

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 23, 2023 AT 4:30 PM

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

F1. Planning Commission Meeting - February 23, 2023

G. Announcements

G1. If you are aggrieved by a vote of the Planning Commission, see below.

DECISION ITEMS: Except as noted below, items listed on this agenda as “Decision Items” may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the 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.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as “Recommendation

Items”, the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

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.

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2303PC026:

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

H2. Planning Commission Recommendation

**1. Zoning Text Amendment 2302PC016:
Postponed to March Meeting:**

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

2. Zoning Map Amendment 2303PC024:

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan 2111PC177, owner is requesting an extension to the approved River Point Estates general plan on November 18, 2021. Tentative approval shall be effective for a maximum period

of one (1) year unless, the planning commission grants an extension if the final plat was not submitted within the time limit and can resubmit the general plan for tentative approval.

L. Adjournment

MINUTES

GULFPORT CITY PLANNING COMMISSION

Thursday, February 23, 2023, 4:30 P.M.

City Hall Council Chambers

- A. **Prayer**: The Planning Commission led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **4:30 p.m.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
KEITH WILLIAMS
HAROLD SPANN
BJ SELLERS
TIM DAIGLE JR.
VIRGINIA ADOLPH
BRYAN JACOBS
DOUG HANCOCK

BOARD MEMBERS ABSENT:

CHARLIE HEWES
GARLON PEMBERTON
CHRIS ROMANO

STAFF MEMBERS PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
MATILDA WELCH
RHONDA GADDIS

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Adoption of Minutes:

A motion by Virginia Adoloh to approve Minutes of the **January 26, 2023**, meeting was seconded by Doug Hancock and carried.

G. Hearing of Cases:

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: 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. The Chairperson asked for anyone speaking at the meeting to complete a Speaker’s Card.

G3. Routine Agenda

H. Planning Commission Decisions

1. Planning Commission Approval 2301PC002:
(Postponed to February meeting)

Planning Commission Approval 2301PC002, by agent Bryce McMurry, tax parcel 0810O-02-012.000, Requests to convert portion of Mobile Home Park into RV use, 2800 19th Ave, Zoned B-2 (General business), Ward 3

Speaking for the Petition: Bryce McMurry, Owen Gates

Speaking against the Petition: Fred Campbell, Clarice Gilner

Motion: Mr. Jones – To deny applicant request.
Motion failed for lack of a second.

2nd Motion: BJ Sellers - To approve applicant request.

Second: Timothy Diagle Jr

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Absent
BJ SELLERS	– Yea
WM. PRINCE JONES	– Nay
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Yea
GARLON PEMBERTON	– Absent
CHRIS ROMANO	– Absent

Action: Motion carried 6-1

2. Planning Commission Approval 2302PC012

The applicant Request by agent Kristine Greb, tax parcel 0910B-01-046.000, Requests approval for a home occupation of a mobile provider for LED light facial treatments, 4800 Kendall Ave, Zoned R-1-7.5 (Single family district), Ward 4

Speaking for the Petition: Kristine Greb

Speaking against the Petition: None

Motion: Harold Spann – To approve applicant request

Second: WM. Prince Jones

KEITH WILLIAMS	– Chairman
HAROLD SPANN	– Yea
VIRGINIA ADOLPH	– Yea
CHARLIE HEWES	– Absent
BJ SELLERS	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Yea

TIM DAIGLE JR – Yea
GARLON PEMBERTON – Absent
CHRIS ROMANO – Absent

Action: Motion carried; Unanimously

3. Zoning Map Amendment 2302PC014

The applicant Request by owner Jeanette Ladner, tax parcel 0711P-01-002.000, Requests to rezone from T5 (Urban center zone) from T4+(General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Jeanette Ladner

Speaking against the Petition: None

Motion: Virginia Adolph – To approve applicant request.

Second: BJ Sellers

KEITH WILLIAMS – **Chairman**
HAROLD SPANN – Yea
VIRGINIA ADOLPH – Yea
CHARLIE HEWES – Absent
BJ SELLERS – Yea
WM. PRINCE JONES – Yea
DOUG HANCOCK – Yea
BRYAN JACOBS – Yea
TIM DAIGLE JR – Yea
GARLON PEMBERTON – Absent
CHRIS ROMANO – Absent

Action: Motion carried: Unanimously

4. Zoning Text Amendment 2209PC171:

Zoning Text Amendment 2209PC171, by Lauren Illing, City of Gulfport, Amendments to the Comprehensive Zoning Ordinance, as amended, Section I Definitions (B) Words and Phrases Medical cannabis Establishment and Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary, to allow a Medical Cannabis dispensary as a matter of right in R-B, B-1, B-2, B4, T4+, T5, T6 zoning districts.

Speaking for the Petition: Lauren Illing, David Brown, Bethany Hill, Emily Escolas, Milton Urbine, Carol Daily, Leah Simon

Speaking against the Petition: Dustin Liles, Jo Tappan, Brian Dix, Neiani Bennett, William McCowan

Motion: Doug Hancock – To deny applicant request.

Second: BJ Sellers

KEITH WILLIAMS – **Chairman**
HAROLD SPANN – Left meeting 5:49 pm
VIRGINIA ADOLPH – Yea
CHARLIE HEWES – Absent
BJ SELLERS – Yea
WM. PRINCE JONES – Yea
DOUG HANCOCK – Yea
BRYAN JACOBS – Yea
TIM DAIGLE JR – Nay
GARLON PEMBERTON – Absent
CHRIS ROMANO – Absent

Action: Motion carried: 5-1

5. Other Business

I. Adjournment

There being no further business, a Motion was made by **Virginia Adolph** to adjourn, seconded by **Tim Daigle Jr.** and carried unanimously. The meeting adjourned at **6:39pm.**

WILLIAM PRINCE JONES, Secretary

Date:_____

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2023

Re: Planning Commission Decision

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2023

Re: Planning Commission Approval 2303PC026:

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Technical Report

Planning Commission

GENERAL INFORMATION

Case File Number: 2303PC026

Hearing Date: March 23, 2023

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

TECHNICAL DETAILS

The applicant requests planning commission approval for a medical cannabis dispensary use. The ordinance states that, the main point of entry of a medical cannabis establishment shall not be located within one thousand (1,000) feet of the nearest property boundary of any school, church, or childcare facility. A medical cannabis establishment may receive a waiver to this distance restriction by receiving approval from the school, church or child care facility and by applying for a waiver with its respective licensing agency, provided that the main point of entry of the cannabis establishment is not located within five hundred (500) feet of the nearest property boundary line of any school, church or child care facility.

The definition of school is as follows, *School*: A building, structure, and/or property, together with any accessory buildings, structures, and/or uses, used for pre-school, elementary, middle, junior high, and/or high schools serving any level of education from pre-school through 12th grade, including denominational and sectarian, and two-year and four-year undergraduate and graduate colleges and universities, boarding schools, and military academies as well as business, secretarial, and vocations schools offering specialized trade and commercial courses, educational facilities or establishments, including learning or discovery centers, aquariums, and museums, whether profit or non-profit, and specialized, non-degree-granting schools or establishments offering subjects including art, ballet and other dance, computers, cooking, drama, driver education, language, and/or music. Further included are seminaries and other establishments furnishing educational courses by mail as well as facilities, institutions, conference centers, and museums that offer specialized programs in personal growth and development (e.g., arts, communications, environmental awareness, and/or management).

EXECUTIVE SUMMARY

The primary concern around the medical cannabis dispensary location is that it is located inside the restriction boundary zone, per city ordinance requirements. The desired dispensary address is less than five hundred (500) feet from a school building (as defined above), located at 700 Pass Road, in Gulfport. Based on the following information the staff recommendation is to deny the request.

Technical Report

Planning Commission

Any approval should consider these conditions.

1. Must meet all current Building Codes and City of Gulfport Ordinances. Must meet State of Mississippi ABC Medical Cannabis Dispensary Regulations (Permit) prior to making application with the city of Gulfport.
2. Disapprove. Proposed location is within three (3) blocks of Pass Road Elementary School

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 03/10/2023

Public Works: No conditions. Memo dated 03/09/2023

Traffic and Safety: No conditions. Memo dated 03/09/2023.

Building Code Services: Must meet all current Building Codes and City of Gulfport Ordinances. Must meet State of Mississippi ABC Medical Cannabis Dispensary Regulations (Permit) prior to making application with the city of Gulfport. Memo dated 03/06/2023.

GIS: No conditions. Memo dated 03/06/2023.

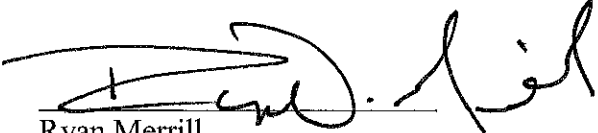
Police Department: Disapprove. Proposed location is within three (3) blocks of Pass Road Elementary School Memo dated 03/07/2023

Fire Department: No conditions. Memo dated 03/03/2023

City Arborist: No conditions. Memo dated 03/06/2023.

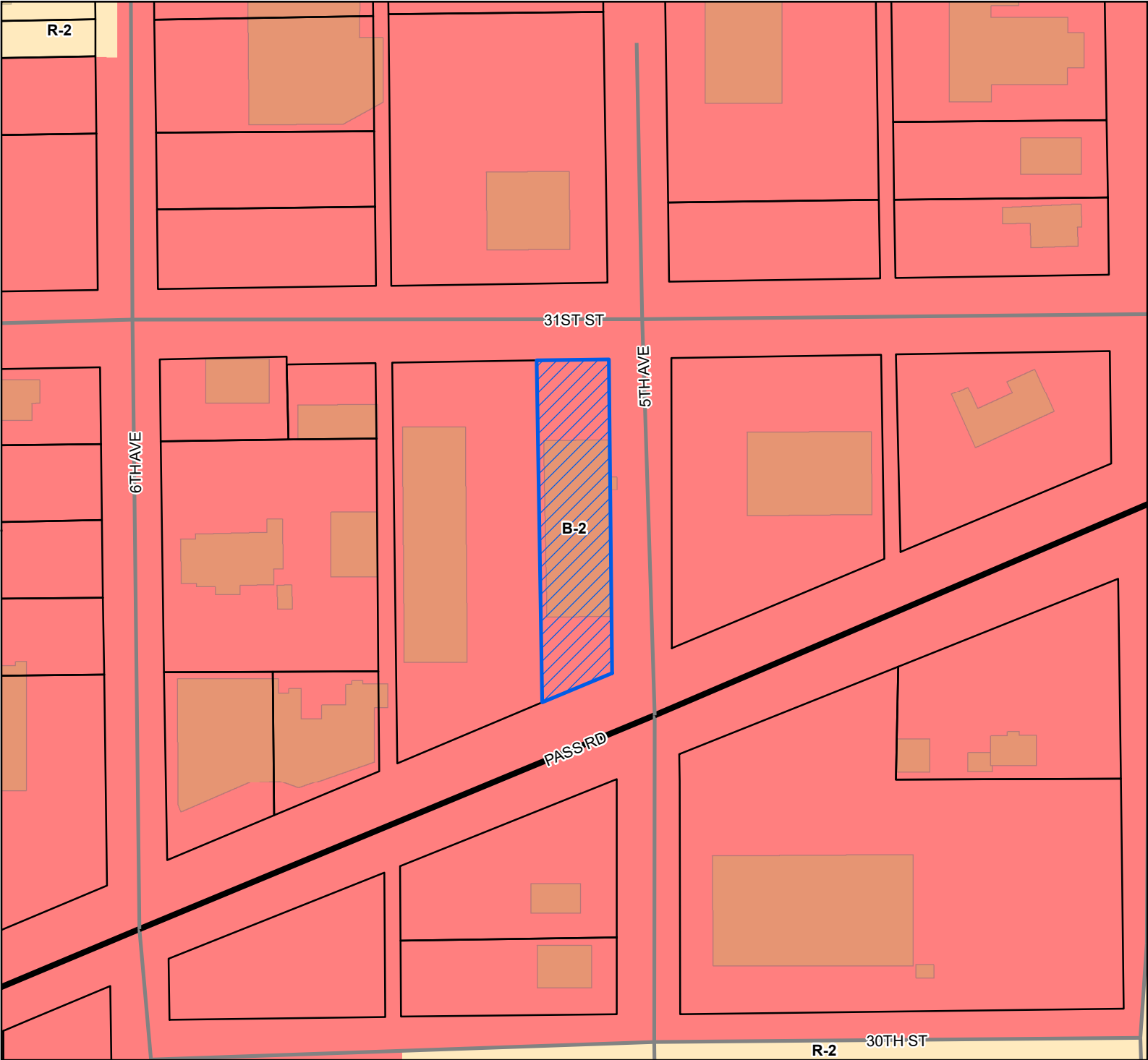
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill

Director of Urban Development Department



Site

US or State Highway

Street

Parcels

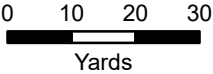
Buildings

Zoning

B-2 - General Business District

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

Site Information
0910M-01-027.000
Zoning: B-2 (General business)
Size: 9,807 Sqft
Flood: X



1 inch = 90 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.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2303PC026Date Received: 2/2/23

Receipt Number: _____

Received By: SS187Zoning: B-2Ward: 3 Flood: XSize: 9,807 sqft

(If necessary, use separate sheet of paper)

TAX PARCEL # 0910M-01-027-000

Address of Property Involved: 820 Pass Rd Gulfport MS 39501 ^{Bum}

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:Dispensary and redevelopment**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

Chad McKelley + Brad Ball
Printed Name of Owner

820 Pass Rd.
Mailing Address

Gulfport MS 39501
City State Zip code

228-284-8961 228-284-8961
Home Phone Work/Cell Phone

Chad McKelley @ yahoo.com
Email

Signature of Owner

AGENT

John Wolfe
Printed Name of Agent

182 Astor St.
Mailing Address

Gulfport LA 70053
City State Zip code

504-512-2777
Home Phone Work/Cell Phone

John @ Amgold Holdings - com
Email

John Wolfe
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.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Chad McKey and Brad Ball
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 820 Pass Rd Gulfport MS 39501
 PHONE # (H) 228-284-8961 (W) _____
 TAX PARCEL NUMBER(S) OWNED 0910M 01027 000

SIGNATURE: _____

NAME OF OWNER (PRINT) Brad Ball
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 820 Pass Rd Gulfport MS 39501
 PHONE # (H) 228-343-7613 (W) _____
 TAX PARCEL NUMBER(S) OWNED 0911m 01 027 000

SIGNATURE: Brad Ball

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: _____



Designation of Agent

I, Chad McKey, being property owner of 820 Pass Rd
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize John Wolfe to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature]
Signature

02/01/23
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the _____ day of February, 20 23

Dianne L. Jones
Notary Public

March 31, 2023
Commission Expiration



Transportation and access - no change

Water supply - no change

Waste disposal - no change

Fire and Police protection - no change

Other public facility - no change

Why the proposal will not cause traffic - we have 2 streets to access parking in front and rear

Why the proposal will clean up - we will invest around \$500,000 into facility and work with our community

DECLARATION OF ACCEPTANCE

Property: **Harrison County, MS**
(820 Pass Rd., Gulfport, MS 39501)

All warranties and statements, expressed or implied, as to property condition, financing terms, and all representations of all parties, including seller, purchaser, and cooperating brokers, contained in the Contract for Sale and Purchase of Real Estate, signed by (purchasers) and (Sellers), have been complied with to our satisfaction.

We, the undersigned, do hereby declare that without any reservations we hereby accept the property as to the condition of the house, other improvements, fixtures, and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of purchasers and sellers and cooperating brokers, and any other statements or representations contained in the contract or any addendum attached hereto.

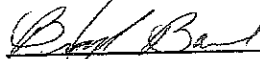
We do further declare that the consideration paid therefor is fair and reasonable and acceptable to us, and that we understand that market conditions change, and that property values therefor change, and that we release Sellers, Seller's Agents and any Broker in this transaction from any responsibility resulting from changes in market conditions.

We understand that with the acceptance of the Deed, the Seller will have no farther responsibility or liability for any repairs to the property, and hold harmless the cooperating brokers for any representations, both expressed and implied, in the aforementioned contract or in any other form, not thus merged in the Deed.

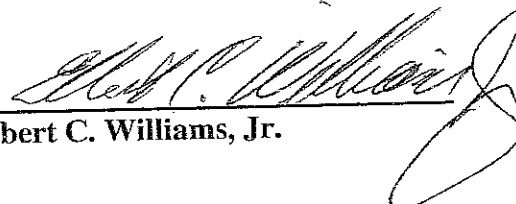
WITNESS OUR SIGNATURES on this the 22nd day of March, 2017



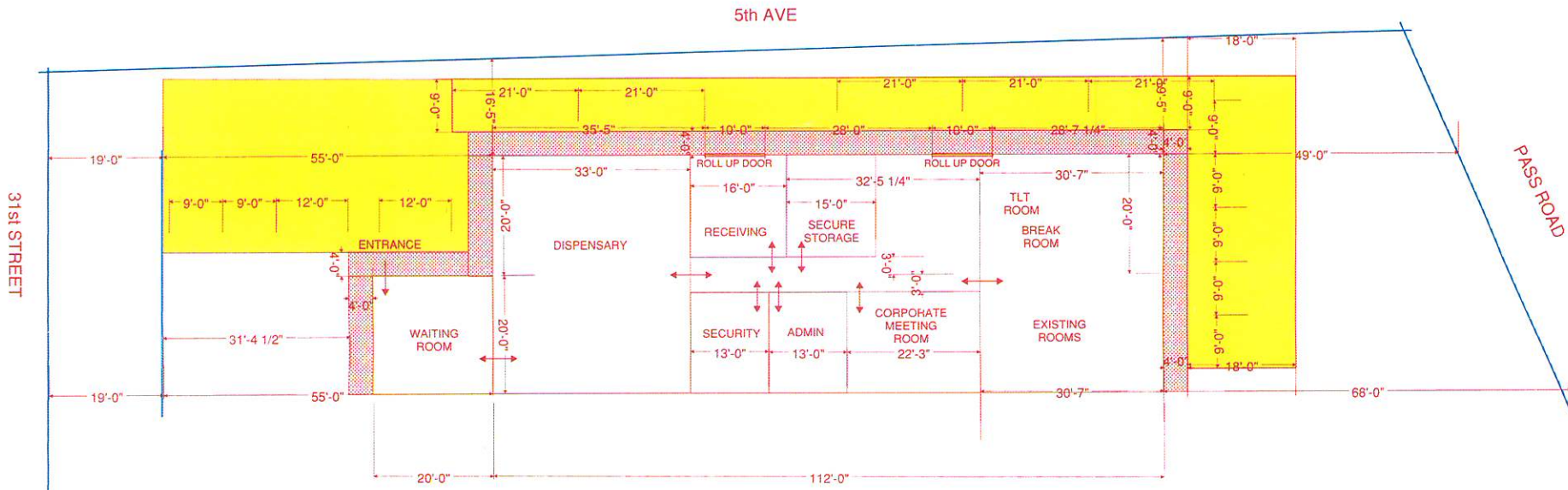
Chad McKey



Brad Ball



Elbert C. Williams, Jr.



AMG GOLD DISPENSARY

5 th Avenue
GULFPORT, MS 39501

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

File# 170241

Indexing Instructions: The East 45 feet of
Lots 1 to 10, inclusive, Block 15, Myrtle
Re-Survey, in the City of Gulfport,
Harrison County, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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,

**Elbert C. Williams, Jr.
7 Keyser Lane
Gulfport, MS 39507
(228) 860-4137**

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

**Chad McKey and Brad Ball,
as joint tenants with full rights of survivorship and not as tenants in common
4201 Searle Avenue
Gulfport, MS 39507
(228) 382-2292**

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:

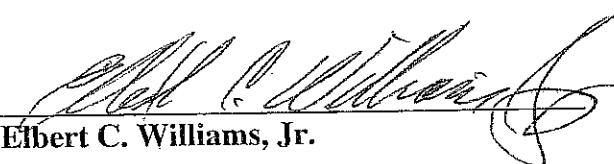
The East forty-five (45) feet of Lots One (1) to Ten (10), inclusive, Block Fifteen (15), Myrtle Re-Survey, in the City of Gulfport, Harrison County, Mississippi, in accordance with the official map or plat of said subdivision on file and of record in the office of the Chancery Clerk of said county and state; together with all improvements thereon and all appurtenances in any wise appertaining thereto.

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. The Grantor hereby covenants that the property described herein constitutes no part of their homestead, nor is it contiguous thereto.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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 22nd day of March, 2017.


Elbert C. Williams, Jr.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

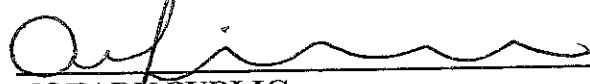
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Elbert C. Williams, Jr., who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22nd day of March, 2017.

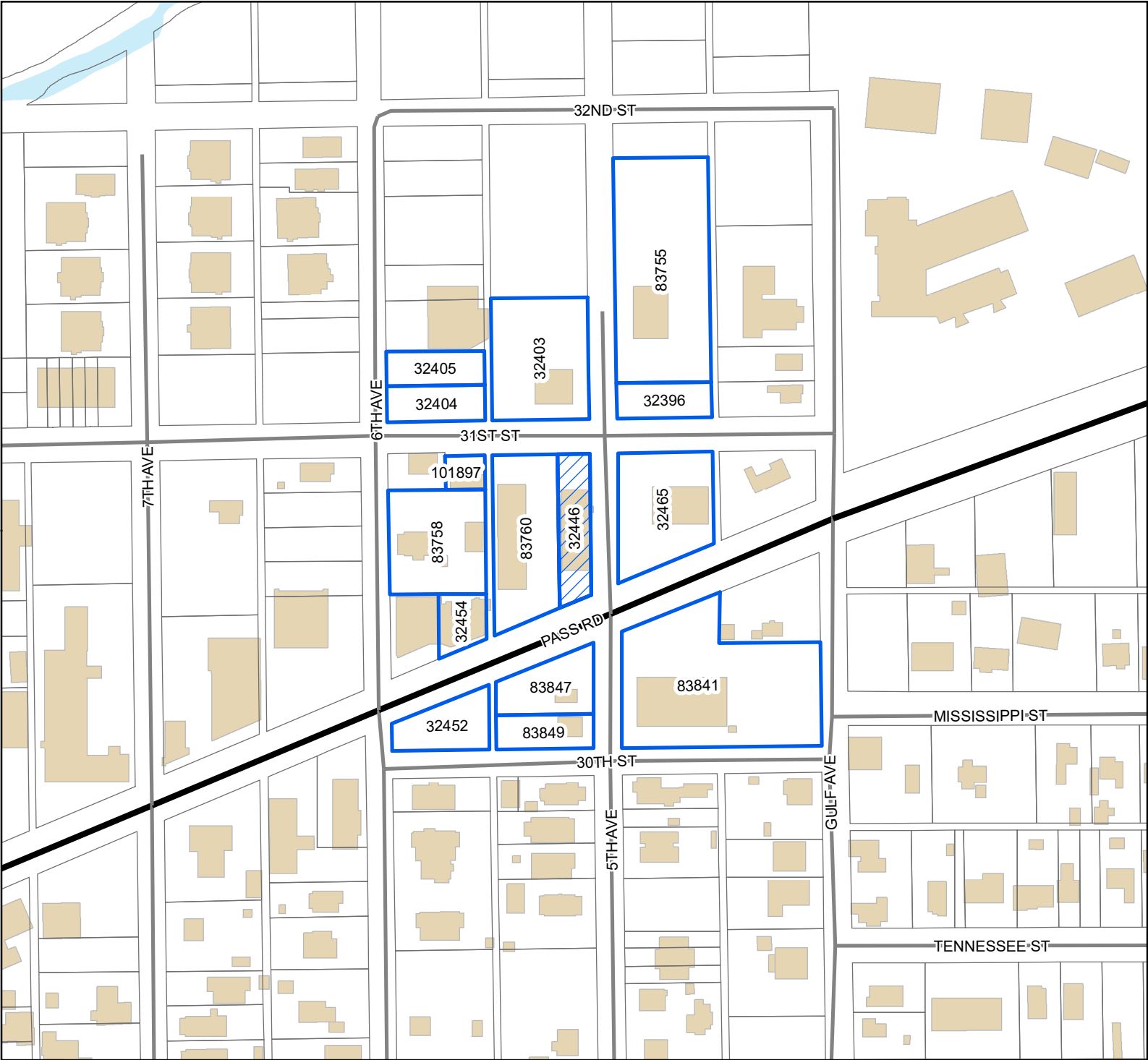
(SEAL)

My Commission Expires:



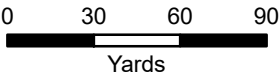

NOTARY PUBLIC

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CHAD MCKEY & BRAD BALL(OWNERS)	820 PASS RD	GULFPORT	MS	39501
			JOHN WOLFE (AGENT)	182 ASTON ST	GRETNA	LA	70053
			Adjacent Property Owners				
	83758	0910M-01-030.000	EDEN CENTER LLC	3412 DIJON AVE	OCEAN SPRINGS	MS	39564
	32405	0910M-01-034.000	HURST ANDREW T & CANDACE S	414 CARIBE PLACE NORTH	GULFPORT	MS	39507
	32465	0910M-01-014.000	SLADE JEANNYE Z & LARRY	810 PASS RD	GULFPORT	MS	39501
	32396	0910M-01-015.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
N	83755	0910M-01-016.000	D R WALKER INC	3108 5TH AVE	GULFPORT	MS	39501
	32454	0910M-01-028.000	K&M INVESTMENT GROUP LLC	3412 DIJON AVE	OCEAN SPRINGS	MS	39564
	101897	0910M-01-032.001	ALFONSO DONALD J & SHERRY D	429 2ND STREET	GULFPORT	MS	39507
	83847	0910M-03-024.000	SMITH RAYMOND TRENT & THERESA	12392 SALISBURY RD	GULFPORT	MS	39503
N	83849	0910M-03-025.000	SMITH RAYMOND TRENT & THERESA	12392 SALISBURY RD	GULFPORT	MS	39503
N	32404	0910M-01-033.000	HURST ANDREW T & CANDACE S	414 CARIBE PLACE NORTH	GULFPORT	MS	39507
	32452	0910M-03-043.000	EMPIRE INVESTMENTS #2 LLC	14630 ERNEST ST	BENNINGTON	NE	68007
	32403	0910M-01-026.000	LINDSAY ARTHUR R & EDNA L	3103 5TH AVE	GULFPORT	MS	39501
	32446	0910M-01-027.000	MCKEY CHAD & BALL BRAD	4201 SEARLE AVE	GULFPORT	MS	39507
	83760	0910M-01-027.001	MAGEE DONALD R & JULIE P	24 LOVEGRASS WAY	SANTA ROSA BEAC FL		32459
	83841	0910M-03-003.000	STICE-HILL HOLDING LC	7650 OLD HAMMOND HWY	BATON ROUGE	LA	70809



Legend

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



1 inch = 200 feet



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RE: Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), 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 23, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, March 23, 2023**. 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.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0112426****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

55.24

Payment Type:

Account Billed

User ID:

IPL0024925

PREVIEW FOR AD NUMBER IPL01124260**ACCOUNT INFORMATION**

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

March 2, 2023 12:15:40 PM EST

Amount:

55.24

SCHEDULE FOR AD NUMBER IPL01124260

March 8, 2023

SunHerald (Biloxi)

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, March 23, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-

01-001.005, seeking approval of Final
Plat for 16 single-family residential
lots (Plantation Oaks Subdivision) at 0
Three Rivers Road, Zoned R-B (Resi-
dential Business), Ward 6

This the 2nd day of March, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2023

Re: Planning Commission Recommendation

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2023

Re: Zoning Text Amendment 2302PC016:
Postponed to March Meeting:

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2302PC016

Hearing Date: March 23, 2023

Legal: Zoning Text Amendment 230202PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary

TECHNICAL DETAILS

The applicant requests to amend the text to the zoning ordinance to allow for the expansion of medical cannabis dispensaries into new zoning districts. Specifically, the applicant would like to add the R-B zones. Further, the applicant would like to remove the T4+ Transect zone limitation in the existing ordinance, thereby allowing the "hybrid" code area access by the dispensaries with Planning Commission approval.

Statistically, this change could open up an additional 1.5 square miles of potential location for dispensaries within the city. This would allow the use to be located within 16.9% of the city if approved as opposed to the 13.8% currently allowed. Maps are attached to the report to assist in a more spatial view of the expansion.

EXECUTIVE SUMMARY

Initial conversations about the new medical cannabis laws included taking a more conservative approach to these before allowing them throughout the city. As a dispensary has not yet opened in Gulfport, it is difficult to determine the affect this use will have on the surrounding properties under the current city and state guidelines.

Should there be bas results, changing the rules and then changing them back again is problematic. The non-conforming rules are not quick when it comes to eliminating uses that are causing distress.

