

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 17, 2023 AT 3:00 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. Zoning Board Meeting - August 17, 2023

G. Hearing of Cases

G1. Public Declaration of Appeal Process of Chairman

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

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

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

G3. Routine Agenda

1. Variance 2308ZB088:

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

2. Variance 2308ZB095: (Withdrawn by Applicant)

Variance 2308ZB095, by owner James E Brown, is seeking approval for an eight-foot side yard setback where fifteen feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

3. Variance 2308ZB096: (Withdrawn by Applicant)

Variance 2308ZB096, by owner James E. Brown, seeking approval for a 3,200 square feet detached accessory structure where 1000 square feet is the limit, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

4. Variance 2308ZB098: (Withdrawn by Planning Staff)

Variance 2308ZB098, by owner James E Brown, is seeking approval for 34 feet in height for an accessory structure where the height limit is 14 feet, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

5. Variance 2308ZB100:

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

6. Variance 2308ZB101:

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

7. Variance 2308ZB102:

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

8. Variance 2308ZB103:

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

9. Variance 2308ZB105:

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-feet high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, July 20, 2023 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. **Prayer**: The Zoning Board 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 **3:01 pm**.
- D. **Determination of a Quorum**:

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON
NATHAN BODDIE
LESLIE NORTH
ROBERT PHARR
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON
MATILDA WELCH
SAMUEL SWEETING

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Pharr** and seconded by **Mrs. Wiginton** to approve Minutes of the **June 15, 2023**, Zoning Board meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division 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 transcript. 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 Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. **Routine Agenda**:

1. Variance 2306ZB062:
(Tabled from June 15, 2023 meeting)

Variance 2306ZB062, by agent Garlon Pemberton, is seeking approval for a 1.5-foot (18-inch) side setback where 8 feet is required, Tax Parcel 1010D-01-008.004, 8813 Lorraine Rd, Zoned R-B (Residence-business), Ward 4

Speaking for the Petition: Garlon Pemberton

Speaking against the Petition: None

Motion: Mr. Boddie- To approve the applicant's request

Second: Mr. Daniels

Leslie North	- Acting Chair -Yea
Mary Ann Wiginton	-Yea
Michael Daniels	-Yea
Robert Pharr	-Yea
Nathan Boddie	-Yea

Action: Motion carried unanimously

2. Variance 2307ZB073:

Variance 2307ZB073, by owner Rebeca Fairley, is seeking approval for 18 feet in height for a detached accessory structure where 14 feet is the height limit, Tax Parcel 0909J-03-017.000, 20 54th Street, Zoned R-UE (Urban residence estate), Ward 4

Speaking for the Petition: Rebeca Fairley

Speaking against the Petition: None

Motion: Mrs. Wiginton- To approve the applicant's request

Second: Mrs. North

Leslie North	- Acting Chair -Nay
Mary Ann Wiginton	-Yea
Michael Daniels	-Nay
Robert Pharr	-Yea
Nathan Boddie	-Nay

Action: Motion fails 3-2

3. Variance 2307ZB074:

Variance 2307ZB074, by owner Rebeca Fairley, is seeking approval for an accessory detached structure size of 2,304 square feet where 600 square feet is the size limit, Tax Parcel 0909J-03-017.000, 20 54th Street, Zoned R-UE (Urban residence estate), Ward 4

Speaking for the Petition: Rebeca Fairley

Speaking against the Petition: None

Motion: Mr. Boddie- To approve the applicant’s request

Second: Mrs. Wiginton

Leslie North	-Acting Chair -Nay
Mary Ann Wiginton	-Yea
Michael Daniels	-Nay
Robert Pharr	-Yea
Nathan Boddie	-Nay

Action: Motion failed 3-2

4. Variance 2307ZB075:

Variance 2307ZB075, by agent C. Roberds General Contractors, LLC, seeking approval for a 57-stone for drives in a boat parking area where only concrete or asphalt is allowed, Tax Parcel 1010F-01-021.000, 1408 Cowan Road, Zone T6 (Urban Core Zone), Ward 4

Speaking for the Petition: Cam Roberds

Speaking against the Petition: None

Motion: Mr. Boddie- To approve the applicant’s request

Second: Mrs. Wiginton

Leslie North	-Acting Chair -Yea
Mary Ann Wiginton	-Yea
Michael Daniels	-Yea
Robert Pharr	-Yea
Nathan Boddie	-Yea

Action: Motion carried unanimously

5. Variance 2307ZB078:

Variance 2307ZB078, by agent Freddie Fountain, is seeking approval for a 5-foot side yard setback for the addition to an existing home where 8-feet is required, Tax Parcel 0811H-04-033.000, 1315 2nd Street, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: None

Motion: Mr. Pharr- to approve the applicant’s request

Second: Mrs. Wiginton

Leslie North	-Acting Chair -Yea
Mary Ann Wiginton	-Yea
Michael Daniels	-Yea
Robert Pharr	-Yea
Nathan Boddie	-Yea

Action: Motion carried unanimously

6. Variance 2307ZB080:

Variance 2307ZB080, by agent Freddie Fountain, is seeking approval for a 9-foot and 9-inch front yard setback where 25 feet is required on a second street frontage, Tax Parcel 1010O-02-002.001, 1936 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Freddie Fountain

Speaking against the Petition: William Weatherly

Motion: Mr. Boddie- To approve the applicant’s request with the condition that no live oaks will be cut down, if existing tree permit has expired

Second: Mrs. North

Leslie North	-Acting Chair -Nay
Mary Ann Wiginton	-Nay
Michael Daniels	-Yea
Robert Pharr	-Nay
Nathan Boddie	-Yea

Action: Motion Failed 3-2

7. **Variance 2307ZB082: (Withdrawn by Planning Staff)**

Variance 2307ZB082, by owners Dalaney Mecham and Hannah Shirley, is seeking approval for a 6-foot wooden fence along the front continuous facade where a 4-foot fence is the height limit, Tax Parcel 0909O-01-007.000, 1 Shady Side Circle, Zoned R-1-7.5 (Single-family), Ward 4

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

Leslie North	-Acting Chair -
Mary Ann Wiginton	-
Michael Daniels	-
Robert Pharr	-
Nathan Boddie	-

Action:

Adjournment:

Motion by **Mr. Boddie** to adjourn the meeting was seconded by **Mrs. Wiginton** and carried unanimously. The meeting adjourned **4:01 p.m.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Routine Agenda

MEMORANDUM

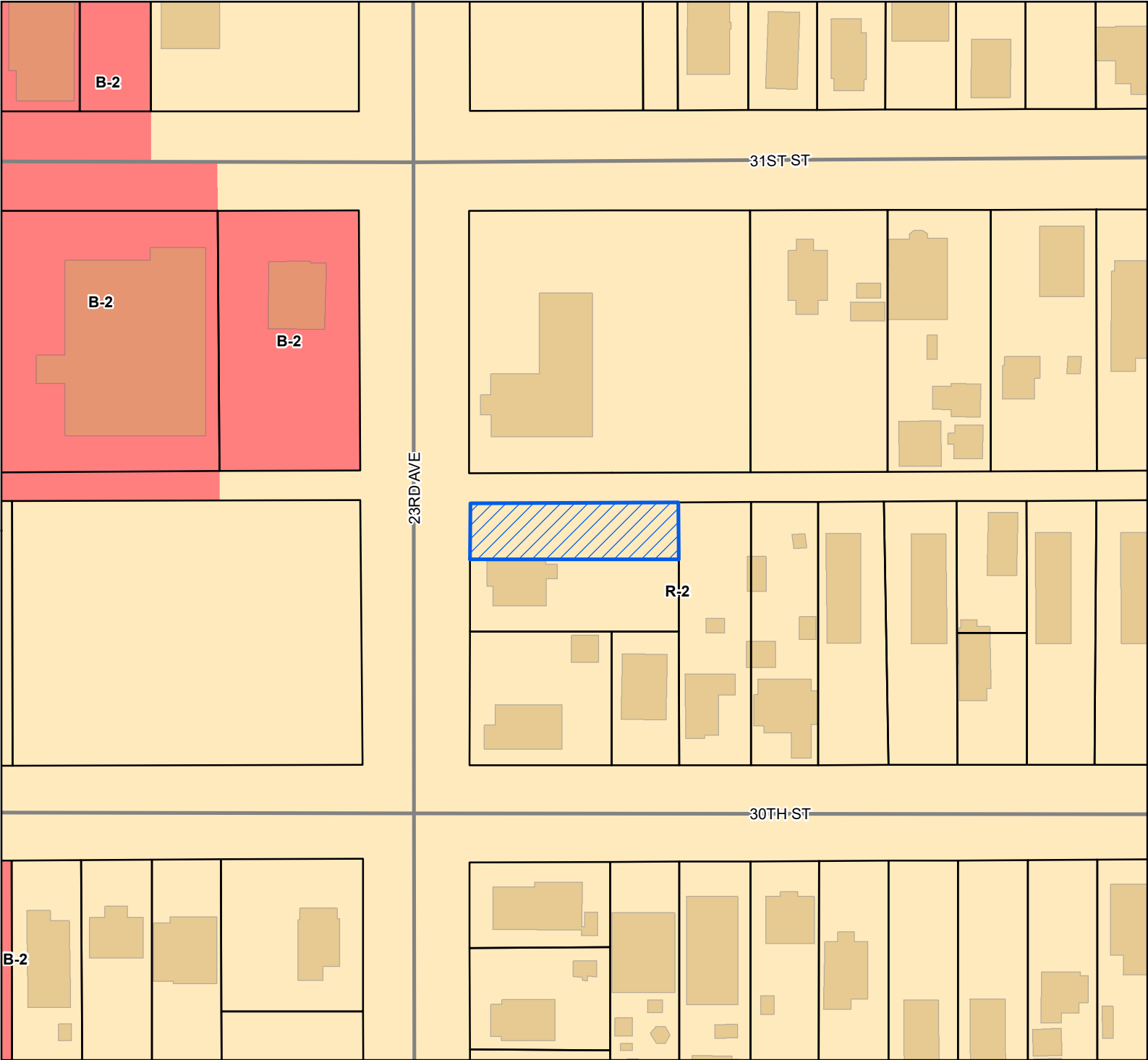
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB088:

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3



 Site

 Street

 Parcels

 Buildings

Zoning

 B-2 - General Business District

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

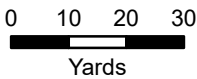
Site Information

0810N-03-009.000

Zoning: R-2 (Single-family)

Size: 6116 sqft

Flood: X



1 inch = 100 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

Case Number
2301ZB088

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

	Appeal of Planning Administrator
	Excessive Height
X	Fence Variance
	Special Exception
	Variance

Tax Parcel Numbers

0810N-03-009.000																			

Property Address: 3012 23rd Ave

Lot(s) N40'-13-15, Block(s) 6, Subdivision Standard Land

General Description of Request: INSTALL AN EIGHT FOOT PRIVACY FENCE ON TWO SIDES OF THE PROPERTY

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. We can only accept applications with original signatures.

OWNER

AGENT

Signature Home Solutions, LLC

Printed Name of Owner

1715 21st AVE

Mailing Address

Gulfport MS 39501

City

State

Zip code

662-317-0243

Home Phone

Work/Cell Phone

gregmihalovich@signaturegulfcoast.com

Email

Signature of Owner

6-16-2023

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

I hereby certify that the fence as shown on the attached site plan is/or will be located at:

3012 23rd Ave

On tax parcel number: 0810N-03-009.000

Property owner: Signature Home Solutions LLC

I understand that, on a drainage or irrigation easement, an owner may fence their property; but the water flow cannot be interrupted and must allow full access to the holder of the easement for the purpose of the easement. This may require gates to access the property with both foot traffic and equipment required to maintain the ditch or pipe. It is the responsibility of the property owner to contact those who own the easements and get approval of the fence, gate, design, etc.

I also understand that if the location of the fence, as built, is found to be improper or incorrect that I hold the City harmless for the location and I am responsible for any civil matters that may result. If I build, intentionally or unintentionally, a fence within an easement owned by the City of Gulfport, then I will be responsible for the cost to remove/replace and/or relocate the fence at my own expense within (30) days after being notified to do so and agree to hold the City harmless with respect to any and all costs and expenses associated with said removal/replacement and/or relocation. Where I construct a fence within a City easement, I understand that I do so at my own risk.

[Signature]
Affiant's Signature

6-16-2023
Date

Affiant: Greg Michalovich

Address: 1715 21st Ave

City, State, Zip: Gulfport, MS, 39501

Sworn to and subscribed before me this
16 day of June, 2023.

[Signature]
Notary Public

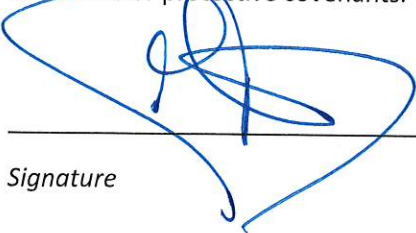




Covenant Affidavit

I, Greg Mihalovich, being owner or agent of the property 3012 23rd Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL

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


Signature

6-16-2023
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 16 day of June, 2023


Notary Public



Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
SIGNATURE HOME SOLUTIONS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1004700
Status:	Good Standing
Effective Date:	07/06/2012
State of Incorporation:	Mississippi
Principal Office Address:	1715 21st Avenue Gulfport, MS 39501

Registered Agent

Name
Mihalovich, Greg A 1715 21st Avenue Gulfport, MS 39501-2942

Officers & Directors

Name	Title
Greg A Mihalovich 1715 21st Avenue Gulfport, MS 39501-2942	Member

Fence Variance Submissions



Please explain the nature of the project that requires the variance(s). When determining a variance to fence, wall, and hedge requirements, the zoning board shall consider the following, which must also be addressed by the applicant on a separate sheet of paper:

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;
2. Visual impact on adjacent properties, streets, alleyways, and water bodies;
3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;
4. Impact on ingress and egress, if applicable;
5. Screening, buffering or separation of any nuisance or hazardous feature;
6. Compatibility with adjacent properties;

1. Currently people are cutting through the yard between & behind the home, sometimes climbing the 6' fence on the neighboring property to the East of this property.
2. The Intent is to screen this property from the unsightly yard of the Property to the East. Includes Camper that appears to be used as a residence and Numerous Tents & Tarps and junk.
3. Other fences are chain link and wood in disrepair.
4. Block Trespassers, No Impact on the alley.
5. As stated in 2., the property to the East is a nuisance and a Hazard. See Attached Photos.
6. We are in the Process of Purchasing the property to the South.



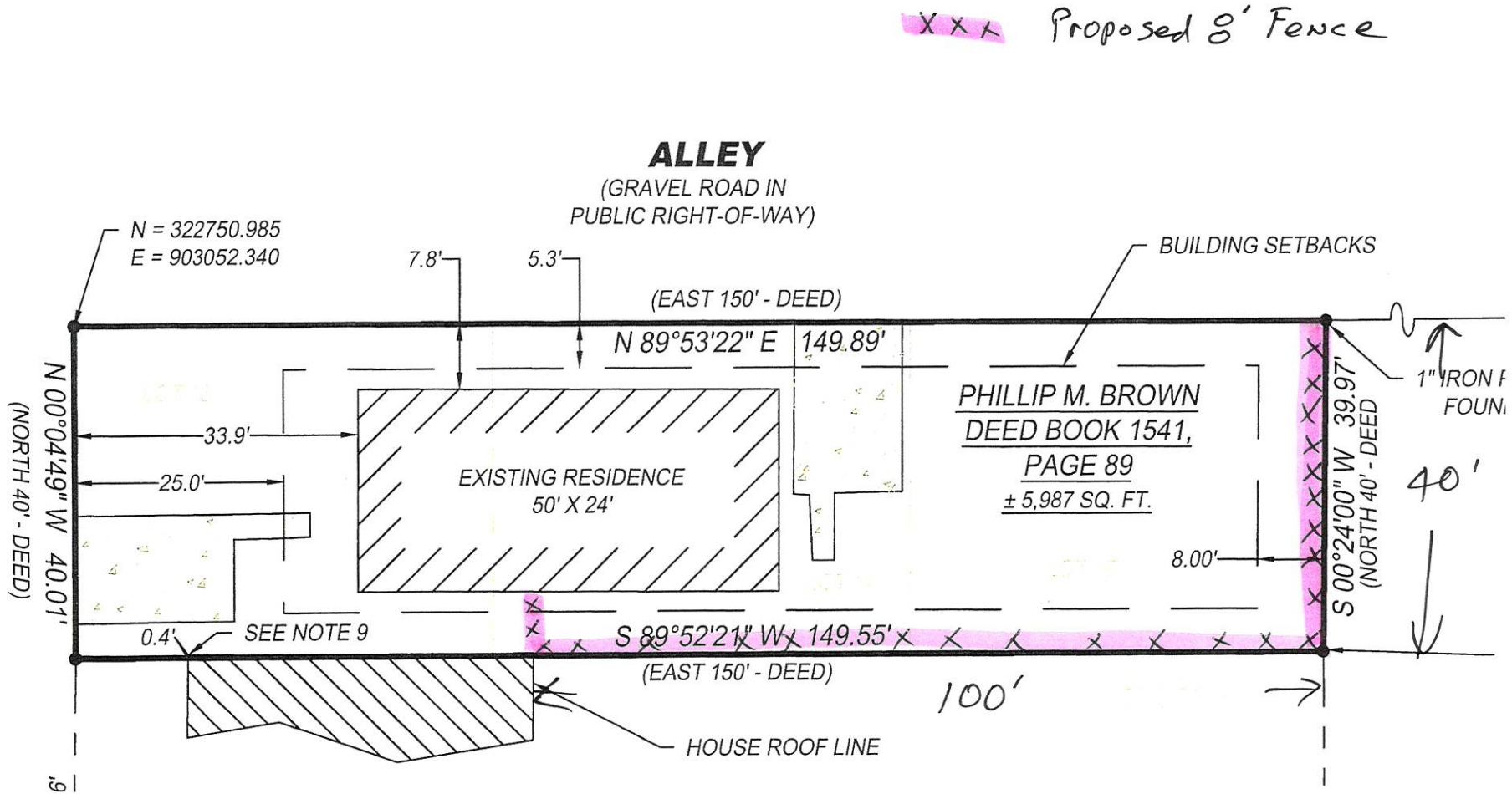






23rd STREET

(ASPHALT PAVED ROAD IN
PUBLIC RIGHT-OF-WAY)



Prepared By:

National Signing Solutions, Inc.
Attorney John O. Windsor
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092
414-213-0895

Return to After Recording:

Andrew Marion
1919 23rd Avenue
Gulfport, MS 39501
228-863-2365
Reference No. FM-MS866402

Indexing: Part of Lots 13, 14, and 15, Block 6, Standard Land Co. addition to the City of Gulfport, 1st Judicial District Harrison County, Mississippi

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT THOUSAND FIVE HUNDRED NINETY AND NO/100 DOLLARS (\$8,590.00)**, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are acknowledged, the undersigned,

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

P.O. Box 650043
Dallas, TX 75265-0043
Phone (972) 773-4663, hereinafter referred to as Grantor,

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

SIGNATURE HOME SOLUTIONS, LLC, a Mississippi Limited Liability Company

1715 21st Ave
Gulfport, MS 39501
Phone (662) 317-0243, hereinafter referred to as Grantee,

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

The following described land, property, improvements and appurtenances thereunto belonging, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

The North 40 feet off of Lots 13, 14 and 15, all inclusive of Block 6 of STANDARD LAND COMPANY'S ADDITION to the City of Gulfport, as per the plat or map now on file in the

Office of the Chancery Clerk in Harrison County, Mississippi, including all improvements thereon.

Being the same property conveyed to Federal National Mortgage Association by Special Warranty Deed from Nationstar Mortgage LLC d/b/a Mr. Cooper dated June 16, 2022 and recorded June 22, 2022 as Instrument 2022-0015636-D-J1, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Commonly known as: 3012 23rd Avenue, Gulfport, MS 39501
Parcel ID #: 0810N-03-009.000 (PPIN: 34995)

THIS CONVEYANCE is made subject to any and all recorded Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements and the prior reservations of any oil, gas and other minerals. Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein. This conveyance is also subject to zoning and/or other land use regulations promulgated by federal, state or local government affecting the use or occupancy of the subject property.

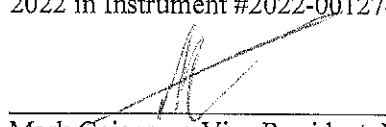
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor does hereby warrant and agree to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal on this 25 day of August, 2022.

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Vantage Point Title, Inc. as Attorney in Fact under a Limited Power of Attorney recorded May 25, 2022 in Instrument #2022-0012746-D-J1, First Judicial District of Harrison County, Mississippi.

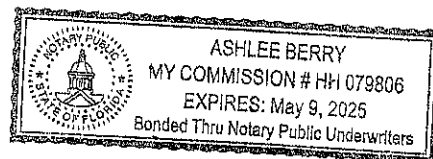

Mark Geiger, as Vice President, Vantage Point Title, Inc.

STATE OF FL
COUNTY OF Pinellas

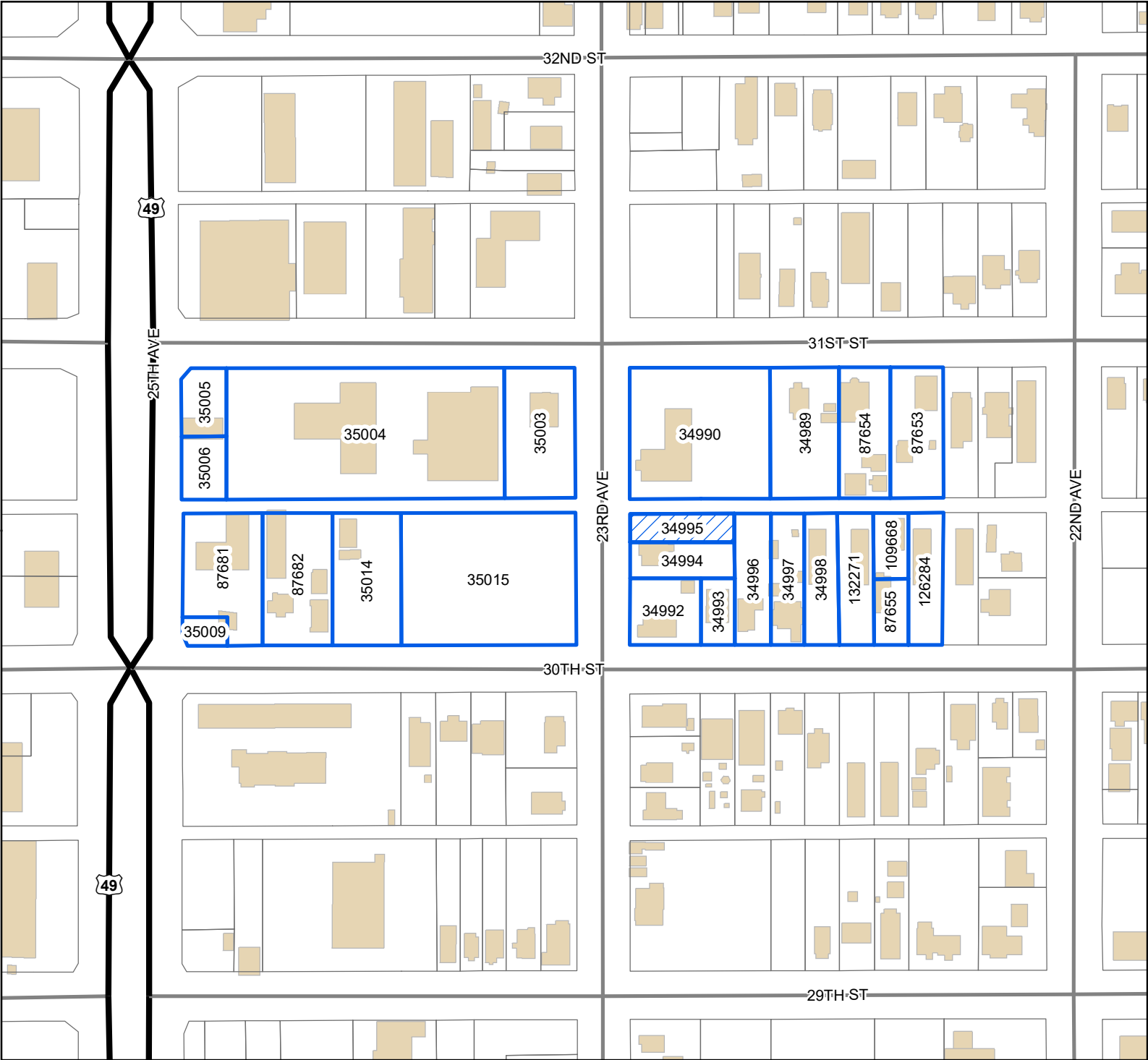
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark Geiger, as Vice President of Vantage Point Title, Inc. as attorney in fact for Fannie Mae a/k/a Federal National Mortgage Association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, Mark Geiger as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given my hand and official seal this the 25 day of Aug, 2022.

Ashlee Berry
Notary Public
Printed Name: Ashlee Berry
My Commission Expires: 5-9-25

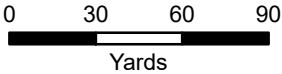


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SIGNATURE HOME SOLUTIONS LLC(OWNER)	1715 21ST AVE	GULFPORT	MS	39501
			Adjacent Property Owners(2308ZB088)				
	87653	0810N-03-004.000	BARTELME MICHAEL	2215 31ST ST	GULFPORT	MS	39501
	87654	0810N-03-005.000	COZART FAITH M & MCCOY DARRYL G SR	11169 WOODLEY DR	GULFPORT	MS	39503
	35005	0810N-04-003.000	PEREZ ERLIN OSWALDO	11790 SUMERHAVEN CIR	GULFPORT	MS	39503
	35004	0810N-04-002.000	GOODWILL INDUSTRIES OF SOUTH MS INC	2407 31ST ST	GULFPORT	MS	39501
	109668	0810N-03-016.001	SIGNATURE GULF COAST PROPERTIES LLC	1715 21ST AVE	GULFPORT	MS	39501
	87682	0810N-04-019.000	LENSKA LLC	2247 LEVANTE ST	SAN DIEGO	CA	92009
	34998	0810N-03-015.000	DEEP PORTAGE HOLDINGS LLC	2106 128TH AVE NW	COON RAPIDS	MN	55448
	35003	0810N-04-001.000	BLUE DIAMOND ENERGY INC	1261 PASS RD	GULFPORT	MS	39501
	34997	0810N-03-014.000	PERKINS TAMMY	2226 30TH ST	GULFPORT	MS	39501
	35006	0810N-04-004.000	GOODWILL INDUSTRIES OF SOUTH MS INC	2407- 31ST STREET	GULFPORT	MS	39501
	34994	0810N-03-010.000	FABACHER SAMANTHA	11556 AZALEA TRACE	GULFPORT	MS	39503
	34993	0810N-03-012.000	TRAVIS ELON CARNELL	24880 KNOLLWOOD DR	PASS CHRSTIAN	MS	39571
	87655	0810N-03-016.000	ATWOOD PROPERTIES LLC	21355 HWY 49	SAUCIER	MS	39574
	34992	0810N-03-011.000	MICHUA AUSENCIO	3000-23RD AVE	GULFPORT	MS	39501
	35009	0810N-04-017.000	BLOSSMAN GAS INC	P O BOX 1110	OCEAN SPRINGS	MS	39564
	87681	0810N-04-018.000	BLOSSMAN COMPANIES INC	P O DRAWER 1110	OCEAN SPRINGS	MS	39564
	34996	0810N-03-013.000	COLEMAN BETTY A	9146 LOBUOY RD	PASS CHRISTIAN	MS	39571
	132271	0810N-03-015.001	NOBLE MICHAEL T	19024 FIELDSTONE CT	SALINAS	CA	93908
	34990	0810N-03-007.000	TRUMPET IN ZION FELLOWSHIP INC	P O BOX 933	AUGUSTA	GA	30903
	126284	0810N-03-017.001	STANTON TONY & LACHACA TAWAN	2212 30TH STREET	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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

RE: Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 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 Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

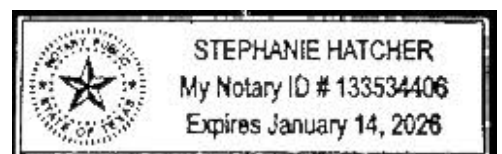
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB088

Hearing Date: August 17, 2023

Current Zoning/Use: R-2 / Single family

Legal: Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to install an eight-foot privacy fence on two sides of his property. Per the applicant, the reasons are as follows:

1. Currently people are cutting through the yard between and behind the home.
2. The intent is to screen this property from unsightly yard of the property to the east. Applicant stated that yard includes camper that appears to be used as a residence and numbers tents and tarps and junk.
3. Other fences are chain link and wood in disrepair.
4. Block Trespassers. No impact on the alley.
5. The property is a nuisance and a hazard.
6. Applicant is in the process of purchasing the property to the south of the property.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a variance for the eight-foot fence. A six-foot fence with a two-foot decorative top will provide the applicant with the desired privacy as well as provide the deterrence of trespassing, the applicant is seeking. Upon completing a site visit, the staff did identify several violations to city ordinances. In addition, staff did inform Code Enforcement of the issue in effort to address the obvious vagrancy happening on the adjacent parcel.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/7/2023.

Public Works: No conditions. Memo dated 8/7/2023.

Traffic and Safety: No conditions. Memo dated 8/4/2023.

Building Code Services: No conditions. Memo dated 7/27/2023.

GIS: No conditions. Memo dated 7/27/2023.

Police Department: No comment as of 7/8/2023.

Fire Department: No conditions. Memo dated 7/27/2023.

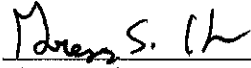
City Arborist: No conditions. Memo dated 7/27/2023.

