right of Way of said Harrison County Development Commission property a distance of 116.42 feet, more or less, to the common line between Sections 19 and 20; thence run South 00 degrees 31 minutes 26 seconds East, along the line between Section 19 and 20, a distance of 1,032.49 feet, more or less, back to the Point of Beginning.

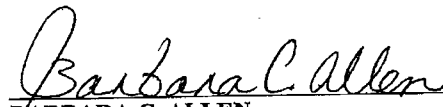
The above described property is not a part of the Homestead of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Taxes for the current year are hereby assumed by the Grantee

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 26th day of March, 2020.


BARBARA C. ALLEN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

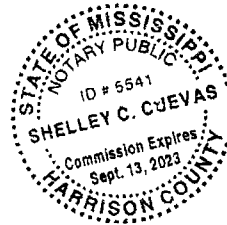
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, BARBARA C. ALLEN, who acknowledged that she signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 26th day of March, 2020

NOTARY PUBLIC

(SEAL)

My Commission Expires:



RE: Final Plat 2103PC050, by owner Brookestone Gulf Coast LLC, tax parcels 1009N-01-002.000, 1009N-01-002.001, 1009N-01-002.002, 1009N-01-002.003, 1009N-01-002.004, 1009N-01-002.005, 1009N-01-002.006, 1009N-01-002.007, 1009N-01-002.008, 1009N-01-002.009, Approval of Final Plat for 103-lot subdivision (Brookestone) with 2 outparcels, E Taylor Rd, Zoned R-2 (Single-family), Ward 5

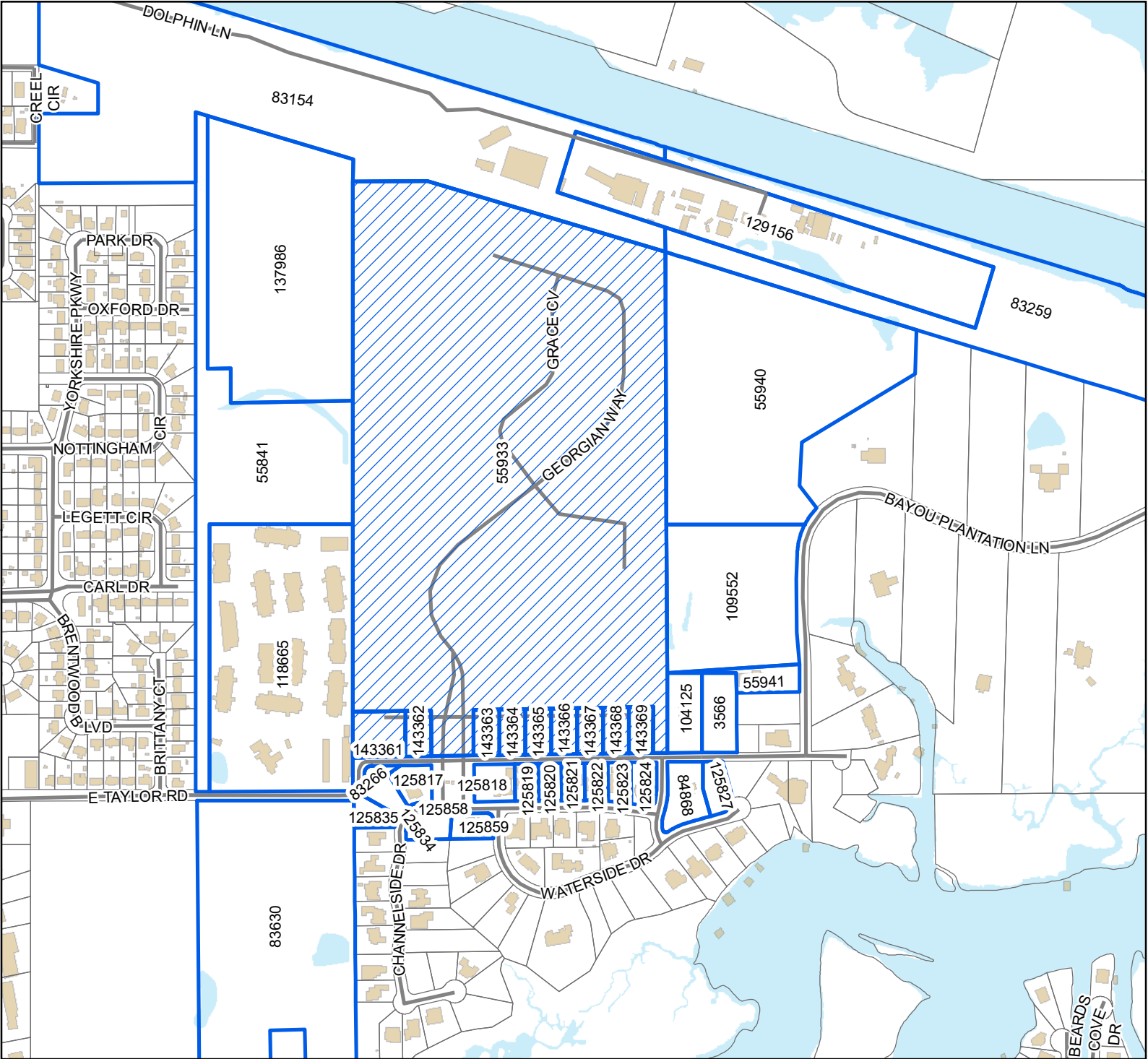
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

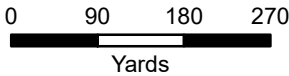
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	55933	1009N-01-002.000	Brookestone Gulf Coast LLC (Owner)	111 Lundgren Ln	GULFPORT	MS	39507
Y	143361	1009N-01-002.001	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143368	1009N-01-002.008	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143362	1009N-01-002.002	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143363	1009N-01-002.003	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143364	1009N-01-002.004	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143365	1009N-01-002.005	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143366	1009N-01-002.006	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143367	1009N-01-002.007	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
	143369	1009N-01-002.009	ALLEN BARBARA C	10740 PLANTATION LANE	GULFPORT	MS	39503
Adjacent Property Owners							
Y	125824	1009N-01-003.008	ALPAC CONSTRUCTION GROUP LLC	P O BOX 2401	GULFPORT	MS	39505
Y	125827	1009O-02-005.003	BLACKLIDGE RONALD W & BECKY BROCK	10918 CHANNELSIDE DR	GULFPORT	MS	39507
Y	3566	1009O-02-004.002	BRANCH SAMUEL D & RACHEL	12203 PRESERVATION DR	GULFPORT	MS	39503
Y	55941	1009O-02-004.000	BURRELL ANDREW & ASHLEY	12562 LAKE VILLAGE DR	GULFPORT	MS	39503
Y	83630	1010C-01-002.000	CARTER JONATHAN R & GRAMMAR JENNIE	11029 E TAYLOR RD	GULFPORT	MS	39503
Y	125821	1009N-01-003.005	COURTENAY DANIEL & LAURA	10898 CHANNELSIDE DR	GULFPORT	MS	39503
Y	55841	1009N-01-004.000	GRAHAM ROBERT N	P O BOX 1207	PURVIS	MS	39475-1207
	83266	1009N-01-003.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
Y	125822	1009N-01-003.006	HARPER OSWAGO Y & TAMARA WALKER	10888 CHANNELSIDE DR	GULFPORT	MS	39503
	83259	1009O-02-001.000	HARRISON CO DEV COMM				0
	83154	1009K-03-001.000	HARRISON CO DEV COMM				0
Y	129156	1009O-02-001.001	INSTITUTE FOR MARINE MAMMAL STUDIES	P O BOX 207	GULFPORT	MS	39502
Y	125819	1009N-01-003.003	JALAL SHWAN & KURDONYA HAWRAMI	10918 CHANNELSIDE DR	GULFPORT	MS	39503
Y	125858	1010C-01-001.025	KILLEBREW JOHN A JR & LISA S	2 BIRCH COVE	GULFPORT	MS	39503
Y	137986	1009N-01-004.002	LAND TRUST FOR MISS COASTAL PLAIN	PO BOX 2457	PURVIS	MS	39475-1207
Y	125823	1009N-01-003.007	LEWAKOWSKI THOMAS J & MELINDA D	10878 CHANNELSIDE DR	GULFPORT	MS	39503
Y	125859	1010C-01-001.026	MCCABE MATTHEW J & HOLLY A	10967 WATERSIDE DRIVE	GULFPORT	MS	39503
Y	118665	1009N-01-004.001	MMP2-HARBIN LLC C/O LEGACY PROPERTY MANAGEMENT	1610 16TH AVE	NASHVILLE	TN	37212
	55940	1009O-02-002.000	MONTAGUE F DOUGLAS	P O DRAWER 1975	HATTIESBURG	MS	39403
Y	109552	1009O-02-002.015	MONTAGUE F DOUGLAS III	P O DRAWER 1975	HATTIESBURG	MS	39403
Y	125835	1010C-01-001.002	SAFLEY AARON D & JESSICA L	9137 HONEYSUCKLE LN	GULFPORT	MS	39503
Y	125817	1009N-01-003.001	SELLERS BENNIE JAMES JR & KATHRYN L	10968 CHANNELSIDE DRIVE	GULFPORT	MS	39503
Y	125834	1010C-01-001.001	SHARP MYLES ETHAN & DARIA OCCHI	10978 CHANNELSIDE DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	125820	1009N-01-003.004	SYMMES COWLES E & MARY E	10908 CHANNELSIDE DRIVE	GULFPORT	MS	39503
Y	104125	1009O-02-004.001	TOWLES JAMES SETH	10840 E TAYLOR RD	GULFPORT	MS	39503
Y	84868	1010B-04-003.000	VERRETT KEVIN D	10836 WATERMARK PL	GULFPORT	MS	39503
Y	125818	1009N-01-003.002	VYVERBERG BRYAN M & MARSHA ELLEN	10928 CHANNELSIDE DR	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 600 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2014PC054:

Planning Commission Approval 2104PC054, by agent Jeff Martella, Requests small cell tower in city right-of-way, 42nd Ave, Lat 30.367421, Long -89.111307, Zoned CS (Civic space), Ward 1



SMALL CELL TECHNOLOGY FACILITY PERMIT APPLICATION



Date Submitted: 1/28/21 ✓

Application #: _____

Customer Project ID #: Garden Park SC1

NOTE: This Application is for a permit under the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi." All parts and portions must be completely and accurately filled out, as this will affect a timely and proper review of the Application. Applications are reviewed by the Director of the City's Department of Urban Development or his/her designee, subject additionally to the City's Planning Commission (for new Support Structures) and Building Code and construction permitting processes. The Director may also rely on a review by other City Departments as needed or necessary. **Provide two (2) complete sets of drawings and supporting documents per location.**

Applicant's Full Legal Name: Verizon Wireless

Applicant's Mailing Address: 800 W. Commerce Road, St City: Harahan State: LA Zip Code: 70123

Applicant's Physical Address: Same as above City: _____ State: _____ Zip Code: _____

Contact Person: Jeff Martella Title/Connection with Applicant: Site Acq. Agent Office Phone No.: 601-605-9214

Contact Person Mailing Address: 121 Village Blvd. City: Madison State: MS Zip Code: 39110

Contact Person E-Mail: jmartella@cmiacquisitions.com Contact Person Mobile No.: 601-720-4469

Name of Contractor Doing Construction/Installation: TBD

Contractor Address: _____ City: _____ State: _____ Zip Code: _____

Contractor Contact Person: _____ Title with Contractor: _____ Office Phone No.: _____

Contractor Contact E-Mail: _____ Contractor Contact Mobile No.: _____

Proposed Small Cell Technology / Facility is located: ☐ On Private Property ☒ On City Right-Of-Way / On City Property Not in the Right-of-Way *

Proposed Small Cell Technology / Facility will be placed on a: ☒ New Support Structure ** ☐ Existing Support Structure

*** Any work occurring in City Right-of-Way is required to be the subject of a permit obtained in accordance with the City's "Street Trenching and Right-of-Way Management Ordinance" (Section 7-250, et seq. of the City of Gulfport's Code of Ordinances).**

☒ If any work is to occur in a City Right-of-Way, an application for a permit under Section 7-250, et seq. of the City of Gulfport's Code of Ordinances ("Street Trenching and Right-of-Way Management Ordinance") is required to be submitted to the City's Urban Development Department. Has such an application been submitted? ☒ YES ☒ NO

**** Wireless small cell facilities that are located on new support structures are required to obtain Planning Commission approval prior to the issuance of a small cell technology facility permit.**

☒ If a wireless small cell facility is to be located on a new support structure, an application for Planning Commission approval must be submitted to the City's Planning Commission. Has such an application been submitted? ☒ YES ☐ NO



Small Cell Technology Facility Permit Application



Page 2

PURSUANT TO THE SMALL CELL TECHNOLOGY FACILITY ORDINANCE, THE FOLLOWING ITEMS MUST MINIMALLY BE ATTACHED TO THIS APPLICATION (IF REQUIRED) (SEE SECTION 4 OF ORDINANCE):

- ☒ Attached (1) A list of names, addresses, telephone numbers, and e-mail addresses of all duly authorized representatives and consultants, if any, acting on behalf of the applicant with respect to the filing of this Application.
- ☒ Attached (2) A general description of the equipment, the technology (including, for example, spectrum usage and transmitter power) and the services to be provided by the proposed facilities.
- ☒ Attached (3) Site plans and drawings stamped by a duly licensed engineer for each facility depicting the type of facilities, support structure(s), and means and points at which such facilities associated accessory equipment will be attached to a support structure, and a loading analysis statement. These drawings and site survey should be drawn to scale and show existing City utilities (water/sewer/drainage) and any other items on site necessary for City review.
- ☒ Attached (4) Map(s) designating with specificity the location(s) of the requested facilities and all other existing or proposed locations within 1,000 feet.
- ☐ Attached (5) The geographic coordinates of all antenna(s) and other proposed facilities within 1,000 feet.
- ☐ Attached (6) If the facilities will be located within rights-of-way on a support structure that is owned by any entity other than the City or the applicant, a copy of any license, lease, agreement, letter or other documentation evidencing that the owner of that support structure authorizes the facilities to be attached thereto or agrees in principle to authorize that attachment must be provided. Failure to provide this documentation is alone grounds for denial of a permit.
- ☐ Attached (7) If the applicant requests permission to place facilities on a new support structure, include the documentation required by this Ordinance to justify a new support structure (for example, documents to show compliance with other requirements contained in this Ordinance shall be met, including, but not limited to, applying for approval from the City's Planning Commission).
- ☒ Attached (8) Photo-simulated post-construction renderings depicting the proposed facilities and equipment, including an/all equipment cabinets, ancillary structures, coloration, and landscaping.
- ☒ Attached (9) Copies of all required insurance forms (per section 4(D) of the Small Cell Technology Facility Ordinance).
- ☐ Attached (10) Franchise agreement (if required).

☒ GPS Location of Proposed Small Cell Technology Facility: Latitude: 30.367421 Longitude: -89.111307
☒ Physical Address: 1310 42ND Ave City: GPT State: _____ Zip Code: _____

ACKNOWLEDGMENT

By signing this Application, the undersigned (contact person for the Applicant herein) states and affirms that he/she has been duly authorized by the Applicant to submit this Application on its behalf, to act on behalf of the Applicant in connection with this Application, and to bind the Applicant with respect to the representations and statements made in this Application. In addition, the Applicant and undersigned person on its behalf hereby state and affirm that the information contained in this Application is true and accurate and it is further acknowledged that the Applicant must adhere to and comply with all provisions of the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi" as well as any and all other City Ordinances and state and federal laws.

☐ SIGNED AND ACKNOWLEDGED: Jeff Martella
☒ PRINTED NAME Jeff Martella DATE: 9/8/20 1/28/21

FOR OFFICE USE ONLY: Date Application Received by Director of Urban Development: 1/28/21
Reviewed By: Greg Pietrangolo 2/1/20 Permit Fee Amount: \$ 1,770
☒ Permit Approved ☐ Permit Denied ☐ Application Incomplete Date Permit Fee Received: _____
Permit Issue Date: _____ Permit Number: _____



VERIZON SITE NAME
GARDEN PARK_SC1

PROJECT NUMBER
20191961021

PROJECT LOCATION CODE
544596

STRUCTURE TYPE
VERIZON NEW POLE

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10254
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JCS

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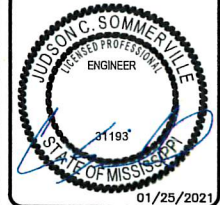


700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074



800 WEST COMMERCE ROAD
HARAHAN, LA 70123

SA: MS E-0285

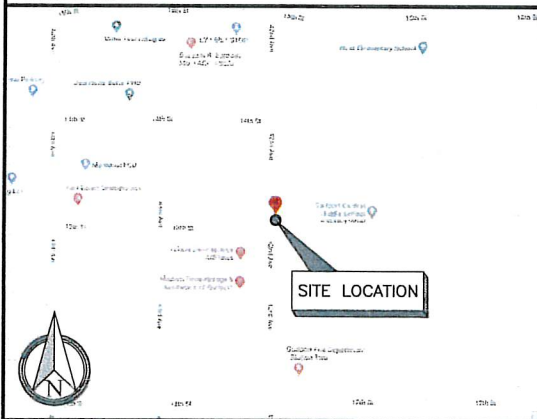


SITE NAME
GARDEN PARK_SC1
VERIZON PROJECT NUMBER
20191961021
VERIZON LOCATION CODE
544596

SHEET NAME
TITLE SHEET

SHEET NUMBER	REVISION
TS1	2

AERIAL MAP



VICINITY MAP



SITE INFO

GROUND ELEVATION AMSL: 28.4'±
SITE LOCATION: NORTH EAST OF 13TH ST. AND 42ND AVE. INTERSECTION, GULFPORT, MS 39501
COUNTY: HARRISON COUNTY
LATITUDE: N 30.367459°
LONGITUDE: W -89.111288°
JURISDICTION: CITY OF GULFPORT
CONSTRUCTION TYPE: VERIZON NEW POLE

SCOPE OF WORK

1. THE SCOPE OF THIS PROJECT REQUIRES NO CHANGES TO THE POTABLE WATER OR SEWAGE SYSTEMS.
2. THE SCOPE OF WORK CONSISTS OF THE FOLLOWING
 - A. INSTALL PROPOSED SMALL CELL ANTENNAS AND RADIO EQUIPMENT WITH ASSOCIATED ELECTRICAL WORK.
 - B. INSTALL ASSOCIATED FIBER COMMUNICATIONS FROM DEMARCATION TO EQUIPMENT.

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION OVER THE LOCATION. THE EDITION OF THE LOCAL JURISDICTION ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

- 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY LOCAL JURISDICTION.
- 2017 NEC ELECTRICAL CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 MECHANICAL CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 FIRE CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 ENERGY CONSERVATION CODE AS ADOPTED BY THE LOCAL JURISDICTION.



MISSISSIPPI ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

CONTACTS

APPLICANT
VERIZON WIRELESS
800 WEST COMMERCE ROAD
HARAHAN, LA 70123
CONTACT: NOT PROVIDED
PHONE: (504) 303-7838

ENGINEER
SMW ENGINEERING GROUP
700 EAST PARK BLVD SUITE 202
PLANO, TX 75074
CONTACT: JUDSON CAIN SOMMERVILLE, PE
PHONE: (469) 409-1138

SITE ACQUISITION
CMI ACQUISITIONS
121 VILLAGE BLVD.
MADISON, MS, 39110
CONTACT: JEFF MARTELLA
PHONE: (601) 720-4469

TELCO COMPANY
T.B.D

POWER COMPANY
MS POWER
PHONE: (877) 856-1836

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 11"x17" AND HALF SIZE AT 8-1/2"x11". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

APPROVALS

PROPERTY OWNER _____
RF ENGINEER _____
CONSTRUCTION _____
SITE ACQUISITION _____
ZONING _____
NETWORK _____
OPERATIONS _____
CONTRACTOR _____

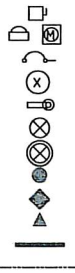
1. FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

OWNER — VERIZON WIRELESS
ENGINEER — SMW ENGINEERING GROUP, INC.
CONTRACTOR — GENERAL CONTRACTOR (CONSTRUCTION)

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE WORK MAY BE ACCOMPLISHED AS SHOWN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
3. A 10-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.
4. THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
5. LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. LABOR AND MATERIALS SHALL BE FURNISHED AS REQUIRED FOR COMPLETE SYSTEMS, INCLUDING ALL ELEMENTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
6. FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT START WORK ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.
7. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY ACTUAL FIELD CONDITIONS. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER AND THE CONSTRUCTION MANAGER.
8. THE CONTRACTOR SHALL OBTAIN, PAY FOR AND DELIVER ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
9. THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.
10. ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
11. THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND HAZARD FREE, REMOVING ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
13. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AS WELL AS LOCAL AND STATE CODES, ORDINANCES AND APPLICABLE REGULATIONS.
14. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LIEN RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

LINE TYPES

EXISTING LAYER _____
PROPOSED LAYER _____
WATER LINE - - - - - W - - - - - W - - - - -
GAS LINE - - - - - GAS - - - - - GAS - - - - -
CHAINLINK FENCE - X - - - - - X - - - - -
ELECTRICAL CONDUIT - P - - - - - P - - - - -
UNDERGROUND FIBER - F - - - - - F - - - - -
OVERHEAD POWER - - - - - OP - - - - -
RIGHT-OF-WAY - - - - - ROW - - - - -
STORM SEWER LINE - - - - - S - - - - -
UNDERGROUND TELCO - - - - - T - - - - - T - - - - -



DISCONNECT SWITCH
METER
CIRCUIT BREAKER
CODED NOTE NUMBER
CHEMICAL GROUND ROD
GROUND ROD
GROUND ROD w/ INSPECTION SLEEVE
EXOTHERMIC CONNECTION
MECHANICAL CONNECTION
COMPRESSION CONNECTION
GROUND BAR
GROUND WIRE

1. THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
2. THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SUCH UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
4. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.
6. DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.
7. ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
8. THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
9. BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.
10. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.
11. SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

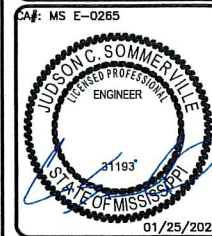
SITE WORK NOTES

N/A 2

1. MATERIAL:
 - A. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL".
 - B. ALL STRUCTURAL STEEL WF BEAMS SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
 - C. ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
 - D. ALL TS MEMBERS SHALL BE ASTM A500 GRADE B (Fy=46ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
 - E. ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
 - F. ALL NON-STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
2. DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
3. WELDING:
 - A. ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST REVISION.
 - B. ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
 - C. ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
4. ALL BOLTS SHALL BE GALVANIZED 1/4" DIAMETER, A325-N, UNLESS NOTED OTHERWISE AND TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED BY AISC. SECURE NUT WITH LOCKING WASHER.
5. ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTION.
7. THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
8. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/8" INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
9. THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
10. THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPICES.
11. AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
12. SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS. INCLUDE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA. INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS, AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORAGES TO BE INSTALLED AS WORK OF OTHERS' SECTIONS.

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10284
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JCS

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SITE NAME GARDEN PARK_SC1	
VERIZON PROJECT NUMBER 20191961021	
VERIZON LOCATION CODE 544596	
SHEET NAME NOTES	
SHEET NUMBER GN1	REVISION 2

GENERAL NOTES

N/A 1

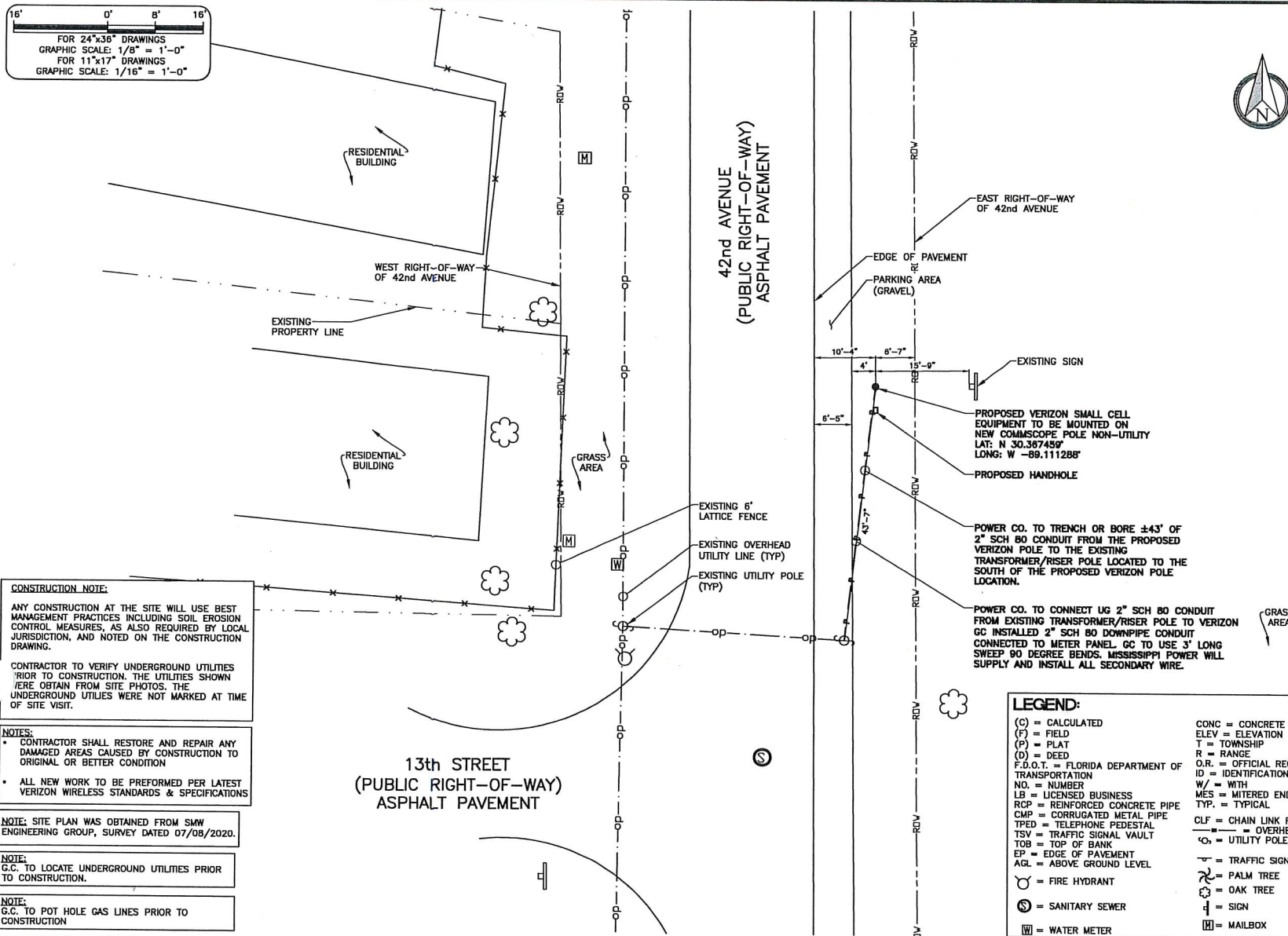
STRUCTURAL STEEL NOTES

N/A 3

16' 0' 8' 16'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 1/8" = 1'-0"

FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 1/16" = 1'-0"



CONSTRUCTION NOTE:

ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE CONSTRUCTION DRAWING.

CONTRACTOR TO VERIFY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE UTILITIES SHOWN WERE OBTAIN FROM SITE PHOTOS. THE UNDERGROUND UTILITIES WERE NOT MARKED AT TIME OF SITE VISIT.

NOTES:

- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION
- ALL NEW WORK TO BE PERFORMED PER LATEST VERIZON WIRELESS STANDARDS & SPECIFICATIONS

NOTE: SITE PLAN WAS OBTAINED FROM SMW ENGINEERING GROUP, SURVEY DATED 07/08/2020.

NOTE: G.C. TO LOCATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

NOTE: G.C. TO POT HOLE GAS LINES PRIOR TO CONSTRUCTION

PROPOSED SITE PLAN

LEGEND:

(C) = CALCULATED	CONC = CONCRETE
(F) = FIELD	ELEV = ELEVATION
(P) = PLAT	T = TOWNSHIP
(D) = DEED	R = RANGE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	O.R. = OFFICIAL RECORDS
NO. = NUMBER	ID = IDENTIFICATION
LB = LICENSED BUSINESS	W/ = WITH
RCP = REINFORCED CONCRETE PIPE	MES = MITERED END SECTION
CMP = CORRUGATED METAL PIPE	TYP. = TYPICAL
TPED = TELEPHONE PEDESTAL	CLF = CHAIN LINK FENCE
TSV = TRAFFIC SIGNAL VAULT	— = OVERHEAD LINE
TOB = TOP OF BANK	○ = UTILITY POLE
EP = EDGE OF PAVEMENT	— = TRAFFIC SIGN
AGL = ABOVE GROUND LEVEL	○ = PALM TREE
○ = FIRE HYDRANT	○ = OAK TREE
⊙ = SANITARY SEWER	⊥ = SIGN
⊞ = WATER METER	⊞ = MAILBOX

SCALE AS NOTED 1

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10254
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JCS

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SMW
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
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PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

SA#: MS E-0265

JUDSON C. SOMMERVILLE
LICENSED PROFESSIONAL ENGINEER
31193
STATE OF MISSISSIPPI
01/25/2021

SITE NAME
GARDEN PARK_SC1
VERIZON PROJECT NUMBER
20191961021
VERIZON LOCATION CODE
544596
SHEET NAME
SITE PLAN
SHEET NUMBER
GC1
REVISION
2

NOTE:

1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER BUILDING CODE ADOPTED BY THE LOCAL JURISDICTION.

NOTE:

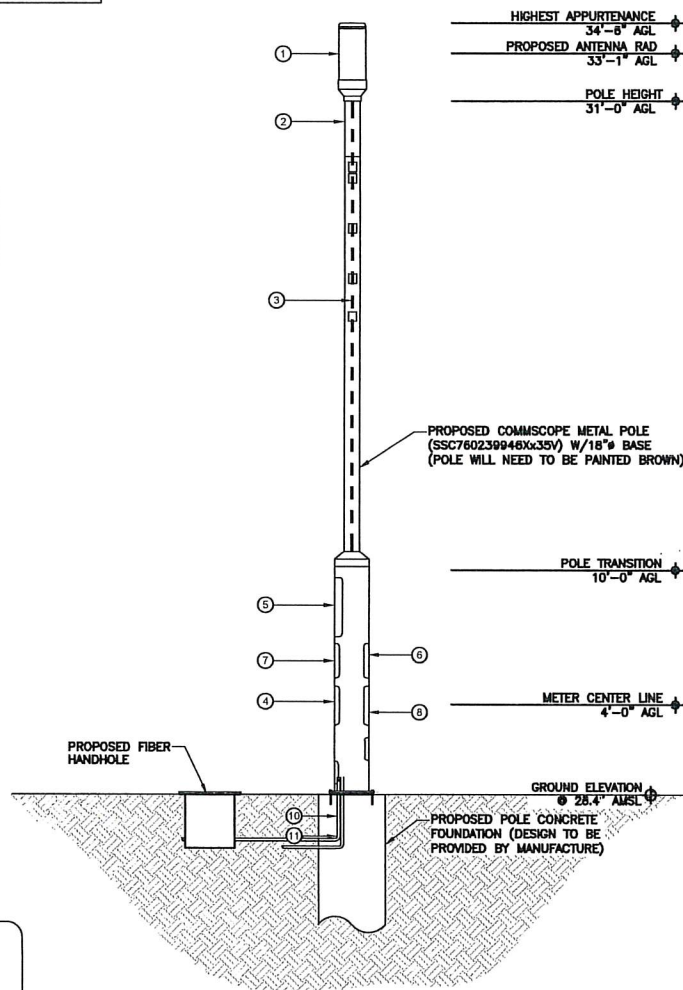
POLE WAS DESIGNED BASED ON COMMSCOPE METAL POLE DESIGN PART # (SSC760239946X35V)

NOTE:

SMW ENGINEERING GROUP, HAS NOT COMPLETED A STRUCTURAL ANALYSIS, REFER TO POLE MANUFACTURE FOR STRUCTURAL ANALYSIS AND FOUNDATION DESIGN

FLOOD NOTE:

SITE IS LOCATED IN A FLOOD ZONE (X) AREA WITH MINIMAL FLOOD HAZARD PER FEMA WEBSITE MAP# 28047C0376G EFFECTIVE DATE 06/16/2009.

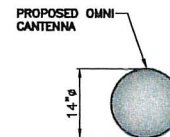


4' 0' 2' 4'
FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 3/8" = 1'-0"
FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 3/16" = 1'-0"

POLE ELEVATION

SCALE AS NOTED

1



ANTENNA LAYOUT

NTS

2

EQUIPMENT TABLE

CALLOUT MARKER	QTY	EQUIPMENT DESCRIPTION
①	1	OMNI ANTENNA
②	1	5G ANTENNA MOUNT COVER
③	1	1/2" JUMPERS TO BE ROUTED INSIDE EMI POLE
④	1	RINGLESS TYPE METER BOX
⑤	1	FIBER TERM BOX
⑥	1	RECTIFIER
⑦	1	12 POSITION LOAD CENTER
⑧	1	RRU
⑨	1	2" SCH. 80 PVC CONDUIT FOR POWER FROM POWER SOURCE TO METER (UNDER GROUND)
⑩	1	2" SCH. 80 PVC CONDUIT FOR FIBER FROM FIBER SOURCE TO FIBER BOX (UNDER GROUND)

EQUIPMENT DETAIL

NTS

3

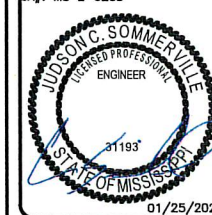
DATE	DESCRIPTION
06/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10264
DRAWN BY:	SA
PROJECT MANAGER:	SA
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CA#: MS E-0265



SITE NAME
GARDEN PARK_SC1
VERIZON PROJECT NUMBER
20191961021
VERIZON LOCATION CODE
544596

SHEET NAME
PROPOSED
ELEVATION &
EQUIPMENT PLAN

SHEET NUMBER	REVISION
GC2	2

A - GENERAL

- A1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
- A2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
- A3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
- A4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THHW, AND 90 DEGREES C RATED.
- A5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE, TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED, UNLESS OTHERWISE NOTED.
- A6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, PVC, OR FLEXIBLE LIQUIDTIGHT CONDUIT, AS INDICATED.
- A7. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
- A8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
- A9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
- A10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
- A11. WHERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
- A12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C., ARTICLE 250-28.
- A13. REFER TO SITE SPECIFIC DWGS FOR ELEVATIONS.
- A14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS, NEMA 3R TYPICAL.
- A15. CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION BY UTILITY.
- A16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.

B - POWER CABLE AND SERVICE

- B1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BTS AND VERIFY EXACT CONDUIT ROUTING. RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI, NEMA, AND UL. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- B2. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
- B3. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
- B4. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLEMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
- B5. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED, CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE AREAS SERVED BY EACH.
- B6. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
- A) CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35.
- B) CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35.
- C) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
- D) PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
- E) IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE, A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.

C - RF (COAX) AND LOW VOLTAGE CABLE

- C1. RF CABLES AND LOW VOLTAGE CABLING BETWEEN BTS, LNA OR TMA AND ANTENNA SHALL BE SUPPORTED USING SITEPRO BUTTERFLY HANGER WITH 4 PORT EPDM RUBBER INSERT AND ANGLE ADAPTOR, OR ACCEPTABLE EQUAL.

D - IDENTIFICATION

- D1. LOCATE NAMEPLATE, MARKING, OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
- D2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.
- D3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL, AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

A - GENERAL

- A1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH ALL BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
- A2. GROUNDING CONDUCTORS SHALL BE #2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE, UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
- A3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
- A4. ALL BELOW GRADE CONNECTIONS SHALL BE CADWELD TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
- A5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND 780 (THIS APPLIES TO ELECTRICAL POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM, COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
- A6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAMES, AND ANY SUPPORT FRAMES OR RACKS USING CADWELD OR MECHANICAL CONNECTIONS.
- A7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS, STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
- A8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE OR PENETRATING WALLS AND FLOORS SHALL BE ENCASED IN PVC CONDUIT. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS UNLESS REQUIRED BY LOCAL CODES OR OTHERWISE INDICATED ON DRAWINGS. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
- A9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
- A10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS. BONDING JUMPER SHALL BE INSTALLED PER N.E.C. ARTICLE 250-28.
- A11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
- A12. CONNECTIONS TO CGB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
- * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDESTAL GROUND).
 - * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
 - * NON-SURGING OBJECTS (EGG GROUND IN BTS).
- A13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
- A14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.

B - PREPARATION

- B1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZRC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
- B2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINGER PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.

D - LAND BUILDS AND CO-LOCATES

- D1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 3/4" X 10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATIONS, TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
- D2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
- D3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
- D4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAVEGUIDE BRIDGE, TOWER STEEL (UNLESS PROHIBITED BY TOWER MANUFACTURER) AND THOSE BELOW GRADE SHALL BE EXOTHERMIC TYPE (CADWELD). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
- D5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.

T - GROUNDING REQUIREMENTS

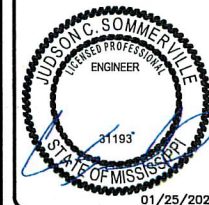
- T1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND SHALL FIELD MODIFY GROUNDING SYSTEM AS NECESSARY TO ACHIEVE COMPLIANCE. TEST RESULTS AND CONCLUSIONS SHALL BE RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
- T2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS, INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 100 FEET BETWEEN GROUNDING KITS.

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/18/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10264
DRAWN BY:	SA
PROJECT MANAGER:	SA
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CA# MS E-0265



SITE NAME GARDEN PARK_SC1	
VERIZON PROJECT NUMBER 20191961021	
VERIZON LOCATION CODE 544596	
SHEET NAME UTILITY NOTES	
SHEET NUMBER EL1	REVISION 2

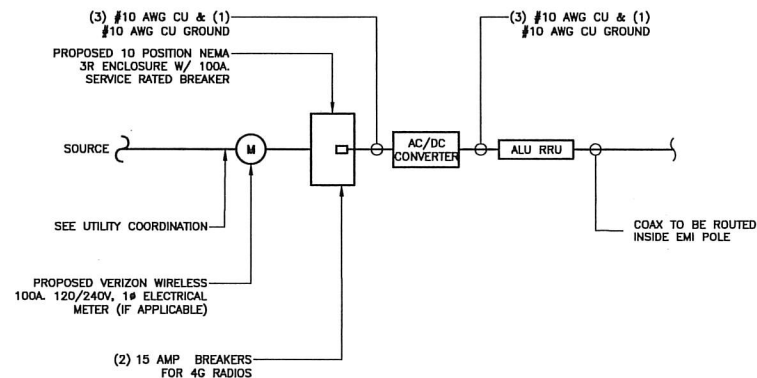
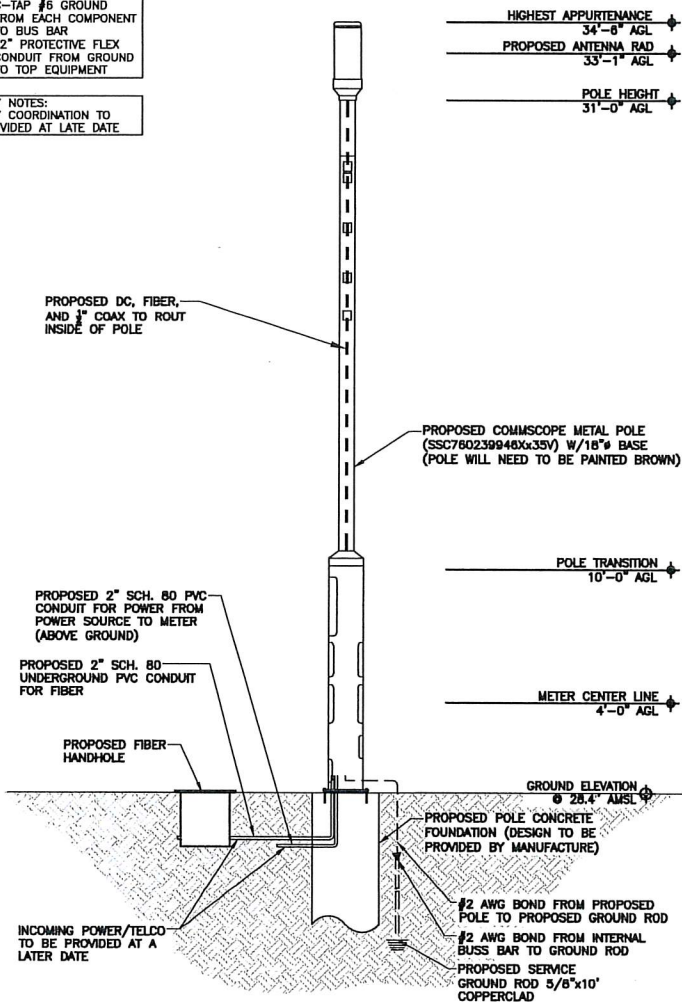
4' 0' 2' 4'

FOR 24"x36" DRAWINGS
GRAPHIC SCALE: 3/8" = 1'-0"

FOR 11"x17" DRAWINGS
GRAPHIC SCALE: 3/16" = 1'-0"

- GROUNDING NOTES:
1. C-TAP #6 GROUND FROM EACH COMPONENT TO BUS BAR
 2. 12" PROTECTIVE FLEX CONDUIT FROM GROUND TO TOP EQUIPMENT

UTILITY NOTES:
UTILITY COORDINATION TO BE PROVIDED AT LATER DATE



ONE-LINE DIAGRAM

N.T.S 2

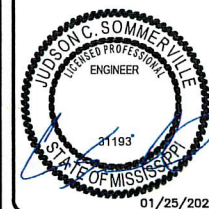
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DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/19/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
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SITE NAME
GARDEN PARK_SC1
VERIZON PROJECT NUMBER
20191961021
VERIZON LOCATION CODE
544596

SHEET NAME
UTILITY ROUTING
& GROUNDING

SHEET NUMBER	REVISION
EL2	2

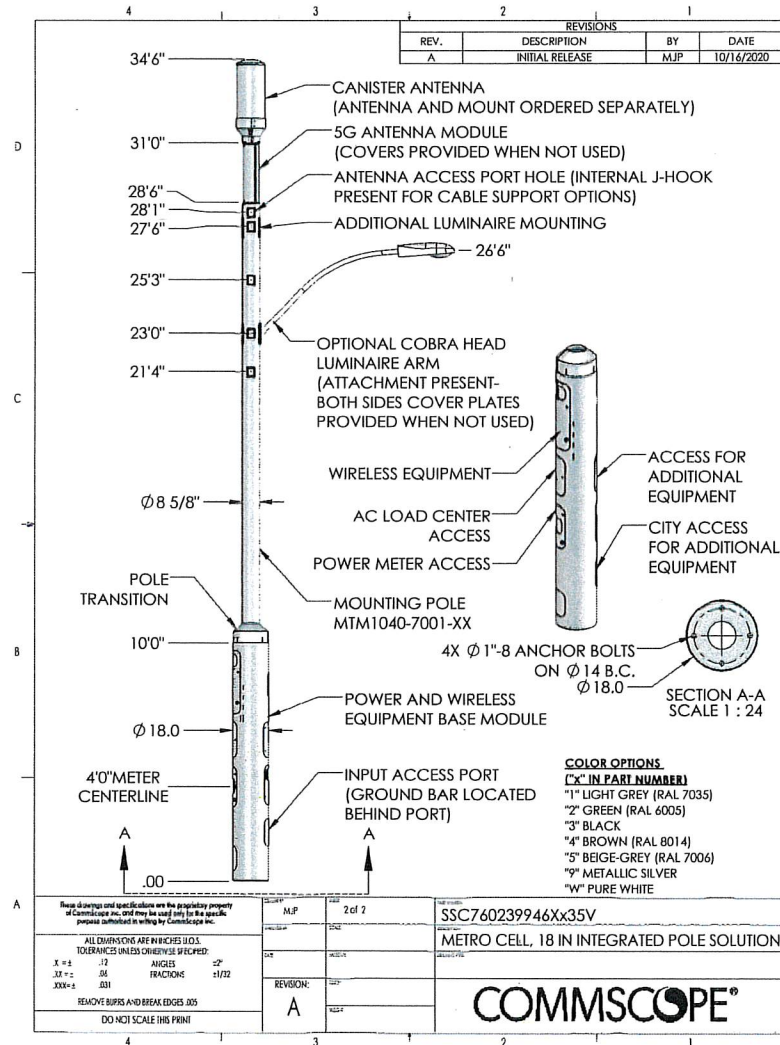
UTILITY ROUTING & GROUNDING

SCALE AS NOTED

1 NOT USED

N/A 3

NOTE:
FOR REFERENCE ONLY.