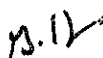
DIRECTOR APPROVAL

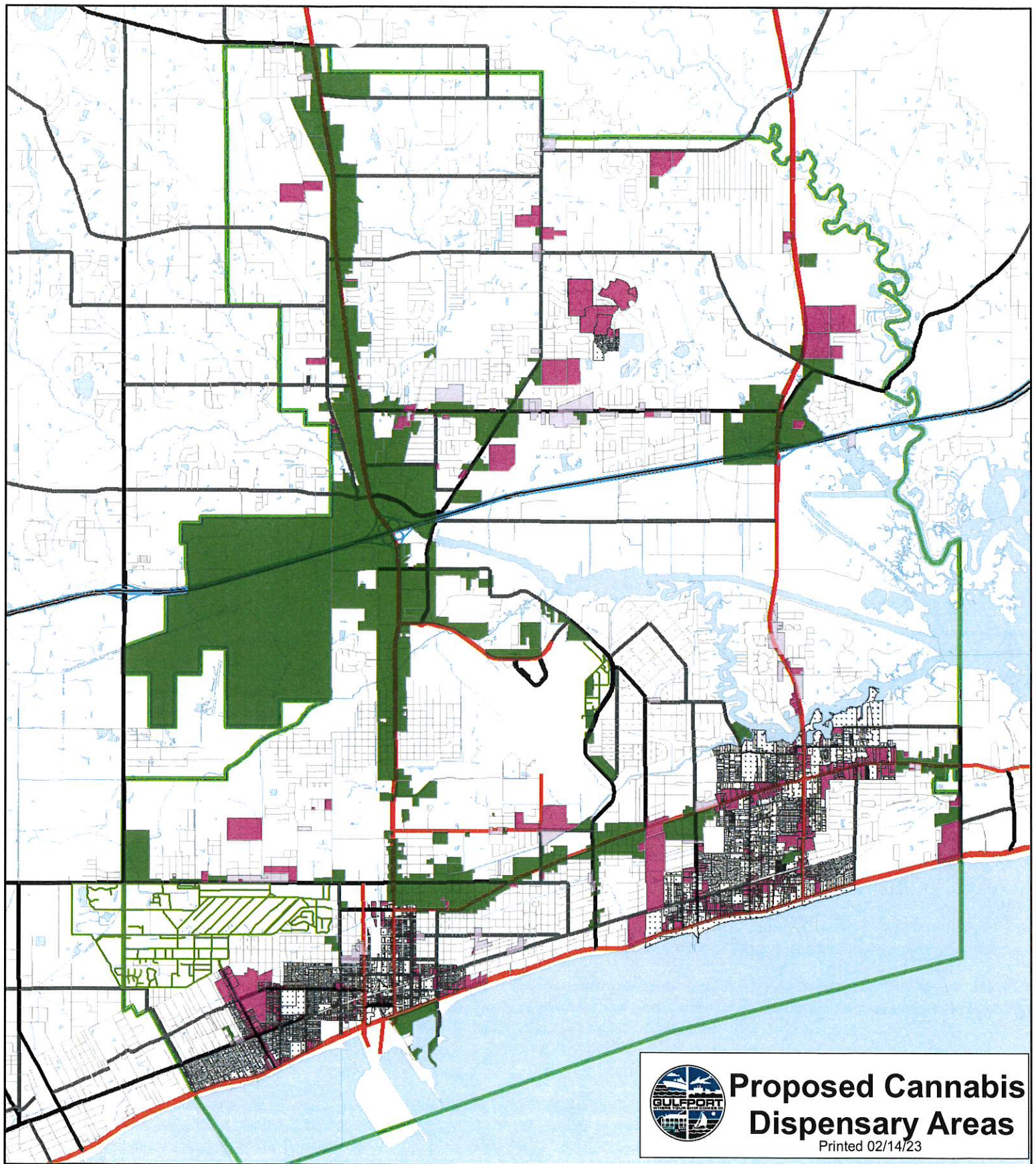
This report has been reviewed and approved by:



Ryan Merrill

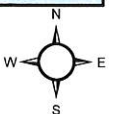
Director of Urban Development Department





Proposed Cannabis Dispensary Areas

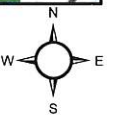
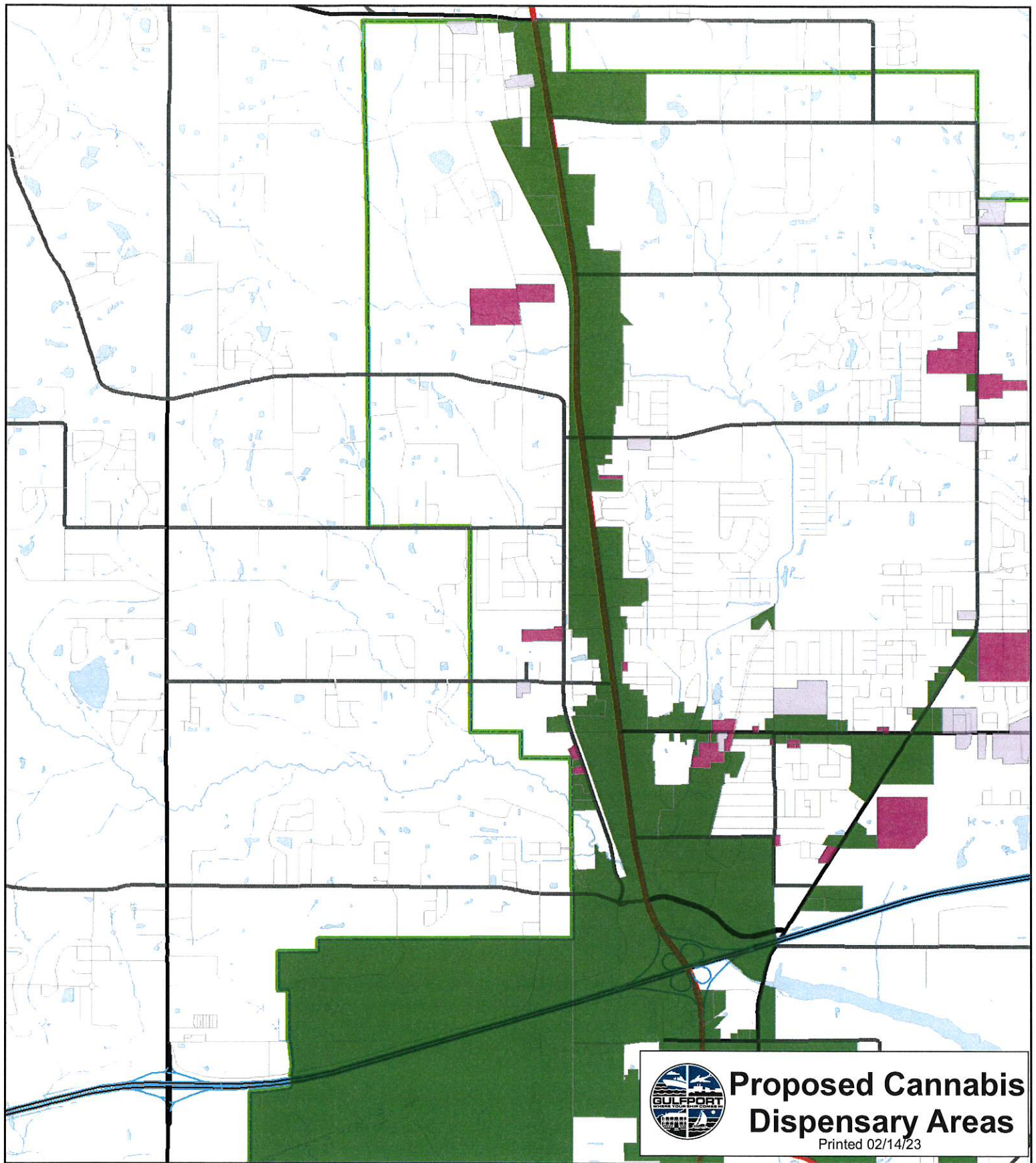
Printed 02/14/23



1 inch = 6,500 feet

DATA DISCLAIMER:

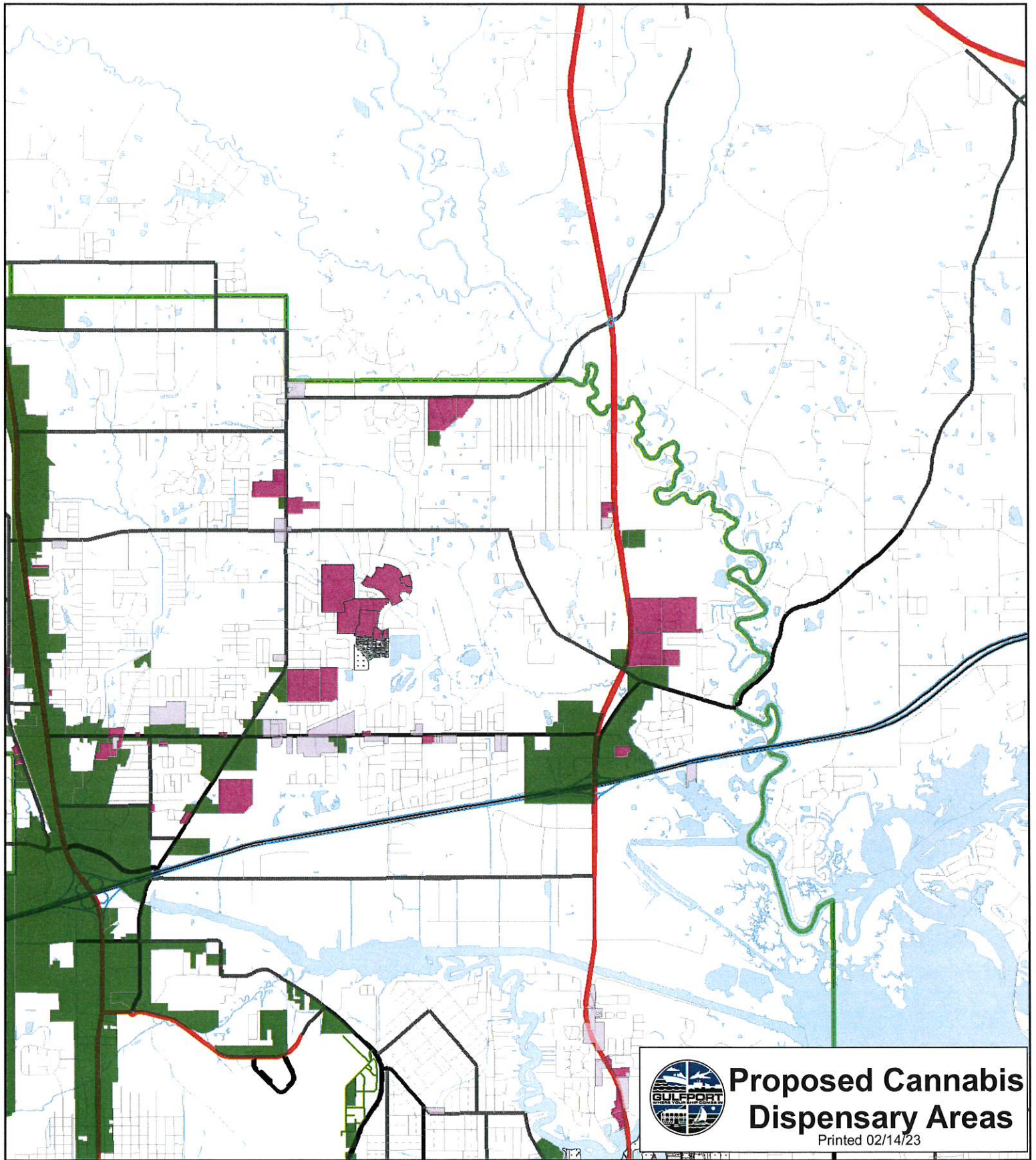
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1 inch = 3,333 feet

DATA DISCLAIMER:

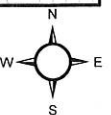
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Proposed Cannabis Dispensary Areas

Printed 02/14/23

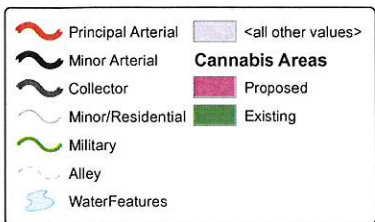
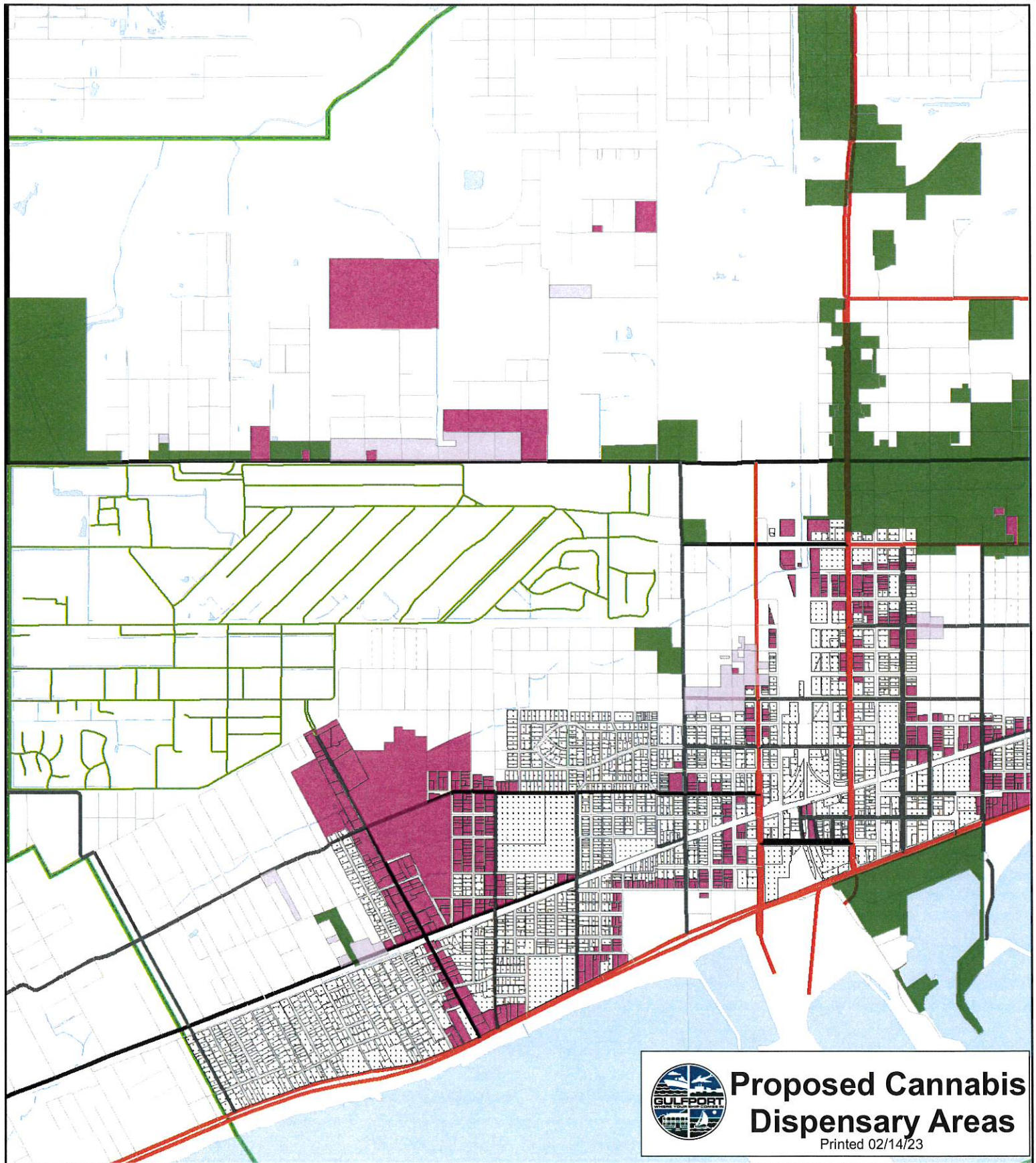
- | | | | |
|--|--------------------|--|-----------------------|
| | Interstate Highway | | <all other values> |
| | Principal Arterial | | Cannabis Areas |
| | Minor Arterial | | Proposed |
| | Collector | | Existing |
| | Minor/Residential | | |
| | Access Ramp | | |
| | Military | | |
| | Alley | | |
| | WaterFeatures | | |



1 inch = 5,000 feet

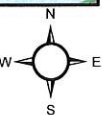
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Proposed Cannabis Dispensary Areas

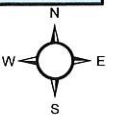
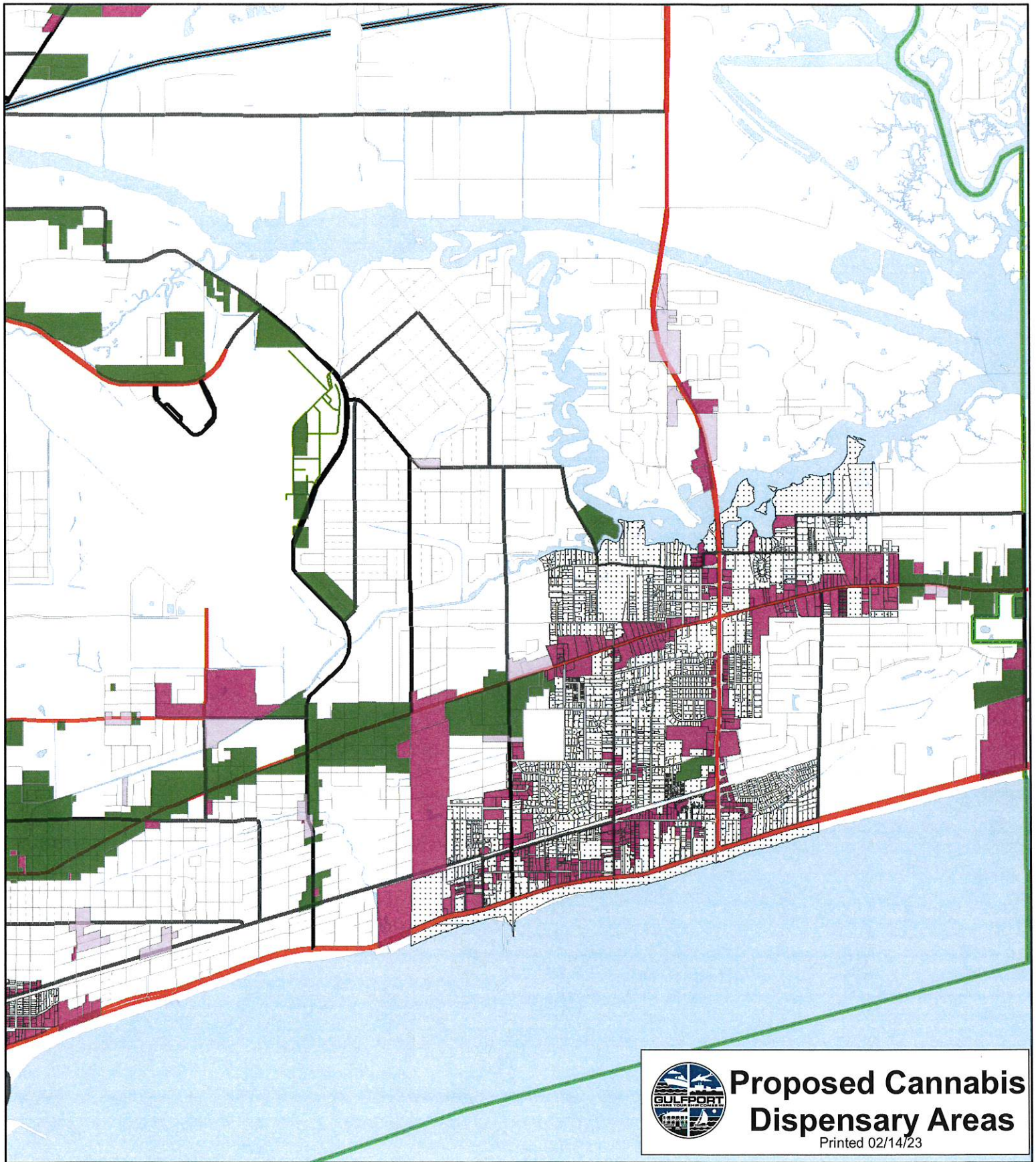
Printed 02/14/23



1 inch = 2,083 feet

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1 inch = 3,333 feet

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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 2302PC016Date Received: 1-4-2023

Receipt #: _____

Received By: ALBZoning: T4+Ward: 2 Flood: X

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

AMEND ORDINANCE 3130 TO ALLOW RETAIL
AND WHOLESALE TRADE OF MEDICAL
CANNABIS IN T4+ ZONE BY PERMISSION.

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

RONALD DAVID BROWN

Printed Name Of Owner

4200 BURGUNDY ST.

Mailing Address

NEW ORLEANS, LA 70117

City

State

Zip code

(504) 250-1998 (601) 228-1434

Home Phone

Work/Cell Phone

david@consulting@gmail.com

Email

Signature Of Owner

AGENT

DAVID P. SULLIVAN, ESQ.

Printed Name Of Agent

P.O. Box 777

Mailing Address

GULFPORT, MS 39502

City

State

Zip code

(228) 547-3533

Home Phone

Work/Cell Phone

david@davidpsullivanlaw.com

Email

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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) LEAH SIMON
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 4206 BURGUNDY ST., NEW ORLEANS, LA 70117
 PHONE # (H) (310) 600-5324 (W) (310) 600-5324
 TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000
 SIGNATURE: Leah Simon
 NAME OF OWNER (PRINT) NICHOLAS SHAY
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 337 BROOKLYN AVE, NEW ORLEANS, LA 70114
 PHONE # (H) (504) 909-8801 (W) (504) 909-8801
 TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000
 SIGNATURE: [Signature]
 NAME OF OWNER (PRINT) CARLOS GAUTREAUX
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 3606 LA SALLE, SAN ANTONIO, TX 78218
 PHONE # (H) (210) 249-8001 (W) (210) 249-8001
 TAX PARCEL NUMBER(S) OWNED 0811L-04-122.000
 SIGNATURE: Carlos Gauteaux

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: DAVID P. SULLIVAN [Signature]

The Law Offices of
DAVID P. SULLIVAN

A Professional Limited Liability Company

The Toggery Building
2501 14th Street, Suite 212
Gulfport, MS 39501

Mailing Address:
Post Office Box 777
Gulfport, MS 39502

Telephone: (228) 547-3533
Facsimile: (228) 233-3329
Email: david@davidpsullivanlaw.com
Web: davidpsullivanlaw.com

AUTHORITY TO ACT AS AGENT

Southern Roots Therapeutics of Mississippi d/b/a Roots Remedy (SRT-MS) hereby authorizes David P. Sullivan, Esq. and the Law Offices of David P. Sullivan, PLLC, to represent them and act as Agent in connection with all specifically matters pertaining to SRT-MS's Zoning Text Amendment before the City of Gulfport, Gulfport Planning Commission and Gulfport City Council.

This agreement is executed by me, the undersigned client, on this 3rd day of January, 2023.



R. David Brown, MNS, JD
Southern Roots Therapeutics of MS
d/b/a Roots Remedy

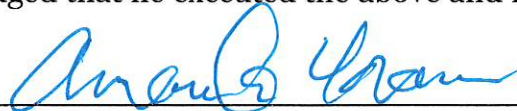
This agreement is hereby accepted on this 3rd day of January, 2023.



David P. Sullivan, Esq.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of January, 2023 within my jurisdiction, the within named R. DAVID BROWN who acknowledged that he executed the above and foregoing Authority to Act as Agent.



Notary Public

My Commission Expires:



Tax parcel #0811L-04-122.000
Lots 1 - 7, Block 194
Original Gulfport
Parcel one & Parcel two
1301 31st venue, Gulfport, MS 39501

GENERAL DESCRIPTION OF REQUEST:

Ordinance 3130: Amend Ordinance 3130 to allow retail and wholesale trade of medical *Cannabis* in T4+ zones by Permission.

Section 1: Medical Cannabis Establishment definition - Regarding the last sentence of this definition beginning, "The symbol plus-minus (" ± ")..." and ending "...constituting a medical cannabis establishment", we seek to remove T4+ from the existing definition and thereby allow a medical *Cannabis* dispensary to locate in T4+ zones by (P)ermission rather than by (R)ight.

Section 3: Within the Chart of Permitted Uses at "Retail Wholesale Trade - We seek to remove T4+ zones from the penumbra of properties otherwise captured by the legend entry stating, "± = T zones removed (see definitions)".

Section F. Reason for Text Amendment Request

3. Increase in need for sites

Increased needs for business sites, in addition to sites that are available, make it necessary and desirable to reclassify an area or to extend the boundaries of an existing district. As owners of a property that we purchased during a time when both municipal guidance was lacking or nonexistent in Gulfport and properties that would even comply with the stringent state requirements of SB 2095 or the Mississippi Medical Cannabis Act and its 1,000 foot setback restrictions, we had extremely few options. Based on information available at the time, we purchased a building that met state requirements and which also allowed for a vast array of commercial applications including that which most closely paralleled the business for which we intended to lease our property. Since apothecaries are permissible by right in T4+ zones, it was within this zone that we took the most comfort in believing we had chosen the correct property to own and then lease as a medical *Cannabis* dispensary. Further, the property at 1301 31st Avenue is situated squarely within an existing medical hub.

There are simply too few locations available to serve the patients of Gulfport that also comport with existing restrictions memorialized in Ordinance 3130. Noteworthy is the Gulfport City Attorney's comment of May 3, 2022 that, "You can have 500 dispensaries in the City of Gulfport...It could be as many as fits in the City under the zoning restrictions if they're adopted by the Council. So there's no restrictions on the number of businesses." While that may be true in the most general sense, it is not a practical reality observed by businessmen and women seeking to comply with the rigorous restrictions of controlling state law and do business in the state within the medical *Cannabis* space. In fact, earlier that same day during deliberations by the Council, Mr. Bruni stated on the record, "[W]e can always come back and amend this regulation at a later time" and based on the need of the both the business community and the patients of our City, this is

exactly what we seek to do. We are trying to amend the hastily adopted regulations on medical *Cannabis* in the most carefully tailored and surgically careful way possible so as to preserve the character of our City without inconveniencing our most needy citizens.

We believe that removing T4+ zones from the prohibitions of Ordinance 3130 will accomplish both the sound policy goal of making this new medicine accessible to our people and also bring our local law into parity with controlling state law. While it is true that under the state's Medical *Cannabis* Act (MCA) municipalities are free to enact reasonable time, place, and manner restrictions on medical *Cannabis* establishments, the text of the Act and, in fact, a state Attorney General's subsequent opinion interpreting these provisions has held that any such ordinances "[C]annot have the purpose or effect of prohibiting or making impracticable the operation of such establishments within the City." Attorney General Fitch went on to state in her formal opinion on this subject that a, "[M]unicipality's 'limited regulatory power' under the MCA allows the city to designate specific types of commercial zones or zones in which commercial use is otherwise authorized or not prohibited, as long as doing so does not have the purpose or effect of prohibiting or making impracticable the operation of such establishments within the city." Source: Attorney General Lynn Fitch's formal opinion of April 15, 2022. As it stands, the controlling ordinance in Gulfport does have the purpose or effect of, at the very least, making impractical the operation of a medical *Cannabis* dispensary within its city limits.

G. Written statements requesting an amendment to the Comprehensive Zoning Ordinance of SmartCode Ordinance:

1. Interest

Applicant Name: Ronald David Brown

Address: 4200 Burgundy St., New Orleans, LA 70117

Corporation Represented: on behalf of SRT Holdings, LLC, 301 Main Street, Suite 2200, Baton Rouge, Louisiana 70825

Interest: SRT Holdings, LLC seeks to lease to Southern Roots Therapeutics of Mississippi, Inc. the property at 1301 31st venue, Gulfport, MS 39501 to operate as a licensed Medical Cannabis Dispensary currently located within a T4+ zone and as part of an existing medical services hub (the company in question is currently as state licensed entity in good standing and approved to operate a medical *Cannabis* dispensary at this location)

2. Condition for Change

#3: Increase in need for sites and in response to a historical change in the character of this downtown commercial property

3. Development Schedule

Building renovations have been delayed for months now due to efforts before the Gulfport Planning Commission and City Council, but assuming successful completion of this application and amendment, build-out is expected to require 2 to 3 months; expected business opening date is either at the end of Q2 or beginning of Q3 in 2023.

4. Effects of Amendment

Nature of proposed amendment:

This amendment brings the City of Gulfport into alignment with Mississippi Senate Bill 2095 or the MS Medical Cannabis Act. Section 19: Local Ordinances, which restrict municipalities from making dispensary operation "impracticable."

"(2) No municipality or county may prohibit dispensaries either expressly or through the enactment of ordinances or regulations that make their operation impracticable in the jurisdiction."

Description of proposed amendment:

By allowing Medical Cannabis Dispensaries to operate in the same zones as Apothecaries (limited in this instance to T4+), the City of Gulfport is sufficiently limiting the location to appropriate retail and wholesale trade zones and if by (P)ermission only, as requested, within an existing medical corridor. This classification of permitted uses is reasonable given that a Medical Cannabis Dispensary, per SB 2095, is essentially an Apothecary given that it is only allowed to sell medicine and medical supplies to eligible patients who have received recommendations from a qualifying physician.

Effect of proposed amendment:

By allowing Medical Cannabis Dispensaries to operate in T4+ zones, as Apothecaries do, the City of Gulfport will remain consistent with the stated intention of the Comprehensive Zoning and SmartCode Ordinances, "to carry out the object of sound, stable and desirable environment." Medical Cannabis Dispensaries licensed by the state Department of Revenue will undergo extensive ongoing operational scrutiny and compliance requirements. They will specifically serve patients who have received recommendations from their own qualifying physicians to purchase pharmaceutical grade state legal *Cannabis* medicine.

This proposed amendment will serve the citizens of Gulfport by bringing investment and additional tax revenue to the area, it will honor the 82.7% of Harrison County voters who supported the implementation of a medical Cannabis program in our state, and it will support effective and compassionate treatments for patients who are suffering from debilitating medical conditions.