Technical Report

VARIANCE

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



MEMORANDUM

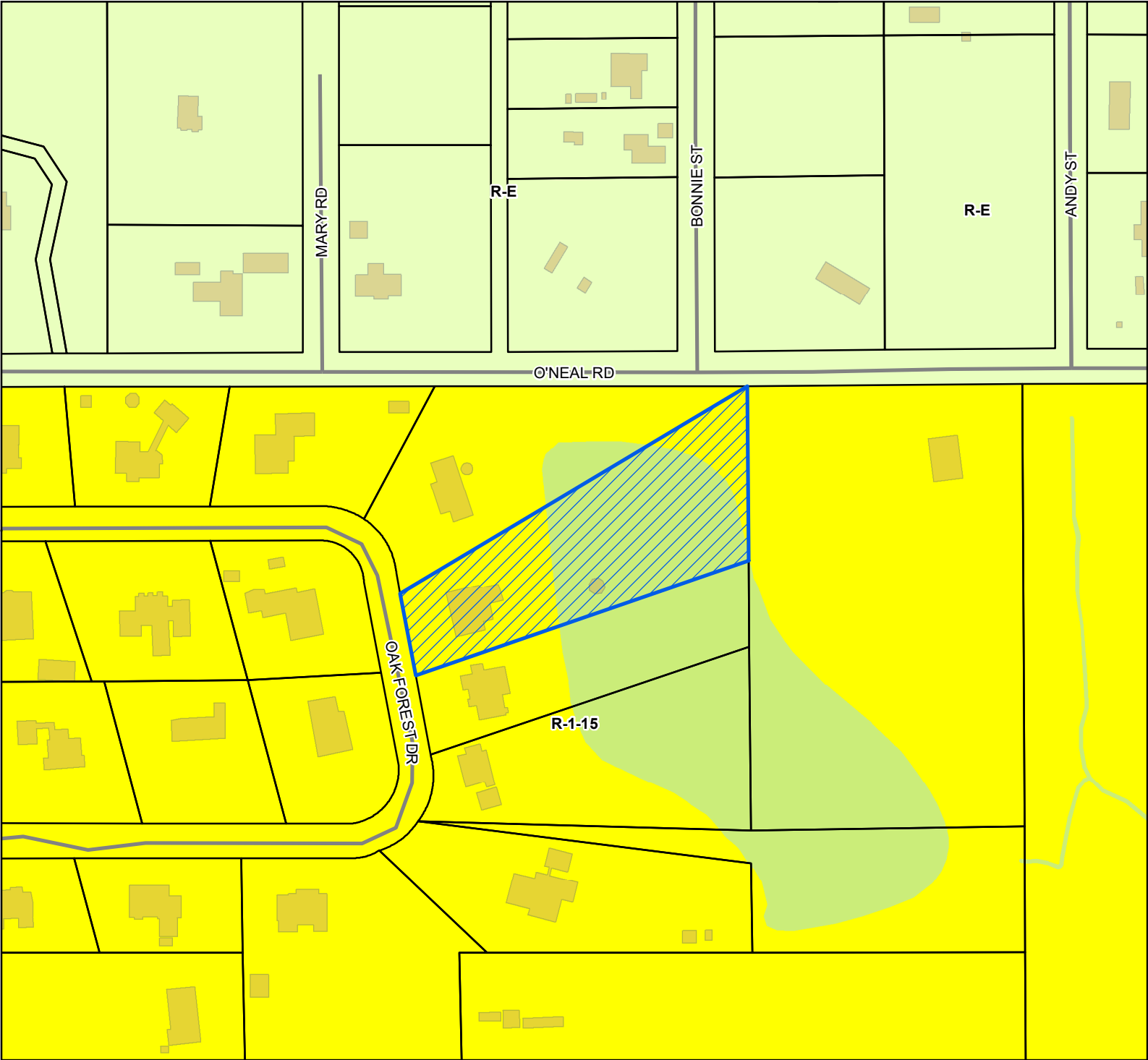
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB095: (Withdrawn by Applicant)

Variance 2308ZB095, by owner James E Brown, is seeking approval for an eight-foot side yard setback where fifteen feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6



Site

Street

Parcels

Buildings

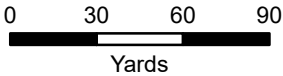
Water Features

Zoning

R-1-15 - Single Family Residence District (Low Density)

R-E - Residence-Estate

Site Information
0908A-01-001.006
Zoning: R-1-15 (Single-family)
Size: 2.1 acres
Flood: X



1 inch = 200 feet



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



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

Case Number
230828095

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

☐	Appeal of Planning Administrator
☐	Excessive Height
☐	Fence Variance
☐	Special Exception
☒	Variance

Tax Parcel Numbers

0	9	0	8	A	-	0	1	-	0	0	1	.	0	0	6					-										
					-							.								-										
					-							.								-										

Property Address: 12594 Oak Forest Dr. Gulfport, MS 39503
 Lot(s) 6, Block(s) _____, Subdivision Oak Forest Estates

General Description of Request: Asking for a set back of 8' where 15' is required (setback request applies to the corner of the bldg only)

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. We can only accept applications with original signatures

OWNER

AGENT

James E Brown
 Printed Name of Owner
12594 Oak Forest Dr.
 Mailing Address
Gulfport MS 39503
 City State Zip code
228-314-0886
 Home Phone Work/Cell Phone
ourbrownstone@gmail.com
 Email
[Signature]
 Signature of Owner

 Printed Name of Agent

 Mailing Address

 City State Zip code

 Home Phone Work/Cell Phone

 Email

 Signature of Agent

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. We can only accept applications with *original signatures*.

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) James E. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr. Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) same

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

SIGNATURE James E. Brown

NAME OF OWNER (PRINT) Chrystal A. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr. Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) 228-669-4034 (Deployed)

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

SIGNATURE Chrystal A. Brown

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All  will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

 **Page one of this application**, completed and signed.

 **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

 **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

 If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

 An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

 **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

 **I the owner/agent acknowledge this is a complete application**

Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)
2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)
3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)
4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

Variance Request: Set back

(1) Due to my property limitations I'm asking for a setback of 8' for the NW corner of the structure I plan to build. Property is pie shaped and very narrow toward the front but gets wider the deeper you go. In fact, the NE corner of the structure will be 25' from the property line.

(2) This variance will be on the North side of my existing home where a 15' setback is the limit. I request 8' setback at the closest point to the structure.

(3) The structure (garage/game room) will be 40'x40' and needed to house a sports car, golf carts, sidebysides, and lawn equipment. The upper floor game room is for entertaining guests, kids, and grandkids.

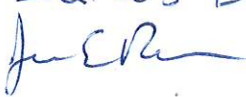
(4) Most other properties are wider than our property and affords the owners with options to build. Proposed structure will match our existing home with hardie siding and stacked stone. We are not asking for anything that anyone in our neighborhood could not ask for. By adding this structure we will add curb appeal to our existing home and to the neighborhood.

(5) James E. Brown
(6) J. E. Brown

Variance Request: SQFT Limitations

My current property line limitations require me to ask for a variance from the 1000 sqft. limit, to 3200 sqft. Slab will be 1600 sqft but will be 2 story. Structure will be a garage/game room. I have 2.3 acres but well over half of it is lake. We have spent over \$250,000.00 on our backyard and the addition of this structure will only add curb appeal to our home but also the neighborhood. The structure is needed to house a sports car, golfcarts, sideby-side, and lawn equipment. The current garage isn't nearly large enough. The upper floor is for entertaining guests, kids, and our grandkids. I am not asking for anything that anyone else in my neighborhood could not ask for.

This addition to our property will match our existing home with hardie siding and stacked stone exterior.

James E. Branch




Covenant Affidavit

I, James E. Brant, being owner or agent of the property 12594 Oak Forest Dr. Gulfport, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

6/30/2023
Date

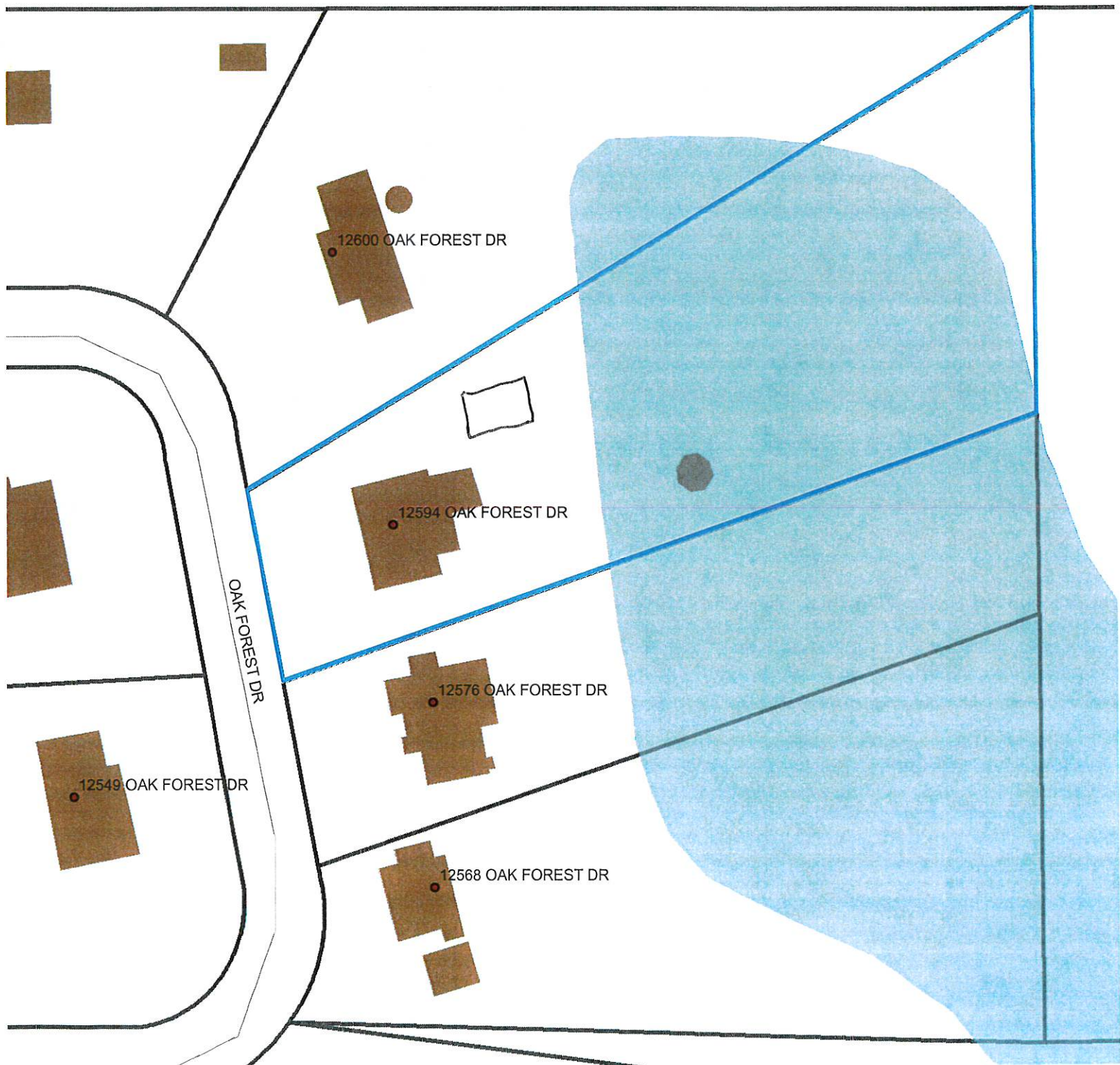
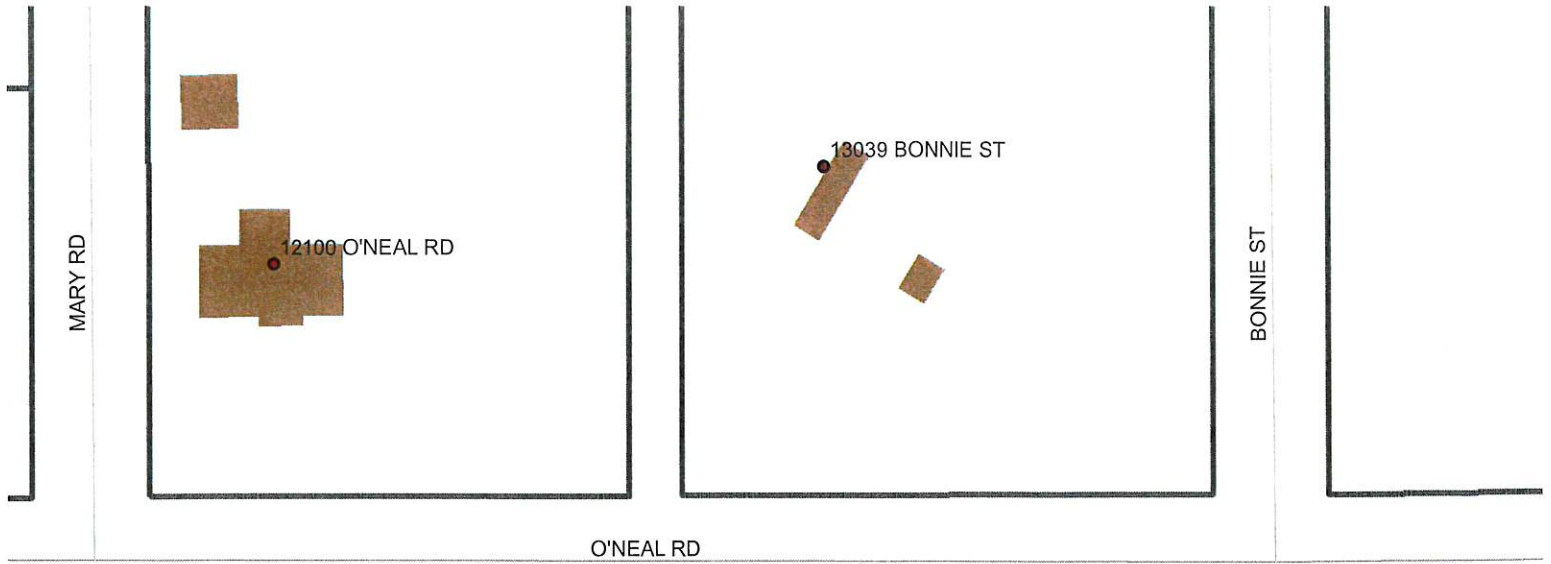
STATE OF MISSISSIPPI | COUNTY OF HARRISON

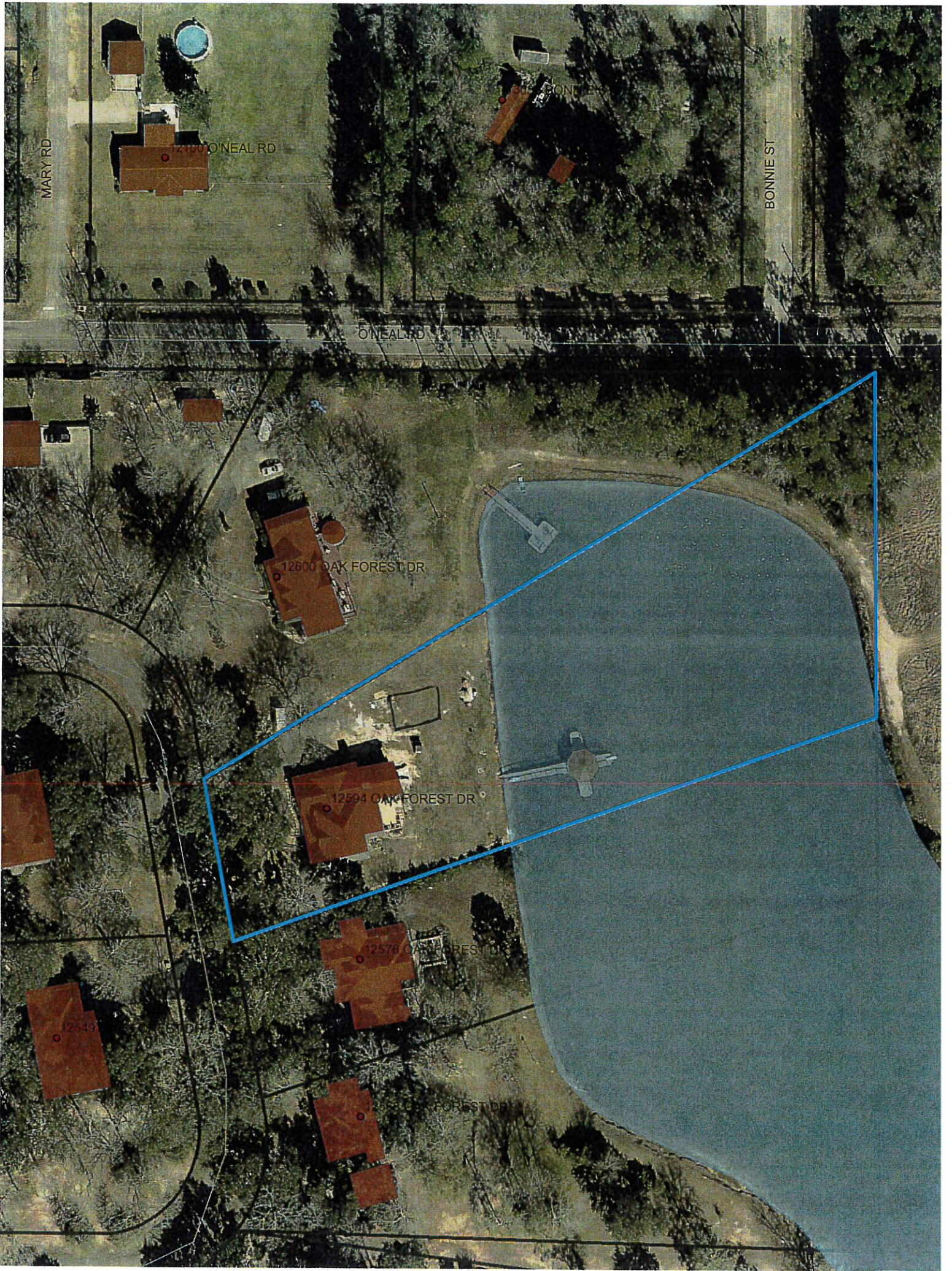
Given under my hand and seal of office this the 30th day of June, 2023

[Signature]
Notary Public

August 16, 2023
Commission Expiration







LAKE

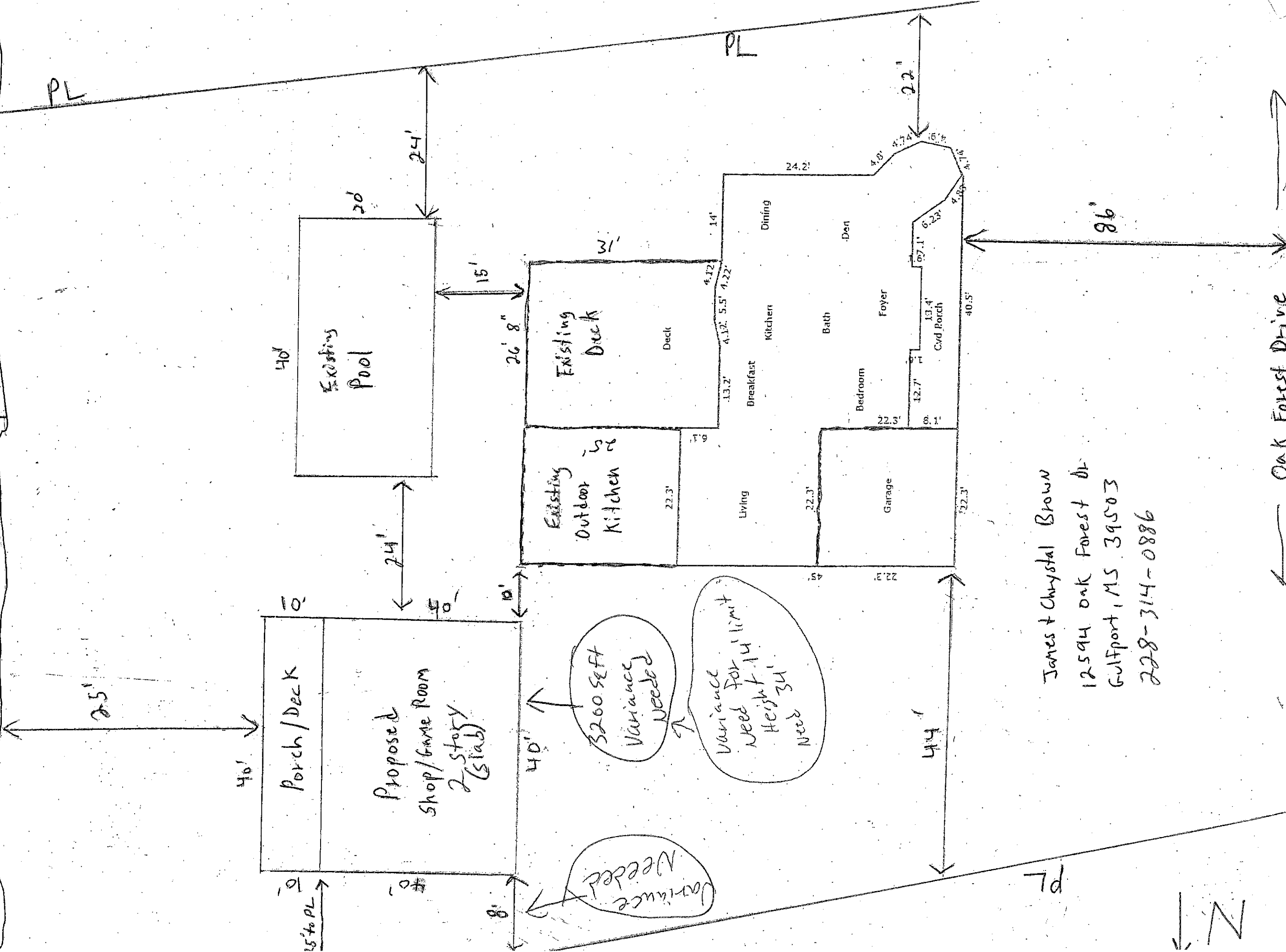
River

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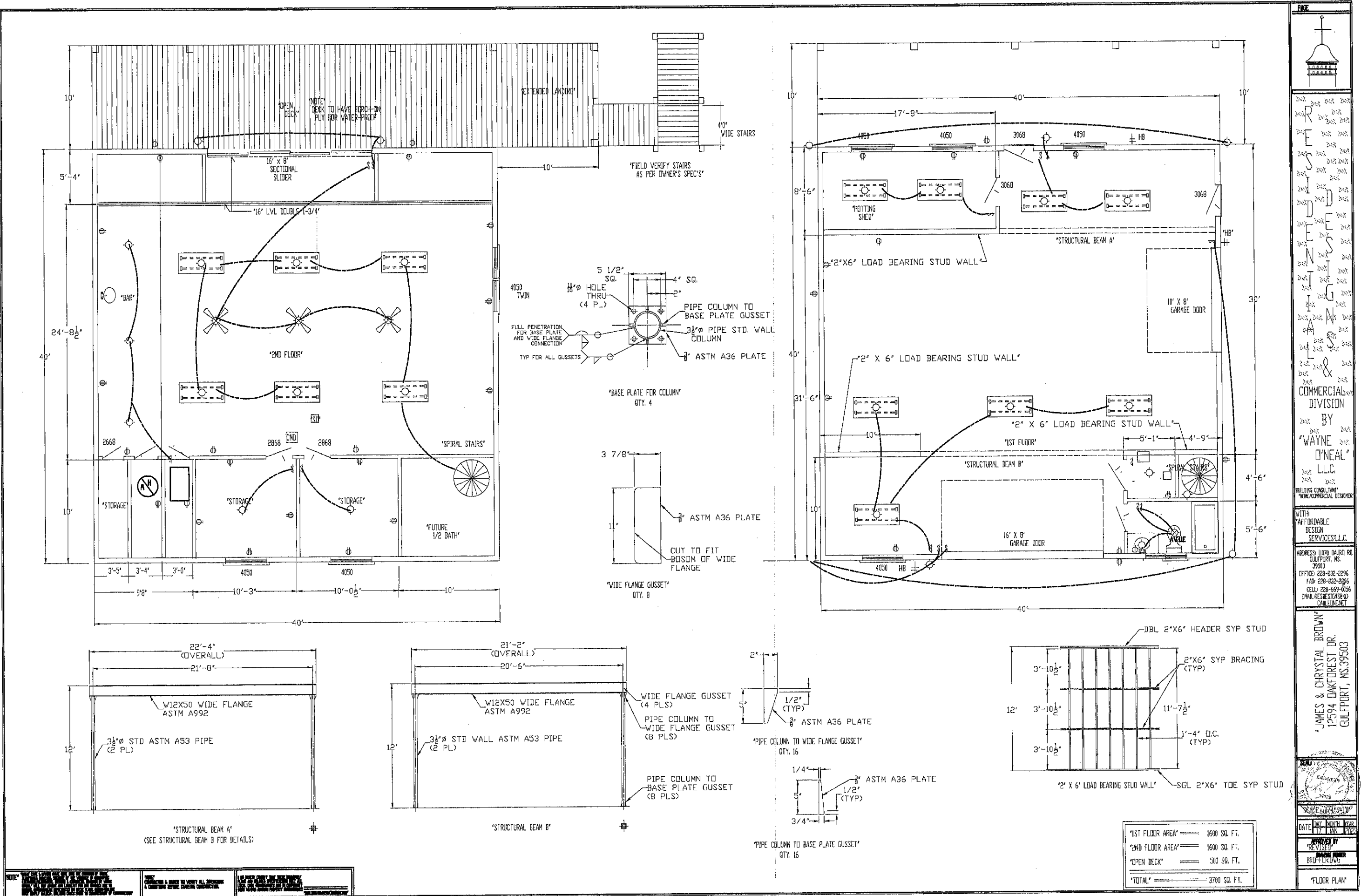
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James + Chrystal Brown
12594 Oak Forest Dr.
Gulfport, MS 39503
228-314-0886

Oak Forest Drive

LOT SIX (6), OAK FOREST ESTATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 36, AT PAGE 18, THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.



GENERAL

THE USE OF THE FOUNDATION DESIGNS OF THIS MANUAL ARE NOT INTENDED TO CONVEY ANY PARTICULAR SEQUENCE OR PROCEDURE. THE RESPECTIVE BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO INSURE THE STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, NECESSARY SHORING, SHEETING, TEMPORARY BRACING, DEWATERING, ETC.

FOUNDATION

SOIL SUPPORTED FOUNDATIONS ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1500 POUNDS PER SQUARE FOOT. IN NON V ZONES, COMPACTED STRUCTURAL FILL MAY BE USED. IT IS RECOMMENDED THAT STRUCTURAL FILL BE PLACED IN MAXIMUM 6" LAYERS AND COMPACTED TO 95% DENSITY AS MEASURED BY THE MODIFIED PROCTOR METHOD. THE PORTIONS OF THE FOUNDATION THAT BEARS ON GRADE MUST BE CONSTRUCTED ON FIRM, UNDISTURBED SOIL OR FILL COMPACTED TO AT LEAST 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY. ALL ORGANIC MATERIAL SUCH AS GRASS, ROOTS, TWIGGS, AND WOOD SCRAPS MUST BE REMOVED IN AREAS WHERE FOOTINGS ARE TO BE PLACED. THE SITE MUST BE GRADED OR OTHERWISE PREPARED TO ENSURE ADEQUATE DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING AND TO MAKE ALLOWANCE FOR BUILDING GROWTH. IT IS ADVISED THAT THE LOCATION OF ALL UNDERGROUND UTILITIES BE VERIFIED PRIOR TO COMMENCING ANY FOUNDATION WORK. PROPER CARE SHOULD BE TAKEN DURING ANY EXCAVATION WORK AS UNCHARTED UNDERGROUND UTILITIES MAY EXIST IN THE AREA. SOIL IS TO BE TREATED FOR TERMITES PER CODE BEFORE POURING CONCRETE.

CONCRETE

ALL STRUCTURAL CONCRETE, FOR FOUNDATIONS, SLABS ON GRADE, COLUMNS AND BEAMS, ETC., SHALL BE A PLANT BATCHED READY-MIX. THE CONCRETE MIX SHALL BE OF STANDARD WEIGHT AGGREGATES ABLE TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. THE USE OF CALCIUM CHLORIDES SHALL NOT BE PERMITTED. USE OF WATER REDUCING AGENTS / SUPERPLASTICIZER ARE RECOMMENDED. USE OF PLASTIC FIBER ADDITIVES FOR EXPOSED CONCRETE SLABS AT GRADE IS ALSO RECOMMENDED.

ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR THE MEASURING, MIXING, TRANSPORTING, PLACING, ETC. CONCRETE TICKETS SHOULD BE TIME STAMPED WHEN THE CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED, FROM WHEN THE MIXING WATER IS ADDED TO THE TIME THE CONCRETE IS DEPOSITED SHOULD NOT EXCEED ONE AND ONE HALF HOURS. USE OF CONCRETE THAT IS NOT IN COMPLIANCE WITH THE ABOVE CAN RESULT IN SIGNIFICANT REDUCTION IN CONCRETE STRENGTH AND PERFORMANCE. CONCRETE SHALL BE PLACED WITH DUE REGARD TO EXTREME TEMPERATURE CONDITIONS. REFER TO ACI 305 "HOT WEATHER CONCRETING" AND ACI 306 "COLD WEATHER CONCRETING" FOR GUIDANCE IN PLACING CONCRETE DURING WEATHER EXTREMES.

REINFORCING STEEL SHALL BE OF ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND EXCESSIVE RUST. REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS, PLACING REQUIREMENTS AND DETAILS OF THE LATEST EDITIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS AND SPECIFICATIONS. THESE PUBLICATIONS INCLUDE ACI 318, ACI 301, ACI 304, ACI 315 AND ACI SP-68. MINIMUM COVER FOR REINFORCING IS: 3" FOR CONCRETE CAST AGAINST SOIL AND 2" FOR CONCRETE THAT IS EXPOSED TO WEATHER. IT IS RECOMMENDED THAT THE OWNER UTILIZE A CONCRETE TESTING AGENT TO VERIFY CONCRETE STRENGTH. REINFORCING SHALL BE SECURED IN PLACE BY THE USE OF METAL TIES AND SUPPORTED BY METAL BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS ONLY.