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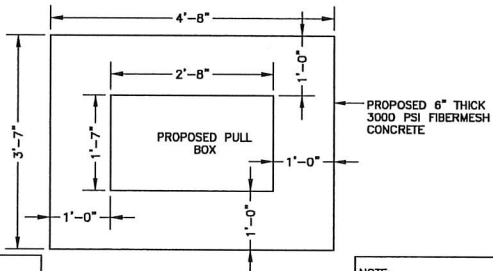
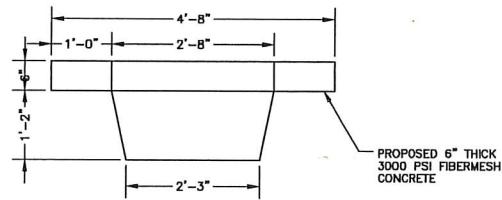
SA# MS E-0265

JUDSON C. SOMMERVILLE
LICENSED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
01/25/2021

SITE NAME
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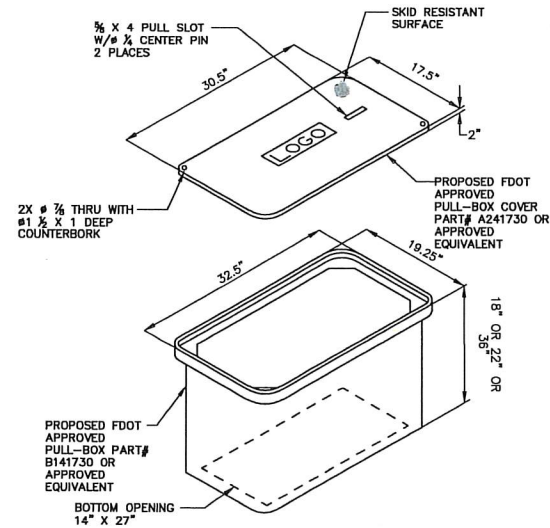
SHEET NAME
EQUIPMENT
DETAILS

SHEET NUMBER	REVISION
GE1	2



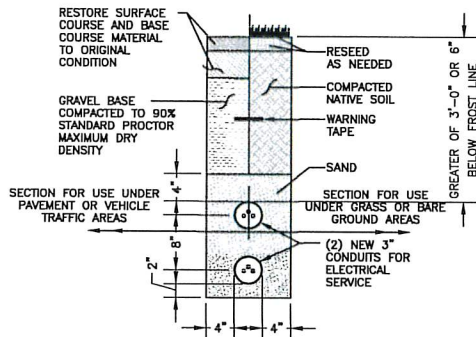
NOTE:
THIS ASSEMBLY IS RATED FOR A STATIC DESIGN LOAD OF 15,000 LBS. OVER A 10 X 10 AREA AND MUST PASS A MINIMUM STATIC TEST LOAD OF 22,500 LBS.

NOTE:
INSTALLATION OF APRON REQUIRED FOR NON-SIDEWALK INSTALLATIONS. IF PULL-BOX IS WITHIN CONCRETE SIDEWALK, APRON NOT REQUIRED.



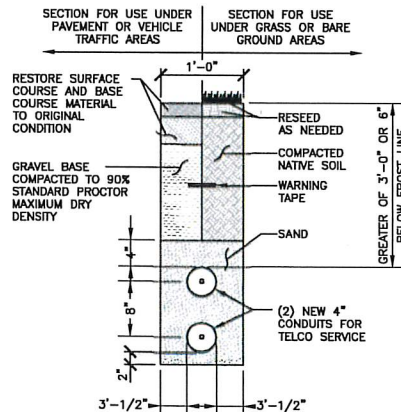
PULL BOX

N.T.S 1



ELECTRICAL TRENCHING DETAIL

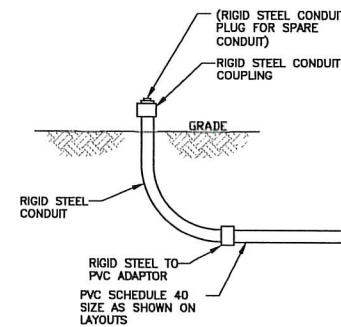
N.T.S 3



TELCO TRENCHING DETAIL

N.T.S 4

NOTES:
LEAN CONCRETE, RED COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND



STUB-UP DETAIL

N.T.S 5

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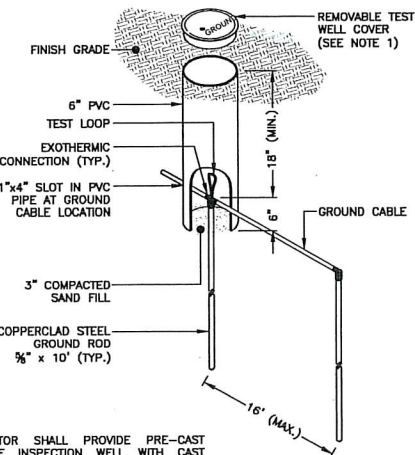
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HARAHAN, LA 70123

CA# MS E-0265
JUDSON C. SOMMERVILLE
LICENSED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
21193
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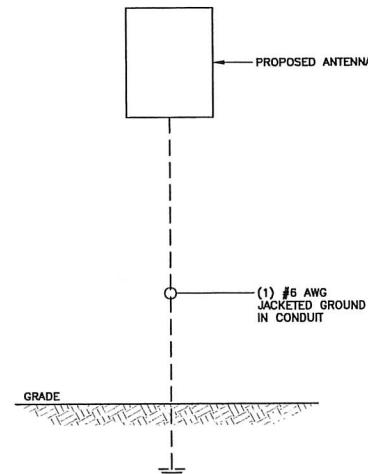
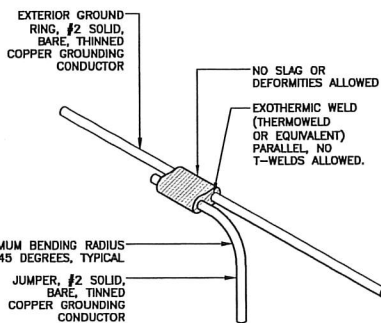
SHEET NAME
EQUIPMENT
DETAILS

SHEET NUMBER REVISION
GE2 2



NOTES:

1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE THEY CAN BE DAMAGED
2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.



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CHECKED BY:	JCS

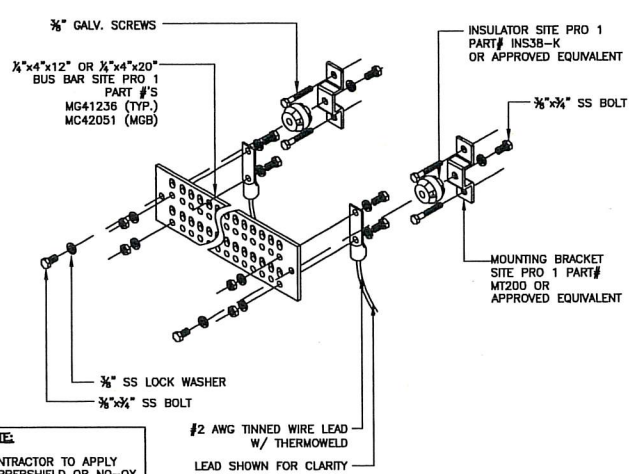
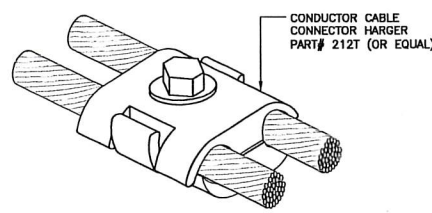
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SMU
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

SA#: MS E-0265
JUDSON C. SOMMERVILLE
LICENSED PROFESSIONAL ENGINEER
31193
STATE OF MISSISSIPPI
01/25/2021

SITE NAME GARDEN PARK_SC1
VERIZON PROJECT NUMBER 20191961021
VERIZON LOCATION CODE 544596
SHEET NAME EQUIPMENT DETAILS
SHEET NUMBER GE3
REVISION 2



NOTE:
CONTRACTOR TO APPLY COPPERSHIELD OR NO-OX

GROUND ROD INSPECTION WELL DETAIL

N.T.S

1

WELD CONNECTION DETAIL

N.T.S

2

ANTENNA GROUNDING DIAGRAM

N.T.S

3

NOT USED

N/A

4

CONDUCTOR CABLE CONNECTOR ISO

N.T.S

5

TYPICAL GROUND BAR DETAIL

N.T.S

6

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: GARDEN PARK_SC1

SITE LOCATION: NORTH EAST OF 13TH ST AND
42ND AVE INTERSECTION
GULFPORT, MS 39501
(HARRISON COUNTY)

LATITUDE: 30.367421°

LONGITUDE: -89.111307°

SITE LOCATION MAP



THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.

verizon✓

GARDEN PARK_SC 1

COVER SHEET

SMW
ENGINEERING GROUP, INC.
TOGETHER PLAYING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/14/20

DRAWN BY: BMD

SMW #: 20-10264

CA #: MS E-0265



BEFORE

VIEW TAKEN FROM THE SOUTH LOOKING NORTH

verizon✓

GARDEN PARK_SC 1

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/14/20

DRAWN BY: BMD

SMW #: 20-10264

CA #: MS E-0265



AFTER

VIEW TAKEN FROM THE SOUTH LOOKING NORTH
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 36'-8" RAD CENTER

verizon✓

GARDEN PARK_SC 1

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/14/20

DRAWN BY: BMD

SMW #: 20-10264

CA #: MS E-0265



BEFORE

VIEW TAKEN FROM THE NORTH LOOKING SOUTH

verizon✓

GARDEN PARK_SC 1

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/14/20

DRAWN BY: BMD

SMW #: 20-10264

CA #: MS E-0265



AFTER

VIEW TAKEN FROM THE NORTH LOOKING SOUTH
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 36'-8" RAD CENTER

verizon✓

GARDEN PARK_SC 1

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.

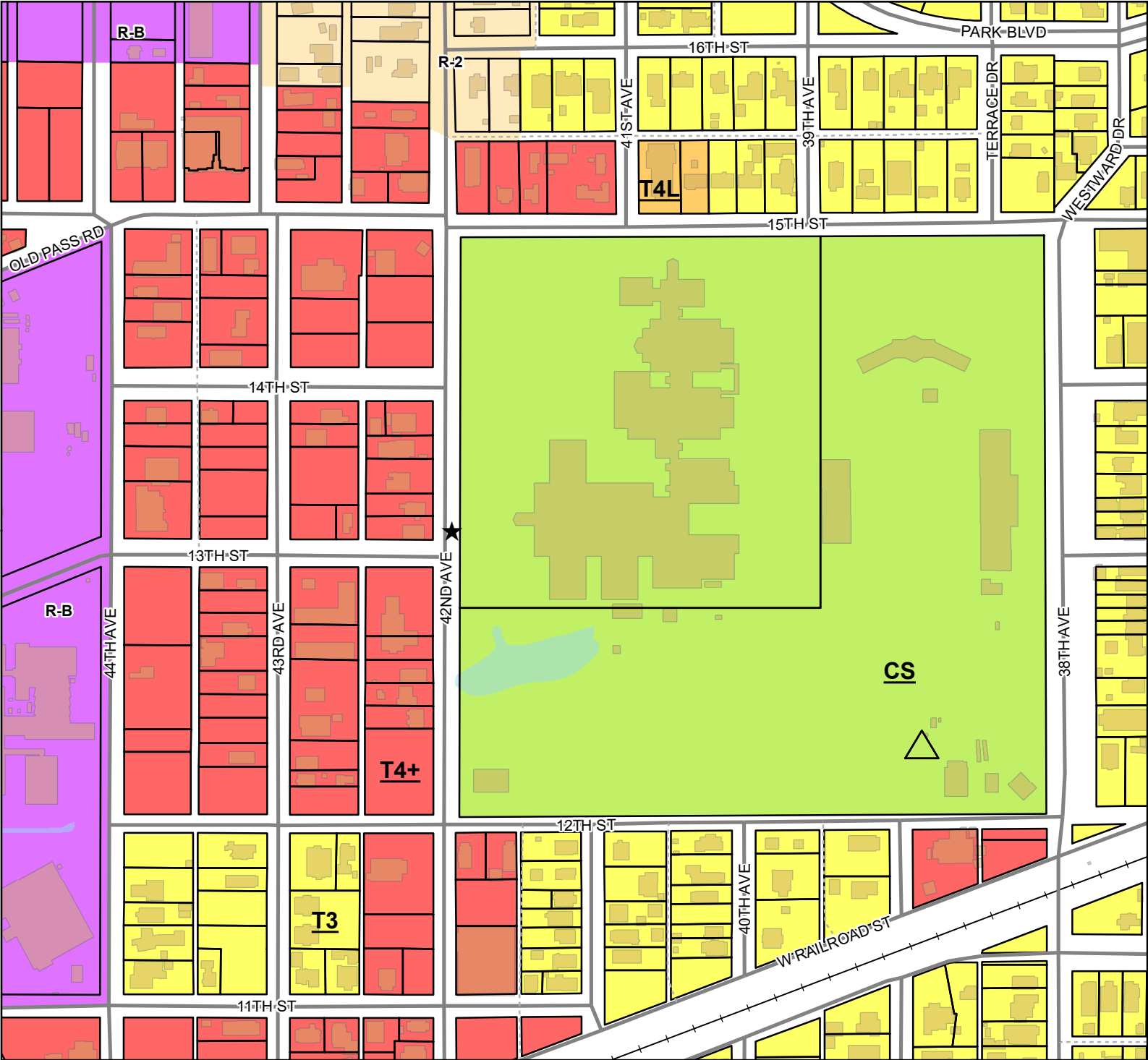
SMW
ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/14/20

DRAWN BY: BMD

SMW #: 20-10264

CA #: MS E-0265



Legend

- Street
- Alley
- Railroad
- Parcels
- Buildings
- Water Features

Smart Code

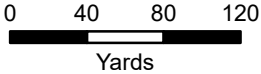
- CS
- T4+
- T4L
- T3

Zoning

- R-2 - Single Family
- Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

Lat: 030.367421
Long: -89.111307
Zoning: CS (Civic space)
Flood: X



1 inch = 300 feet



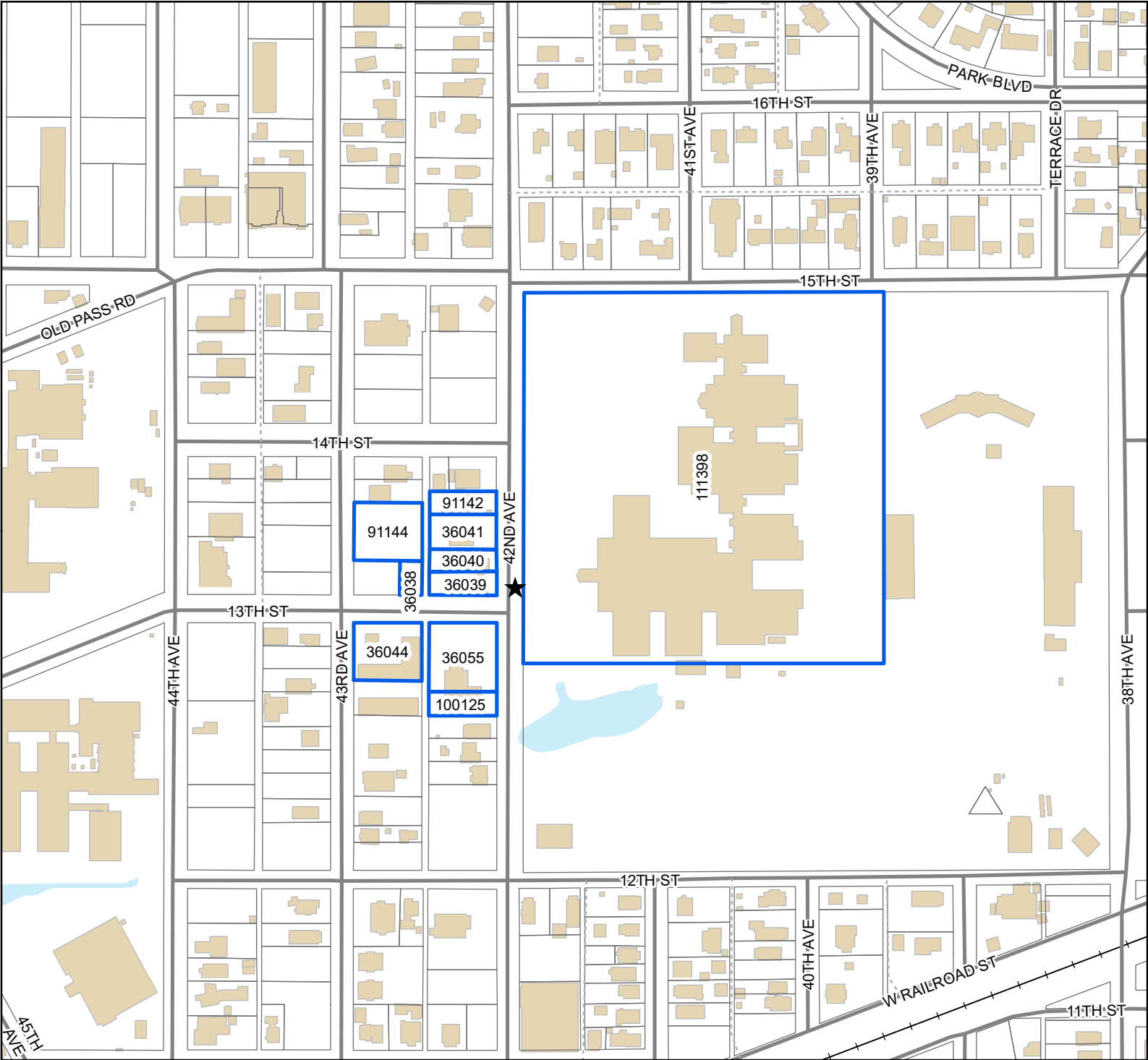
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RE: Planning Commission Approval 2104PC054, by agent Jeff Martella, Requests small cell tower in city right-of-way, 42nd Ave, Lat 30.367421, Long -89.111307, Zoned CS (Civic space), Ward 1

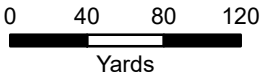
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



- ★ Site
- ▭ Adjacent Properties
- Street
- - - Alley
- ≡ Railroad
- Buildings
- Water Features



1 inch = 300 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			VERIZON (OWNER)	800 W COMMERCE RD STE 111	HARAHAN	LA	70123
Y			JEFF MARTELLA (AGENT)	121 VILLAGE BLVD	MADISON	MS	39110
			Adjacent Property Owners				
	36039	0711J-01-007.000	CORNICHE PROPERTIES LLC	45 HARDY CT STE #103	GULFPORT	MS	39507
	36044	0711J-01-018.000	DING TIMOTHY	131 ST JOHN AVE	BILOXI	MS	39530
	91144	0711J-01-021.000	GPT43RDPROPERTIES LLC	2194 HARMANSON VUE	BILOXI	MS	39531
	111398	0711I-04-001.001	GULFPORT SCHOOL DISTRICT	2010 15TH ST	GULFPORT	MS	39501
	36041	0711J-01-005.000	HOLLEY BEVERLY J	1313 42ND AVE	GULFPORT	MS	39501
	36055	0711J-01-008.000	LEWIS & SHRUM LLC	1245 42ND AVE	GULFPORT	MS	39501
N	100125	0711J-01-008.001	LEWIS & SHRUM LLC	1245 42ND AVE	GULFPORT	MS	39501
	91142	0711J-01-004.000	SISON NIL	1315 42ND AVE	GULFPORT	MS	39501
N	36040	0711J-01-006.000	SISON NIL G	1315 42ND AVE	GULFPORT	MS	39501
	36038	0711J-01-020.000	SLOAN ALBERT	1228 48TH AVE	GULFPORT	MS	39501

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2104PC055:

Planning Commission Approval 2104PC055, by agent Jeff Martella, Requests small cell tower in city right-of-way, 13th St, Lat 30.366548, Long-89.115639, Zoned R-B (Residence-business), Ward 1



Street

Alley

Parcels

Buildings

Water Features

Smart Code

T4+

T3

Zoning

B-1 - Neighborhood Business District

R-B - Residence-Business District

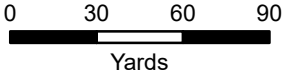
Site Information

Lat: 030.366548

Long:-89.115639

Zoning: R-B (Residential Business)

Flood: X



1 inch = 200 feet



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SMALL CELL TECHNOLOGY FACILITY PERMIT APPLICATION



Date Submitted: August 27, 2020

Application #: _____

Customer Project ID #: Garden Park SC2

NOTE: This Application is for a permit under the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi." All parts and portions must be completely and accurately filled out, as this will affect a timely and proper review of the Application. Applications are reviewed by the Director of the City's Department of Urban Development or his/her designee, subject additionally to the City's Planning Commission (for new Support Structures) and Building Code and construction permitting processes. The Director may also rely on a review by other City Departments as needed or necessary. **Provide two (2) complete sets of drawings and supporting documents per location.**

Applicant's Full Legal Name: Verizon Wireless

Applicant's Mailing Address: 800 W. Commerce Road, St City: Harahan State: LA Zip Code: 70123

Applicant's Physical Address: Same as above City: _____ State: _____ Zip Code: _____

Contact Person: Jeff Martella Title/Connection with Applicant: Site Acq. Agent Office Phone No.: 601-605-9214

Contact Person Mailing Address: 121 Village Blvd. City: Madison State: MS Zip Code: 39110

Contact Person E-Mail: jmartella@cmiacquisitions.com Contact Person Mobile No.: 601-720-4469

Name of Contractor Doing Construction/Installation: TBD

Contractor Address: _____ City: _____ State: _____ Zip Code: _____

Contractor Contact Person: _____ Title with Contractor: _____ Office Phone No.: _____

Contractor Contact E-Mail: _____ Contractor Contact Mobile No.: _____

Proposed Small Cell Technology / Facility is located: ☐ On Private Property ☒ On City Right-Of-Way / On City Property Not in the Right-of-Way *

Proposed Small Cell Technology / Facility will be placed on a: ☒ New Support Structure ** ☐ Existing Support Structure

*** Any work occurring in City Right-of-Way is required to be the subject of a permit obtained in accordance with the City's "Street Trenching and Right-of-Way Management Ordinance" (Section 7-250, et seq. of the City of Gulfport's Code of Ordinances).**

☒ If any work is to occur in a City Right-of-Way, an application for a permit under Section 7-250, et seq. of the City of Gulfport's Code of Ordinances ("Street Trenching and Right-of-Way Management Ordinance") is required to be submitted to the City's Urban Development Department. Has such an application been submitted? ☐ YES ☐ NO

**** Wireless small cell facilities that are located on new support structures are required to obtain Planning Commission approval prior to the issuance of a small cell technology facility permit.**

☒ If a wireless small cell facility is to be located on a new support structure, an application for Planning Commission approval must be submitted to the City's Planning Commission. Has such an application been submitted? ☒ YES ☐ NO



Small Cell Technology Facility Permit Application



Page 2

PURSUANT TO THE SMALL CELL TECHNOLOGY FACILITY ORDINANCE, THE FOLLOWING ITEMS MUST MINIMALLY BE ATTACHED TO THIS APPLICATION (IF REQUIRED) (SEE SECTION 4 OF ORDINANCE):

- ☒ Attached (1) A list of names, addresses, telephone numbers, and e-mail addresses of all duly authorized representatives and consultants, if any, acting on behalf of the applicant with respect to the filing of this Application.
- ☒ Attached (2) A general description of the equipment, the technology (including, for example, spectrum usage and transmitter power) and the services to be provided by the proposed facilities.
- ☒ Attached (3) Site plans and drawings stamped by a duly licensed engineer for each facility depicting the type of facilities, support structure(s), and means and points at which such facilities associated accessory equipment will be attached to a support structure, and a loading analysis statement. These drawings and site survey should be drawn to scale and show existing City utilities (water/sewer/drainage) and any other items on site necessary for City review.
- ☒ Attached (4) Map(s) designating with specificity the location(s) of the requested facilities and all other existing or proposed locations within 1,000 feet.
- ☒ Attached (5) The geographic coordinates of all antenna(s) and other proposed facilities within 1,000 feet.
- ☐ Attached (6) If the facilities will be located within rights-of-way on a support structure that is owned by any entity other than the City or the applicant, a copy of any license, lease, agreement, letter or other documentation evidencing that the owner of that support structure authorizes the facilities to be attached thereto or agrees in principle to authorize that attachment must be provided. Failure to provide this documentation is alone grounds for denial of a permit.
- ☒ Attached (7) If the applicant requests permission to place facilities on a new support structure, include the documentation required by this Ordinance to justify a new support structure (for example, documents to show compliance with other requirements contained in this Ordinance shall be met, including, but not limited to, applying for approval from the City's Planning Commission).
- ☒ Attached (8) Photo-simulated post-construction renderings depicting the proposed facilities and equipment, including an/all equipment cabinets, ancillary structures, coloration, and landscaping.
- ☒ Attached (9) Copies of all required insurance forms (per section 4(D) of the Small Cell Technology Facility Ordinance).
- ☐ Attached (10) Franchise agreement (if required).

☒ GPS Location of Proposed Small Cell Technology Facility: Latitude: 30.366548 Longitude: 89.115639
☒ Physical Address: 4533 13TH ST. City: GPT State: _____ Zip Code: _____

ACKNOWLEDGMENT

By signing this Application, the undersigned (contact person for the Applicant herein) states and affirms that he/she has been duly authorized by the Applicant to submit this Application on its behalf, to act on behalf of the Applicant in connection with this Application, and to bind the Applicant with respect to the representations and statements made in this Application. In addition, the Applicant and undersigned person on its behalf hereby state and affirm that the information contained in this Application is true and accurate and it is further acknowledged that the Applicant must adhere to and comply with all provisions of the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi" as well as any and all other City Ordinances and state and federal laws.

☐ SIGNED AND ACKNOWLEDGED: Jeff Martella

☒ PRINTED NAME Jeff Martella

DATE: 8/27/20 1/28/21

FOR OFFICE USE ONLY:

Date Application Received by Director of Urban Development: 1/28/21

Rev By: Greg Pietrangola

Permit Fee Amount: \$1,220

☐ Permit Approved ☐ Permit Denied ☐ Application Incomplete

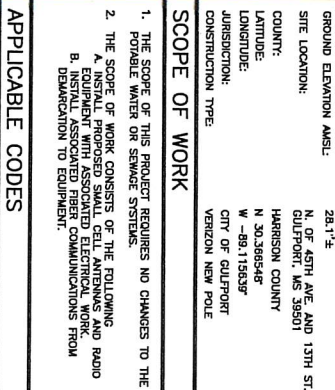
Date Permit Fee Received: _____

Permit Issue Date: _____

Permit Number: _____



SITE INFO



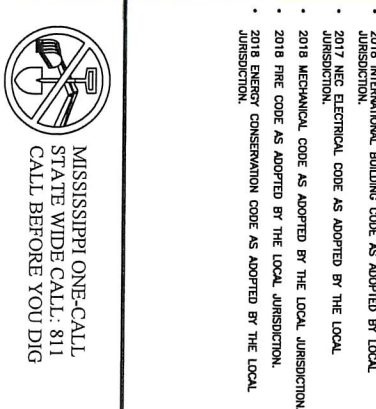
SCOPE OF WORK

1. THE SCOPE OF THIS PROJECT REQUIRES NO CHANGES TO THE POTABLE WATER OR SEWAGE SYSTEMS.
2. THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:
 - A. INSTALL PROPOSED SMALL CELL ANTENNAS AND RADIO EQUIPMENT WITH ASSOCIATED ELECTRICAL WORK.
 - B. INSTALL ASSOCIATED FIBER COMMUNICATIONS FROM DEREGULATION TO EQUIPMENT.

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION OVER THE LOCATION. THE EDITION OF THE LOCAL JURISDICTION ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

VICINITY MAP



MISSISSIPPI ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

CONTACTS

APPLICANT:
VERIZON WIRELESS
800 WEST COMMERCE ROAD
HARAHAN, LA 70123
CONTACT: NOT PROVIDED
PHONE: (504) 503-7838

SAW ENGINEERING
700 EAST PARK BLVD SUITE 202
PLANO, TX 75074
CONTACT: JUDSON GAIN SOMMERVILLE, PE
PHONE: (469) 409-1138

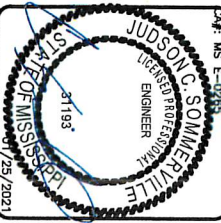
INDEX OF DRAWINGS

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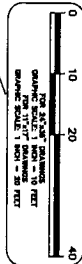
verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123



SITE NAME
ARDEN PARK_SC2
VERIZON PROJECT NUMBER
20171626448
VERIZON LOCATION CODE
459690

TITLE SHEET

ET NUMBER	REVISION
S1	2



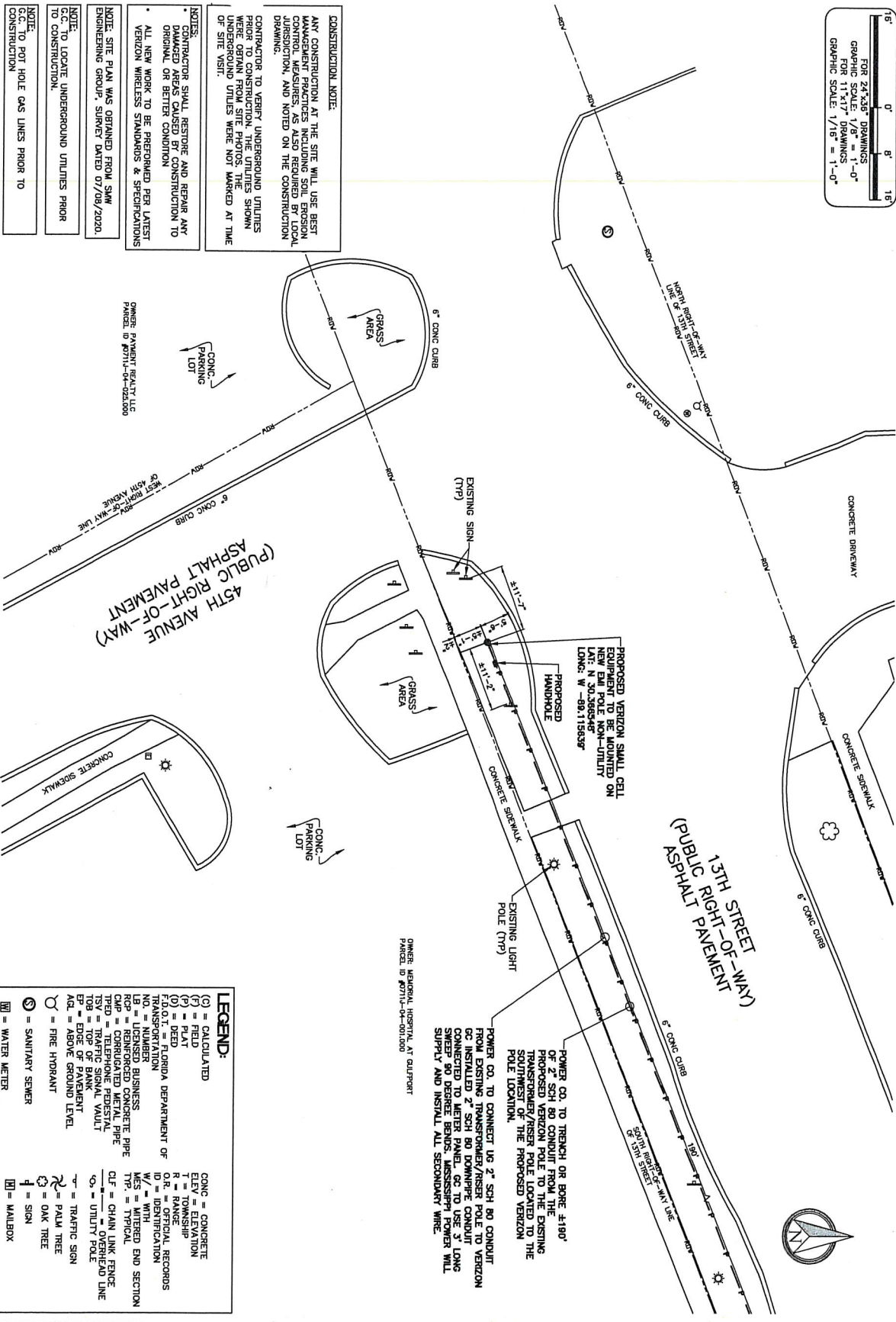
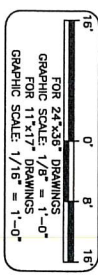
- | LINE TYPES | |
|--------------------|--|
| EXISTING LAYER |  |
| PROPOSED LAYER |  |
| WATER LINE |  W  |
| GAS LINE |  X  |
| CHAMBLINK FENCE |  P  |
| ELECTRICAL CONDUIT |  F  |
| UNDERGROUND FIBER |  OP  |
| OVERHEAD POWER |  RDW  |
| RIGHT-OF-WAY |  T  |
| STORM SEWER LINE |  T  |
| UNDERGROUND TELCO |  T  |
-
- | SYMBOLS | |
|---|---------------------------------|
|  | DISCONNECT SWITCH |
|  | METER |
|  | CIRCUIT BREAKER |
|  | CODED NOTE NUMBER |
|  | CHEMICAL GROUND ROD |
|  | GROUND ROD |
|  | GROUND ROD V/ INSPECTION SLEEVE |
|  | EXOTHERMIC CONNECTION |
|  | MECHANICAL CONNECTION |
|  | COMPRESSION CONNECTION |
|  | GROUND BARR |
|  | GROUND WIRE |

GN2

- N/A

GN2

GARDEN PARK_SC2
VERIZON PROJECT NUMBER
20171626448
VERIZON LOCATION CODE
459690



CONSTRUCTION NOTE:
ANY CONSTRUCTION AT THE SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES AND REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE CONSTRUCTION DRAWING.
CONTRACTOR TO VERIFY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE UTILITIES SHOWN WERE OBTAIN FROM SITE PHOTOS. THE UNDERGROUND UTILITIES WERE NOT MARKED AT TIME OF SITE VISIT.

NOTES:
1. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
2. ALL NEW WORK TO BE PERFORMED PER LATEST VERSION WIRELESS STANDARDS & SPECIFICATIONS.

NOTE: SITE PLAN WAS OBTAINED FROM SLMW ENGINEERING GROUP, SURVEY DATED 07/08/2020.

NOTE: CONTRACTOR TO LOCATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

NOTE: G.C. TO POT HOLE GAS LINES PRIOR TO CONSTRUCTION.

PROPOSED SITE PLAN

LEGEND:

(C) = CALCULATED	CONC = CONCRETE
(F) = FIELD	ELEV = ELEVATION
(D) = DRAINAGE	R = RAMP
(P) = PAVEMENT	O.L. = OFFICIAL RECORDS
(TYP) = TYPICAL	W/- = WITH
(NO. = NUMBER BUSINESS	IDENTIFICATION
TRANSFORMATION	END SECTION
REP = REINFORCED CONCRETE PIPE	W/- = WITH
TRF = TRAFFIC SIGNAL VAULT	IDENTIFICATION
ED = EDGE OF PAVEMENT	END SECTION
ACI = ABOVE GROUND LEVEL	W/- = WITH
F = FIRE HYDRANT	IDENTIFICATION
S = SANITARY SEWER	END SECTION
W = WATER METER	W/- = WITH
	IDENTIFICATION
	END SECTION

SCALE AS NOTED 1

DATE: 09/02/20
ISSUE FOR REVIEW
12/01/20
REV FOR NEW POLE DESIGN
01/23/21
ISSUED FOR PERMITTING

PROJECT NO.: 20-10235
DRAWN BY: SA
PROJECT MANAGER: SA
CHECKED BY: JES

ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

MS E-0285
JUDSON & SOMMERVILLE
REGISTERED PROFESSIONAL ENGINEER
31193
01/23/2021

GARDEN PARK - SC2
VERIZON PROJECT NUMBER
20171626448
VERIZON LOCATION CODE
459690

SHEET NAME
SITE PLAN

SHEET NUMBER
GC1

REVISION
2

verizon
800 WEST COMMERCE ROAD
HOUSTON, TX 77002

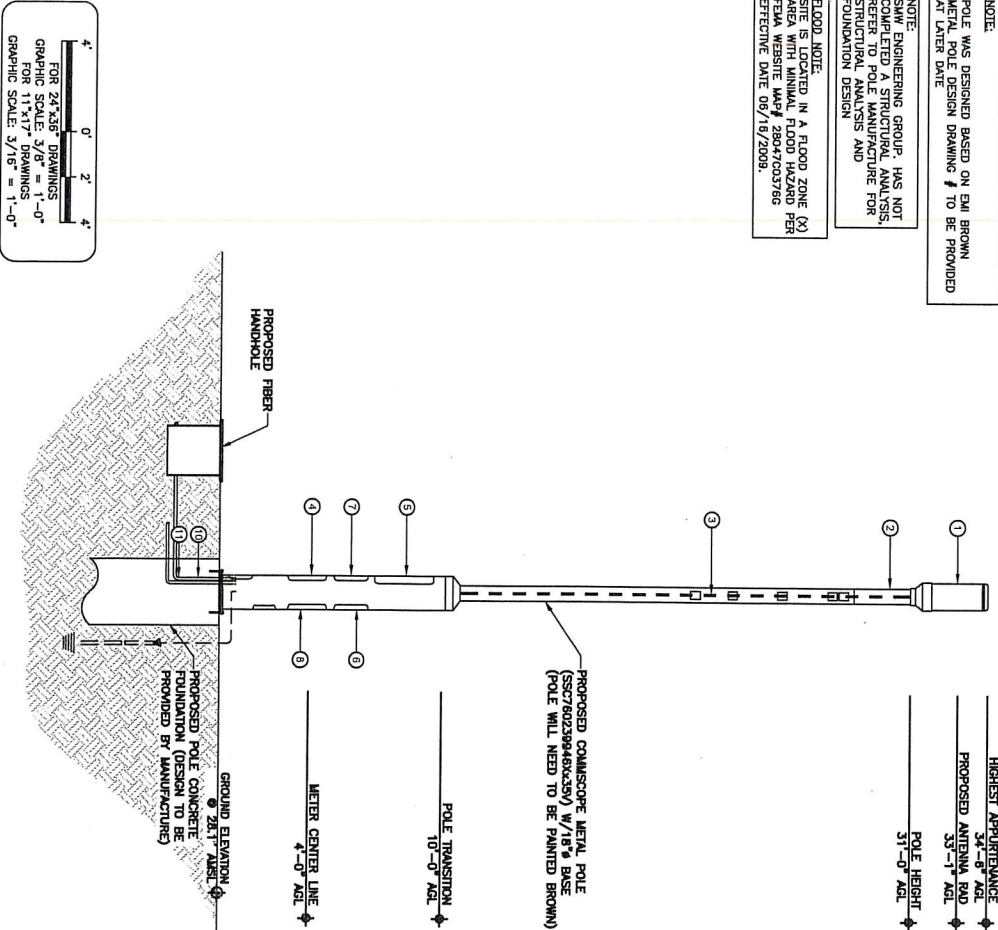
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1. CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE IF REQUIRED TO SUPPORT PROPOSED EQUIPMENT.
2. ALL EQUIPMENT AND MOUNTING HARDWARE SHALL CONFORM TO DESIGN REQUIREMENTS PER BUILDING CODE ADOPTED BY THE LOCAL JURISDICTION.