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING GUY ANCHOR	—
EXISTING ELECTRIC PEDESTAL	⊠
EXISTING AIR CONDITIONER	⊠
EXISTING GAS METER	⊠
EXISTING TELEPHONE PEDESTAL	⊠
EXISTING CHAM LINK LINE	—
EXISTING SEWER CLEANOUT	○
EXISTING AREA INLET CATCH BASIN	⊠
EXISTING WATER VALVE	⊠
EXISTING DRAINAGE MANHOLE	⊠
EXISTING SUBSURFACE DRAINAGE	=====



SCALE: 1" = 30'
SCALE IN FEET



PLAT SHOWING RESUBDIVISION SURVEY OF LOTS 1-7, BLOCK 194 ORIGINAL GULFPORT

INTO

PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

1st JUDICIAL DISTRICT
Instrument 2022-0029705-D-11
Filed/Recorded 12/14/2022 11:51:01 AM
Total Fees \$6.00
4 pages Recorded



CERTIFICATION:

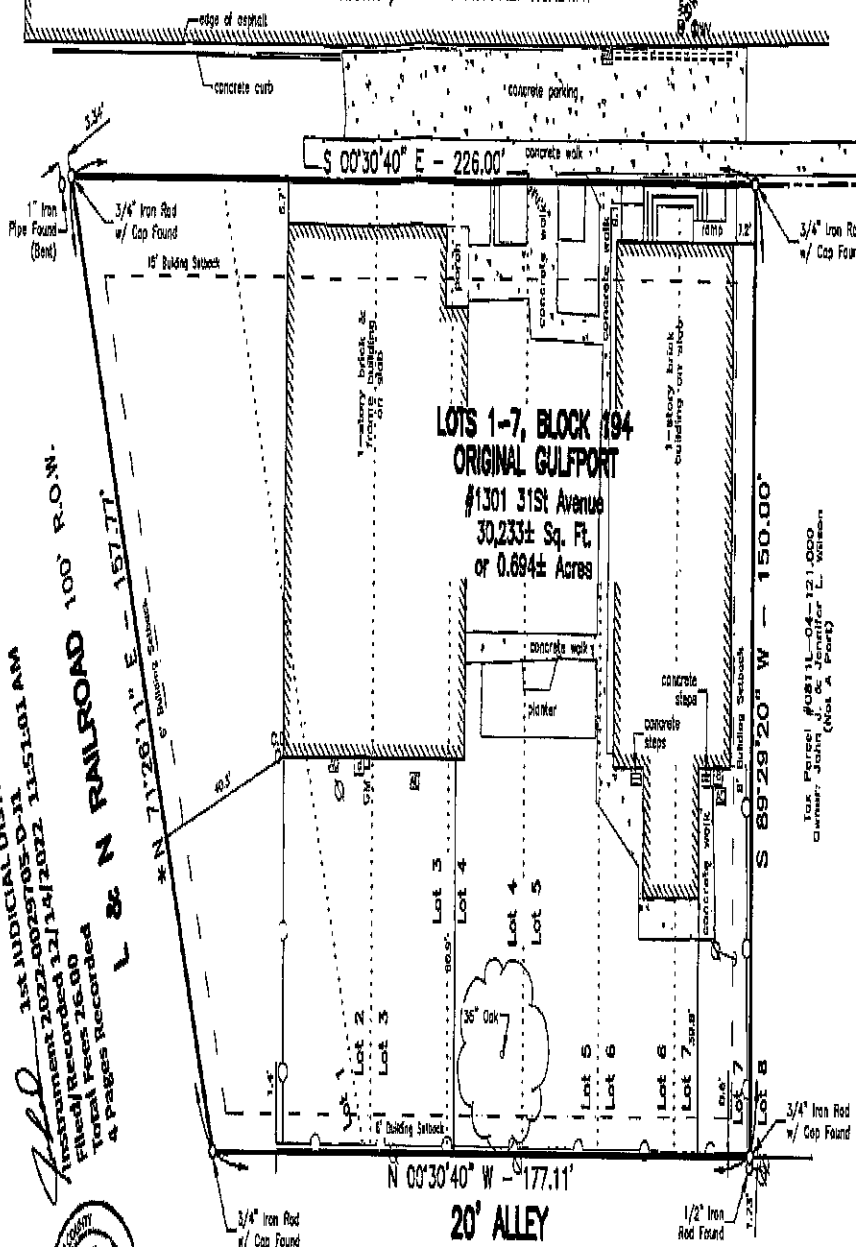
This is to certify to SRT Holdings, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the 1995 Recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vico, Jr., P.S.

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

31ST AVENUE

80' R.O.W. / PUBLIC ASPHALT ROADWAY



**LOTS 1-7, BLOCK 194
ORIGINAL GULFPORT**
#1301 31ST AVENUE
30,233± Sq. Ft.
or 0.694± Acres

Tax Parcel #0811L-04-122.000
Owner: John J. & Jennifer L. Wilson
(Not A Part)

NOTES:

- No attempt has been made by Cassidy-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, covenants, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- Reference Maps:
A) Boundary and Topographic Survey of Lots 1-7, Block 194, ORIGINAL GULFPORT by Michael P. Blanchard, dated March 25, 2021.
- The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using GPS G300-RTN System accessed on July 13, 2022.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- This lot is located in Flood Zone "AE(14)" Area c/per FEMA Map Community Panel Number 28047002660 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Water and sewer services provided to subject property by City of Gulfport Public Works.

SHEET 1 OF 4



CASSADY-ACADIA

LAND SURVEYING, LLC Since 1947

Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228) 866-7165 Fax • (228) 866-8405
Email • Survey@cassidy-acadia.com

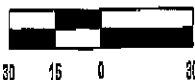
FIELD WORK COMPLETED ON: July 28, 2022

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING GUY ANCHOR	→
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING AIR CONDITIONER	⊞
EXISTING GAS METER	⊞
EXISTING TELEPHONE PEDESTAL	⊞
EXISTING CHAIN LINK FENCE	—○—
EXISTING SEWER CLEANOUT	⊞
EXISTING AREA INLET CATCH BASIN	⊞
EXISTING WATER VALVE	⊞
EXISTING DRAINAGE MANHOLE	⊞
EXISTING SUBSURFACE DRAINAGE	---

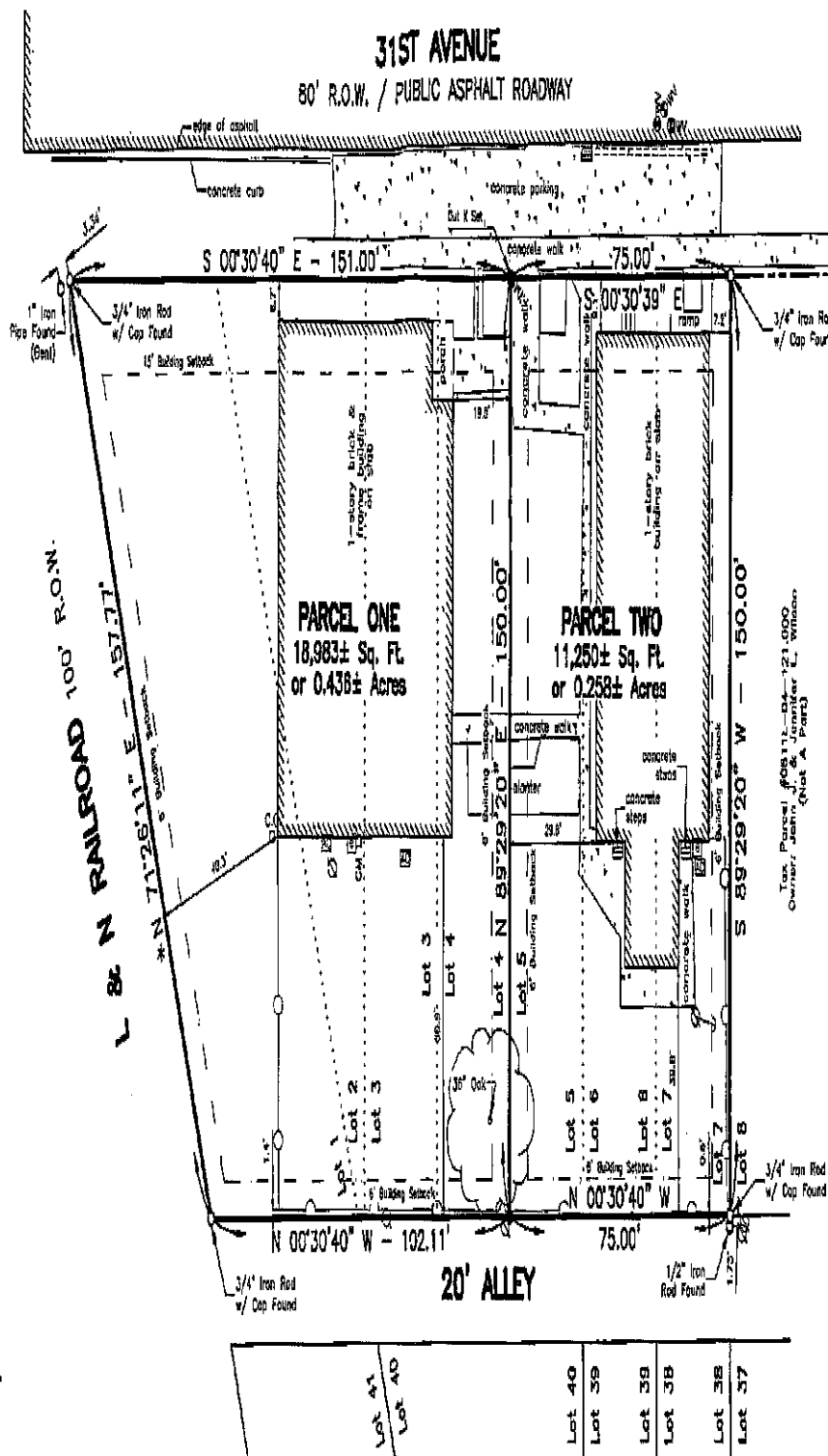


SCALE: 1" = 30'
SCALE IN FEET



PLAT SHOWING RESUBDIVISION SURVEY OF LOTS 1-7, BLOCK 194 ORIGINAL GULFPORT INTO

PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI



Tax Parcel #0811L-04-122.000
Owner: John & Jennifer L. Wilson
(Not A Part)

NOTES:

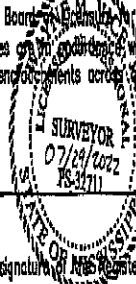
- No attempt has been made by Cassidy-Acadia Land Surveying, LLC to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- Reference Maps:
A) Boundary and Topographic Survey of Lots 1-7, Block 194, ORIGINAL GULFPORT by Michael P. Blanchard, dated March 25, 2021.
- The bearings shown hereon are based on the Mississippi State Plane Coordinate System - East Zone - NAD 83 using GCS-RTN System accessed on July 13, 2022.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- This lot is located in Flood Zone "AE(14)" Area of/par FEMA Map Community Panel Number 28047C02660 for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Water and sewer services provided to subject property by City of Gulfport Public Works.

CERTIFICATION:

This is to certify to SRT Holdings, LLC that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Engineers and Professional Engineers and Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "B" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Wayne M. Vice, Jr., PS

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



Reg. No. 32711

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)898-7155 Fax • (228)898-8405
Email • Survey@Cassady-Acadia.com

FIELD WORK COMPLETED ON: July 28, 2022

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-4B of the Code of Ordinances (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 "Lots 1-7", into Two New Parcels (Parcel One & Parcel Two). The subject property is generally described as being located south of 31st Avenue. The ad valorem tax parcel number of the subject property is 0811L-04-122.000, (Instrument No. 2020-0013657-D-J1). The Case File Number is 22.09 PC.172.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

TAX PARCEL #0811L-04-122.000

INSTRUMENT NO. 2020-0013657-D-J1:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTIONS OF THE PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

Lots One (1), Two (2), Three (3), and Four (4) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

Lots Five (5), Six (6), and Seven (7) in Block 194, ORIGINAL GULFPORT, less any portion thereof lying in the public right-of-way, as per the official map of plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

**PLAT SHOWING
RESUBDIVISION SURVEY
OF
LOTS 1-7, BLOCK 194
ORIGINAL GULFPORT
INTO
PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
TAX PARCEL #0811L-04-122.000
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**

SHEET 3 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1984
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: July 28, 2022

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:

[Signature]
(Signature)

By: Carlos Gautreaux, SRT Holdings, LLC

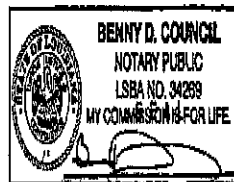
This 1st day of Sept, 2022.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Carlos Gautreaux, who acknowledged that he is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

[Signature]
NOTARY PUBLIC

My Commission Expires: LKZ



PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the 22nd day of September, 2022.

[Signature]
Gulfport City Planning Commission
Keith Williams

[Signature]
Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the 8th day of November, 2022.

ATTEST:
[Signature]
CLERK OF COUNCIL
Brittany Rodgers

ADOPT:
[Signature]
PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this 9th day of November, 2022.

[Signature]
BILLY FEWES, MAYOR



PLAT SHOWING
RESUBDIVISION SURVEY
OF
LOTS 1-7, BLOCK 194
ORIGINAL GULFPORT
INTO
PARCEL ONE & PARCEL TWO
(PLAT BOOK 11, PAGE 9)
#1301 31ST AVENUE
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CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
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SHEET 4 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8406
Email • Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: July 28, 2022



1st JUDICIAL DISTRICT
INSTRUMENT 2022-0014935-D-J1
FILED/RECORDED 6/17/2022 8:19:01 AM
TOTAL FEES \$26.00
4 PAGES RECORDED

PREPARED BY AND RETURN TO:
Brad D. Wilkinson Esq. (MS Bar # 10285)
511 Keywood Circle, Flowood, MS 39232
Phone 601-355-0005
File # 2022-1938

INDEX: LOTS 1 - 7 BLOCK 194
ORIGINAL GULFPORT
HARRISON COUNTY, MS 1ST J.D.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned

GRANTOR
THE VESTRY, LLC
1301 31st Avenue, Gulfport, MS 39501
Ph. 228-239-0115

DOES HEREBY GRANT, BARGAIN, SELL, CONVEY AND WARRANT SPECIALLY TO

GRANTEE
SRT HOLDINGS, LLC
301 Main Street, Suite 2200, Baton Rouge, LA 70825
Phone No.: (225) 224-6845

all of their right, title and interest in and to the following described land and property situated in Harrison County, State of Mississippi, to-wit:

SEE ATTACHED EXHIBIT A

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

It is understood and agreed that taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agrees to pay to the Grantee any deficit on an actual proration and, likewise, the Grantee agrees to pay to the Grantor any amount overpaid by it.

WITNESS THE SIGNATURE OF THE GRANTOR, this 8th day of June, 2022.

GRANTOR: THE VESTRY, LLC
a Mississippi limited liability company

By: John Jason Wilson Member
John Jason Wilson, Member

STATE OF Nevada

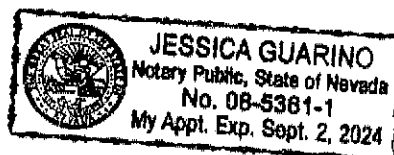
COUNTY OF CLARK

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of June, 2022, within my jurisdiction, the within named John Jason Wilson, Member, 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 he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Jessica Guarino
NOTARY PUBLIC

My Commission Expires:

9/2/2024



WITNESS THE SIGNATURE OF THE GRANTOR, this 8th day of June, 2022.

GRANTOR: THE VESTRY, LLC
a Mississippi limited liability company

By: Jennifer L. Wilson, Manager Member
Jennifer L. Wilson, Manager Member

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of June, 2022, within my jurisdiction, the within named Jennifer L. Wilson, Manager Member 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 he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Jessica Guarino
NOTARY PUBLIC

My Commission Expires:

9/2/2024

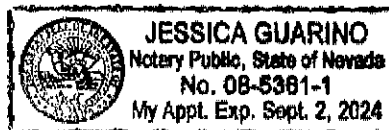


EXHIBIT "A"

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), AND SEVEN (7), IN BLOCK 194, ORIGINAL GULFPORT, LESS ANY PORTION THEREOF LYING IN THE PUBLIC RIGHT-OF-WAY, AS PER 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, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

Technical Report

ZONING TEXT AMENDMENT

GENERAL INFORMATION

Case File Number: 2302PC016

Hearing Date: February 23, 2023

Legal: Zoning Text Amendment 230202PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary

TECHNICAL DETAILS

The applicant requests to amend the text to the zoning ordinance to allow for the expansion of medical cannabis dispensaries into new zoning districts. Specifically, the applicant would like to add the R-B zones. Further, the applicant would like to remove the T4+ Transect zone limitation in the existing ordinance, thereby allowing the “hybrid” code area access by the dispensaries with Planning Commission approval.

Statistically, this change could open up an additional 1.5 square miles of potential location for dispensaries within the city. This would allow the use to be located within 16.9% of the city if approved as opposed to the 13.8% currently allowed. Maps are attached to the report to assist in a more spatial view of the expansion.

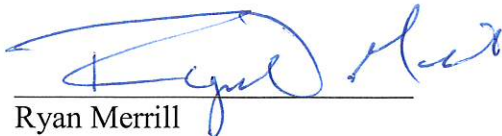
EXECUTIVE SUMMARY

Initial conversations about the new medical cannabis laws included taking a more conservative approach to these before allowing them throughout the city. As a dispensary has not yet opened in Gulfport, it is difficult to determine the affect this use will have on the surrounding properties under the current city and state guidelines.

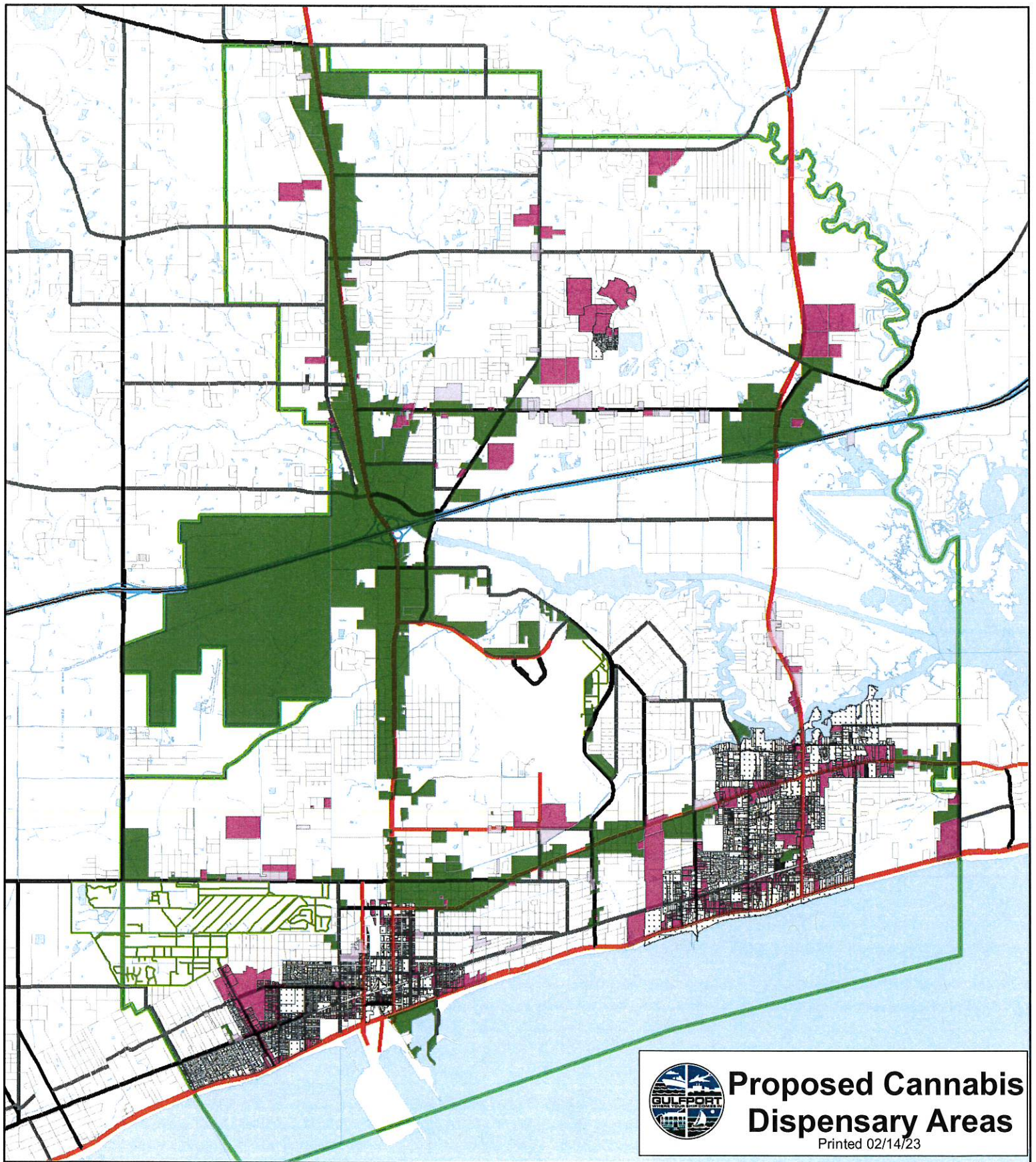
Should there be bas results, changing the rules and then changing them back again is problematic. The non-conforming rules are not quick when it comes to eliminating uses that are causing distress.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

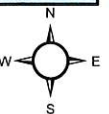
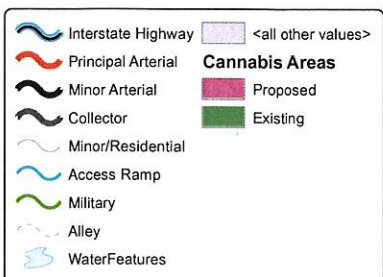


Ryan Merrill
Director of Urban Development Department



Proposed Cannabis Dispensary Areas

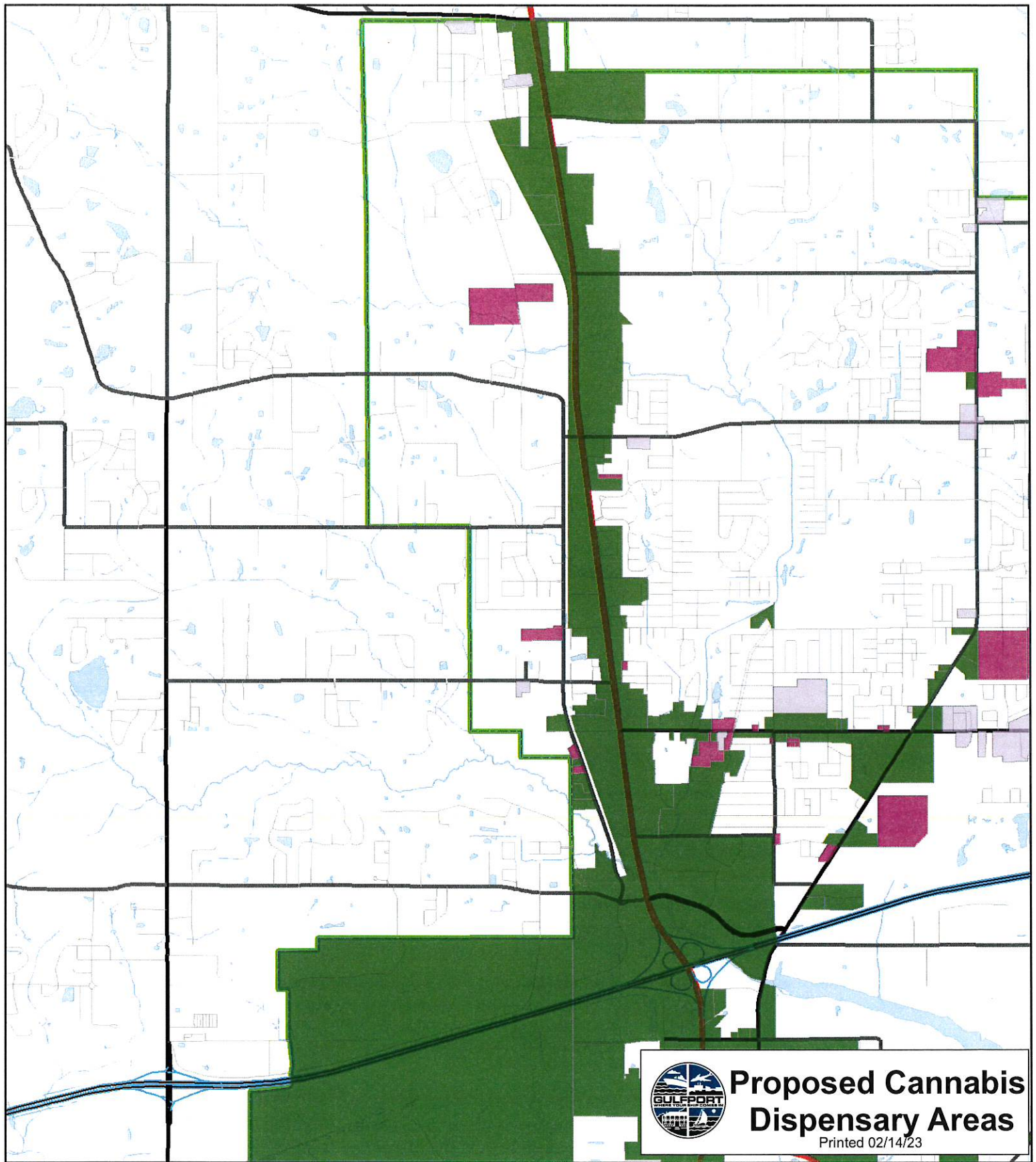
Printed 02/14/23



1 inch = 6,500 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.

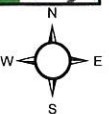


- | | | | |
|--|--------------------|-----------------------|--------------------|
| | Interstate Highway | | <all other values> |
| | Principal Arterial | Cannabis Areas | |
| | Minor Arterial | | Proposed |
| | Collector | | Existing |
| | Minor/Residential | | |
| | Access Ramp | | |
| | Water Features | | |



Proposed Cannabis Dispensary Areas

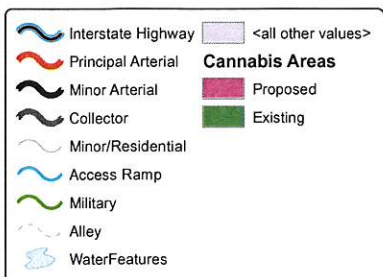
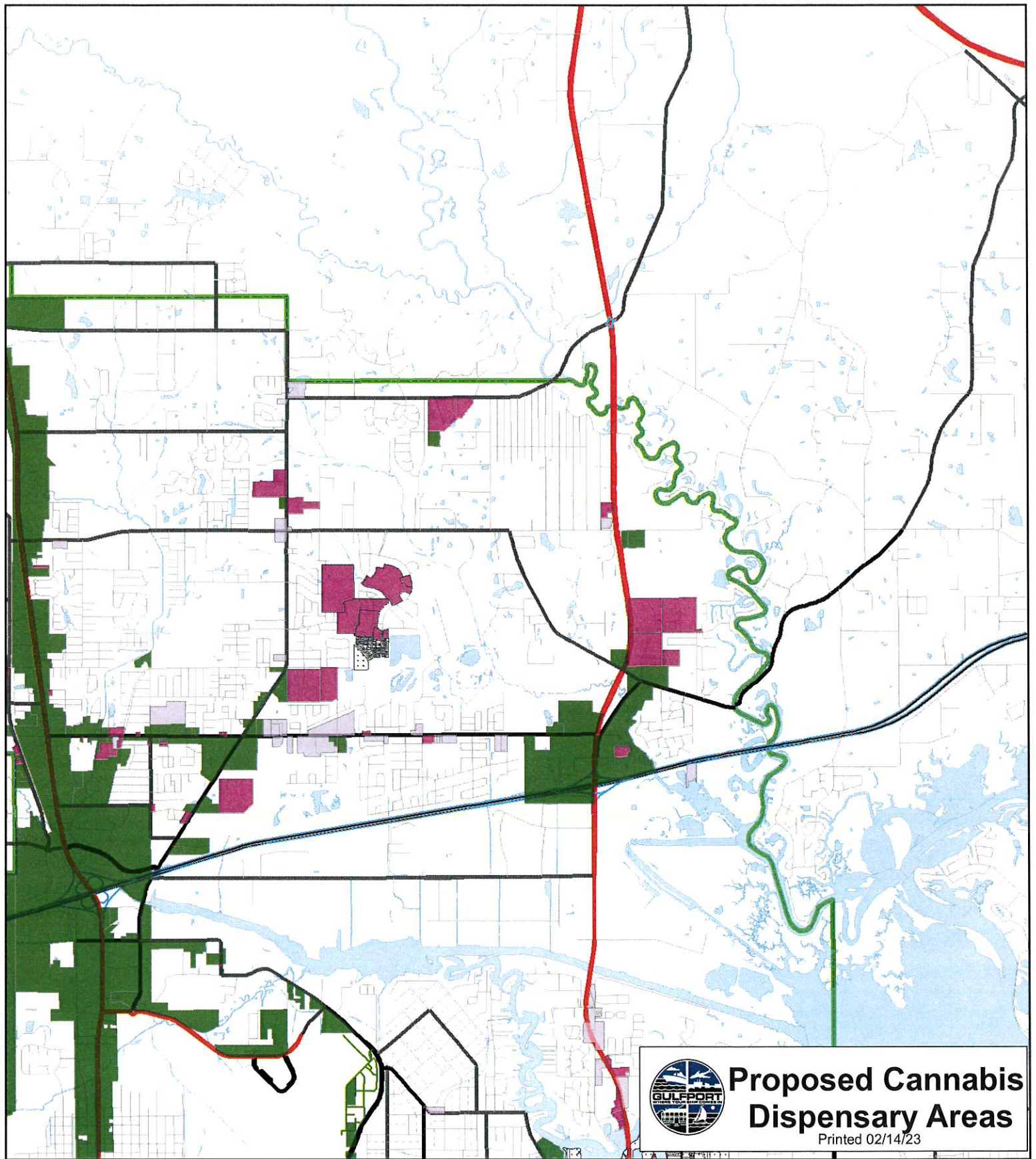
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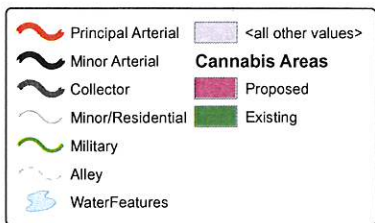
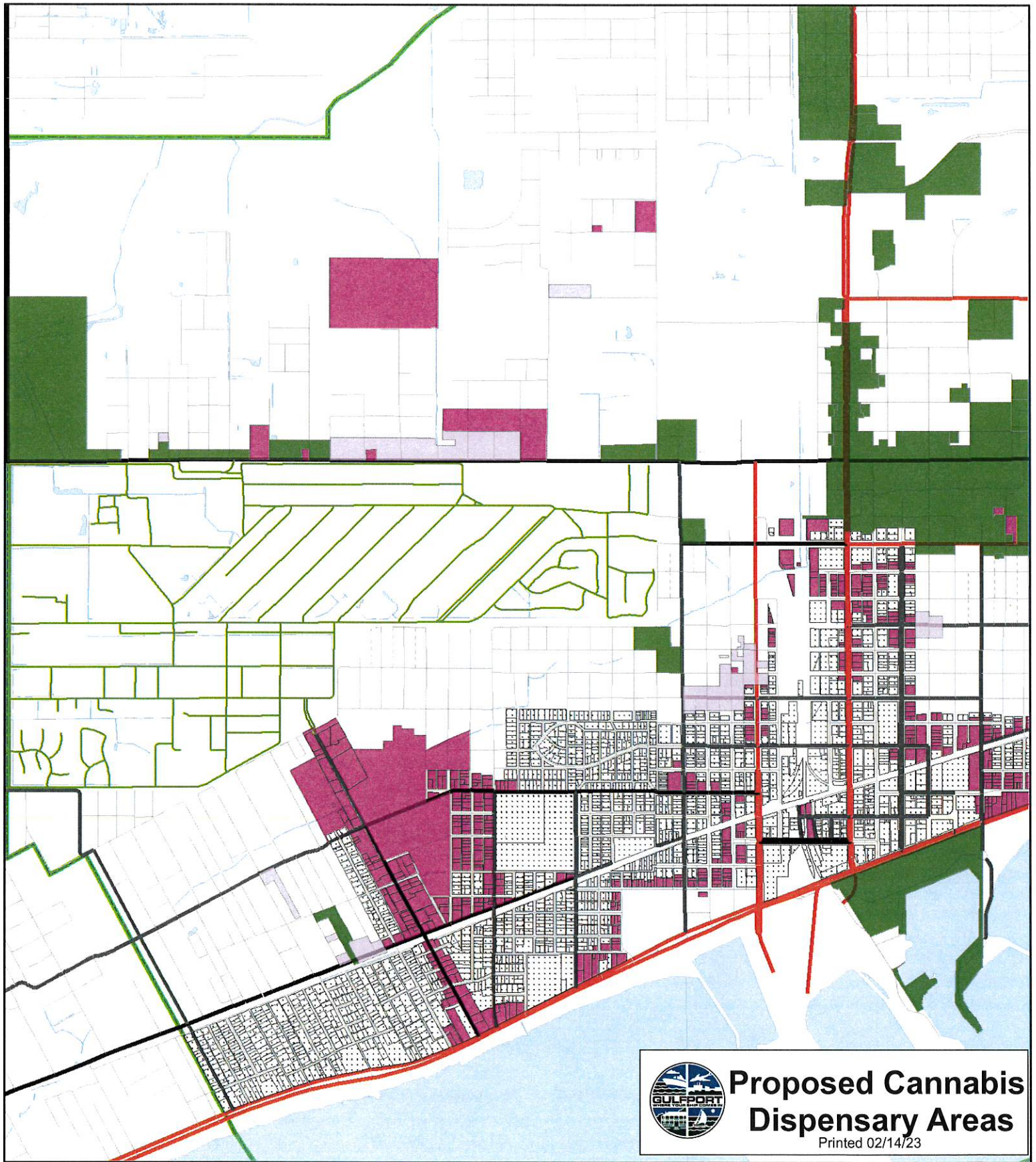
1 inch = 3,333 feet