STANDARD LAP LENGTHS ARE AS FOLLOWS:

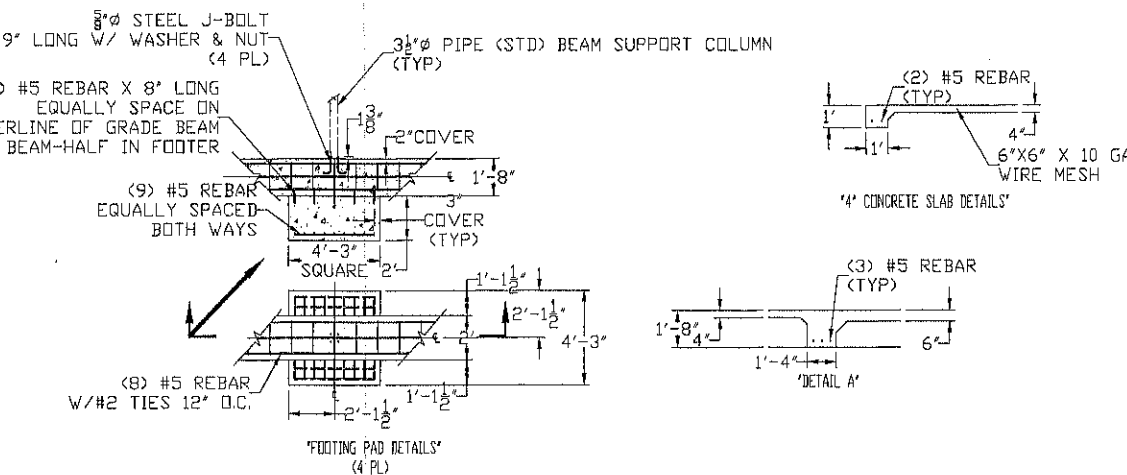
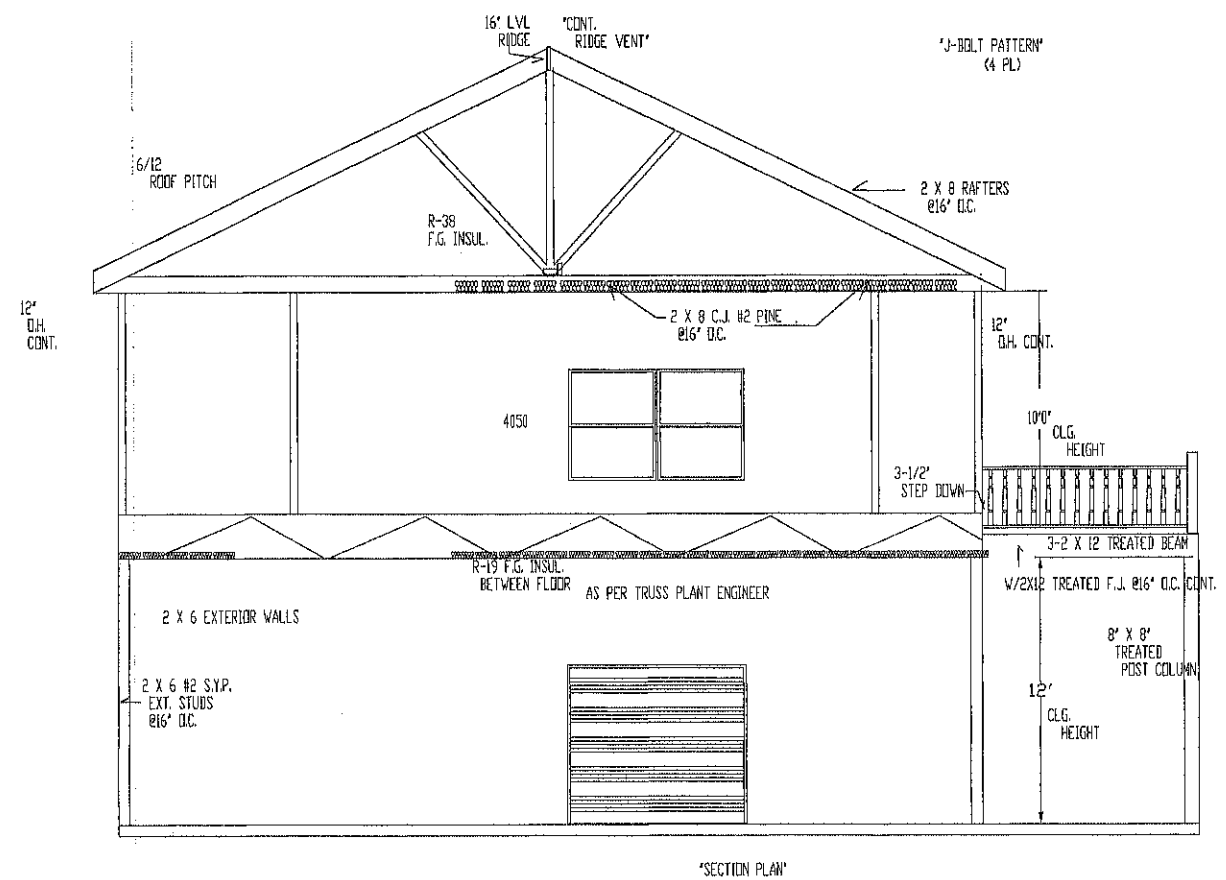
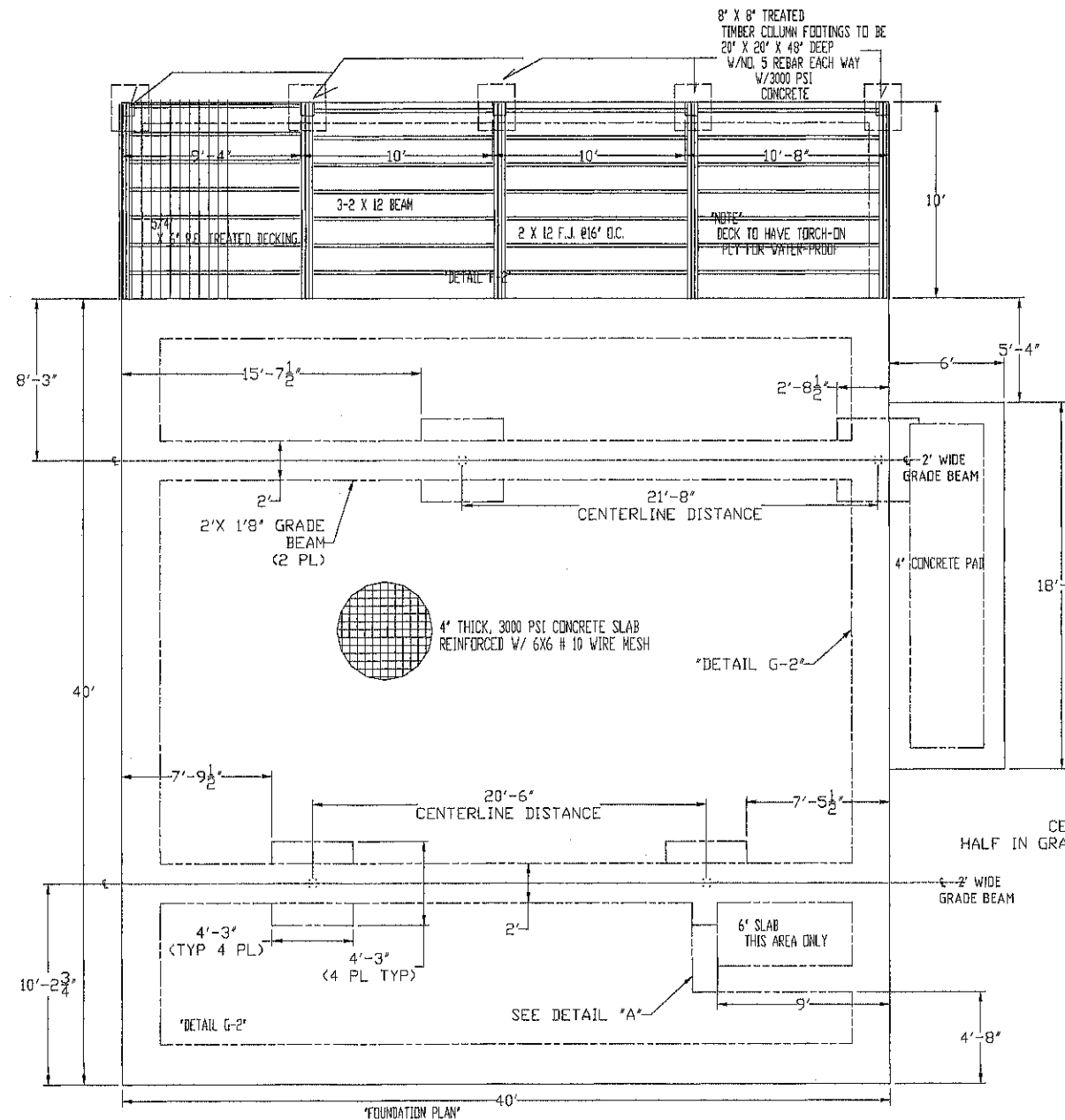
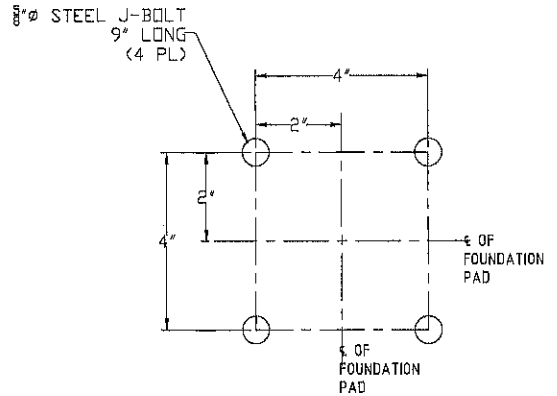
BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH
#3	18"	#7	42"
#4	24"	#8	46"
#5	30"	#9	54"
#6	36"	#10	60"

STRUCTURAL STEEL

STRUCTURAL SHAPES, ANCHOR BOLTS, ETC. THAT ARE INDICATED TO BE GALVANIZED, SHALL BE HOT DIP GALVANIZED AFTER FABRICATION PER ASTM A 368, A123 TO 690 STANDARD.

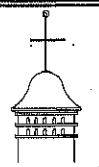
CONNECTIONS

ALL ROOF AND WALL CONNECTIONS TO PROVIDE A CONTINUOUS LOAD PATH TO THE CONCRETE SLAB.



*1ST FLOOR AREA	1600 SQ. FT.
*2ND FLOOR AREA	1600 SQ. FT.
*OPEN DECK	500 SQ. FT.
*TOTAL	3700 SQ. FT.

PAGE



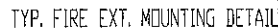
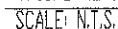
RESIDENTIAL & COMMERCIAL DIVISION
BY WAYNE D'NEAL, L.L.C.
BUILDING CONSULTANT / HOME/COMMERCIAL DESIGNER

WITH AFFORDABLE DESIGN SERVICES, L.L.C.
ADDRESS: 11078 DAWG RD.
GULFPORT, MS. 39503
OFFICE: 228-832-2296
FAX: 228-832-2296
CELL: 228-669-0556
EMAIL: RESDESIGN@GULFPORT.MS

JAMES & CRYSTAL BROWN
12594 OAKFOREST DR.
GULFPORT, MS. 39503



SCALE: 1/4" = 1'-0"
DATE: 17 JAN 2025
APPROVED BY: [Signature]
BRO: JWB/AVG
*FOUND./SEI PLAN



NOTE: GREAT DRAIN & OTHER HAVE GONE INTO THE CREATION OF THESE DRAWINGS. HOWEVER, BECAUSE OF THE VARIANCE IN DEPARTMENTS (LOCALITIES, RESIDENTIAL DESIGN & COMMERCIAL DESIGN) THERE MAY BE SOME ELEMENTS THAT ARE ASSUMED AND LEAD TO SOME DISCREPANCIES. IT IS REQUESTED THAT THE CLIENT AND ARCHITECTS BE TO CONSULT CONSULTANT OFFICES ON THESE PLANS. OVERLAP/INTERFERE MUST COME WITH ALL BUILDING CODES PRIOR TO IMPLEMENTATION OF CONSTRUCTION.	"NOTE": CONTRACTOR & OWNER TO VERIFY ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION.	I DO HEREBY CERTIFY THAT THESE DRAWINGS/REVISIONS COMPLY WITH ALL LOCAL CODE REQUIREMENTS AND I AM IN COMPLIANCE WITH VARIOUS APPLICABLE PROPERTY REGULATIONS.
		BUILDER/OWNER/CONTRACTOR

NOTE:
ELECTRICAL MATERIALS & INSTALLATIONS SHALL
COMPLY W/APPLICABLE PROVISIONS OF THE
NATIONAL ELEC. CODE, LOCAL CODES, & THE
LOCAL POWER CO.



NOTE
INSTALL 36" PLATE STRAPS @32" O.C.
OR @48" O.C. CONNECT RAFTER TO RAFTER
OVER RIDGE & OVER PLYWOOD
SIMPSON #HSTA20

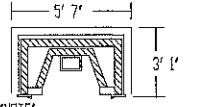
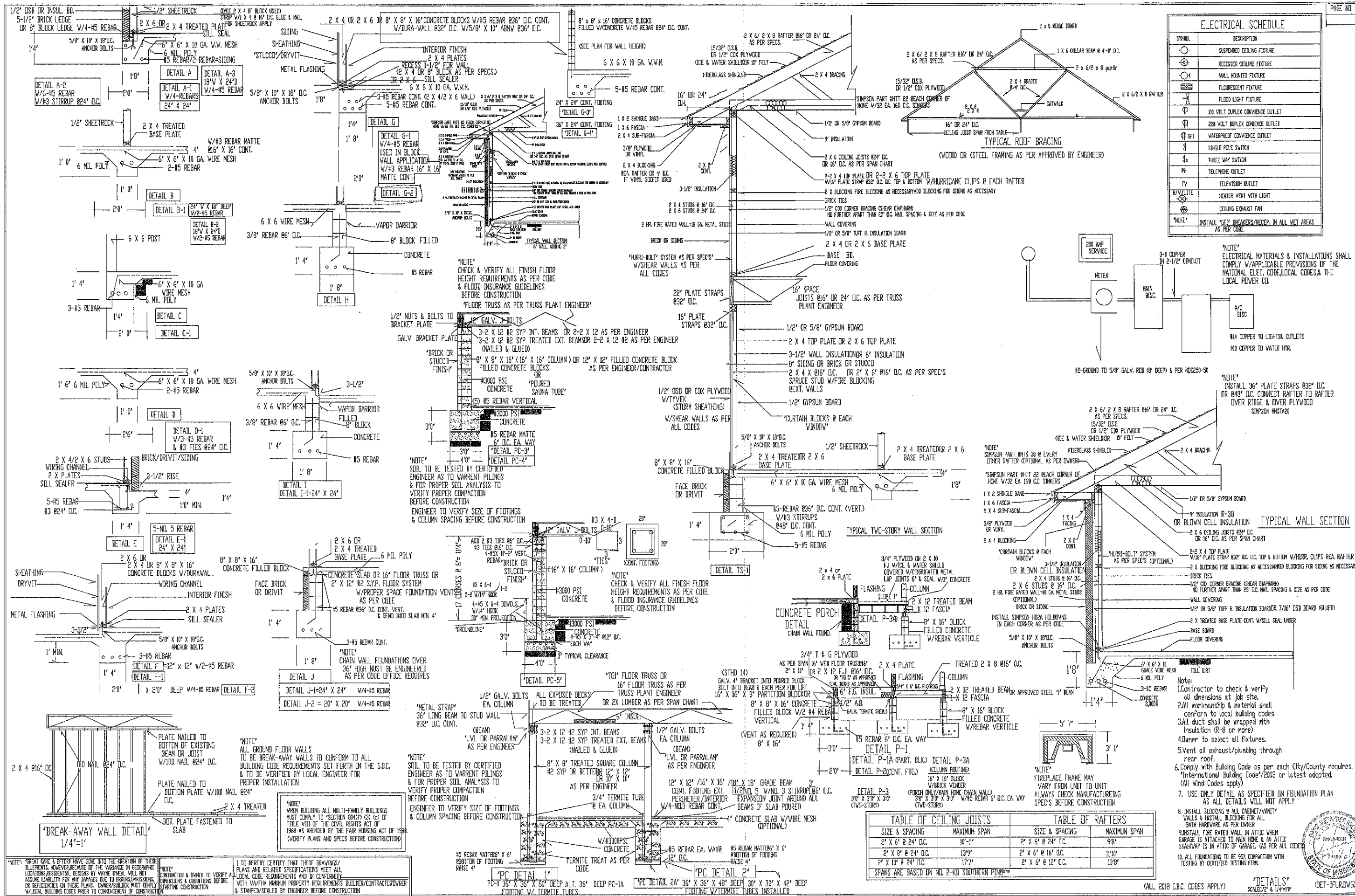


TABLE OF CEILING JOISTS		TABLE OF RAFTERS	
SIZE & SPACING	MAXIMUM SPAN	SIZE & SPACING	MAXIMUM SPAN
2" X 6' @ 24" O.C.	10'-5"	2" X 6' @ 24" O.C.	9'8"
2" X 8' @ 24" O.C.	13'9"	2" X 6' @ 16" O.C.	11'10"
2" X 10' @ 24" O.C.	17'7"	2" X 6' @ 12" O.C.	13'8"

SPANS ARE BASED ON NO. 2-KD SOUTHERN PINE

(ALL 2018 I.B.C. CODES APPLY)

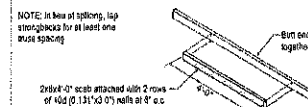
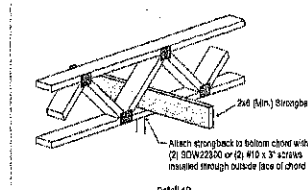
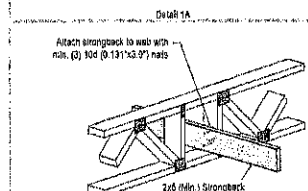
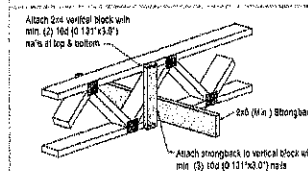
DETAILS
SCALE 1/2" & 1/4" = 1'-0"





Evergreen
84 Central Industrial Row
Purvis, Mississippi 39475

Ph: 601-794-8404



Detail 2 - Strongbacking Splice Detail

1. Strongbacking shall be minimum 2x6 (nominal) stress-graded lumber oriented vertically and shall be continuous (see Detail 2 for a splice detail).

2. Spacing between rows of strongbacks shall not exceed 10'-0" o.c. (max.).

3. Refer to ANSI/TPI 1 Section 7.6.2 for strongbacking configurations required to control live load deflection.

See Detail TD-FRM-0002A for additional information where required.

Project Name

David Brown

Project

050123K2

Customer Name

Fill In Later

Job Site Address

12594 Oakforest Drive

Gulfport,

Revision:

CS Plan - 11x17 - Landscape - Floor
Printed 5/9/2023 9:24:22 AM
2022.02.18

Simpson Strong-Tie®
Component Solutions™



SECOND FLOOR

ADJUST TRUSS SPACING AS
NEEDED FOR PLUMBING

16" O. C. SPACING

24" CUSTOM FLOOR TRUSS LIST

25	F2
5	F2A
3	F2B
13	F3
18	F3A
22	F5
9	F5A

1284 L.F.

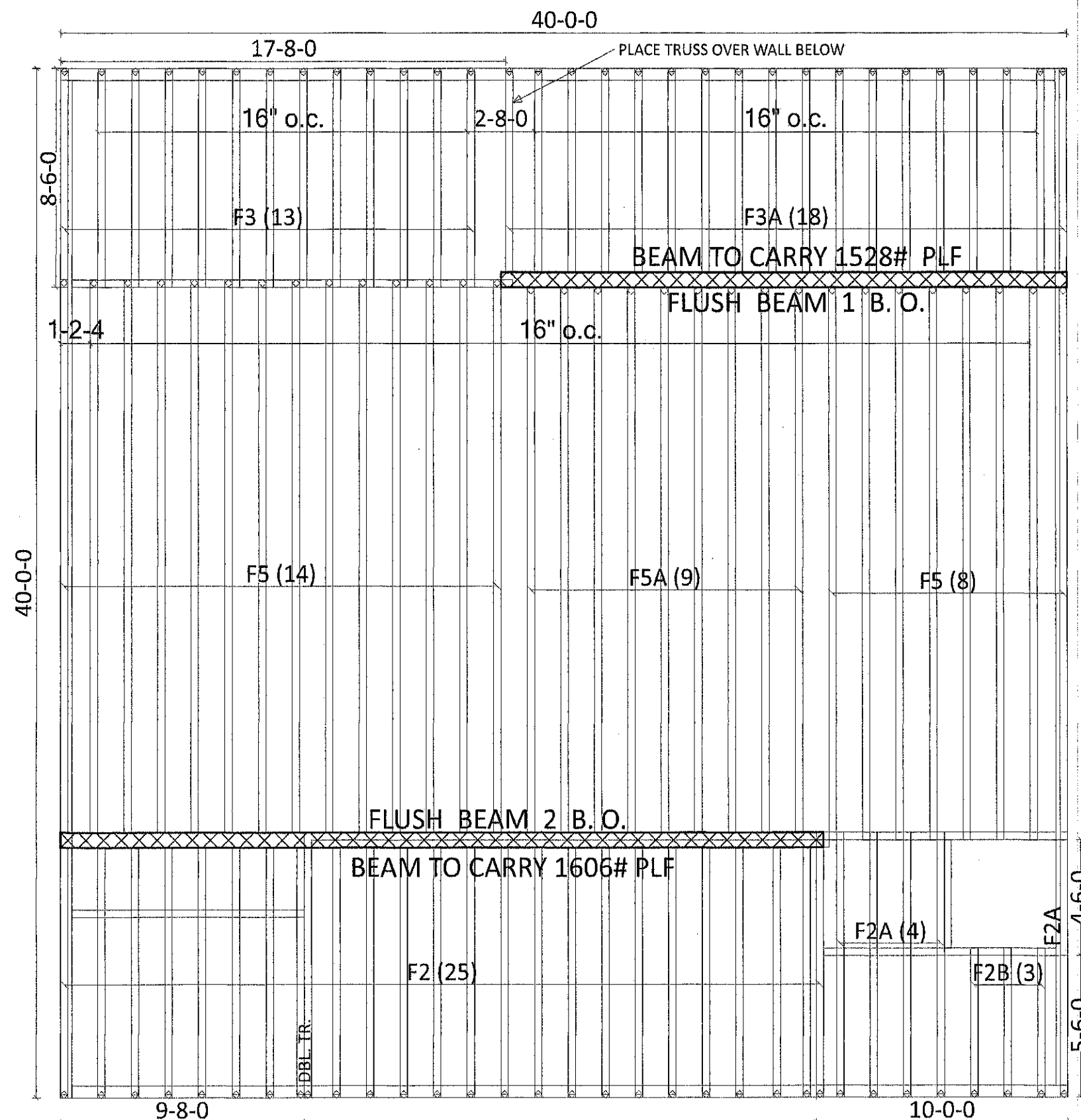
HANGERS

77	THA 426
1	THA 426-2

NOTE: Building designer must design a
roof framing plan with beams and
rafters to avoid overloading floor
trusses.

Floor Truss Notes:

- 1) Lengths and quantities to be verified prior to shipment.
- 2) Floor trusses are designed to support uniform loads only. They are not designed to support loads from the roof or any other tributary system unless noted otherwise.
- 3) Layout is to be used as a placement plan only. It is not to be used as a structural drawing.
- 4) Final approval of layout drawings and components based thereon remains the responsibility of the contractor.
- 5) Continuous horizontal 2x6 strongbacks on edge spaced at 10' o.c. maximum is required.





J. H. Jordan 1st Judicial District
Instrument 2016 5914 D - J1
Filed/Recorded 8/24/2016 02:45 P
Total Fees \$ 12.00
8 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 161292

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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

**THE ESTATE OF LAWRENCE TAYLOR PEARSON, DECEASED
A/K/A LAWRENCE T. PEARSON
AND SUSAN B. PEARSON, Individually
P. O. BOX 1842
GULFPORT, MS. 39502-1842
228-861-1779**

do hereby sell, convey and warrant unto

**JAMES E. BROWN AND WIFE, CHRYSTAL ANNE BROWN
as tenants by the entirety with full rights of survivorship and not as tenants in
common
12594 OAK FOREST DRIVE
GULFPORT, MS 39503
228-314-0886**

the following described land and property being located in Harrison County, Mississippi,

being more particularly described as follows, to-wit:

Lot Six (6), OAK FOREST ESTATES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 18, thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

IN WITNESS WHEREOF, THE ESTATE OF LAWRENCE T. PEARSON , has caused this conveyance to be executed by its duly authorized Executor , he having first been duly authorized to do so in his full representative capacity , on this the 19th day of August, 2016.

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John S. Heath, who acknowledge that he is Executor of THE ESTATE OF LAWRENCE TAYLOR PEARSON, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so in his full representative capacity .

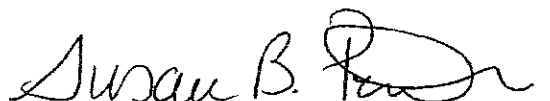
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:



2016. WITNESS THE SIGNATURE of the Grantors on this the 19th day of August,

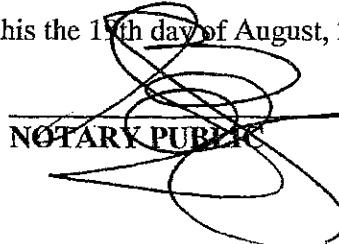

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

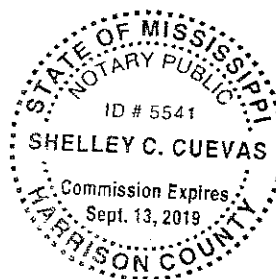
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of August, 2016.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



6

1. Bradford-O'Keefe Funeral Homes in the amount of \$3,393.78, which was paid in full on July 20, 2015 as evidenced by a true and correct copy of the paid invoice attached to the Petition as Exhibit "A". Petitioner has requested that Bradford-O'Keefe Funeral Homes release its claim.

2. Sekul, Hornsby & Tisdale in the amount of \$1,517.60. This claim has not yet been satisfied and or otherwise settled.

III.

Petitioner would show that the Estate contains certain real, personal and cash assets, including the Decedent's personal residence located in Harrison County, Mississippi, commonly known as 12594 Oak Forest, Gulfport, Mississippi (the "Property").

IV.

The Property is subject to a mortgage with Trustmark National Bank, as lender, in the approximate amount of Sixty-Nine Thousand Dollars (\$69,000.00), which note is secured by the Property as evidenced by a deed of trust filed in the land records of Harrison County.

V.

The Property is currently listed with Coastal Realty Group as the listing agent. Since listing the Property, a buyer has been secured and a contract for the sale of the Property (the "Purchase Agreement") has been entered into. A true and correct copy of the Purchase Agreement is attached to the Petition as Exhibit "B". The purchase price under the Purchase Agreement is Three Hundred Thousand Dollars (\$300,000).

IV.

Below is a list of the names of all parties-in-interest of the Estate, each of whom is over the age of twenty-one (21) and none of whom are convicted of a felony:

4

LAWRENCE PHILIP PEARSON	JORDAN TAYLOR PEARSON
MICHAEL BENTON PEARSON	JEANNE STOCK
JIM STOCK	CATHY ENDSLEY
JOHN ENDSLEY	BERNADETTE O'BRIEN
JAMES O'BRIEN	CHRIS QUEEN
HUNTER STOCK	EMILY STOCK
AMY STOCK	TOMMY DOUCET
JENNIFER ANN BELL	MICHELLE MUSIAL
KATHY CARLSON	SUSAN PEARSON

Petitioner anticipates that each party-in-interest will execute a Joinder and Waiver of Service of Process and will join in this Petition, and said Joinders will be filed with this Court.

VI.

In addition to the above parties-in-interest to the Estate, the former spouse of the Decedent, SUSAN PEARSON, has an equitable interest in certain proceeds from the sales of the Property pursuant to that certain Judgment of Equitable Division and Child Issues (the "Judgment") filed in the matter of SUSAN BRANDENBURG PEARSON vs. LAWRENCE TAYLOR PEARSON, Action Number C2401-07-00396(1), and filed with this Court on November 16, 2010. A true and correct copy of the Judgement is attached to the Petition as Exhibit "C". Your Honor set the value of the Property at Two Hundred Fifty-Five Thousand Five Hundred Dollars (\$255,500), with the Judgement further providing in pertinent part:

All necessary and reasonable expenses associated with readying the martial residence for sale shall be taken off the top of the sale proceeds and returned to the party paying the expense. Should any conflict arise as to which party is to receive these funds, or the correct amount of funds to be received, the total amount of the funds in question shall be deposited into the registry of the court for determination

7

upon proper pleading and hearing.

Should there be any increase in the equity of the marital home at sale over the amount herein above established by the Court, Ted shall first be reimbursed the principal and interest from the mortgage payments made from the date of this Order until the date of sale, and any sum left over shall be equally divided between the parties.

SUSAN BRANDENBURG PEARSON has been made a party to the Purchase Agreement and has agreed through her counsel, JOSEPH MEADOWS, to deposit the sales proceeds into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending further order of this Court authorizing disbursement thereof.

VII.

Petitioner has determined that the sale of the Property is in the best interest of the Estate and each party-in-interest thereto. Petitioner requests that the Estate be authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds.

VIII.

Petitioner states that after satisfying the mortgage there are sufficient funds to satisfy all bequests of the Decedent as specified in his Last Will and Testament, and further satisfy the remaining filed claim of Sekul, Hornsby & Tisdale in the amount of \$1,517.60, should such claim fail to be otherwise settled.

IX.

Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from such sale be deposited with the Clerk into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending

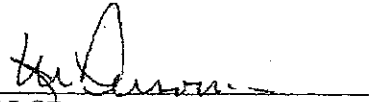
2

further order of this Court authorizing disbursement thereof.