POLE WAS DESIGNED BASED ON EMI BROWN
METAL POLE DESIGN DRAWING # TO BE PROVIDED
AT LATER DATE

NOTE: ISMAY ENGINEERING GROUP, HAS NOT COMPLETED A STRUCTURAL ANALYSIS, REFER TO POLE MANUFACTURE FOR STRUCTURAL ANALYSIS AND FOUNDATION DESIGN

SITE IS LOCATED IN A FLOOD ZONE (A)
 AREA WITH MINIMAL FLOOD HAZARD PER
 FEMA WEBSITE MAP# 28047C03766
 EFFECTIVE DATE 06/16/2009.



POLE ELEVATION

SCALE AS NOTED

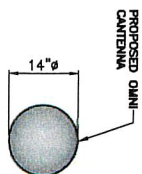
1

EQUIPMENT DETAIL

NOTE

2

ANTENNA LAYOUT



WARRANT NUMBER	QTY	EQUIPMENT DESCRIPTION
①	1	OMNI ANTENNA
②	1	5G ANTENNA MOUNT COVER
③	1	1/2" JUMPSUTS TO BE ROUTED INSIDE EMI POLE
④	1	ROBUST TYPE METER BOX
⑤	1	FIBER TERM BOX
⑥	1	RECIPIER
⑦	1	12 POSITION LOAD CENTER
⑧	1	RRU
⑨	1	2* SCH. 80 PVC CONDUIT FOR 2* 12" POWER SOURCE TO METER (UNDER GROUND)
⑩	1	2* SCH. 80 PVC CONDUIT FOR FIBER FROM FIBER SOURCE TO FIBER BOX (UNDER GROUND)

2 NTS

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW P&E DESIGN
01/28/21	ISSUED FOR PERMITTING
PROJECT NO.: DRAWN BY:	20-1028CS SA
PROJECT MANAGER:	SA
CHECKED BY:	JOS

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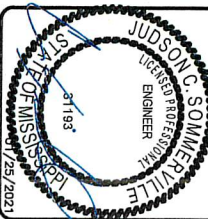


700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074



800 WEST COMMERCE ROAD
HARAHAN, LA 70123

Case: MS E-0265



GARDEN PARK_SC2
VERIZON PROJECT NUMBER
20171626448
VERIZON LOCATION CODE
459690

SHEET NAME
PROPOSED
ELEVATION &
EQUIPMENT PLAN

GOC2

2

- A. - GENERAL**
- A1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
 - A2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
 - A3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE UL APPROVED OR LISTED.
 - A4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THW, AND 90 DEGREES C RATED.
 - A5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE, TIN COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED, UNLESS OTHERWISE NOTED.
 - A6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, PVC, OR FLEXIBLE LIQUIDTIGHT CONDUIT, AS INDICATED.
 - A7. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
 - A8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
 - A9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING WITH TELEPHONE COMPANY.
 - A10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESERVING THIS PROJECT AS FULLY OPERATIONAL.
 - A11. WHERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CONDUIT ACCORDINGLY.
 - A12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C. ARTICLE 250-26.
 - A13. REFER TO SITE SPECIFIC DIMS FOR ELEVATIONS.
 - A14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT HUBS, NEMA 3R TYPICAL.
 - A15. CONTRACTOR SHALL COIL CABLES AT HANDHOLE WITH LENGTHS AS REQUIRED BY ELECTRICAL UTILITY FOR CONNECTION BY UTILITY.
 - A16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.
 - B. - POWER CABLE AND SERVICE**
 - B1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO BINS AND VERIFY EXACT CONDUIT ROUTING, RACEWAY SYSTEM RACKING SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI, NEMA, AND UL. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
 - B2. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
 - B3. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING RELLING BRIDS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
 - B4. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED, CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE AREAS SERVED BY EACH.
 - B5. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
 - A) CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35
 - B) CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220-35
 - C) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
 - D) PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
 - E) IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE, A BRANCH CIRCUIT PROTECTIVE DEVICE SHALL BE INSTALLED IN EXISTING PANEL, FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND WIRE BASE PER N.E.C. ARTICLE 404-11.
 - F) DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.
 - C. - RF (COAX) AND LOW VOLTAGE CABLE**
 - C1. RF CABLES AND LOW VOLTAGE CABLEING BETWEEN BTS, LNA, OR TMA AND ANTENNA SHALL BE SUPPORTED USING STEELPO BUTTERFLY HANGER WITH 4 PORT EPDM RUBBER INSERT AND ANGLE ADAPTOR, OR ACCEPTABLE EQUAL.
 - D. - IDENTIFICATION**
 - D1. LOCATE, NAMEPLATE, MARKING, OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
 - D2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CABINETS, ETC.
 - D3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL, AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TYPE TWELVE INCHES BELOW FINISHED GRADE.

ELECTRICAL NOTES

KTS

1

GROUNDING NOTES

KTS

2

- A. - GENERAL**
- A1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND WITH ALL BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
 - A2. GROUNDING CONDUCTORS SHALL BE #2 AWG TINED SOLID BARE COPPER BELOW AND ABOVE GRADE, UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
 - A3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
 - A4. ALL BELOW GRADE CONNECTIONS SHALL BE CRAWLED TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
 - A5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY ARTICLE 250-17B OF THE NATIONAL ELECTRICAL CODE (EXCEPT FOR EXISTING GROUNDING SYSTEM, COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
 - A6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAMES, AND ANY SUPPORT FRAMES OR RACKS USING CRAWLED OR MECHANICAL CONNECTIONS.
 - A7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS, STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
 - A8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE OR PENETRATING WALLS AND FLOORS SHALL BE ENCASED IN PVC CONDUIT, AND ON DRAWINGS, CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
 - A9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
 - A10. BONDING OF GROUNDING CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS.
 - A11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
 - A12. CONNECTIONS TO COB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
 - * SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TELCO CABINET AND POWER PEDestal GROUND).
 - * SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
 - * NON-SURGING OBJECTS (EGB GROUND IN BTS).
 - A13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
 - A14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.
 - B. - PREPARATION**
 - B1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZINC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED INSULATION. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
 - B2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINISH PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.
 - D. - LAND BUILDS AND CO-LOCATES**
 - D1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 3/4" X 10'-0" COPPER CLAD RODS RE-CONNECTED WITH #2 SOLID TINED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 FEET BELOW GRADE. THE GROUND RING SHALL BE 6 INCHES ABOVE AND 12 INCHES BELOW GRADE. THE GROUND RING SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND MATERIALS.
 - D2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
 - D3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
 - D4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAREHOUSE BRIDGE, TOWER STEEL (UNLESS PROHIBITED BY TOWER MANUFACTURER) AND TOWERS BELOW GRADE SHALL BE EXOTHERMIC TYPE (COWELED). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
 - D5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.
 - I. - GROUNDING REQUIREMENTS**
 - I1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MERGER TESTER UTILIZING THE FALL-OF-POTENTIAL METHOD AND MEASURED RESISTANCE EXCEEDS 5 OHMS AND RECORDED FOR PROJECT CLOSE-OUT DOCUMENTATION.
 - I2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDING USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS, INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 100 FEET BETWEEN GROUNDING KITS.

DATE	DESCRIPTION
09/02/20	ISSUE FOR STATE
12/16/20	REV. FOR NEW POLE DESIGN
01/29/21	ISSUED FOR PERMITTING
PROJECT NO. 20-10285	
DRAWN BY: SA	
PROJECT MANAGER: SA	
CHECKED BY: AS	

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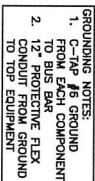
SMU
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

verizon
800 WEST COMMERCIAL ROAD
IRVING, TX 75039

STATE OF MISSISSIPPI
JUDICIAL DISTRICT OF HARRIS COUNTY
ENGINEER
81193
01/29/2021

SITE NAME
GARDEN PARK - SC2
VERSION PROJECT NUMBER
20171626448
VERSION LOCATION CODE
459690

SHEET NAME
UTILITY NOTES
SHEET NUMBER
EL1
REVISION
2



UTILITY NOTES:
UTILITY COORDINATION TO
BE PROVIDED AT LATE DATE



SCALE AS NOTED

1

NOT USED

N/A

W



N.T.S	2
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700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

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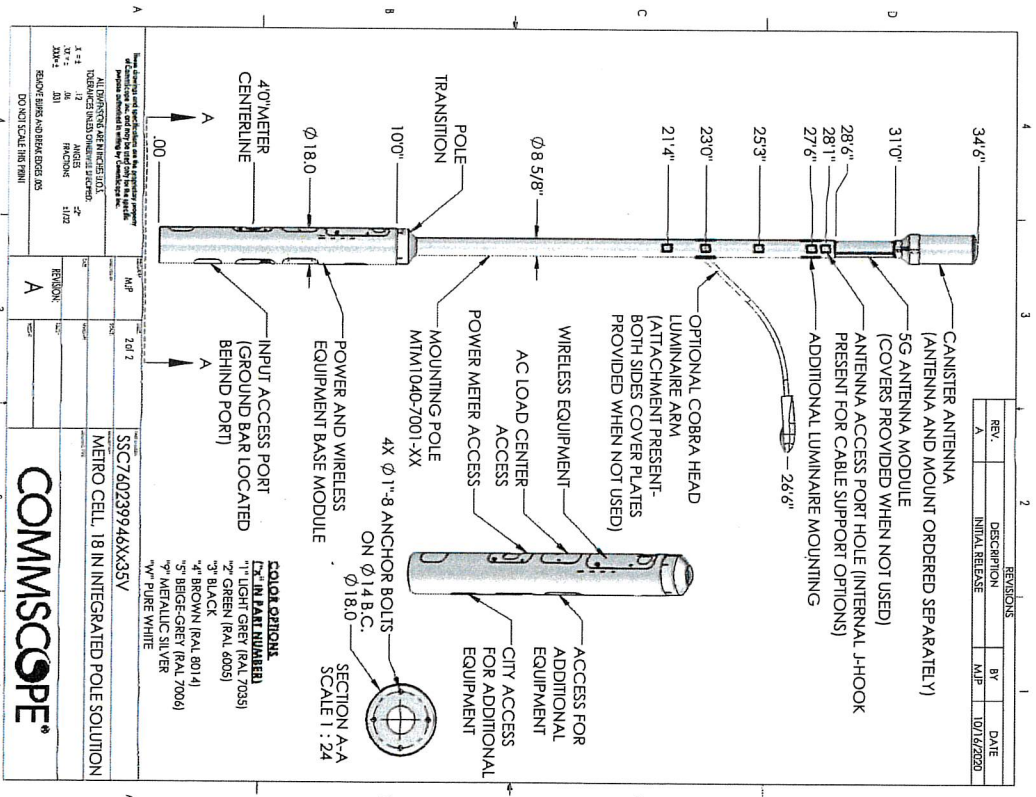
UTILITY ROUTING
& GROUNDING

UTILITY ROUTING
& GROUNDING

EL2

2

NOTE:
FOR REFERENCE ONLY.



COMMSCOPE POLE (SSC760239946Xx35V)

N/A	1
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[illegible]

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SUITE 202
PLANO, TX 75074

Verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

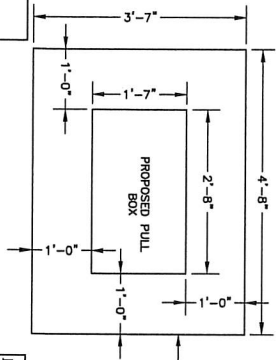
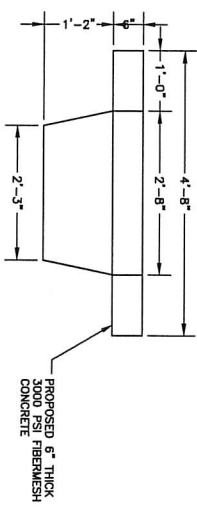
CA#: MS E-0265

ST. ALF OF MISSISSIPPI
31193
01/25/20

GARDEN PARK_SC2
VERIZON PROJECT NUMBER
20171626448
VERIZON LOCATION CODE
459690

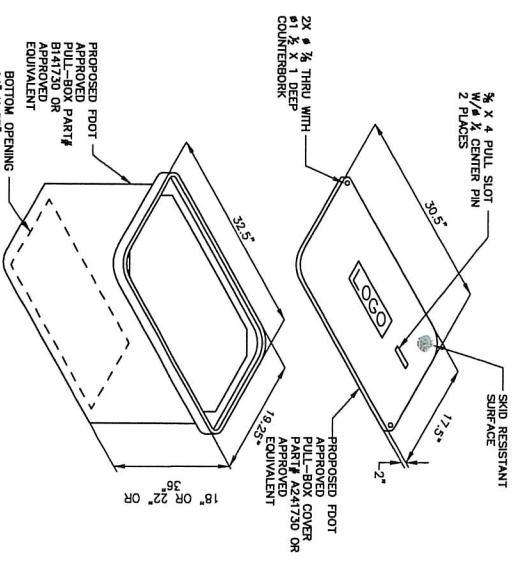
SHEET NAME
EQUIPMENT
DETAILS

SHEET NUMBER	REVISION
GE1	2



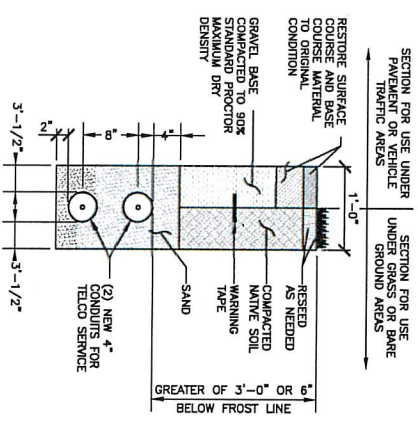
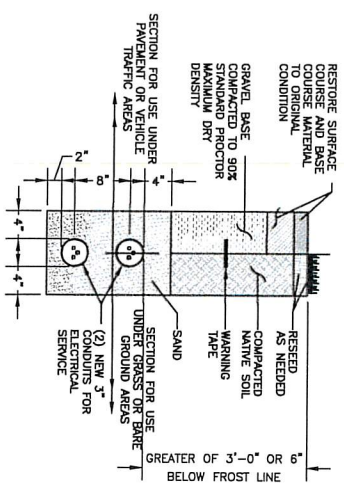
NOTE:
THIS ASSEMBLY IS RATED FOR A STATIC DESIGN LOAD OF 15,000 LBS OVER A 10' X 10' AREA AND MUST PASS A MINIMUM STATIC TEST LOAD OF 22,500 LBS.

NOTE:
INSTALLATION OF APRON REQUIRED FOR NON-SIDEWALK INSTALLATIONS. IF PULL-BOX WITHIN CONCRETE SIDEWALK, APRON NOT REQUIRED.



PULL BOX

N.T.S. 1



ELECTRICAL TRENCHING DETAIL

N.T.S.

3

TELCO TRENCHING DETAIL

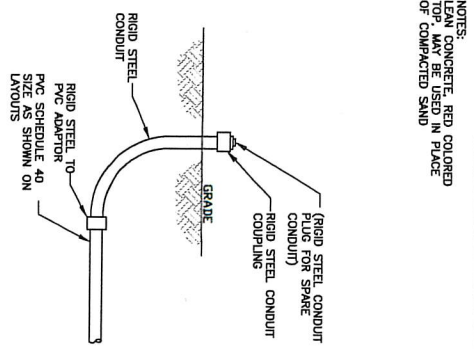
N.T.S.

4

STUB-UP DETAIL

N.T.S.

5



NOTES:
LEARN CONCRETE, RED COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND



800 WEST COMMERCE ROAD
HOUSTON, TX 77073



700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

DATE DESCRIPTION

09/02/20 ISSUE FOR REVIEW

09/02/20 ISSUED FOR PERMITTING

09/29/20 ISSUED FOR PERMITTING

PROJECT NO. 20-10265

DRAWN BY: SA

CHECKED BY: JDS

PROJECT MANAGER: SA

DATE: 09/02/20

DESCRIPTION: ISSUE FOR REVIEW

ISSUED FOR PERMITTING

ISSUED FOR PERMITTING

PROJECT NO. 20-10265

DRAWN BY: SA

CHECKED BY: JDS

PROJECT MANAGER: SA

SHEET NUMBER: GE2

REVISION: 2

EQUIPMENT DETAILS

SHEET NAME: GARDEN PARK_SC2

VERIZON PROJECT NUMBER: 20171626448

VERIZON LOCATION CODE: 459690

DATE: 09/25/2022

81193

JUDSON & SOMMERVILLE

ENGINEER

09/25/2022

09/25/2022

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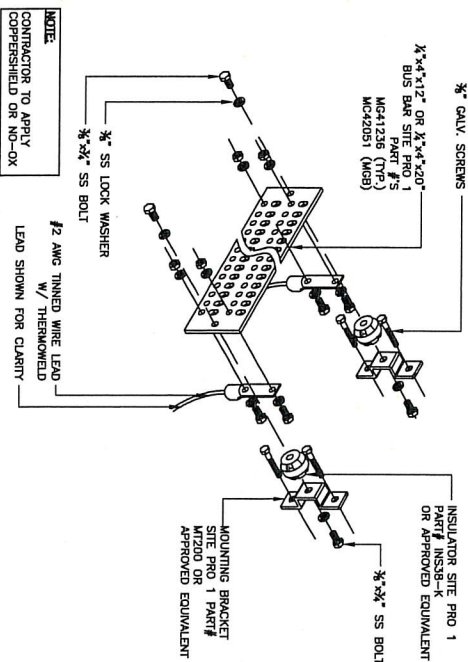
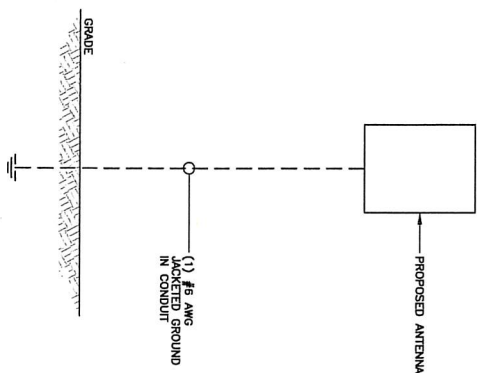
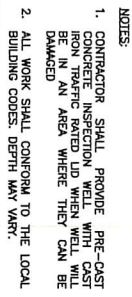
09/25/2022

09/25/2022

09/25/2022

09/25/2022

09/25/2022



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FINISH GRADE

REMOVABLE TEST WELL COVER (SEE NOTE 1)

6" PVC TEST LOOP

EXOTHERMIC CONNECTION (TYP.)

1.5" SLOT IN PRE-CAST PIPE AT GROUND CABLE LOCATION

3" COMPACTED SAND FILL

COPPER CLAD STEEL GROUND ROD 3/8" x 10' (TYP.)

18" (MIN.)

9"

GROUND CABLE

NOTES:

- CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON TRAFFIC RATED LID WHEN WELL WILL BE IN AN AREA WHERE THEY CAN BE DAMAGED
- ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.

EXTERIOR GROUND RING, #2 SOLID, BARE, TINNED COPPER GROUNDING CONDUCTOR

MINIMUM BENDING RADIUS 45 DEGREES, TYPICAL

JUMPER, #2 SOLID BARE, TINNED COPPER GROUNDING CONDUCTOR

NO SLAG OR DEBRIS ALLOWED

EXOTHERMIC WELD (THERMOWELD OR EQUIVALENT) PARALLEL, NO T-WELDS ALLOWED.

1/2" GALV. SCREWS

1/2" BUS BAR SITE PRO 1 MG41236 (TYP.) MC42051 (MGB)

1/2" SS LOCK WASHER

1/2" SS BOLT

1/2" AWG TINNED WIRE LEAD W/ THERMOWELD LEAD SHOWN FOR CLARITY

INSULATOR SITE PRO 1 PART# INS38-K OR APPROVED EQUIVALENT

1/2" SS BOLT

MOUNTING BRACKET SITE PRO 1 PART# MT200 OR APPROVED EQUIVALENT

NOTE: CONTRACTOR TO APPLY COPPERSHIELD OR NO-OX

GROUND ROD INSPECTION WELL DETAIL

N.T.S.

1

WELD CONNECTION DETAIL

N.T.S.

2

ANTENNA GROUNDING DIAGRAM

N.T.S.

3

NOT USED

NA

4

CONDUCTOR CABLE CONNECTOR ISO

N.T.S.

5

TYPICAL GROUND BAR DETAIL

N.T.S.

6

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/18/20	REV. PER NEW POLE DESIGN
01/29/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10265
DRAWN BY:	SA
PROJECT MANAGER:	SA
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ENGINEERING GROUP, INC.

700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

PA: MS E-0285

JUDSON C. SOMMERVILLE
LICENSED PROFESSIONAL
ENGINEER
31193
STATE OF MISSISSIPPI
MECHANICAL ENGINEERING
07/25/2001

SITE NAME	VERIZON PROJECT NUMBER	VERIZON LOCATION CODE
GARDEN PARK_SC22	20171626448	459690

EQUIPMENT
DETAILS

SHEET NUMBER
GE3

REVISION
2

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

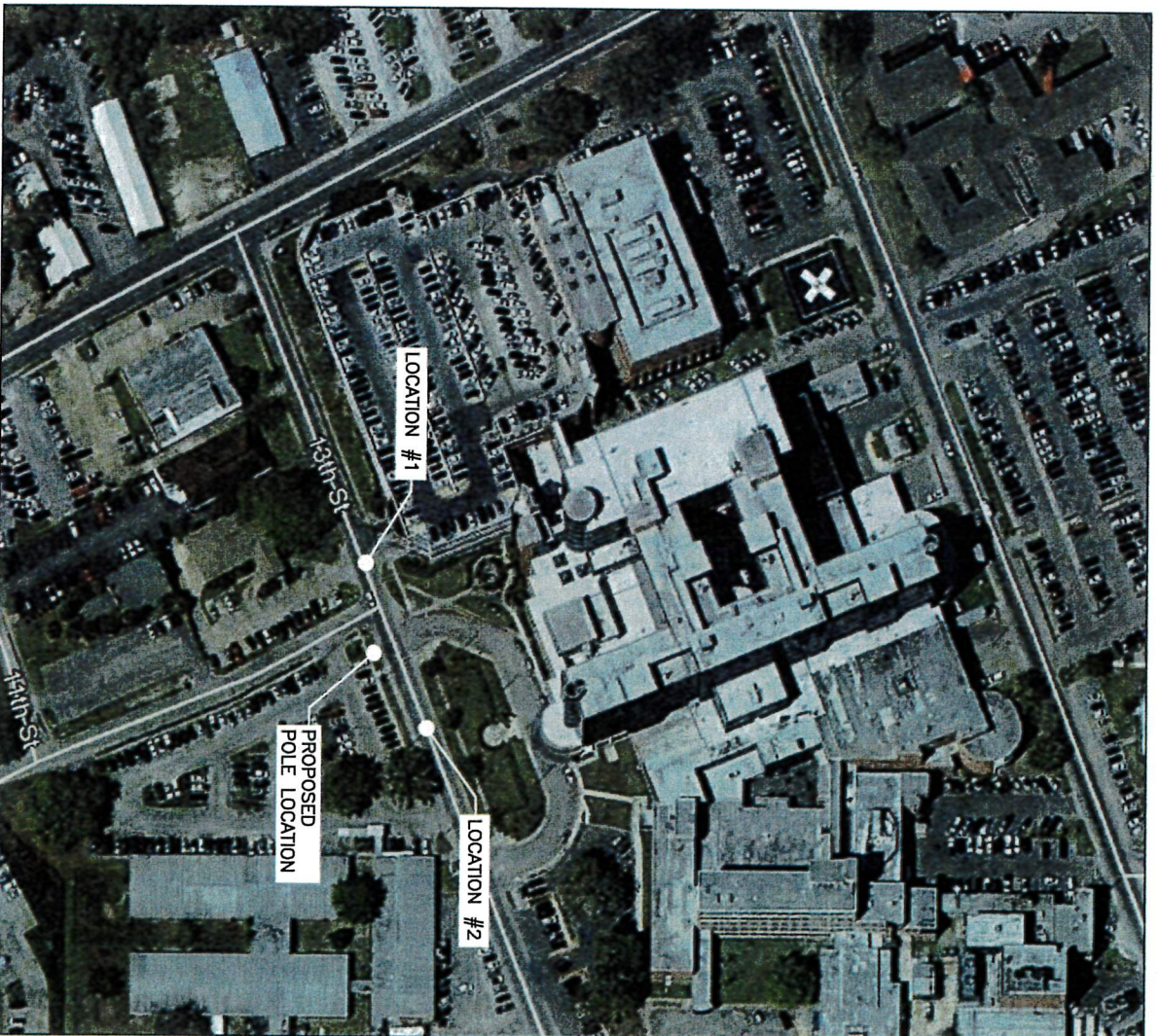
SITE NAME: GARDEN PARK_SC2

SITE LOCATION: 1140 45TH AVE
GULFPORT, MS 39501
(HARRISON COUNTY)

LATITUDE: 30.366548°
LONGITUDE: -89.115639°

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SITE LOCATION MAP



GARDEN PARK_SC2

COVER SHEET

verizon



TOGETHER PLANNING A BETTER TOMORROW
150 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35204
(205) 252-6885

DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10265

CA #: MS E-0265



BEFORE

VIEW TAKEN FROM THE SOUTHWEST LOOKING NORTHEAST

GARDEN PARK_SC 2

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



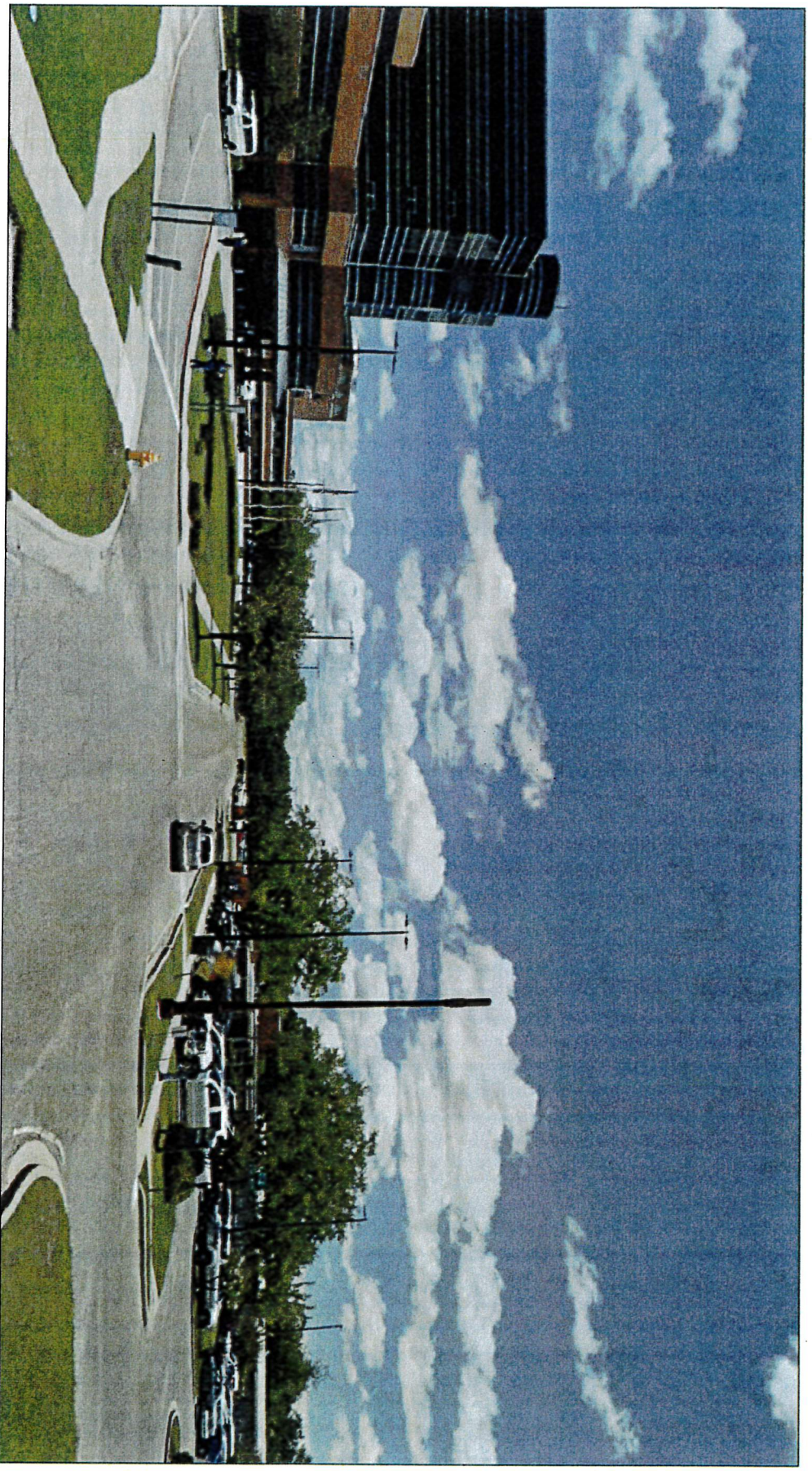
DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10265

CA #: MS E-0265

verizon



AFTER

VIEW TAKEN FROM THE SOUTHWEST LOOKING NORTHEAST
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 35'-0" RAD CENTER

GARDEN PARK SC 2

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



ENGINEERING GROUP, INC.
TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BRIDGEVIEW, IL 60455
(708) 252-6865

DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10265

CA #: MS E-0265

verizon



BEFORE

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST

GARDEN PARK_SC 2

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10265

CA #: MS E-0265

verizon



AFTER

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 35'-0" RAD CENTER

GARDEN PARK_SC 2

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 08/18/20

DRAWN BY: BMD

SMTW #: 20-10265

CA #: MS E-0265

Verizon

Garden Park SC2
Proposed sites within 1,000'





Street

Alley

Parcels

Buildings

Water Features

Smart Code

T4+

T3

Zoning

B-1 - Neighborhood Business District

R-B - Residence-Business District

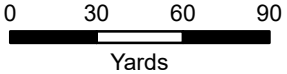
Site Information

Lat: 030.366548

Long:-89.115639

Zoning: R-B (Residential Business)

Flood: X

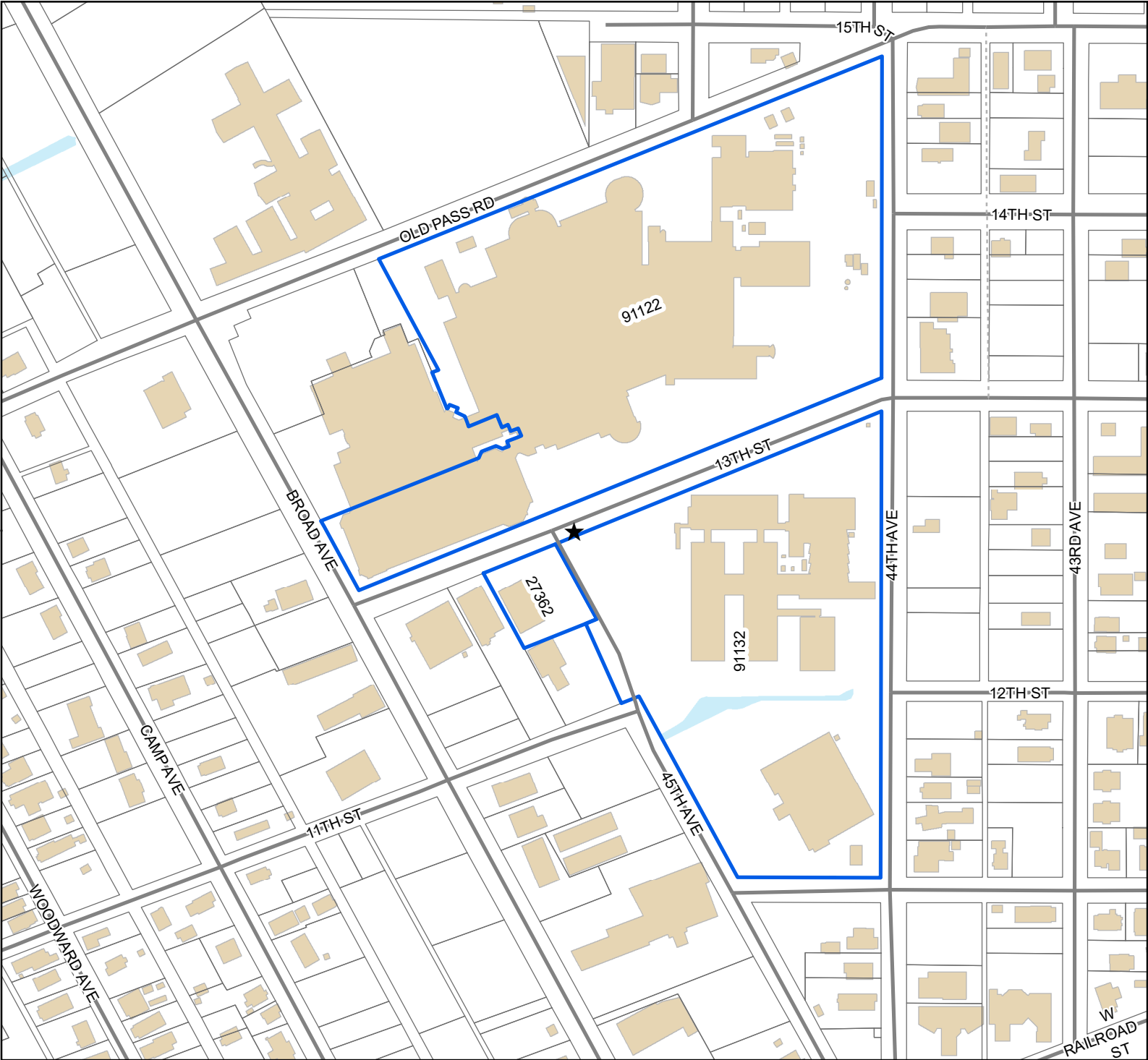


1 inch = 200 feet



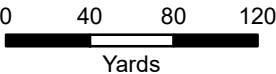
DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID (055)	Name	Address	City	State	ZIP
Y			VERIZON WIRELESS (Owner)	800 W. COMMERCE ST SUITE 111	HARAHAN	LA	70123
Y			JEFF MARTELLA, CMI ACDQUISITIONS,	121 VILLAGE BLVD	MADISON	MS	39110
N			Adjacent Property Owners				
Y	91132	0711J-04-001.000	MEMORIAL HOSPITAL AT GULFPORT	4500 13TH ST	GULFPORT	MS	39502
Y	27362	0711J-04-025.000	PAYMENT REALTY LLC	4533 13TH ST	GULFPORT	MS	39501
N	91122	0711J-05-009.000	GULFPORT-WEST HARRISON CO HOSP				



Legend

- ★ Site
- ▭ Adjacent Properties
- Street
- - - Alley
- ⚡ Railroad
- Buildings
- Water Features



1 inch = 275 feet



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MEMORANDUM

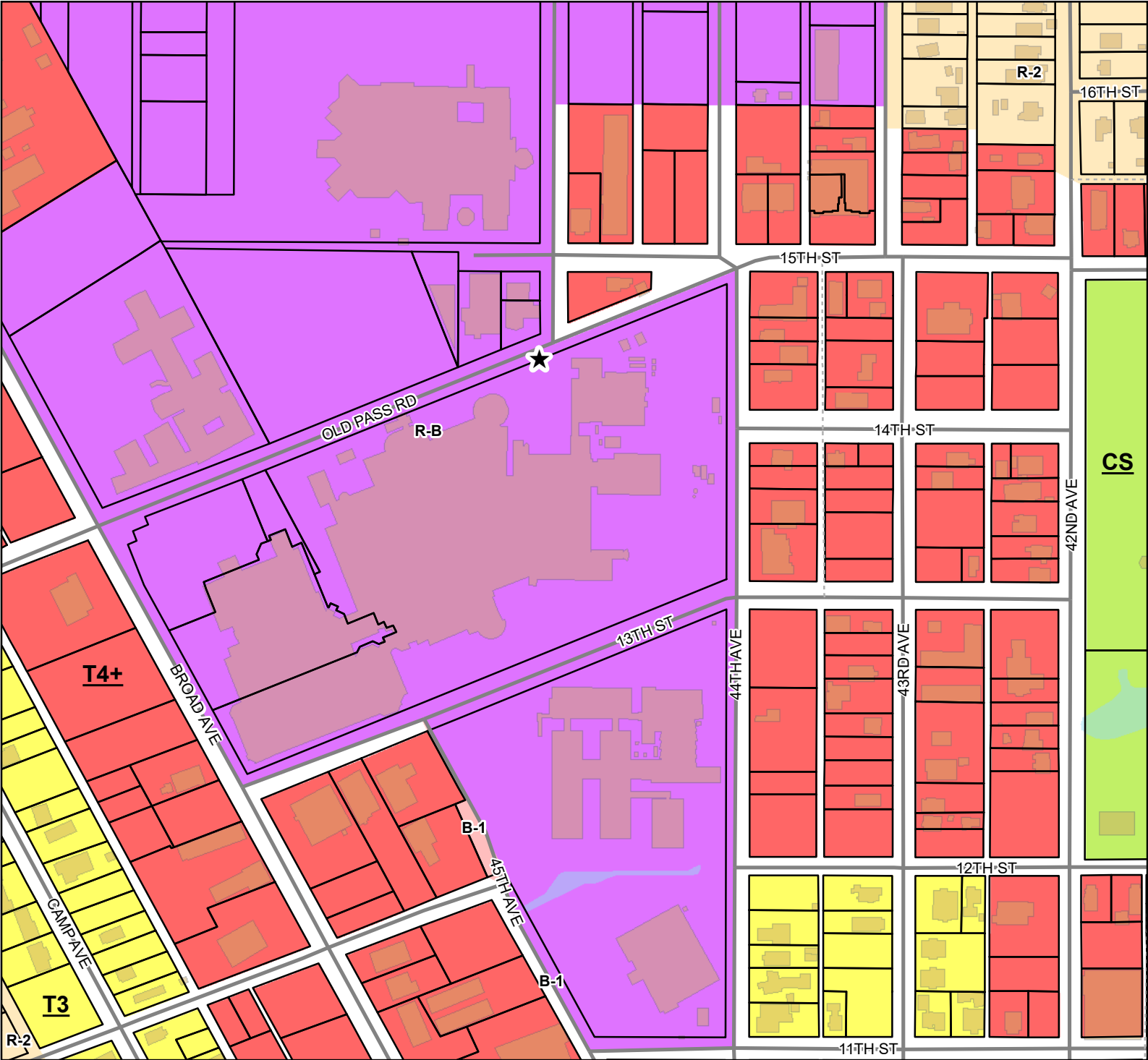
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2104PC056:

Planning Commission Approval 2104PC056, by agent Jeff Martella, Requests small cell tower in city right-of-way, Old Pass Rd, Lat 30.368693, Long -89.114997, Zoned R-B (Residence-business), Ward 1



Street

Alley

Parcels

Buildings

Water Features

Smart Code

- CS
- T4+
- T3

Zoning

- B-1 - Neighborhood Business District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

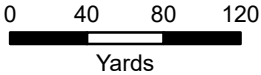
Site Information

Lat 30.368693

Long -89.114997

Zoning: R-B (Residence-business)

Flood: X



1 inch = 300 feet



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SMALL CELL TECHNOLOGY FACILITY PERMIT APPLICATION



Date Submitted: 1/28/21

Application #: _____

Customer Project ID #: / Garden Park SC3

NOTE: This Application is for a permit under the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi." All parts and portions must be completely and accurately filled out, as this will affect a timely and proper review of the Application. Applications are reviewed by the Director of the City's Department of Urban Development or his/her designee, subject additionally to the City's Planning Commission (for new Support Structures) and Building Code and construction permitting processes. The Director may also rely on a review by other City Departments as needed or necessary. **Provide two (2) complete sets of drawings and supporting documents per location.**

Applicant's Full Legal Name: Verizon Wireless

Applicant's Mailing Address: 800 W. Commerce Road, St City: Harahan State: LA Zip Code: 70123

Applicant's Physical Address: Same as above City: _____ State: _____ Zip Code: _____

Contact Person: Jeff Martella Title/Connection with Applicant: Site Acq. Agent Office Phone No.: 601-605-9214

Contact Person Mailing Address: 121 Village Blvd. City: Madison State: MS Zip Code: 39110

Contact Person E-Mail: jmartella@cmiacquisitions.com Contact Person Mobile No.: 601-720-4469

Name of Contractor Doing Construction/Installation: TBD

Contractor Address: _____ City: _____ State: _____ Zip Code: _____

Contractor Contact Person: _____ Title with Contractor: _____ Office Phone No.: _____

Contractor Contact E-Mail: _____ Contractor Contact Mobile No.: _____

Proposed Small Cell Technology / Facility is located: ☐ On Private Property ☒ On City Right-Of-Way / On City Property Not in the Right-of-Way *

Proposed Small Cell Technology / Facility will be placed on a: ☒ New Support Structure ** ☐ Existing Support Structure

*** Any work occurring in City Right-of-Way is required to be the subject of a permit obtained in accordance with the City's "Street Trenching and Right-of-Way Management Ordinance" (Section 7-250, et seq. of the City of Gulfport's Code of Ordinances).**

☐ If any work is to occur in a City Right-of-Way, an application for a permit under Section 7-250, et seq. of the City of Gulfport's Code of Ordinances ("Street Trenching and Right-of-Way Management Ordinance") is required to be submitted to the City's Urban Development Department. Has such an application been submitted? ☐ YES ☒ NO

**** Wireless small cell facilities that are located on new support structures are required to obtain Planning Commission approval prior to the issuance of a small cell technology facility permit.**

☐ If a wireless small cell facility is to be located on a new support structure, an application for Planning Commission approval must be submitted to the City's Planning Commission. Has such an application been submitted? ☒ YES ☐ NO



Small Cell Technology Facility Permit Application



Page 2

PURSUANT TO THE SMALL CELL TECHNOLOGY FACILITY ORDINANCE, THE FOLLOWING ITEMS MUST MINIMALLY BE ATTACHED TO THIS APPLICATION (IF REQUIRED) (SEE SECTION 4 OF ORDINANCE):

- ☒ Attached (1) A list of names, addresses, telephone numbers, and e-mail addresses of all duly authorized representatives and consultants, if any, acting on behalf of the applicant with respect to the filing of this Application.
- ☒ Attached (2) A general description of the equipment, the technology (including, for example, spectrum usage and transmitter power) and the services to be provided by the proposed facilities.
- ☒ Attached (3) Site plans and drawings stamped by a duly licensed engineer for each facility depicting the type of facilities, support structure(s), and means and points at which such facilities associated accessory equipment will be attached to a support structure, and a loading analysis statement. These drawings and site survey should be drawn to scale and show existing City utilities (water/sewer/drainage) and any other items on site necessary for City review.
- ☒ Attached (4) Map(s) designating with specificity the location(s) of the requested facilities and all other existing or proposed locations within 1,000 feet.
- ☐ Attached (5) The geographic coordinates of all antenna(s) and other proposed facilities within 1,000 feet.
- ☐ Attached (6) If the facilities will be located within rights-of-way on a support structure that is owned by any entity other than the City or the applicant, a copy of any license, lease, agreement, letter or other documentation evidencing that the owner of that support structure authorizes the facilities to be attached thereto or agrees in principle to authorize that attachment must be provided. Failure to provide this documentation is alone grounds for denial of a permit.
- ☐ Attached (7) If the applicant requests permission to place facilities on a new support structure, include the documentation required by this Ordinance to justify a new support structure (for example, documents to show compliance with other requirements contained in this Ordinance shall be met, including, but not limited to, applying for approval from the City's Planning Commission).
- ☒ Attached (8) Photo-simulated post-construction renderings depicting the proposed facilities and equipment, including an/all equipment cabinets, ancillary structures, coloration, and landscaping.
- ☒ Attached (9) Copies of all required insurance forms (per section 4(D) of the Small Cell Technology Facility Ordinance).
- ☐ Attached (10) Franchise agreement (if required).