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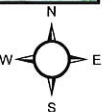


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Proposed Cannabis Dispensary Areas

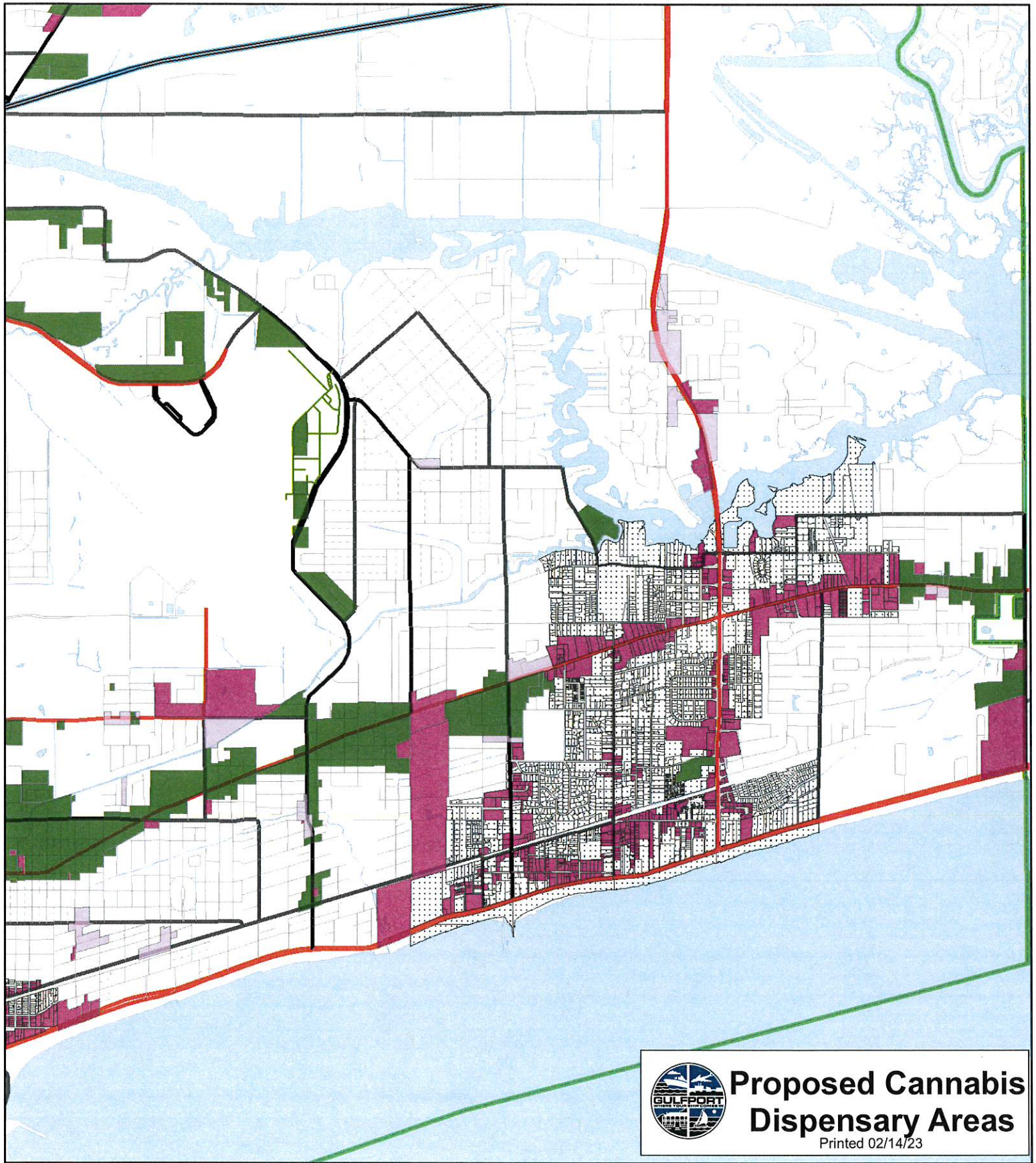
Printed 02/14/23



1 inch = 2,083 feet

DATA DISCLAIMER:

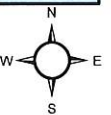
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service 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.



Proposed Cannabis Dispensary Areas

Printed 02/14/23

- | | | | |
|--|--------------------|-----------------------|--------------------|
| | Interstate Highway | | <all other values> |
| | Principal Arterial | Cannabis Areas | |
| | Minor Arterial | | Proposed |
| | Collector | | Existing |
| | Minor/Residential | | |
| | Military | | |
| | Alley | | |
| | Water Features | | |



1 inch = 3,333 feet

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Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	378810	Print Legal Ad-IPL01082870 - IPL0108287		\$66.16	2	47 L

Attention: Matilda Welch

PO BOX 1780
GULFPORT, MS 39502

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 PM., Thursday, February 23, 2023 In the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2301PC002, by agent Bryce McMurtry, tax parcel 08100-02-012.000, Requests to convert portion of Mobile Home Park into RV use, 2800 19th Ave, Zoned B-2 (General business), Ward 3

Planning Commission Approval 2302PC012, by agent Kristine Greb, tax parcel 0910B-01-046.000, Requests approval for a home occupation of a mobile provider for LED light facial treatments, 4800 Kendall Ave, Zoned R-1-7.5 (Single family district), Ward 4

Special Exception 2302SE015, by agents Twial & Terrance Johnson, tax parcel 0809K-01-001.019, Requests Special Exception for day care use, 9454 Three Rivers Rd, Zoned B-2 (General business), Ward 3

Zoning Text Amendment 2301PC008 by City of Gulfport, amendments to the accessory building ordinance Sec. IV. Supplementary regulations. (2) Accessory building; to consider changes to limitations on size, height, setbacks, and number allowed.

Zoning Map Amendment 2302PC014, by owner Jeanette Ladner, tax parcel 0711P-01-002.000, Requests to rezone from T5 (Urban center zone) from T4+ (General Urban Zone "Plus"), Ward 2

Zoning Text Amendment 230202PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended Section III District Regulations, (K) Chart of Permitted Uses, (2) Schedule of Uses Medical Cannabis Dispensary

Zoning Text Amendment 2302PC023, by the City of Gulfport, Amendments to the SmartCode Zoning Article 3, Section 3.1, to vacate the SmartCode Community Regulating Plans for Westside and Florence Gardens

This the 1st day of February, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
IPL0108287
Feb 8 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Stefani Beard, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue(s) of:

1 insertion(s) published on:
02/08/23

Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

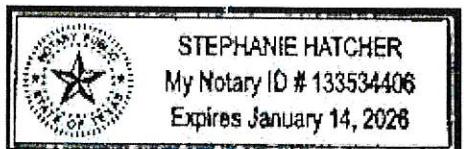
Stefani Beard

Sworn to and subscribed before me this 8th day of February in the year of 2023

Stephanie Hatcher

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0112426****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

55.24

Payment Type:

Account Billed

User ID:

IPL0024925

PREVIEW FOR AD NUMBER IPL01124260**ACCOUNT INFORMATION**

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

March 2, 2023 12:15:40 PM EST

Amount:

55.24

SCHEDULE FOR AD NUMBER IPL01124260

March 8, 2023

SunHerald (Biloxi)

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, March 23, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Planning Commission Approval 2303PC026, by agent John Wolfe, seeking approval for a medical cannabis dispensary at Tax Parcel 0910M-01-027.000, 820 Pass Rd, Zoned B-2 (General Business), Ward 3

Zoning Text Amendment 2302PC016, by agent David P. Sullivan, Amendments to the Comprehensive Zoning Ordinance, as amended, to amend Section III (K) , (2) to allow, with Planning Commission Approval, a medical cannabis dispensary use in T4+, R-B zoning districts.

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

Final Plat 2303PC025, by agent Freddie Fountain, Tax Parcel 0907J-

01-001.005, seeking approval of Final
Plat for 16 single-family residential
lots (Plantation Oaks Subdivision) at 0
Three Rivers Road, Zoned R-B (Resi-
dential Business), Ward 6

This the 2nd day of March, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 23, 2023

Re: Zoning Map Amendment 2303PC024:

Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2303PC024

Hearing Date: March 23, 2023

Current Zoning/Use: R-1-10 / Single-Family Residence

Legal: Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, Requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, Ward 5

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant requests to rezone approximately 8.1 acres of property from R-1-10 (Single-family) to an R-B (Residence business) zone. Currently, the property is vacant. The current zoning does not allow for both residential and business use, as is mentioned as a need in the application. The current surrounding businesses include Allen Beverages, Frito Lay, and a Marathon gas station. Also, there are small business complexes providing office, retail, and service spaces and a decline in residential growth in immediate area.

Once approved the owner hopes to move forward with design and construction for the site, such as business offices or store fronts. It is expected that plans could be developed and construction underway within the next 12 months following the approval. Thus, the site could be developed within 24 months from the initial approval.

The applicant has chosen public need as justification for change of the current zoning district:

1. Mistake or error is not addressed by the applicant.
2. Need is addressed by the applicant as this expansion would provide "a public need." With no residential development occurring along Dedeaux Road, it is important to have the

Technical Report

Zoning Map Amendment

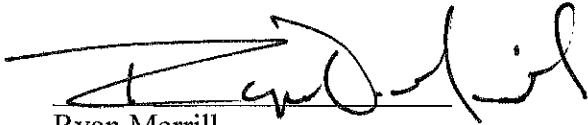
property rezoned in a manner to encourage desirable growth. If the property was redeveloped as residential business, the potential to increase the growth of the surrounding area is exponential. Because of the proximity to established residential areas to the east, it is important to zone the property in a manner that will not conflict with residential neighborhoods. The residence business district is cohesive with residential areas but allows some less intense commercial development to occur. A few uses by right could be an apparel & accessory store, a bed & breakfast, and a multi-family dwelling unit if allowed to rezone to R-B. The property has been vacant for approximately 13 years and will likely not be developed with its current zoning. The staff notes that there are more single-family homes in the surrounding neighborhood than commercial uses and rezoning to R-B would be in harmony. Therefore, the staff recommends approval of the request.

EXECUTIVE SUMMARY

As with all rezoning cases, there is no guarantee that the project presented is constructed nor is the applicant required to build what is presented. This property is situated in a location that does create some conflict in intensity and neighboring uses. While contrary to the comprehensive plan, this property does warrant a review of higher zoning category. The requested rezone will encourage investment in the property and the area. The re-zoning of the current location would be in harmony with the existing commercial and residential nature of the surrounding area.

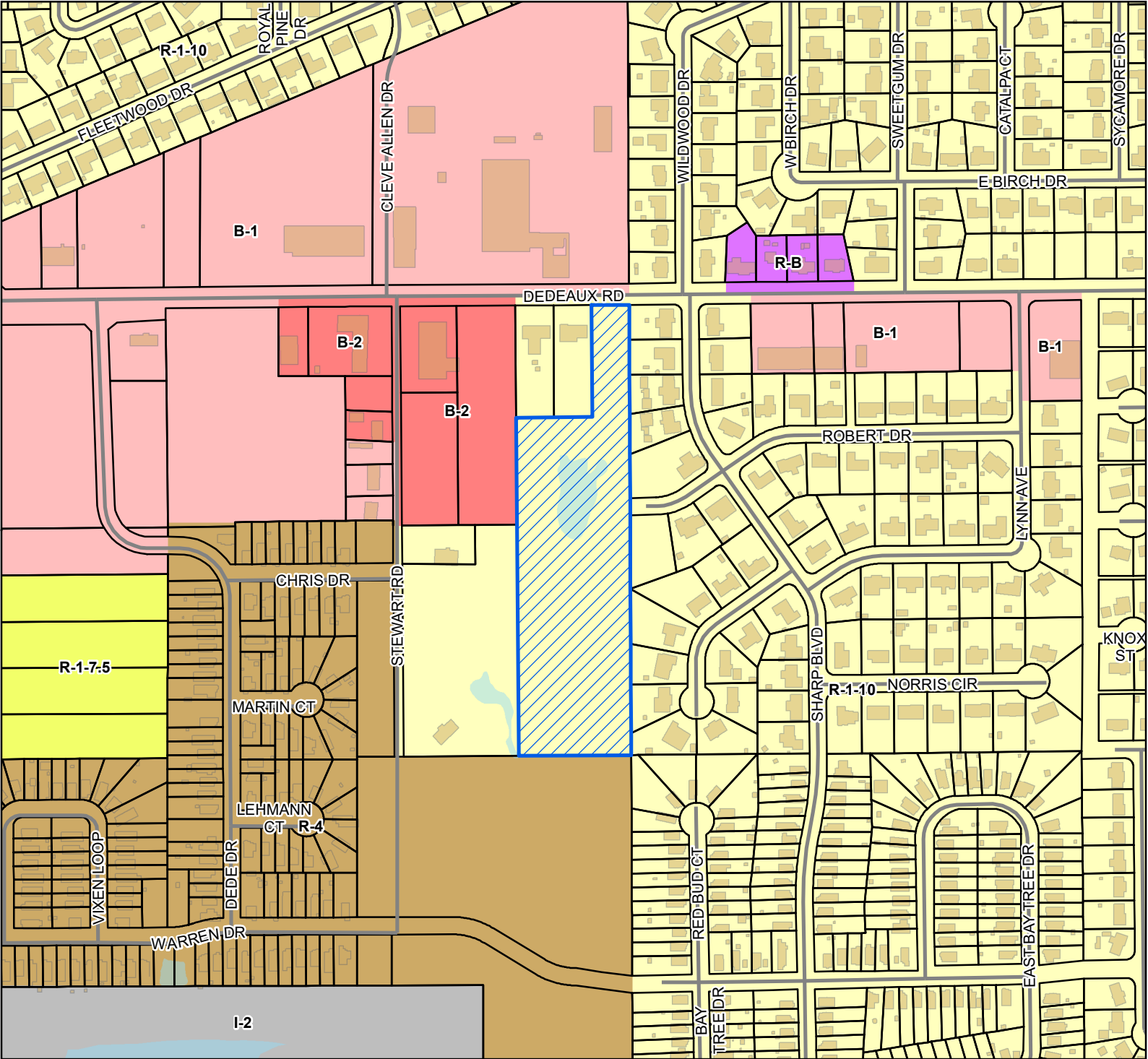
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Ryan Merrill

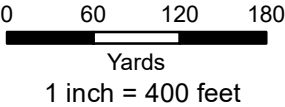
Director of Urban Development Department



- Site
 - Street
 - Parcels
 - Buildings
 - Water Features
- Zoning**
- B-1 - Neighborhood Business District
 - B-2 - General Business District
 - I-2 - Heavy Industry District
 - R-1-10 - Single Family Residence (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-4 - General Residence (High Density)
 - R-B - Residence-Business District

Site Information

0908M-01-001.000
Zoning: R-1-10 (Single family)
Size: 8.2 acres
Flood: X



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.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2303PC024Date Received: 12-1-23

Receipt #: _____

Received By: KTBZoning: R-1-10Ward: 5 Flood: X

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)**
Property Information

TAX PARCEL #

0	9	0	8	M

 -

0	1

 -

0	0	1

 •

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 13283 Dedeaux Road (apparent address, site is vacant)Lot(s) NA, Block(s) NA, Subdivision NAGeneral Location: South side of Dedeaux Road and between Stewart Road and Sharp Boulevard**GENERAL DESCRIPTION OF REQUEST:**

Request to rezone 8.1-acre parcel from single family residential (R-1-10)
to Residential Business (RB)

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

Qi Lu

Printed Name Of Owner

2349 Sunkist Country Club Road

Mailing Address

Biloxi MS 39532

City

State

Zip code

228-596-0661

Home Phone

Work/Cell Phone

budgetriterroofing@gmail.com

Email

Signature Of Owner

Donovan Scruggs **AGENT**

Printed Name Of Agent

317 Pine Drive

Mailing Address

Ocean Springs MS 39564

City

State

Zip code

228-348-1315

Home Phone

Work/Cell Phone

donovan@scruggsplanning.com

Email

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.**

January 31, 2023



Mr. Greg Holmes
Assistant Director of Urban Development
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

RE: Rezoning of Property South of Dedeaux Road and West of Sharp Boulevard
PIDN: 0908M-01-001.000

Dear Mr. Holmes:

The owner of the subject property is requesting a rezoning from Single-Family Residential-Low Density (R-1-10) District to Residence-Business (R-B) District. The property is approximately 8.1 acres in size and located along the south side of Dedeaux Road. The property is adjacent to a Neighborhood Business (B-1) District (The corridor has always included both residential and commercial characteristics, but in recent years the area has transitioned more toward commercial. This is evident near the intersection of Stewart Road.

The most obvious indicator of a more commercialized corridor includes the continued expansion of Allen Beverages located immediately north of the property. Allen Beverages is located within a B-1 District. To the west of Allen Beverages at 13350 Dedeaux Road is Frito Lay, Inc. (and located within the same district). Both of these businesses have expanded in recent years. These distribution businesses have numerous employees and generate substantial traffic with delivery of products. Allen Beverages includes more than 68,000 square feet (1.6 acres) of building and warehouse space. Frito Lay, Inc. has a building with approximately 16,000 square feet. These represent very large buildings that have a significant impact on the character of the area and its streetscape.

At the southeast corner of Stewart Road and Dedeaux Road is a Marathon gas station, and within the southwest corner of the intersection is a small business complex providing office, retail, and service spaces. These properties are situated within a B-2 District. To the east, a small retail center was constructed in approximately 2007. The property is within a B-1 District. Immediately north of the strip center on Dedeaux Road is a small R-B District.

With a traffic count of approximately 15,000 vehicles per day and plans to widen the roadway four-lanes, single family residential is not ideally suited for the location. Over the past 20 years, growth along the corridor has been exclusively commercial. Residential growth has occurred away from the corridor, but along the corridor residential units have been removed. The subject property is an example of the residential decline because the residential structure previously located on the site was removed prior to 2010. It is also notable that some of the more recent residential development to occur within the area (North Forest Subdivision) is not consistent with

the area requirements of the R-1-10 District. The removal of lots shows a decline in residential development along the corridor while the smaller lot sizes show a trend away from low density, residential development of the district. Both indicate a change in character for the neighborhood that is more consistent with the proposed R-B District.

There is a public need for the rezoning. With no residential development occurring along Dedeaux Road, it is important to have the property zoned in a manner to encourage desirable growth. Because of the proximity to established residential areas to the east, it is important to zone the property in a manner that will not conflict with these neighborhoods. The R-B District is designed to be cohesive with residential areas but allows some less intense commercial development to occur. The property has been vacant for approximately 13 years and will likely not develop with its current zoning.

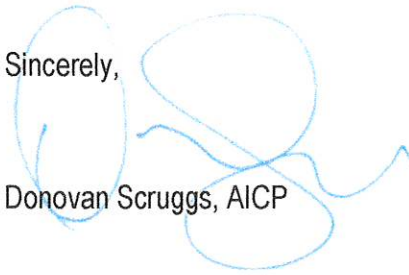
The requested rezone will encourage investment in the property and the area. It will also provide a buffer to Loren D Estates, Forest North and other subdivisions and neighborhoods from the more intense B-1 and B-2 Districts to the north and west. The R-B District is described within the City's zoning ordinances as follows:

These districts are composed of areas containing a mixture of residential, public and semipublic, and light commercial uses. Although usually located between residential areas and business areas, these districts are, in some instances, freestanding and may include hotel, hospital, or similar building groups and related uses or land suitable for such uses. The district regulations are designed to encourage further appropriate development by limiting the permitted uses to dwellings and uses of a public, semipublic or light commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard, area and other standards to be met, standards that are comparable to those called for in the residence district.

Once approved the owner hopes to move forward with design and construction for the site. It is expected that plans could be developed and construction underway within the 12 months following the approval. Overall, the site could be developed within 24 months from the initial approval.

Thank you for your consideration in this matter. If you have any questions, please feel free to contact me at 228.348.1315.

Sincerely,



Donovan Scruggs, AICP

January 31, 2023

Mr. Greg Holmes
Assistant Director of Urban Development
City of Gulfport
1410 24th Avenue
Gulfport, MS 39501

RE: Authorization to Represent for Rezoning of Property and Related Matters For
Parcel Along South Side of Dedeaux Road and West of Sharp Boulevard
PIDN: 0908M-01-001.000

Dear Mr. Holmes:

Please accept this letter as authorization for Donovan Scruggs, Donovan Scruggs Town Planning and Consulting to represent my interest for land use, rezoning, and similar matters for a parcel of located along the south side of Dedeaux Road and west of Sharp Boulevard.

Please accept applications, documents and other representations by Donovan Scruggs submitted and provided on my behalf, that relate to this property.

Sincerely,

Qi Lu



Notary:

Matilda Welch
Notary
2/1/23

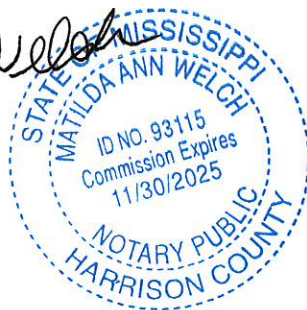


Exhibit 1



To the north, Allen Beverages has continued to expand with additions to warehouses and new construction of accessory buildings. This has caused the expansion of the site northward. To the west, Frito Lay, Inc. recently expanded on the north portion of its property. Previously, in approximately 2007 a small retail, strip center was developed east of the site on the south side of Dedeaux Road. The roadway has been widened to four lanes west of Stewart Road.

Exhibit 2



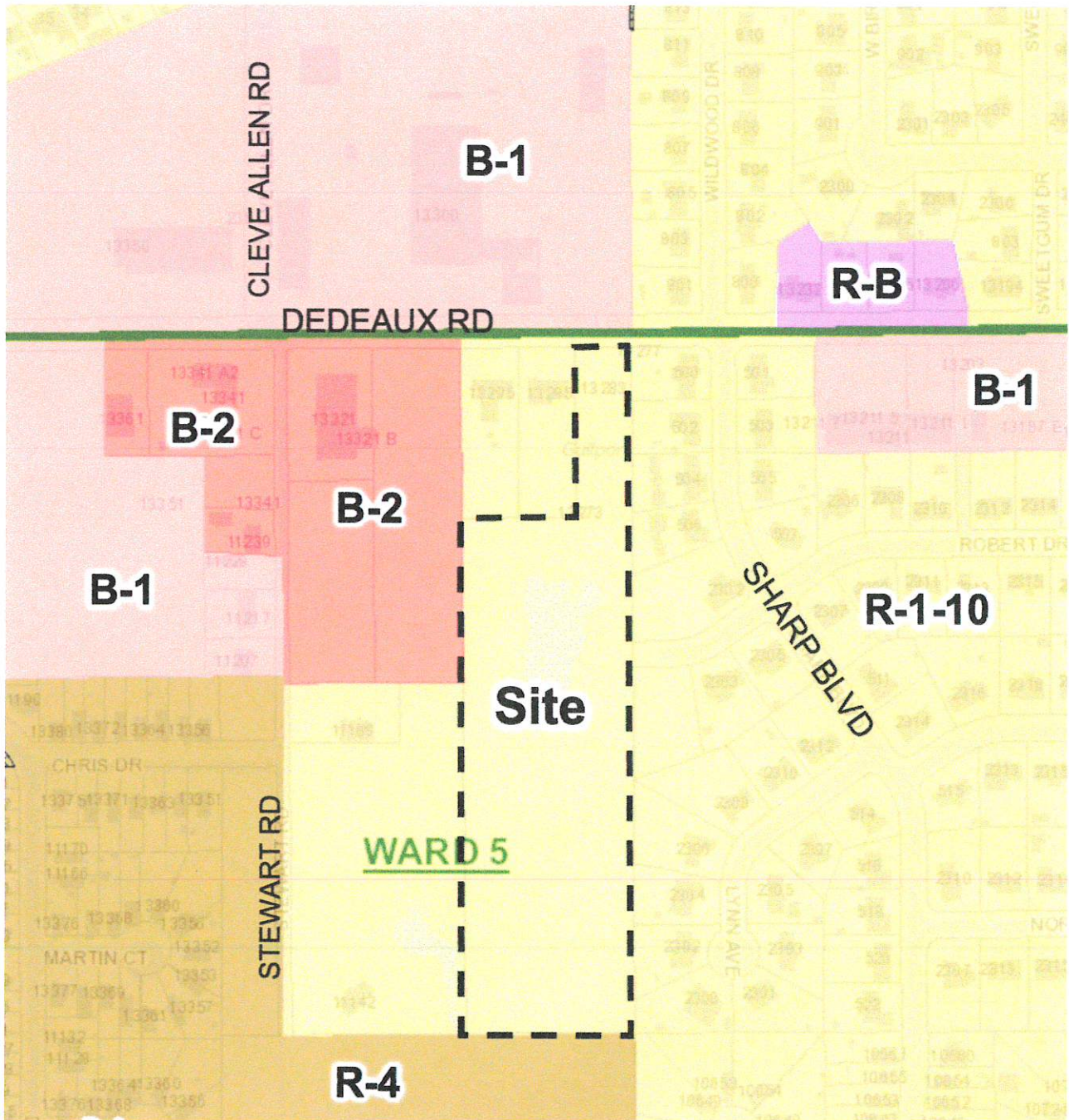
Within the immediate area of the proposed rezoning are a number of commercial uses (described from top to bottom). Allen Beverages is immediately north of the subject property and to the west is Frito Lay, Inc. Along the south side of Dedeaux Road and west of the site is a gas station and office, retail, and service center. To the west is a small retail, strip development.

Exhibit 3



The subject property previously included a single-family residential structure. The structure was removed approximately 13 years ago and the site has remained vacant and unimproved.

Exhibit 4



The site is adjacent to a B-1 District and a B-2 District. It is adjacent to a R-4 District to the south. The proposed R-B District will serve as a buffer or transitional district between the single-family residential areas and the more intense B-1 and B-2 Districts. There are a variety of zoning districts within the area, but the R-1-10 District has seen little or no development in recent years. Most development within the area is occurring within the business districts.



John 1st Judicial District
Instrument 2019 9380 D -J1
Filed/Recorded 10/29/2019 01:40 P
Total Fees \$ 12.00
2 Pages Recorded

Indexing: NE ¼ of the NE ¼ S 11-7-11

**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
File# 2689**

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,

**ROBERT M. DALEY and wife, JEREMIA R. DALEY
P.O. Box 4273
Gulfport, MS 39502
(228)234-1186**

does hereby **SELL, CONVEY and WARRANT** unto

**Qi Lu
2349 Sunkist Country Club Road
Biloxi, MS 39532
(228) 596-0661**

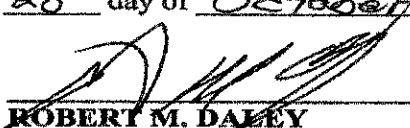
the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Begin 20 feet South of the NE corner of NE 1/4 of SW 1/4 of section 11, Township 7 South, Range 11 West, at a point on the South margin of Dedeaux Road; thence run South on the one-half section line 1,300 feet; thence North 970 feet; thence East 220 feet; thence North 330 feet to the South Margin of Dedeaux Road; thence East along said South Margin 110 feet to the Point of Beginning.

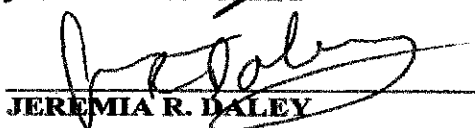
THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

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 28 day of October, 2019.