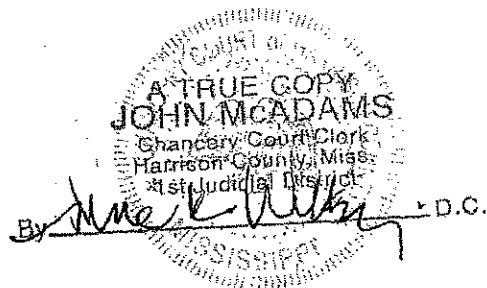
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;
3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and
4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

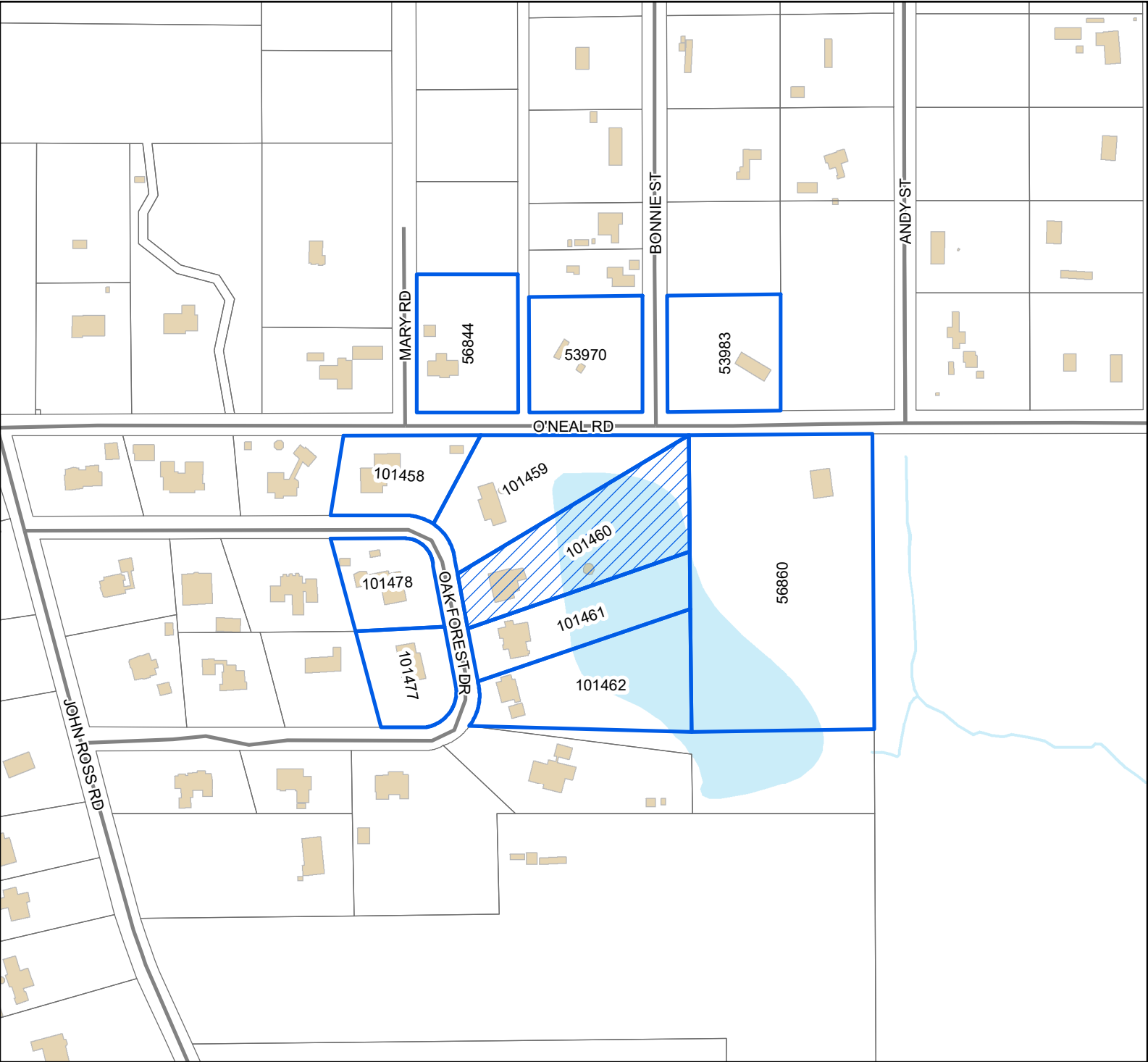
SO ORDERED, this, the 16 day of August, 2016.


CHANCELLOR

3c
Prepared by:
Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050

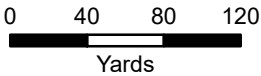


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JAMES E BROWN(OWNER)	12594 OAK FOREST DR	GULFPORT	MS	39503
			Adjacent Property Owners(2308ZB095)				
Y	56860	0908A-01-001.000	BROWN JAMES EDGAR & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101478	0908A-01-001.017	DILL JUDY	12611 OAK FOREST DRIVE	GULFPORT	MS	39503
	101477	0908A-01-001.016	FRANZ REBECCA S -TRUSTEE-	12549 OAK FOREST DRIVE	GULFPORT	MS	39503
	101459	0908A-01-001.005	ROBERTS ELUSE J JR & BARBARA L	12600 OAK FOREST DR	GULFPORT	MS	39503
	101460	0908A-01-001.006	BROWN JAMES E & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101462	0908A-01-001.008	WEILAND CHRISTINE M	12568 OAK FOREST DR	GULFPORT	MS	39503
	53983	0907P-01-011.000	HAMANN PATRICIA N	P O BOX 7177	D'IBERVILLE	MS	39540
	53970	0907P-01-034.000	COATES MICHAEL E	13039 BONNIE ST	GULFPORT	MS	39503
	56844	0907P-01-035.000	LARUSH TOTIANNA	12100 O'NEAL RD	GULFPORT	MS	39503
	101458	0908A-01-001.004	ZIEGLER JOSEPH C JR & CONSTANCE M	12608 OAK FOREST DR	GULFPORT	MS	39503
	101461	0908A-01-001.007	CAPELLE WILLIAM E JR & KAY D	12576 OAK FOREST DR	GULFPORT	MS	39503



Legend

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



1 inch = 300 feet



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

MEMORANDUM

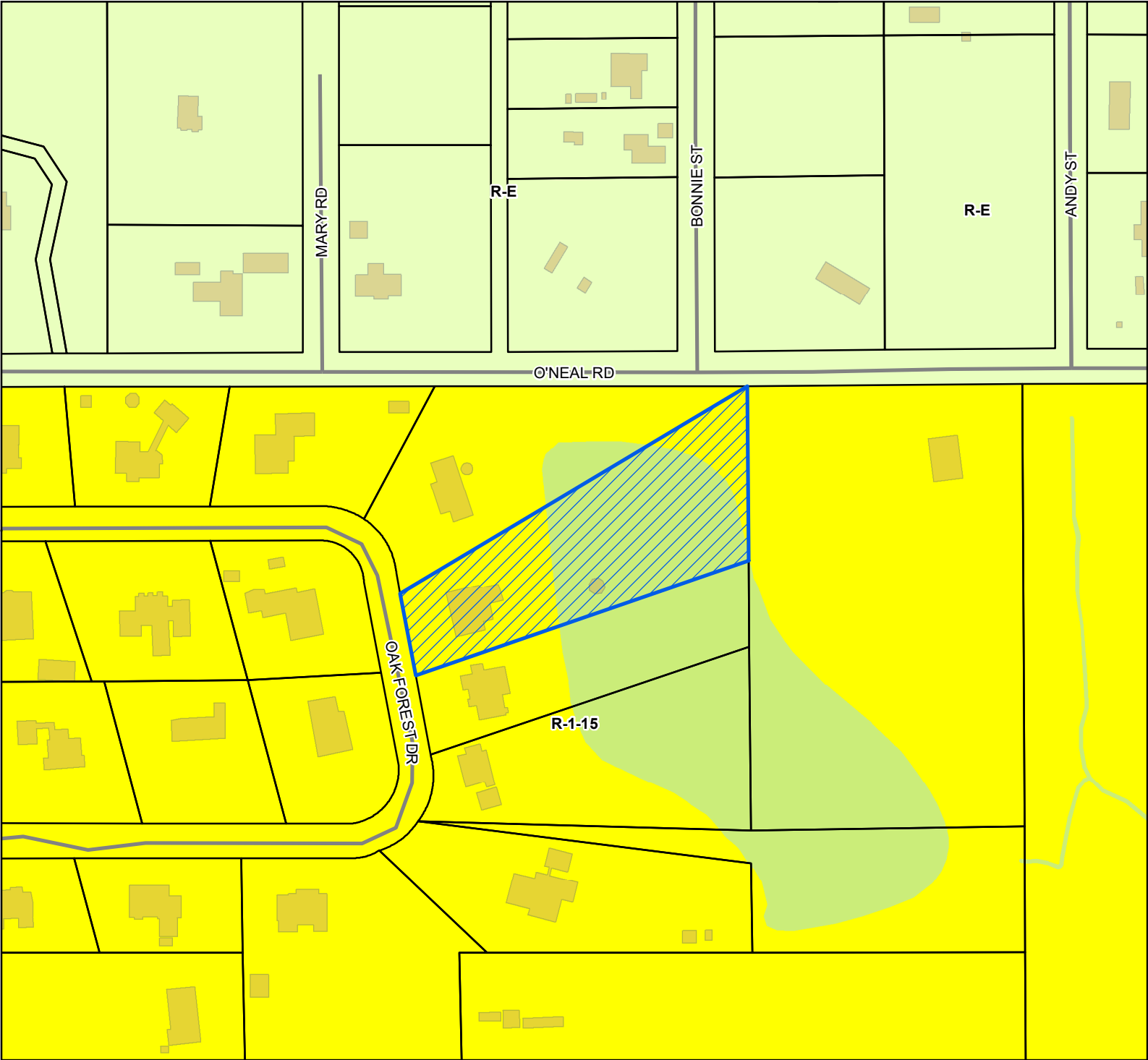
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB096: (Withdrawn by Applicant)

Variance 2308ZB096, by owner James E. Brown, seeking approval for a 3,200 square feet detached accessory structure where 1000 square feet is the limit, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6



Site

Street

Parcels

Buildings

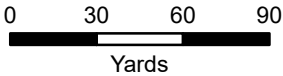
Water Features

Zoning

R-1-15 - Single Family Residence District (Low Density)

R-E - Residence-Estate

Site Information
0908A-01-001.006
Zoning: R-1-15 (Single-family)
Size: 2.1 acres
Flood: X



1 inch = 200 feet



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

Case Number

23082B096

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

☐	Appeal of Planning Administrator
☐	Excessive Height
☐	Fence Variance
☐	Special Exception
☒	Variance

Tax Parcel Numbers

0	9	0	8	A	-	0	1	-	0	0	1	.	0	0	6					-										
					-							.								-										
					-							.								-										

Property Address: 12594 Oak Forest Dr Gulfport, MS 39503
 Lot(s) 6, Block(s) _____, Subdivision Oak Forest Estates

General Description of Request: Asking for a variance of 3200' sq ft.
where 1000' sq ft. is the limit. (slab 1600' → 2 story = 3200')

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. We can only accept applications with original signatures.

OWNER

AGENT

James E. Brown

Printed Name of Owner

12594 Oak Forest Dr.

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-314-0886

Home Phone

Work/Cell Phone

ourbrownstone@gmail.com

Email

James E. Brown

Signature of Owner

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

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. We can only accept applications with *original signatures*

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) James E. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) same

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

SIGNATURE James E. Brown

NAME OF OWNER (PRINT) Chrystal A. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr, Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) 228-669-4034 (deployed)

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

SIGNATURE Chrystal A. Brown

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All ☒ will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

☒ **Page one of this application**, completed and signed.

☒ **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

☒ **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

☒ If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

☒ An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

☒ **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

☒ **The owner/agent acknowledge this is a complete application**

Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Covenant Affidavit

I, James E. Brown

PRINT NAME

, being owner or agent of the property 12594 Oak Forest Dr. Gulfport, MS 39503

PRIMARY ADDRESS OR PARCEL

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

[Signature]

Signature

6/30/2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

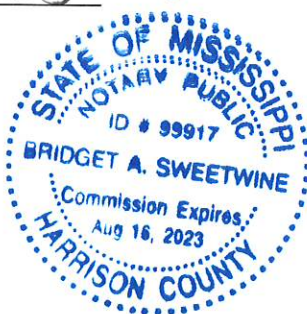
Given under my hand and seal of office this the 30th day of June, 20 23

[Signature]

Notary Public

August 16, 2023

Commission Expiration



Variance Request: Set back

(1) Due to my property limitations. I'm asking for a setback of 8' for the NW corner of the structure I plan to build. Property is pie shaped and very narrow toward the front but gets wider the deeper you go. In fact, the NE corner of the structure will be 25' from the property line.

(2) This variance will be on the North side of my existing home where a 15' setback is the limit. I request 8' setback at the closest point to the structure.

(3) The structure (garage/game room) will be 40'x40' and needed to house a sports car, golf carts, sidebysides, and lawn equipment. The upper floor game room is for entertaining guests, kids, and grandkids.

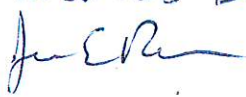
(4) Most other properties are wider than our property and affords the owners with options to build. Proposed structure will match our existing home with hardie siding and stacked stone. We are not asking for anything that anyone in our neighborhood could not ask for. By adding this structure we will add curb appeal to our existing home and to the neighborhood.

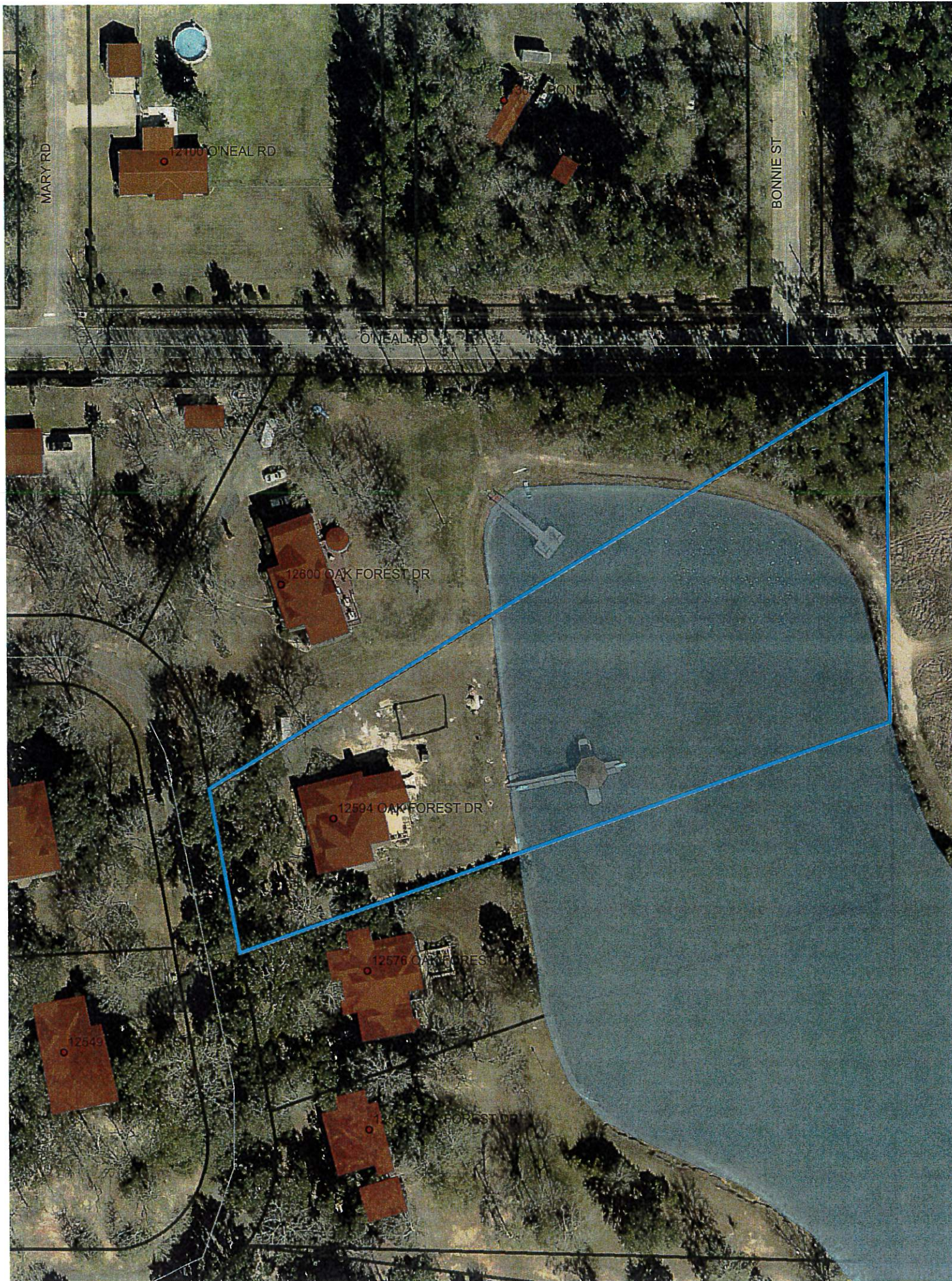
(5) James E. Brown
(6) J. E. Brown

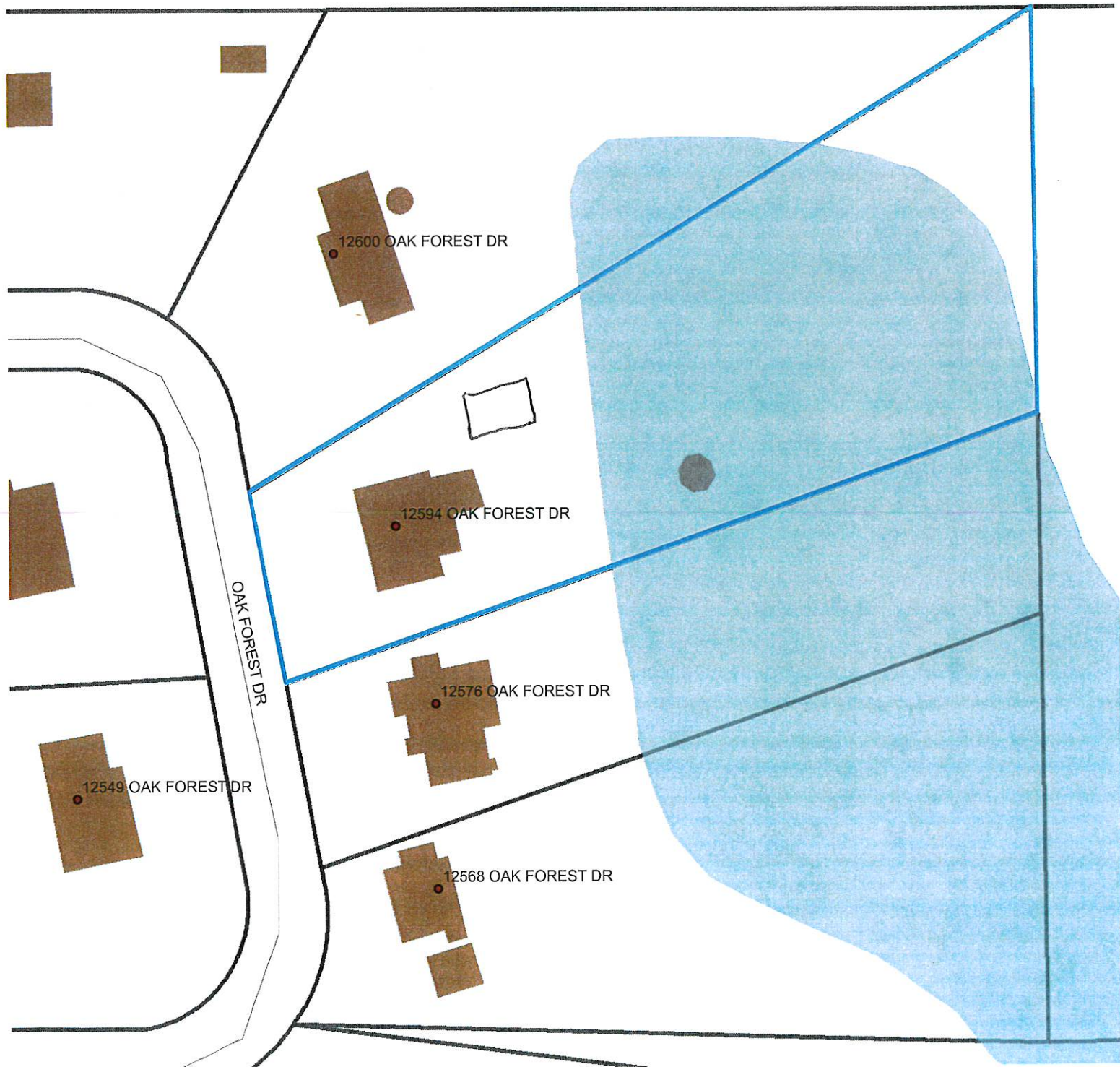
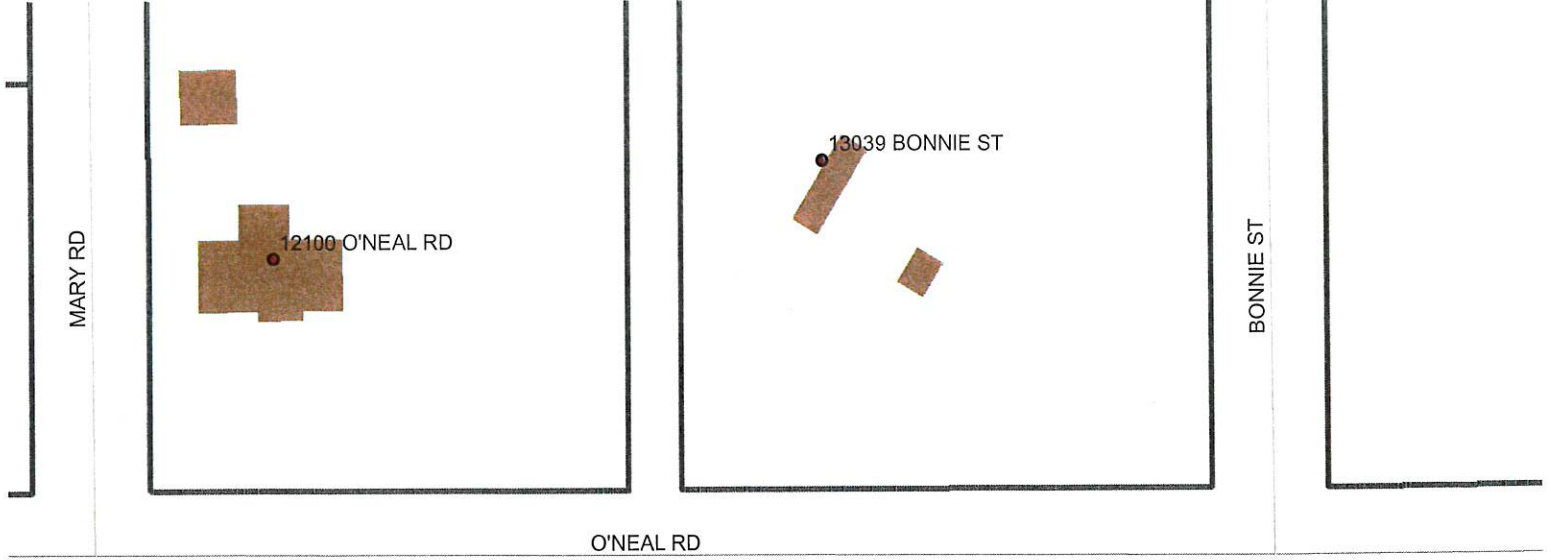
Variance Request: SQFT Limitations

My current property line limitations require me to ask for a variance from the 1000 sqft. limit, to 3200 sqft. Slab will be 1600 sqft but will be 2 story. Structure will be a garage/game room. I have 2.3 acres but well over half of it is lake. We have spent over \$250,000.00 on our backyard and the addition of this structure will only add curb appeal to our home but also the neighborhood. The structure is needed to house a sports car, golf carts, side-by-side, and lawn equipment. The current garage isn't nearly large enough. The upper floor is for entertaining guests, kids, and our grandkids. I am not asking for anything that anyone else in my neighborhood could not ask for.

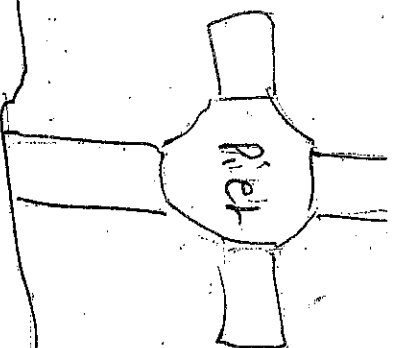
This addition to our property will match our existing home with hardie siding and stacked stone exterior.

James E. Branch






LAKE



PL

25' 40'

Porch/Deck

Proposed
Shop/Game Room
2 story
(slab)

40'

Variance
Needed

3260 sqft
Variance
Needed

Variance
Need for
Height 14' limit
34'

Existing
Pool

40'

20'

24'

26' 8" 15'

Existing
Outdoor
Kitchen

22.3'

Existing
Deck

31'

Living

Breakfast

Kitchen

Dining

Bath

Bedroom

Foyer

22.3'

Garage

22.3'

45'

44'

PL

Jones + Crystal Brown

12594 Oak Forest Dr

Gulfport, MS 39503

228-314-0886

86'