☒ GPS Location of Proposed Small Cell Technology Facility: Latitude: 30.368693° Longitude: -89.114997°
☐ Physical Address: 4500 OLD PASS RD City: GDT State: _____ Zip Code: _____

ACKNOWLEDGMENT

By signing this Application, the undersigned (contact person for the Applicant herein) states and affirms that he/she has been duly authorized by the Applicant to submit this Application on its behalf, to act on behalf of the Applicant in connection with this Application, and to bind the Applicant with respect to the representations and statements made in this Application. In addition, the Applicant and undersigned person on its behalf hereby state and affirm that the information contained in this Application is true and accurate and it is further acknowledged that the Applicant must adhere to and comply with all provisions of the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi" as well as any and all other City Ordinances and state and federal laws.

☐ SIGNED AND ACKNOWLEDGED: Jeff Martella
☒ PRINTED NAME Jeff Martella DATE: 1/29/21
September 8/2020

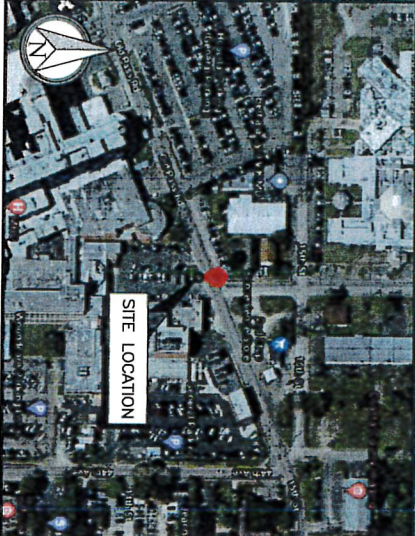
FOR OFFICE USE ONLY:

Date Application Received by Director of Urban Development: 1/29/21
Reviewed By: Greg Pietrangelo Permit Fee Amount: \$ 1,270.00
☐ Permit Approved ☐ Permit Denied ☐ Application Incomplete Date Permit Fee Received: _____
Permit Issue Date: _____ Permit Number: _____

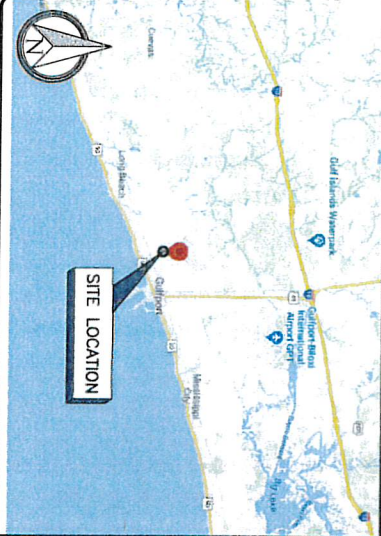


VERIZON SITE NAME
GARDEN PARK_SC3
PROJECT NUMBER
20171626449
PROJECT LOCATION CODE
459691
STRUCTURE TYPE
VERIZON NEW POLE

AERIAL MAP



VICINITY MAP



SITE INFO

GROUND ELEVATION AMSL: 28.9'±
SITE LOCATION: S. OF 49TH AVE. AND OLD PASS RD. INTERSECTION, GULFPORT, MS 39501
COUNTY: HARRISON COUNTY
LATITUDE: N 30.368893°
LONGITUDE: W -89.114997°
JURISDICTION: CITY OF GULFPORT
CONSTRUCTION TYPE: VERIZON NEW POLE

SCOPE OF WORK

1. THE SCOPE OF THIS PROJECT REQUIRES NO CHANGES TO THE PORTABLE WATER OR SEWAGE SYSTEMS.
2. THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:
 - A. INSTALL PROPOSED SMALL CELL ANTENNAS AND RADIO EQUIPMENT ON EXISTING TELECOMMUNICATIONS POLE.
 - B. INSTALL ASSOCIATED FIBER COMMUNICATIONS FROM DEMARCATION TO EQUIPMENT.

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION OVER THE LOCATION, THE EDITION OF WHICH IS IN EFFECT ON THE DATE OF CONTRACT AWARD. STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

- 2018 INTERNATIONAL BUILDING CODE AS ADOPTED BY LOCAL JURISDICTION.
- 2017 NEC ELECTRICAL CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 MECHANICAL CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 FIRE CODE AS ADOPTED BY THE LOCAL JURISDICTION.
- 2018 ENERGY CONSERVATION CODE AS ADOPTED BY THE LOCAL JURISDICTION.



MISSISSIPPI ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

CONTACTS

APPLICANT: PERSEUS
800 WEST COMMERCE ROAD
HARRISON, LA 70123
CONTACT: NOT PROVIDED
PHONE: (504) 503-7838
ENGINEER: SMM
SMM ENGINEERING GROUP
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074
CONTACT: JUDSON C. SOMMERVILLE, PE
PHONE: (469) 409-1138
SITE ACQUISITION: CMI ACQUISITIONS
121 VILLAGE BLVD
SUITE 200
CONROCK, MS 39026
CONTACT: KEF BARTLELL
PHONE: (801) 726-4489
TELECOM COMPANY: T-10
POWER COMPANY: MS POWER
PHONE: (677) 666-1836

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
TS1	TITLE SHEET COVER
---	SURVEY
GN1	GENERAL NOTES
GC1	SITE PLAN
GC2	PROPOSED POLE ELEVATION
EL1	UTILITY NOTES
EL2	UTILITY ROUTING & GROUNDING
GE1	GENERAL EQUIPMENT DETAILS
GE2	GENERAL EQUIPMENT DETAILS
GE3	GENERAL EQUIPMENT DETAILS

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 1/16"=1'-0" AND HALF SIZE AT 1/32"=1'-0". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

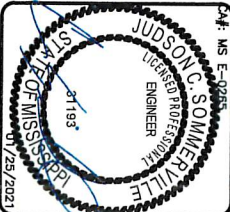
APPROVALS

PROPERTY OWNER: _____
RF ENGINEER: _____
CONSTRUCTION: _____
SITE ACQUISITION: _____
ZONING: _____
NETWORK: _____
OPERATIONS: _____
CONTRACTOR: _____

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/19/20	REV. FOR NEW POLE DESIGN
01/29/21	ISSUED FOR PERMITTING

PROJECT NO.:	20-10208
DRAWN BY:	SA
CHECKED BY:	SA
PROJECT MANAGER:	SA
DESIGNED BY:	JCS

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SITE NAME:
GARDEN PARK_SC3
VERIZON PROJECT NUMBER:
20171626449
VERIZON LOCATION CODE:
459691

TITLE SHEET	
SHEET NUMBER	REVISION
TS1	2

- | | | |
|--------------------|---|---------------------------------|
| LINEPIERS |  | DISCONNECT SWITCH |
| EXISTING LAYER |  | METER |
| PROPOSED LAYER |  | CIRCUIT BREAKER |
| WATER LINE |  | CODED NOTE NUMBER |
| GAS LINE |  | CHEMICAL GROUND ROD |
| CHANUKIM FENCE |  | GROUND ROD |
| ELECTRICAL CONDUIT |  | GROUND ROD V/ INSPECTION SLEEVE |
| UNDERGROUND FIBER |  | EXOTHERMIC CONNECTION |
| OVERHEAD POWER |  | MECHANICAL CONNECTION |
| RIGHT-OF-WAY |  | COMPRESSION CONNECTION |
| STORM SEWER LINE |  | GROUND BARE |
| UNDERGROUND TELCO |  | GROUND WIRE |

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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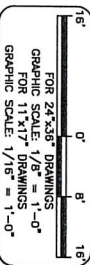
- N/A

N/A	3
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CA: MS E-0295
 JUDSON C. SOMMERVILLE
 LICENSED PROFESSIONAL
 ENGINEER
 STATE OF MISSISSIPPI
 31193
 12/25/2021

GARDEN PARK_SCS VERIZON PROJECT NUMBER 20171626449 VERIZON LOCATION CODE 459691		SHEET NAME
NOTES		SHEET NUMBER GN1
REVISION 2		



- NOTE:**
POLE WAS DESIGNED BASED ON EMI BROWN POLE
DESIGN DRAWING # TO BE PROVIDED AT LATER
DATE

NOTE: SAW ENGINEERING GROUP, HAS NOT COMPLETED A STRUCTURAL ANALYSIS REFER TO POLE MANUFACTURE FOR STRUCTURAL ANALYSIS AND FOUNDATION DESIGN

1.00D NOTE:
SITE IS LOCATED IN A FLOOD ZONE (X)
AREA WITH MINIMAL FLOOD HAZARD PER
FEMA WEBSITE MAP# 28047C0376G
EFFECTIVE DATE 06/16/2009.

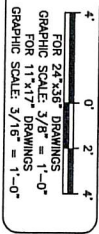
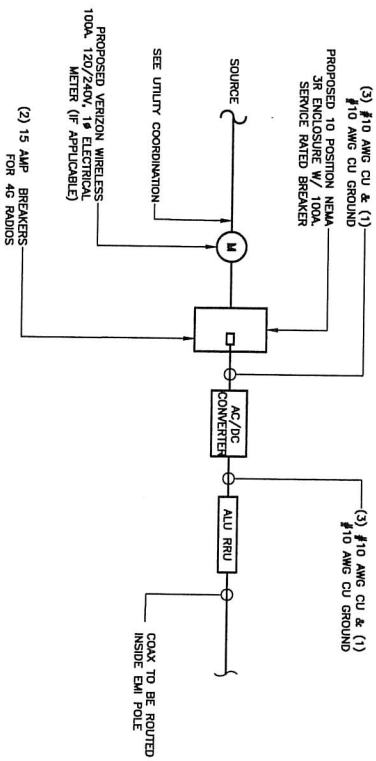
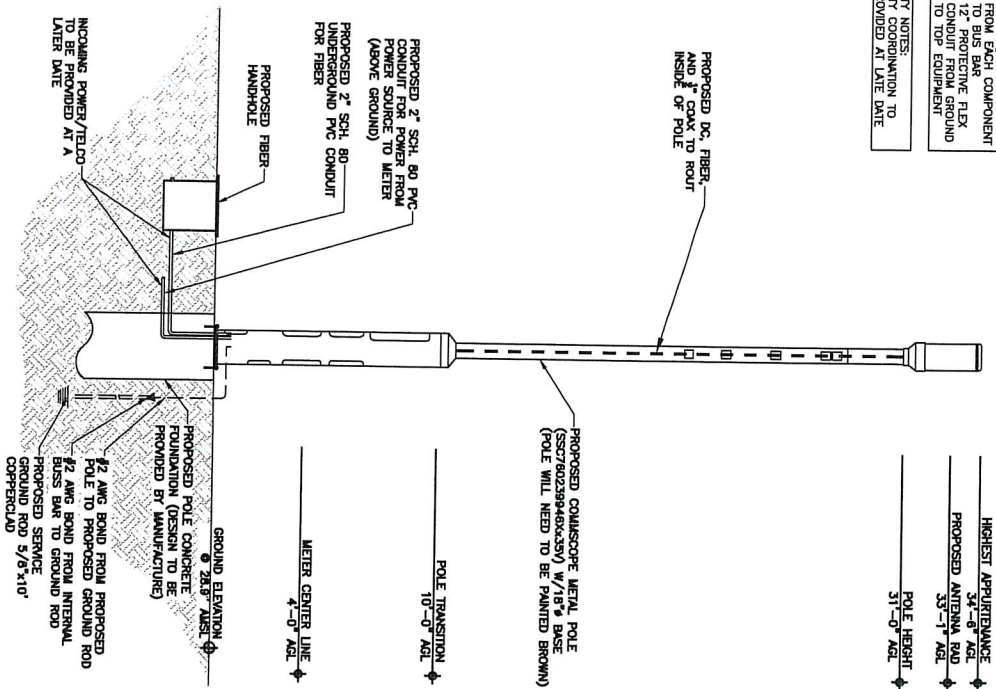


Diagram of the proposed cantenna. It shows a circular antenna with a diameter of 14 inches. A label "0.01mm" points to the gap between the antenna and the ground plane.

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20--10296
DRAWN BY:	SA
PROJECT MANAGER	
CHECKED BY:	JDS

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 SMU ENGINEERING GROUP, INC. 700 EAST PARK BLVD SUITE 202 PLANO, TX 75074		 800 WEST COMMERCIAL ROAD MCKINNEY, TX 75069		SAF: MS E-2025 	
SHEET NAME PROPOSED ELEVATION & EQUIPMENT PLAN		SHEET NUMBER GCG2		REVISION 2	



THIS SECTION WAS
INTENTIONALLY LEFT BLANK

DATE	08/02/20	ISSUE FOR REVIEW
PROJECT NO.	26-10266	ISSUED FOR NEW POLE DESIGN
DRAWN BY:	SA	ISSUED FOR REBIDDING
PROJECT MANAGER:	SA	
CHECKED BY:	JOS	

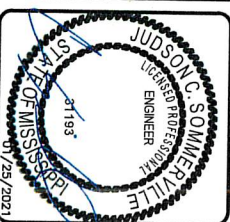
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STUR
ENGINEERING GROUP, INC.

700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123



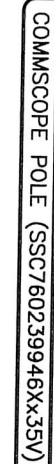
SITE NAME
GARDEN PARK_SC3
VERIZON PROJECT NUMBER
20171626449
VERIZON LOCATION CODE
459691

UTILITY ROUTING & GROUNDING

SHEET NUMBER
EL2

REVISION
2

REVISIONS			
REV.	DESCRIPTION	BY	DATE
A	INITIAL RELEASE	MJP	10/16/2020



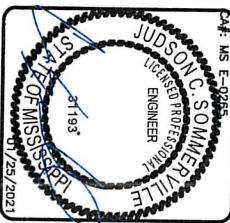
DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV PER NEW PALE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10285
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JOS

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**700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074**

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123



SITE NAME
GARDEN PARK_SC3
VERIZON PROJECT NUMBER
20171626449
VERIZON LOCATION CODE
4596691

EQUIPMENT
DETAILS

SHEET NUMBER
GE1
REVISION
2

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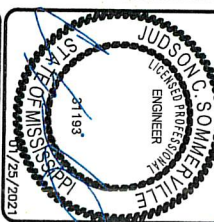


SMITH
ENGINEERING GROUP, INC.

700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

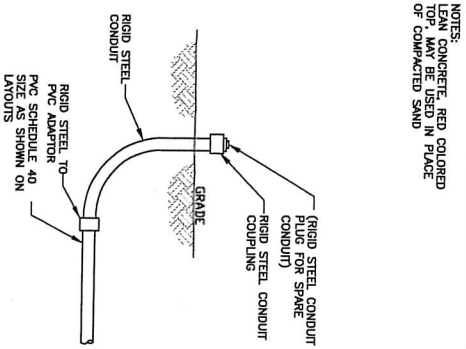
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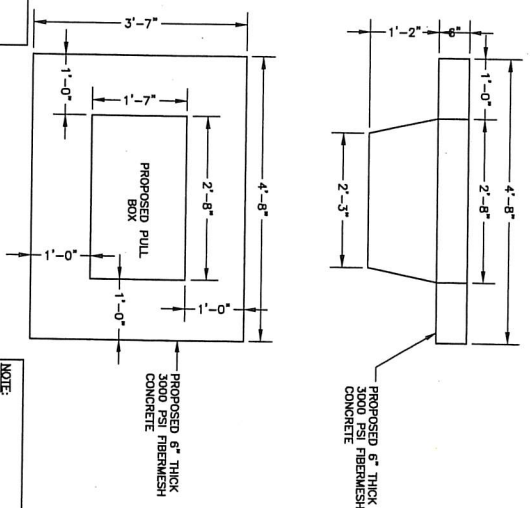
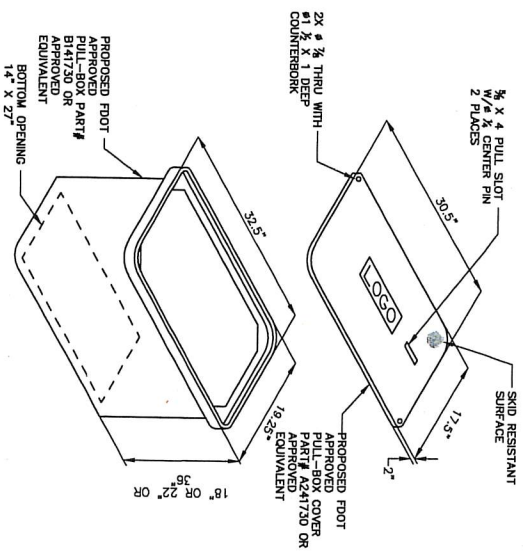
SARDEN PARK_SC3
VERIZON PROJECT NUMBER
20171626449
VERIZON LOCATION CODE
459691

EQUIPMENT
DETAILS

SHEET NUMBER	REVISION
GE2	2

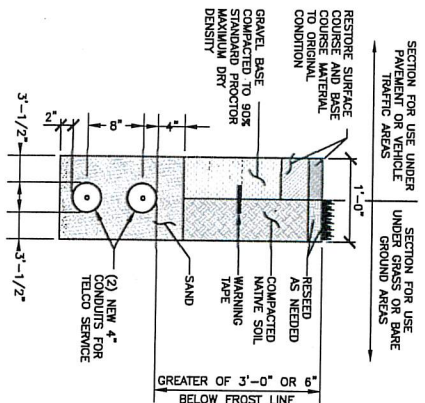
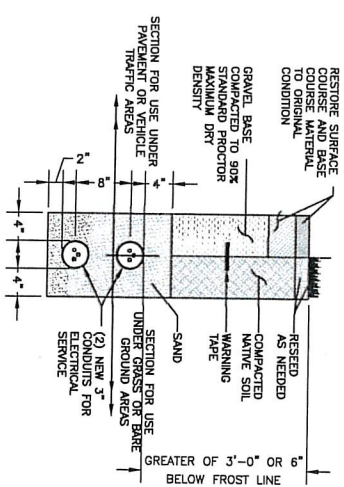


NOTES:
LEAN CONCRETE, RED COLORED
TOP, MAY BE USED IN PLACE
OF COMPACTED SAND



NOTE:
THIS ASSEMBLY IS RATED FOR A STATIC DESIGN LOAD OF 15,000 LBS. OVER A 10 X 10 AREA AND MUST PASS A MINIMUM STATIC TEST LOAD OF 22,500 LBS.

NOTE:
INSTALLATION OF APRON REQUIRED FOR NON-SIDEWALK INSTALLATIONS. IF PULL-BOX IS WITHIN CONCRETE SIDEWALK, APRON NOT REQUIRED.



PULL BOX

ELECTRICAL TRENCHING DETAIL

MTS	3
-----	---

TELCO TRENCHING DETAIL

NTS	A
-----	---

STUB-UP DETAIL

N.T.S

SHEET NUMBER
GE2

REVISION
2

PHOTOGRAPHIC SIMULATION

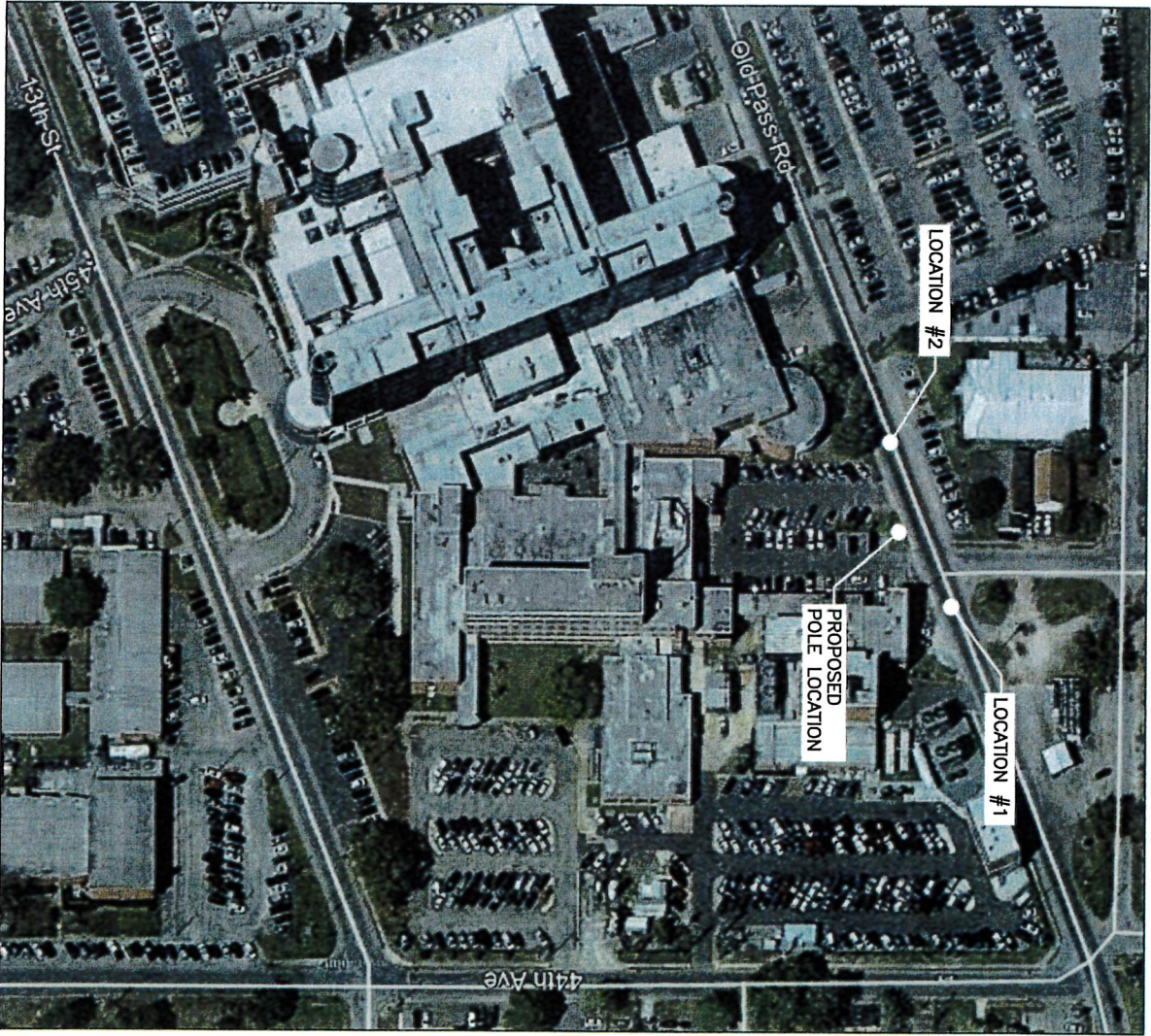
PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE NAME: GARDEN PARK_SC3

SITE LOCATION: OLD PASS RD & 45TH AVE
GULFPORT, MS 39501
(HARRISON COUNTY)

LATITUDE: 30.368693°
LONGITUDE: -89.11497°

SITE LOCATION MAP



THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE INTENDED AS VISUAL REPRESENTATIVES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. THE MATERIALS WITHIN THE INCLUDED PHOTOGRAPHIC SIMULATION(S) ARE SUBJECT TO CHANGE.



GARDEN PARK_SC3

COVER SHEET



DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10266

CA #: MS E-0265



BEFORE

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST

GARDEN PARK_SC 3

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10266

CA #: MS E-0265

verizon



AFTER

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 35'-0" RAD CENTER

GARDEN PARK_SC 3

PHOTO SIMULATION (LOCATION 1)

FOR VISUAL REFERENCE ONLY, ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10266

CA #: MS E-0265

verizon



BEFORE

VIEW TAKEN FROM THE SOUTHWEST LOOKING NORTHEAST

GARDEN PARK_SC 3

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



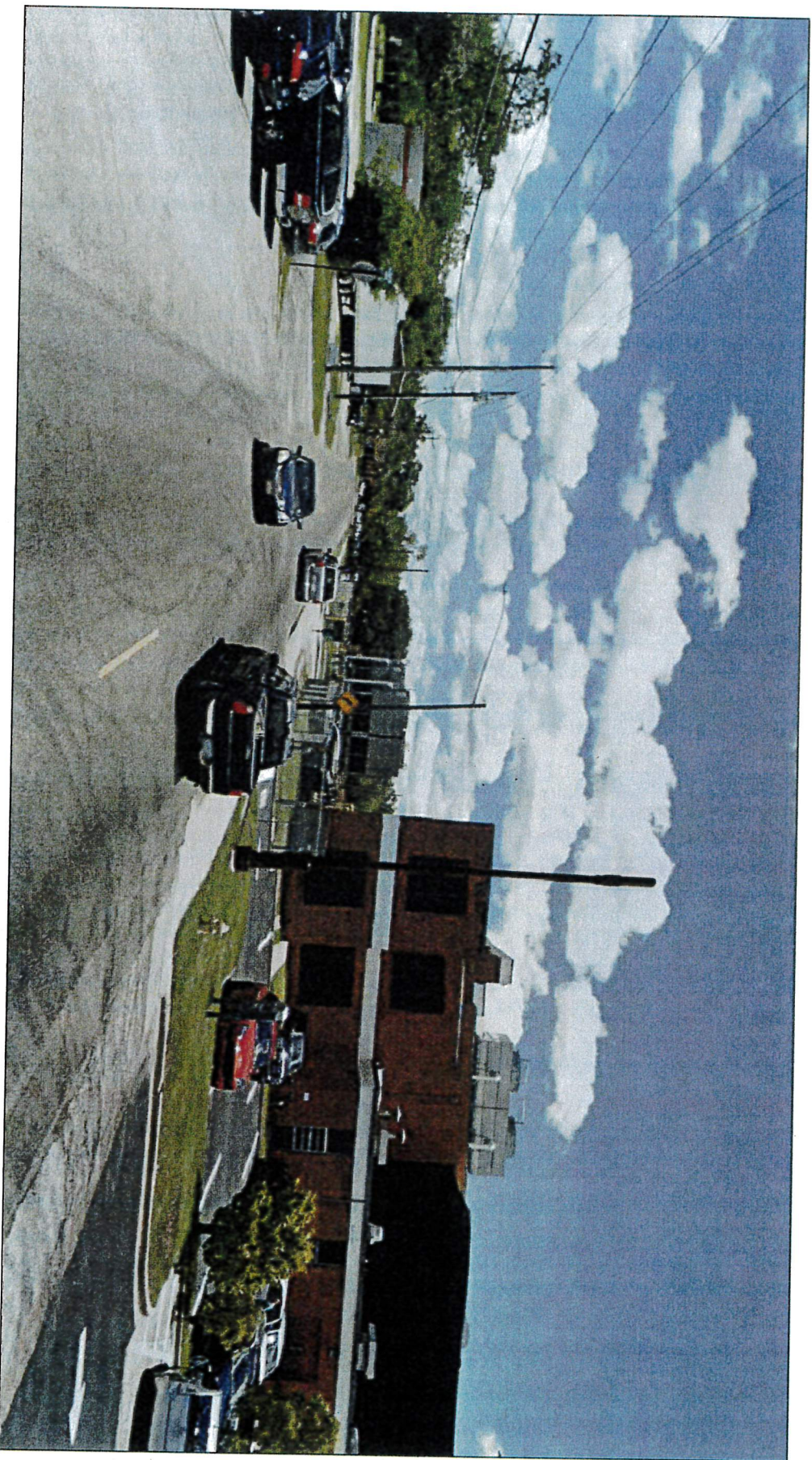
DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10266

CA #: MS E-0265

verizon



AFTER

VIEW TAKEN FROM THE NORTHEAST LOOKING SOUTHWEST
PROPOSED VERIZON SMALL CELL EQUIPMENT TO BE MOUNTED
ON NEW EMI POLE WITH 35'-0" RAD CENTER

GARDEN PARK_SC 3

PHOTO SIMULATION (LOCATION 2)

FOR VISUAL REFERENCE ONLY. ACTUAL VISIBILITY IS DEPENDANT
UPON WEATHER CONDITIONS, SEASON, SUNLIGHT AND VIEWER LOCATION.



158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
(205) 252-6985

DATE: 08/18/20

DRAWN BY: BMD

SMW #: 20-10266

CA #: MS E-0265

verizon

Garden Park SC3 / Proposed Sites Within 1,000'

Garden Park SC2 – 30.366548 / -89.115639



Garden Park SC3
Proposed sites within 1,000'

Legend

Google Earth

© 2020 Google

RE: Planning Commission Approval 2104PC056, by agent Jeff Martella, Requests small cell tower in city right-of-way, Old Pass Rd, Lat 30.368693, Long -89.114997, Zoned R-B (Residence-business), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

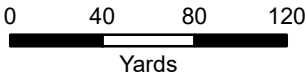
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			Verizon Wireless (Owner)	800 W Commerce St	Harahan	LA	70123
Y			Jeff Martella (Agent)	121 Village Blvd	Madison	MS	39110
Adjacent Property Owners							
Y	31162	0711G-03-016.000	BAZZONE VICTOR T MD & SEGUIN	4544 COUNTRY ROAD 450	QUITMAN	MS	39355
Y	31150	0711G-03-027.000	BROAD AVENUE PROPERTIES LLC	P O BOX 8833	GULFPORT	MS	39506
Y	22420	0711J-05-002.000	D & M PROPERTIES LLC	18062 1/2 COMMISSION RD	LONG BEACH	MS	39560
	91122	0711J-05-009.000	GULFPORT-WEST HARRISON CO HOSP				0
Y	22419	0711J-05-003.000	MARSHALL INVESTMENT GROUP LLC	13358 JOHN ROAD	GULFPORT	MS	39503
Y	22424	0711J-05-005.000	MEMORIAL HOSPITAL AT GULFPORT	4500 13TH ST	GULFPORT	MS	39501
Y	31161	0711G-03-015.000	MOEINI MOHAMMAD	P O BOX 8833	GULFPORT	MS	39506
Y	22421	0711J-05-004.000	OLD PASS ROAD PROPERTIES LLC	4502 OLD PASS ROAD	GULFPORT	MS	39501-7197
Y	100118	0711J-05-005.001	SILVER LOTUS LLC	4507 15TH STREET	GULFPORT	MS	39501
Y	92097	0711J-05-001.000	THAI BRENDA AY	2005 30TH AVE	GULFPORT	MS	39501



Legend

- ★ Site
- ▭ Adjacent Properties
- Street
- - - Alley
- Buildings
- Water Features



1 inch = 250 feet



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MEMORANDUM

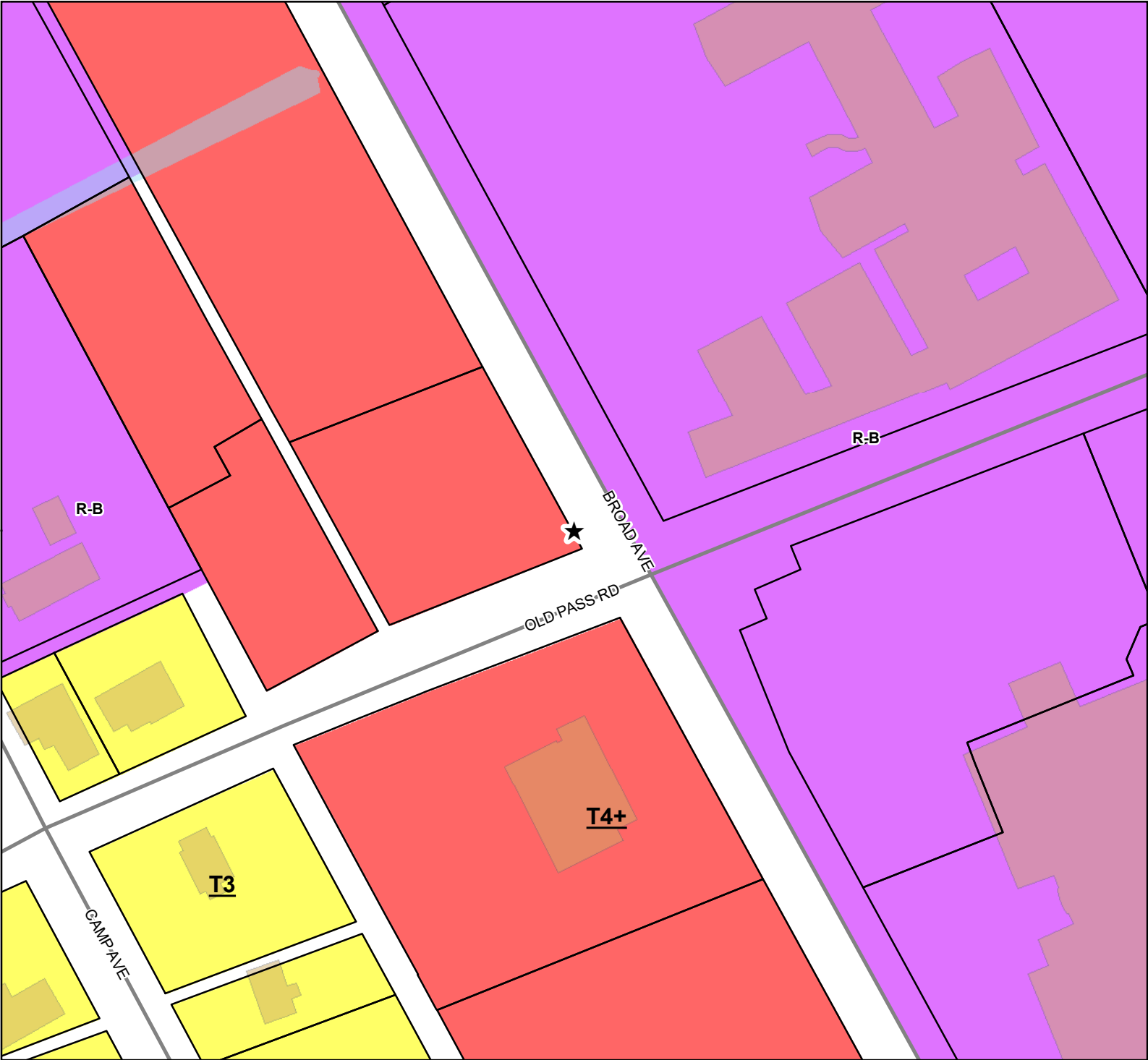
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2104PC057:

Planning Commission Approval 2104PC057, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.367777, Long -89.118191, Zoned T4+ (General Urban Zone "Plus"), Ward 1



Street

Parcels

Buildings

Water Features

Smart Code

T4+

T3

Zoning

R-B - Residence-Business District

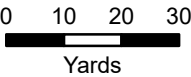
Site Information

Lat 30.367777

Long -89.118191

Zoning: T4+ (General Urban Zone "Plus")

Flood: X



1 inch = 100 feet



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SMALL CELL TECHNOLOGY FACILITY PERMIT APPLICATION



Date Submitted: 1/28/21 GP

Application #: _____

Customer Project ID #: Garden Park SC4 4085

NOTE: This Application is for a permit under the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi." All parts and portions must be completely and accurately filled out, as this will affect a timely and proper review of the Application. Applications are reviewed by the Director of the City's Department of Urban Development or his/her designee, subject additionally to the City's Planning Commission (for new Support Structures) and Building Code and construction permitting processes. The Director may also rely on a review by other City Departments as needed or necessary. **Provide two (2) complete sets of drawings and supporting documents per location.**

Applicant's Full Legal Name: Verizon Wireless

Applicant's Mailing Address: 800 W. Commerce Road, St City: Harahan State: LA Zip Code: 70123

Applicant's Physical Address: Same as above City: _____ State: _____ Zip Code: _____

Contact Person: Jeff Martella Title/Connection with Applicant: Site Acq. Agent Office Phone No.: 601-605-9214

Contact Person Mailing Address: 121 Village Blvd. City: Madison State: MS Zip Code: 39110

Contact Person E-Mail: jmartella@cmiacquisitions.com Contact Person Mobile No.: 601-720-4469

Name of Contractor Doing Construction/Installation: TBD

Contractor Address: _____ City: _____ State: _____ Zip Code: _____

Contractor Contact Person: _____ Title with Contractor: _____ Office Phone No.: _____

Contractor Contact E-Mail: _____ Contractor Contact Mobile No.: _____

Proposed Small Cell Technology / Facility is located: ☐ On Private Property ☒ On City Right-Of-Way / On City Property Not in the Right-of-Way *

Proposed Small Cell Technology / Facility will be placed on a: ☒ New Support Structure ** ☐ Existing Support Structure

*** Any work occurring in City Right-of-Way is required to be the subject of a permit obtained in accordance with the City's "Street Trenching and Right-of-Way Management Ordinance" (Section 7-250, et seq. of the City of Gulfport's Code of Ordinances).**

☒ If any work is to occur in a City Right-of-Way, an application for a permit under Section 7-250, et seq. of the City of Gulfport's Code of Ordinances ("Street Trenching and Right-of-Way Management Ordinance") is required to be submitted to the City's Urban Development Department. Has such an application been submitted? ☐ YES ☒ NO

**** Wireless small cell facilities that are located on new support structures are required to obtain Planning Commission approval prior to the issuance of a small cell technology facility permit.**

☒ If a wireless small cell facility is to be located on a new support structure, an application for Planning Commission approval must be submitted to the City's Planning Commission. Has such an application been submitted? ☒ YES ☐ NO



Small Cell Technology Facility Permit Application



Page 2

PURSUANT TO THE SMALL CELL TECHNOLOGY FACILITY ORDINANCE, THE FOLLOWING ITEMS MUST MINIMALLY BE ATTACHED TO THIS APPLICATION (IF REQUIRED) (SEE SECTION 4 OF ORDINANCE):

- ☒ Attached (1) A list of names, addresses, telephone numbers, and e-mail addresses of all duly authorized representatives and consultants, if any, acting on behalf of the applicant with respect to the filing of this Application.
- ☒ Attached (2) A general description of the equipment, the technology (including, for example, spectrum usage and transmitter power) and the services to be provided by the proposed facilities.
- ☒ Attached (3) Site plans and drawings stamped by a duly licensed engineer for each facility depicting the type of facilities, support structure(s), and means and points at which such facilities associated accessory equipment will be attached to a support structure, and a loading analysis statement. These drawings and site survey should be drawn to scale and show existing City utilities (water/sewer/drainage) and any other items on site necessary for City review.
- ☒ Attached (4) Map(s) designating with specificity the location(s) of the requested facilities and all other existing or proposed locations within 1,000 feet.
- ☒ Attached (5) The geographic coordinates of all antenna(s) and other proposed facilities within 1,000 feet.
- ☐ Attached (6) If the facilities will be located within rights-of-way on a support structure that is owned by any entity other than the City or the applicant, a copy of any license, lease, agreement, letter or other documentation evidencing that the owner of that support structure authorizes the facilities to be attached thereto or agrees in principle to authorize that attachment must be provided. Failure to provide this documentation is alone grounds for denial of a permit.
- ☒ Attached (7) If the applicant requests permission to place facilities on a new support structure, include the documentation required by this Ordinance to justify a new support structure (for example, documents to show compliance with other requirements contained in this Ordinance shall be met, including, but not limited to, applying for approval from the City's Planning Commission).
- ☒ Attached (8) Photo-simulated post-construction renderings depicting the proposed facilities and equipment, including an/all equipment cabinets, ancillary structures, coloration, and landscaping.
- ☒ Attached (9) Copies of all required insurance forms (per section 4(D) of the Small Cell Technology Facility Ordinance).
- ☐ Attached (10) Franchise agreement (if required).