ROBERT M. DALEY

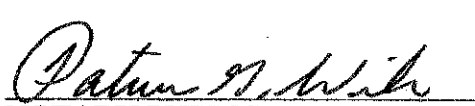


JEREMIA R. DALEY

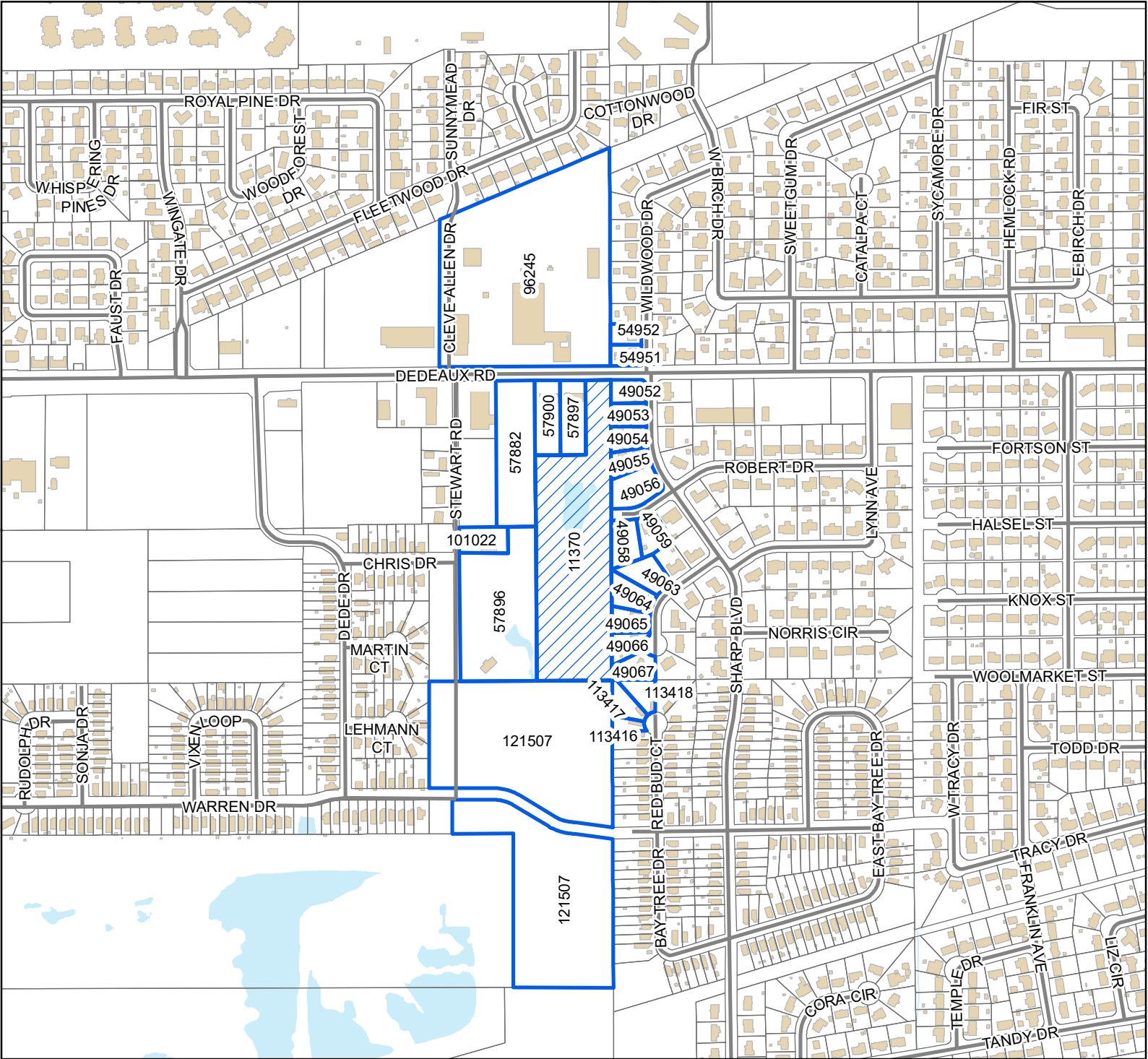
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 28th day of October, 2019, within my jurisdiction, the within named ROBERT M. DALEY AND JEREMIA R. DALEY, who acknowledged that they executed the above and foregoing instrument.



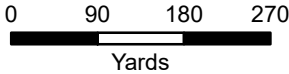


NOTARY PUBLIC



Legend

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



1 inch = 600 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			QI LU (OWNER)	2349 COUNTRY CLUB ROAD	BILOXI	MS	39532
			DONOVAN SCRUBBS (AGENT)	317 PINE DRIVE	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners				
	49065	0908N-04-048.000	GALLANT PAUL R	2304 LYNN AVE	GULFPORT	MS	39503
N	57897	0908M-01-002.000	IGNACIO BEVERLY J	13285 DEDEAUX RD	GULFPORT	MS	39503
	57900	0908M-01-003.000	IGNACIO BEVERLY	13285 DEDEAUX ROAD	GULFPORT	MS	39503
	57882	0908M-01-004.000	PRINCE INVESTMENTS LP	P O BOX 27	PHILADELPHIA	MS	39350
	49053	0908N-04-074.000	DUNKLEBERGER DAVID	502 SHARP BLVD	GULFPORT	MS	39503
	54951	0908K-03-070.000	801 WILDWOOD LLC	2065 SUGARLOAF DR	DULUTH	GA	30097
	49054	0908N-04-073.000	WILLIAMS INVESTMENT PROPERTIES LLC	1447 EAST PASS ROAD	GULFPORT	MS	39507
	57896	0908M-01-016.000	DANIELS KELLY	11142 STEWART RD	GULFPORT	MS	39503
	101022	0908M-01-016.001	ANDERSON WALLACE S & KATHY E	11188 STEWART RD	GULFPORT	MS	39503
	49055	0908N-04-072.000	TISDALE CONNIE S	506 SHARP BLVD	GULFPORT	MS	39503
	49058	0908N-04-070.000	BASS GEORGE H & RAEDETRUS B	2303 ROBERT DR	GULFPORT	MS	39503
	49063	0908N-04-050.000	HOLSOPPLE RUTH ANNE	2308 LYNN AVE	GULFPORT	MS	39503
	113418	0908N-05-001.092	MCLEAN CHRISTOPHER & LUELLA	34 CLEAR CREEK	FORT MITCHELL	AL	36856
	49052	0908N-04-075.000	MOSES HEDY S -L/E-	500 SHARP BLVD	GULFPORT	MS	39503
N	11370	0908M-01-001.000	LU QI	2349 SUNKIST COUNTRY CLUB RD	BILOXI	MS	39532
	96245	0908L-01-001.001	ALLEN BEVERAGES INC	13300 DEDEAUX RD	GULFPORT	MS	39503
	49064	0908N-04-049.000	RAMMELL JAMES B & SHEENA MARIE	2306 LYNN AVE	GULFPORT	MS	39503
	113417	0908N-05-001.091	WALTERS JESSICA S	21323 BELLA JESS DR	SPRING	TX	77379
	113416	0908N-05-001.090	STAPLETON ALMA L -ESTATE-	10645 RED BUD CT	GULFPORT	MS	39503
	54952	0908K-03-069.000	DILL JERRY	327 E 3RD ST	LONG BEACH	MS	39560
	49059	0908N-04-069.000	BASS GEORGE H & RAEDETRUS B	2303 ROBERT DR	GULFPORT	MS	39503
	49066	0908N-04-047.000	NOONAN JACK	2302 LYNN AVE	GULFPORT	MS	39503
	49067	0908N-04-046.000	OWENS DONALD D & DYRENE M	2300 LYNN AVE	GULFPORT	MS	39503
	121507	0908M-01-017.002	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
	49056	0908N-04-071.000	MOORE JEFFREY	11519 OAKLAWN RD	BILOXI	MS	39532

RE: Zoning Map Amendment 2303PC024, by agent Donovan Scruggs, requesting to rezone Tax Parcel 0908M-01-001.000, from R-1-10 (Single-Family) to R-B (Residential Business), 13283 Dedeaux Rd, 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 23, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Planning Commission for **Thursday, March 23, 2023**. 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.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0112426****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

55.24

Payment Type:

Account Billed

User ID:

IPL0024925

PREVIEW FOR AD NUMBER IPL01124260**ACCOUNT INFORMATION**

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

March 2, 2023 12:15:40 PM EST

Amount:

55.24

SCHEDULE FOR AD NUMBER IPL01124260

March 8, 2023

SunHerald (Biloxi)

LEGAL NOTICE PUBLIC HEARING

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dential Business), Ward 6

This the 2nd day of March, 2023
Keith Williams, - Chairman
City of Gulfport Planning Commission
W00000000
Publication Dates

KULICK LAW FIRM, PLLC

2112 Bienville Boulevard, Suite B1-A, Ocean Springs, Mississippi 39564

William M. Kulick, Attorney
bill@kulicklawfirm.com

Telephone: (228) 324-6071

March 10, 2023

ATTN: Sue Lynn
Gulfport Planning Division
1410 24th Avenue
Gulfport, MS 39501

Re: General Plan Extension Request
River Pointe Estates Subdivision

Dear Sue Lynn/ Planning Commission:

I am writing to attempt to rectify an error that was made by River Pointe Estates, LLC as it attempted to meet City requirements to create a small subdivision on the Biloxi river in Gulfport.

The General Plan for the River Pointe Estates Subdivision was granted tentative approval in late 2021. The Engineer obtained permits necessary to begin work necessary to ultimately obtain a Final Plat. Work began and was modified after discussions between RPE's Engineer and the City Engineers due to soil conditions etc. Ultimately, the design for the road work was approved. A cul-de-sac drive was built with all the requirements of infrastructure and drainage etc to the City's satisfaction to my knowledge.

RPE has finally submitted its required drawings and documents necessary to be awarded the Final Plat and it is on the City schedule to seek final approval at the April 20 Zoning Board meeting and thereafter at the Planning Commission meeting April 27, 2023.

The error I mentioned above is that the Engineer did not realize that although he had obtained a permit to proceed with the land development, he also had to renew the Tentative General Plan permit if the project was not completed within 12 months. The permit expired before the application for final approval was submitted.

As such, I am submitting this request to humbly request that the Commission retroactively issue an extension of the General Plan permit so that the Application for Final Plat can move forward.

The City has been extremely helpful on this project, and I hope that it will once again grant RPE, LLC this additional consideration.

Sincerely,



William Kulick, Esq.
cc: Bluewater Design, LLC



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR GENERAL SUBDIVISION PLAN

For Staff Use Only

Case File #: 2111PC177Date Received: 10/5/21

Receipt #: _____

Received By: CL

Zoning: _____

Ward: _____ Flood: _____

Size: _____

TAX PARCEL #										Property Information									
1 0 0 7 0					0 1		0 2 8			0 0 0									
1	0	0	7	0	0	1	0	2	8	0	1	4							
1	0	0	7	0	0	1	0	2	8	0	1	2							
1	0	0	7	0	0	1	0	2	8	0	0	8							

(If necessary, use separate sheet of paper)

Address of Property Involved: 10550 Oneal Road, Gulfport, MS

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: Located on Oneal Road, East of CR 605**GENERAL DESCRIPTION OF REQUEST:**

We would like to subdivide the property into 7 single family residential lots

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**AGENT**

River Point Estates, LLC

Printed Name Of Owner

2112 Bienville Blvd, Suite B-1

Mailing Address

Ocean Springs MS 39564

City

State

Zip code

(205) 283-8824

Home Phone

Work/Cell Phone

bwd217@bellsouth.net

Email

Stewart@us77@gmail.com

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

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.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
River Pointe Estates LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1294183
Status:	Good Standing
Effective Date:	07/15/2021
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Glen Allison Angus
2112 Bienville Blvd., Ste. B1
Ocean Springs, MS 39564

Officers & Directors

Name	Title
Glen Allison Angus	
2112 Bienville Blvd., Ste. B1	
Ocean Springs, MS 39564	Manager



COMMITMENT FOR TITLE INSURANCE

The following is provided for reference purposes, only, and does not limit or modify the provisions of the enclosed commitment.

File No.: 2021-R-090

Buyer or
Borrower: River Pointe Estates, LLC

Property 10550 O'Neal Road
Address: Gulfport, MS 39501 County: Harrison

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, The Security Title Guarantee Corporation of Baltimore, a Maryland Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This Commitment is not complete without Schedules A and B and is valid only when countersigned by an authorized officer or Agent of the Company.

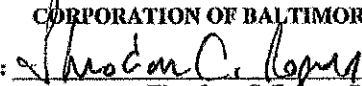
Issued By:

Sheehan & Ramsey, P.L.L.C.
429 Porter Avenue
Ocean Springs, MS 39564

Authorized Signatory:


Patrick A. Sheehan
9403289

THE SECURITY TITLE GUARANTEE
CORPORATION OF BALTIMORE

By: 
Theodore C. Rogers, President

ATTEST:

By: 
Marlene R. McGraw, Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by The Security Title Guarantee Corporation of Baltimore. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "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 to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I --Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II --Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

COMMITMENT FOR TITLE INSURANCE**SCHEDULE A****THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND**

Inquiries Should Be Directed To: PATRICK A. SHEEHAN, Agent

Commitment Number	Amount of Insurance	Effective Date	Agent File No.
Loan A16104673	\$250,000.00	8/4/21	2021-R-090
Owner A16104673	\$250,000.00	8/4/21	2021-R-090

1. Policy or Policies to be Issued:

(a) ALTA Owners Policy - X **River Pointes Estates, LLC, a Mississippi limited liability company**

Proposed Insured:

(b) ALTA Loan Policy - x **FHC, Inc., a California Corporation**
Proposed Insured: **Fred D. Howser, President**

(c) ALTA Residential Owner's Policy -
Proposed Insured:

(d) Policy -
Proposed Insured:

2. The estate or interest in the land described or referred to in this Commitment and covered herein is: **FEE SIMPLE**

3. Title to said estate or interest is at the effective date hereof vested in: **Coast Acquisitions, LLC.**

4. The land referred to in this Commitment is located in the County of **Harrison, (First Judicial District)** State of **Mississippi**, and is known as being further described as:

A parcel of land situated and being located in the Southwest One-Fourth of the Southwest One-Fourth (SW ¼ of the SW ¼) of Section 32, Township 6 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commence at the Southwest corner of said Section 32, Township 6 South, Range 10 West, thence run North 00 degrees 07 minutes 00 seconds West along the West line of said Section 32 for a distance of 700 feet to a concrete monument and the Point of Beginning of the parcel herein described; thence run East for a distance of 244.0 feet to an iron pipe; thence run North 79 degrees 29 minutes 00 seconds East for a distance of 200.0 feet to an iron pipe; thence run North 59 degrees 26 minutes 00 seconds East for a distance of 197.0 feet to an iron pipe; thence continue North 59 degrees 26 minutes 00 seconds East for a distance of 17 feet, more or less, to a point on the West Bank of the Biloxi River; thence run Northwesterly, Northeasterly, Northwesterly and Southwesterly along said West Bank of the Biloxi River to a point on the West line of Section 32, and which is North 00 degrees 07 minutes 00 seconds West a distance of 273.0 feet from the Point of Beginning, thence run South 00 degrees 07 minutes 00 seconds East for a distance of 273.0 feet to the Point of Beginning.

THIS COMMITMENT FOR TITLE INSURANCE IS VALID ONLY IF THE JACKET IS COUNTERSIGNED BY AN AUTHORIZED SIGNATORY AND SCHEDULE B IS ATTACHED.

**THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND**Commitment No. A16104673Agent File No. 2021-R-0090**REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all taxes, charges, assessments, levied and assessed against subject premises which are due and payable.
3. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record:
 - a. Execution and recordation without intervening rights of a security instrument by the Owner to the insured, securing an indebtedness in the sum as shown in Schedule A hereof.
4. Full consideration for the interest or estate to be insured must be paid to or for the account of grantors or mortgagors.
5. Furnish satisfactory evidence that there are no outstanding mechanics or materialman's liens against the property.
6. Execution of Gap Indemnity Agreement in a form acceptable to the Company.
7. Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination to the information revealed by such search requires provided, however, that such exceptions or requirements shall not relieve Company for its liability under this Commitment, arising from the matters which would be revealed by such search, to the extent that Company, or its Agent countersigning this Commitment, has disbursed such proceeds.
8. Satisfactory evidence must be furnished as to the proper formation of the Grantor and/or Grantee business entities prior to closing this transaction, together with proof as to the current good standing of each entity. In addition, the articles of formation and any amendments thereto, by-laws of said and certified copies of the resolutions of the governing body of said entities, resolution must set forth the consideration and the terms of the transaction. The Company reserves the right to make such additional requirements as it may deem necessary.
9. Execution of an Owner's/Seller's Affidavit in a form acceptable to the Company.
10. Payment of the premium and other fees and costs due the Company.
11. The Company reserves the right to make further requirements and/or exceptions after receipt and review of the proposed document, and is able to ascertain all details of the proposed transactions.
12. All recording references are to the land records for Harrison County, Mississippi, unless otherwise noted.
13. Payment of delinquent property taxes for tax year 2020 for Parcels No. 1007O-01-028.000; 1007O-01-028.008; 1007O-01-028.012 and 1007O-01-028.014.
14. Redemption of tax sales for tax years 2018 and 2019 for Parcels No. 1007O-01-028.000; 1007O-01-028.008; 1007O-01-028.012 and 1007O-01-028.014. Note that 2018 taxes must be redeemed prior to August 26, 2021 or the properties will be forfeited.

**THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
BALTIMORE, MARYLAND**Commitment No. A16104673Agent File No. 2021-R-090**EXCEPTIONS**

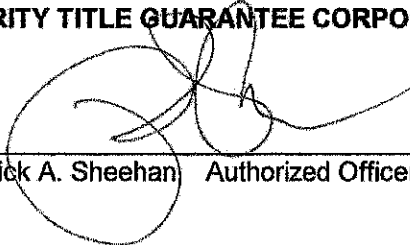
Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

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. 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. All matters and facts, including, but not limited to, discrepancies, encroachments, overlaps, boundary line disputes, shortage in area, which would be disclosed by a correct survey or inspection of the premises.
5. 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.
6. Those taxes and special assessments which become due and payable subsequent to effective date.
7. Taxes or special assessments which are not shown by public record.
8. Any reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, clay and gravel in, on and under subject land.
9. The Company does not insure the exact square footage or acreage of the subject land.
10. Any liability or loss due to environmental contamination or hazardous materials on or within said property, or due to violation of any environmental protection law of any governmental body.
11. Rights of others, including the public, in and to the use of roads which traverse or abut the property.
12. Rights of others, including the public, in and to the use of waterways of any nature, which may traverse, be contained within, or abut the property, including littoral and/or riparian rights.

INCLUDED IN AND FORMING PART OF THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
COMMITMENT NO. A16104673

BLANK

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE



Patrick A. Sheehan Authorized Officer or Agent

THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE
Six South Calvert Street, Baltimore MD 21202-1388

PRIVACY NOTICE

This Privacy Notice is provided on behalf of The Security Title Guarantee Corporation of Baltimore.

Congress recently passed the Gramm-Leach-Bliley (GLB) Act, which deals in part with how the financial services industry handles nonpublic personal financial information. Security Title recognizes that the foundation of our business is maintaining your trust and confidence. In order to provide you with the most effective and beneficial service, we must maintain information about you. Keeping that information secure and private is important to us. This notice is provided to you so that you may know how we collect information about you, the type of information we collect, what we may disclose to our affiliates and non-affiliated third parties, and the steps we take to protect personal information about you.

WHAT WE COLLECT

First, we must collect a certain amount of personal information about you in order to provide customer service, offer new products or services, evaluate claims, administer products, and fulfill legal and regulatory requirements. Therefore, as part of our servicing of your requests, we may obtain certain nonpublic personal information about you. This information includes facts and data that we receive from you, real estate agents, lenders, government agencies, and/or other authorized persons in varying manners, including but not limited to applications, company required forms, telephone calls, correspondence, claim forms and other processing forms; facts and data about your transactions with us, our affiliates or others; and facts and data we receive from consumer reporting agencies.

The information we collect, or that has been provided to us in

processing your transaction, may include:

- Your name, address, telephone number, email address, date of birth, Social Security number, age, gender, marital status, assets, bank account number(s) and financial statistics;
- Your relationship with us, such as products purchased, policy values, payment history and claims history;
- Your employment history, such as your occupation(s), your income and your employer(s) and years of service with employer(s);
- Your creditworthiness and credit history;

WHAT WE SHARE

Security Title is committed to maintaining the confidentiality of the personal information we collect. We welcome this opportunity to clarify our privacy policy for you.

With respect to the information we collect about you:

- We collect and use the information to the extent needed to conduct our business and to meet our high quality service standards;
- We restrict access to the information to authorized individuals who need to know this information to provide services and products to you;
- We maintain appropriate safeguards to protect information about you;
- We will verify that any persons requesting information about you or your relationship with us is entitled to such information prior to providing it.
- We share nonpublic personal information about you outside our company only to service your request, or as authorized by you, or as required or permitted by applicable law;
- We require any organization that provides assistance to us in administering or reinsuring contracts or providing services on our behalf to you to maintain the confidentiality of

nonpublic personal information about you and not use such information for any other purpose; and

- Our Privacy Policy does not allow non-affiliates to offer their products and services to you.

The law does permit us to share information about you with our affiliates, including insurance companies and insurance service providers. The law also permits us to share information about you with companies that perform marketing services for us, or other financial institutions that have joint marketing agreements with us. The information we share with our affiliates or service providers need not be directly related to our transaction with you.

Security Title's Privacy Policy applies, to the extent required by law, to its agents when they are acting on behalf of Security Title. Please note that there may be instances when these same agents may not be acting on behalf of Security Title, in which case they may collect nonpublic personal information on their own behalf, or on behalf of another. In these instances, Security Title's Privacy Policy would not apply.

If we change our privacy practices, we will provide you notice of all material changes. This privacy notice supersedes all previous notices with respect to matters described herein.

It is our goal to ensure that all the information we collect is accurate and complete. Please notify us if you believe information is inaccurate.

NO ACTION IS REQUIRED BY YOU

You do not need to do anything as a result of this notice. It is meant to inform you of how we safeguard nonpublic personal information about you. You may wish to file this notice with your insurance papers.

We strive to maintain your confidence and trust.

[Space Above This Line For Recording Data]

Prepared by and Return to:
Patrick A. Sheehan
Sheehan & Ramsey, PLLC
429 Porter Avenue
Ocean Springs, MS 39564
(228) 875-0572

Grantor:
Coast Acquisitions, LLC
2112 Bienville Blvd. Ste. B1
Ocean Springs, MS 39564
(228) 365-1243

Grantee:
River Pointe Estates, LLC
2112 Bienville Blvd. Ste. B1
Ocean Springs, MS 39564
(228) 365-1243

INDEXING INSTRUCTIONS: T6S-R10W, Section 32, SW ¼ of SW ¼

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COAST ACQUISITIONS, LLC a Mississippi limited liability company (Grantor)**, does hereby sell, convey, bargain and warrant to **RIVER POINTE ESTATES, LLC a Mississippi limited liability company (Grantee)** the following described real property situated and located in Harrison County, First Judicial District, Mississippi, more particularly and certainly described as follows:

A parcel of land situated and being located in the Southwest One-Fourth of the Southwest One-Fourth (SW ¼ of the SW ¼) of Section 32, Township 6 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commence at the Southwest corner of said Section 32, Township 6 South, Range 10 West, thence run North 00 degrees 07 minutes 00 seconds West along the West line of said Section 32 for a distance of 700 feet to a concrete monument and the Point of Beginning of the parcel herein described; thence run East for a distance of 244.0 feet to an iron pipe; thence run North 79 degrees 29 minutes 00 seconds East for a distance of 200.0 feet to an iron pipe; thence run North 59 degrees 26 minutes 00 seconds East for a distance of 197.0 feet to an iron pipe; thence continue North 59 degrees 26 minutes 00 seconds East for a distance of 17 feet, more or less, to a point on the West Bank of the Biloxi River; thence run Northwesterly, Northeasterly, Northwesterly and Southwesterly along said West Bank of the Biloxi River to a point on the West line of Section 32, and which is North 00 degrees 07 minutes 00 seconds West a distance of 273.0 feet from the Point of Beginning, thence run South 00 degrees 07 minutes 00 seconds East for a distance of 273.0 feet to the Point of Beginning

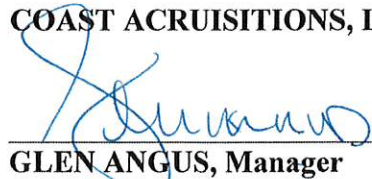
Grantee assumes taxes for the current year.

This conveyance is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easements, restrictions, reservations and covenants of record.

WITNESS this my signature this the ^{17th} 9th day of August, 2021.

COAST ACRUISITIONS, LLC

BY:


GLEN ANGUS, Manager

**STATE OF MISSISSIPPI
COUNTY OF JACKSON**

Personally appeared before me, the undersigned authority in and for the said County and State, on this 9th day of August, 2021, within my jurisdiction, the within named **GLEN ANGUS**, who acknowledged to me that he is the Manager of Coast Acquisitions, LLC, a Mississippi limited liability company, and that for and on behalf of said company as manager, and as the act and deed of said company as manager of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do, this the 9th day of August, 2021.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 17th day of August, A.D., 2021.

Dona R. Langlais
Notary Public

1/29/22
My Commission Expires:



GRADING, DRAINAGE, ROADWAY
& UTILITY IMPROVEMENTS
CONSTRUCTION PLANS
FOR
RIVER POINTE ESTATES
GULFPORT, MISSISSIPPI

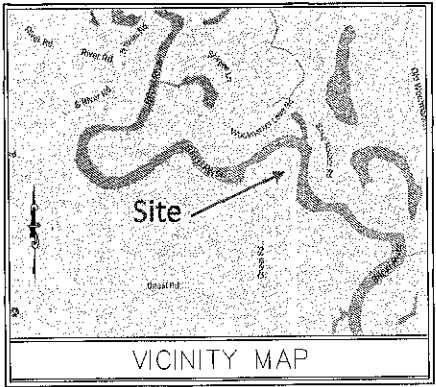
PROJECT NO. RPE-01
OCTOBER 2021

NOTE:

THE EROSION CONTROL PLAN OUTLINE WITHIN IS A SUGGESTED PLAN ONLY. THE CONTRACTOR SHALL REFINE OR MODIFY THIS PLAN AS NECESSARY DURING CONSTRUCTION TO BEST ACCOMPLISH THE GOAL OF PREVENTING ANY DAMAGE TO THIS PROPERTY OR ADJACENT PROPERTY DUE TO EROSION OR SEDIMENTATION. IT IS IMPERATIVE THAT EROSION CONTROL DEVICES BE MAINTAINED ON A CONTINUING BASIS.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE MISSISSIPPI HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE ALABAMA SOIL AND WATER CONSERVATION COMMITTEE, CURRENT EDITION. IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING DEPOSITED ONTO ADJACENT PROPERTY.

SHOULD ARTIFACTS OR ARCHAEOLOGICAL FEATURES BE ENCOUNTERED DURING PROJECT ACTIVITIES, WORK SHALL CEASE AND THE ALABAMA HISTORICAL COMMISSION SHALL BE CONSULTED IMMEDIATELY (CALL 334-242-3184, REFERENCE PROJECT #AHC 05-0752, MSC-05-12). ARTIFACTS ARE OBJECTS MADE, USED TO MODIFIED BY HUMANS. THEY INCLUDE BUT ARE NOT EXCLUDED TO ARROWHEADS, BROKEN PIECES OF POTTERY OR GLASS, STONE IMPLEMENTS, METAL FASTENERS OR TOOLS, ETC.. ARCHAEOLOGICAL FEATURES ARE STAINS IN THE SOIL THAT INDICATED DISTURBANCE BY HUMAN ACTIVITY. SOME EXAMPLES ARE POST HOLES, BUILDING FOUNDATIONS, TRASH PITS AND EVEN HUMAN BURIALS.