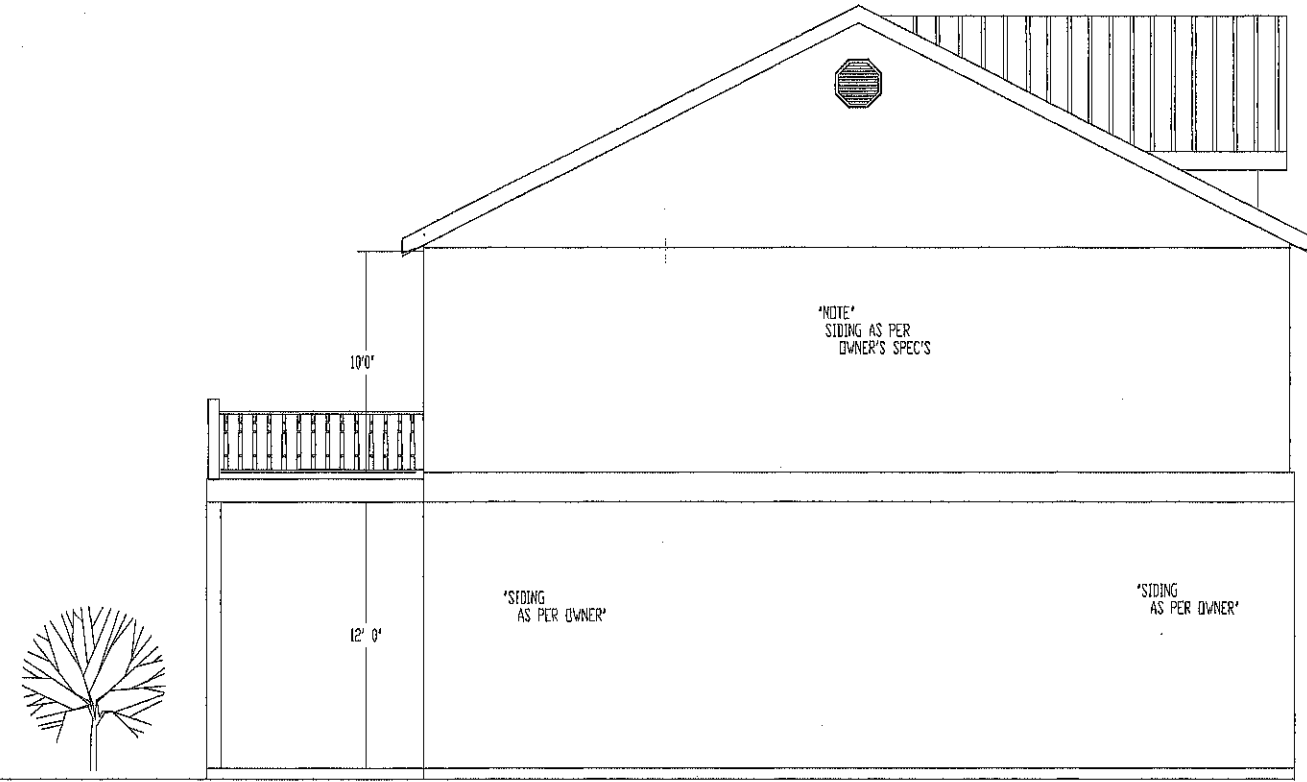
PL



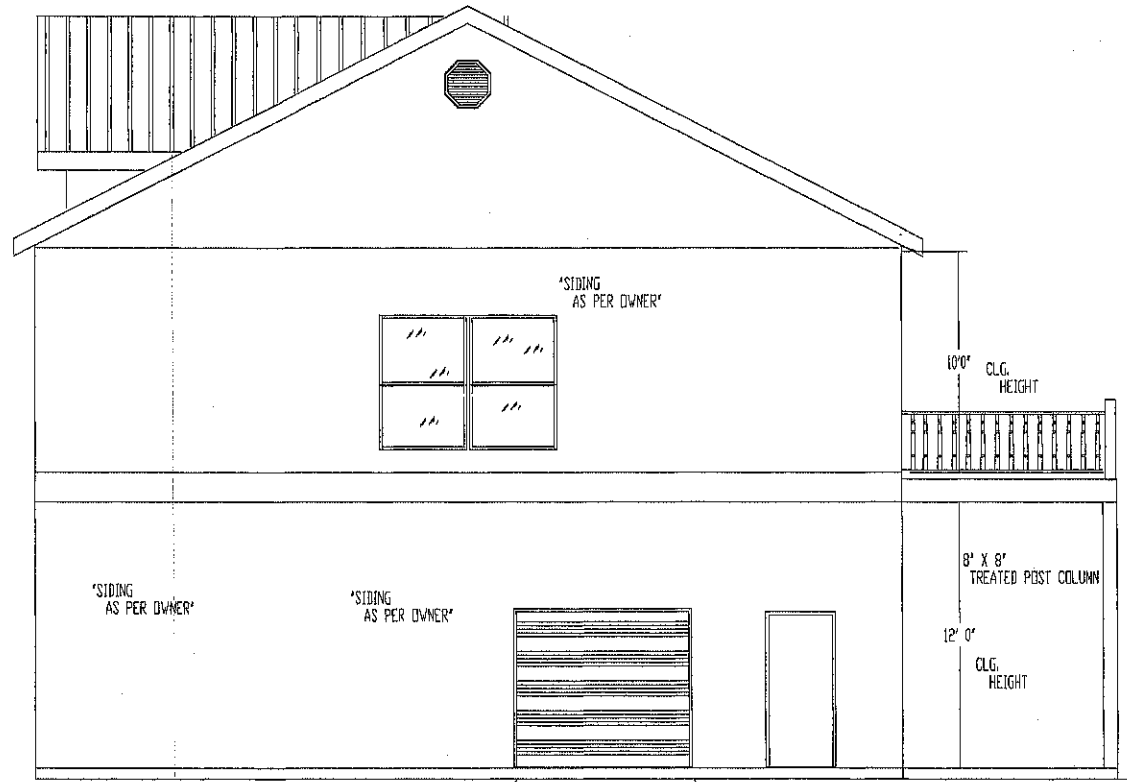
Oak Forest Drive



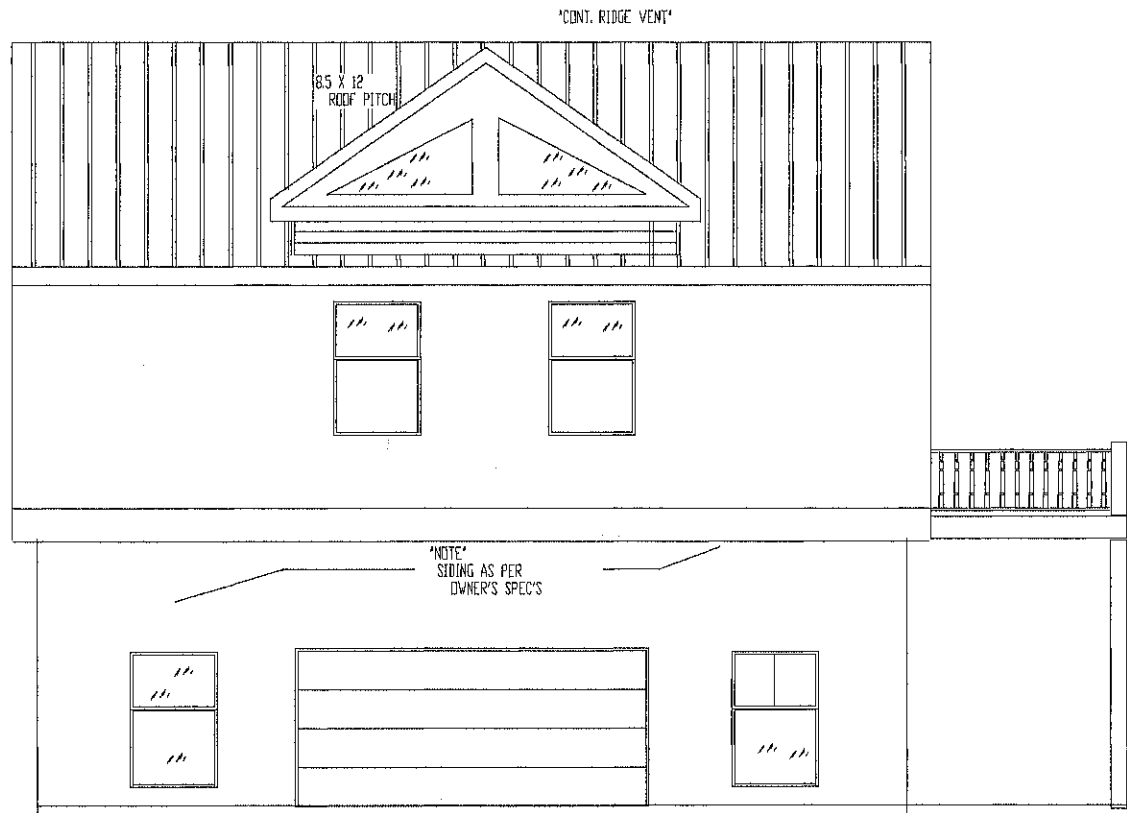
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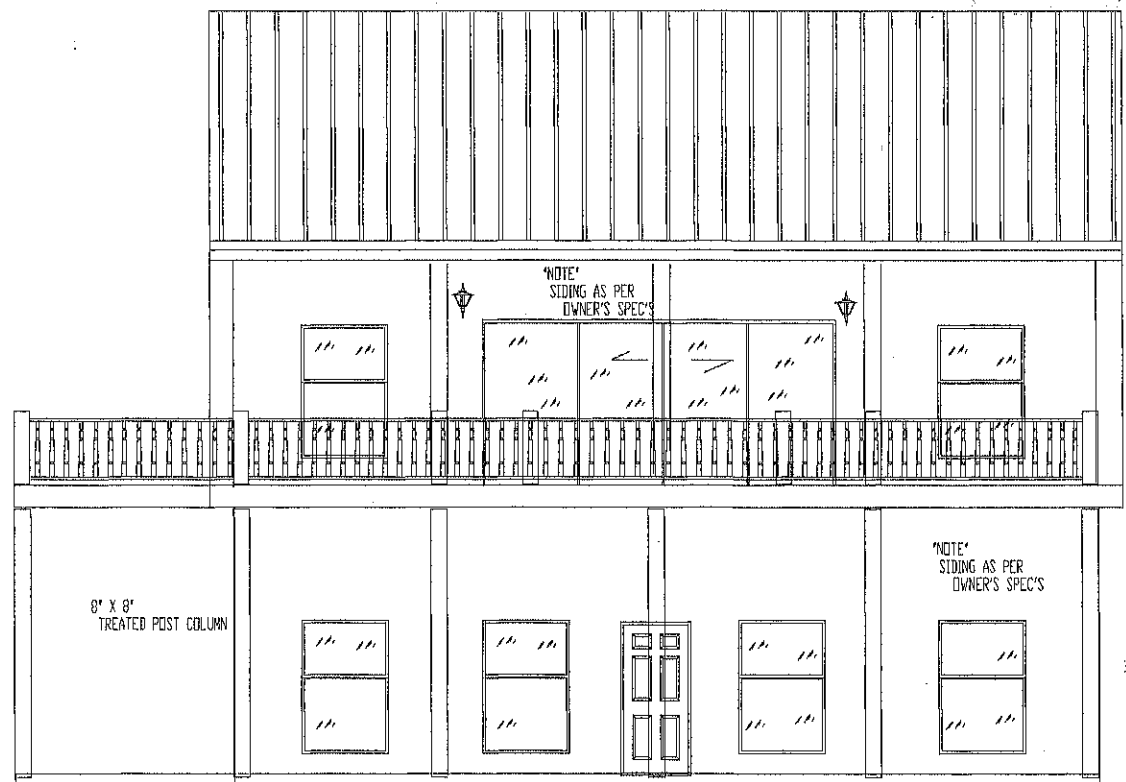
'SIDE ELEVATION'



'SIDE ELEVATION'



'REAR ELEVATION'



'FRONT ELEVATION'

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER OF THESE DRAWINGS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER OF THESE DRAWINGS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE USER OF THESE DRAWINGS.

PAGE

RESIDENTIAL & COMMERCIAL DIVISION

BY

'WAYNE D'NEAL' LLC

BUILDING CONSULTANT

WITH AFFORDABLE DESIGN SERVICES LLC

ADDRESS: 11870 DAWD RD. GULFPORT, MS. 39503

OFFICE: 228-832-2296

FAX: 228-832-2296

CELL: 228-669-0066

EMAIL: RESDESIGN@GULFPORT.MS

'JAMES & CRYSTAL BROWN' 12594 LAKE FOREST DR. GULFPORT, MS. 39503

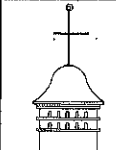
SCALE: 1/4" = 1'-0"

DATE: 12 SEP 2019

APPROVED BY

DRAWING NUMBER: BRD-FRT.DWG

'ELEVATIONS'



RESIDENTIAL & COMMERCIAL DESIGN BY WAYNE O'NEAL, L.L.C.

BY WAYNE O'NEAL, L.L.C.

BUILDING CONSULTANT
HOME/COMMERCIAL DESIGNER

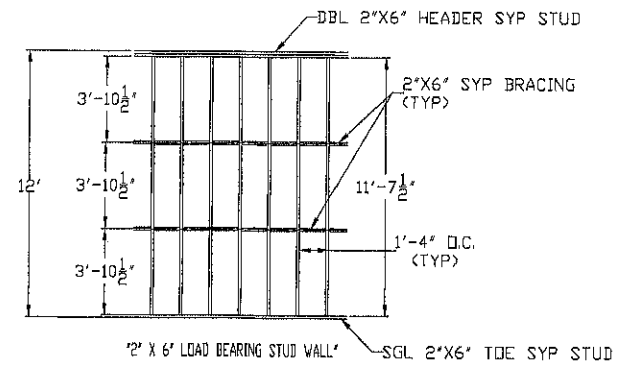
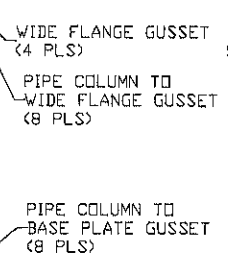
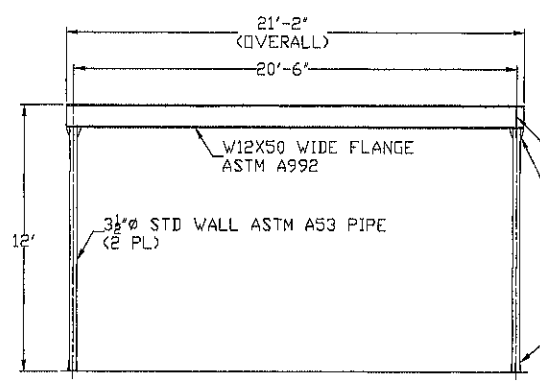
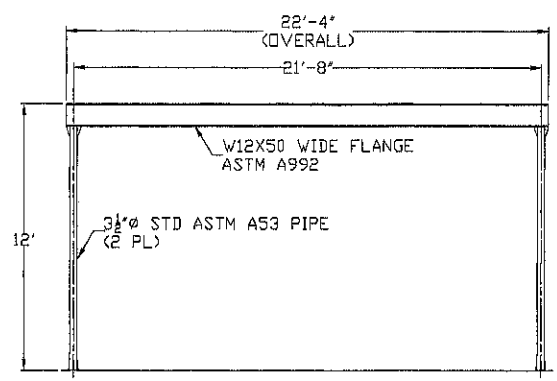
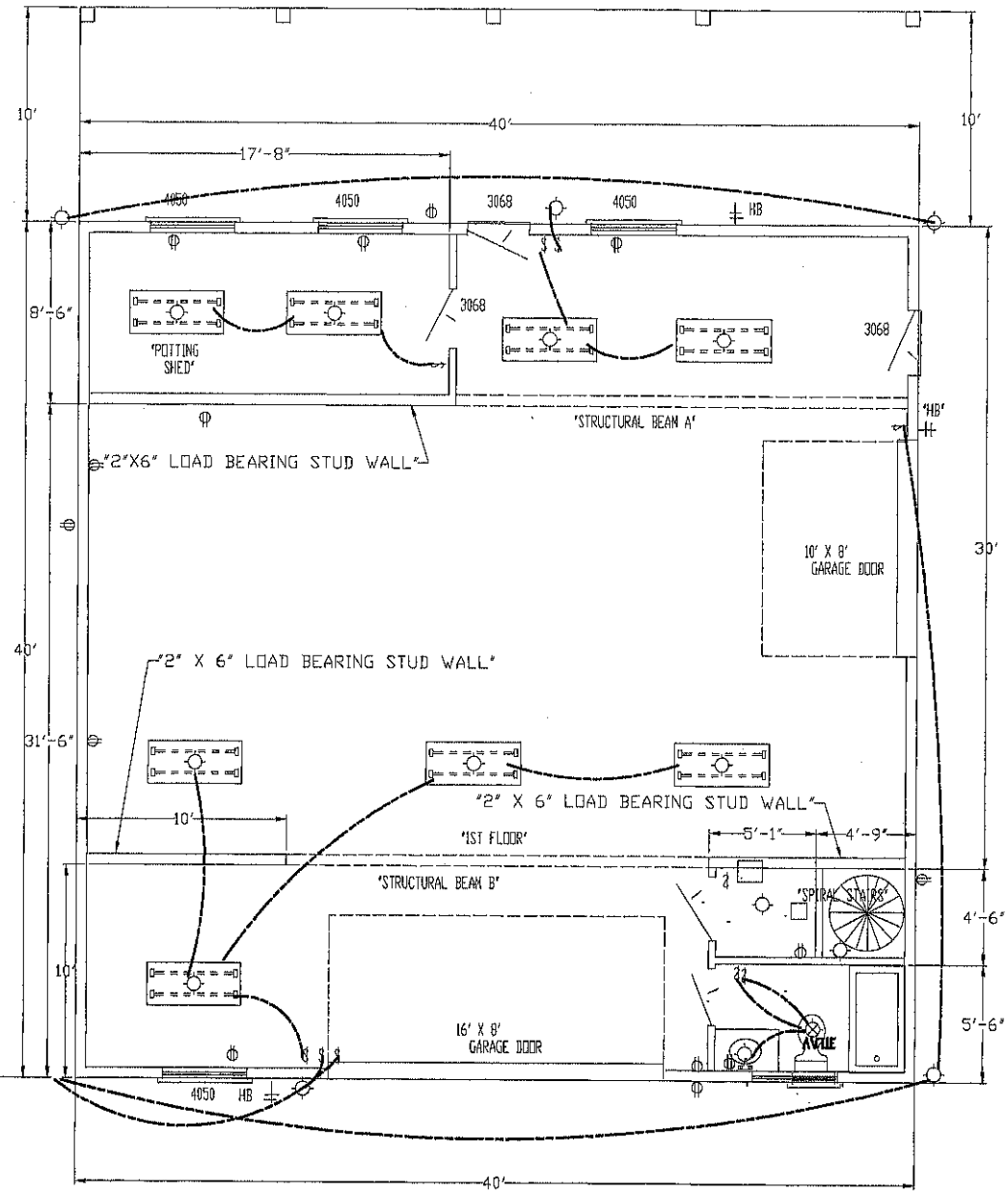
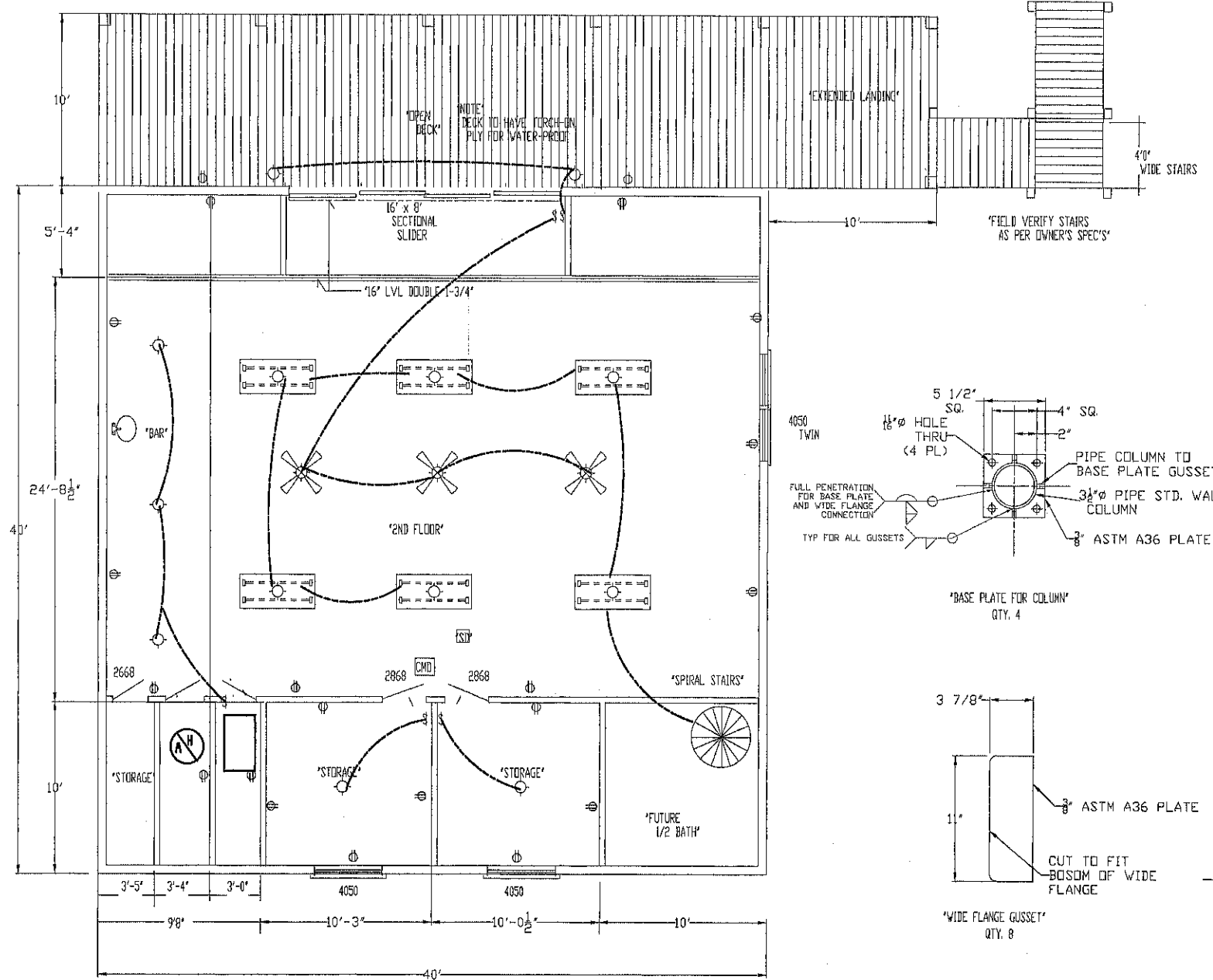
WITH AFFORDABLE DESIGN SERVICES, L.L.C.

ADDRESS: 11070 DAVID RD.
GULFPORT, MS. 39503
OFFICE: 228-832-2296
FAX: 228-832-2296
CELL: 228-669-0556
EMAIL: RESDESIGN@GULFPORT.NET

JAMES & CHRYSYAL BROWN, INC.
12594 LAKE FOREST DR.
GULFPORT, MS. 39503



DATE: 17 JAN 2022
REVISION: 1
BRO: JLB/ML
FLOOR PLAN



1st FLOOR AREA	1600 SQ. FT.
2nd FLOOR AREA	1600 SQ. FT.
OPEN DECK	500 SQ. FT.
TOTAL	3700 SQ. FT.

NOTE: THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

THE USE OF THE FOUNDATION DESIGNS OF THIS MANUAL ARE NOT INTENDED TO CONVEY ANY PARTICULAR SEQUENCE OR PROCEDURE. THE RESPECTIVE BUILDER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE MEANS AND MEASURES TO INSURE THE STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO: NECESSARY SHORING, SHEETING, TEMPORARY BRACING, DEWATERING, ETC.

FOUNDATION

ALL SUBMITTED FOUNDATIONS ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1500 POUNDS PER SQUARE FOOT, IN NON V ZONES, COMPACTED STRUCTURAL FILL MAY BE USED. IT IS RECOMMENDED THAT STRUCTURAL FILL BE PLACED IN MAXIMUM 6" LAYERS AND COMPACTED TO 95% DENSITY AS MEASURED BY THE MODIFIED PROCTOR METHOD. THE PORTIONS OF THE FOUNDATION THAT BEARS ON GRADE MUST BE CONSTRUCTED ON FIRM, UNDISTURBED SOIL OR FILL COMPACTED TO AT LEAST 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY. UNIQUE WAYS ARE TO BE PLACED AS SHOWN AND TO BE PROTECTED BY BENTONITE IN AREAS WHERE FOOTINGS ARE TO BE PLACED. THE SITE MUST BE GRADED OR OTHERWISE PREPARED TO ENSURE ADEQUATE DRAINAGE. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING AND TO MAKE ALLOWANCE FOR BUILDING GROWTH. IT IS ADVISED THAT THE LOCATION OF ALL UNDERGROUND UTILITIES BE VERIFIED PRIOR TO COMMENCING ANY FOUNDATION WORK. PROPER CARE SHOULD BE TAKEN DURING ANY EXCAVATION WORK TO REVEAL ANY UNDERGROUND UTILITIES MAY EXIST IN THE AREA. SOILS TO BE TREATED FOR TERMITES PER CODE BEFORE POURING CONCRETE.

ALL STRUCTURAL CONCRETE, FOR FOUNDATIONS, SLABS ON GRADE, COLUMNS AND BEAMS, ETC., SHALL BE A PLANT BATCHED READY-MIX. THE CONCRETE MIX SHALL BE OF STANDARD WEIGHT AGGREGATES ABLE TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. THE USE OF CALCIUM CHLORIDES SHALL NOT BE PERMITTED. USE OF WATER REDUCING AGENTS / SUPERPLASTICIZER ARE RECOMMENDED. USE OF PLASTIC FIBER ADDITIVES FOR EXPOSED CONCRETE SLABS AT GRADE IS ALSO RECOMMENDED.

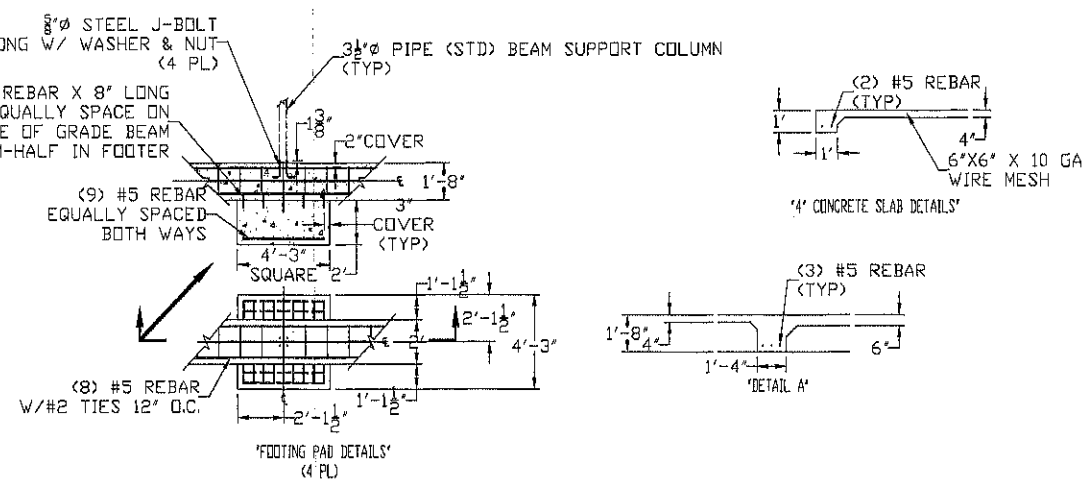
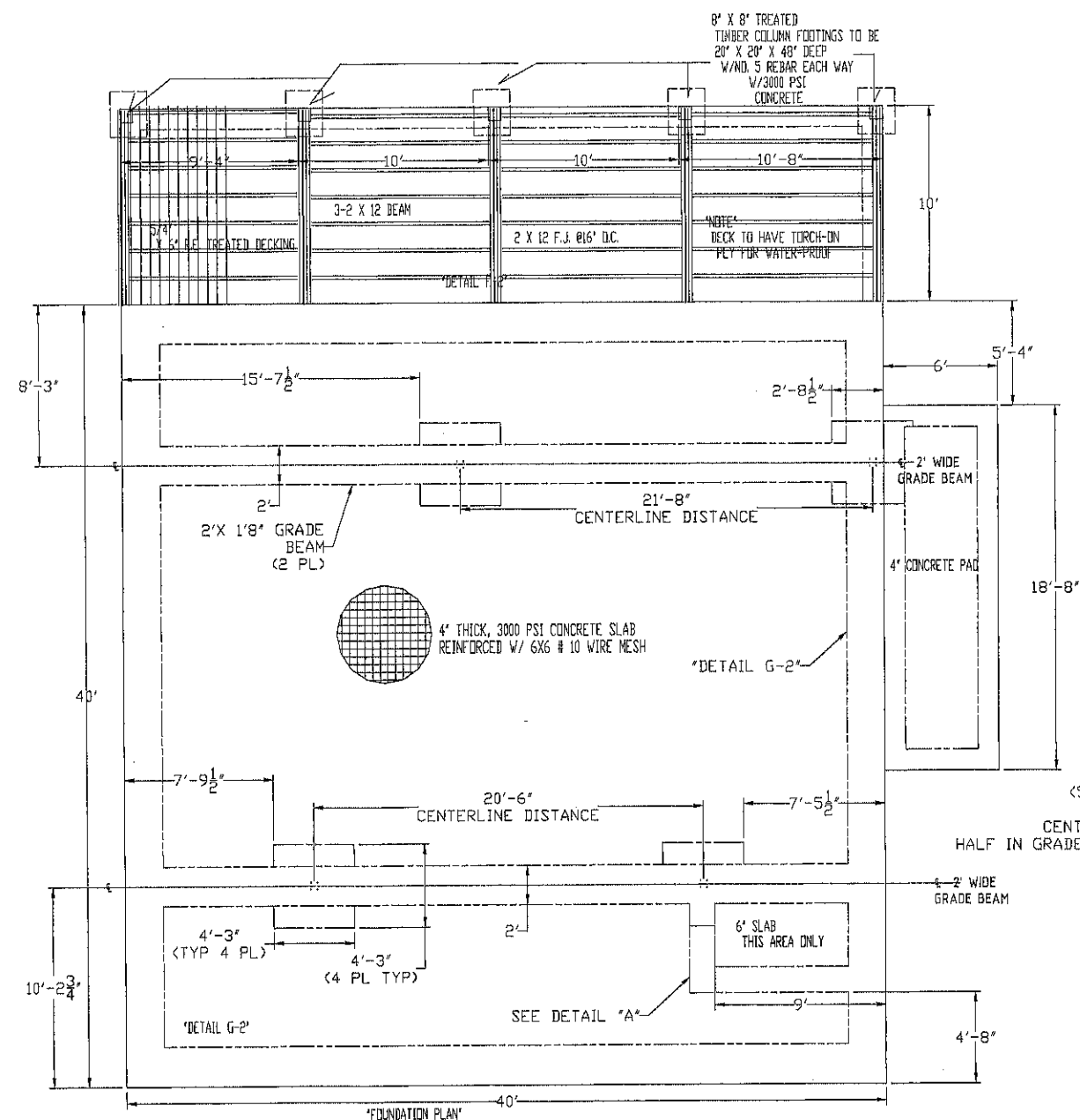
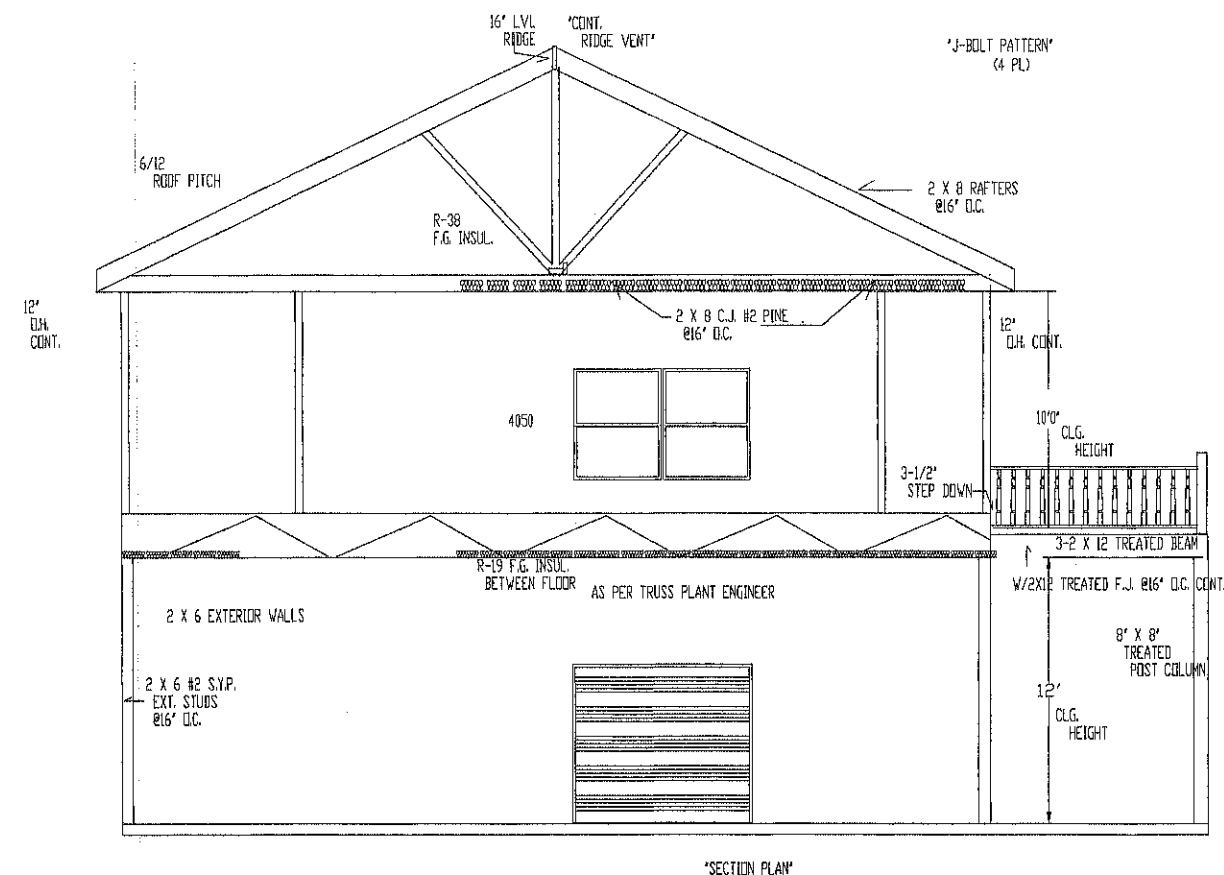
REINFORCING STEEL SHALL BE OF ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND EXCESSIVE RUST. REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAMS, PLACING REQUIREMENTS AND DETAILS OF THE LATEST EDITIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS AND SPECIFICATIONS FOR CONCRETE REINFORCING STEEL (ACI 308R-90) AND ACI SP-68. MINIMUM COVER FOR REINFORCING IS: 3" FOR CONCRETE CAST AGAINST SOIL AND 2" FOR CONCRETE THAT IS EXPOSED TO WEATHER. IT IS RECOMMENDED THAT THE OWNER UTILIZE A CONCRETE TESTING AGENCY TO VERIFY CONCRETE STRENGTH. REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE TYPICAL TIES AND SUPPORTED BY METAL BOLSTERS, CHAIRS, SPACERS AND OTHER DEVICES.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND BE FURNISHED IN FLAT SHEETS ONLY.

BAR SIZE	LAP LENGTH	BAR SIZE	LAP LENGTH
#3	18"	#7	42"
#4	24"	#8	46"
#5	30"	#9	54"
#6	36"	#10	60"

STRUCTURAL SHAPES, ANCHOR BOLTS, ETC. THAT ARE INDICATED TO BE GALVANIZED, SHALL BE HOT DIP GALVANIZED AFTER FABRICATION PER ASTM A 368, AL23 TO G90 STANDARD.