☒ GPS Location of Proposed Small Cell Technology Facility: Latitude: 30.367777° Longitude: -89.118191°

☒ Physical Address: 1391 BROAD AVE. City: GPT. State: _____ Zip Code: _____

ACKNOWLEDGMENT

By signing this Application, the undersigned (contact person for the Applicant herein) states and affirms that he/she has been duly authorized by the Applicant to submit this Application on its behalf, to act on behalf of the Applicant in connection with this Application, and to bind the Applicant with respect to the representations and statements made in this Application. In addition, the Applicant and undersigned person on its behalf hereby state and affirm that the information contained in this Application is true and accurate and it is further acknowledged that the Applicant must adhere to and comply with all provisions of the City of Gulfport's "Ordinance Adopting Regulations for Small Cell Technology, Infrastructure, and Facilities in the City of Gulfport, Mississippi" as well as any and all other City Ordinances and state and federal laws.

☒ SIGNED AND ACKNOWLEDGED: Jeff Martella

☒ PRINTED NAME Jeff Martella

DATE: 9/8/20 1/28/21

FOR OFFICE USE ONLY:

Date Application Received by Director of Urban Development: 1/28/21

Reviewed By: Brian Pietrasulo 2/1/21

Permit Fee Amount: \$ 1,270.00

☒ Permit Approved ☐ Permit Denied ☐ Application Incomplete

Date Permit Fee Received: _____

Permit Issue Date: _____

Permit Number: _____



SITE INFO

CONTACTS

INDEX OF DRAWINGS

GROUND ELEVATION AMSL: 28.4'±

SITE LOCATION:
OLD PASS RD & BROAD AVE
GILBERT MS 39501

COUNTY: HARRISON COUNTY

LATITUDE: N 30.367777

LONGITUDE: W -89.118191°

CONSTRUCTION TYPE:	VERIZON NEW POLL
DEDICATION:	CITY OF GOLFPORT

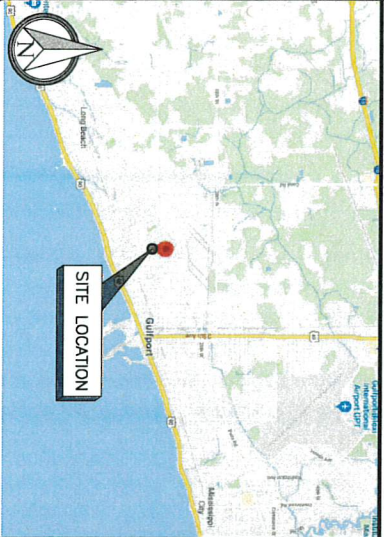
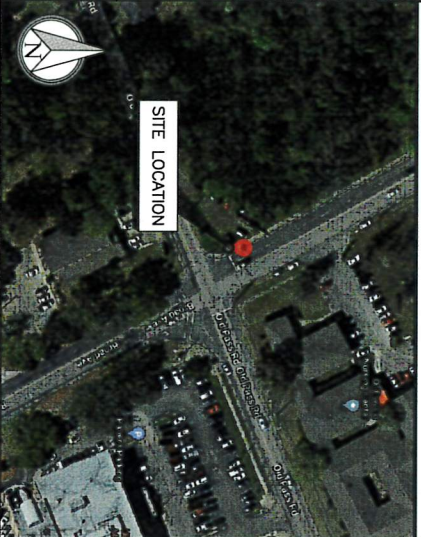
SCOPE OF WORK

1. THE SCOPE OF THIS PROJECT REQUIRES NO CHANGES TO THE PORTABLE WATER OR SEWAGE SYSTEMS.
2. THE SCOPE OF WORK CONSISTS OF THE FOLLOWING
 - A. INSTALL PROPOSED SMALL CELL ANTENNAS AND RADIO EQUIPMENT WITH ASSOCIATED ELECTRICAL WORK.
 - B. INSTALL ASSOCIATED FIBER COMMUNICATIONS FROM DEDICATION TO EQUIPMENT.

APPLICABLE CODES

THE CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION OVER THE LOCATION. THE EDITION OF THE LOCAL JURISDICTION ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

VICINITY MAP



MISSISSIPPI ONE-CALL
STATE WIDE CALL: 811
CALL BEFORE YOU DIG

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 11"x17" AND HALF SIZE AT 8-1/2"x11". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

APPROVALS

PROPERTY OWNER	_____
RF ENGINEER	_____
CONSTRUCTION	_____
SITE ACQUISITION	_____
ZONING	_____
NETWORK	_____
OPERATIONS	_____
CONTRACTOR	_____

[illegible]

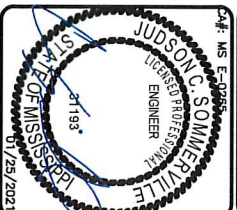
DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW POLE DESIGN
01/25/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10287
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JOS

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SMA
ENGINEERING GROUP, INC.

700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074



GARDEN PARK_SC4
VERIZON PROJECT NUMBER
20171626450
VERIZON LOCATION CODE
459692

TITLE SHEET	
SHEET NUMBER	REVISION
TS1	2

SITE INFORMATION:	
GARDEN PARK SC 4	
RIGHT-OF-WAY OF OLD PASS ROAD JUST WEST OF BROAD AVENUE GULFPORT, MS 39501	
SAW PROJECT NUMBER: 20-10267	SURVEY SHEET 1 OF 1

- FOR THE PURPOSES OF THESE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
OWNER - VERIZON WIRELESS
ENGINEER - STAN SOMMERVILLE GROUP, INC.
CONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
- PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL VISIT THE JOB SITE IN ORDER TO (1) VERIFY ALL EXISTING CONDITIONS, (2) CONFIRM WHETHER ALL DIMENSIONS ARE AS SHOWN ON THE PLANS AND (3) CONFIRM WHETHER THE CONSTRUCTION DRAWINGS ARE CORRECT.
- A 10-FOOT HORIZONTAL CLEARANCE DISTANCE SHALL BE MAINTAINED FROM ALL EXISTING POWER LINES.
- THE CONTRACTOR'S USE OF A CONSTRUCTION STAGING AREA SHALL BE COORDINATED WITH THE OWNER WELL IN ADVANCE OF THE CONSTRUCTION START DATE.
- LABOR, MATERIAL, TOOLS, EQUIPMENT, TRANSPORTATION AND TEMPORARY POWER SERVICES NECESSARY FOR AND INCIDENTAL TO COMPLETION OF ALL WORK SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING ALL ELEMENTS CONSIDERED OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
- FOR TASKS REQUIRED TO BE PERFORMED BUT NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROCEED ON SUCH TASKS WITHOUT HAVING RECEIVED WRITTEN AUTHORIZATION FROM THE CONSTRUCTION MANAGER TO PROCEED.
- THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT UNLESS OTHERWISE INDICATED BY DIMENSIONS OR DETAILS. EXACT EQUIPMENT LOCATIONS MAY BE MODIFIED AS REQUIRED BY THE CONTRACTOR TO ACCOMMODATE FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, INCLUDING ALL ELEMENTS CONSIDERED OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN, PAY FOR AND OBTAIN ALL REQUIRED PERMITS, CERTIFICATES OF INSPECTION, INCLUDING UTILITY CONNECTION FEES, ETC., REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND SHALL DELIVER SUCH DOCUMENTS TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- THE CONTRACTOR'S OPERATIONS SHALL BE CONFINED TO AREAS OF NEW CONSTRUCTION.
- ALL NECESSARY PROVISIONS SHALL BE MADE TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GUTTERED SURFACES, ETC., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME, RESULTING FROM THE CONSTRUCTION WORK. ALL DISTURBED AND DAMAGED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UPON COMPLETION OF ALL WORK TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- THE FOLLOWING CLEANUP TASKS SHALL BE PERFORMED AS FOLLOWS: (1) ON A DAILY BASIS, KEEP THE GENERAL AREA CLEAN AND UNCLUTTERED. REMOVE ALL WASTE, DEBRIS AND TRASH FROM THE SITE AND DISPOSING OF SAME IN A LEGAL MANNER. (2) UPON COMPLETION, LEAVE THE PREMISES IN A CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S RECOMMENDATIONS EXCEPT WHERE IT IS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, RULES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CERTIFICATES OF INSPECTION, INCLUDING ALL ELEMENTS CONSIDERED OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER OR NOT SPECIFICALLY INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AT ALL TIMES, USING THE BEST SKILLS AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL OF THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.
- WITHIN TEN (10) WORKING DAYS AFTER PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS, SWEEP TEST, CYLINDER TESTS, LEAK RELEASES, AND OTHER CLOSEOUT DOCUMENTATION AS REQUIRED BY THE OWNER. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO THE OWNER'S ACCEPTANCE.

- THE APPROPRIATE UTILITY LOCATING SERVICES SHALL BE CONTACTED PRIOR TO THE START OF CONSTRUCTION IN ORDER TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
- THE INSTALLATION OF NEW UTILITIES SHALL BE COORDINATED WITH LOCAL AUTHORITIES.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. EXTREME CAUTION SHALL BE USED WHEN EXCAVATING OR DRILLING PITS AROUND OR NEAR UTILITIES.
- RUBBER, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES THAT INTERFERE WITH THE EXECUTION OF THE WORK SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS THAT WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE LANDLORD AND/OR LOCAL UTILITIES.
- DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION SHALL BE MINIMIZED.
- ANY AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY SHALL BE GRADED TO A UNIFORM SLOPE. SUCH GRADING SHALL CAUSE SURFACE WATER TO FLOW AWAY FROM ANY EQUIPMENT SHELTER AND TOWER AREAS AND THE SOIL SHALL BE STABILIZED TO PREVENT EROSION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GOVERNMENT'S EROSION AND SEDIMENT CONTROL.
- THE SUB-GRADE SHALL BE COMPACTED AND BROUGHT TO A UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- BACKFILL SHALL CONSIST OF CLEAN SAND FILL APPROVED FOR USE BY THE ENGINEER. NO UNAPPROVED MATERIAL WILL BE ALLOWED. CLEAN SAND FILL SHALL BE FREE OF ALL ROOTS, BOULDERS, OR OTHER DELETERIOUS MATERIAL.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL TO OR BETTER CONDITION THAN ORIGINAL.
- SITE SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS FOR SUCH SIGNAGE AS MAY BE CONTAINED IN THESE DRAWINGS.

GENERAL NOTES

N/A 1

STRUCTURAL STEEL NOTES

N/A 3

- LEGEND**
- DISCONNECT SWITCH
 - METER
 - CIRCUIT BREAKER
 - CODED NOTE NUMBER
 - CHEMICAL GROUND ROD
 - GROUND ROD
 - GROUND ROD V/ INSPECTION SLEEVE
 - EXOTHERMIC CONNECTION
 - MECHANICAL CONNECTION
 - COMPRESSION CONNECTION
 - GROUND BAR
 - GROUND WIRE

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "STEEL CONSTRUCTION MANUAL."
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- ALL STRUCTURAL PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A572 AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- ALL BOLTS SHALL BE ASTM A500 GRADE B (Fy=48ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- ALL STRUCTURAL PIPE MEMBERS SHALL BE ASTM A500 GRADE B (Fy=42ksi), AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- ALL NON-STRUCTURAL PIPE MEMBERS SHALL BE ASTM A53 GRADE B, AND "HOT DIPPED" GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM A153 STANDARDS.
- DESIGN, FABRICATION, AND CONSTRUCTION OF ALL CONNECTIONS SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL.
- WELDING:
 - ALL WELDS, WELDERS, AND WELD INSPECTIONS SHALL CONFORM TO THE REQUIREMENTS OF AWS D 1.1, LATEST EDITION.
 - ALL WELDS SHALL BE MADE WITH E70XX LOW HYDROGEN ELECTRODES.
 - ALL STEEL SHALL BE SPRAY GALVANIZED AFTER WELDING.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR/STEEL FABRICATOR SHALL LOCATE ANY REINFORCEMENT IN THE STRUCTURAL MEMBERS IN SUCH A MANNER SO THAT THERE WILL NOT BE CONFLICT WITH THE REINFORCEMENT WHEN INSTALLING ANCHORS. THE ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.
- THE CONTRACTOR/STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/8 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
- THE CONTRACTOR/STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
- THE CONTRACTOR/STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ANY STEEL FABRICATION AT THE CONTRACTOR'S OPTION. FIELD SPICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPICES.
- AT THE CONTRACTOR'S OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.
- SUBMIT ORIGINAL SHOP DRAWINGS, INCLUDING COMPLETE DETAILS, SCHEDULES OF FABRICATION AND ASSEMBLY, PROCEDURES, AND DIAGRAMS, INDICATE DETAILS OF CUTS, CONNECTIONS, CAMBER, HOLE, AND OTHER PERTINENT DATA, INDICATE WELDS BY STANDARD AWS A2.1 AND A2.4 SYMBOLS AND SHOW SIZE, LENGTH, AND TYPE OF WELD. PROVIDE SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLATION OF ANCHOR BOLTS AND OTHER ANCHORS TO BE INSTALLED AS WORK OF OTHERS SECTIONS.

SITE WORK NOTES

N/A 2

STAN SOMMERVILLE GROUP, INC.
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

800 WEST COMMERCE ROAD
HARDEN, LA 70123

DATE: 06/22/20
ISSUE FOR REVIEW
12/16/20 REV. PER NEW TOOL DESIGN
07/25/21 ISSUED FOR PERMANENT

PROJECT NO.: 20-10287
DRAWN BY: SA
PROJECT MANAGER: JAS

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SHEET NAME: GARDEN PARK, SC4
VERSION: PROJECT NUMBER
20171626450
VERIZON LOCATION CODE
458692

SHEET NUMBER: GN1
REVISION: 2

NOTES

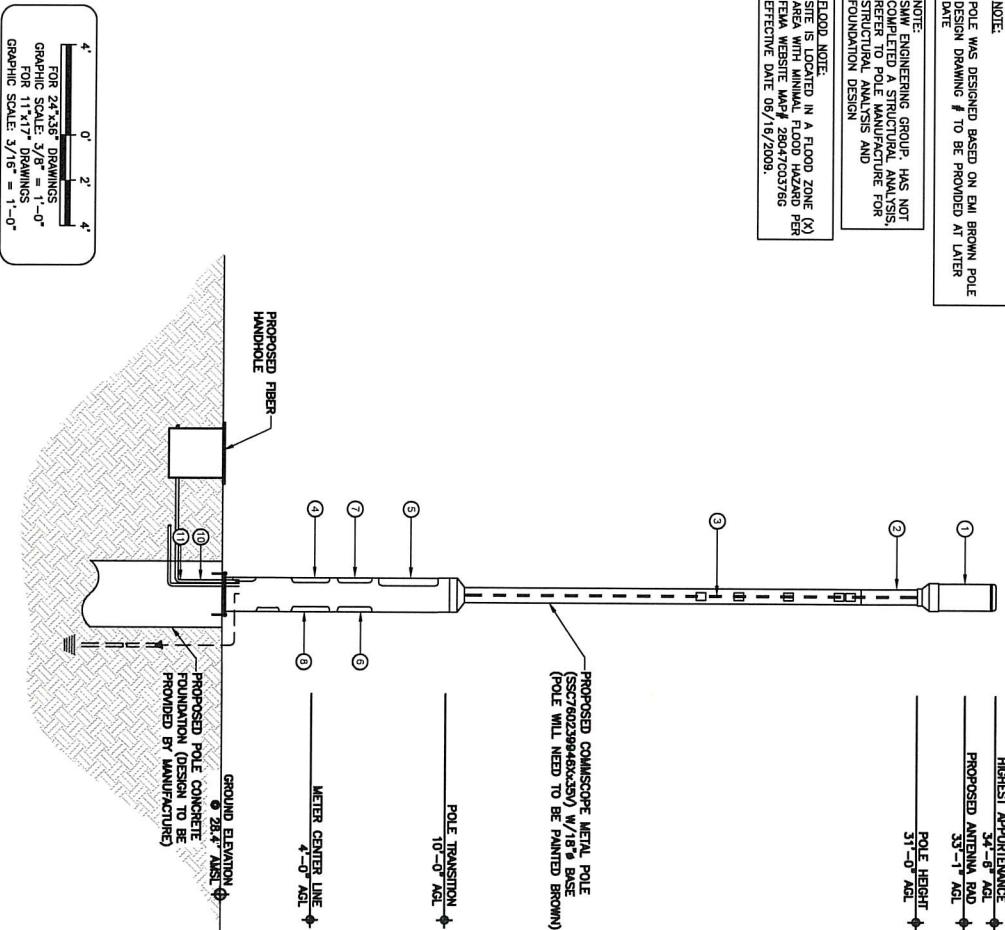


SHEET NAME		GARDEN PARK_SC4
VERSION PROJECT NUMBER		20171626450
VERSION LOCATION CODE		459692
SHEET NAME		
SITE PLAN		
SHEET NUMBER	REVISION	
GC1	2	

- NOTE:
POLE WAS DESIGNED BASED ON EMI BROWN POLE
DESIGN DRAWING # TO BE PROVIDED AT LATER
DATE

NOTE: ISM ENGINEERING GROUP, HAS NOT COMPLETED A STRUCTURAL ANALYSIS, REFER TO POLE MANUFACTURE FOR STRUCTURAL ANALYSIS AND FOUNDATION DESIGN

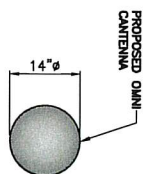
FLOOD NOTE:
SITE IS LOCATED IN A FLOOD ZONE (X)
AREA WITH MINIMAL FLOOD HAZARD PER
FEMA WEBSITE MAP# 28047C0376G
EFFECTIVE DATE 06/16/2009.



POLE ELEVATION

SCALE AS NOTED

ANTENNA LAYOUT

EQUIPMENT TABLE

CALLOUT MARKER	QTY	EQUIPMENT DESCRIPTION
①	1	OMNI ANTENNA
②	1	56 ANTENNA MOUNT COVER
③	1	17' JUMBERS TO BE ROUTED INSIDE EMI POLE
④	1	RINGLESS TYPE METER BOX
⑤	1	FIBER TERN BOX
⑥	1	RECEIVER
⑦	1	12 POSITION LOAD CENTER
⑧	1	RRU
⑨	1	2* SCH. 80 PVC CONDUIT FOR POWER FROM POWER SOURCE TO METER (UNDER GROUND)
⑩	1	2* SCH. 80 PVC CONDUIT FOR FIBER FROM FIBER SOURCE TO FIBER BOX (UNDER GROUND)

EQUIPMENT DETAIL

N.T.S

3

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/6/20	REV. PER NEW POLE DESIGN
01/23/21	ISSUED FOR PERMITTING
PROJECT NO.:	20-10287
DRAWN BY:	SA
PROJECT MANAGER:	SA
CHECKED BY:	JOS

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ENGINEERING GROUP, INC.
 700 EAST PARK BLVD
 SUITE 202
 PLANO, TX 75074

verizon
800 WEST COMMERCE ROAD
HARRAHAN, LA 70123

MS E-0285
 JUDSON C. SOMMERVILLE
 LICENSED PROFESSIONAL
 ENGINEER
 STATE OF MISSISSIPPI
 31193
 01/25/2021

SITE NAME
GARDEN PARK_SC4
VERIZON PROJECT NUMBER
20171626450
VERIZON LOCATION CODE
459692

SHEET NAME
PROPOSED
ELEVATION &
EQUIPMENT PLAN

GC2 2

- A. - GENERAL
- A1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ADOPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES.
- A2. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE.
- A3. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
- A4. ALL POWER WIRING SHALL BE STRANDED COPPER, TYPE THHN/THW, AND 90 DEGREE C RATED.
- A5. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE, 7/8" COATED COPPER AND EQUIPMENT GROUND CONDUCTORS SHALL BE GREEN INSULATED, UNLESS OTHERWISE NOTED.
- A6. ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, PVC, OR FLEXIBLE LIQUIDTIGHT CONDUIT, AS INDICATED.
- A7. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
- A8. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
- A9. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
- A10. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND CONDUIT ACCORDINGLY.
- A11. WHERE LONG POWER CABLE RUNS PREVAL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE WIRES AND CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.
- A12. WHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSFORMER SECONDARY SHALL BE GROUNDED PER N.E.C., ARTICLE 250-26.
- A13. REFER TO SITE SPECIFIC DIMS FOR ELEVATIONS.
- A14. ALL ELECTRICAL DEVICES EXPOSED TO WEATHER SHALL BE OF RAINPROOF CONSTRUCTION AND SHALL REQUIRE WATER TIGHT CONDUIT RIGS, NEMA 3R TYPICAL.
- A15. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
- A16. ALL UNDERGROUND SERVICE ENTRANCE POWER CABLES SHALL BE TYPE FOR SUCH USE. CONTRACTOR SHALL CALCULATE VOLTAGE DROP AND RE-SIZE CABLES PER NEC REQUIREMENTS FOR CABLE RUNS EXCEEDING 250 FEET.
- B. - POWER CABLE AND SERVICE
- B1. CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING TO B1S AND VERIFY EXACT CONDUIT ROUTING, RACEWAY SYSTEM MATERIALS AND DEVICES FURNISHED SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS OF ANSI, NEMA, AND U.L. RACEWAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- B2. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND ROOFS TO PREVENT MOISTURE PENETRATION OR VERMIN INFESTATION.
- B3. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOF TOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT SUPPORTED ON ELECTRICAL CONDUIT SUPPORT.
- B4. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING 80 FEET IN LENGTH SHALL BE SUPPORTED PER N.E.C. ARTICLE 300 USING KELLUMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
- B5. WHERE A SEPARATE ELECTRICAL SERVICE DROP IS ADDED, CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUNDING THEREOF, DEMONSTRATING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE ARMS SERVED BY EACH.
- B6. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
- A) CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220-35.
- B) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
- C) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL BE LOCATED IN EXISTING PANEL.
- D) IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED, CONTRACTOR SHALL INSTALL 2-POLE FUSED DISCONNECT AND METER BASE PER N.E.C. ARTICLE 240-21 WITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS, FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.
- C. - RE. COAX AND LOW VOLTAGE CABLE
- C1. RE. CABLES AND LOW VOLTAGE CABLES BETWEEN B1S, LMA OR TMA AND ANTENNA SHALL BE SUPPORTED USING STEELPO BUTTERFLY HANGER WITH 4 PORT EPDM RUBBER INSERT AND ANGLE ADAPTOR, OR ACCEPTABLE EQUAL.
- D. - IDENTIFICATION
- D1. LOCATE NAMEPLATE, MARKING, OR OTHER IDENTIFICATION MEANS ON OUTSIDE EQUIPMENT OR BOX FRONT COVERS.
- D2. PROVIDE NAMEPLATE ENGRAVED WITH EQUIPMENT DESIGNATION FOR EACH SAFETY SWITCH AND ALL OTHER ELECTRICAL CIRCUITS, ETC.
- D3. DURING TRENCH BACK-FILLING FOR EACH UNDERGROUND ELECTRICAL, TELEPHONE, SIGNAL, AND COMMUNICATIONS LINE, PROVIDE A CONTINUOUS UNDERGROUND WARNING TAPE TWELVE INCHES BELOW FINISHED GRADE.

ELECTRICAL NOTES

NTS

1

GROUNDING NOTES

NTS

2

- A. - GENERAL
- A1. INSTALLATION OF GROUNDING ELECTRODE SYSTEM SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND WITH ALL BUILDING CODES OF AUTHORITIES HAVING JURISDICTION.
- A2. GROUNDING CONDUCTORS SHALL BE #2 AWG TINNED SOLID BARE COPPER BELOW AND ABOVE GRADE UNLESS OTHERWISE NOTED AND SHALL BE ROUTED IN A DOWNWARD PATH TOWARDS GROUND BARS.
- A3. GROUNDING CONDUCTORS SHALL BE KEPT AS SHORT AND DIRECT AS POSSIBLE WITH MINIMUM BEND RADIUS OF 12 INCHES.
- A4. ALL BELOW GRADE CONNECTIONS SHALL BE CRAWLED TYPE CONNECTIONS AND ALL CONNECTIONS TO EQUIPMENT AND GROUND BARS SHALL BE 2-HOLE BRONZE COMPRESSION CONNECTORS UNLESS OTHERWISE NOTED.
- A5. CONTRACTOR SHALL INSTALL NEW GROUNDING SYSTEM PER SPECIFICATIONS AND INTERCONNECT NEW SYSTEMS TO ANY EXISTING GROUNDING SYSTEMS AS REQUIRED BY NFPA 70 AND TIA 609 (THIS APPLIES TO ELECTRICAL, POWER DISTRIBUTION GROUNDING SYSTEM, LIGHTNING PROTECTION GROUNDING SYSTEM, COAX CABLE GROUNDING SYSTEM AND ANY OTHER EXISTING GROUNDING SYSTEMS).
- A6. GROUNDING CONDUCTORS SHALL BE BONDED TO ANTENNA FRAMES, AND ANY SUPPORT FRAMES OR RACKS USING CRAWLED OR MECHANICAL CONNECTIONS.
- A7. CONTRACTOR SHALL PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS, STAINLESS STEEL HARDWARE SHALL BE USED THROUGHOUT.
- A8. GROUNDING CONDUCTORS EMBEDDED IN CONCRETE OR PENETRATING WALLS AND FLOORS SHALL BE ENCASED IN PVC CONDUIT, NO MORE THAN 1/2" ABOVE SURFACE OF CONCRETE OR FLOOR. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS TO PREVENT MOISTURE PENETRATION AND VERMIN INFESTATION.
- A9. CONTRACTOR SHALL BOND GROUNDING SYSTEM VIA THE MASTER GROUND BAR TO ALL METAL OBJECTS WITHIN 12 FEET OF EQUIPMENT, CONDUIT AND CABLES.
- A10. BONDING OF GROUNDED CONDUCTOR (NEUTRAL) AND GROUNDING CONDUCTOR SHALL BE AT SERVICE DISCONNECTING MEANS.
- A11. CONTRACTOR SHALL VERIFY EXACT CONDUIT ROUTING FOR GROUNDING CONDUCTORS WHERE APPLICABLE.
- A12. CONNECTIONS TO COB SHALL BE ARRANGED IN THE FOLLOWING THREE GROUPS:
- SURGE PRODUCERS (COAXIAL CABLE GROUND KITS, TIED CABLES AND POWER PEDESTAL GROUND).
 - SURGE ABSORBERS (GROUNDING ELECTRODE RING OR BUILDING STEEL).
 - NON-SURGING OBJECTS (EGB GROUND IN B1S).
- A13. DOUBLING OR STACKING OF ANY GROUNDING CONNECTIONS IS NOT ACCEPTABLE.
- A14. ALL GROUND BARS SHALL BE INSTALLED WITH STAND OFF INSULATORS.
- B. - PREPARATION
- B1. SURFACES: ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED TO ENSURE PROPER CONTACT. ALL GALVANIZED SURFACES ON WHICH GALVANIZING HAS BEEN REMOVED BY CUTTING, DRILLING, OR ANY OTHER OPERATION SHALL BE RE-GALVANIZED IN ACCORDANCE WITH ASTM A780 USING "ZINC RICH" COATING AS MANUFACTURED BY ZINC CHEMICAL PRODUCTS COMPANY (LOCATED IN QUINCY, MASSACHUSETTS), OR ACCEPTABLE EQUAL. NO WASHERS ARE ALLOWED BETWEEN ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED PRIOR TO INSTALLATION.
- B2. GROUND BAR: ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT ("COPPER SHIELD") APPLIED. NO FINISH PRINTS OR DISCOLORED COPPER SHALL BE PERMITTED.
- D. - LAND BUILDS AND EQ-LOCATES
- D1. THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS UNIFORMLY SPACED AROUND THE EQUIPMENT FOUNDATION AND AROUND THE PERIMETER OF THE TOWER FOUNDATION. THE GROUND RODS SHALL BE 3/4" X 10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND CONDUCTOR TO FORM A GROUND RING AT A DEPTH OF 30 INCHES BELOW THE SURFACE OF THE SOIL. A MINIMUM OF 1 FOOT AND A MAXIMUM OF 3 FEET CLEARANCES SHALL BE MAINTAINED FROM FOUNDATION, TOWER AND EQUIPMENT GROUND RINGS SHALL BE INTERCONNECTED WITH TWO GROUNDING CONDUCTORS OF EQUAL LENGTH AND AVERAGE.
- D2. GROUND RODS SHALL BE BONDED TO GROUND RINGS AND INTERCONNECTING CONDUCTORS AT EQUAL INTERVALS OF APPROXIMATELY 10 FEET.
- D3. GROUND BARS SHALL BE BONDED TO GROUND RING WITH SINGLE GROUNDING CONDUCTOR.
- D4. BONDS TO ANTENNA MASTS, FENCE POSTS, WAREHOUSE BRIDGE, TOWER STEEL (UNLESS PROHIBITED BY TOWER MANUFACTURER) AND TOWERS BELOW GRADE SHALL BE CATHODIC TYPE (CRAWLED). ALL OTHER BONDS SHALL BE BRONZE 2-HOLE COMPRESSION FITTINGS UNLESS OTHERWISE NOTED.
- D5. GROUNDING CONDUCTORS MAKING A TRANSITION FROM ABOVE TO BELOW GRADE SHALL BE INSULATED FROM EARTH CONTACT BY PASSING THROUGH PVC CONDUIT. THE CONDUIT SHALL EXTEND AT LEAST 6 INCHES ABOVE AND 12 INCHES BELOW GRADE LEVEL.
- I. - GROUNDING REQUIREMENTS
- I1. CONTRACTOR SHALL INSPECT AND TEST ANY NEW OR EXISTING VERIZON WIRELESS GROUNDING SYSTEM WITH A BIDDLE-MEGER TESTER UTILIZING THE FALL OF POTENTIAL METHOD AND CONTACT CONSTRUCTION MANAGER IF RESISTANCE EXCEEDS 5 OHMS AND RECORD FOR PROJECT CLOSE-OUT DOCUMENTATION.
- I2. COAX CABLE OUTER CONDUCTORS (SHIELDS) SHALL BE GROUNDED USING COAX GROUNDING KITS AT A MINIMUM OF TWO POINTS, INCLUDING AT ANTENNA AND AT MASTER GROUND BAR. THE COAXIAL CABLE SHALL NOT EXCEED 100 FEET BETWEEN GROUNDING KITS.

SHEET NUMBER

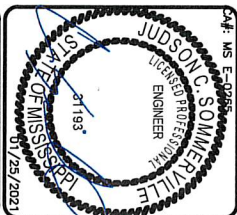
EL1

2

UTILITY NOTES

SHEET NAME

GARDEN PARK, SC4
VERIZON PRODUCT NUMBER
20171626450
VERIZON LOCATION CODE
4536992



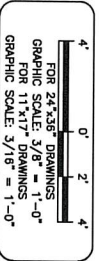
verizon
800 WEST COMMERCE ROAD
FARMERSVILLE, TX 77933

SMU
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

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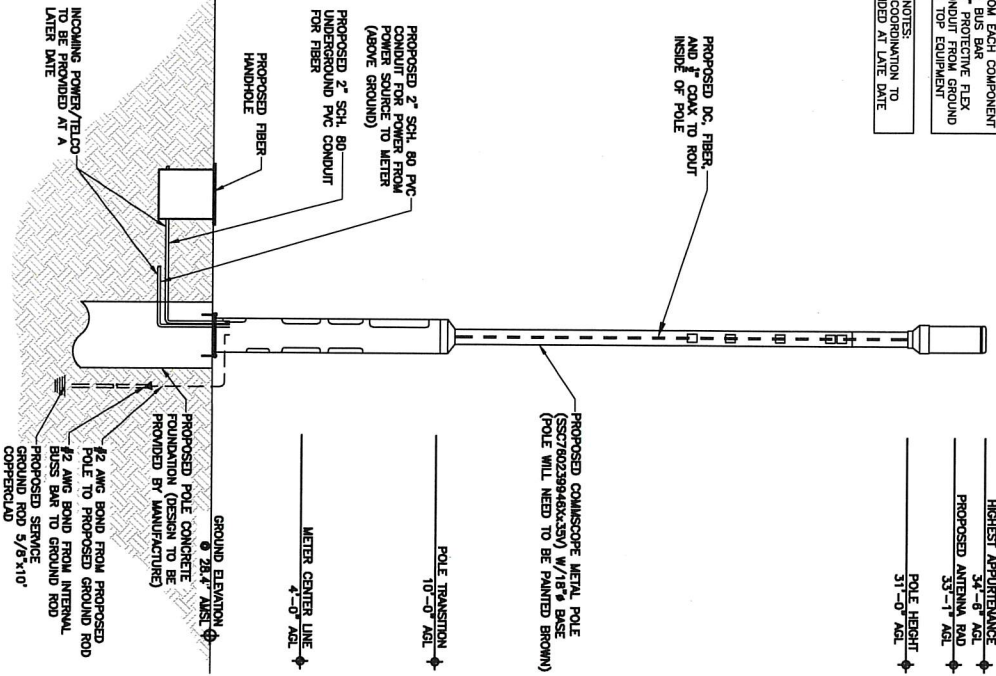
PROJECT NO.: 20-10287
DRAWN BY: SA
PROJECT MANAGER: JMS
CHECKED BY: JMS

DATE	DESCRIPTION
06/02/20	ISSUE FOR REVIEW
12/16/20	REV. PER NEW FOLD DESIGN
07/25/21	ISSUED FOR PERMITTING



- GROUNDING NOTES:
1. GROUNDING IS REQUIRED FROM EACH COMPONENT TO BUS BAR
 2. 12" PROTECTIVE FLEX CONDUIT FROM GROUND TO TOP EQUIPMENT

UTILITY NOTES:
UTILITY INFORMATION TO BE PROVIDED AT LATE DATE



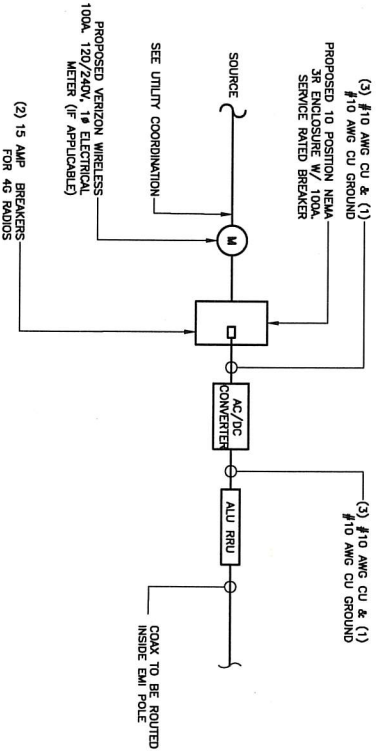
UTILITY ROUTING & GROUNDING

SCALE AS NOTED

1 NOT USED

N/A

3



ONE-LINE DIAGRAM

N.T.S

2

THIS SECTION WAS
INTENTIONALLY LEFT BLANK

DATE	DESCRIPTION
04/22/20	ISSUE FOR REVIEW
04/22/20	ISSUED FOR PERMITS
04/22/20	ISSUED FOR PERMITS
04/22/20	ISSUED FOR PERMITS

PROJECT NO.	20-10257
DRAWN BY	SA
CHECKED BY	JOS

SHEET NAME	UTILITY ROUTING & GROUNDING
SHEET NUMBER	EL2
REVISION	2

SITE NAME	GARDEN PARK SC4
VERSION	20171626450
VERSION LOCATION CODE	459692

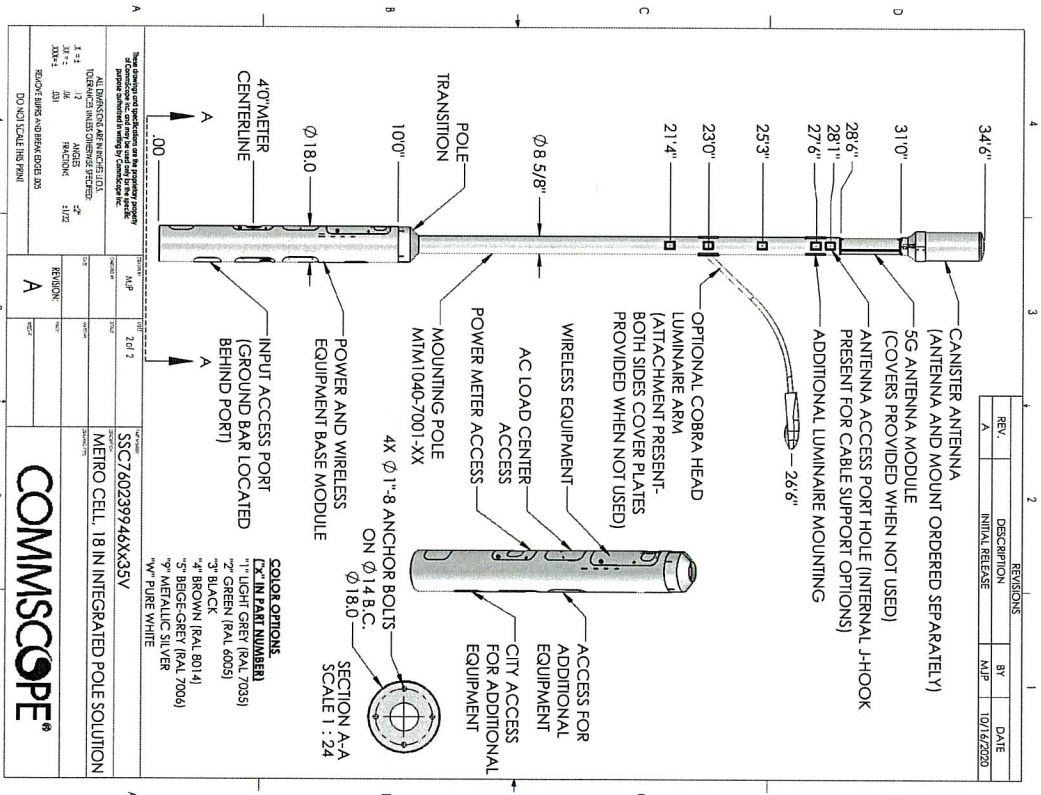
STAMP	JUDSON C. SOMMERVILLE ENGINEER 21193 01/25/2021
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verizon	800 WEST COMMERCE ROAD HARAHAN, LA 70123
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SMU	ENGINEERING GROUP, INC. 700 EAST PARK BLVD SUITE 202 PLANO, TX 75074
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NOTE:
FOR REFERENCE ONLY.



COMMSCOPE POLE (SSC760239946X35V)

N/A 1

DATE	DESCRIPTION
09/02/20	ISSUE FOR REVIEW
12/16/20	REV FOR NEW POLE DESIGN
01/29/21	ISSUED FOR PERMITTING

PROJECT NO.	20-10267
DRAWN BY	SA
CHECKED BY	JMS

THIS DRAWING IS COPYRIGHTED AND IS THE PROPERTY OF SMM ENGINEERING GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND/OR SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SMM ENGINEERING GROUP, INC.

SMM
ENGINEERING GROUP, INC.
700 EAST PARK BLVD
SUITE 202
PLANO, TX 75074

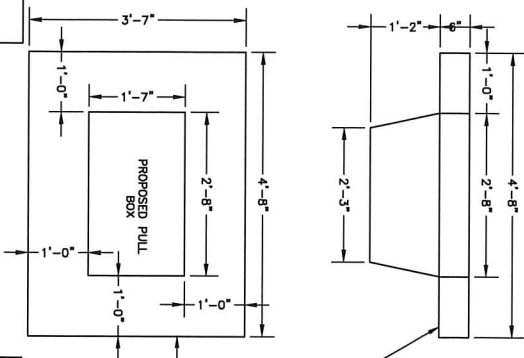
verizon
800 WEST COMMERCE ROAD
HARAHAN, LA 70123

JUDSON & SOMMERVILLE
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
21193
01/25/2021

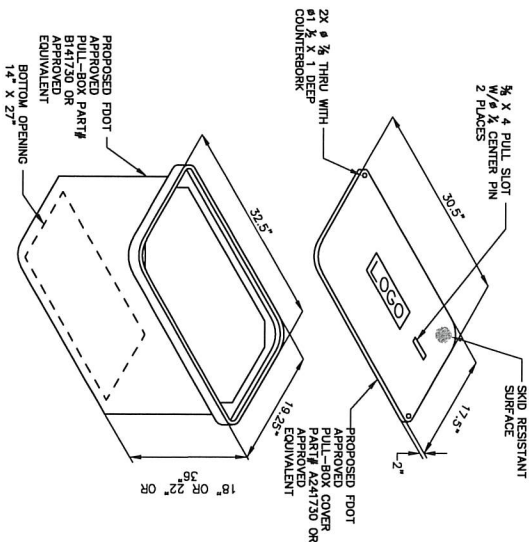
SITE NAME
GARDEN PARK, SC4
VERSION PROJECT NUMBER
20171626450
VERSION LOCATION CODE
459692

SHEET NAME
EQUIPMENT
DETAILS
SHEET NUMBER
GE1
REVISION
2

NOTE:
THIS ASSEMBLY IS RATED FOR A STATIC DESIGN LOAD OF 15,000 LBS. OVER A 10' X 10' AREA AND MUST PASS A MINIMUM STATIC TEST LOAD OF 22,500 LBS.

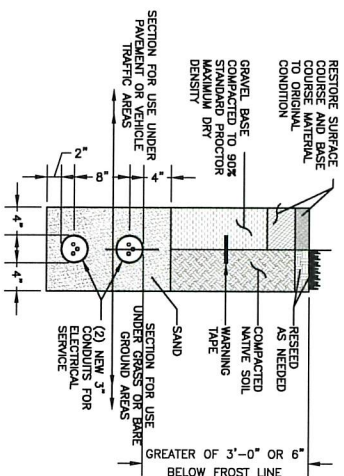


NOTE:
INSTALLATION OF APRON REQUIRED FOR NON-SIDEWALK INSTALLATIONS. IF PULL-BOX IS WITHIN CONCRETE SIDEWALK, APRON NOT REQUIRED.