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GENERAL CONSTRUCTION NOTES

STREETS, DRAINAGE & SITE GRADING

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF MISSISSIPPI DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION" EXCEPT AS MODIFIED IN THE SPECIFICATIONS OR BY GENERAL NOTE.
2. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY SCHEDULE AND COORDINATE WORK ON THE PROJECT WITH THE ENGINEER TO PROVIDE STAKEOUT, THE TESTING LABORATORY FOR REQUIRED TESTING, AND WITH UTILITY PERSONNEL FOR LOCATING AND RESOLVING CONFLICTS WITH EXISTING UTILITIES AND CONSTRUCTING UTILITY IMPROVEMENTS WITHIN THE PROJECT -- NO DIRECT PAYMENT WILL BE MADE FOR THIS WORK, HOWEVER THE COST FOR THE WORK SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICES FOR THE PROJECT.
3. THE CONTRACTOR SHALL DEVELOP A TRAFFIC CONTROL PLAN (TCP) IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION (MUTCD) FOR APPROVAL BY THE ENGINEER, THE HARRISON COUNTY HIGHWAY DEPARTMENT AND CITY OF GULFPORT PUBLIC WORKS DIRECTOR. NO WORK ON PUBLIC RIGHT-OF-WAY SHALL COMMENCE UNTIL THE TCP HAS BEEN APPROVED IN WRITING BY THE ENGINEER AND PUBLIC WORKS DIRECTOR AND PROPERLY INSTALLED.
4. EXISTING STREETS AND/OR ROADS SHALL BE MAINTAINED PASSABLE AT ALL TIMES AND SHALL BE OPEN DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SCHEDULE AND SEQUENCE THE WORK SO THAT THIS PROVISION IS COMPLIED WITH.
5. A MINIMUM 6" LAYER OF MATERIAL SHALL BE STRIPPED AND STOCKPILED FOR USE AS TOPSOIL AND CONSTRUCTION OF EARTH BERMS AT OUTFALLS. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN ITEMS 201-A, 210-A AND 650-B.
6. SUITABLE EXCESS EXCAVATION SHALL BE PLACED ON LOTS WHERE SO DIRECTED. THE AREA SHALL BE STRIPPED OF VEGETATION PRIOR TO PLACEMENT. FILL PLACED ON THE LOTS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE PLACED IN MAXIMUM LOOSE LIFTS OF 9" AND THEN COMPACTED TO A MINIMUM OF 95% STANDARD DENSITY. IT IS THE INTENT OF THE ENGINEER THAT AT THE COMPLETION OF THE PROJECT, ALL UNSUITABLE MATERIAL OR EXCESS MATERIAL NOT PLACED ON THE LOTS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE PROJECT SITE.
7. APPROVED JOB MIX FORMULA SHALL BE REQUIRED FOR ALL BITUMINOUS CONCRETE LAYERS.
8. EACH LAYER OF THE PAVEMENT STRUCTURE SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO STARTING CONSTRUCTION OF THE NEXT OVERLYING LAYER. EACH LAYER OF THE PAVEMENT STRUCTURE, INCLUDING THE SUBGRADE, COMPRISED OF GRANULAR SOIL TYPE MATERIALS, SHALL BE "BLUE TOPPED" BY THE CONTRACTOR TO THE FINISH ELEVATIONS AT THE CENTER AND GUTTER LINES AT 50' INTERVALS. ASPHALTIC CONCRETE PAVEMENT STRUCTURE LAYERS SHALL BE "BLUE TOPPED" OR ELEVATIONS DETERMINED AS OTHERWISE APPROVED BY THE ENGINEER. COMPACTION AND MATERIAL TESTING SHALL BE CONDUCTED BY A LABORATORY AUTHORIZED BY THE OWNER FOR THE PROJECT. "BLUE TOPPING" AND ESTABLISHING OF PAVEMENT LAYER ELEVATIONS AS NOTED ABOVE SHALL BE THE CONTRACTORS RESPONSIBILITY.
9. WITH TESTING LABORATORY APPROVAL, LOWER BASE LAYER MAY BE CONSTRUCTED TO A COMPACTED THICKNESS OF 6", THEN THE UPPER LAYER SHALL BE CONSTRUCTED SUCH THAT A MINIMUM BASE THICKNESS OF 8" IS ACHIEVED. THE UPPER 4" OF THE UPPER BASE LAYER SHALL THEN BE MIXED, COMPACTED TO THE REQUIRED DENSITY, AND FINE-GRADED TO THE SURFACE TOLERANCES DETAILED BY THE SPECIFICATIONS.
10. PRIOR TO FINAL INSPECTION, ALL REPAIRS ON CONCRETE WORK SHALL BE COMPLETED WHERE REQUIRED. THEN CONCRETE WORK SHALL BE CLEANED TO REMOVE STAINS AND DISCOLORATIONS. POWER WASHING, SAND BLASTING, OR OTHER ACCEPTABLE METHODS SHALL BE UTILIZED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE MISSISSIPPI HANDBOOK FOR EROSION SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS BY THE MISSISSIPPI SOIL AND WATER CONSERVATION COMMITTEE, 2014 EDITION. IN ADDITION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES CAUSED BY SEDIMENT OR ANY OTHER ERODIBLE MATERIALS BEING DEPOSITED ONTO ADJACENT PROPERTY.
12. ALL CONCRETE STORM SEWER PIPE OR CONCRETE ROADWAY PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE UTILIZING RUBBER GASKET JOINTS FOR CIRCULAR PIPE AND RAM NECK GASKETS FOR ARCH PIPE. CONCRETE SIEDRAIN PIPE AT ENTRANCE SHALL BE CL. 4. CLASS C AND PIPE TRENCHES SHALL BE BACKFILLED WITH SUITABLE UNCLASSIFIED EXCAVATION MATERIAL OR BORROW AS DIRECTED BY THE ENGINEER. BACKFILL OF THE PIPE TRENCH SHALL BE INCLUDED IN THE PRICE BID FOR THE PIPE. ALL LIFTING HOLES SHALL BE SEALED WITH RAM NECK GASKET MATERIAL AND ONE SQUARE FOOT (DOUBLE THICKNESS) OF FILTER FABRIC.
13. ALL LOT AREAS AND EASEMENTS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE DRESSED, FINE GRADED, PREPARED FOR SEEDING AND THEN SEEDD AND MULCHED AS SET FORTH BY THE SPECIFICATIONS. ALL AREAS TO RECEIVE SOLID SOD ARE TO BE FINE GRADED AND FERTILIZED PRIOR TO PLACING SOD.
14. SOLID SOD SHALL BE UTILIZED WHERE DIRECTED BY THE ENGINEER FOR CONTROL OF EROSION AND IN AREAS SET FORTH IN THE PLANS. CONTRACTOR SHALL MAINTAIN ALL SOD INSTALLED UNTIL PROPER STABILIZATION HAS BEEN REACHED.
15. BORROW EXCAVATION SHALL BE UTILIZED AS DIRECTED BY THE ENGINEER IN LOCATIONS WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADBED AS WELL AS SANITARY SEWER TRENCHES ABOVE PIPE EMBEDMENT. BORROW EXCAVATION SHALL BE MEASURED AND PAID FOR ON THE BASIS OF DELIVERY TICKETS SIGNED BY THE ENGINEER'S REPRESENTATION ON THE JOB. PAYMENT WILL BE PER CUBIC YARD TRUCK BED MEASURE.
16. PAYMENT FOR DRAINAGE STRUCTURES, SHALL BE FOR STRUCTURES CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAILS FOR THE PIPE SIZES AND DEPTHS INDICATED IN THE PLANS. WEEPHOLES AND STEPS SHALL BE PLACED AS DIRECTED BY THE PLANS OR THE ENGINEER.
17. CONTRACTOR SHALL CONTACT THE CITY OF ROBERTSDALE PUBLIC WORKS DIRECTOR AND THE BALDWIN COUNTY HIGHWAY DEPARTMENT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT OF WAY.
18. CONCRETE SHALL CONFORM TO SECTION 501 OF THE ALDOT SPECIFICATIONS: RETAINING WALL, CL. A TYPE 1, 3000 PSI MINIMUM. HEADWALLS, MANHOLES, INLETS, ETC., CL. A TYPE 2, 3000 PSI MINIMUM. PRECAST UNITS SHALL CONFORM TO AASHTO M199.
19. ALL JURISDICTIONAL WETLANDS SHALL BE PROTECTED DURING CONSTRUCTION. SAID PROTECTION SHALL INCLUDE, BUT NOT LIMITED TO: MAINTAINING A 10' BUFFER ZONE, INSTALLATION OF SILT FENCE & HAYBALES, AND DILIGENT MAINTENANCE OF BMP'S DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY CONSTRUCTION NEAR WETLANDS WITH BIOME CONSULTING GROUP. SAID COORDINATION SHOULD TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
20. ALL STATIONS/OFFSETS SHOWN REFERENCE THE CENTERLINE OF ROADWAY
21. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF THE UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.
22. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA BEFORE BEGINNING CONSTRUCTION. SUCH NOTICE MUST BE GIVEN AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN ANY AREA.
23. WATER MAIN VALVES SHALL NOT BE LOCATED UNDER PROPOSED PAVED SURFACES AND SHALL HAVE A CONCRETE COLLAR AT GRADE AS SHOWN IN THE DETAIL.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL VALVE BOX AND MANHOLE CASTINGS TO MATCH FINAL RIGHT-OF-WAY GRADING.
25. ALL STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. PLEASE REFER TO SHEET C4.1 & C4.2 FOR THE LOCATION OF ALL SIGNS.
26. THE PROJECT CONTRACTOR SHALL ALWAYS HAVE A COPY OF THE FOLLOWING:
A. STATE OF MISSISSIPPI HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
B. MISSISSIPPI MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS VOLUME 1, SIGNS, MARKINGS, WORK AREAS, SCHOOLS LATEST EDITION.
C. MDEQ PERMIT, MDEQ BMP PLAN, & MDEQ INSPECTION REPORTS.
D. STATE OF MISSISSIPPI MANUAL FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES
E. BALDWIN COUNTY MISSISSIPPI UTILITY MANUAL
27. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TEMPORARY LOT CORNERS DURING CONSTRUCTION.
28. LOT GRADING - ALL LOTS THAT ARE TO BE FILLED SHALL BE FILLED W/ MATERIAL SPECIFIED BY THE PROJECT ENGINEER AND COMPACTED IN 6" LIFTS TO 98% OF THE STANDARD PROCTOR DENSITY, TO WITHIN 5 FEET OF FINAL GRADE. THE FINAL 5 FEET SHALL BE COMPACTED TO AT LEAST 100%.
29. CONTRACTOR SHALL HAVE 2 CONCRETE MONUMENTS INSTALLED ON THE EXTERIOR CORNER OF THE SUBDIVISION PHASE. AT LEAST 1 OF THE CONCRETE MONUMENTS SHALL HAVE A PERMANENT BENCH MARK ESTABLISHED WITH THE ELEVATION BASE ON THE NAVD 88 DATUM. SAID CONCRETE MONUMENTS SHALL BE INSTALLED BY A PROFESSIONAL LICENSED SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF ALABAMA.
30. THE CONTRACTOR SHALL CONTACT THE HARRISON COUNTY HIGHWAY DEPARTMENT INSPECTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AS REQUIRED BY THE COUNTY'S BENCHMARK INSPECTION SCHEDULE.
31. TESTING SHALL BE PER HARRISON COUNTY STANDARDS FOR THE ITEMS LOCATED WITH THE PROPOSED RIGHT OF WAY.
32. ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CURRENT ADA (AMERICAN DISABILITY ACT) REQUIREMENTS

SIGNAGE NOTES:

PROPER SIGNAGE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AS ADOPTED BY THE ALDOT SHALL BE INSTALLED PRIOR TO RECEIVING FINAL FLAT APPROVAL, AND MAINTAINED IN ALL SUBDIVISIONS, UNTIL SUCH TIME AS ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BALDWIN COUNTY COMMISSION. ALL PROPOSED SIGNAGE SHALL BE SHOWN AND DETAILED ON THE CONSTRUCTION PLANS. THE FOLLOWING MINIMUM STANDARDS SHALL BE ADHERED TO:

- 1) R1-1 STOP SIGN - DIAMOND GRADE - MINIMUM 0.080" THICK
A. 30" FOR ALL INTERNAL STREET INTERSECTIONS
B. 36" FOR ALL INTERSECTIONS WITH EXISTING COUNTY, STATE, AND FEDERAL ROADS
- 2) STREET NAME SIGNS - 9" ALUMINUM EXTRUDED BLADE, HIGH INTENSITY PRISMATIC
A. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A GREEN BACKGROUND - FOR STREETS PROPOSED TO BE MADE PUBLIC
B. 6" TALL WHITE CAPITAL AND 5" LOWER CASE LETTERING ON A BLUE BACKGROUND - FOR STREETS PROPOSED TO REMAIN PRIVATE
C. BRACKETS - VULCAN TYPE VS-8 VANDAL PROOF OR APPROVED EQUIVALENT
- 3) ALL OTHER SIGNS - HIGH INTENSITY PRISMATIC OR BETTER - MINIMUM 0.080" THICK
- 4) POSTS FOR STREET SIGNS - MIN 12' LONG, 2-3/8" GALVANIZED ROUND POSTS; STREET SIGNS MUST BE MOUNTED ON A POST SEPARATE FROM THE STOP SIGN, UNLESS APPROVED BY THE COUNTY ENGINEER OR HIS/HER DESIGNEE. IN NO CASE SHALL THE STREET SIGN BE ATTACHED DIRECTLY TO THE STOP SIGN, BUT INSTEAD MUST BE ATTACHED TO THE POST OF THE STOP SIGN IF APPROVED BY THE COUNTY ENGINEER OR HIS/HER DESIGNEE. DECORATIVE SIGN POSTS MAY BE PERMITTED IF APPROVED BY THE COUNTY ENGINEER. NO DECORATIVE POSTS SHALL BE PERMITTED UNLESS THE APPLICATION IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE PROPERTY OWNER'S ASSOCIATION AGREEING TO MAINTAIN SUCH DECORATIVE SIGN POSTS, AND TO REPLACE THE SAME IF DESTROYED. ANY DAMAGE OR DESTROYED DECORATIVE SIGN POSTS MAY BE REPLACED BY THE COUNTY, AND IN SUCH EVENT, THE COUNTY MAY INSTALL 2-3/8" GALVANIZED ROUND POST.
- 5) POSTS FOR ALL OTHER SIGNS - #2 GALVANIZED U-CHANNEL (MINIMUM LENGTH 12 FEET) OF APPROPRIATE HEIGHT EMBEDDED NOT LESS THAN 3' BELOW THE FINISHED GRADE ELEVATION, COMPLYING WITH MINIMUM 7' CLEARANCE BETWEEN GRADE LEVEL AND THE BOTTOM OF THE SIGN.

GRADING & DRAINAGE NOTES

1. SEE SHEET C5.0 FOR STORM DRAINAGE DATA.
2. SEE SHEET C5.0 FOR EROSION CONTROL PLAN SHEETS
3. SEE SHT. C8.0-C10.0 FOR ALL TYPICAL CONSTRUCTION DETAILS.

PROPOSED UTILITY NOTES

1. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GULFPORT UTILITY MANUAL REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF EXISTING UTILITIES
3. CONTRACTOR TO MAINTAIN THE FOLLOWING COVER OVER ALL WATER MAINS
48" UNDER ROADWAYS
36" WITHIN DITCHES
30" WITHIN ROADWAY SHOULDER
4. ALL WATER MAINS SHALL BE (PRESSURE CLASS 350) C-900 PVC (BLUE PIPE) UNLESS OTHERWISE NOTED.
5. SEE SHT. C8.0 FOR WATER/STORM DRAINAGE CONFLICT DETAIL.
6. SEE SHT. C8. FOR ALL PROPOSED WATER UTILITY DETAILS.
7. ALL POTABLE WATER SERVICES SHALL UTILIZE PAIRED INSTALLATION AT ALL ROADWAY CROSSINGS UNLESS OTHERWISE SPECIFIED.
8. ALL POTABLE WATER SERVICES ARE TO BE ¾" TYPE "K" SOFT COPPER.
9. ALL POTABLE WATER LATERALS MUST HAVE 2" CASING EXTENDING 3'-0" BEHIND THE BACK OF CURB ON BOTH SIDES OF ASPHALT ROADWAY. THE ENCASEMENT CAN BE STEEL, DUCTILE IRON OR HIGH DENSITY POLYETHYLENE PIPE
10. ALL VALVES MUST ANCHORED TO TEE'S USING ANCHOR COUPLINGS OR 2-¾" ALL THREAD RODS.
11. SEE SHT. C10.0 FOR SANITARY SEWER DETAILS.
12. ALL FORCE MAINS SHALL BE PRESSURE CLASS 200 PVC (GREEN PIPE) UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL LINE THE MANHOLE (MH) WHERE FM TERMINATES. LINER SHALL BE SprayWall URETHANE LINER BY SprayReq.
14. ALL PROPOSED UTILITY INSTALLATIONS WITHIN BALDWIN COUNTY RIGHT-OF-WAY SHALL REQUIRE A SEPARATE PERMIT
15. FIRE HYDRANTS AND WATER VALVES SHALL NOT BE CONSTRUCTED WITHIN LIMITS OF PROPOSED SIDEWALKS

CITY OF GULFPORT, MISSISSIPPI CONSTRUCTION

1. CONTRACTOR SHALL CONSTRUCT THE PROJECT IN ACCORDANCE WITH GULFPORT, MISSISSIPPI REQUIREMENTS, SPECIFICATIONS AND STANDARDS

EROSION CONTROL NOTES

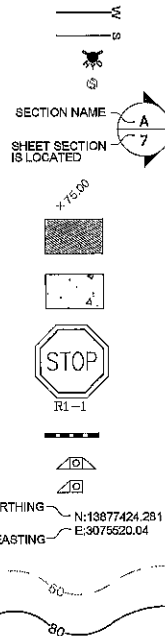
1. CONTRACTOR SHALL REFER TO THE MISSISSIPPI HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS (PROVIDED BY THE MISSISSIPPI SOIL AND WATER CONSERVATION COMMITTEE) FOR DETAILS AND MEASURES REFERRED TO IN THIS PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
3. EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES IN GOOD OPERATING ORDER DURING CONSTRUCTION (AND UNTIL SITE IS STABILIZED). ONCE SITE IS STABILIZED AND PERMANENT GROUND COVER IS ESTABLISHED, CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES.
5. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, FLUMES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
6. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON-SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE REGULATIONS. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
7. EROSION CONTROL DEVICES SHOWN ON PLANS ARE MINIMUM REQUIREMENTS; ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE AND SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NEEDED DUE TO SITE CONDITIONS.
9. CONTRACTOR SHALL MONITOR AND MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL OR AT LEAST TWICE A MONTH. ADDITIONALLY, CONTRACTOR SHALL INSPECT BMPS WITH AN INFORMAL DAILY WALK AROUND INSPECTION.
10. CONTRACTOR IS RESPONSIBLE FOR ITS DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACT SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
11. EROSION CONTROL DEVICES MAY BE SUBSTITUTED BY OTHER MEANS THAT OPERATE AT LEAST AS WELL AS ONES LISTED, AND AS APPROVED BY ENGINEER.
12. BMPS SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT TO CONTROL EROSION, SEDIMENT, AND TURBIDITY. THE CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS, MONITORING, AND RECORD KEEPING.
13. STOCKPILES ON SITE SHALL BE ENCLOSED WITH A SEDIMENT BARRIER.
14. CONCRETE TRUCK WASH OUT SHALL BE PERFORMED IN A PIT AREA OR BERMED AREA AS PER DETAIL SHOWN ON SHEET C5.10. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS AS SOON AS PRACTICABLE.
15. SEE SHEET C5.0 FOR EROSION CONTROL DETAILS
16. PRIOR TO CONDUCTING ANY LAND-DISTURBING ACTIVITIES THE CONTRACTOR SHALL CONTACT THE CITY OF GULFPORT PUBLIC WORKS DIRECTOR AND THE HARRISON COUNTY HIGHWAY DEPARTMENT A MINIMUM OF 5 DAYS PRIOR TO COMMENCEMENT OF WORK TO INFORM HIM OF THE COMMENCEMENT OF WORK FOR PROJECT.
17. ANY SLOPE OR FILL WHICH HAS BEEN GRADED, WITHIN SEVEN (7) DAYS OF THE COMPLETION OF SUCH GRADING OR COMPLETION OF ANY PHASE OF GRADING BE PLANTED OR OTHERWISE PROVIDED WITH GROUND COVER MATERIALS SUFFICIENT TO RESTRAIN EROSION.
18. THE BEST MANAGEMENT PRACTICES (BMP) SHOWN ON THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED DURING THE COURSE OF THIS WORK AND UNTIL DISTURBED AREAS ARE EITHER VEGETATED OR STABILIZED AGAINST EROSION. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE STORM WATER RUNOFF, INCLUDING PETROLEUM PRODUCTS, LUBRICANTS AND PAINT. THE CONTRACTOR SHALL PROVIDE A COMMERCIAL DUMPSTER SERVICE FOR THE COLLECTION, REMOVAL AND DISPOSAL OF SUCH MATERIALS FROM SITE.
19. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, MONTHLY IN DRY PERIODS AND WITHIN TWENTY-FOUR (24) HOURS AFTER ANY RAINFALL AT THE SITE OF 0.75 INCH WITHIN A TWENTY-FOUR (24) HOUR PERIOD. DURING PROLONGED RAINFALLS, DAILY CHECKS AND IF NECESSARY REPAIRING SHALL BE DONE. THE PERMITTEE SHALL MAINTAIN WRITTEN RECORDS OF SUCH CHECK AND REPAIRS, WHICH RECORDS SHALL BE SUBJECT TO THE INSPECTION OF THE OFFICIAL AT ANY REASONABLE TIME.
20. THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE. THE STORM WATER DISCHARGE MUST NOT CAUSE AN UNNATURAL COLOR OR ODOR IN THE COMMUNITY WATERS AND MUST NOT CONTRIBUTE ANY MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE OR FISH AND AQUATIC LIFE IN THE COMMUNITY WATERS.
21. CONTRACTOR SHALL NOTE THE REQUIREMENTS OF THE BEST MANAGEMENT PLAN (BMP) DETAILS NOTED ON THIS PLAN.
22. CONTRACTOR NEEDS TO HAVE A CLEAR DIRECTION AS TO WHAT NEEDS TO BE ACCOMPLISHED BY EROSION CONTROL PLAN AND HOW IT SHALL BE MAINTAINED TO FUNCTION AT ALL TIMES FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
23. OUTLET CONTROL METHOD: GRASS-LINED DITCH

SITE PLAN & GEOMETRIC CONTROL NOTES

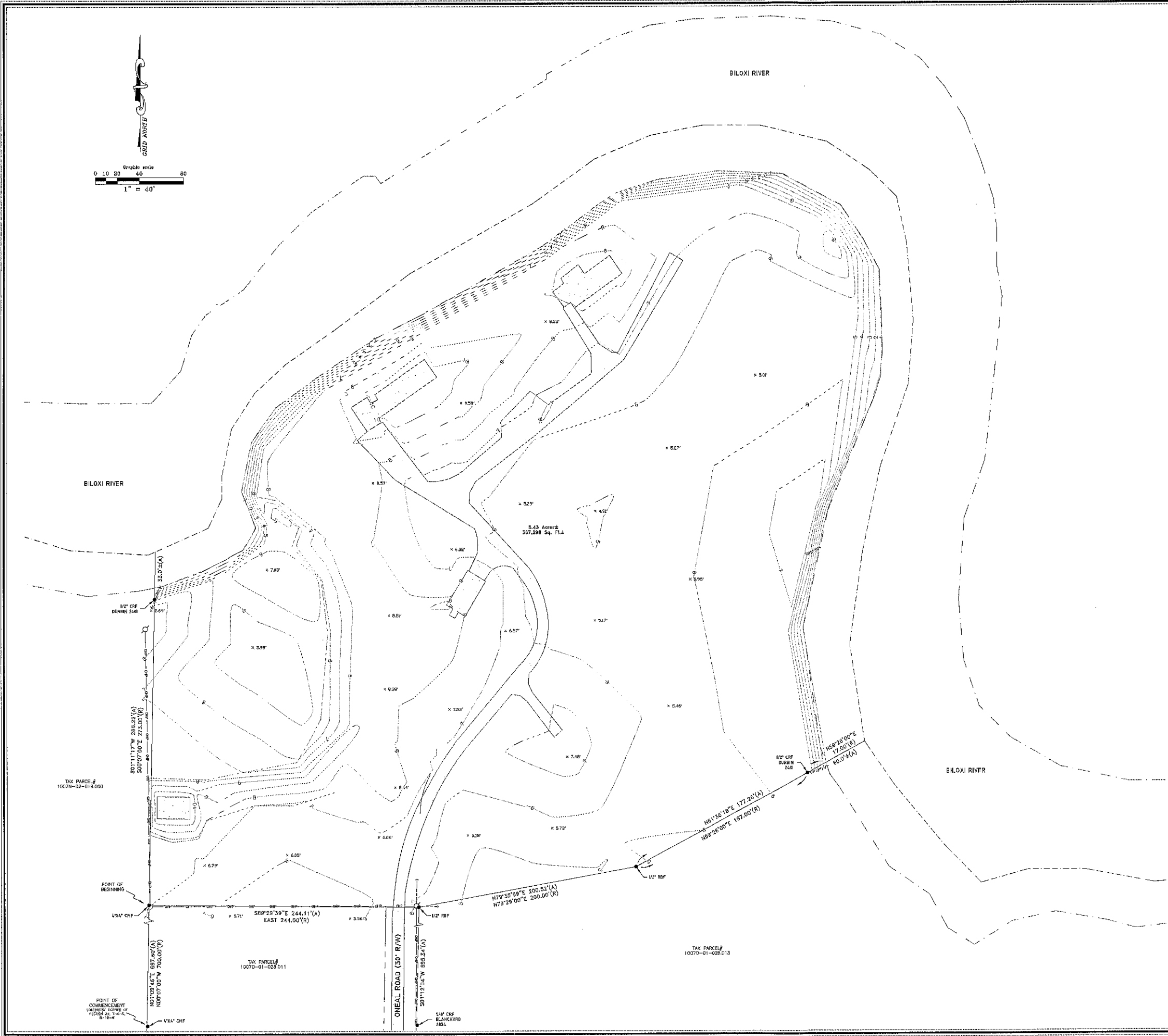
1. ALL STRIPING, PAVEMENT MARKINGS & LEGENDS SHALL BE PER STRIPING NOTES ON SHEET C2.0 OF THIS SET OF CONSTRUCTION PLANS.
2. SEE SHEET C8.0-C10.0 FOR ALL CONSTRUCTION DETAILS.
3. CONTRACTOR SHALL ENSURE A SMOOTH TIE-IN TO EXISTING ASPHALT ROADWAYS.
4. UTILITIES LOCATIONS SHOWN ON PLANS ARE APPROXIMATE. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL DETERMINE LOCATION OF ALL UTILITIES IN PROJECT AREA, BOTH OVERHEAD AND UNDERGROUND.
5. CONTRACTOR SHALL PAY ALL APPLICABLE PERMIT FEES.
6. SEE SHEET C4.0 FOR GEOMETRIC CONTROL POINT COORDINATES AND GENERAL DIMENSIONS.
7. ALL PROPOSED UTILITY CONNECTIONS SHALL BE INSTALLED AS PER THE LOCAL UTILITY AUTHORITIES STANDARDS AND SPECIFICATIONS.
8. SEE SURVEYOR NOTES ON SITE SURVEY (BY OTHERS), FOR INFORMATION REGARDING PROPERTY BOUNDARY BEARING BASIS AND COORDINATE SYSTEM FOR LOCATED EXISTING IMPROVEMENTS AND TOPOGRAPHY

LEGEND

- VM ----- RIGHT-OF-WAY
----- VM ----- EXISTING WATER MAIN
----- 6" VM ----- EXISTING WATER MAIN
--- E ----- EASEMENT LINE
--- 102+00 --- P&L AND STATIONING
--- SS --- PROPOSED GRAVITY SANITARY SEWER MAIN
--- 3' FM --- PROPOSED 3" SANITARY SEWER MAIN FORCE MAIN



REVISIONS	APPR.	DATE	NO.	DESIGNED	M.A.T.	778 SCOUT CREEK TRAIL HOOVER, AL 35944 PHONE: (205) 283-0824 EMAIL: BNO217@BELLSOUTH.NET	778 SCOUT CREEK TRAIL HOOVER, AL 35944 PHONE: (205) 283-0824 EMAIL: BNO217@BELLSOUTH.NET	PERMIT DRAWINGS
				DETAILED	P.B.			
				CHECKED	M.A.T.			
				DATE	4/30/21			
				PROJECT NAME		RIVER POINTE ESTATES		CLIENT RIVER POINTE ESTATES, LLC
				SHEET DESCRIPTION		GENERAL NOTES		
				PROJECT NO.		C2.0		
				RPE-01		10		SHEETS



SURVEY LEGEND			
● - SURVEY MONUMENT	CRS - CAPPED REBAR SET (WOODLANDS CA-20046)	○ - POWER POLE	
(N) - RECORD DIMENSION	CRF - CAPPED REBAR FOUND	⋈ - GUY ANCHOR	
(A) - ACTUAL DIMENSION	RMF - REBAR FOUND	⊙ - FIRE HYDRANT	
R/W - RIGHT-OF-WAY	CTP - CRIMPED TOP PIPE FOUND	⊙ - WATER VALVE	
B.S.L - BUILDING SETBACK LINES	OTF - OPEN TOP PIPE FOUND	⊙ - WATER METER	
UTL - UNDERGROUND TELEPHONE	CRF - CONCRETE FOUNDMENT FOUND	⊙ - WOOD STAKE	
ULP - UNDERGROUND POWER	⊙ - SANITARY SEWER MANHOLE	⊙ - STORM MANHOLE	
SS - SANITARY SEWER LINE	⊙ - TELEPHONE PEDestal	⋈ - FENCE	
STW - STORM SEWER LINE	⊙ - GAS LINE MARKER	⊙ - GUYED TV PEDestal	
W - WATER LINE	⊙ - SPOT ELEVATION	⋈ - WATERS EDGE LINE	
OLP - OVERHEAD POWER LINE	⊙ - LIGHT POLE	⋈ - OBSERVED RIPARIAN LINE	
CONCRETE	GRAVEL	ASPHALT	COVERED AREA

SURVEYOR'S NOTES:

1. UNLESS STATED OTHERWISE HEREON, THIS PLAT WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
2. REPRODUCTIONS OF THIS PLAT ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
3. TYPE OF SURVEY - BOUNDARY & TOPOGRAPHIC SURVEY
4. ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM OBSERVATION USING THE NORTH AMERICAN DATUM OF 1983. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARD FEET.
5. FIELD WORK WAS PERFORMED 9/22/2021.
6. ACRES AS SHOWN HEREON WAS CALCULATED TO INCLUDE THE AREA TO THE OBSERVED RIPARIAN LINE.
7. THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985, ADJUSTED TO GEOID 12A, ARE REFERENCED TO THE 0000 CGRS STATION "WAVELAND" AND HAVE A VERTICAL ACCURACY OF 0.5'±.
8. TAX PARCEL NUMBERS 10070-01-028.000, 10070-01-028.008, 10070-01-028.012, & 10070-01-028.014 HAVE BEEN SURVEYED AS ONE PARCEL AS PER CLIENTS REQUEST.
9. THIS IS A CLASS "C" SURVEY.