ALL ROOF AND WALL CONNECTIONS TO PROVIDE A CONTINUOUS LOAD PATH TO THE CONCRETE SLAB.



'1ST FLOOR AREA'	1600 SQ. FT.
'2ND FLOOR AREA'	1600 SQ. FT.
'OPEN DECK'	500 SQ. FT.
'TOTAL'	3700 SQ. FT.

RESIDENTS
DESIGN &
COMMERCIAL
DIVISION
BY
"WAYNE
O'NEAL"
LLC

BUILDING CONSULTANT
HOME/COMMERCIAL DESIGNER

WITH
AFFORDABLE
DESIGN
SERVICES, L.L.

ADDRESS: 11070 DAVID R
GULFPORT, MS.
39503
OFFICE: 228-832-2296
FAX: 228-832-2296
CELL: 228-669-0056
EMAIL: RESDESIGN@C
CABLETIME.NET

JAMES & CRYSTAL BROWN
12594 OAKFOREST DR.
GULFPORT, MS.39503



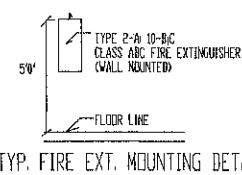
SCALE 1/4" = 1'-0"

DATE	DAY	MONTH	YEAR
	17	JAN	202

APPROVED BY

BRO-FENDWG

FOUND./S.E.
PLAN



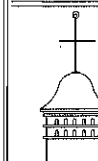
- HVAC NOTES

- 1 - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL & PLUMBING CONTRACTORS TO AVOID CONFLICTS; FAILURE TO DO SO WILL RESULT IN CONTRACTOR MAKING NECESSARY CHANGES AT HIS COST.
- 2 - FIRESTATS SET AT 125 DEGREES F SHALL BE PROVIDED IN THE RETURN AIR OF ALL FANS BLOWERS & EXHAUST FANS HANDLING 600 CFM OR MORE, SMOKE DETECTORS WHERE OVER 2,000 CFM.
- 3 - ALL MECHANICAL INSTALLATIONS SHALL CONFORM TO THE CITY CODES AND REGULATIONS.
- 4 - 80 GALLON ELECTRIC WATER HEATER SHALL BE EQUIPPED WITH T & P RELIEF VALVE AT TOP OF TANK AND DRAIN OFF PIPE AND SHALL BE UL APPROVED.
- 5 - ALL NATURAL GAS PIPES SHALL BE ACCESSIBLE, EXPOSED AND WELL VENTILATED.
- 6 - ALL MAIN SUPPLY DUCTS SHALL BE RIGID AND HAVE ONE INCH OF INTERNAL INSULATION.
- 7 - DUCT DIMENSIONS ARE OUTSIDE MEASUREMENTS AND INCLUDES ALLOWANCES FOR INSULATION.
- 8 - INSULATE ALL CONDENSATE LINES WITH 1/2" ARMAFLEX.
- 9 - ALL DUCTS MATERIALS SHALL CONFORM WITH N.F.P.A. - 90A.
- 10 - DUCT GAUGES SHALL CONFORM WITH SMACNA "LOW VELOCITY" DUCT CONSTRUCTION STANDARD.
- 11 - SUPPLY AND RETURN AIR DUCTS ATTACHED TO AIR HANDLING UNITS BY FLEXIBLE CONNECTORS.
- 12 - CONNECT RETURN AIR GRILLE TO AIR HANDLING UNIT DUCTWORK.
- 13 - 6" AIR DUCT PROVIDED TO OUTSIDE WITH APPROVED AUTOMATIC FIRE DAMPER AND BIRD SCREEN AT THE INLET.
- 14 - PROPER CLEARANCES MUST BE OBSERVED TO COMBUSTIBLE MATERIALS.
- 15 - PROPER VENTING OF APPLIANCES INCLUDING A/C UNIT MUST BE IN PLACE PRIOR TO INSTALLER CALLING FOR FINAL INSPECTION.
- 16 - PROPER AIR TO SUPPORT COMBUSTIBLE MUST HAVE BEEN PROVIDED TO AREAS THAT HOUSE SAID APPLIANCE.
- 17 - USE ROUND FLEXIBLE DUCTS WITH ONE INCH INSULATION IN LOCATIONS SHOWN ON THE DRAWINGS. MAXIMUM 8'-0" LENGTHS.
- 18 - RETURN GRILLE "TITUS" MODEL 50FF, 28" X 24" WITH 1' THROW AWAY FILTERS WHITE FINISH.
- 19 - FOR AIR CONDITIONED ROOMS, PROVIDE 1" UNDERCUT.
- 20 - A/C SYSTEMS SHALL BE BALANCED FOR PROPER AIR DISTRIBUTION.
- 21 - THERMOSTAT SHALL HAVE A PROGRAMMABLE 7-DAY AUTO-HEAT-COOL WITH FAN SWITCH AUTO-ON.
- 22 - PROVIDE RATED FIRE DAMPERS AT ALL PENETRATIONS THROUGH RATED ASSEMBLIES.
- 23 - INSTALL AUTO-CLOSER ON 2-HOUR RATED FIRE DOOR

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	SUSPENDED CEILING FIXTURE
	RECESSED CEILING FIXTURE
	WALL MOUNTED FIXTURE
	FLUORESCENT FIXTURE
	FLOOD LIGHT FIXTURE
	100 VOLT DUPLEX CONVENIENCE OUTLET
	220 VOLT DUPLEX CONVENIENCE OUTLET
	WATERPROOF CONVENIENCE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	TELEPHONE OUTLET
	TELEVISION OUTLET
	HEATER VENT WITH LIGHT
	CEILING EXHAUST FAN
NOTE	INSTALL "GFI" BREAKERS/RECEP. IN ALL WET AREAS AS PER CODE

ELECTRICAL NOTES:

- 1 - ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, THE HARRISON COUNTY ELECTRICAL CODE AND ALL OTHER INSPECTION DEPARTMENTS HAVING JURISDICTIONS AND FROM WHOM PROPER CERTIFICATES OR APPROVAL SHALL BE OBTAINED.
- 2 - ALL TESTED MATERIALS FURNISHED SHALL BE NEW AND SHALL BE UL TESTED.
- 3 - THE DRAWINGS INDICATE SIZE AND GENERAL LOCATION OF WORK. SCALE DIMENSIONS SHALL NOT BE USED. THE EXACT LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES, RECEPTACLES AND TELEPHONE OUTLETS ETC. SHALL BE DETERMINED FROM THE VENDOR DRAWINGS, UNLESS NOTED OTHERWISE.
- 4 - PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND INCLUDE IN HIS BID AMOUNT. THE REMOVAL OF ALL EXISTING DEVICES AND EQUIPMENT AS REQUIRED.
- 5 - ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AND WITH OTHER CONTRACTORS WHOSE WORK MIGHT AFFECT THIS INSTALLATION.
- 6 - ALL ELECTRICAL ROUGH-INS SHOWN ON THIS PLAN SHALL INCLUDE AN INSULATED COPPER GROUNDING CONDUCTOR CONTAINED WITHIN THE SAME CONDUIT AT THE CIRCUIT CONDUCTORS. THE INSULATED EQUIPMENT GROUNDING SHALL BE PROPERLY TERMINATED ON ONE END AT THE EQUIPMENT GROUND BUS IN THE CORRESPONDING CIRCUIT BREAKER PANEL, AND ON THE OTHER END AT THE GROUNDING CONTACT OF A GROUNDING RECEPTACLE OR TO AN EQUIPMENT CABINET AS APPLICABLE.
- 7 - THE CONTRACTOR BEFORE INSTALLING ANY OF THE WORK SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCES REQUIRED FOR FINISHED COLUMNS, HUNG CEILINGS, PARTITIONS, WALLS, ETC. IF ANY WORK IS SO INSTALLED AND IT LATER DEVELOPS THAT SUCH DETAIL OR DESIGN CANNOT BE FOLLOWED, THIS CONTRACTOR AT HIS OWN EXPENSE SHALL MAKE SUCH CHANGES IN THE WORK AS DIRECTED BY THE DESIGNER, AS WELL TO PERMIT THE INSTALLATION OF THE ARCHITECTURAL WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.
- 8 - MAKE TEST WHICH MAY BE REQUIRED BY THE OWNER OR THE DESIGNER IN CONNECTION WITH THE OPERATION OF THE ELECTRICAL SYSTEMS IN THE BUILDING.
- 9 - ALL TEST SHALL BE MADE IN ACCORDANCE WITH THE LATEST STANDARD OF THE FEE AND THE NATIONAL ELECTRICAL CODE.
- 10 - THE INSTALLATION SHALL BE TESTED FOR PERFORMANCE, GROUNDING AND INSULATION RESISTANCE. "MEGGER" TYPE INSTRUMENT SHALL BE USED FOR CIRCUIT CONTINUITY AND OPERATION TEST ON ALL EQUIPMENT FURNISHED AND/OR CONNECTED BY THE ELECTRICAL CONTRACTOR SHALL BE MADE BY HIM AFTER SUCH EQUIPMENT HAS BEEN INSTALLED.
- 11 - THE OPERATION OF THE ELECTRICAL INSTALLATIONS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE WORK BY THE OWNER. FINAL ACCEPTANCE IS TO BE MADE AFTER THE CONTRACTOR HAS DEMONSTRATED THAT THE WORK FULFILLS THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS, AND HAS FURNISHED ALL REQUIRED CERTIFICATIONS OF APPROVAL FROM STATE AUTHORITIES, MUNICIPAL AUTHORITIES AND UNDERWRITERS.
- 12 - ALL ELECTRICAL WIRING SHALL RUN IN METALLIC CONDUIT WITH GA. NOT LESS THAN #12 AWG.



RESIDENCE
ENTERTAINING
LANDSCAPES &

COMMERCIAL
DIVISION

BY

WAYNE
O'NE
L.L.C.

BUILDING CONSULTANT
HOME/COMMERCIAL

WITH
'AFFORDABLE
DESIGN
SERVICES'

ADDRESS: 11070 DA
GULFPORT, M
39503

OFFICE: 228-832-
FAX: 228-832-
CELL: 228-66-
EMAIL: RESDESIGN@
CASE.COM



SCALE 1/4"

DATE	DAY	MONTH
	8	11

APPROVED BY

DRAWING NUMBER
EAP-2DET.DWG

DETAIL SHEET

NOTE: GREAT CARE & EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN ORGANIZING CONCEPTS, UNUSUAL DESIGNS & COMPLEXITY INVOLVED BY MANY CLIENTS, WE WILL NOT ASSUME ANY LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS OR REFLECTIONS ON THESE PLANS. OUR OFFICE WILL COMPLETELY MAINTAIN OURSELVES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

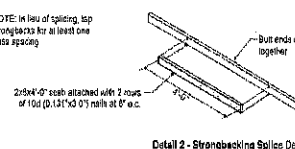
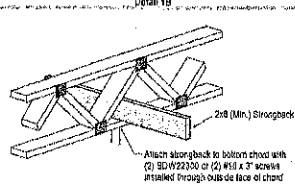
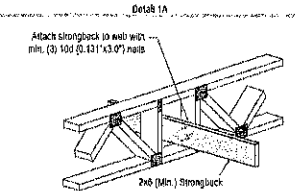
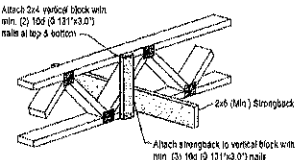
NOTE
CONTRACTOR & OWNER TO VERIFY ALL DIMENSIONS
& CONDITIONS BEFORE STARTING CONSTRUCTION.

I DO HEREBY CERTIFY THAT THESE DRAWINGS/
PLANS AND RELATED SPECIFICATIONS MEET ALL
LOCAL, CODE REQUIREMENTS AND IN CONFORMITY
WITH VALENTIA KIRKMAN PROPERTY REQUIREMENTS



Evergreen
84 Central Industrial Row
Purvis, Mississippi 39475

Ph: 601-794-8404



1. Strongbacking shall be minimum 2x6 (nominal) stress-graded lumber oriented vertically and shall be continuous (see Detail 2 for a splice detail).

2. Spacing between rows of strongbacks shall not exceed 10'-0" o.c. (max.).

3. Refer to ANSI/TPI 1 Section 7.6.2 for strongbacking configurations required to control live load deflection.

See Detail TD-FRM-0002A for additional information where required.

Project Name

David Brown

Project #

050123K2

Customer Name

Fill in Later

Job Site Address

12594 Oakforest Drive

Gulfport,

Revision:

CS Plan - 11x17 - Landscape - Floor
Printed 5/8/2023 9:24:22 AM
2022.02.18

Simpson Strong-Tie®
Component Solutions™



SECOND FLOOR

ADJUST TRUSS SPACING AS
NEEDED FOR PLUMBING

16" O. C. SPACING

24" CUSTOM FLOOR TRUSS LIST

25	F2
5	F2A
3	F2B
13	F3
18	F3A
22	F5
9	F5A

1284 L.F.

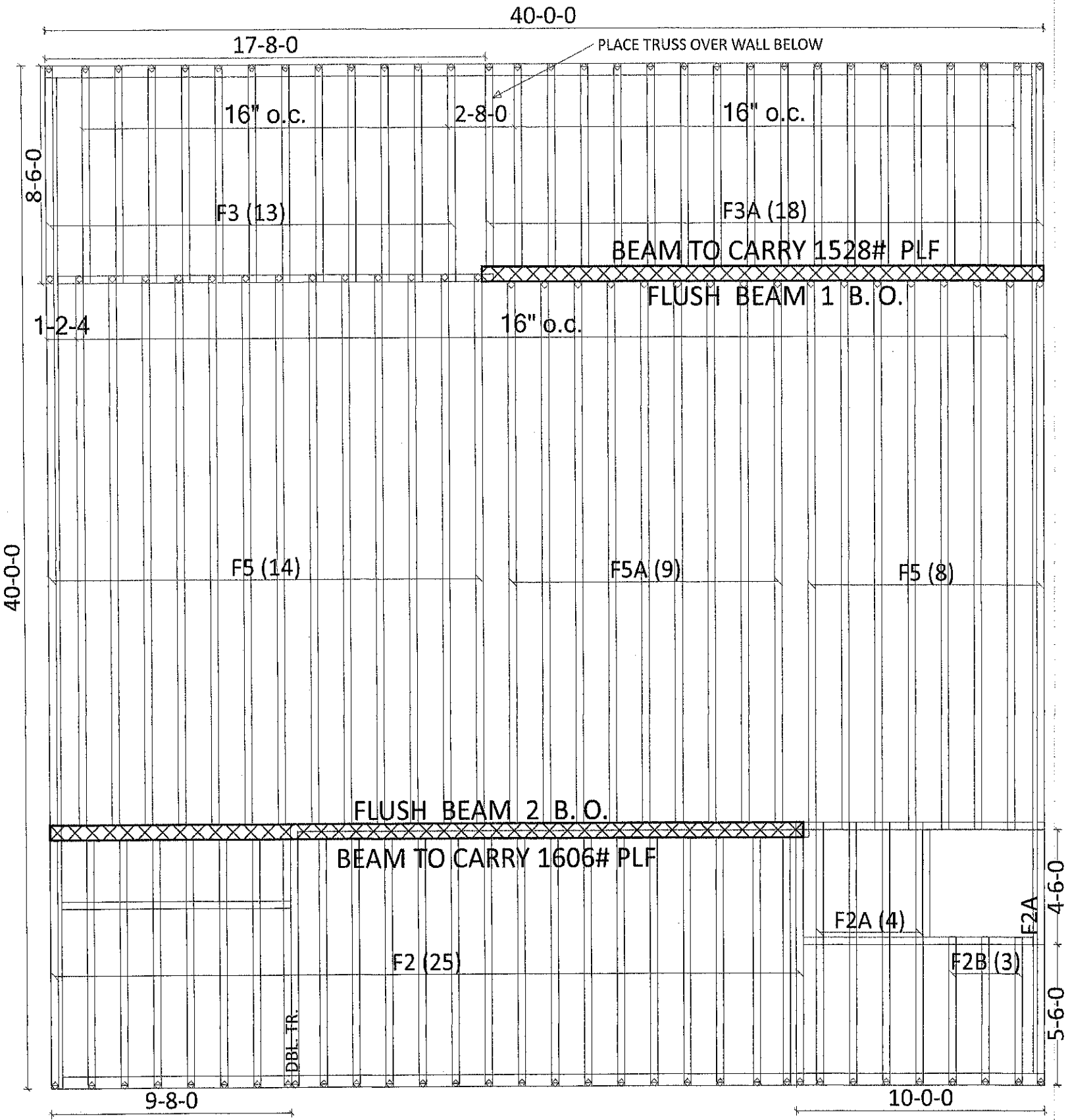
HANGERS

77	THA 426
1	THA 426-2

NOTE: Building designer must design a
roof framing plan with beams and
rafters to avoid overloading floor
trusses.

Floor Truss Notes:

- 1) Lengths and quantities to be verified prior to shipment.
- 2) Floor trusses are designed to support uniform loads only. They are not designed to support loads from the roof or any other tributary system unless noted otherwise.
- 3) Layout is to be used as a placement plan only. It is not to be used as a structural drawing.
- 4) Final approval of layout drawings and components based thereon remains the responsibility of the contractor.
- 5) Continuous horizontal 2x6 strongbacks on edge spaced at 10' o.c. maximum is required.



40-0-0

A2 (19)

A1

24" 0.0

1-10-8

DATE: _____
BY: _____

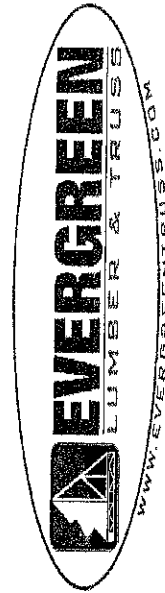
Job Number:

THIS IS A TRUSS PRELIMINARY DIAGRAM ONLY!

These trusses are designed as individual building components to be incorporated into the building design at the specification of the Building Designer. See industry design sheets for each truss design identified on the plan/drawing drawing. The building designer is responsible for:
1) Geometry and overall dimensions of the roof and floor systems; 2) Type of design of the entire mass structure including but not limited to loadings, beams, walls and columns; 3) All mass-to-structure connections; 4) Verification of design criteria including loading and compliance with applicable codes.
NOTES: 1) All mass-to-structure connections; 2) Verification of design criteria including loading and compliance with applicable codes; 3) All mass-to-structure connections; 4) Verification of design criteria including loading and compliance with applicable codes.

For additional guidance, see the latest published international publications author's visit www.funso.org (USA) or www.funso.ca (CANADA).

- 1.) REFER TO INDIVIDUAL TRUSS
.....DRAWINGS FOR ADDITIONAL INFO.
- 2.) DIMENSIONS SHOWN ARE FROM
.....FACE OF STUD OF BEARING WALLS
- 3.) DIMENSIONAL VERIFICATION IS THE
.....RESPONSIBILITY OF THE SITE
.....CONTRACTOR AND/OR ARCHITECT.
- 4.) ALL INTERIOR HEADERS TO BE
.....DROPPED EXCEPT AS NOTED.
- 5.) ALL TRUSSES MUST BE SPACED AT
.....A MAXIMUM OF 24" OC UNLESS
.....OTHERWISE NOTED.
- 6.) *DO NOT CUT, DRILL, OR ALTER
.....ANY TRUSS WITHOUT WRITTEN
.....CONSENT FROM A REGISTERED
.....ENGINEER.





J. Jordan 1st Judicial District
Instrument 2016 5914 D -J1
Filed/Recorded 8/24/2016 02:45 P
Total Fees \$ 12.00
8 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 161292

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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

**THE ESTATE OF LAWRENCE TAYLOR PEARSON, DECEASED
A/K/A LAWRENCE T. PEARSON
AND SUSAN B. PEARSON, Individually
P. O. BOX 1842
GULFPORT, MS. 39502-1842
228-861-1779**

do hereby sell, convey and warrant unto

**JAMES E. BROWN AND WIFE, CHRYSTAL ANNE BROWN
as tenants by the entirety with full rights of survivorship and not as tenants in
common
12594 OAK FOREST DRIVE
GULFPORT, MS 39503
228-314-0886**

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

Lot Six (6), OAK FOREST ESTATES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 18, thereof, reference to which is hereby made in aid of and as a part of this description.

2

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

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

IN WITNESS WHEREOF, THE ESTATE OF LAWRENCE T. PEARSON , has caused this conveyance to be executed by its duly authorized Executor , he having first been duly authorized to do so in his full representative capacity , on this the 19th day of August, 2016.

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

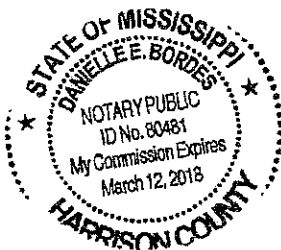
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John S. Heath, who acknowledge that he is Executor of THE ESTATE OF LAWRENCE TAYLOR PEARSON, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so in his full representative capacity .

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of August, 2016.

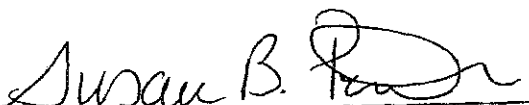
NOTARY PUBLIC

My Commission Expires:



3

WITNESS THE SIGNATURE of the Grantors on this the 19th day of August,
2016.

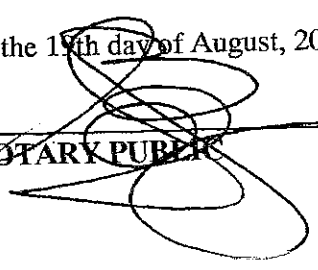

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

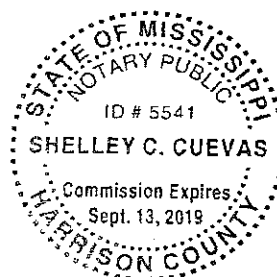
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of August, 2016.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF
LAWRENCE TAYLOR PEARSON, DECEASED

JOHN S. HEATH, PETITIONER

FILED
AUG 16 2016

JOHN McADAMS, CHANCERY CLERK

BY *[Signature]* D.C.

CAUSE NO. 15-1014 (1)

ORDER GRANTING
PETITION FOR AUTHORITY TO SELL PROPERTY

THIS MATTER COMES BEFORE THE COURT, on the Petitioner, JOHN S. HEATH's Petition for Authority to Sell Real Property on the Petitioner, belonging to the Estate and the Court having heard this matter and being fully advised in the premises, find as follows:

I.

On March 8, 2015, LAWRENCE TAYLOR PEARSON ("Decedent"), who had a fixed place of residence and was domiciled in Harrison County, Mississippi, departed this life, leaving a Will dated January 20, 2015, duly and legally executed and witnessed, which original Will was presented to this Court for probate. JOHN S. HEATH was appointed as Executor of the ESTATE by Order dated May 12, 2015, with Letters of Testamentary being issued on the 12th day of May, 2015.

II.

Following his appointment as Executor in this cause, Petitioner filed an Affidavit regarding notification of creditors pursuant to § 91-7-145 of the Mississippi Code of 1972, Annotated, and has caused notice to be published for the time and in the manner provided by law on June 16, 23, and 30, 2015, in The Sun Herald, a newspaper published in Gulfport, Mississippi, and having a general circulation throughout Harrison County, Mississippi; and that the Proof of Publication evidencing such publication is presently on file with the papers in this cause. Petitioner would show that there are two claims filed in this matter, as follows:

5

1. Bradford-O'Keefe Funeral Homes in the amount of \$3,393.78, which was paid in full on July 20, 2015 as evidenced by a true and correct copy of the paid invoice attached to the Petition as Exhibit "A". Petitioner has requested that Bradford-O'Keefe Funeral Homes release its claim.

2. Sekul, Hornsby & Tisdale in the amount of \$1,517.60. This claim has not yet been satisfied and or otherwise settled.

III.

Petitioner would show that the Estate contains certain real, personal and cash assets, including the Decedent's personal residence located in Harrison County, Mississippi, commonly known as 12594 Oak Forest, Gulfport, Mississippi (the "Property").

IV.

The Property is subject to a mortgage with Trustmark National Bank, as lender, in the approximate amount of Sixty-Nine Thousand Dollars (\$69,000.00), which note is secured by the Property as evidenced by a deed of trust filed in the land records of Harrison County.

V.

The Property is currently listed with Coastal Realty Group as the listing agent. Since listing the Property, a buyer has been secured and a contract for the sale of the Property (the "Purchase Agreement") has been entered into. A true and correct copy of the Purchase Agreement is attached to the Petition as Exhibit "B". The purchase price under the Purchase Agreement is Three Hundred Thousand Dollars (\$300,000).

IV.

Below is a list of the names of all parties-in-interest of the Estate, each of whom is over the age of twenty-one (21) and none of whom are convicted of a felony:

LAWRENCE PHILIP PEARSON

MICHAEL BENTON PEARSON

JIM STOCK

JOHN ENDSLEY

JAMES O'BRIEN

HUNTER STOCK

AMY STOCK

JENNIFER ANN BELL

KATHY CARLSON

JORDAN TAYLOR PEARSON

JEANNE STOCK

CATHY ENDSLEY

BERNADETTE O'BRIEN

CHRIS QUEEN

EMILY STOCK

TOMMY DOUCET

MICHELLE MUSIAL

SUSAN PEARSON

Petitioner anticipates that each party-in-interest will execute a Joinder and Waiver of Service of Process and will join in this Petition, and said Joinders will be filed with this Court.

VI.

In addition to the above parties-in-interest to the Estate, the former spouse of the Decedent, SUSAN PEARSON, has an equitable interest in certain proceeds from the sales of the Property pursuant to that certain Judgment of Equitable Division and Child Issues (the "Judgment") filed in the matter of SUSAN BRANDENBURG PEARSON vs. LAWRENCE TAYLOR PEARSON, Action Number C2401-07-00396(1), and filed with this Court on November 16, 2010. A true and correct copy of the Judgement is attached to the Petition as Exhibit "C". Your Honor set the value of the Property at Two Hundred Fifty-Five Thousand Five Hundred Dollars (\$255,500), with the Judgement further providing in pertinent part:

All necessary and reasonable expenses associated with readying the martial residence for sale shall be taken off the top of the sale proceeds and returned to the party paying the expense. Should any conflict arise as to which party is to receive these funds, or the correct amount of funds to be received, the total amount of the funds in question shall be deposited into the registry of the court for determination

7

upon proper pleading and hearing.

Should there be any increase in the equity of the marital home at sale over the amount herein above established by the Court, Ted shall first be reimbursed the principal and interest from the mortgage payments made from the date of this Order until the date of sale, and any sum left over shall be equally divided between the parties.

SUSAN BRANDENBURG PEARSON has been made a party to the Purchase Agreement and has agreed through her counsel, JOSEPH MEADOWS, to deposit the sales proceeds into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending further order of this Court authorizing disbursement thereof.

VII.

Petitioner has determined that the sale of the Property is in the best interest of the Estate and each party-in-interest thereto. Petitioner requests that the Estate be authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds.

VIII.

Petitioner states that after satisfying the mortgage there are sufficient funds to satisfy all bequests of the Decedent as specified in his Last Will and Testament, and further satisfy the remaining filed claim of Sekul, Hornsby & Tisdale in the amount of \$1,517.60, should such claim fail to be otherwise settled.

IX.

Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from such sale be deposited with the Clerk into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending

2

further order of this Court authorizing disbursement thereof.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

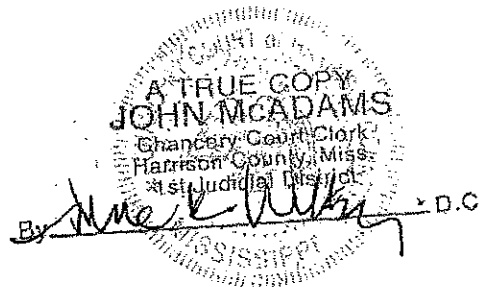
1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;
3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and
4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

SO ORDERED, this, the 16 day of August, 2016.


CHANCELLOR

3c
Prepared by:

Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050





1st Judicial District
Instrument 2016 5914 D -J1
Filed/Recorded 8/24/2016 02:45 P
Total Fees \$ 12.00
8 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 161292

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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

**THE ESTATE OF LAWRENCE TAYLOR PEARSON, DECEASED
A/K/A LAWRENCE T. PEARSON
AND SUSAN B. PEARSON, Individually
P. O. BOX 1842
GULFPORT, MS. 39502-1842
228-861-1779**

do hereby sell, convey and warrant unto

**JAMES E. BROWN AND WIFE, CHRYSTAL ANNE BROWN
as tenants by the entirety with full rights of survivorship and not as tenants in
common
12594 OAK FOREST DRIVE
GULFPORT, MS 39503
228-314-0886**

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

Lot Six (6), OAK FOREST ESTATES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 18, thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

IN WITNESS WHEREOF, THE ESTATE OF LAWRENCE T. PEARSON , has caused this conveyance to be executed by its duly authorized Executor , he having first been duly authorized to do so in his full representative capacity , on this the 19th day of August, 2016.

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John S. Heath, who acknowledge that he is Executor of THE ESTATE OF LAWRENCE TAYLOR PEARSON, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so in his full representative capacity .

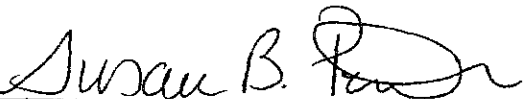
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:



2016. WITNESS THE SIGNATURE of the Grantors on this the 19th day of August,

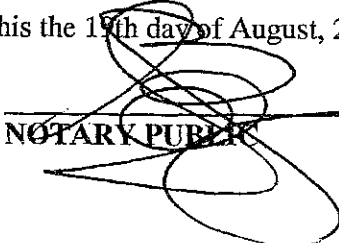

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

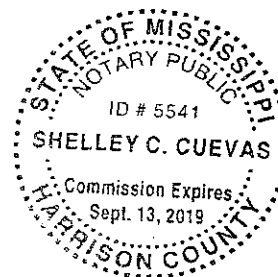
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of August, 2016.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF
LAWRENCE TAYLOR PEARSON, DECEASED

JOHN S. HEATH, PETITIONER

FILED
AUG 16 2016
JOHN McADAMS, CHANCERY CLERK
BY *[Signature]* D.C.
CAUSE NO. 15-1014 (1)

ORDER GRANTING
PETITION FOR AUTHORITY TO SELL PROPERTY

THIS MATTER COMES BEFORE THE COURT, on the Petitioner, JOHN S. HEATH's Petition for Authority to Sell Real Property on the Petitioner, belonging to the Estate and the Court having heard this matter and being fully advised in the premises, find as follows:

I.