PULL BOX

N.T.S. 1



ELECTRICAL TRENCHING DETAIL

N.T.S.

3

TELCO TRENCHING DETAIL

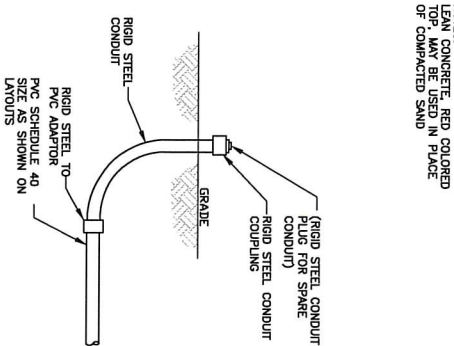
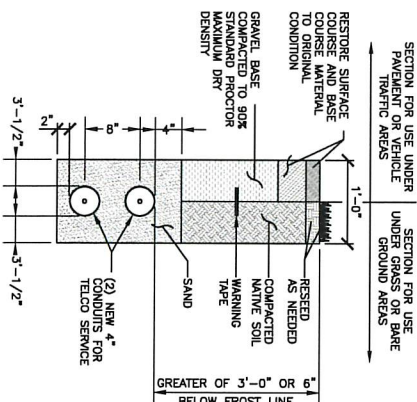
N.T.S.

4

STUB-UP DETAIL

N.T.S.

5



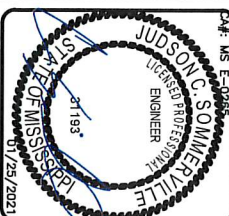
NOTES:
1. CONCRETE, RED COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND

SHEET NUMBER
GE2

REVISION
2

SHEET NAME
EQUIPMENT DETAILS

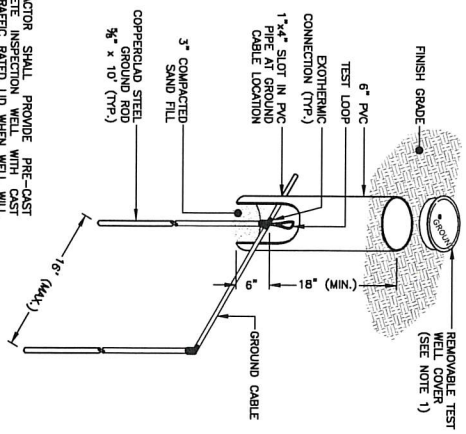
SITE NAME
GARDEN PARK, SC4
VERSION PROJECT NUMBER
20171626450
VERSION LOCATION CODE
459692



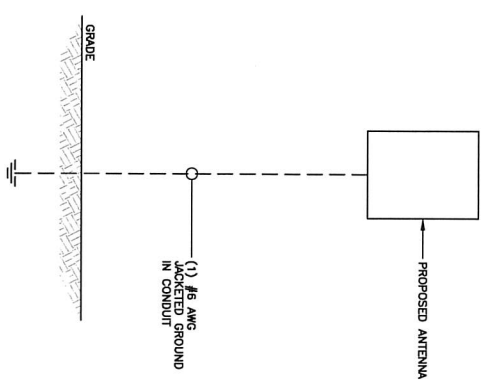
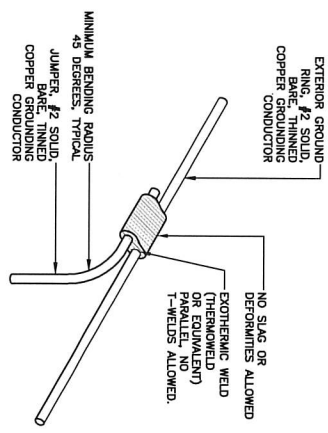
THIS DRAWING IS THE PROPERTY OF SMM ENGINEERING GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE OWNER IS PROHIBITED.

PROJECT NO.: 20-10267
DRAWN BY: SA
PROJECT MANAGER: JAS
CHECKED BY: JAS

DATE	DESCRIPTION
06/26/20	ISSUED FOR REVIEW
12/14/20	ISSUED FOR REVIEW
01/23/21	ISSUED FOR PERMITTING

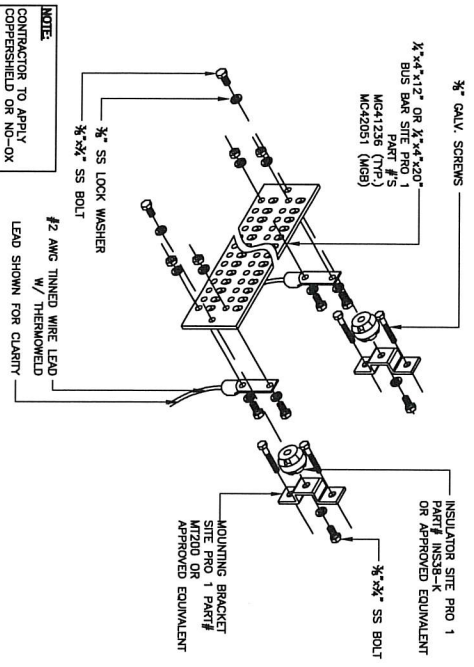
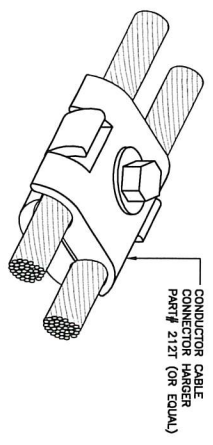


- NOTES:
1. CONTRACTOR SHALL PROVIDE PRE-CAST CONCRETE INSPECTION WELL WITH CAST IRON INTERFERENCE FITTED LID WHICH WILL BE IN AN AREA WHERE THEY CAN BE DAMAGED
 2. ALL WORK SHALL CONFORM TO THE LOCAL BUILDING CODES. DEPTH MAY VARY.



GROUND ROD INSPECTION WELL DETAIL	N.T.S	1	WELD CONNECTION DETAIL	N.T.S	2	ANTENNA GROUNDING DIAGRAM	N.T.S	3
-----------------------------------	-------	---	------------------------	-------	---	---------------------------	-------	---

THIS SECTION WAS
INTENTIONALLY LEFT BLANK



NOT USED	N/A	4	CONDUCTOR CABLE CONNECTOR ISO	N.T.S	5	TYPICAL GROUND BAR DETAIL	N.T.S	6
----------	-----	---	-------------------------------	-------	---	---------------------------	-------	---

800 WEST COMMERCE ROAD HARRAHAN, LA 70123	700 EAST PARK BLVD SUITE 202 PLANO, TX 75074		SHEET NAME EQUIPMENT DETAILS SHEET NUMBER GE3 REVISION 2	DATE 10/12/20 ISSUE FOR REVIEW 10/12/20 ISSUE FOR REVIEW 10/23/21 ISSUE FOR REVIEW	PROJECT NO.: 20-10287 DRAWN BY: SA CHECKED BY: JMS	PROJECT NAME: GARDEN PARK, SC4 PROJECT NUMBER: 20171626450 VERSION LOCATION CODE: 459692
---	--	--------------	--	--	--	--

Garden Park SC4 / Proposed Sites Within 1,000'

Garden Park SC2 – 30.366548 / -89.115639

Garden Park SC3 – 30.368693 / -89.114997



RE: Planning Commission Approval 2104PC057, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.367777, Long -89.118191, Zoned T4+ (General Urban Zone "Plus"), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

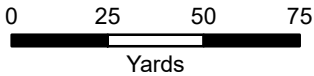
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			Verizon Wireless (Owner)	800 W Commerce St	Harahan	LA	70123
Y			Jeff Martella (Agent)	121 Village Blvd	Madison	MS	39110
Adjacent Property Owners							
Y	23390	0711J-06-002.000	WOOD MARY WILLIAMS -TRUSTEE-	985 E SECOND ST	PASS CHRISTIAN	MS	39571
Y	23389	0711J-06-001.000	WOOD MARY M W	P.O. BOX 7024	GULFPORT	MS	39506
Y	27383	0711J-05-007.000	STRATEGIC HOLDING LLC	P O BOX 787	WIGGINS	MS	39577
Y	122769	0711J-05-008.001	MEMORIAL PROPERTIES INC	4500 13TH ST	GULFPORT	MS	39501
Y	91127	0711J-06-021.000	GRIMM JOYCE W REVOC LIVING TRUST	307 RUE TONTI	OCEAN SPRINGS	MS	39564
Y	27333	0711J-06-016.000	COAST CARDIOVASCULAR LAND CO LLC	1391 BROAD AVE	GULFPORT	MS	39501



Legend

- ★ Site
- Adjacent Properties
- Street
- Buildings
- Water Features



1 inch = 150 feet



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MEMORANDUM

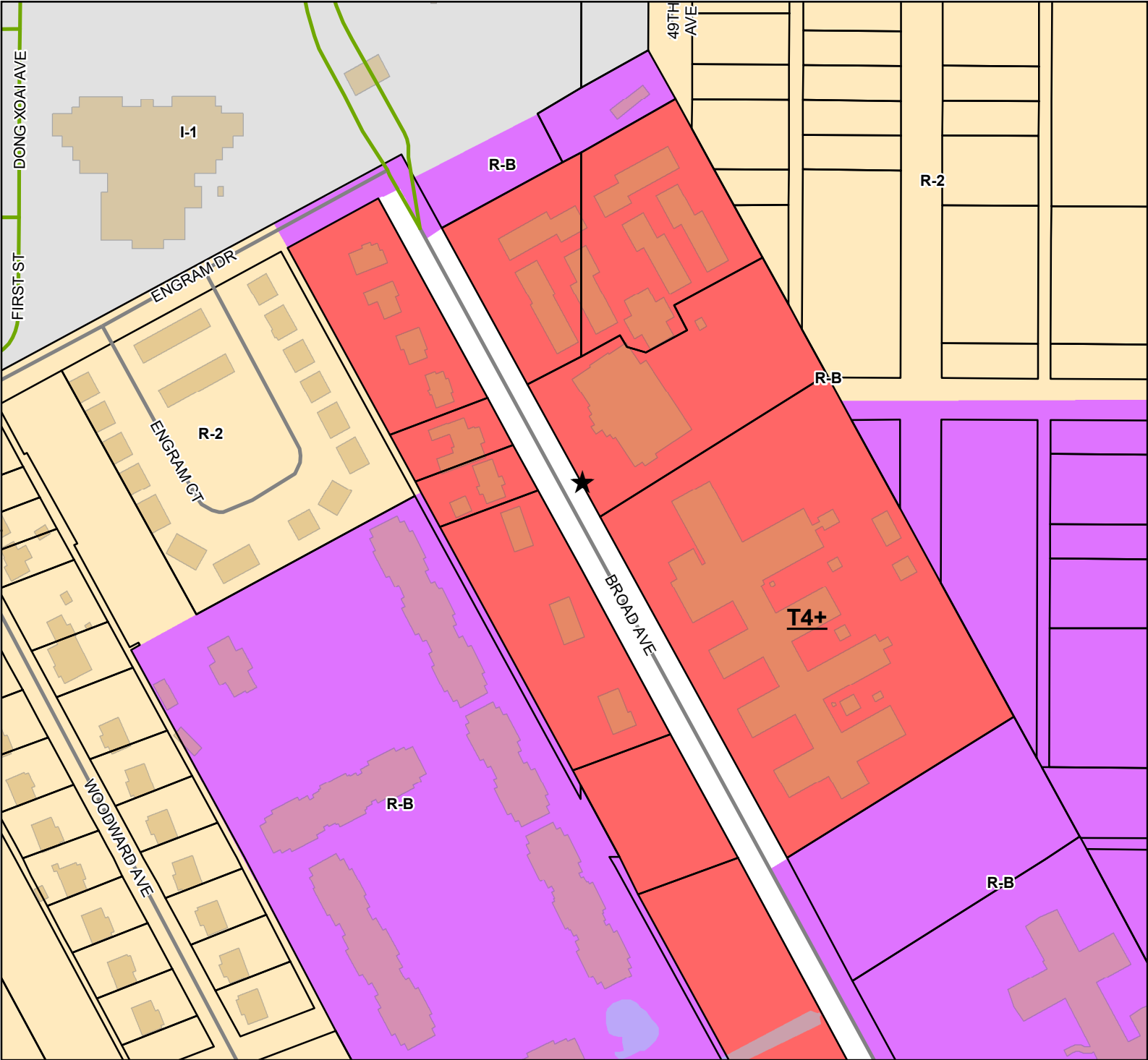
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2104PC058:

Planning Commission Approval 2104PC058, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.370791, Long -89.119869, Zoned T4+ (General Urban Zone "Plus"), Ward 1



Legend:

- Street
- Military Street
- Parcels
- Buildings
- Water Features

Smart Code

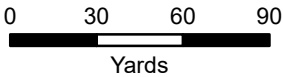
- T4+

Zoning

- I-1 - Light Industry District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

Lat: 030.370791
Long: -89.119869
Zoning: T4+ (General Urban Zone "Plus")
Size:
Flood: X



1 inch = 200 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
SMALL CELL TECHNOLOGY FACILITIES
WITH NEW SUPPORT STRUCTURES**
Property Information

TAX PARCEL #

0	7	1	1	G	-	0	3	-	0	7	3	●	0	0	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

(If necessary, use separate sheet of paper for additional parcels or coordinates)

Latitude:

0	3	0	●	3	7	0	7	9	1
---	---	---	---	---	---	---	---	---	---

Longitude:

-	8	9	●	1	1	9	8	6	9
---	---	---	---	---	---	---	---	---	---

For Staff Use Only

Case Number: 2104 PC 058

Date Received: _____

Receipt Number: _____

Received By: _____

Zoning: T4

Ward: 1 Flood: X

Size: 75,377 ft²

Address of Property Involved: _____

General Location: East side of Broad Avenue midway between RA Mitchell Drive and Engram Avenue

GENERAL DESCRIPTION OF REQUEST:

Installation of a small cell support pole and equipment

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Verizon

Printed Name of Owner

800 W. Commerce Street Suite 111

Mailing Address

Harahan LA 70123

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Owner

AGENT

Jeff Martella

Printed Name of Agent

121 Village Blvd.

Mailing Address

Madison MS 39110

City State Zip code
601-720-4469 601-720-4469

Home Phone Work/Cell Phone

jmartella@cmiacquisitions.com

Email

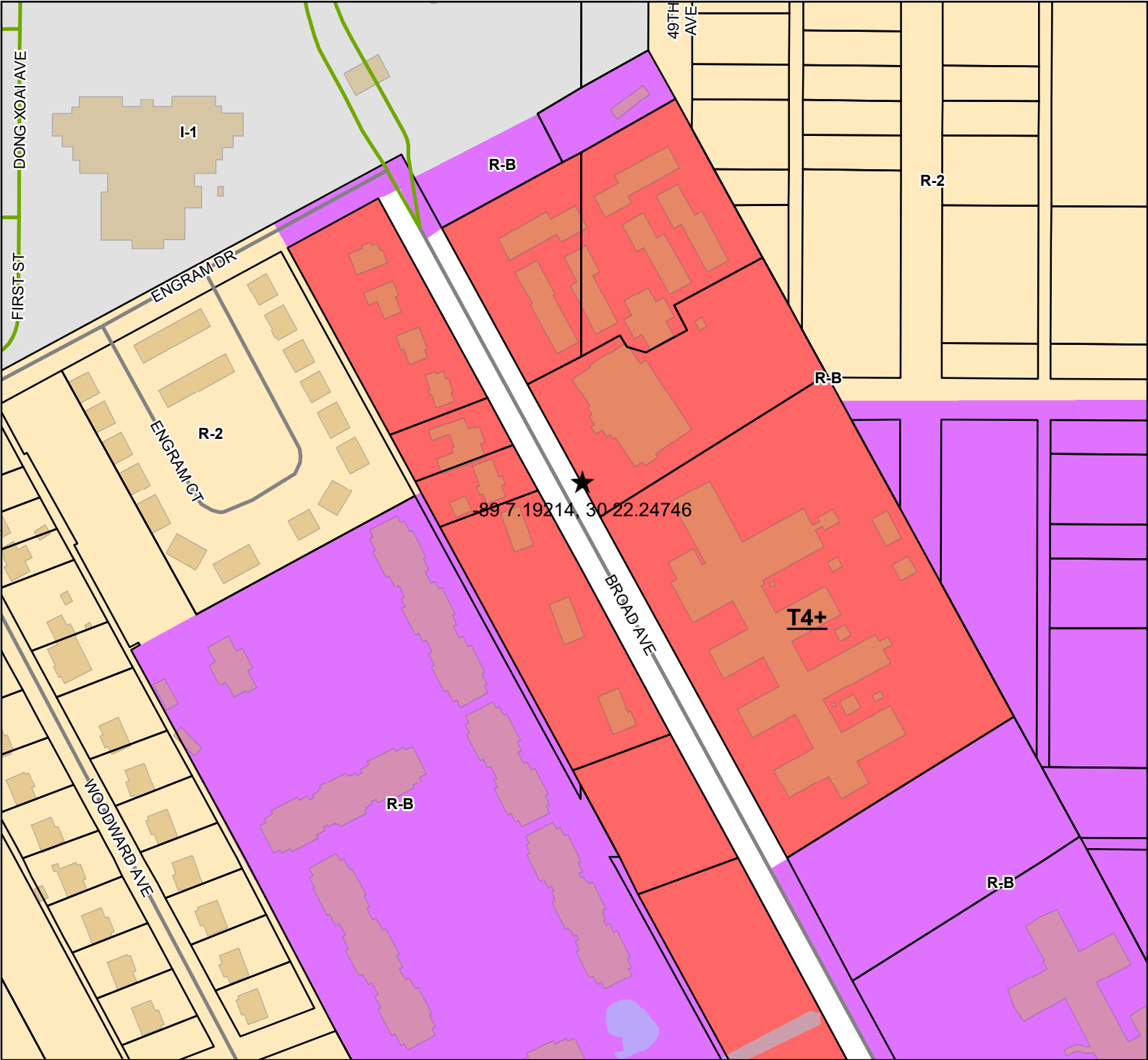
Jeff Martella

Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Street

Military Street

Parcels

Buildings

Water Features

Smart Code

T4+

Zoning

I-1 - Light Industry District

R-2 - Single Family Residence District (Medium Density)

R-B - Residence-Business District

Site Information

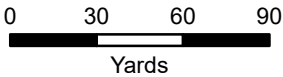
Lat: 030.370791

Long: -89.119869

Zoning: T4+ (General Urban Zone "Plus")

Size:

Flood: X



1 inch = 200 feet



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2104PC058

Planning Commission Approval - Small Cell



Legend

★ Site

▭

 Adjacent Properties

—

 Street

—

 Military Street

■

 Buildings

■

 Water Features

0306090

Yards

1 inch = 200 feet

N

W

E

S

DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			Verizon	800 W. Commerce St Suite 111	Harahan	LA	70123
			Jeff Martella	121 Village Blvd	MADISON	MS	39110
n			Adjacent Property Owners				
	30583	0711F-02-008.000	GULFPORT PARTNERS VII LP	124 ONE MADISON PLAZA STE 1500	MADISON	MS	39110
n	107838	0711G-03-076.001	HARRISON CO BOS				0
	105291	0711F-02-006.001	HILL LAWRENCE A	12622 CABLE BRIDGE RD	PASS CHRISTIAN	MS	39571
	30584	0711F-02-009.000	HOUSING AUTHORITY OF GULFPORT	INGRAM DRIVE	GULFPORT	MS	39501
	23388	0711F-02-005.000	J J HILL BRACE & LIMB CO INC	1619 BROAD AVE	GULFPORT	MS	39501
	27350	0711G-03-075.000	SKYLER BOYINGTON INC ATTN: KRISTY MCG	303 INTERNATIONAL CIRCLE SUITE 200	HUNT VALLEY	MD	21030
	90529	0711F-02-006.000	VFC PARTNERS 39 LLC ONE ALLIANCE CENTE	3500 LENOX ROAD STE G1	ATLANTA	GA	30326

RE: Planning Commission Approval 2104PC058, by agent Jeff Martella, Requests small cell tower in city right-of-way, Broad Ave, Lat 30.370791, Long -89.119869, Zoned T4+ (General Urban Zone "Plus"), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

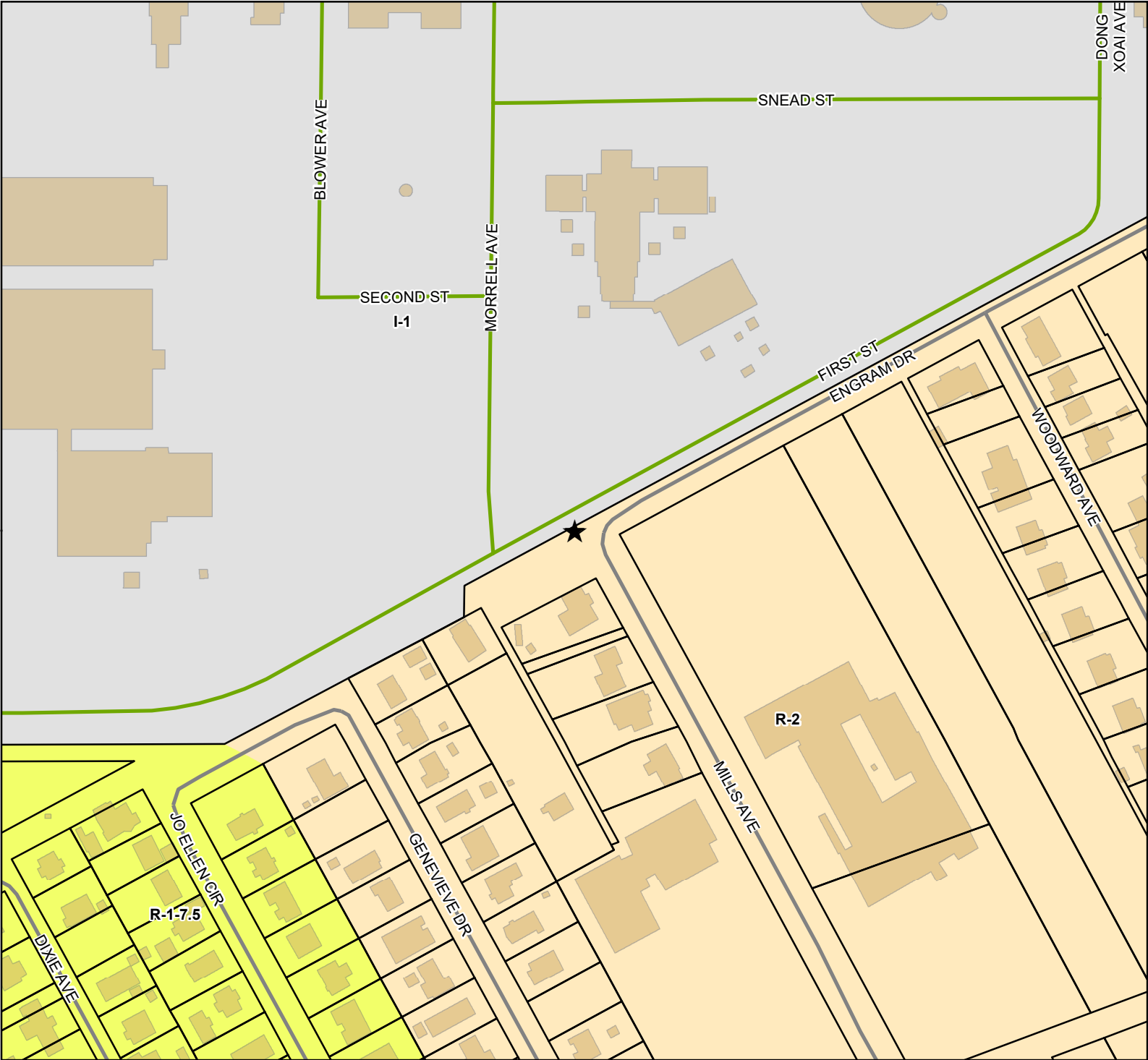
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2104PC059:

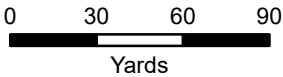
Planning Commission Approval 2104PC059, by agent Jeff Martella, Requests small cell tower in city right-of-way, Mills Ave, Lat 30.370114, Long -89.124839, Zoned R-2 (Single-family), Ward 1



- Street
- Military Street
- Parcels
- Buildings
- Zoning**
- I-1 - Light Industry District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)

Site Information

Lat: 030.370114
Long: -89.124839
Zoning: R-2 (Single-family)
Size:
Flood: X



1 inch = 200 feet



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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case Number: 2104PC059

Date Received: _____

Receipt Number: _____

Received By: _____

Zoning: _____

Ward: _____ Flood: _____

Size: _____

**APPLICATION FOR
PLANNING COMMISSION APPROVAL
SMALL CELL TECHNOLOGY FACILITIES
WITH NEW SUPPORT STRUCTURES**
Property Information

TAX PARCEL #

0	7	1	1	F
---	---	---	---	---

 -

0	2
---	---

 -

0	3	2
---	---	---

 .

0	0	0
---	---	---

(If necessary, use separate sheet of paper for additional parcels or coordinates)

Latitude:

0	3	0
---	---	---

 .

3	7	0	1	1	4
---	---	---	---	---	---

Longitude:

-	8	9
---	---	---

 .

1	2	4	8	3	9
---	---	---	---	---	---

Address of Property Involved: _____

General Location: On the NW side of the intersection of Engram Avenue and Mills Avenue**GENERAL DESCRIPTION OF REQUEST:**Installation of a new small cell support pole and equipment**OWNERSHIP AND CERTIFICATION:**

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

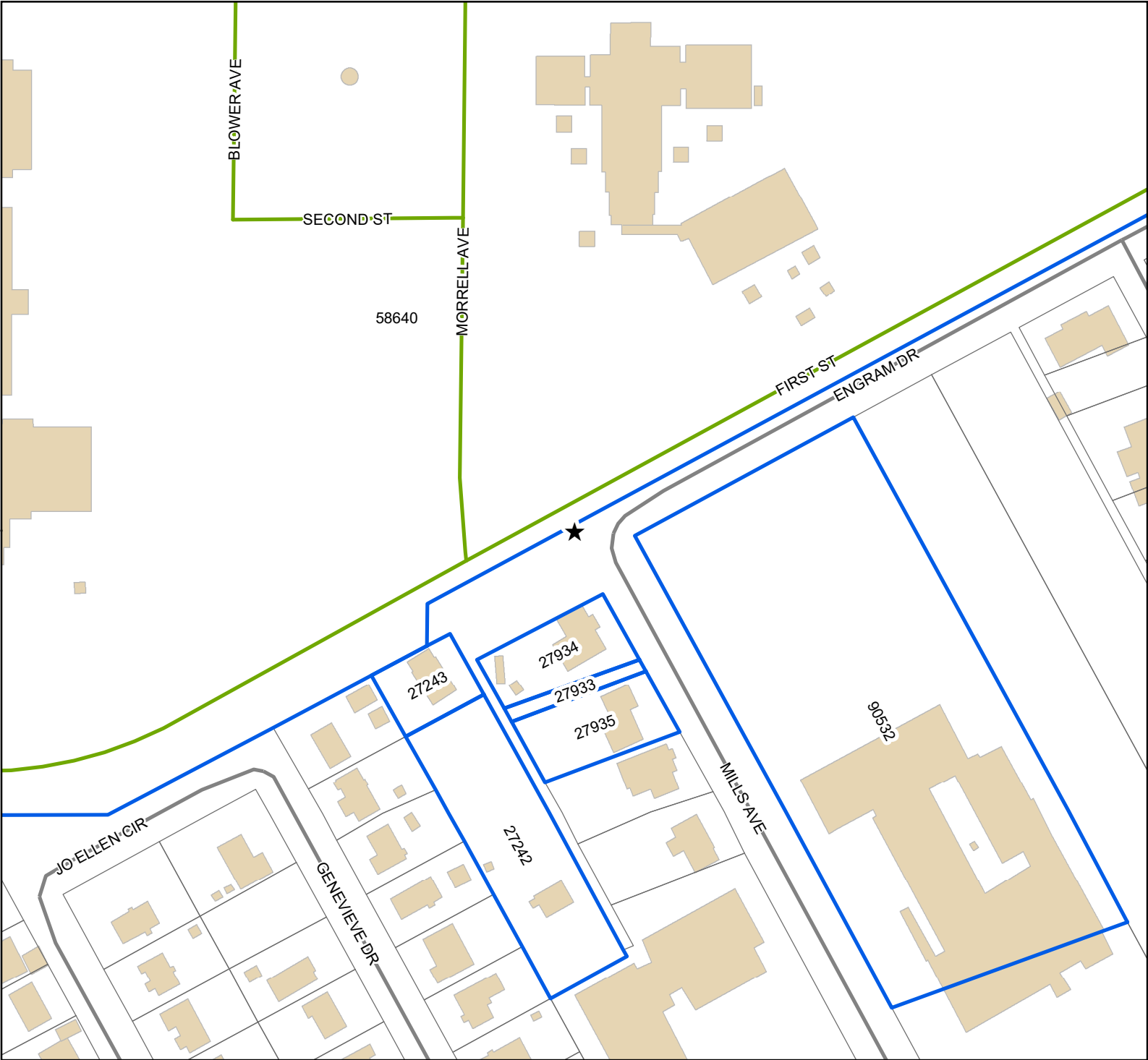
Verizon
Printed Name of Owner
800 W. Commerce Street Suite 111
Mailing Address
Hararhan LA 70123
City State Zip code
Home Phone Work/Cell Phone
Email
Signature of Owner

AGENT

Jeff Martella
Printed Name of Agent
121 Village Blvd
Mailing Address
Madison MS 39110
City State Zip code
601-720-4469 601-720-4469
Home Phone Work/Cell Phone
jmartella@cmiacquisition.com
Email
Jeff Martella
Signature of Agent

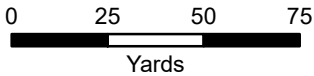
If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

**SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.**



Legend

- ★ Site
- Adjacent Properties
- Street
- Military Street
- Buildings



1 inch = 150 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			Verizon	800 W. Commerce St Suite 111	Harahan	LA	70123
			Jeff Martella	121 Village Blvd	MADISON	MS	39110
			Adjacent Property Owners				
	27934	0711F-02-032.000	BRADSHAW LAWRENCE	1701 MILLS AVE	GULFPORT	MS	39501
	27935	0711F-02-030.000	CHAPMAN DANIEL & DAVIS DORIS	1216 WOODWARD AVE	GULFPORT	MD	39501
n	90532	0711F-02-028.000	GULFPORT CITY OF -SCHOOL-				0
	27242	0711K-01-034.000	SMITH MARY NELL -EST-	1621 1/2 MILLS AVE	GULFPORT	MS	39503
n	27933	0711F-02-031.000	STATE OF MISS 8/29/2011				0
	27243	0711F-02-033.000	THOMAS LAVADA	1701 1/2 MILLS AVE	GULFPORT	MS	39501
	58640	0711F-01-001.000	U S GOVT	4802 JEFFERSON AVE	GULFPORT	MS	39501

RE: Planning Commission Approval 2104PC059, by agent Jeff Martella, Requests small cell tower in city right-of-way, Mills Ave, Lat 30.370114, Long -89.124839, Zoned R-2 (Single-family), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

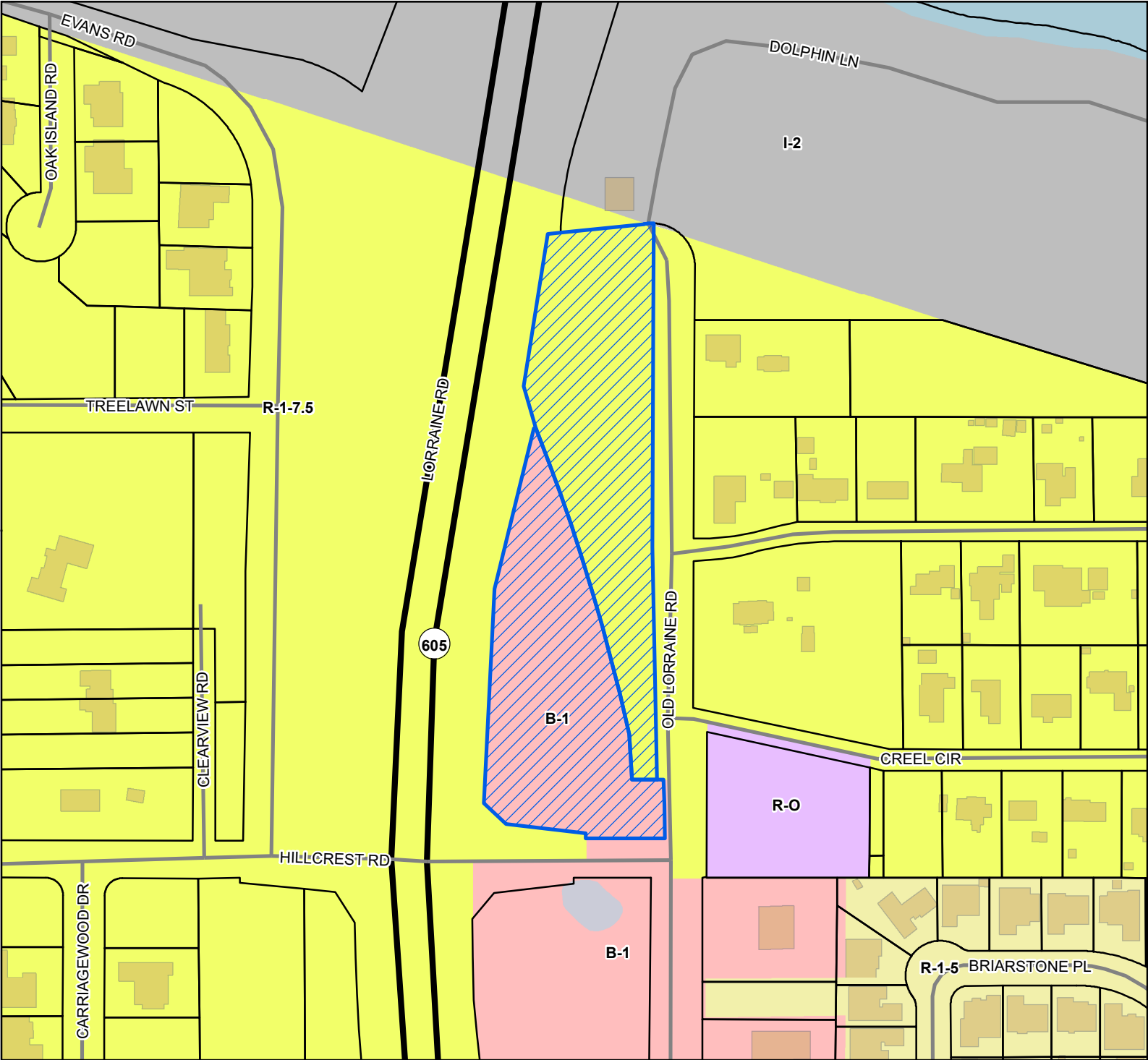
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Resubdivision 2101PC014:

Resubdivision 2101PC014, by agent Heinrich and Associates, tax parcels 1009L-02-001.001 and 1009L-03-007.000, Divide into 4 parcels, Lorraine Rd and Old Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5



Site
 US or State Highway
 Street
 Parcels
 Buildings
 Water Features

Zoning

- B-1 - Neighborhood Business District
- I-2 - Heavy Industry District
- R-1-5 - Single Family Residence District (Medium Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-O - Residence-Office

Site Information

1009L-02-001.001
 1009L-03-007.000
 Zoning: B-1 (Neighborhood business)
 R-1-7.5 (Single family)
 Size: 126.69 acres
 Flood: 0.5% Annual

0 30 60 90
Yards

1 inch = 200 feet

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Bulldog Island, LLC
806 Washington Ave.
Ocean Springs, MS 39564

February 1, 2021

City of Gulfport
Planning Department
1410 24th Ave.
Gulfport, MS 39501

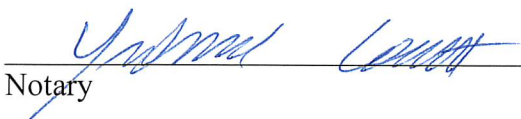
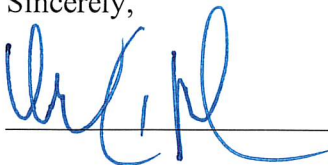
RE: **Agent Letter for**
Tax Parcel No's: 1009L-02-001-001 and 1009O-03-007-000
Gulfport, Mississippi

To Whom It May Concern:

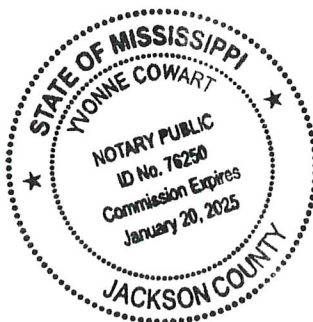
Please allow this letter to serve as official notice that **Robert Heinrich** of *Heinrich & Associates, LLC*, is authorized to act as agent on behalf of **Bulldog Island, LLC**. in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,


Notary

My Commission Expires:

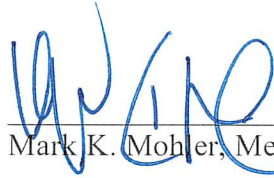


Bulldog Island LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY
CORPORATE RESOLUTION

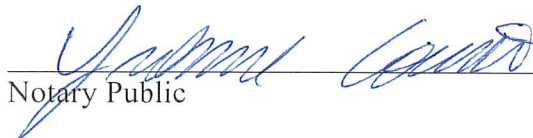
STATE OF MISSISSIPPI COUNTY OF
HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Mark K. Mohler** who acknowledged that he is a **Member of Bulldog Island LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the 1st day of FEBRUARY, 2021.



Mark K. Mohler, Member



Notary Public

My Commission Expires:



Bulldog Island, LLC
806 Washington Ave.
Ocean Springs, MS 39564

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Bulldog Island, LLC who, after being by me first duly sworn, stated the following:

1. That there are no restrictive covenants prohibiting the resubdivision of the property.

Respectfully submitted:

By: 
Bulldog Island, LLC – Mark Mohler - Member

SWORN AND SUBSCRIBED before me, this the 15th day of FEBRUARY 2021.


Notary Public

My Commission Expires:



CERTIFICATE OF RE-SUBDIVISION
RE-SUBDIVISION OF PARCELS #1009L-02-001.001 and 1009L-03-007.000
RE-SUBDIVISION OF PART OF SECTION 19, T 7 S, R 10 W

LORRAINE ROAD
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST
GULFPORT, MISSISSIPPI

PARCEL #1009L-02-001.001
PARCEL #1009L-03-007.000

CITY OF GULFPORT

SCALE: 1"=100'

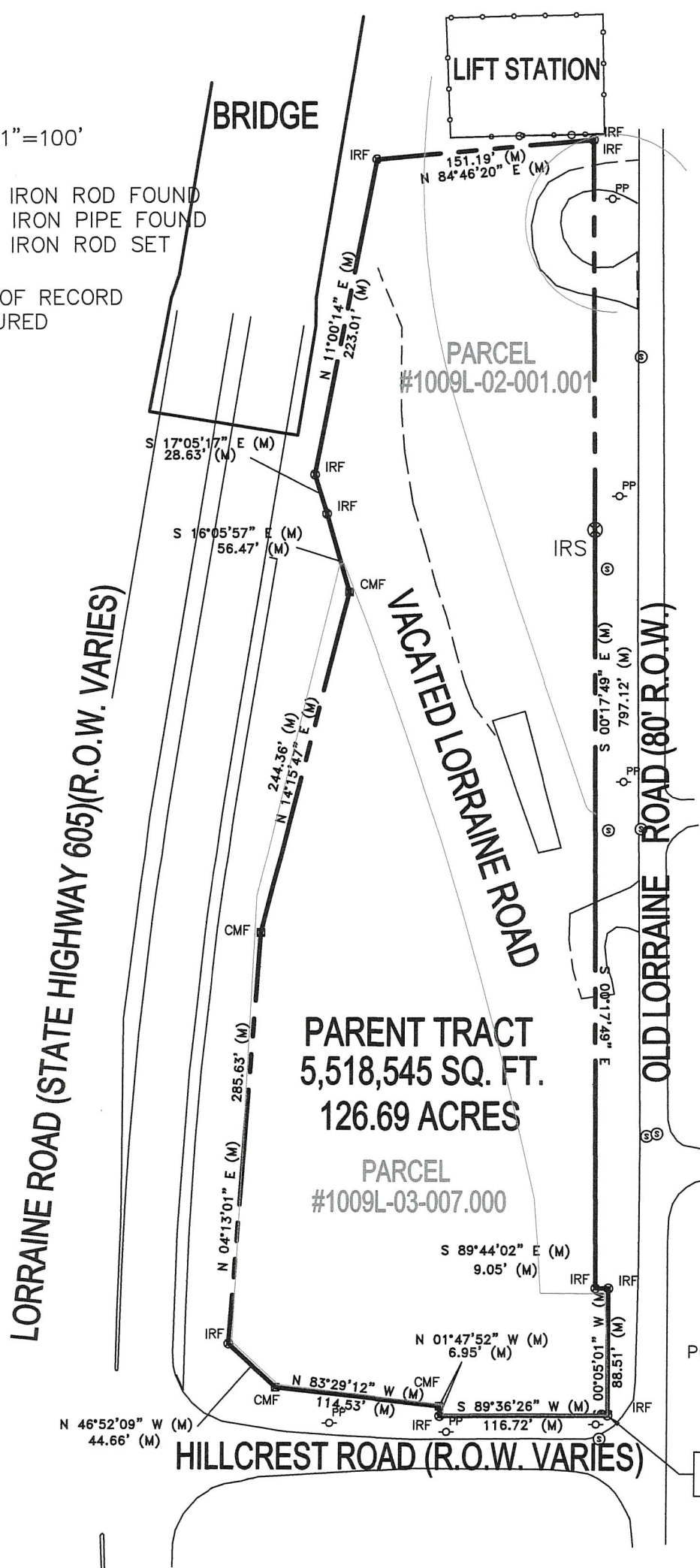
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

LEGAL DESCRIPTION
PARENT TRACT
(PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run S 89°36'26" W along said North margin 116.72 feet to an iron rod, thence N 01°47'52" W 6.95 feet to a concrete monument, thence N 83°29'12" W 114.53 feet to a concrete monument, thence N 46°52'09" W 44.66 feet to an iron rod on the East margin of Lorraine Road or State Highway 605, thence along said East margin N 04°13'01" E 285.63 feet to a concrete monument, thence N 14°15'47" E 244.36 feet to a concrete monument, thence N 16°05'57" W 56.47 feet to an iron rod, thence N 17°05'17" W 28.63 feet to an iron rod, thence N 11°00'14" W 223.01 feet to an iron rod, thence departing said East margin run N 84°46'20" E 151.19 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 797.12 feet to an iron rod, thence S 89°44'02" E 9.05 feet, thence S 00°05'01" W 88.51 feet to the Point of Beginning. Said parcel contains 181615 square feet or 4.17 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.