RECORD PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH (SW 1/4 OF THE SW 1/4) OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 8 SOUTH, RANGE 10 WEST, THENCE RUN NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 22 FOR A DISTANCE OF 700 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EAST FOR A DISTANCE OF 244.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 79 DEGREES 28 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 200.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 59 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 197.0 FEET TO AN IRON PIPE; THENCE CONTINUE NORTH 59 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 17 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE BILOXI RIVER; THENCE RUN NORTHWESTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID WEST BANK OF THE BILOXI RIVER TO A POINT ON THE WEST LINE OF SECTION 22 AND WHICH IS NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 273.0 FEET FROM THE POINT OF BEGINNING, THENCE RUN SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 273.0 FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATION:

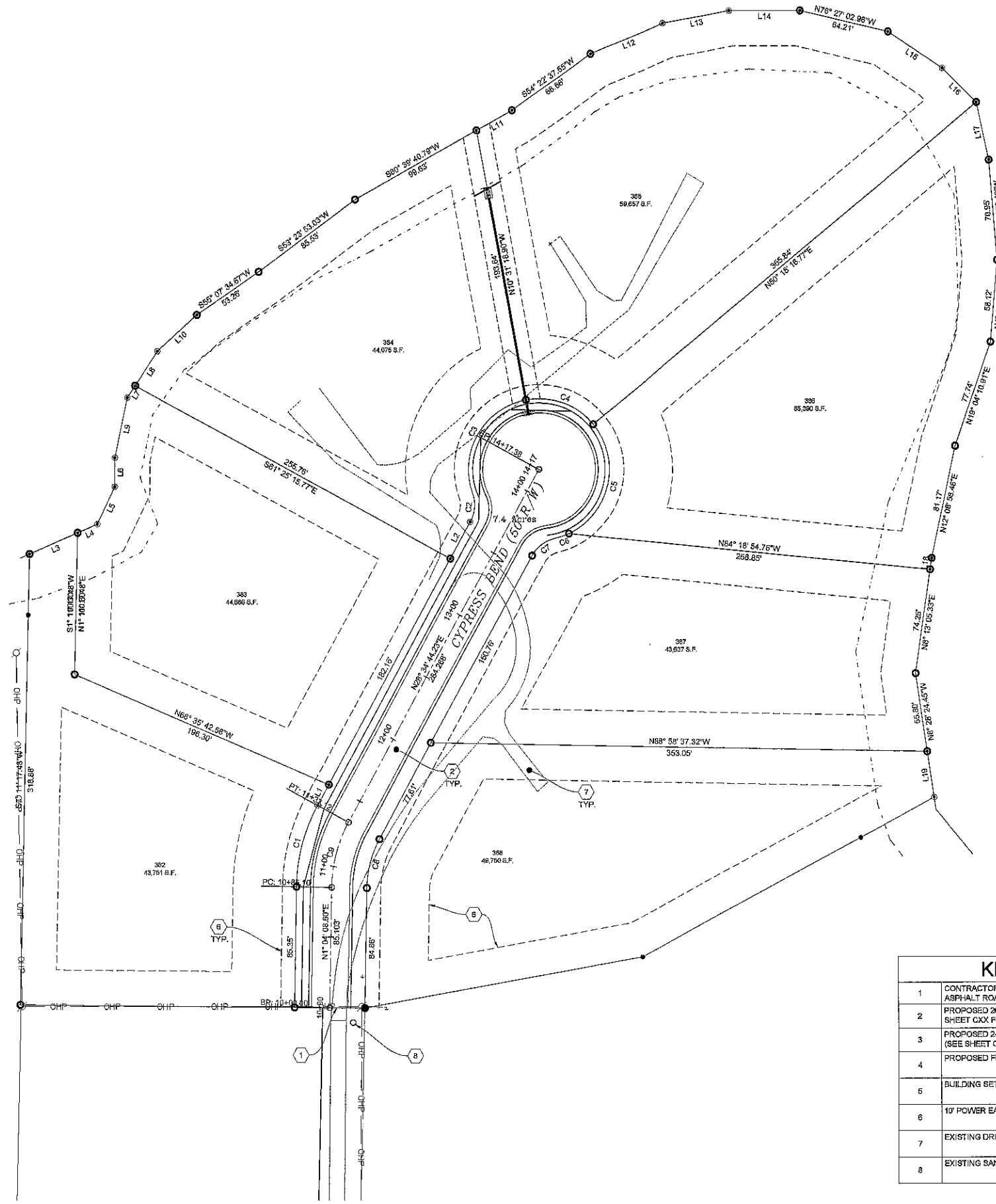
STATE OF MISSISSIPPI, COUNTY OF HARRISON
I, JAMES FRAISER III, A LICENSED PROFESSIONAL SURVEYOR IN HARRISON COUNTY, MISSISSIPPI, HEREBY CERTIFY THAT ALL PARTS OF THIS PLAT AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JAMES FRAISER III
DATE 10/04/2021
MS. LICENSE NO. 30740
CERTIFICATE OF AUTHORIZATION - 28046 - LS
THE WOODLANDS GROUP LLC
P.O. BOX 843, OCEAN SPRINGS, MS. 39566
PHONE: 228-818-4763

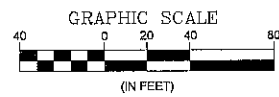
CLIENT: MIKE THOMAS ENGINEERING	DATE: 9/22/2021
FIELD WORK: BY: JF, KA	DRAWING NO.: 1800-3
DRAWN BY: KJ	SHEET 1 OF 1
CHECKED BY: JP	SCALE: 1"=40'

BOUNDARY & TOPOGRAPHIC SURVEY
TAX PARCEL #s 10070-01-028.000, 10070-01-028.008, 10070-01-028.012, 10070-01-028.014, ONEAL ROAD, GULF PORT, HARRISON COUNTY, MISSISSIPPI
SECTION-22, TOWNSHIP-6 SOUTH, RANGE-10 WEST

DATE	REFERENCE MATERIAL
4/22/2015	RECORD DEED INSTRUMENT #2015 2557-D-11
2	
3	
4	



KEYNOTES	
1	CONTRACTOR TO ENSURE A SMOOTH TIE INTO EXISTING ASPHALT ROADWAY
2	PROPOSED 26\"/>
3	PROPOSED 24\"/>
4	PROPOSED FIRE HYDRANT ASSEMBLY
5	BUILDING SETBACK LINE (TYP.)
6	10' POWER EASEMENT
7	EXISTING DRIVE
8	EXISTING SANITARY SEWER MANHOLE



- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
 - SEE SHEET C7.0 THRU C9.0 FOR PLAN & PROFILE SHEETS OF PROPOSED ROADWAYS
 - R1-1 STOP SIGN AND STREET IDENTIFICATION SIGNS SHALL BE ATTACHED TO THE SAME POLE STRUCTURE AS PER DETAIL SHOWN ON SHEET C12.0



DESIGNED	M.A.T.
DRAWN	P.B.
CHECKED	M.A.T.
DATE	4/27/21

778 SCOUT CREEK TRAIL
HOOPER, AL 35244
PHONE: (205) 283-8824
EMAIL: BMD217@GMAIL.COM

BLUEWATER DESIGN, LLC
PERMIT DRAWINGS

PROJECT NAME	RIVER POINTE ESTATES
SHEET DESCRIPTION	SITE PLAN
CLIENT	RIVER POINTE ESTATES, LLC

PROJECT NO.	NO. C4.0
RPE-01	OF
	10 SHEETS

NO.	DATE	APPR.	REVISIONS

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MS COA NUMBER 32562

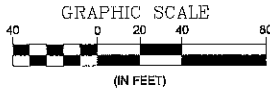


KEYNOTES

1	PROPOSED 22'-0" ASPHALT PAVED ROADWAY, TYP. (SEE SHEET C12.0 FOR TYPICAL SECTION DETAIL)
2	PROPOSED TYPE S-2 CURB INLET, TOP ELEV. 2.833, INV. ELEV. 0.0
3	PROPOSED SLOPED PAVED HEADWALL, INV. = 0.0
4	155 LF OF 18" ADS PIPE @ 0.0%
5	INLET PROTECTION
6	OUTLET PROTECTION



- NOTES:
- SEE SHEET C2.0 FOR ALL GENERAL CONSTRUCTION NOTES & LEGEND
 - SEE SHEET C2.0 FOR ALL GRADING AND STORM DRAINAGE SPECIFIC CONSTRUCTION NOTES.
 - SEE GRADING AND DRAINAGE NOTES 4 & 5 ON SHEET C2.0 FOR SLOPED PAVED HEADWALL AND CURB INLET DETAIL INFORMATION



PROJECT NAME: RIVER POINTE ESTATES

SHEET DESCRIPTION: GRADING & DRAINAGE PLAN

CLIENT: RIVER POINTE ESTATES, LLC

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HOOVER, AL 35244
PHONE: (205) 283-8824
EMAIL: BM021706LLSOUTH.NET

BLUEWATER DESIGN, LLC

DESIGNED: M.A.T.
DETAILED: P.B.
CHECKED: M.A.T.
DATE: 4/01/21



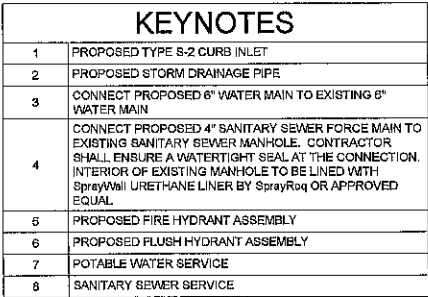
NO.	DATE	APPR.	REVISIONS

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MS CDA NUMBER 32362

PERMIT DRAWINGS

PROJECT NO. RPE-01
NO. 10
OF 10 SHEETS

C5.0

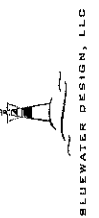


GRAPHIC SCALE

[illegible]

DESIGNED	M.A.T.
DETAILED	P.B.
CHECKED	M.A.T.
DATE	40CT21

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HOOVER, AL 35244
PHONE: (205) 283-8824
EMAIL: BWD217@BELL.SOUTH.NET

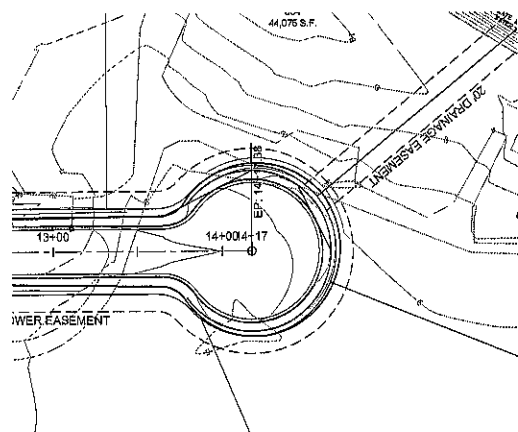
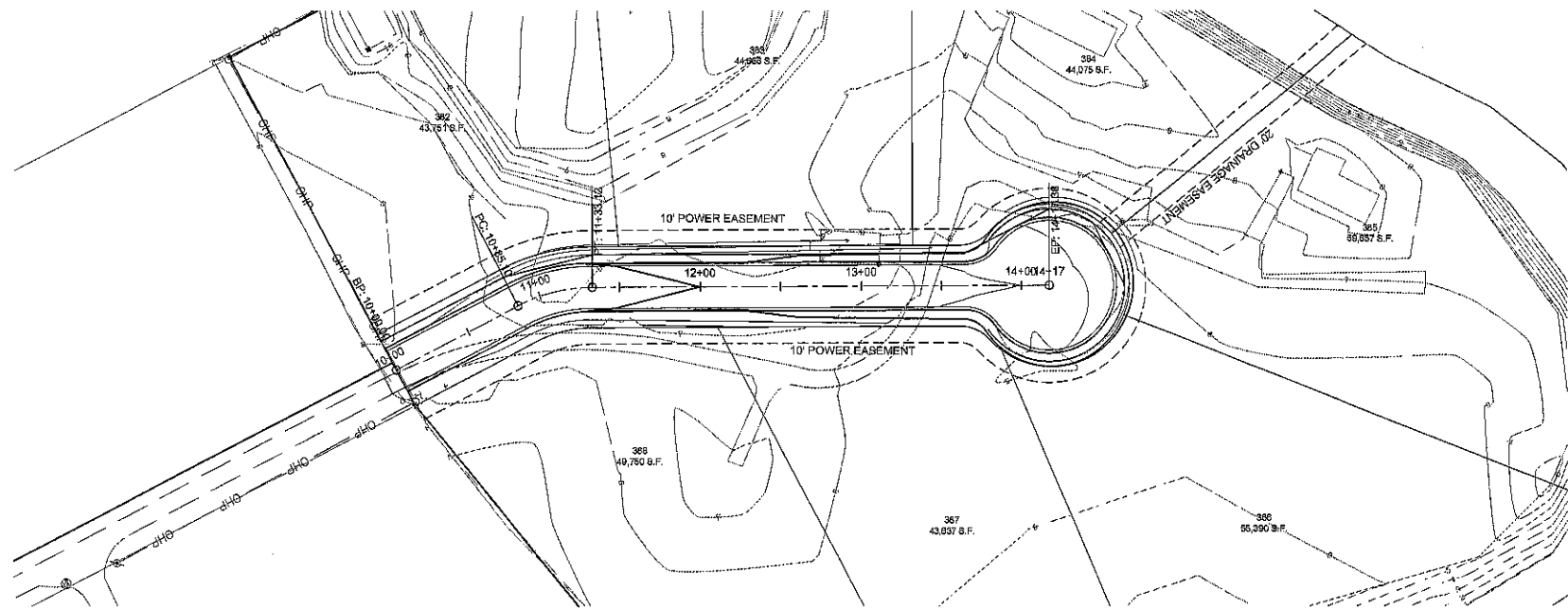
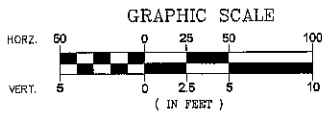


PERMIT DRAWINGS

PROJECT NAME	RIVER POINTE ESTATES
SHEET DESCRIPTION	UTILITY PLAN
CLIENT	RIVER POINTE ESTATES, LLC

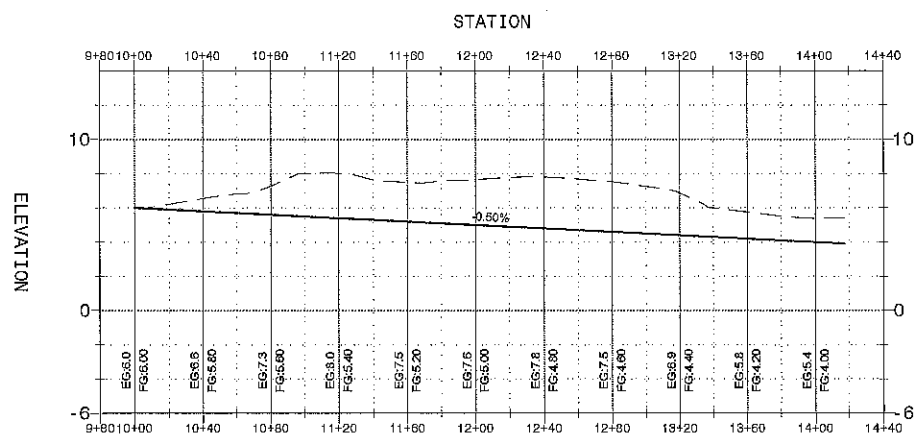
C6.0

RPE-01 | 10 SHEETS

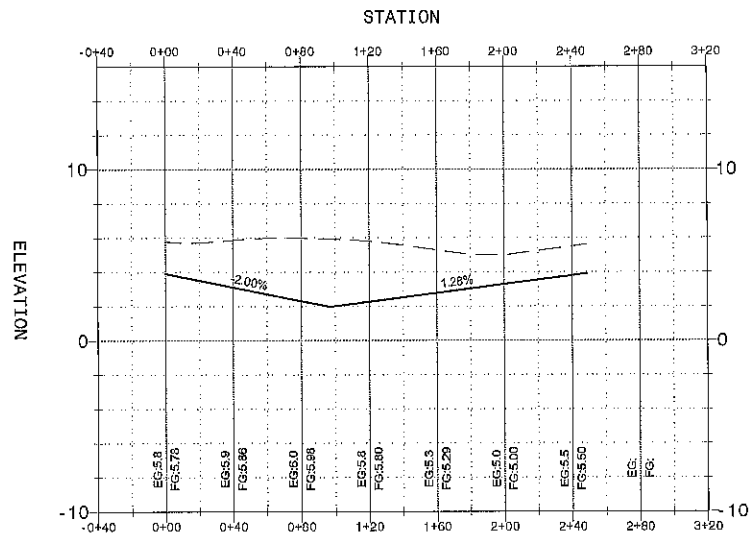


NOTES:
1. SEE SHEET C2.0 FOR ALL GENERAL
CONSTRUCTION NOTES & LEGEND

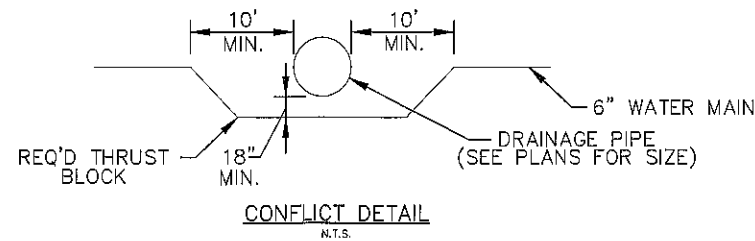
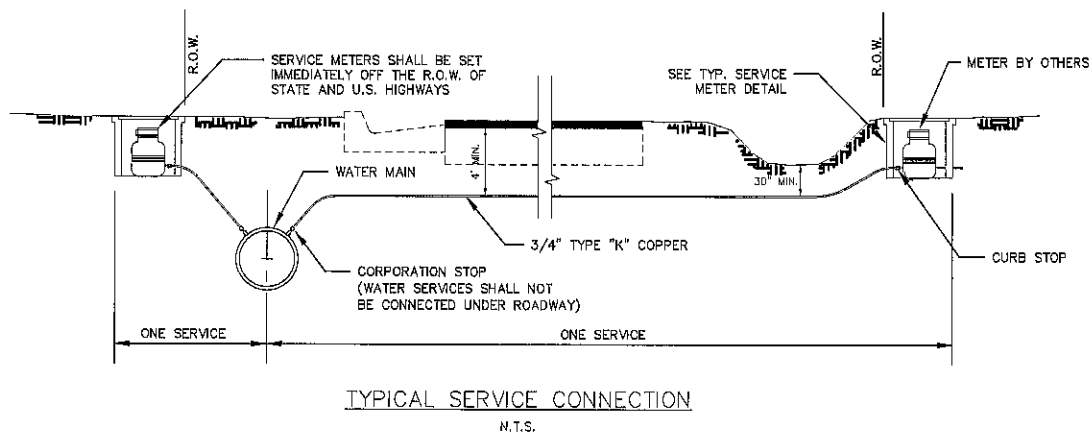
PLAN & PROFILE CYPRESS BEND
STA. 10+00 TO END



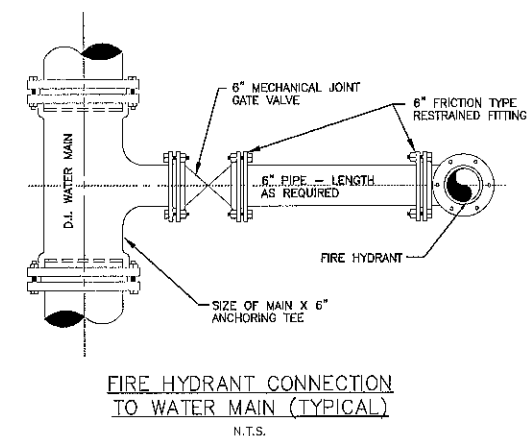
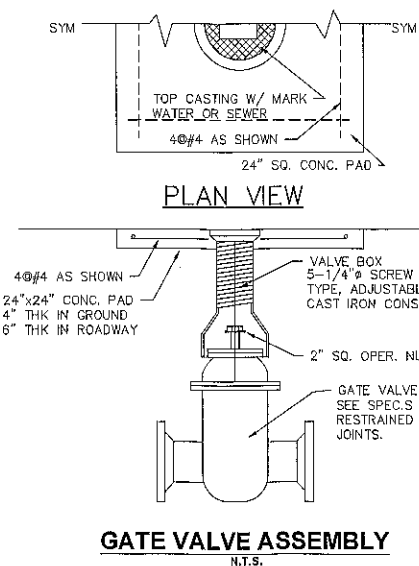
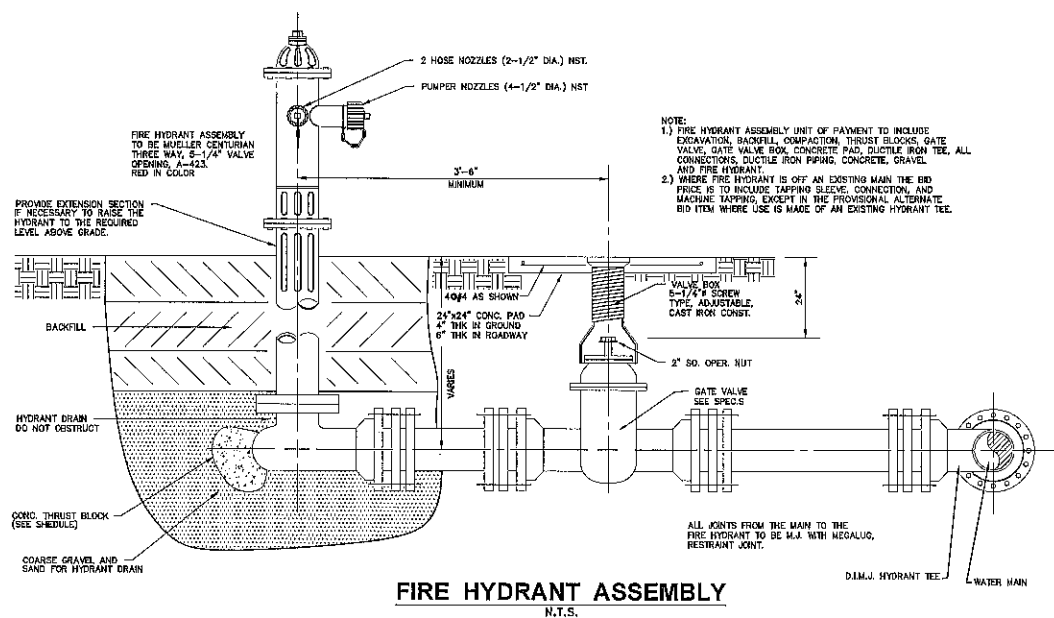
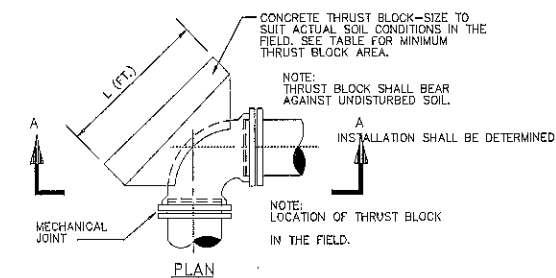
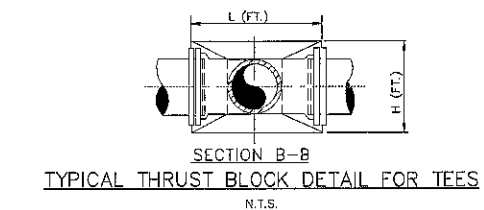
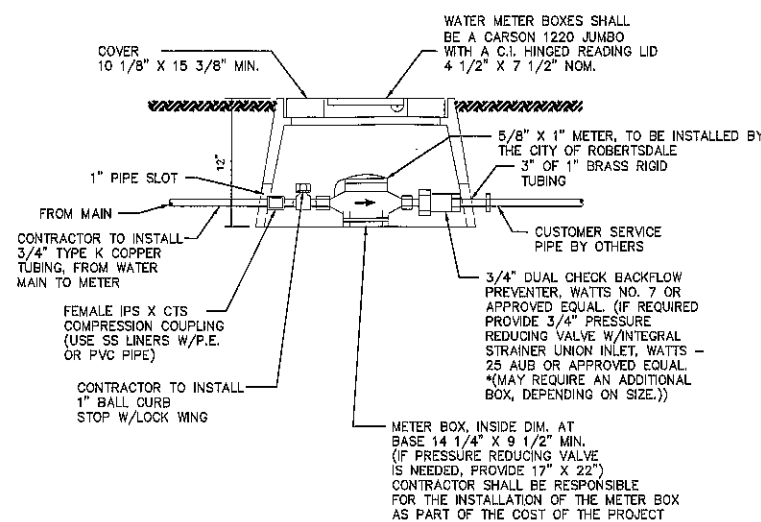
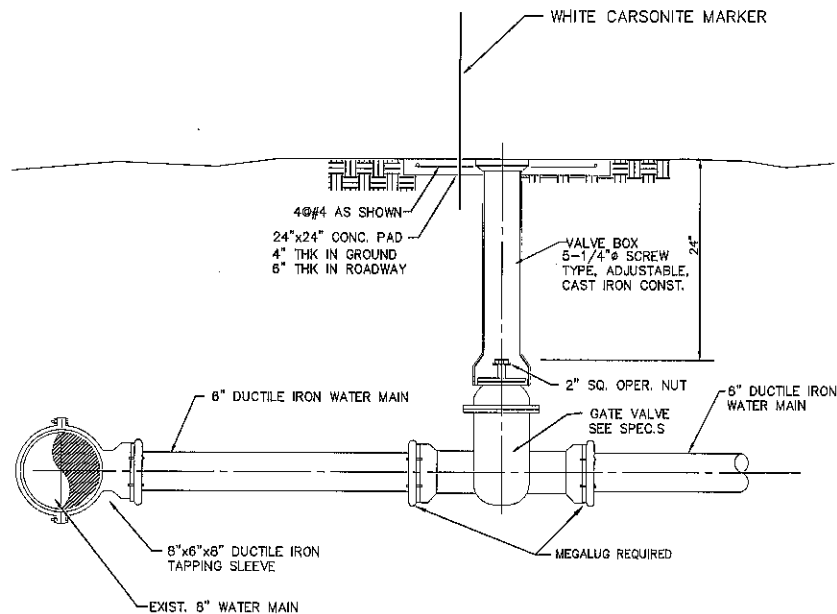
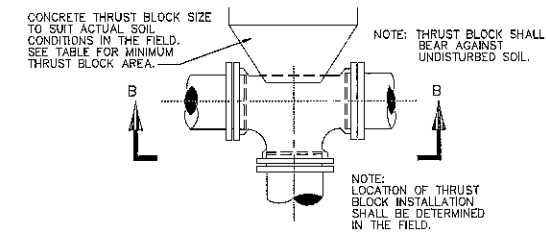
PLAN & PROFILE CYPRES BEND
CUL-DE-SAC



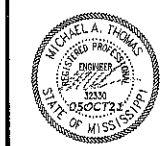
PROJECT NAME		RIVER POINTE ESTATES	
SHEET DESCRIPTION		PLAN & PROFILE CYPRESS BEND	
CLIENT		RIVER POINTE ESTATES, LLC	
PROJECT NO.		C7.0	
RPE-01		10 SHEETS	
DESIGNED		M.A.T.	
CHECKED		M.A.T.	
DATE		4/08/21	
APPROVED		M.A.T.	
DATE		4/08/21	
NO.		1	
REVISIONS			
778 SCOUT CREEK TRAIL HOOVER, AL 35244 PHONE: (205) 283-8824 EMAIL: BMD21@BELLSOUTH.NET BLUEWATER DESIGN, LLC PERMIT DRAWINGS			
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TYPICAL THRUST BLOCKS MINIMUM THRUST BLOCK AREA SQ. FT. L (FT.) X H (FT.)			
INSIDE DIA. PIPE LINE IN INCHES	90° BENDS	TEES, DEAD ENDS, OR 45° BENDS	22 1/2° BENDS
6"	3.0	2.2	1.0
8"	5.5	4.0	1.5
10"	8.5	6.0	2.5
12"	12.0	9.0	3.5
14"	16.0	12.0	5.0
16"	20.0	16.0	8.0
18"	24.0	20.0	10.0
20"	28.0	24.0	14.0
24"	48.0	34.0	21.0
30"	75.0	53.0	



REVISIONS	APPROVAL	DATE	NO.



DESIGNED	CHECKED	DATE
M.A.T.	M.A.T.	4/20/21

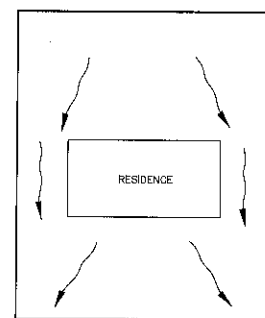
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HOOPER, AL 35244
PHONE: (205) 283-8824
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PROJECT NAME	SHEET DESCRIPTION	CLIENT
RIVER POINTE ESTATES	CONSTRUCTION DETAILS	RIVER POINTE ESTATES, LLC

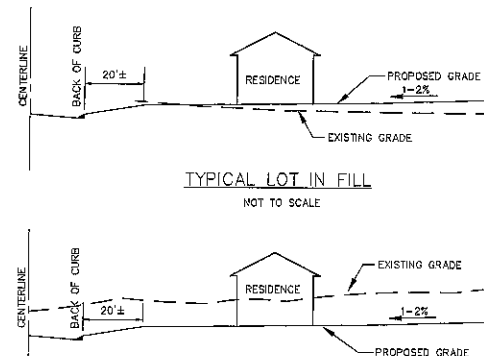
PROJECT NO.	NO.
RPE-01	C8.0

— DENOTES PROPOSED DRAINAGE
FLOW ARROW



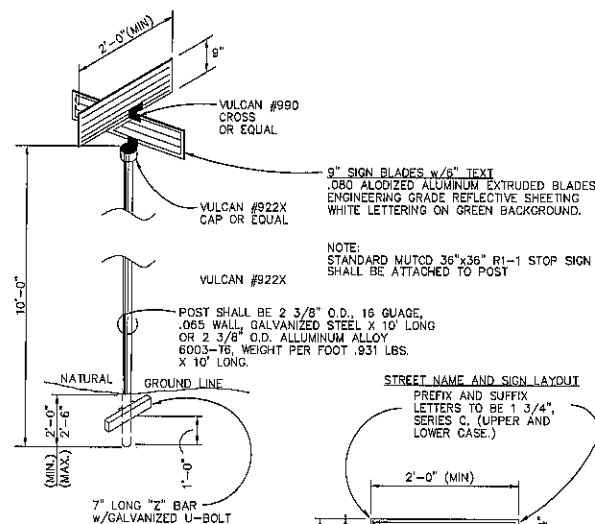
BACK OF CURB
ROADWAY
CENTERLINE
PLAN
NOT TO SCALE

N.T.S.



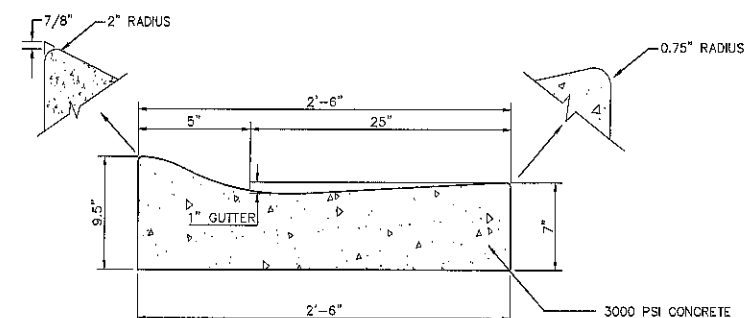
TYPICAL LOT IN CUT
NOT TO SCALE

TYPICAL LOT IN CUT



OPTIONAL:
THIS INSTALLATION MAY BE USED ONLY ON
LOCAL RESIDENTIAL STREETS.

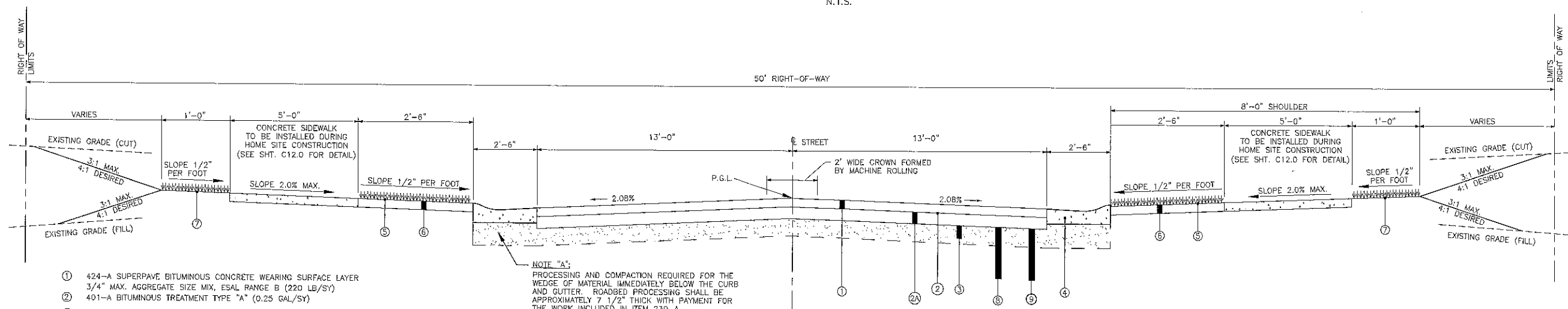
N.T.S.