On March 8, 2015, LAWRENCE TAYLOR PEARSON ("Decedent"), who had a fixed place of residence and was domiciled in Harrison County, Mississippi, departed this life, leaving a Will dated January 20, 2015, duly and legally executed and witnessed, which original Will was presented to this Court for probate. JOHN S. HEATH was appointed as Executor of the ESTATE by Order dated May 12, 2015, with Letters of Testamentary being issued on the 12th day of May, 2015.

II.

Following his appointment as Executor in this cause, Petitioner filed an Affidavit regarding notification of creditors pursuant to § 91-7-145 of the Mississippi Code of 1972, Annotated, and has caused notice to be published for the time and in the manner provided by law on June 16, 23, and 30, 2015, in The Sun Herald, a newspaper published in Gulfport, Mississippi, and having a general circulation throughout Harrison County, Mississippi; and that the Proof of Publication evidencing such publication is presently on file with the papers in this cause. Petitioner would show that there are two claims filed in this matter, as follows:

6

1. Bradford-O'Keefe Funeral Homes in the amount of \$3,393.78, which was paid in full on July 20, 2015 as evidenced by a true and correct copy of the paid invoice attached to the Petition as Exhibit "A". Petitioner has requested that Bradford-O'Keefe Funeral Homes release its claim.

2. Sekul, Hornsby & Tisdale in the amount of \$1,517.60. This claim has not yet been satisfied and or otherwise settled.

III.

Petitioner would show that the Estate contains certain real, personal and cash assets, including the Decedent's personal residence located in Harrison County, Mississippi, commonly known as 12594 Oak Forest, Gulfport, Mississippi (the "Property").

IV.

The Property is subject to a mortgage with Trustmark National Bank, as lender, in the approximate amount of Sixty-Nine Thousand Dollars (\$69,000.00), which note is secured by the Property as evidenced by a deed of trust filed in the land records of Harrison County.

V.

The Property is currently listed with Coastal Realty Group as the listing agent. Since listing the Property, a buyer has been secured and a contract for the sale of the Property (the "Purchase Agreement") has been entered into. A true and correct copy of the Purchase Agreement is attached to the Petition as Exhibit "B". The purchase price under the Purchase Agreement is Three Hundred Thousand Dollars (\$300,000).

IV.

Below is a list of the names of all parties-in-interest of the Estate, each of whom is over the age of twenty-one (21) and none of whom are convicted of a felony:

LAWRENCE PHILIP PEARSON

MICHAEL BENTON PEARSON

JIM STOCK

JOHN ENDSLEY

JAMES O'BRIEN

HUNTER STOCK

AMY STOCK

JENNIFER ANN BELL

KATHY CARLSON

JORDAN TAYLOR PEARSON

JEANNE STOCK

CATHY ENDSLEY

BERNADETTE O'BRIEN

CHRIS QUEEN

EMILY STOCK

TOMMY DOUCET

MICHELLE MUSIAL

SUSAN PEARSON

Petitioner anticipates that each party-in-interest will execute a Joinder and Waiver of Service of Process and will join in this Petition, and said Joinders will be filed with this Court.

VI.

In addition to the above parties-in-interest to the Estate, the former spouse of the Decedent, SUSAN PEARSON, has an equitable interest in certain proceeds from the sales of the Property pursuant to that certain Judgment of Equitable Division and Child Issues (the "Judgment") filed in the matter of SUSAN BRANDENBURG PEARSON vs. LAWRENCE TAYLOR PEARSON, Action Number C2401-07-00396(1), and filed with this Court on November 16, 2010. A true and correct copy of the Judgment is attached to the Petition as Exhibit "C". Your Honor set the value of the Property at Two Hundred Fifty-Five Thousand Five Hundred Dollars (\$255,500), with the Judgment further providing in pertinent part:

All necessary and reasonable expenses associated with readying the martial residence for sale shall be taken off the top of the sale proceeds and returned to the party paying the expense. Should any conflict arise as to which party is to receive these funds, or the correct amount of funds to be received, the total amount of the funds in question shall be deposited into the registry of the court for determination

7

upon proper pleading and hearing.

Should there be any increase in the equity of the marital home at sale over the amount herein above established by the Court, Ted shall first be reimbursed the principal and interest from the mortgage payments made from the date of this Order until the date of sale, and any sum left over shall be equally divided between the parties.

SUSAN BRANDENBURG PEARSON has been made a party to the Purchase Agreement and has agreed through her counsel, JOSEPH MEADOWS, to deposit the sales proceeds into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending further order of this Court authorizing disbursement thereof.

VII.

Petitioner has determined that the sale of the Property is in the best interest of the Estate and each party-in-interest thereto. Petitioner requests that the Estate be authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds.

VIII.

Petitioner states that after satisfying the mortgage there are sufficient funds to satisfy all bequests of the Decedent as specified in his Last Will and Testament, and further satisfy the remaining filed claim of Sekul, Hornsby & Tisdale in the amount of \$1,517.60, should such claim fail to be otherwise settled.

IX.

Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from such sale be deposited with the Clerk into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending

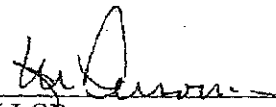
2

further order of this Court authorizing disbursement thereof.

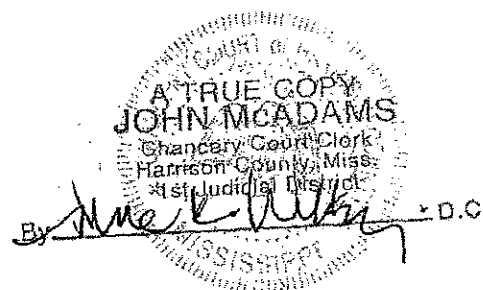
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;
3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and
4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

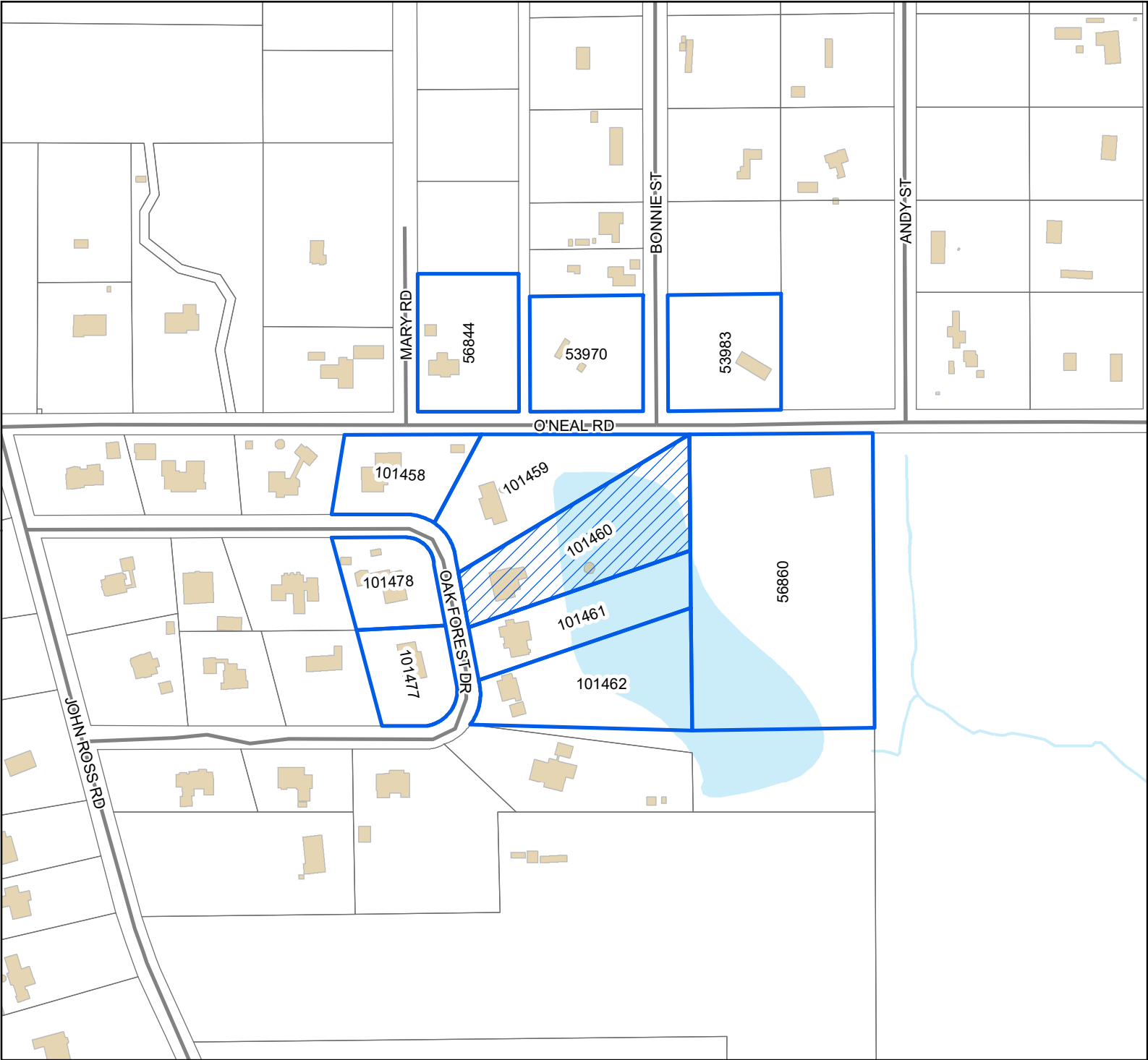
SO ORDERED, this, the 16 day of August, 2016.


CHANCELLOR

3c
Prepared by:
Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050

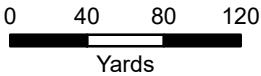


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JAMES E BROWN(OWNER)	12594 OAK FOREST DR	GULFPORT	MS	39503
			Adjacent Property Owners(2308ZB096)				
Y	56860	0908A-01-001.000	BROWN JAMES EDGAR & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101478	0908A-01-001.017	DILL JUDY	12611 OAK FOREST DRIVE	GULFPORT	MS	39503
	101477	0908A-01-001.016	FRANZ REBECCA S -TRUSTEE-	12549 OAK FOREST DRIVE	GULFPORT	MS	39503
	101459	0908A-01-001.005	ROBERTS ELUSE J JR & BARBARA L	12600 OAK FOREST DR	GULFPORT	MS	39503
	101460	0908A-01-001.006	BROWN JAMES E & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101462	0908A-01-001.008	WEILAND CHRISTINE M	12568 OAK FOREST DR	GULFPORT	MS	39503
	53983	0907P-01-011.000	HAMANN PATRICIA N	P O BOX 7177	D'IBERVILLE	MS	39540
	53970	0907P-01-034.000	COATES MICHAEL E	13039 BONNIE ST	GULFPORT	MS	39503
	56844	0907P-01-035.000	LARUSH TOTIANNA	12100 O'NEAL RD	GULFPORT	MS	39503
	101458	0908A-01-001.004	ZIEGLER JOSEPH C JR & CONSTANCE M	12608 OAK FOREST DR	GULFPORT	MS	39503
	101461	0908A-01-001.007	CAPELLE WILLIAM E JR & KAY D	12576 OAK FOREST DR	GULFPORT	MS	39503



Legend

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



1 inch = 300 feet



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

MEMORANDUM

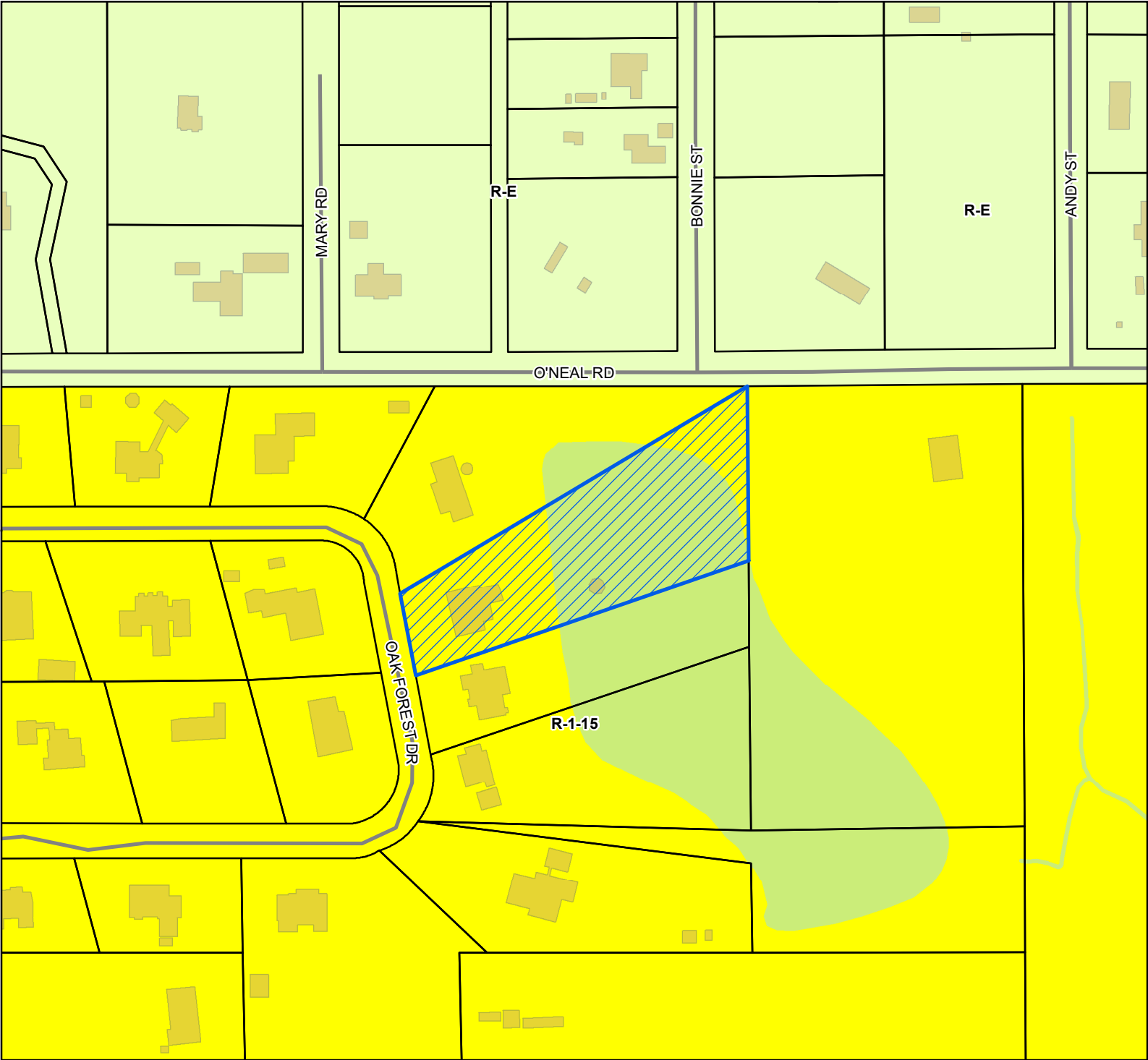
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB098: (Withdrawn by Planning Staff)

Variance 2308ZB098, by owner James E Brown, is seeking approval for 34 feet in height for an accessory structure where the height limit is 14 feet, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6



Site

Street

Parcels

Buildings

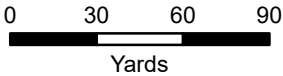
Water Features

Zoning

R-1-15 - Single Family Residence District (Low Density)

R-E - Residence-Estate

Site Information
0908A-01-001.006
Zoning: R-1-15 (Single-family)
Size: 2.1 acres
Flood: X



1 inch = 200 feet



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

Case Number
2308 ZB 098

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

	Appeal of Planning Administrator
	Excessive Height
	Fence Variance
	Special Exception
✓	Variance

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					-			-				.			
					-			-				.			

General Description of Request: Requesting variance to 34' of height,
limit is 14'.

AGENT

Printed Name of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature of Agent

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. We can only accept applications with *original signatures*.

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) James E. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) same

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

SIGNATURE J.E. Brown

NAME OF OWNER (PRINT) Chrystal A. Brown

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12594 Oak Forest Dr Gulfport, MS 39503

PHONE # (H) 228-314-0886 (WK/CELL) 228-669-4034 (Employed)

TAX PARCEL NUMBER(S) OWNED 0908A-01-001.006

* SIGNATURE Chrystal A. Brown

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All ☒ will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements

☒ **Page one of this application**, completed and signed.

☒ **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

☒ **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

☒ If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

☒ An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

☒ **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

☒ If the owner/agent acknowledge this is a complete application

Variance Request: SQFT Limitations

My current property line limitations require me to ask for a variance from the 1000 sqft. limit, to 3200 sqft. Slab will be 1600 sqft but will be 2 story. Structure will be a garage/game room. I have 2.3 acres but well over half of it is lake. We have spent over \$250,000.00 on our backyard and the addition of this structure will only add curb appeal to our home but also the neighborhood. The structure is needed to house a sports car, golf carts, side-by-side, and lawn equipment. The current garage isn't nearly large enough. The upper floor is for entertaining guests, kids, and our grandkids. I am not asking for anything that anyone else in my neighborhood could not ask for.

This addition to our property will match our existing home with hardie siding and stacked stone exterior. Also, request a variance for 34' where the limit is 14'.

James E. Branch

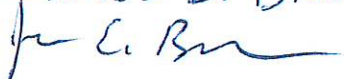

Variance Request: Set back

① Due to my property limitations I'm asking for a setback of 8' for the NW corner of the structure I plan to build. Property is pie shaped and very narrow toward the front but gets wider the deeper you go. In fact, the NE corner of the structure will be 25' from the property line.

② This variance will be on the North side of my existing home where a 15' setback is the limit. I request 8' setback at the closest point to the structure.

③ The structure (garage/garage room) will be 40'x40' and needed to house a sports car, golf carts, sidebysides, and lawn equipment. The upper floor game room is for entertaining guests, kids, and grandkids.

④ Most other properties are wider than our property and affords the owners with options to build. Proposed structure will match our existing home with hardie siding and stacked stone. We are not asking for anything that anyone in our neighborhood could not ask for. By adding this structure we will add curb appeal to our existing home and to the neighborhood.

⑤ James E. Brown
⑥ 

Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Covenant Affidavit

I, James Blawh, being owner or agent of the property 12594 Oak Forest Dr Gulfport, MS 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

7/03/2023
Date

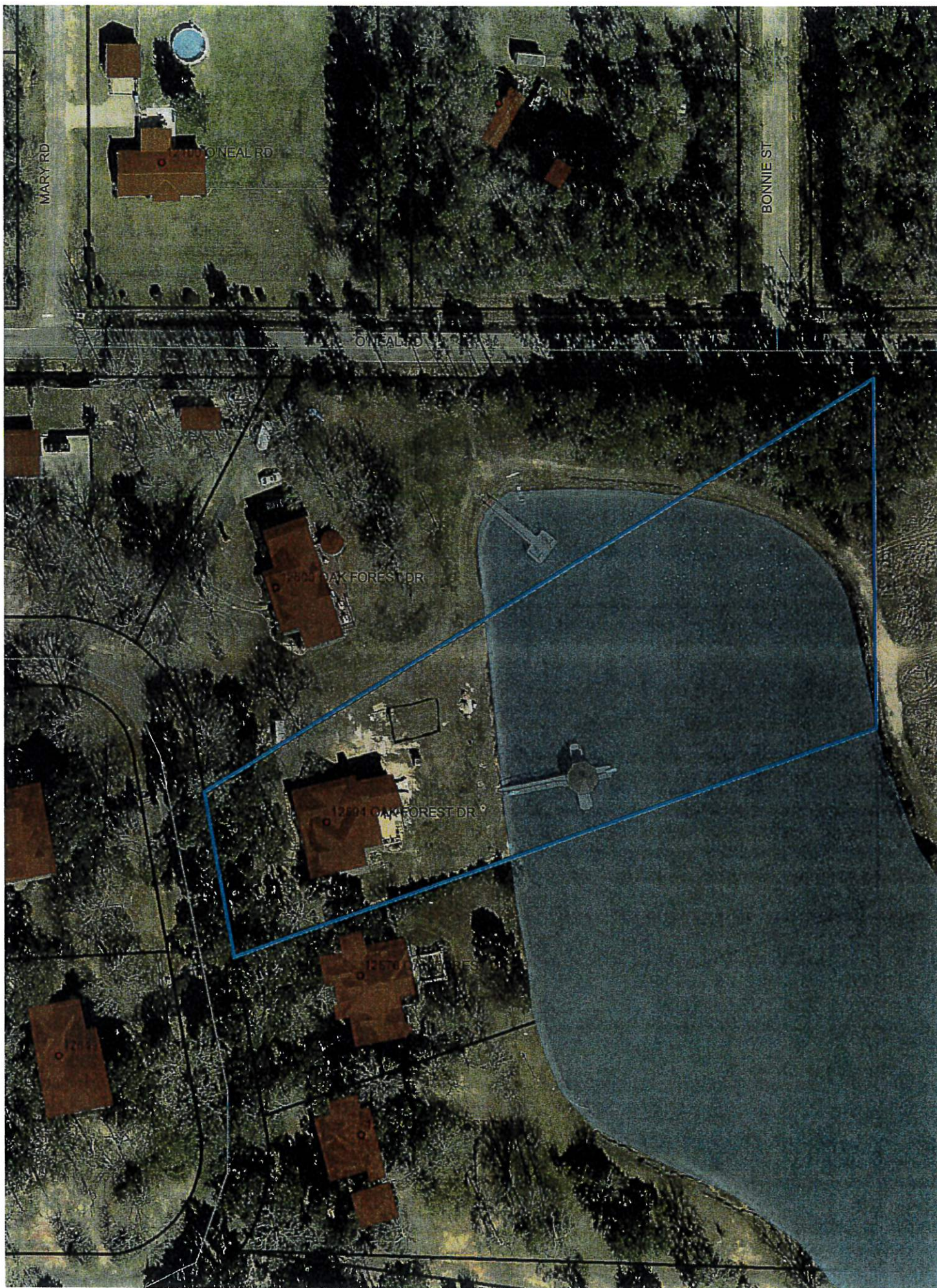
STATE OF MISSISSIPPI | COUNTY OF HARRISON

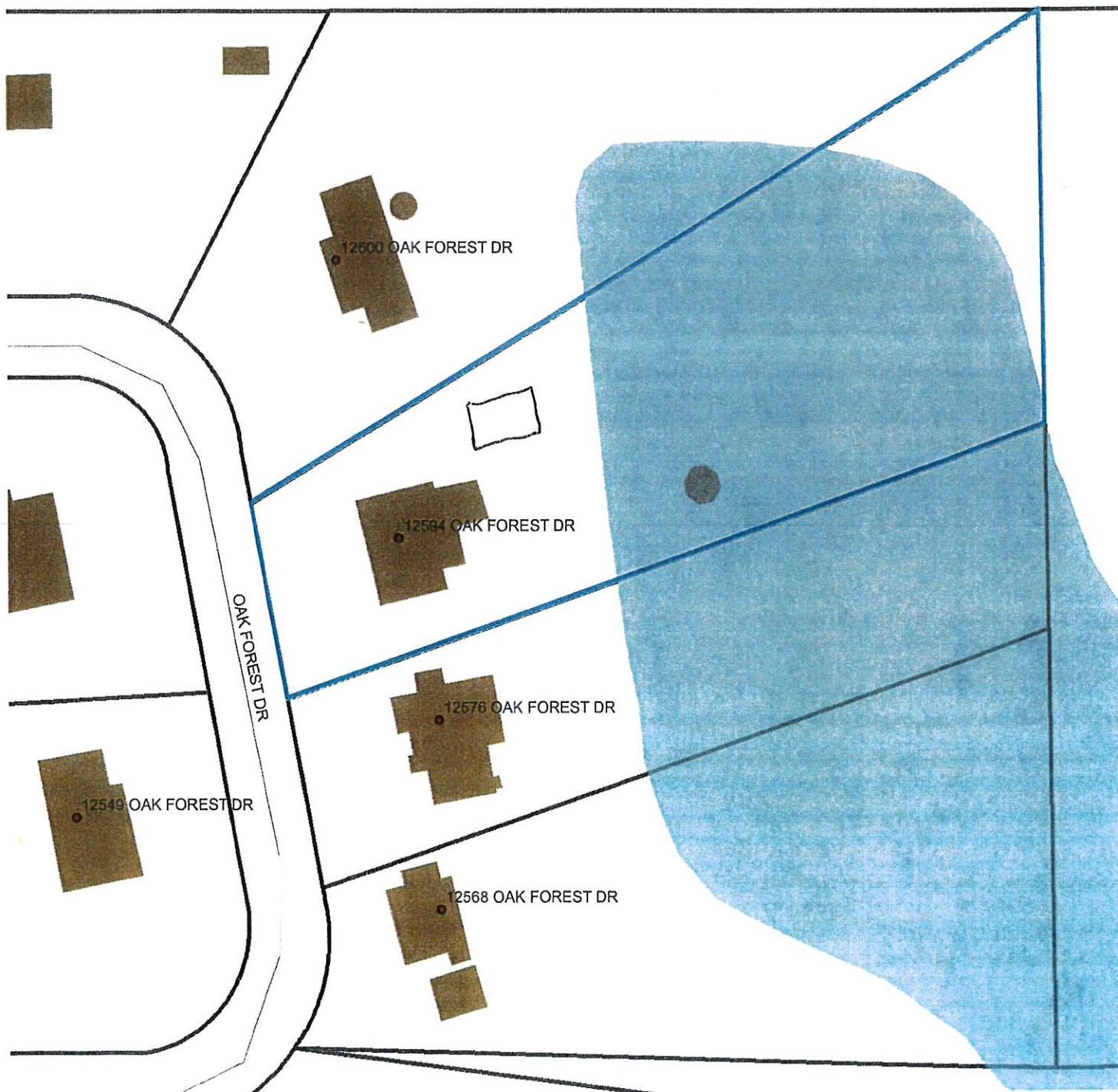
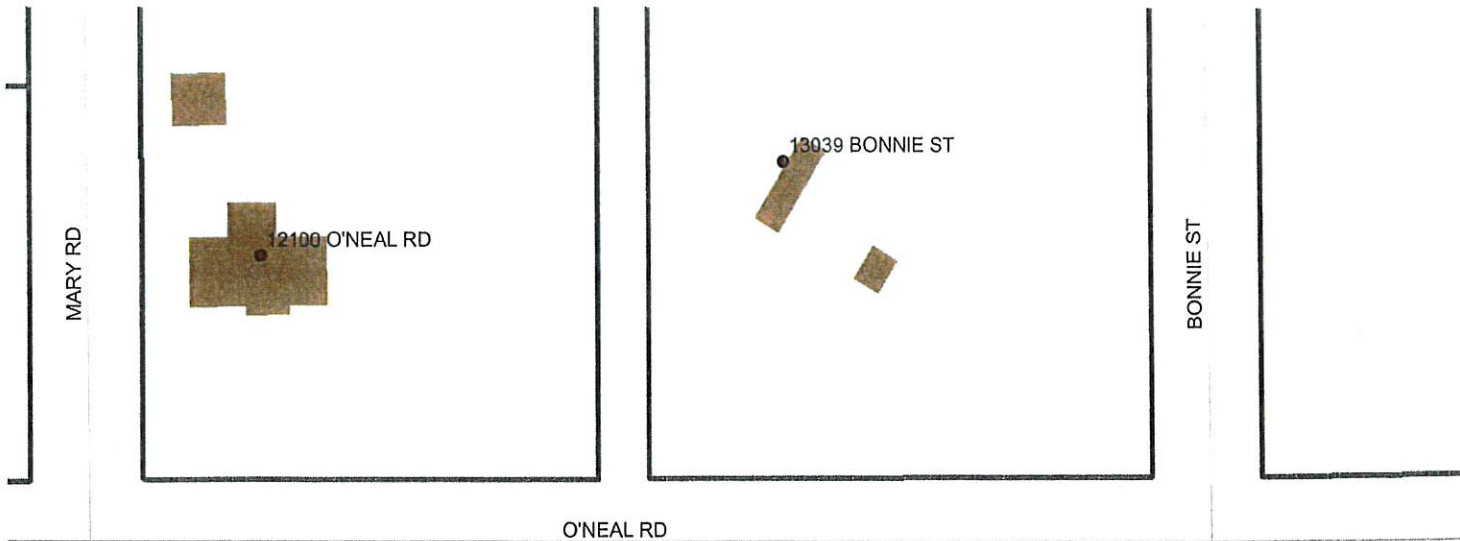
Given under my hand and seal of office this the 3rd day of July, 2023

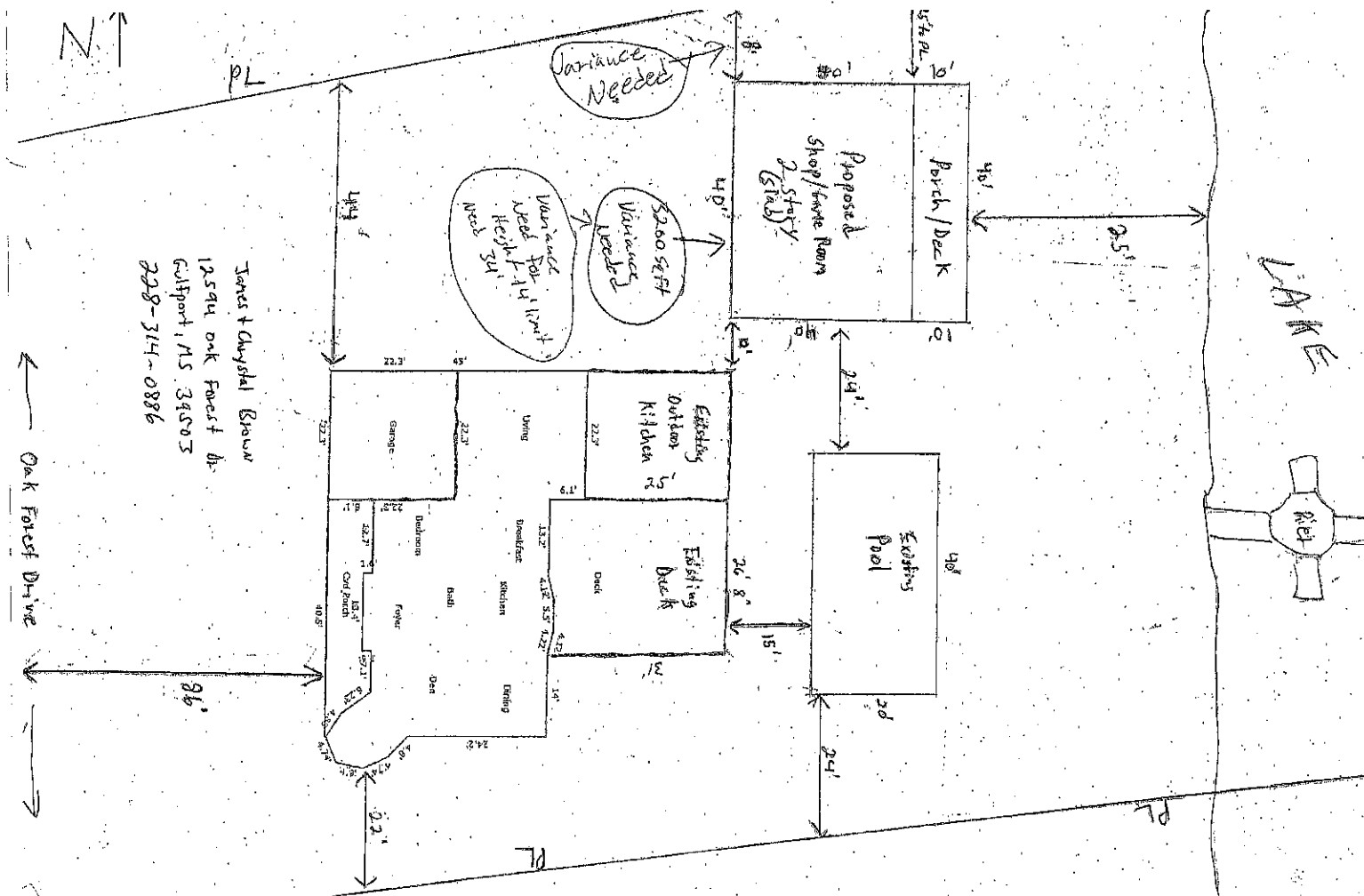
[Signature]
Notary Public

June 10, 2025
Commission Expiration









50' RIGHT-OF-WAY AS PER
HARRISON COUNTY TAX MAP
N89°45'14"E 744.51'

O'NEAL ROAD

CAPPED 1/2"
IRON ROD SET

CAPPED
1/2" IRON
ROD SET

BEARING REFERENCE:
RECORDED SUBDIVISION PLAT

SCALE
1" = 80'



A SURVEY OF LOT 6, OAK FOREST ESTATES SUBDIVISION, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) OAK FOREST ESTATES SUBDIVISION, BEING RECORDED IN PLAT BOOK 36 AT PAGE 18.
- 3.) DEED INSTRUMENT #2016-0005914-D-JI.
- 4.) DEED INSTRUMENT #2016-0006496-D-JI.
- 5.) DEED INSTRUMENT #2014-0002453-D-JI.
- 6.) DEED INSTRUMENT #2003-0006657-D-JI.
- 7.) DEED BOOK 1234, PAGE 382.
- 8.) DEED BOOK 1361, PAGE 521.
- 9.) DEED BOOK 1223, PAGE 121.