POINT OF BEGINNING

N: 334864.11
E: 921873.74



This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the west margin of Old Lorraine Road, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0266-G, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made by Gary A. Durbin in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi" and that the monuments shown were in place at the date of this survey and closure being within tolerance for a Class "A" survey.

Gary A. Durbin, P.L.S. 2401
December 3, 2020
Revised: January 6, 2021

SHEET 1 OF 4

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

10710

CERTIFICATE OF RE-SUBDIVISION
RE-SUBDIVISION OF PARCELS #1009L-02-001.001 and 1009L-03-007.000
RE-SUBDIVISION OF PART OF SECTION 19, T 7 S, R 10 W

LORRAINE ROAD
SECTION 19, TOWNSHIP 7 SOUTH, RANGE 10 WEST
GULFPORT, MISSISSIPPI
PARCEL #1009L-02-001.001
PARCEL #1009L-03-007.000

BUILDING SETBACKS

FRONT 25'
REAR 0'
SIDE 0'

Currently City Water (12") and
Sewer (8") are available for
this site.

LORRAINE ROAD (STATE HIGHWAY 605)(R.O.W. VARIES)

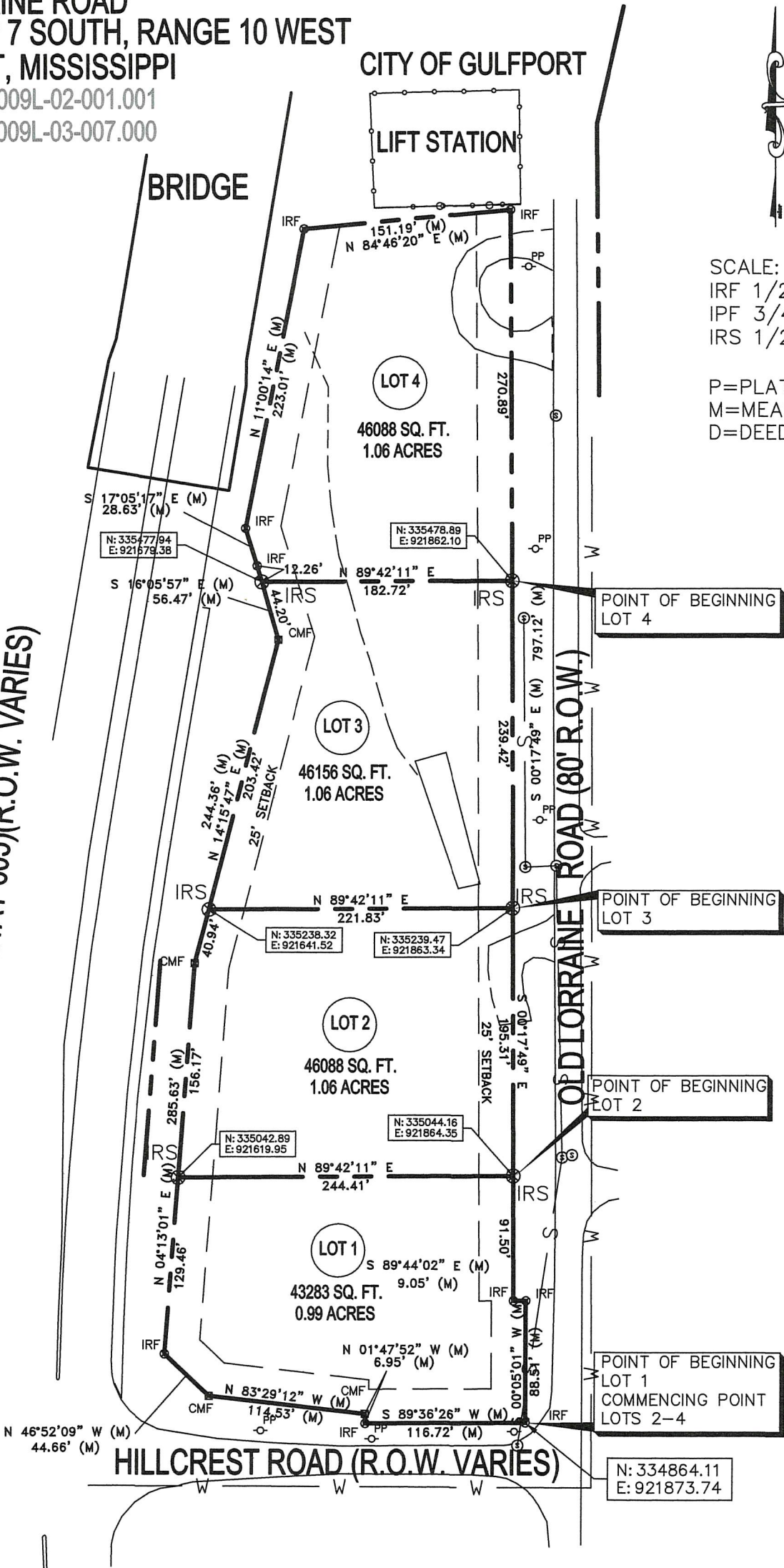
CITY OF GULFPORT

LIFT STATION

BRIDGE

SCALE: 1"=100'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED



SEE SHEET 3 OF 4 FOR LEGALS

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the west margin of Old Lorraine Road, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0266-G, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made by Gary A. Durbin in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi" and that the monuments shown were in place at the date of this survey and closure being within tolerance for a Class "A" survey.

Gary A. Durbin, P.L.S. 2401
December 3, 2020
Revised: January 6, 2021

SHEET 2 OF 4

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

10710

CERTIFICATE OF RE-SUBDIVISION
RE-SUBDIVISION OF PARCELS #1009L-02-001.001 and 1009L-03-007.000
RE-SUBDIVISION OF PART OF SECTION 19, T 7 S, R 10 W

LEGAL DESCRIPTIONS OF LOTS CREATED BY THIS SUBDIVISION

LOT 1 (PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run S 89°36'26" W along said North margin 116.72 feet to an iron rod, thence N 01°47'52" W 6.95 feet to a concrete monument, thence N 83°29'12" W 114.53 feet to a concrete monument, thence N 46°52'09" W 44.66 feet to an iron rod on the East margin of Lorraine Road or State Highway 605, thence along said East margin N 04°13'01" E 129.46 feet to an iron rod, thence N 89°42'11" E 244.41 feet on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 91.50 feet to an iron rod, thence S 89°44'02" E 9.05 feet, thence S 00°05'01" W 88.51 feet to the Point of Beginning. Said parcel contains 43283 square feet or 0.99 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.

LEGAL DESCRIPTION
LOT 2 (PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run N 00°05'01" E along the West margin of Old Lorraine Road 88.51 feet to an iron rod, thence N 89°44'02" W 9.05 feet to an iron rod, thence N 00°17'49" W 91.50 feet to an iron rod and the Point of Beginning, thence S 89°42'11" W 244.41 feet to an iron rod on the East margin of Lorraine Road of State Highway 605, thence N 04°13'01" E 156.17 feet to a concrete monument, thence N 14°15'47" E 40.94 feet to an iron rod, thence N 89°42'11" E 221.83 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 195.31 feet to the Point of Beginning. Said parcel contains 46088 square feet or 1.06 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.

LEGAL DESCRIPTION
LOT 3 (PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run N 00°05'01" E along the West margin of Old Lorraine Road 88.51 feet to an iron rod, thence N 89°44'02" W 9.05 feet to an iron rod, thence N 00°17'49" W 286.81 feet to an iron rod and the Point of Beginning, thence S 89°42'11" W 221.83 feet to an iron rod on the East margin of Lorraine Road of State Highway 605, thence N 14°15'47" E 203.42 feet to a concrete monument, thence N 16°05'57" W 44.20 feet to an iron rod, thence N 89°42'11" E 182.72 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 239.42 feet to the Point of Beginning. Said parcel contains 46156 square feet or 1.06 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.

LEGAL DESCRIPTION
LOT 4 (PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run N 00°05'01" E along the West margin of Old Lorraine Road 88.51 feet to an iron rod, thence N 89°44'02" W 9.05 feet to an iron rod, thence N 00°17'49" W 526.23 feet to an iron rod and the Point of Beginning, thence S 89°42'11" W 182.72 feet to an iron rod on the East margin of Lorraine Road of State Highway 605, thence N 16°05'57" W 12.26 feet to an iron rod, thence N 17°05'17" W 28.63 feet to an iron rod, thence N 11°00'14" E 223.01 feet to an iron rod, thence departing said East margin run N 84°46'20" E 151.19 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 270.89 feet to the Point of Beginning. Said parcel contains 46088 square feet or 1.06 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.

SHEET 3 OF 4 10710

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632

CERTIFICATE OF RE-SUBDIVISION
RE-SUBDIVISION OF PARCELS #1009L-02-001.001 and 1009L-03-007.000
RE-SUBDIVISION OF PART OF SECTION 19, T 7 S, R 10 W

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Re-subdivision of Parcels #1009L-02-001.001 and 1009L-03-007.000 of land in Lots 1,2,3 and 4. Re-subdivision of part of Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi. The subject property is generally described as being located at Old Lorraine Road. The ad valorem tax parcel number of the subject property is 1009L-02-001.001 and 1009L-03-007.000. The case file number is _____.

LEGAL DESCRIPTION
OVERALL
(PER SURVEY)

A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run S 89°36'26" W along said North margin 116.72 feet to an iron rod, thence N 01°47'52" W 6.95 feet to a concrete monument, thence N 83°29'12" W 114.53 feet to a concrete monument, thence N 46°52'09" W 44.66 feet to an iron rod on the East margin of Lorraine Road or State Highway 605, thence along said East margin N 04°13'01" E 285.63 feet to a concrete monument, thence N 14°15'47" E 244.36 feet to a concrete monument, thence N 16°05'57" W 56.47 feet to an iron rod, thence N 17°05'17" W 28.63 feet to an iron rod, thence N 11°00'14" W 223.01 feet to an iron rod, thence departing said East margin run N 84°46'20" E 151.19 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 797.12 feet to an iron rod, thence S 89°44'02" E 9.05 feet, thence S 00°05'01" W 88.51 feet to the Point of Beginning. Said parcel contains 181615 square feet or 4.17 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.

LEGAL DESCRIPTION

SEE SHEET 3 OF 4 FOR DESCRIPTIONS OF LOTS "1", "2", "3", AND "4"

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and or employees concerning the petition for re-subdivision of the real property described herein.

Ratified and Approved by:

Mark K. Mohler, Member,
Bulldog Island, LLC

This 1ST day of FEBRUARY, 2021.

ACKNOWLEDGE

Before me, the undersigned, authorized in and for the State of Mississippi, County of Harrison, personally appeared the aforementioned Mark K. Mohler, who acknowledged that they accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

This 1ST day of FEBRUARY, 2021.

Yvonne Cowart
Notary Public

My Commission Expires: _____

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Keith Williams, Chairman
Gulfport City Planning Commission

Gregory Holmes
Planning Division Administrator

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2021.

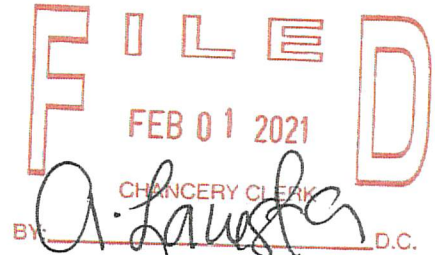
ATTEST: _____ ADOPT: _____
Clerk of Council President

This re-subdivision plat and certificate of Re-subdivision having been submitted and approved by the Mayor, this _____ day of _____, 2021.

Billy Hewes, Mayor

10710

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632



Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 210004

Indexing: 19-7-10 Pt. SW 1/4 of NW 1/4

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable consideration, the receipt and sufficiency of all of which is hereby
acknowledged, the undersigned,

**Audubon Pointe Venture, LLC,
A Mississippi Limited Liability Company
Po Box 130
Gulfport, MS 39502
(228) 216-2333**

does hereby sell, convey and warrant unto

**Bulldog Island LLC
A Mississippi Limited Liability Company
806 Washington Avenue
Ocean Springs, MS 39564
(228) 875-7777**

the following described land and property being located in the First Judicial District Harrison
County, Mississippi, being more particularly described as follows, to-wit:

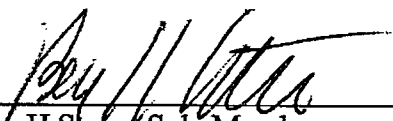
SEE ATTACHED EXHIBIT " A "

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way
and easements applicable to subject property, and subject to any and all prior recorded reservations,
conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, Audubon Pointe Venture, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 1st day of February, 2021.

Audubon Pointe Venture, LLC

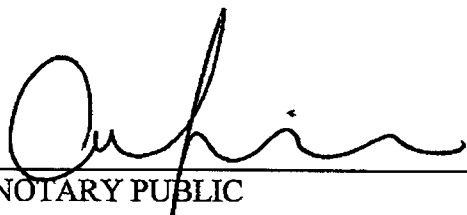
BY: 
Ben H Stone, Sole Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ben H Stone, who acknowledge that he is the Sole Member of Audubon Pointe Venture, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1st day of February, 2021.


NOTARY PUBLIC

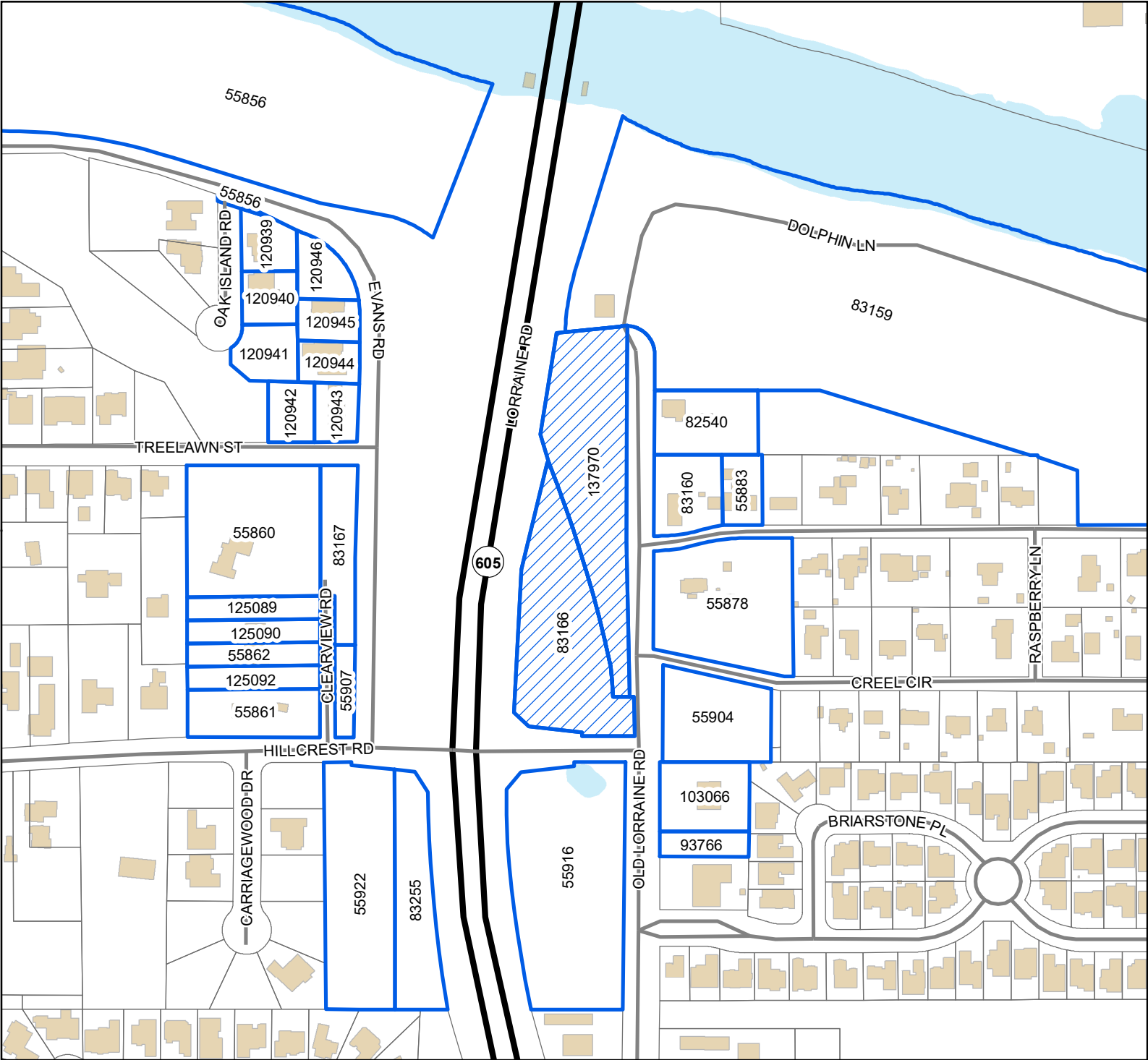
My Commission Expires:



LEGAL DESCRIPTION
PARENT TRACT
(PER SURVEY)

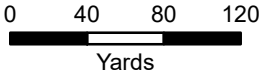
A parcel of land situated in Section 19, Township 7 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Beginning at an iron rod located at the intersection of the North margin of Hillcrest Road and the West margin of Old Lorraine Road, said point having Mississippi State Plane Coordinates of Northing 334864.11, Easting 921873.74, thence run S 89°36'26" W along said North margin 116.72 feet to an iron rod, thence N 01°47'52" W 6.95 feet to a concrete monument, thence N 83°29'12" W 114.53 feet to a concrete monument, thence N 46°52'09" W 44.66 feet to an iron rod on the East margin of Lorraine Road or State Highway 605, thence along said East margin N 04°13'01" E 285.63 feet to a concrete monument, thence N 14°15'47" E 244.36 feet to a concrete monument, thence N 16°05'57" W 56.47 feet to an iron rod, thence N 17°05'17" W 28.63 feet to an iron rod, thence N 11°00'14" W 223.01 feet to an iron rod, thence departing said East margin run N 84°46'20" E 151.19 feet to an iron rod on the West margin of Old Lorraine Road, thence S 00°17'49" E along said West margin 797.12 feet to an iron rod, thence S 89°44'02" E 9.05 feet, thence S 00°05'01" W 88.51 feet to the Point of Beginning. Said parcel contains 181615 square feet or 4.17 acres. Bearing based on GPS Observation, Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated: December 3, 2020.



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Buildings
- Water Features



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	137970	1009L-02-001.001	Bulldog Island, LLC	806 Washington Ave	Oceans Springs	MS	39564
n	83166	1009L-03-007.000	Bulldog Island, LLC	806 Washington Ave	Oceans Springs	MS	39564
			Heinrich and Associates	1806 23rd Ave	GULFPORT	MS	39501
n			Adjacent Property Owners				
	83160	1009L-02-004.000	BALL LINA L	9318 OLD LORRAINE RD	GULFPORT	MS	39503
	55860	1009L-03-010.000	BRADY SCOTT CHRISTOPHER ETAL	9312 CLEARVIEW RD	GULFPORT	MS	39503
	120943	1009L-03-041.000	BROADUS JENNIFER	9347 EVANS RD	GULFPORT	MS	39503
	120945	1009L-03-043.000	BRUNT DERRY H & BONNIE B	9367 EVANS RD	GULFPORT	MS	39503
	55861	1009L-03-020.000	COSTON ELIZABETH ANN	11492 HILLCREST RD	GULFPORT	MS	39503
	55878	1009L-02-018.000	CREEL ALFRED C ETAL	9298 LORRAINE RD	GULFPORT	MS	39503
	55862	1009L-03-021.000	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CR	GULFPORT	MS	39503
n	55907	1009L-03-022.000	CREEL BARNEY M & CYNTHIADORA R	P O BOX 6825	GULFPORT	MS	39506
n	125089	1009L-03-021.001	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CR	GULFPORT	MS	39503
n	125090	1009L-03-021.002	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIR	GULFPORT	MS	39503
n	125092	1009L-03-021.003	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIR	GULFPORT	MS	39503
	120940	1009L-03-038.000	DYAL JONATHAN P & SARA M	9360 OAK ISLAND RD	GULFPORT	MS	39507
	120942	1009L-03-040.000	ELLE DEE & ASSOCIATES INC	9612 SOUTH 4TH AVENUE	INGLEWOOD	CA	90305
n	83159	1009L-02-001.000	HARRISON CO				0
	55856	1009L-03-001.000	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
	120939	1009L-03-037.000	HERNDON WILLIAM J & ELIZABETH B	9370 OAK ISLAND RD	GULFPORT	MS	39503
	103066	1009M-01-001.006	ISLAND GARDEN SHOP LLC	9244 OLD LORRAINE RD	GULFPORT	MS	39503
	55883	1009L-02-005.000	KEWLEY CHARLES W	11134 CREEL CIR	GULFPORT	MS	39503
	55916	1009M-03-001.000	LECA DEVELOPMENT LLC	9231 LORRAINE RD	GULFPORT	MS	39503
	120941	1009L-03-039.000	MCDANIEL MARK H	28 SHORELINE LANE	GULFPORT	MS	39503
	55922	1009M-03-006.000	MYERS SHARON L	142 EDGEWATER DR	BILOXI	MS	39531
n	83255	1009M-03-004.000	MYERS SHARON L	142 EDGEWATER DR	BILOXI	MS	39531
	82540	1009L-02-003.000	NORTON MARIA E & JAMES H	9332 OLD LORRAINE RD	GULFPORT	MS	39503
	120944	1009L-03-042.000	PERRY DAVID JAMES & ASHLEY NICOLE	9359 EVANS ROAD	GULFPORT	MS	39507
	83167	1009L-03-009.000	VAUGHN CLARENCE HOMER JR	1221 3RD STREET	GULFPORT	MS	39501
	93766	1009M-01-001.005	W C FORE TRUCKING CO INC	14270 CREOSOTE RD	GULFPORT	MS	39503
	55904	1009L-02-033.000	WARD JUNE	9009 VICTORIA CIRCLE	GULFPORT	MS	39503
	120946	1009L-03-044.000	ZAHEDI AARON	P O BOX 7182	GULFPORT	MS	39506

RE: Resubdivision 2101PC014, by agent Heinrich and Associates, tax parcels 1009L-02-001.001 and 1009L-03-007.000, Divide into 4 parcels, Lorraine Rd and Old Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

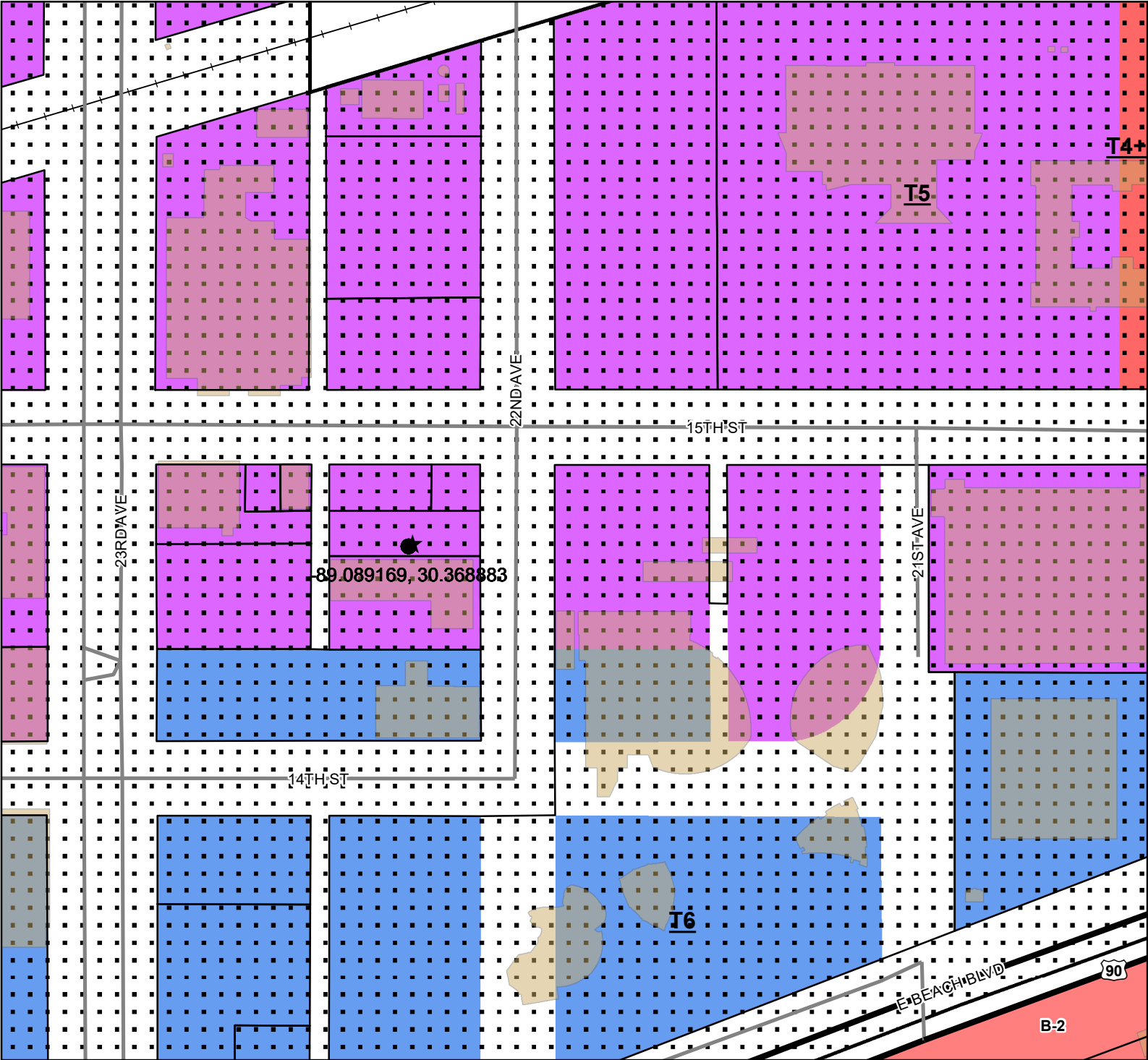
To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 25, 2021

Re: Planning Commission Approval 2103PC031:

Planning Commission Approval 2103PC031, by agent Ashley Zito, Requests a small cell tower, 22nd Ave, Lat 30.368883, Long -89.089169, Zoned T-5 (Urban Center Zone), Ward 2



US or State Highway

Street

Railroad

Parcels

Buildings

Smart Code

T6

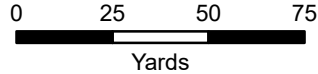
T5

T4+

Zoning
B-2 - General Business District

Site Information

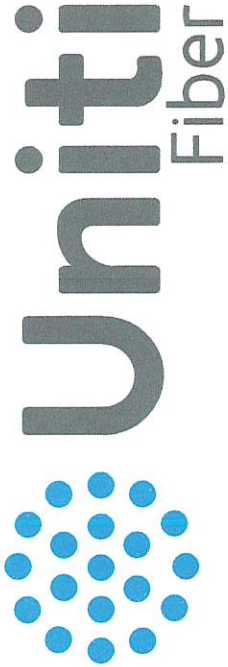
Zoning: T5 (Urban Zone Center)
Flood: X, 0.2%



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



SITE NAME: GULFPORT 3



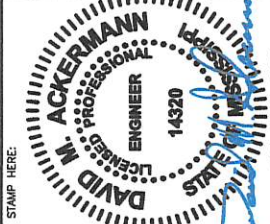
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TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METairie, LA 70006
(504) 756-3112 TEL.

REVISION		NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	MDL	11/08/2020		
2	FINAL ISSUE	MDL	11/24/2020		
3					
4					
5					
6					
7					
8					
9					
10					

SITE NAME:
GULFPORT 3

SITE ADDRESS:
22ND AVENUE
GULFPORT, MS 39501



DRAWN BY:	MDL
CHECKED BY:	DIA
DATE DRAWN:	10/13/2020
TEI JOB NO.:	2120-150A-1002-013
SHEET TITLE:	

TITLE SHEET
AND
PROJECT
INFORMATION

SHEET NUMBER:	T-1	REV. #	2
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DRAWING INDEX	
T-1	TITLE SHEET AND PROJECT INFORMATION
CIVIL:	
C-1	GENERAL NOTES
C-2	SITE PLAN
C-2A	ENLARGED SITE PLAN
C-3	TOWER ELEVATION
C-4	TRAFFIC CONTROL PLAN
C-5	PEDESTRIAN SAFETY PLAN
ELECTRICAL:	
E-1	GENERAL ELECTRICAL AND GROUNDING NOTES
E-2	ELECTRICAL AND GROUNDING DETAILS
E-3	GROUNDING AND WELD CONNECTION DETAILS
SITE SURVEY:	
S-1	SITE SURVEY

PROJECT INFORMATION	
LATITUDE:	30.368883°
LONGITUDE:	-89.089169°
JURISDICTION:	HARRISON COUNTY
TYPE OF OCCUPANCY:	U
BUILDING CODE:	2015 IBC
ENGINEER:	TOWER ENGINEERING, INC. SUITE 201 LAFAYETTE, LA 70501 TEL (337) 886-7176
PROJECT DESCRIPTION	
INSTALL NEW 36.6' STEEL POLE FOR A WIRELESS SMALL CELL SYSTEM TO BE CONSTRUCTED, OWNED AND OPERATED BY UNITI FIBER.	



Know what's below
Call before you dig.

TEAM SIGNOFF:	
LAND OWNER/TOWER OWNER	DATE
SITE ACQUISITION AGENT	DATE
ZONING/PERMITTING AGENT	DATE
A&E MANAGER	DATE
CONSTRUCTION MANAGER	DATE
RF ENGINEERING	DATE
EQUIPMENT	DATE
TELCO	DATE
CONTRACTOR NOTE: CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	

APPLICABLE BUILDING CODES AND STANDARDS:	
1.	CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY. HAVING JURISDICTIONS (AUI) FOR THE LOCATION. THE EDITION OF THE AUI ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
2.	CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS: AMERICAN CONCRETE INSTITUTE (ACI) 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA 222-G) STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
3.	INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
4.	IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").
5.	ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.
6.	FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.
7.	HANDICAP REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS REQUIREMENTS DO NOT APPLY.
8.	OTHER REQUIREMENTS: THIS FACILITY HAS NO PLUMBING OR PARKING.
9.	ALL WORK SHALL BE ACCOMPLISHED AS PER ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES. CURRENTLY THESE CODES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: INTERNATIONAL BUILDING CODE (OR LOCAL ACCEPTED CODE) AMERICAN INSTITUTE OF STEEL CONSTRUCTION: SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AMERICAN CONCRETE INSTITUTE: BUILDING CODE REQUIREMENTS OF REINFORCED CONCRETE AMERICAN WELDING SOCIETY: STRUCTURAL WELDING CODE - STEEL TOWER DESIGN: TIA 222 SPECIFICATIONS

GENERAL NOTES:

1. VERIFY ALL EXISTING SITE CONDITIONS, QUANTITIES AND DIMENSIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.

2. IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. CONTRACTOR AGREES TO CONDUCT ALL WORK IN A MANNER THAT DOES NOT INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

4. ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.

6. CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.

7. THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND OTHER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

9. CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.

10. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

11. RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

12. FOR THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS, THE FOLLOWING DEFINITIONS SHALL APPLY:
OWNER: SOUTHERN LIGHT/UNITI FIBER
PROJECT MANAGER: SOUTHERN LIGHT/UNITI FIBER OR DESIGNATED ALTERNATE
LESSEE: SOUTHERN LIGHT/UNITI FIBER

13. CARE SHALL BE TAKEN TO LOCATE ALL EXISTING UNDERGROUND OBSTRUCTIONS, UTILITIES AND/OR EASEMENTS BEFORE DIGGING OR DRILLING ON THIS SITE.

14. UTILITY CHECK – BEFORE COMMENCING ANY WORK AT THE SITE, CONTACT THE ONE CALL SYSTEM IN THE STATE IN WHICH UNDERGROUND WORK IS BEING DONE. REFER TO ONE CALL NOTE ON THE SITE PLAN.

15. CARE SHALL BE TAKEN TO PROTECT THE SITE AND THE SURROUNDING AREA FROM FIRE HAZARD DURING 'HOT' OPERATIONS. ADEQUATE EQUIPMENT, PERSONNEL AND EMERGENCY COMMUNICATIONS SHALL BE PROVIDED TO PROTECT LIFE AND PROPERTY IN AND SURROUNDING THE CONSTRUCTION SITE.

16. ALL EXCAVATIONS SHALL BE BARRICADED FOR PERSONNEL PROTECTION AND CONCRETE PIERS SHALL BE FILLED BY END OF DAY.

17. VERIFY REQUIREMENTS OF OTHER TRADES PRIOR TO PROCEEDING WITH FABRICATION OR INSTALLATION OF MATERIALS.

18. COMPLETE SHOP DRAWINGS SHALL BE PROVIDED FOR ALL FABRICATED ITEMS FOR REVIEW PRIOR TO FABRICATION. DRAWINGS CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR SHOP DRAWINGS.

19. ALL BIDDERS SHALL VISIT THE SITE BEFORE BIDDING TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.

20. THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE WITH NO ADDITIONAL COSTS TO THE OWNER/LESSOR/PROJECT MANAGEMENT TEAM FOR ALL FEES, PERMITS, INSPECTION FEES RELATED TO THIS PROJECT, OR SEE THAT ANY AND ALL SUCH CHARGES ARE PAID BY THE RESPECTIVE SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT.

21. THIS BUILDER/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES AND SHALL REPLACE OR REPAIR TO THE ORIGINAL CONDITION AS DETERMINED BY THE PROJECT MANAGER.

22. CUT AND PATCH ANY AREAS WHERE REQUIRED BY THE SCOPE OF THIS PROJECT. MATCH EXISTING WORK AND MATERIALS EVEN IF SUCH WORK FALLS OUTSIDE OF THE LIMITS OF THIS CONTRACT.

23. THE OWNER OF THE SITE RETAINS SALVAGE RIGHTS TO ALL MATERIALS AND EQUIPMENT REMOVED FROM THE EXISTING WORK. MATERIALS AND EQUIPMENT NOT CLAIMED BY THE OWNER SHALL BECOME THE PROPERTY OF THE BUILDER/SUBCONTRACTOR WHO SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE REMOVAL AND APPROPRIATE DISPOSAL THEREOF.

24. DIMENSIONS NOTED AS '+/-' OR 'VERIFY' ARE BASED ON MATCHING EXISTING CONDITIONS AND MAY VARY SLIGHTLY FROM THE DIMENSIONS AS SHOWN. NOTIFY THE PROJECT MANAGER IF SIGNIFICANT VARIATIONS ARE ENCOUNTERED AT THE SITE.

25. DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT NO DISRUPTION OF EXISTING FACILITY OPERATIONS WILL OCCUR.

26. THE NATURE OF THE SITE RELATED ACTIVITIES REQUIRES THAT ACCESS TO THE SITE MUST BE MANAGED AT ALL TIMES DURING HOURS OF OPERATION AND WHEN THE SITE IS UNATTENDED. WORK WITH THE OWNERS REPRESENTATIVE FOR SAFETY AND SECURITY AT ALL TIMES.

27. CONTRACTORS SHALL BE REQUIRED TO PICK UP ALL OWNER SUPPLIED EQUIPMENT AS DIRECTED BY THE PROJECT MANAGER WITH NO ADDITIONAL COST TO THE JOB.

28. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

29. CONTRACTOR SHALL HAVE A PRECONSTRUCTION MEETING WITH VERIZON REPRESENTATIVES TO DISCUSS ALL ASPECTS OF THE CONSTRUCTION SCOPE OF THIS DRAWING TO ENSURE HE IS FAMILIAR WITH AND UNDERSTANDS ALL REQUIREMENTS AND INTENT OF EACH ACTIVITY.
- SITE DEVELOPMENT AND FINISHING NOTES:
1. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM.

2. DIGGING AND EXCAVATION – HAND DIG ALL EXCAVATIONS AND TRENCHES IN AREAS SUSPECTED TO CONTAIN EXISTING GROUNDING CONDUCTORS, GROUND RODS, POWER/TELCO CABLES OR OTHER BURIED UTILITIES.

3. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.

4. COLLOCATION SITE FINISHING – UNLESS OTHERWISE DIRECTED BY THE LESSEE'S PROJECT MANAGER, AREAS OF COMPOUND EXPANSION OR SPACE LOCATED WITHIN THE LEASED AREA SHALL BE FINISHED TO THE SAME STANDARD AS THE BALANCE OF THE EXISTING COMPOUND OR AT THE SOLE DISCRETION OF THE PROJECT MANAGER. THE FINISH STANDARD OF THE LESSEE SHALL BE PROVIDED. REFER TO ITEM #5.

5. LESSEE SITE FINISH STANDARD – PROVIDE A MINIMUM 4" THICK LAYER OF CRUSHED STONE (APPROX. 1" DIAMETER W/O FINES) OVER 6 MIL. WEED BARRIER, OVER 6" COMPACTED BASE. FILL MATERIAL SHALL BE EQUAL TO CRUSHED LIMESTONE CONFORMING TO STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS FOR TYPE 'A' GRADE 2 MATERIAL COMPACTED TO 95% PROCTOR DENSITY OVER A COMPACTED SUB-GRADE THAT WAS SCARIFIED AND RECOMPACTED TO 95% PROCTOR DENSITY.

6. REPAIR/REPLACE – AT NO ADDITIONAL EXPENSE TO THIS CONTRACT, ANY CONSTRUCTION RELATED DAMAGE TO ANY EXISTING SITE ELEMENTS OR FINISHES WITHIN THE COMPOUND, IN ADJACENT AND/OR ALONG ROUTES TO THE WORK AREA, HOWEVER INCIDENTAL TO THE PROSECUTION OF THE WORK, SHALL BE PUT IN A PRECONSTRUCTION CONDITION TO THE SATISFACTION OF THE LESSEE'S PROJECT MANAGER.

7. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.

8. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPLING CONCRETE THICKNESS.

9. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.

10. BACK FILL SHALL BE:
 - APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;
 - FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;
 - IN LAYERS AND COMPACTED.

11. BACKFILL – ALL BORROWED FILL MATERIAL SHALL BE EQUAL TO STATE SPECIFICATION FOR TYPE A, GRADE 1 OR 2, COMPACTED TO 95% PROCTOR DENSITY, WHERE TRENCHING IS REQUIRED, BACKFILLING WITH MATERIALS EXCAVATED FROM THE TRENCH WILL BE PERMITTED UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER. ALL TRENCH BACKFILLING SHOULD BE COMPACTED IN LIFTS NOT TO EXCEED 6" COMPACTED DEPTH AND TO 95% PROCTOR DENSITY FLUSH TO THE SURFACE OF THE FINISHED COMPACTED SUB-GRADE.

12. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO <15% OF MAXIMUM DENSITY. AT THE MAXIMUM MOISTURE CONTENT ±2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.

13. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.

14. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS AND CHECK DAMS.

15. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILL. FILL STOP OR BREAK LINES SHALL BE PLACED AT LEAST 1 VERTICAL TO 4 HORIZONTAL. SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE WHEN SUBGRADE OR EXISTING SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL. BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.

16. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACED TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL FILL MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SURFACE ELEVATIONS. DISPOSED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED ELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.

17. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.

18. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.

19. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.

20. THE AREA IMMEDIATELY AROUND NEW EQUIPMENT SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.

21. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRAGILE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.