NOTES:

1. CONSTRUCTION JOINTS ARE REQUIRED AT EVERY 10' INTERVAL AND EXPANSION JOINTS ARE REQUIRED AT EVERY 50' INTERVAL
2. EXPANSION JOINTS ARE REQUIRED AT ALL PC's, PT's AND ALL STRUCTURES
3. 1/4" OF ASPHALT SHALL OVERLAP THE

N.T.S.



- ① 424-A SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER
3/4" MAX. AGGREGATE SIZE MIX, ESAL RANGE B (220 LB/SY)
- ② 401-A BITUMINOUS TREATMENT TYPE "A" (0.25 GAL/SY)
- ②A 301-B CRUSHED AGGREGATE BASE COURSE (LIMESTONE) TYPE "B"
MINIMUM 4" COMPACTED THICKNESS, ON TOP OF 301-A COMPACTED
GRANULAR SOIL BASE COURSE (SAND/CLAY) TYPE "A" MIN. 1"-4"
***BASE MATERIAL SHALL BE EXTENDED & COMPACTED A MINIMUM OF 1 FOOT BEHIND THE CURB
- ③ ROADBED PROCESSING, 6" THICK - PER ROADBED STATION
- ④ ROLL TYPE CURB AND GUTTER - PER LINEAR FOOT
- ⑤ SOLID SOB
- ⑥ TOPSOIL FROM STOCKPILES, 3" COMPACTED THICKNESS - PER CUBIC YARD, IN PLACE MEASURE
- ⑦ SEEDING AND MULCH (SEASONAL/MIX 3E) - PER ACRE
- ⑧ UNCLASSIFIED EXCAVATION - PER CUBIC YARD
- ⑨ BORROW EXCAVATION (SEE SOILS REPORT) - PER CUBIC YARD

NOTE "A":
PROCESSING AND COMPACTION REQUIRED FOR THE
WEDGE OF MATERIAL IMMEDIATELY BELOW THE CURB
AND GUTTER. ROADBED PROCESSING SHALL BE
APPROXIMATELY 7 1/2" THICK WITH PAYMENT FOR
THE WORK INCLUDED IN ITEM 230-A.

N.T.S.

PROJECT NAME		RIVER POINTE ESTATES	
SHEET DESCRIPTION		CONSTRUCTION DETAILS	
CLIENT		RIVER POINTE ESTATES, LLC	
PROJECT NO.	NO.	C9.	
RPE-01	10	OF SHEETS	



BLUEWATER DESIGN, LLC

778 SCOUT CREEK TRAIL
 HOOVER, AL 35244
 PHONE: (205) 283-8824
 EMAIL: 680217@BELLSOUTH.NET

DESIGNED M.A.T.
 DETAILED P.B.
 CHECKED M.A.T.
 DATE 4/03/21



REVISIONS			
NO.	DATE	APPR.	

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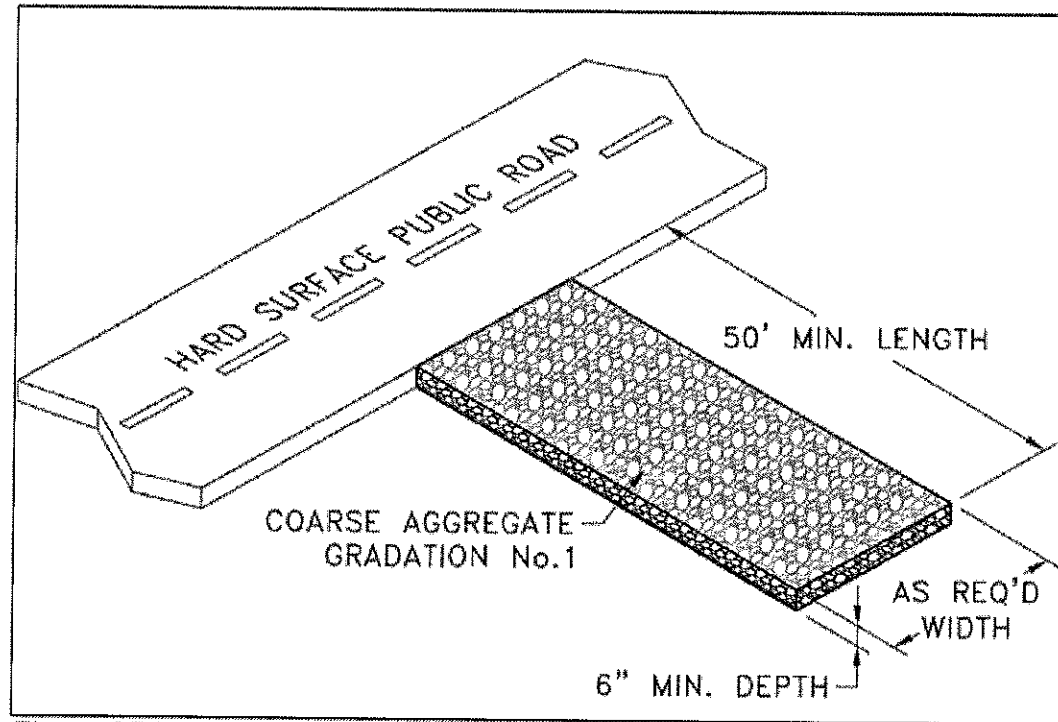


Figure CEP-1 Gravel Construction Exit

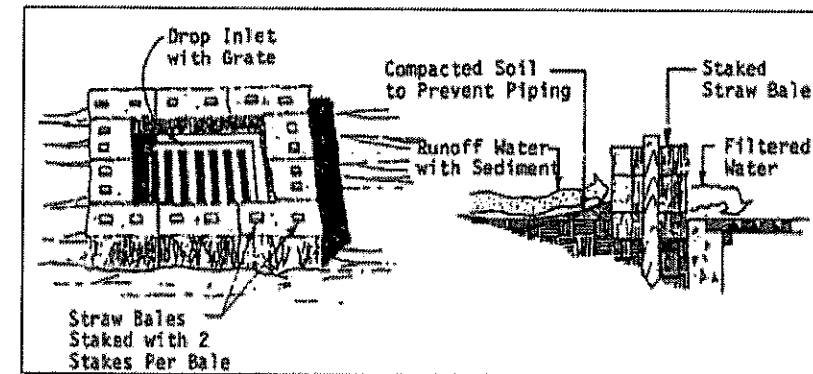


Figure SBIP-1 Straw Bale Drop Inlet Sediment Filter

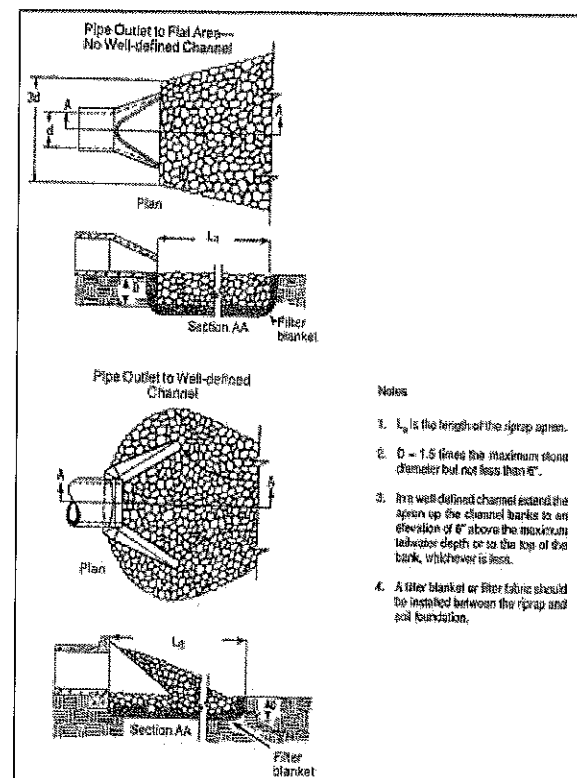


Figure OP-1 Pipe Outlet Conditions

Table OP-1 Requirements for Nonwoven Geotextile

Property	Test method	Class I	Class II	Class III	Class IV ¹
Tensile strength (lb/ft)	ASTM D 4532 grab test	180 minimum	120 minimum	80 minimum	115 minimum
Elongation at failure (%)	ASTM D 4532	≥ 60	≥ 60	≥ 60	≥ 60
Puncture (pounds)	ASTM D 4533	80 minimum	60 minimum	40 minimum	40 minimum
Ultraviolet light (% residual tensile strength)	ASTM D 4355 160h exposure	70 minimum	70 minimum	70 minimum	70 minimum
Apparent opening size (AOS)	ASTM D 4751	As specified max. no. 40 ²	As specified max. no. 40 ²	As specified max. no. 40 ²	As specified max. no. 40 ²
Permeability sec ⁻¹	ASTM D 4491	0.00 minimum	0.70 minimum	0.70 minimum	0.10 minimum

Table copied from NRCS Material Specification 592.

Table PS-1 Commonly Used Plants for Permanent Cover with Seeding Rates and Dates

Species	Seeding Rate/s/Ac	Planting Time	Desired pH Range	Fertilization Rate/lb/Ac	Method of Establishment	Zone of Adaptability	Native / Introduced
Common Berseem	15 lbs. alone 10 lbs. mix	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	800 lbs. 13-13-13	Seed or sod	All	Introduced * Potential for invasiveness
Bahiá	40 lbs. alone 30 lbs. mix	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	600 lbs. 13-13-13	Seed	Central and South	Introduced
Fescue	40 lbs. alone 30 lbs. mix	9/1 - 11/30	6.0 - 7.0	800 lbs. 13-13-13	Seed	North and Central	Native
Soft Augustina	—	3/1 - 7/15	6.0 - 7.0	800 lbs. 13-13-13	Seed only	Central and South	Native
Centipede	4 lbs. alone 2.5 lbs. mix	3/1 - 7/15	6.0 - 7.0	600 lbs. 13-13-13	Seed or sod	All	Introduced
Carpet Grass	15 lbs. alone 10 lbs. mix	3/1 - 7/15	6.0 - 7.0	800 lbs. 13-13-13	Seed or sod	All	Native
Zoysia Grass	—	3/1 - 7/15	6.0 - 7.0	800 lbs. 13-13-13	Seed only	All	Introduced
Creeping Red Fescue	30 lbs. alone 22.5 lbs. mix	9/1 - 11/30	6.0 - 7.0	800 lbs. 13-13-13	Seed	All	Native
Weeping Lovegrass	10 lbs. alone 5 lbs. mix	3/1 - 7/15	6.0 - 7.0	800 lbs. 13-13-13	Seed	All	Introduced
Wheat	90 lbs. alone	9/1 - 11/30	6.0 - 7.0	800 lbs. 13-13-13	Seed	All	Native
Hyegrass	30 lbs.	9/1 - 11/30	6.0 - 7.0	800 lbs. 13-13-13	Seed	All	Native
White Clover	5 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 8-24-24	Seed	All	Introduced
Crimson Clover	15 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 8-24-24	Seed	All	Introduced
Bertha Leptodermis	40 lbs.	3/1 - 7/15 9/1 - 11/30	6.0 - 7.0	400 lbs. 13-13-13	Seed	All	Introduced
Hairy Vetch	30 lbs.	9/1 - 11/30	6.0 - 7.0	400 lbs. 8-24-24	Seed	All	Introduced
Browntop Millet	40 lbs. alone 15 lbs. mix	4/1 - 8/15	6.0 - 7.0	800 lbs. 13-13-13	Seed	All	Introduced

* Note on Annuals: For permanent seeding, annuals can only be used in a mixture with perennials.

NO.	DATE	APPR.	REVISIONS

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MS COA NUMBER 32362

DESIGNED: M.A.T.
CHECKED: M.A.T.
DATE: 4/07/21

778 SCOUT CREEK TRAIL
HOOPER, AL 30244
PHONE: (205) 283-8824
EMAIL: BMD@BLUEWATERDESIGN.COM

BLUEWATER DESIGN, LLC

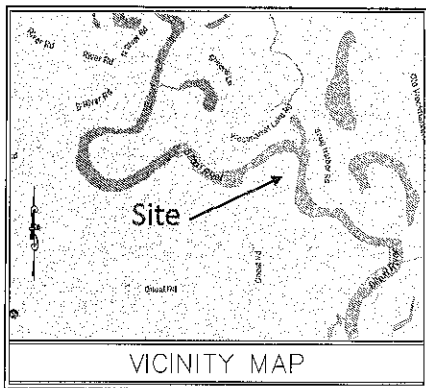
PERMIT DRAWINGS

PROJECT NAME: RIVER POINTE ESTATES
SHEET DESCRIPTION: CONSTRUCTION DETAILS
CLIENT: RIVER POINTE ESTATES, LLC

PROJECT NO.: C10.0
RPE-01
OF
10 SHEETS

PRELIMINARY PLAT OF
RIVER POINTE

A SUBDIVISION OF AN AREA OF LAND LOCATED IN
SECTION 22, TWN. 6 SOUTH, RGE 10 WEST
HARRISON COUNTY, MISSISSIPPI
ZONED USE: RE, SINGLE FAMILY RESIDENCE



OWNER\DEVELOPER\SUBDIVIDER
RIVER POINTE ESTATES, LLC
2112 BIENVILLE BOULEVARD, SUITE B-1
OCEAN SPRINGS, MISSISSIPPI 39564

SURVEYOR
THE WOODLANDS GROUP, LLC
P.O. BOX 843
OCEAN SPRINGS, MS 39566
MS COA # 29046-LS
(228) 818-4763/5613
JAMES FRASIER III, P.L.S.
MS. REG. NO. 30740

ENGINEER
BLUEWATER DESIGN, LLC
778 SCOUT CREEK TRAIL
HOOVER, AL 35244
(205) 283-8824
MS COA # 32362-EGR
MICHAEL A. THOMAS, P.E.
MS REG. NO. 32330

Parcel Line Table		
Line #	Length	Direction
L20	16.61	N28° 34' 44.23"E
L19	37.35	S66° 07' 35.68"W
L25	15.14	S66° 07' 35.68"W
L24	29.22	S25° 17' 40.34"W
L23	20.54	S0° 00' 00.00"E
L22	43.46	S11° 41' 53.31"W
L21	10.03	S33° 02' 42.17"W
L28	29.60	N28° 34' 44.23"E
L27	29.08	S33° 02' 42.17"W
L26	37.92	S47° 22' 37.44"W
L33	55.63	S67° 30' 47.66"W
L32	48.61	S79° 07' 20.75"W
L31	50.67	N90° 00' 00.00"W
L30	46.63	N56° 34' 53.93"W
L29	34.52	N45° 27' 13.25"W
L34	41.67	N12° 12' 34.56"W
L35	8.19	N8° 13' 05.33"E
L36	32.67	N8° 28' 24.45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	48.01	100.00	27.51	N14° 49' 26"E	47.55
C10	60.02	125.00	27.51	N14° 49' 26"E	59.44
C11	21.03	25.00	48.19	N4° 29' 03"E	20.41
C12	86.47	50.00	99.09	N29° 56' 01"E	76.09
C13	53.08	50.00	60.83	S70° 06' 31"E	50.62
C14	91.62	50.00	104.99	S12° 47' 51"W	79.33
C15	10.02	50.00	11.48	S71° 01' 46"W	10.00
C16	21.03	25.00	48.19	S52° 40' 26"W	20.41
C17	36.01	75.00	27.51	S14° 49' 26"W	35.67

DEDICATION

I/WE (RIVER POINTE ESTATES, LLC), AS PROPRIETOR(S), HAVE CAUSED THE LAND EMBRACED IN THE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS RIVER POINTE ESTATES SUBDIVISION, A PART OF (S22, T6S, R10W), CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI, AND THAT THE (STREETS, DRIVES, ALLEYS, ETC.) AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS _____ PROPERTY OWNER _____

WITNESS _____ PROPERTY OWNER _____

CERTIFICATE OF APPROVAL BY COASTAL ELECTRIC
THE UNDERSIGNED, AS AUTHORIZED BY COASTAL ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, AL, THIS _____ DAY OF _____, 2021

AUTHORIZED REPRESENTATIVE OF COASTAL ELECTRIC

CERTIFICATE OF APPROVAL BY GULFPORT CITY ENGINEER
THE UNDERSIGNED, AS AUTHORIZED BY GULFPORT, MISSISSIPPI, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF HARRISON COUNTY, MS, THIS _____ DAY OF _____, 2021

AUTHORIZED REPRESENTATIVE OF GULFPORT, MS

CERTIFICATE OF APPROVAL BY GULFPORT, MS PLANNING DIRECTOR
THE UNDERSIGNED, AS AUTHORIZED BY GULFPORT, MS HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF HARRISON COUNTY, MS, THIS _____ DAY OF _____, 2021ED

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY THE HARRISON COUNTY E-911 ADDRESSING
THE UNDERSIGNED, AS AUTHORIZED BY HARRISON COUNTY E-911, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE WITHIN PLAT AND HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME TO THE PROBATE OFFICE OF HARRISON COUNTY, MS, THIS _____ DAY OF _____, 2021

AUTHORIZED REPRESENTATIVE OF HARRISON COUNTY E-911 ADDRESSING

CERTIFICATION OF THE APPROVAL OF STREET AND UTILITIES

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED.

DATED THIS _____ DAY _____ OF , 2021.

CITY ENGINEER

CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED FULLY MEET THE REQUIREMENTS OF THE ALABAMA STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN.

DATED THIS _____ DAY _____ OF , 2021.

CITY ENGINEER

CERTIFICATION BY SURVEYOR

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS IS TO CERTIFY THAT I, _____, LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY SHOWN OR DESCRIBED HEREON WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES, BEARING ANGLES, RADII, CURVES, AND OTHER DIMENSIONS THEREOF ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CITY OF ROBERTSDALE PLANNING COMMISSION AND THAT IRON PINS AND MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY OF ROBERTSDALE PLANNING COMMISSION RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

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

SURVEYOR

SAID OWNER ALSO CERTIFIES THAT IT IS THE OWNER OF SAID LANDS AND THAT THE SAME ARE NOT SUBJECT TO ANY MORTGAGE, OR THAT MORTGAGES ARE HELD BY _____, MORTGAGEE(S), WHO HEREINUNDER JOIN IN THIS

CERTIFICATION.
DATED _____, 20_____.

(EXECUTIONS AND ACKNOWLEDGMENTS BY SURVEYOR, OWNER(S), AND MORTGAGEE(S)).

NOTARY'S ACKNOWLEDGMENT OF THE CERTIFICATE SHALL BE SUBSTANTIALLY IN FORM, AS FOLLOWS.

STATE OF MISSISSIPPI
COUNTY OF _____
I, _____, AS NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO
HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING
CERTIFICATE AS A SURVEYOR, AND _____, WHOSE NAME IS SIGNED TO
SAME AS OWNER(S) AND _____, WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE(S) ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, ON THIS DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC (SEAL)

FLOOD ZONE NOTICE:
THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION DOES LIE IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NO. 01003C0680L, EFFECTIVE DATE 7/17/07. PURCHASES OF PROPERTY WITHIN THIS SUBDIVISION ARE ADVISED THAT THE CONSTRUCTION OF IMPROVEMENTS MAY BE SUBJECT TO ADDITIONAL INSURANCE REQUIREMENTS AND BUILDING REGULATIONS

UTILITY PROVIDERS

SANITARY SEWER - CITY OF GULFPORT

POTABLE WATER - CITY OF GULFPORT

ELECTRICAL SERVICE - COASTAL ELECTRIC

CERTIFICATION OF THE APPROVAL BY THE PLANNING COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THE WITHIN PLAT OF RIVER POINTE ESTATES, HARRISON COUNTY, MISSISSIPPI IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GULFPORT, THIS _____ DAY OF _____, 2021.

IN WITNESS WHEREOF, THE GULFPORT CITY PLANNING COMMISSION HAS CAUSED THIS CERTIFICATE TO BE ISSUED AND EXECUTED BY ITS CHAIRMAN ON THIS _____ DAY _____ OF, 2021.

GULFPORT CITY PLANNING COMMISSION

BY: _____
CHAIRMAN

OFFICE OF THE JUDGE OF PROBATE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS _____ DAY OF _____, 2021. AT _____ O'CLOCK AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____.

JUDGE OF PROBATE

LEGAL DESCRIPTION

RECORD PROPERTY DESCRIPTION: INSTRUMENT #2016 2357-D-J1

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH (SW 1/4 OF THE SW 1/4) OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 10 WEST, THENCE RUN NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 32 FOR A DISTANCE OF 700 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN EAST FOR A DISTANCE OF 244.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 79 DEGREES 29 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 200.0 FEET TO AN IRON PIPE; THENCE RUN NORTH 59 DEGREES 28 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 197.0 FEET TO AN IRON PIPE; THENCE CONTINUE NORTH 59 DEGREES 28 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 17 FEET, MORE OR LESS, TO A POINT ON THE WEST BANK OF THE BILOXI RIVER; THENCE RUN NORTHWESTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID WEST BANK OF THE BILOXI RIVER TO A POINT ON THE WEST LINE OF SECTION 32 AND WHICH IS NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 273.0 FEET FROM THE POINT OF BEGINNING, THENCE RUN SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 273.0 FEET TO THE POINT OF BEGINNING.

REVISIONS	APPR.	DATE	NO.	DESIGNED	M.A.T.	DETAILS	P.B.	CHECKED	M.A.T.	DATE	400721
778 SCOUT CREEK TRAIL HOOVER, AL 35244 PHONE: (205) 283-8824 EMAIL: BM217@BELLSOUTH.NET											
BLUEWATER DESIGN, LLC											
PERMIT DRAWINGS											
PROJECT NAME	RIVER POINTE ESTATES										
SHEET DESCRIPTION	PRELIMINARY PLAT										
CLIENT	RIVER POINTE ESTATES, LLC										
PROJECT NO.	1										
NO.	2										
OF	SHEETS										

PRELIMINARY PLAT OF
RIVER POINTE

A SUBDIVISION OF AN AREA OF LAND LOCATED IN
SECTION 22, TWN. 6 SOUTH, RGE 10 WEST
HARRISON COUNTY, MISSISSIPPI
ZONED USE: RE, SINGLE FAMILY RESIDENCE

FLOOD ZONE STATEMENT:

THE PROPERTY CONTAINED WITHIN THIS SUBDIVISION DOES NOT LIE IN A FLOODWAY OR FLOOD PRONE AREA AS DETERMINED BY THE FEDERAL EMERGENCY AGENCY'S FEDERAL INSURANCE RATE MAP PANEL NO. 01009C0690L, EFFECTIVE DATE 7/17/07.

TOPOGRAPHY STATEMENT

THE SITE'S EXISTING TOPOGRAPHY IS SHOWN AT 1 FOOT INTERVALS AND IS BASED UPON THE NAVD 88 DATUM

EASEMENT STATEMENT

A 15' UTILITY / DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR AND SIDE LOT LINES AS REQUIRED FOR MAINTENANCE ACCESS

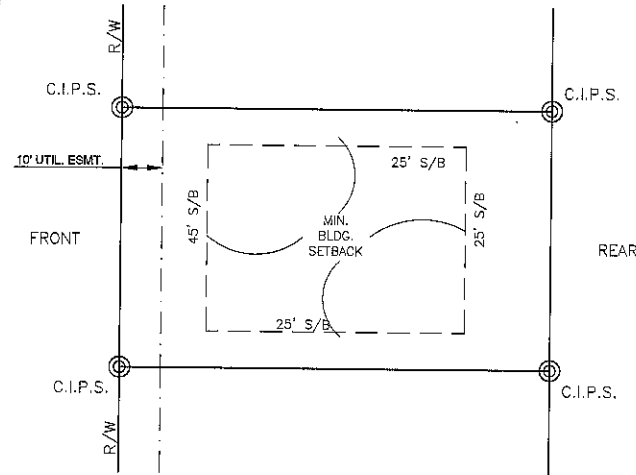
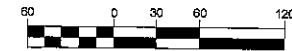
SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED, BY THE HOMEOWNERS, AT THE TIME OF HOME CONSTRUCTION. THE DEVELOPER MUST CONSTRUCT SIDEWALKS IN FRONT OF COMMON AREAS AS WELL AS THE REQUIRED ADA ACCESSIBLE RAMPS DURING INITIAL CONSTRUCTION

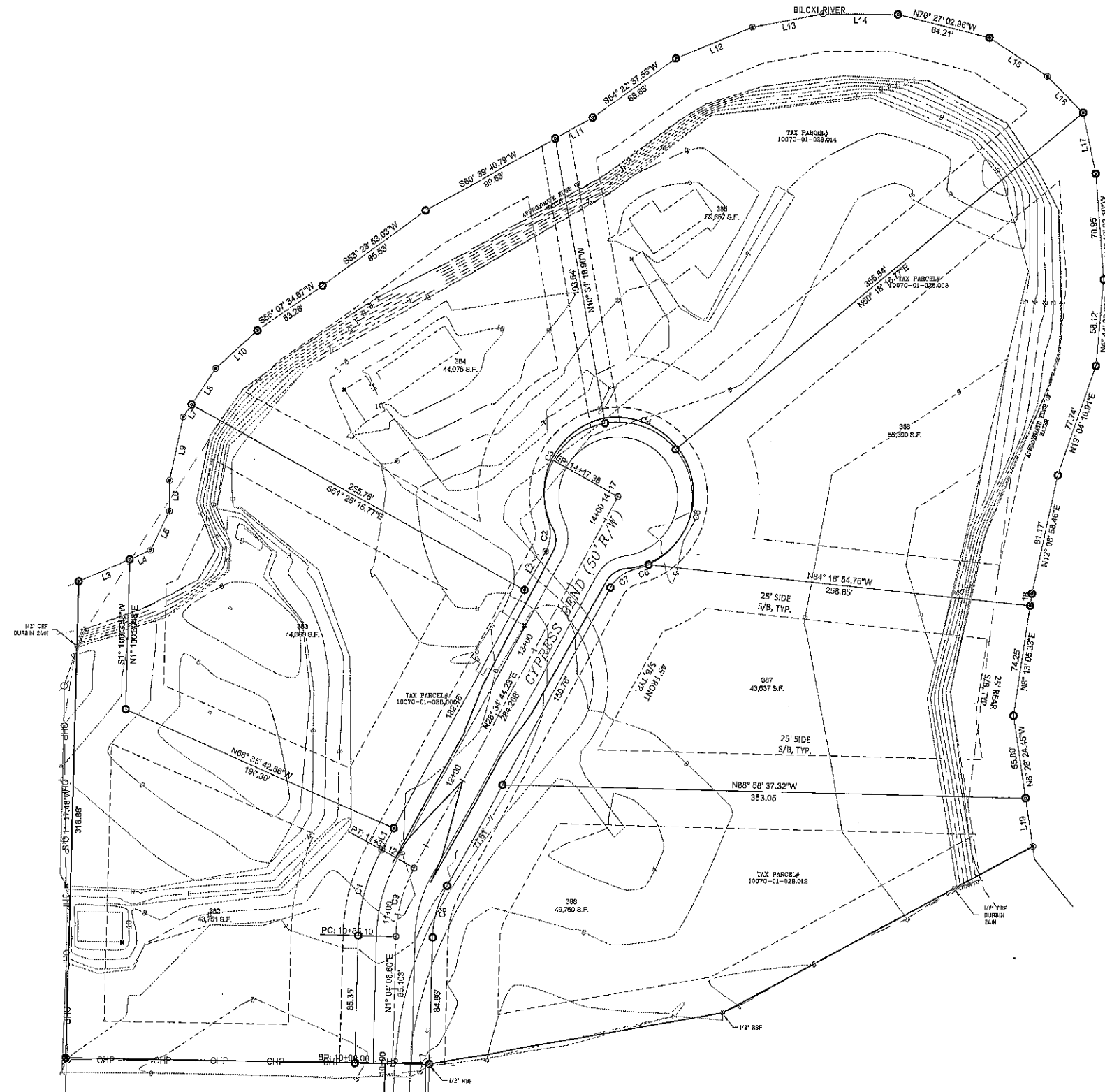
ACCESS

LOTS 148, 177-189 SHALL HAVE ACCESS TO THE SUBDIVISION STREETS ONLY AND SHALL NOT HAVE DIRECT ACCESS TO THOMPSON ROAD OR RAMLS ROAD

GRAPHIC SCALE



TYP. LOT BUILDING SETBACK LAYOUT
N.T.S.



REVISIONS

APPR.

DATE

NO.

NO.

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NO.

NO.

© 2021 BLUEWATER DESIGN, LLC
MS COA NUMBER 32362



DESIGNED M.A.T.
CHECKED P.B.
DATE 40CT21

778 SCOUT CREEK TRAIL
HOOVER, AL 35244
PHONE: (205) 263-8824
EMAIL: BMD21@BELL.SOUTH.NET

BLUEWATER DESIGN, LLC
PERMIT DRAWINGS

PROJECT NAME
RIVER POINTE ESTATES
PRELIMINARY PLAT

PROJECT NO.
RPE-01
2 OF 2 SHEETS



DEPARTMENT OF URBAN DEVELOPMENT
PLANNING DIVISION

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

February 7, 2022

River Point Estates, LLC
2112 Bienville Blvd, Suite B-1
Ocean Springs, MS 39564

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: General Plan 2111PC177, by owner River Point Estates, LLC, tax parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, and 1007O-01-028.008, Approval of General Plan for a 7-lot subdivision (River Point Estates), O'Neal Rd, Zoned R-E (Residence estate), Ward 6.

To Whom It May Concern:

This letter will officially notify you, at the Public Hearing on **Thursday, November 18, 2021**, the Gulfport City Planning Commission **approved** the request for the General Plan with the following conditions:

1. The street name of Cypress Bend has a suffix of Bend that is not acceptable. Suffixes of Trail (Trl) and Point (Pt) would fit within naming parameters.
2. Water and sewer to be constructed in accordance with will serve letter.
3. Plans to be submitted at time of permitting
4. Need a 60-foot Right-Of-Way.
5. All construction shall comply with City Building Codes and Floodplain Ordinances.
6. Need a tree survey to show protected trees per Chapter 8 of City ordinances. Protected trees need to be preserved.

A final plat must be filed with one year from the date of Planning Commission approval of this General Plan, or a request for an extension time filed prior to the one-year expiration date.

Any interested party that may feel aggrieved by this approval of the Planning Commission decision may confirm by filing a written notice of appeal on or before fifteen (15) calendar days after the date of the Planning Commission hearing. The notice of appeal and reasons for objecting to the decision should be stated in writing and filed with the Department of Urban Development-Planning Division. This notice of appeal shall be forwarded as part of the record with the record and decision from the Planning Commission to the Mayor and City Council. The City Council shall make a final decision based upon the record as submitted. No new evidence may be presented at the meeting. A filing fee for an appeal will apply. Please contact this office for further details on the appeal process.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division