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NO.	REVISION		BY		DATE	
	DESCRIPTION	ISSUE	PRELIM.	ISSUE	MOD.	DATE
1	Δ	Δ	Δ	Δ	Δ	11/06/2020
2	Δ	Δ	Δ	Δ	Δ	11/24/2020
3	Δ	Δ	Δ	Δ	Δ	
4	Δ	Δ	Δ	Δ	Δ	
5	Δ	Δ	Δ	Δ	Δ	
6	Δ	Δ	Δ	Δ	Δ	
7	Δ	Δ	Δ	Δ	Δ	
8	Δ	Δ	Δ	Δ	Δ	
9	Δ	Δ	Δ	Δ	Δ	
10	Δ	Δ	Δ	Δ	Δ	

GULFPORT 3

SITE NAME:

SITE ADDRESS:

22ND AVENUE
GULFPORT, MS 39501

STAMP HERE:

DRAWN BY:	JDL
CHECKED BY:	DMA
DATE DRAWN:	10/13/2020
TEL JOB NO.:	2120-150A-1002-013
SHEET TITLE:	

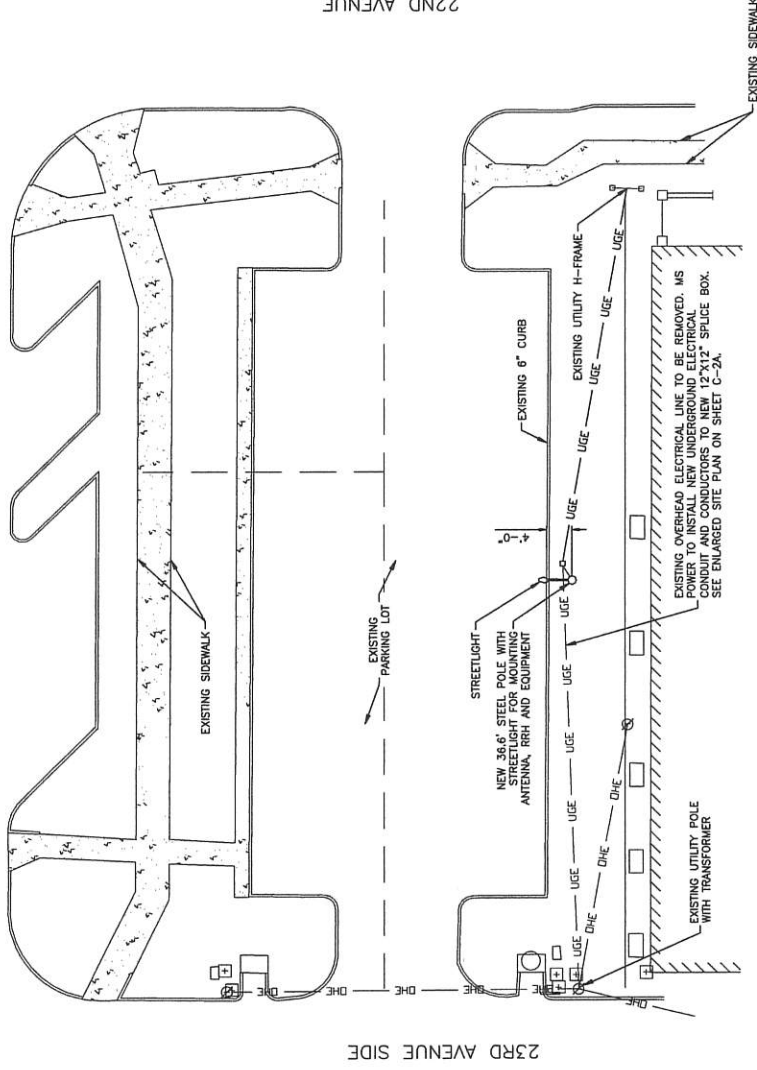
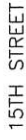
GENERAL NOTES

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2



NOTE: UPON COMPLETION OF CONSTRUCTION THE PROPERTY SHALL BE RESTORED TO ITS PRE-EXISTING CONDITION PRIOR TO CONSTRUCTION.



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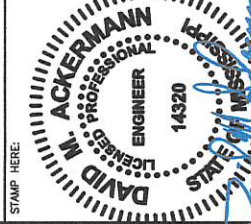
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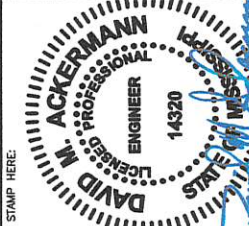
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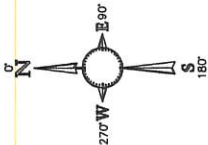
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ENLARGED
SITE PLAN

SHEET NUMBER:	C-2A	REV. #	2
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EXISTING
PARKING LOT

STREETLIGHT

NEW 35.6' STEEL POLE WITH STREETLIGHT FOR
MOUNTING ANTENNA, RRH AND EQUIPMENT
(LAT: 30.368883°, LONG: -89.089169°)

EXISTING 6" CURB

EXISTING UNDERGROUND ELECTRICAL CONDUIT FROM NEW
12"x12" SPLICE BOX TO UTILITY H-FRAME ON 22ND AVE.

MS POWER TO PROVIDE AND INSTALL
12"x12" SPLICE BOX

UNITI FIBER TO PROVIDE AND INSTALL
12"x12" SPLICE BOX

MS POWER TO PROVIDE AND INSTALL UNDERGROUND
ELECTRICAL CONDUIT FROM EXISTING UTILITY POLE
WITH TRANSFORMER TO 12"x12" SPLICE BOX. EXISTING
OVERHEAD ELECTRICAL LINE TO BE REMOVED.

EXISTING UTILITY POLE
WITH TRANSFORMER

ENLARGED SITE PLAN



NOTE:
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PROPERTY SHALL BE RESTORED TO ITS
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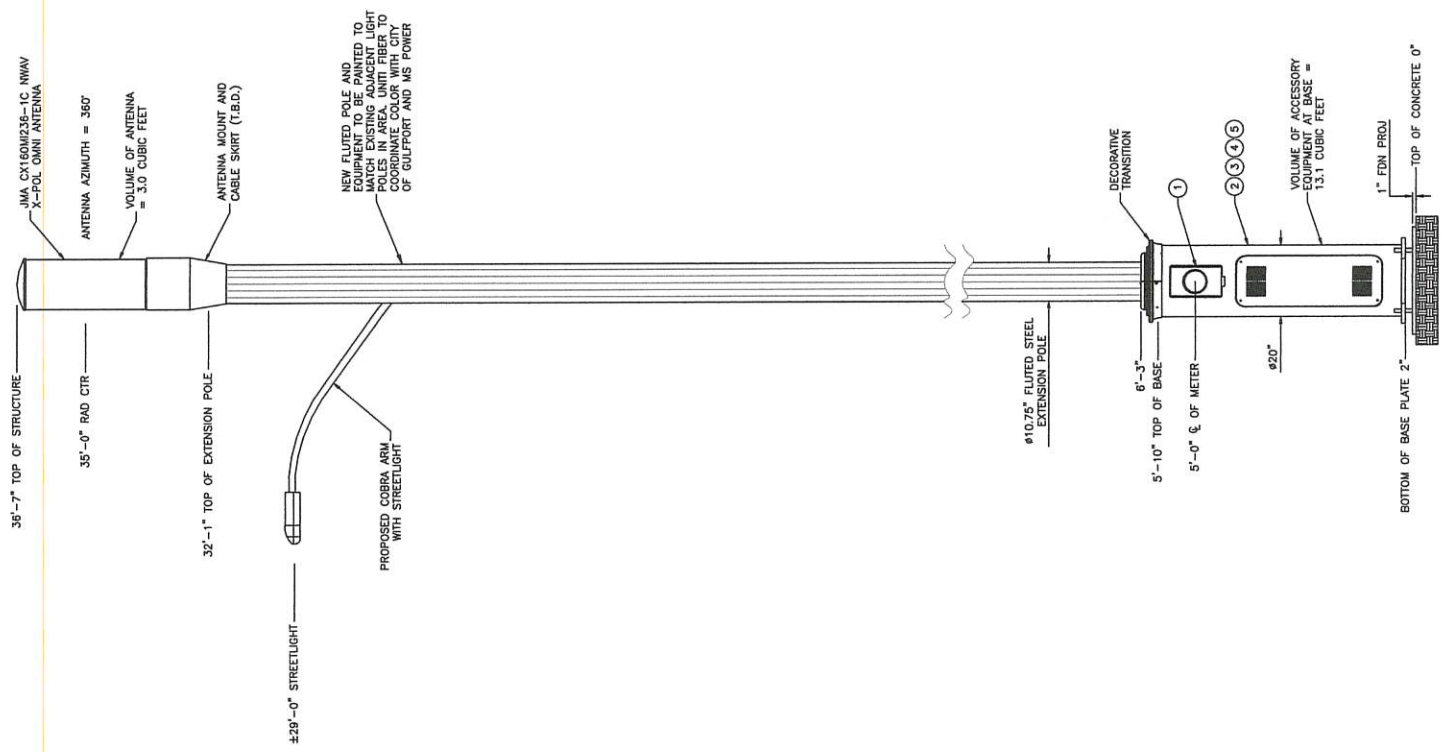
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TOWER ELEVATION

SHEET NUMBER:	C-3
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EQUIPMENT LIST:

- 1 METER BASE 1006189, 200A
- 2 EXTON LOAD CENTER BR816L125RP
- 3 NOKIA AIRSCALE RRH 414R B25/06 (A7P/A)
- 4 CHARLES FIBER TRANSITION TERMINAL CPT4-BLUX 8 PORT
- 5 GE CC180SC85 RECIFIER

RF NOTES:

TRANSMISSION AND MAXIMUM EFFECTIVE RADIATED POWER OF THE ANTENNAS:
144.5-W ERP (PCS)
98.1-W ERP (AWS)

FREQUENCY BANDS TO BE INITIALLY ACTIVATED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION:
2110-2130 MHz (AWS TRANSMIT)
1710-1730 MHz (AWS RECEIVE)
1870-1885 MHz (PCS TRANSMIT)
1950-1965 MHz (PCS RECEIVE)

ACCESSORY EQUIPMENT VOLUME:

TOTAL VOLUME OF ACCESSORY EQUIPMENT IS 16.1 CUBIC FEET WHICH IS LESS THAN 28.0 CUBIC FEET.

-
- UTILITY WORK AHEAD
- 100'
- 50' TO 100'
- 10' MINIMUM (SEE NOTE 5)
- (N) CHANNELIZING DEVICES (TYP.)
- WORK AREA
- CONSTRUCTION VEHICLE PARKING & WORK AREA
- 50' TO 100'
- 100'
- UTILITY WORK AHEAD
- SEE NOTE #6 AND #7

TABLE F

POSTED SPEED (MPH)	DISTANCE BETWEEN SIGNS				TAPER	BUFFER
	A	B	C	L (SEE NOTE)		
15	100'	100'	100'	45'	100'	
20	100'	100'	100'	80'	115'	
25	100'	100'	100'	125'	155'	
30	200'	200'	200'	180'	200'	
35	200'	200'	200'	245'	250'	
40	350'	350'	350'	320'	305'	
45	350'	350'	350'	540'	360'	
50	500'	500'	500'	600'	425'	
55	500'	500'	500'	660'	495'	
60	500'	500'	500'	720'	570'	
65	500'	500'	500'	780'	645'	

NOTES:

VEHICULAR TRAFFIC CONTROL PLAN – LOW SPEED RESIDENTIAL AREA

1 - SIGN



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TRAFFIC CONTROL PLAN

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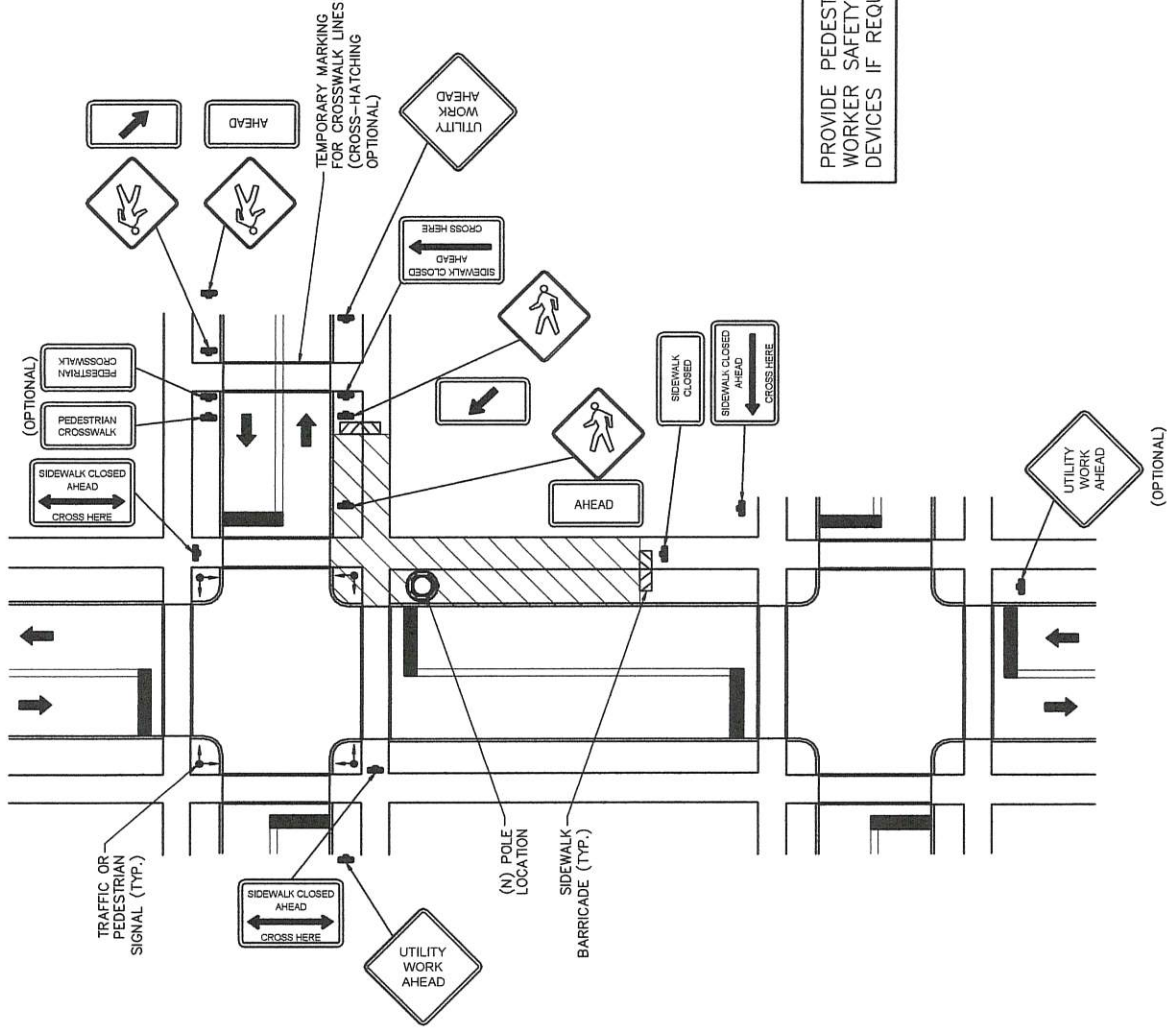
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**PEDESTRIAN
SAFETY PLAN**

SHEET NUMBER:
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TRAFFIC CONTROL GENERAL NOTES

- ALL TEMPORARY TRAFFIC CONTROL SIGNAGE, LAYOUTS AND PROCEDURES SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, WHICHEVER IS MORE STRINGENT.
- PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE.
- TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. SHALL BE PLACED AS SHOWN ON PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
- SELECTION, PLACEMENT, MAINTENANCE AND PROTECTION OF TRAFFIC, PEDESTRIANS, AND WORKERS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - PART VI "TEMPORARY TRAFFIC CONTROL," AND LOCAL JURISDICTIONAL REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS, AND SHALL BE APPROVED BY THE APPROPRIATE HIGHWAY AUTHORITY HAVING JURISDICTION.
- ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY AND FOR ACTUAL TRAFFIC SPEEDS IF IN EXCESS OF POSTED SPEED LIMITS.
- TAPERS SHALL BE LOCATED TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.
- CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON THE (E) TRAFFIC SIGNAL SYSTEMS SHALL BE BAGGED OR COVERED.
- ALL (E) ROAD SIGNS, PAVEMENT MARKINGS AND/OR FLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE (N) TRAFFIC CONTROL PLAN SHALL BE COVERED, REMOVED, OR RELOCATED. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO MATCH PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF WORK.
- CONTRACTOR SHALL CONTACT LOCAL AUTHORITY HAVING HIGHWAY JURISDICTION AND PROVIDE ADDITIONAL "FLAGMEN" OR POLICE SUPERVISION, IF REQUIRED.
- ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY SHALL BE BACKFILLED AND PLACED ON A MINIMUM 5H:1V SLOPE PRIOR TO END OF EACH WORK DAY. OTHER EXCAVATED AREAS WITHIN THE CLEAR ZONE ARE TO BE EITHER BACKFILLED OR PRECAST CONCRETE CURB BARRIER CONSTRUCTION BARRIER SET TEMPORARILY IN PLACE TO SHIELD VEHICULAR AND PEDESTRIAN TRAFFIC.
- WHERE DICTATED BY LOCAL CONDITIONS, THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN AND WORKER ACCESS TO LOCAL FACILITIES IN ACCORDANCE WITH ALL APPLICABLE CODES AND OSHA REQUIREMENTS.
- CONSTRUCTION ZONE SPEED LIMIT IF REDUCED FROM POSTED LIMITS SHALL BE IN ACCORDANCE WITH MUTCD AND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- THERE SHALL BE NO WORKERS, EQUIPMENT, OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD SPACE.
- DRIVEWAYS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN SHALL BE PROVIDED WITH AT LEAST ONE W20-1 SIGN (ROAD WORK AHEAD) AS A MINIMUM.
- CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PROVIDED THEY COMPLY WITH MUTCD.
- THE SPACING BETWEEN CONES, TUBULAR MARKERS, VERTICAL PANELS, DRUMS, AND BARRICADES SHOULD NOT EXCEED A DISTANCE IN FEET EQUAL TO 1.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TAPER CHANNELIZATION, AND A DISTANCE IN FEET EQUAL TO 2.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TANGENT CHANNELIZATION.
- WHEN CHANNELIZATION DEVICES HAVE THE POTENTIAL OF LEADING VEHICULAR TRAFFIC OUT OF THE INTENDED VEHICULAR TRAFFIC SPACE, THE CHANNELIZATION DEVICES SHOULD BE EXTENDED A DISTANCE IN FEET OF 2.0 TIMES THE SPEED LIMIT IN MPH BEYOND THE DOWNSTREAM END OF THE TRANSITION AREA.
- TAPER LENGTHS ARE CALCULATED AS FOLLOWS:
 $L = WS/60$ (40 MPH AND HIGHER) OR $L2 = WS$ (OVER 40 MPH),
WHERE W= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).



ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOT), GROUNDING, AND TI CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND), 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL. THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL THE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THIN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE. COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C, IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANCAUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOOR.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GESS) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-JPS--E600-00001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BITS EQUIPMENT.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
10. EACH INTERIOR BITS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #6 AWG STRANDED GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH #2 AWG SOLID TIN-PLATED COPPER WIRE.
11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM VERIZON MARKET REPRESENTATIVE.
13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOL CONNECTORS WHERE INDICATED IN THE DETAILS.
15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD, COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTIONS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BITS EQUIPMENT AND STRUCTURAL STEEL.
16. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH HALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.



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TOWER ENGINEERING, INC.



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(337) 886-7176 TEL.

2920 KINGMAN ST.
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(504) 756-3112 TEL.

NO.	DESCRIPTION	REVISION		DATE
		BY	NO.	
1	PRELIM. ISSUE	MOL		11/09/2020
2	FINAL ISSUE	MOL		11/24/2020

SITE NAME:

GULFPORT 3

SITE ADDRESS:
22ND AVENUE
GULFPORT, MS 39501



DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/13/2020
TEI JOB NO:	2120-150A-1002-013
SHEET TITLE:	

GENERAL ELECTRICAL AND GROUNDING NOTES

SHEET NUMBER: **E-1**
REV. # **2**

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	CHECKED BY:	DMA
	DATE DRAWN:	10/13/2020
	TEL JOB NO:	2120-150A-1002-01
	SHEET TITLE:	

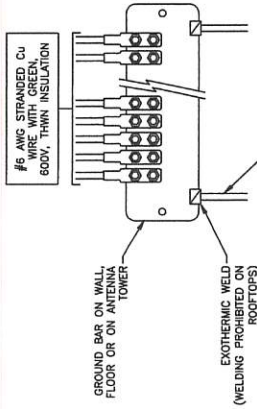
ELECTRICAL AND GROUNDING DETAILS

SHEET NUMBER: **E-2** REV. # **2**

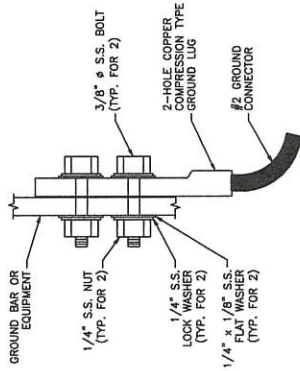
1. ALL GROUND RODS SHALL BE A MINIMUM 5/8"-0.0" COPPER.
2. GROUND RODS SHALL BE DRIVEN TO A DEPTH SUCH THAT THE TOP OF ROD IS 30" BELOW FINISHED GRADE.
3. ALL RODS TO BE A 12" MINIMUM ABOVE GROUND AND 24" BELOW GROUND.
4. GROUND RODS JOINT WILL BE PERMITTED FOR ELECTRICAL EQUIPMENT TO GROUND SYSTEMS.
5. USE 2"-HOLE LUG ON ALL LEADS TO GROUND BARS OR EQUIPMENT.
6. DROP GROUND WIRES VERTICALLY TO GRADE AS CLOSE TO GROUNDLINED ITEM AS POSSIBLE AND SECURE LEADS TO NEW STRUCTURE TO MAINTAIN ALIGNMENT.

THE SURFACES OF EACH CONDUCTOR TO BE CONNECTED ARE TO BE WELL CLEANED, REMOVING ALL PAINT, DIRT, AND CORROSION IN THE AREA OF CONNECTION BEFORE EACH JOINT IS MADE. WHETHER IT BE A MECHANICAL OR WELDED JOINT, AFTER MECHANICAL JOINTS ARE COMPLETED, APPLICATION OF AN ANTIOXIDANT COMPOUND, SUCH AS "NO-OX" OR EQUIVALENT, IS RECOMMENDED. WHEN USING NON-WELDED MECHANICAL CONNECTIONS, SUCH AS BOLT-ON LUGS, THE FOLLOWING PROCEDURES SHALL BE FOLLOWED:

1. TO ENSURE GOOD ELECTRICAL CONTACT, THE MATING SURFACES SHOULD BE CLEAN AND FLAT.
2. 2-HOLE LUGS ARE REQUIRED ON ALL #2 AWG OR LARGER GROUND LEADS WHEN THE MOUNTING SURFACES ARE MADE OF STEEL OR ALUMINUM. BEHIND AND EXTERIOR GROUND BARS ARE PREFERRED. SOLID GROUND BARS ARE NOT ALLOWED.
3. GROUNDING LEADS WHERE THE SIZE OF THE WIRE (#8 OR LARGER) MIGHT EXERT ENOUGH STRESS ON THE LUG TO LOOSEN A SINGLE MOUNTING BOLT. STAINLESS STEEL MOUNTING HARDWARE (NUTS, BOLTS, ETC.) IS REQUIRED ON ALL STEEL MOUNTING SURFACES. STEEL MOUNTING SURFACES MUST BE PREPARED FOR ALL OTHER GROUND LEADS. LUGS MAY BE TINED RATHER THAN STAINLESS.
4. THE LUG HOLES & STAINLESS BOLT SIZES ARE TO BE CHOSEN TO MATCH THE LUG HOLES AND BOLT SIZES OF THE EQUIPMENT. THE EQUIPMENT MECHANICAL ASSEMBLY PRIOR TO TIGHTENING THE NUTS. SPLIT RING TYPES LOCK WASHERS SHOULD BE USED TO PREVENT THE NUTS FROM LOOSENING.

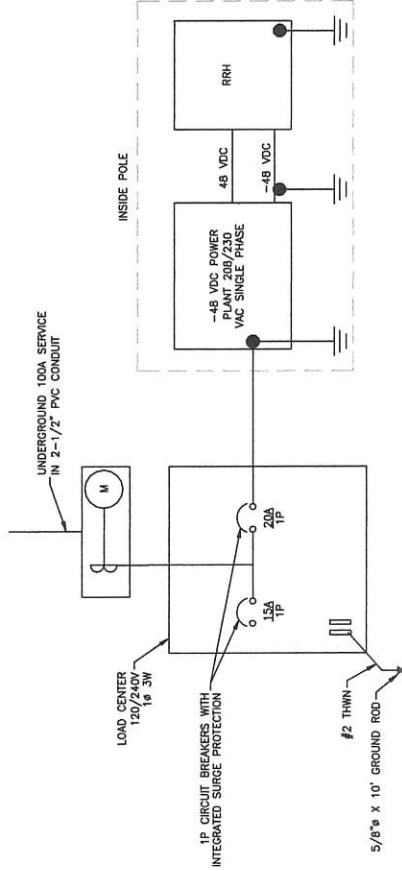


NOT TO SCALE



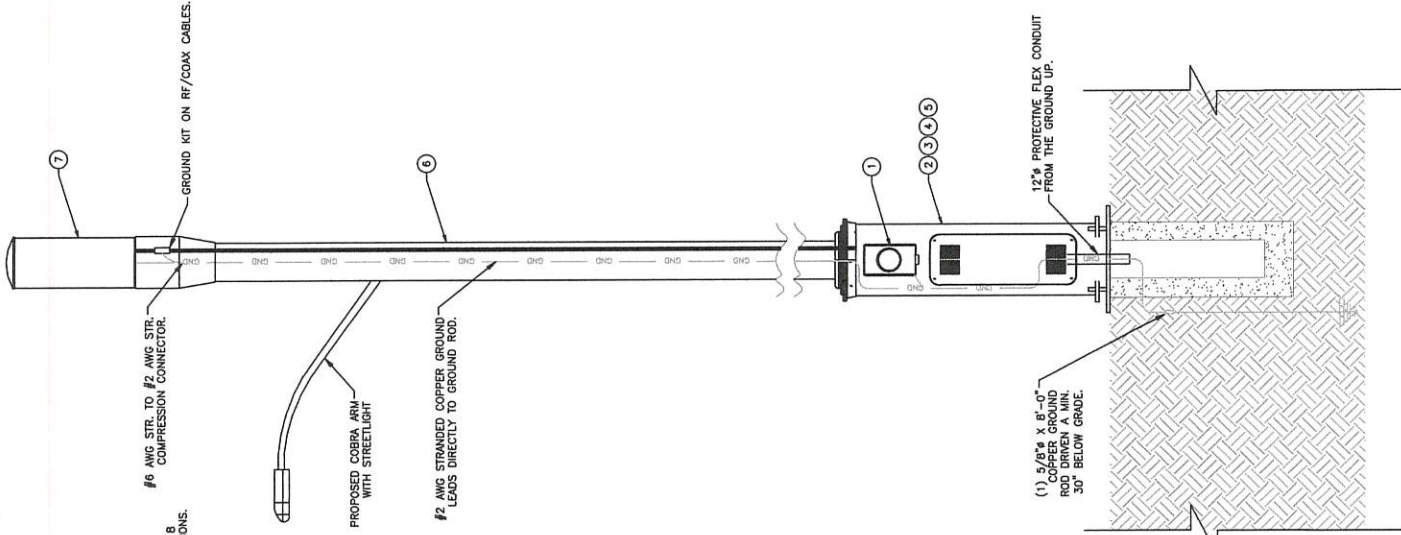
THE SURFACE OF THE EQUIPMENT SHALL BE SANDED DOWN TO THE BARE METAL AND FREE OF ANY DIRT BEFORE APPLYING NO-OX OR EQUAL COMPOUND, PAINT TO MATCH EQUIPMENT.

NOT TO SCALE



NOT TO SCALE

- 1 WTER BASE 1001089 200A GROUND AS PER MANUFACTURERS SPECIFICATIONS.
- 2 EATON LOAD CENTER BR8166112RFP. GROUND AS PER MANUFACTURERS SPECIFICATIONS.
- 3 NOKIA AIRSCEAL RTR 41R 825/66 (AIFA). GROUND AS PER MANUFACTURERS SPECIFICATIONS.
- 4 CHARLES FIBER TRANSITION TERMINAL CT714-BLUC. GROUND AS PER MANUFACTURERS SPECIFICATIONS.
- 5 GE CC1000S285 RECTIFIER. GROUND AS PER MANUFACTURERS SPECIFICATIONS.
- 6 STEEL POLE.
- 7 (1) NEW ANTENNA. GROUND AS PER MANUFACTURERS SPECIFICATIONS.



NOT TO SCALE

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REVISION		NO.	DESCRIPTION	BY	DATE
A	PRELIM. ISSUE	MDL	11/09/2020		
	FINAL ISSUE	MDL	11/24/2020		
B					
C					
D					
E					

SITE NAME:
GULFPORT 3

SITE ADDRESS:
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DRAWN BY:	MDL
CHECKED BY:	DMA
DATE DRAWN:	10/13/2020
TEI JOB NO.:	2120-150A-1002-013
SHEET TITLE:	

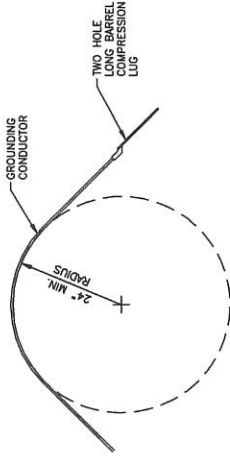
**GROUNDING AND
WELD
CONNECTION
DETAILS**

SHEET NUMBER:	E-3	REV. #	2
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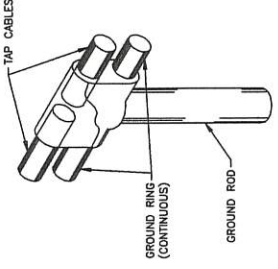
- NOTES:**
- DO NOT INSTALL CABLE GROUND KIT AT A BEND.
 - ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT AND WEATHERPROOFING KIT SHALL BE TYPE AND PART # AS SUPPLIED OR RECOMMENDED BY HYBRID CABLE MANUFACTURER.

CABLE GROUNDING DETAIL
NOT TO SCALE

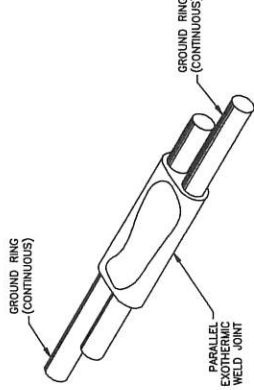


- CLEAN SURFACES TO BE WELDED OF ALL PAINT, DIRT, MOISTURE, CORROSION AND OTHER FOREIGN MATTER.
- MAKE APPROPRIATE WELDED CONNECTION (REFER TO DETAILS). USE MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- IF WELDED MATERIALS HAVE A GALVANIZED FINISH, APPLY A PROTECTIVE COLD GALVANIZE COATING.

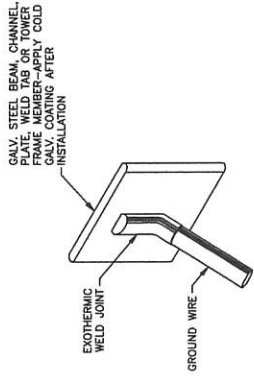
MINIMUM GROUNDING CONDUCTOR RADIUS
NOT TO SCALE



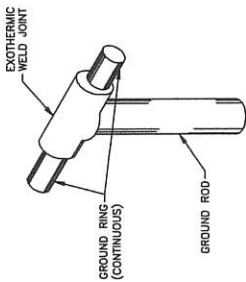
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



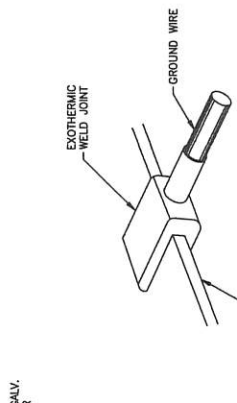
DETAIL A
GROUND RING
CONNECTION OR SPLICE



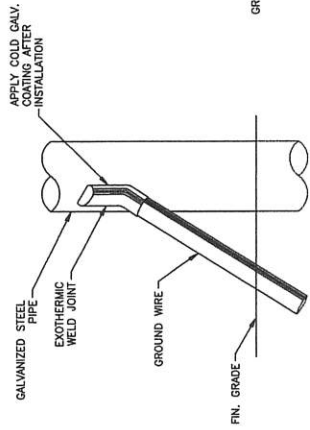
DETAIL D
MISC. STEEL
CONNECTION



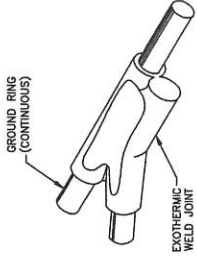
DETAIL C
TEE OF HORIZONTAL
RUN



DETAIL F
GROUND BAR
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

SECTION 4
TOWNSHIP 8 SOUTH, RANGE 11 WEST
HARRISON COUNTY, MISSISSIPPI

GENERAL NOTES
THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO DOCUMENT THE HORIZONTAL POSITIONS OF THE PERMANENT FEATURES VISIBLE ON THE SURFACE OF THE EARTH AND TO PROVIDE A BASIS FOR THE DATE OF SURVEY, SEPTEMBER 27, 2020.
THE RIGHT OF WAY SHOWN HEREON WAS DETERMINED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION IN THE FIELD. THIS IS NOT A BOUNDARY SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF ANY PROFESSIONAL ENGINEER. NO ABSTRACT EXAMINATION IS MADE. INFORMATION SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM AVAILABLE RECORDS, SUCH AS DATA AND/OR EXTRACTS FROM RECORDS MADE AVAILABLE TO US BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION, AGENCIES CONTROLLING SUCH RECORDS, WHERE AVAILABLE. THE ACTUAL NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED FOR THE MOST CURRENT INFORMATION AS TO UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DUGGING.

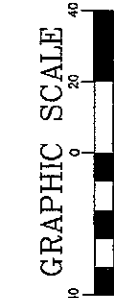
AT THE TIME OF SURVEY, THE PROPOSED POLE LOCATION APPEARS TO BE LOCATED IN ZONE 18T. THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION HAS DESIGNATED AND DELINEATED ON FEMA FLOOD INSURANCE RATE MAP PANEL 28047C03776 (CITY OF GULFPORT, MISSISSIPPI), WITH AN EFFECTIVE DATE OF JUNE 16, 2006.

NOTE:
PLEASE CONTACT LOCAL OFFICIALS FOR ANY REQUIRED PERMITS PRIOR TO EXCAVATION OR CONSTRUCTION.

23RD AVENUE
(PUBLIC) (ASPHALT)

SW CORNER SQ. 182
1/2" Iron Rod
(Pvt.)

DATE	DESCRIPTION	REVISIONS
09-27-20	PRELIMINARY FILE	SRT
		REVISED



14TH STREET
(PUBLIC) (ASPHALT)

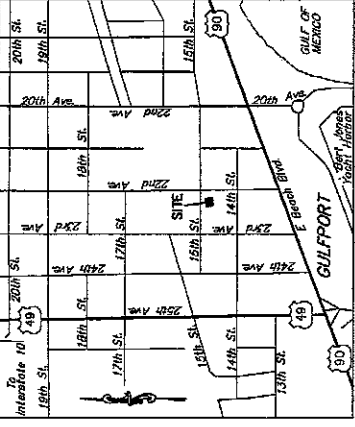
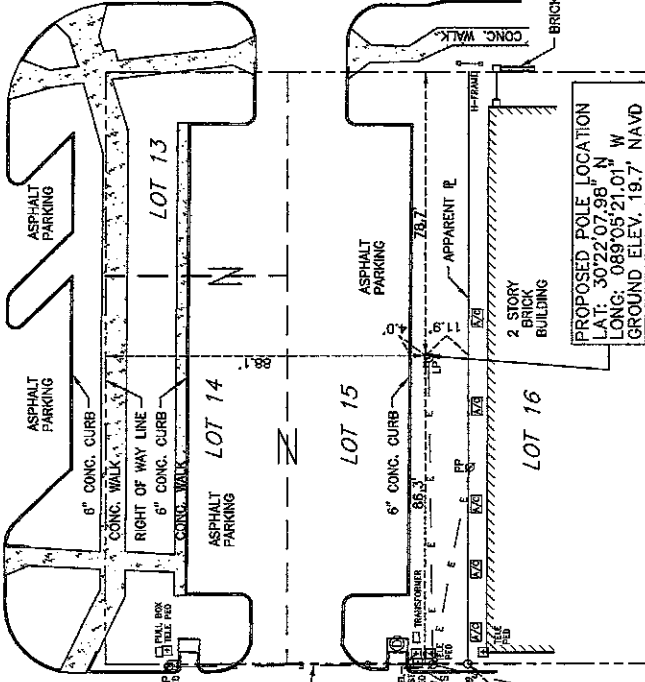
TURNER SURVEYS, LLC
112B AVENUE SAINT GERMAIN
COVINGTON, LA 70433
Phone: 504-992-0290
sturner@turnersurveys.net

TOPOGRAPHIC SURVEY OF
GULFPORT 3 TOWER SITE
GULFPORT, MISSISSIPPI

SECTION 4, T8S-R11W
HARRISON COUNTY, MISSISSIPPI

DATE: 09/27/20	DRAWN BY: DAS	JOB NO: 20-0089	DRAWING NO: 1
SCALE: 1" = 40'	CHECKED BY: SRT		

15TH STREET
(PUBLIC) (ASPHALT)



LEGEND

1/2\"/>

Stanley K. Turner
STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2588
REGISTERED PROFESSIONAL LAND SURVEYOR

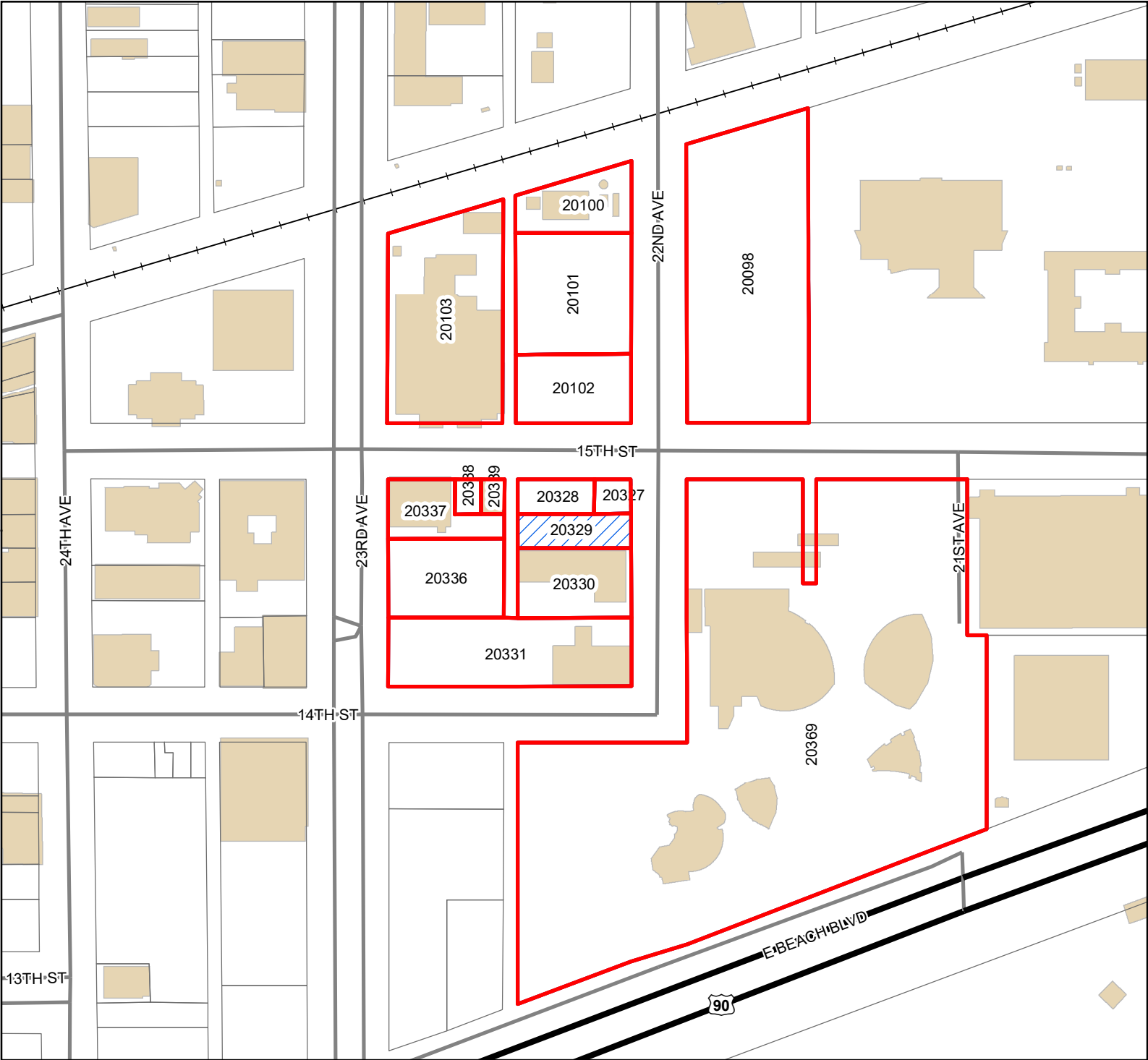
RE: Planning Commission Approval 2103PC031, by agent Ashley Zito, Requests a small cell tower, 22nd Ave, Lat 30.368883, Long - 89.089169, Zoned T-5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, February 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

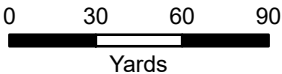
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, February 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID (031)	Name	Address	City	State	ZIP
N	20329	0811K-01-015.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
Adjacent Property Owners							
Y	20330	0811K-01-016.000	1415 22ND STREET LLC	2002 BENT OAKS BLVD	BILOXI	MS	39531
N	20336	0811K-01-019.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20103	0811F-03-012.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20102	0811F-03-011.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20327	0811K-01-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20101	0811F-03-010.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
Y	20338	0811K-01-021.000	GILLESPIE VIRGIL G & HELEN J	2501 13TH STREET, SITE 4	GULFPORT	MS	39501
N	20339	0811K-01-022.000	GILLESPIE VIRGIL G & HELEN J	2501 13TH ST STE 4	GULFPORT	MS	39507
Y	20098	0811F-03-008.000	JAY-JAY HOLDINGS LLC	32 GREENBRIAR DR	GULFPORT	MS	39507
N	20100	0811F-03-009.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20328	0811K-01-014.000	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
N	20369	0811K-01-031.000	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501
N	20337	0811K-01-020.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
Y	20331	0811K-01-017.000	FIRST MAGNOLIA FED SAV & LOAN	250 RIVERCHASE PKWY SUITE 600	BIRMINGHAM	AL	35244



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.