GENERAL NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE
PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND
OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

Patrick M. Martino 11/7/2018
PATRICK M. MARTINO DATE OF FIELD SURVEY



CAP DETAIL:



DETAIL OF TYPICAL
CAP FOR 1/2" IRON
ROD SET BY
PATRICK M.
MARTINO, P.L.S.

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET

ABBREVIATION

LEGEND:

- DEED = DEED DIMENSION
- DEED = PRIOR SURVEY
- PLAT = PLATTED DIMENSION
- C/L = CENTERLINE
- P.O.L. = POINT ON LINE
- R.O.W. = RIGHT-OF-WAY
- N87°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT



DEED DESCRIPTION:

(DEED INSTRUMENT #2016-0005914-D-JI)

LOT SIX (6), OAK FOREST ESTATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 36, AT PAGE 18, THEREOF, REFERENCE TO WHICH IS HEREBY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION.

THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY
CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF
THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY
ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT:
JAMES BROWN

PARCEL 12894 OAK FOREST DRIVE
ADDRESS: GULFPORT, MS 39503
SUBJ: OAK FOREST ESTATES SUBDIVISION
TAX PARCEL NUMBER: 0908A-01-001.008

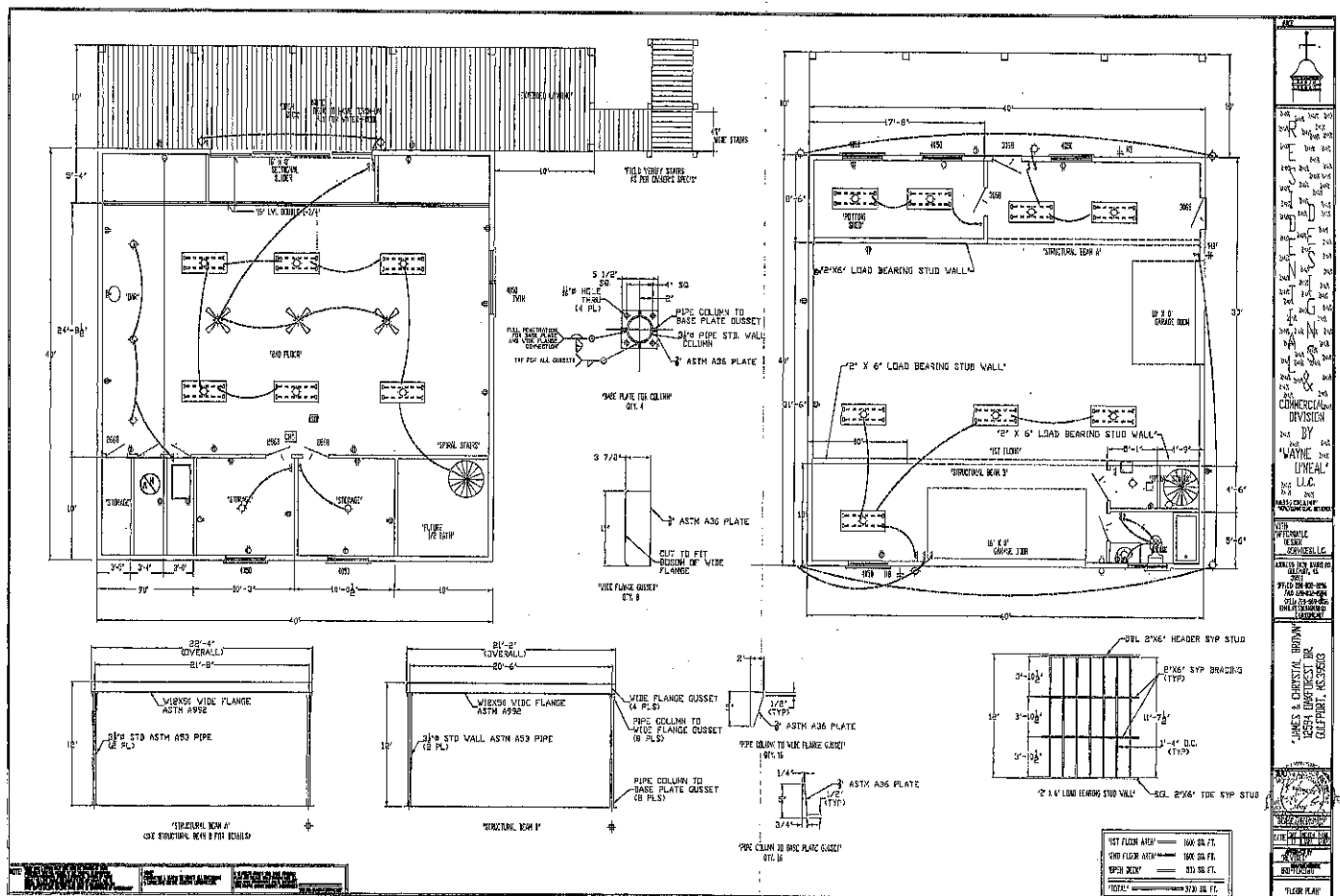
CREW CHIEF: JS, MTC
DATE: 11/8/2018
REVISED:

SURVEY CLASS "B"
SCALE: 1" = 80'

BEARINGS SHOWN HEREON ARE DERIVED BY:
RECORDED SUBDIVISION PLAT

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILLOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR





NOTES

THE USE OF THE FOUNDATION DETAILS OF THIS MANUAL ARE INTENDED TO COVER ANY PARTICULAR REQUIREMENTS OF THE PROJECTS. THE REINFORCING DETAILS, AS SHOWN, SHOULD BE MODIFIED TO MEET THE REQUIREMENTS OF THE PROJECTS. THE REINFORCING DETAILS, AS SHOWN, SHOULD BE MODIFIED TO MEET THE REQUIREMENTS OF THE PROJECTS. THE REINFORCING DETAILS, AS SHOWN, SHOULD BE MODIFIED TO MEET THE REQUIREMENTS OF THE PROJECTS.

CONCRETE

ALL CONCRETE SHALL BE PLACED IN THE FOUNDATION DETAILS. THE REINFORCING SHALL BE PLACED IN THE FOUNDATION DETAILS. THE REINFORCING SHALL BE PLACED IN THE FOUNDATION DETAILS. THE REINFORCING SHALL BE PLACED IN THE FOUNDATION DETAILS.

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REINFORCING

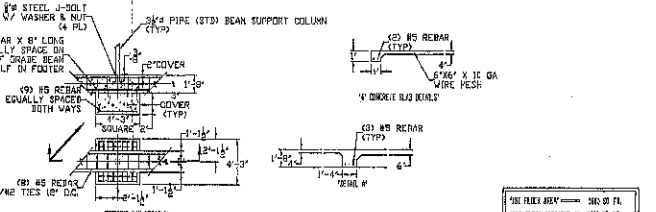
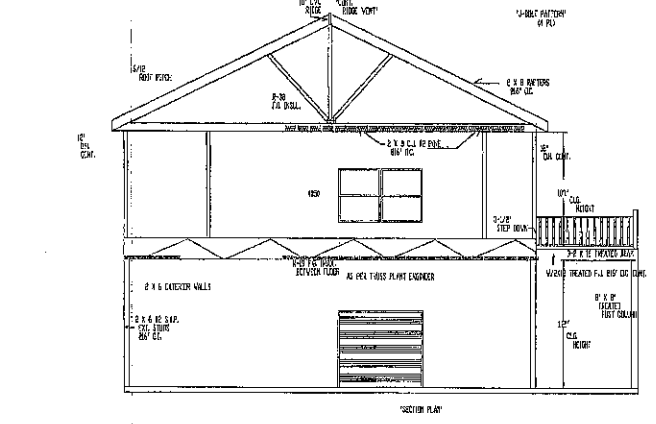
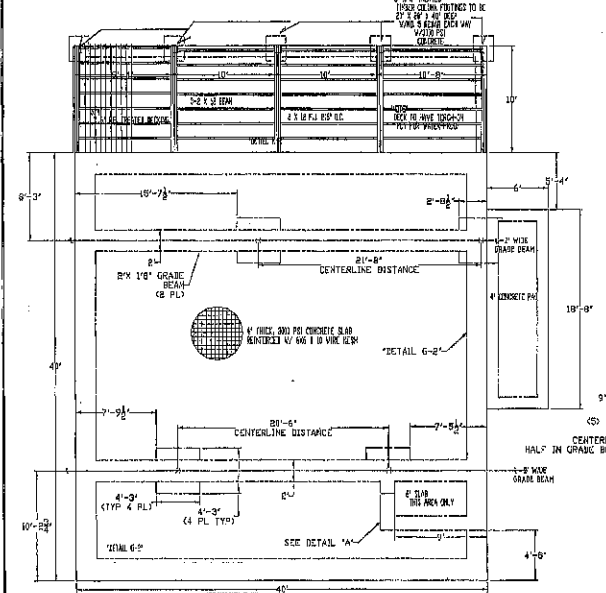
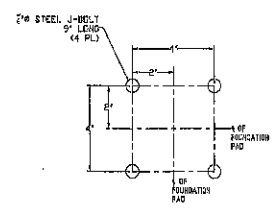
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CONNECTIONS

ALL ROOF AND WALL CONNECTIONS TO PROVIDE A CONTINUOUS LOAD PATH TO THE CONCRETE SHALL BE PLACED IN THE FOUNDATION DETAILS. THE REINFORCING SHALL BE PLACED IN THE FOUNDATION DETAILS.



Vertical strip on the right side of the page containing project information, including 'PROJECT NO.', 'DATE', 'DRAWN BY', 'CHECKED BY', and 'APPROVED BY'. It also includes a title block with the text 'FOUNDATION DETAILS' and 'REINFORCING DETAILS'.



VERTICAL SHJ DETAIL
SCALENTS.

HVAC NOTES

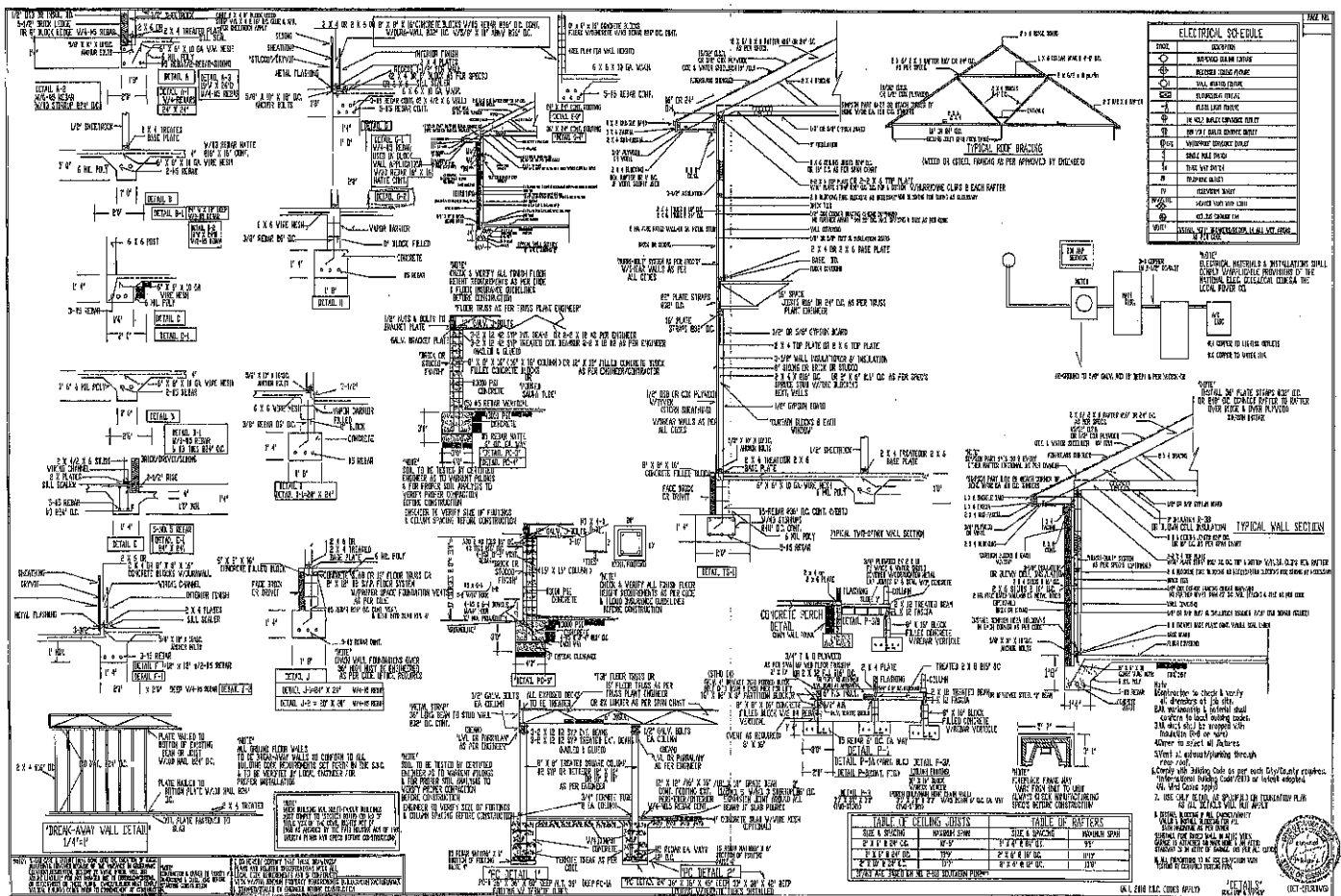
- ELECTRICAL NOTES

- | ELECTRICAL SCHEDULE | |
|---------------------|---|
| SYMBOL | DESCRIPTION |
| | 30 AMPERE 250V AC CIRCUIT |
| | 20 AMPERE 250V AC CIRCUIT |
| | 15 AMPERE 250V AC CIRCUIT |
| | 10 AMPERE 250V AC CIRCUIT |
| | 5 AMPERE 250V AC CIRCUIT |
| | 3 AMPERE 250V AC CIRCUIT |
| | 1 AMPERE 250V AC CIRCUIT |
| | 1/2 AMPERE 250V AC CIRCUIT |
| | 1/4 AMPERE 250V AC CIRCUIT |
| | 1/8 AMPERE 250V AC CIRCUIT |
| | 1/16 AMPERE 250V AC CIRCUIT |
| | 1/32 AMPERE 250V AC CIRCUIT |
| | 1/64 AMPERE 250V AC CIRCUIT |
| | 1/128 AMPERE 250V AC CIRCUIT |
| | 1/256 AMPERE 250V AC CIRCUIT |
| | 1/512 AMPERE 250V AC CIRCUIT |
| | 1/1024 AMPERE 250V AC CIRCUIT |
| | 1/2048 AMPERE 250V AC CIRCUIT |
| | 1/4096 AMPERE 250V AC CIRCUIT |
| | 1/8192 AMPERE 250V AC CIRCUIT |
| | 1/16384 AMPERE 250V AC CIRCUIT |
| | 1/32768 AMPERE 250V AC CIRCUIT |
| | 1/65536 AMPERE 250V AC CIRCUIT |
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| | 1/1125899906842624 AMPERE 250V AC CIRCUIT |
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| | 1/4503599627370496 AMPERE 250V AC CIRCUIT |
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| | 1/18014398509481984 |

4. CONTRACTOR TO ADVISE TO VERIFY THE EXISTING LIMITS AND

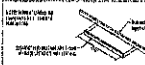
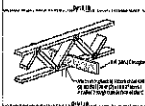
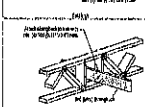
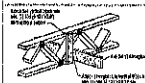
4. ALL WATER PIPING AND FITTINGS ABOVE THE SLAB SHALL BE PVP SCHEDULE 40 PVC PIPES AND FITTINGS.
5. ALL WASTE, VENT PIPING AND FITTINGS UNDER THE SLAB SHALL BE PVP SCHEDULE 40 PVC PIPES AND FITTINGS.
6. ALL WASTE AND VENT PIPING AND FITTINGS ABOVE THE SLAB SHALL BE PVC SCHEDULE 40 PIPING AND FITTINGS.
7. C. SANITATION
8. ALL WATER PIPING AND FITTINGS ABOVE THE FLOOR SHALL BE INSTALLED WITH 1/2" THICK FIBERGLASS INSULATION AND JACKET.
9. PROVIDE ALUMINUM HANGER JOINT JACKET ON ALL OUTDOOR EXPOS.
10. EXHAUST FAN WASH WATER OR AIR FROM EXHAUST SYSTEMS

[illegible]





Evergreen
64 Central Industrial Row
Purvis, Mississippi 39476
Ph: 801-784-6404



Call to design by fax, call

1. Through e-mail, what is the minimum 2x6
(nominal) where needed lumber selected
vertically and what the configuration (see Detail 2
for a typical detail).

2. Spacing between rows of purlins shall
be spaced 10'-0" o.c. (max).

3. Refer to ANSI/APA 1 Building 7.2.2 for
strongbacking configurations required to meet
live load conditions.

See Detail 13-1000-0002A for additional
information where required.

Product Name

David Brown

Project #

060123K2

Customer Name

Fill in Later

Job Site Address

12004 Oakforest Drive

Output

Revision

06/01/2003 9:04:25 AM

002003.04

Simpson Strong-Tie

Component Solutions



SECOND FLOOR

ADJUST TRUSS SPACING AS
NEEDED FOR PLUMBING

16" O. C. SPACING

24" CUSTOM FLOOR TRUSS LIST

25	F2
5	F2A
3	F2B
13	F3
18	F3A
22	F5
9	F5A

1284 L.F.

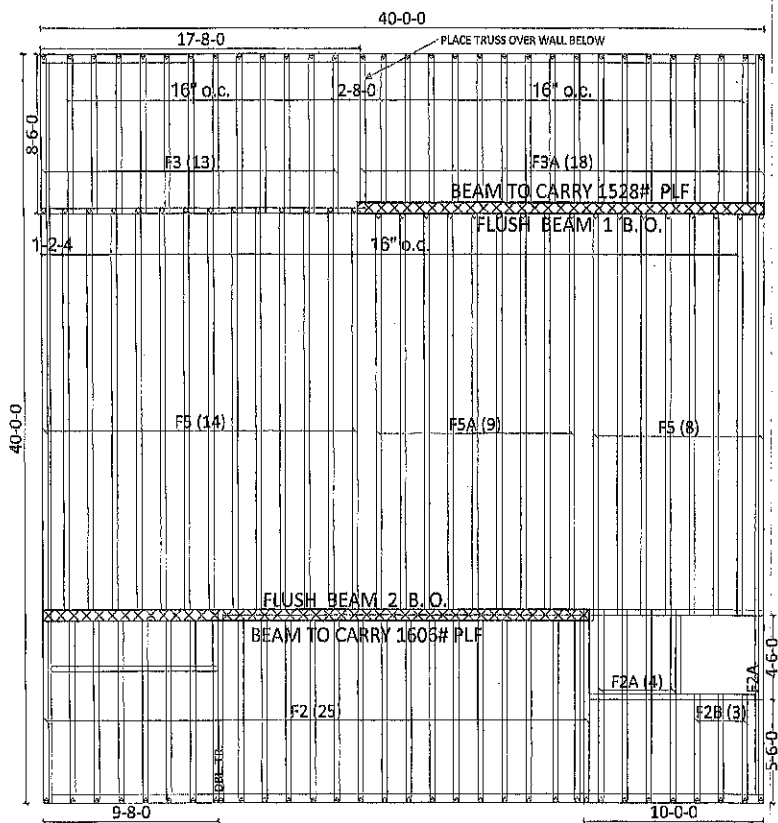
HANGERS

77	THA 426
1	THA 426-2

NOTE: Building designer must design a
roof framing plan with beams and
rafters to avoid overloading floor
trusses.

Floor Truss Notes:

- 1) Lengths and quantities to be verified prior to shipment.
- 2) Floor trusses are designed to support uniform loads only.
They are not designed to support loads from the roof or
any other tributary system unless noted otherwise.
- 3) Layout is to be used as a placement plan only. It is not
to be used as a structural drawing.
- 4) Final approval of layout drawings and components based
thereon remains the responsibility of the contractor.
- 5) Continuous horizontal 2x6 strongbacks on edge spaced
at 10' o.c. maximum is required.



40'-0" 0

40'-0" 0

A1

A2 (19)

A1

24" O.C.

1'-10" 8

40'-0" 0

40'-0" 0

Dormer Framing By Others

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY!

Trusses are shown in place for information only. They are not to be used for construction. The truss layout is subject to change without notice. The truss layout is not a guarantee of the truss design. The truss layout is not a guarantee of the truss design. The truss layout is not a guarantee of the truss design.

EVERGREEN

TRUSS & TIMBER

NOTES:

1. LABEL TO INDICATE TRUSS TYPE

2. PLACING FOR ADDITIONAL TRUSS

3. TRUSS TYPE: 19" DEEP

4. TRUSS TYPE: 24" DEEP

5. TRUSS TYPE: 30" DEEP

6. TRUSS TYPE: 36" DEEP

7. TRUSS TYPE: 42" DEEP

8. TRUSS TYPE: 48" DEEP

9. TRUSS TYPE: 54" DEEP

10. TRUSS TYPE: 60" DEEP

11. TRUSS TYPE: 66" DEEP

12. TRUSS TYPE: 72" DEEP

13. TRUSS TYPE: 78" DEEP

14. TRUSS TYPE: 84" DEEP

15. TRUSS TYPE: 90" DEEP

16. TRUSS TYPE: 96" DEEP

17. TRUSS TYPE: 102" DEEP

18. TRUSS TYPE: 108" DEEP

19. TRUSS TYPE: 114" DEEP

20. TRUSS TYPE: 120" DEEP

DESIGNED BY: Nick Krieger

CHECKED BY:

JOB NUMBER:



J. Jordan 1st Judicial District
Instrument 2016 8914 D -J1
Filed/Recorded 8/24/2016 02:45 P
Total Fees \$ 12.00
8 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 161292

Index As:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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

**THE ESTATE OF LAWRENCE TAYLOR PEARSON, DECEASED
A/K/A LAWRENCE T. PEARSON
AND SUSAN B. PEARSON, Individually
P. O. BOX 1842
GULFPORT, MS. 39502-1842
228-861-1779**

do hereby sell, convey and warrant unto

**JAMES E. BROWN AND WIFE, CHRYSTAL ANNE BROWN
as tenants by the entirety with full rights of survivorship and not as tenants in
common
12594 OAK FOREST DRIVE
GULFPORT, MS 39503
228-314-0886**

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

Lot Six (6), OAK FOREST ESTATES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 18, thereof, reference to which is hereby made in aid of and as a part of this description.

2

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

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

IN WITNESS WHEREOF, THE ESTATE OF LAWRENCE T. PEARSON , has caused this conveyance to be executed by its duly authorized Executor , he having first been duly authorized to do so in his full representative capacity , on this the 19th day of August, 2016.

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John S. Heath, who acknowledge that he is Executor of THE ESTATE OF LAWRENCE TAYLOR PEARSON, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so in his full representative capacity .

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of August, 2016.

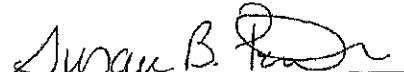
NOTARY PUBLIC

My Commission Expires:



3

WITNESS THE SIGNATURE of the Grantors on this the 19th day of August,
2016.

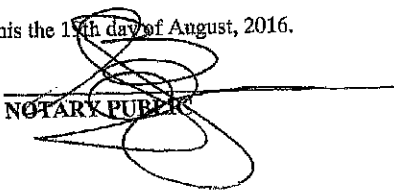

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

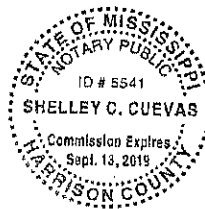
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of August, 2016.


NOTARY PUBLIC

(SEAL)

My Commission Expires:



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
AUG 16 2016

IN THE MATTER OF THE ESTATE OF
LAWRENCE TAYLOR PEARSON, DECEASED

JOHN McADAMS, CHANCERY CLERK

BY *[Signature]* PC

CAUSE NO. 15-1014 (1)

JOHN S. HEATH, PETITIONER

ORDER GRANTING
PETITION FOR AUTHORITY TO SELL PROPERTY

THIS MATTER COMES BEFORE THE COURT, on the Petitioner, JOHN S. HEATH's Petition for Authority to Sell Real Property on the Petitioner, belonging to the Estate and the Court having heard this matter and being fully advised in the premises, find as follows:

I.

On March 8, 2015, LAWRENCE TAYLOR PEARSON ("Decedent"), who had a fixed place of residence and was domiciled in Harrison County, Mississippi, departed this life, leaving a Will dated January 20, 2015, duly and legally executed and witnessed, which original Will was presented to this Court for probate. JOHN S. HEATH was appointed as Executor of the ESTATE by Order dated May 12, 2015, with Letters of Testamentary being issued on the 12th day of May, 2015.

II.

Following his appointment as Executor in this cause, Petitioner filed an Affidavit regarding notification of creditors pursuant to § 91-7-145 of the Mississippi Code of 1972, Annotated, and has caused notice to be published for the time and in the manner provided by law on June 16, 23, and 30, 2015, in The Sun Herald, a newspaper published in Gulfport, Mississippi, and having a general circulation throughout Harrison County, Mississippi; and that the Proof of Publication evidencing such publication is presently on file with the papers in this cause. Petitioner would show that there are two claims filed in this matter, as follows:

6

1. Bradford-O'Keefe Funeral Homes in the amount of \$3,393.78, which was paid in full on July 20, 2015 as evidenced by a true and correct copy of the paid invoice attached to the Petition as Exhibit "A". Petitioner has requested that Bradford-O'Keefe Funeral Homes release its claim.

2. Sekul, Hornsby & Tisdale in the amount of \$1,517.60. This claim has not yet been satisfied and or otherwise settled.

III.

Petitioner would show that the Estate contains certain real, personal and cash assets, including the Decedent's personal residence located in Harrison County, Mississippi, commonly known as 12594 Oak Forest, Gulfport, Mississippi (the "Property").

IV.

The Property is subject to a mortgage with Trustmark National Bank, as lender, in the approximate amount of Sixty-Nine Thousand Dollars (\$69,000.00), which note is secured by the Property as evidenced by a deed of trust filed in the land records of Harrison County.

V.

The Property is currently listed with Coastal Realty Group as the listing agent. Since listing the Property, a buyer has been secured and a contract for the sale of the Property (the "Purchase Agreement") has been entered into. A true and correct copy of the Purchase Agreement is attached to the Petition as Exhibit "B". The purchase price under the Purchase Agreement is Three Hundred Thousand Dollars (\$300,000).

IV.

Below is a list of the names of all parties-in-interest of the Estate, each of whom is over the age of twenty-one (21) and none of whom are convicted of a felony:

LAWRENCE PHILIP PEARSON

MICHAEL BENTON PEARSON

JIM STOCK

JOHN ENDSLEY

JAMES O'BRIEN

HUNTER STOCK

AMY STOCK

JENNIFER ANN BELL

KATHY CARLSON

JORDAN TAYLOR PEARSON

JEANNE STOCK

CATHY ENDSLEY

BERNADETTE O'BRIEN

CHRIS QUEEN

EMILY STOCK

TOMMY DOUCET

MICHELLE MUSIAL

SUSAN PEARSON

Petitioner anticipates that each party-in-interest will execute a Joinder and Waiver of Service of Process and will join in this Petition, and said Joinders will be filed with this Court.

VI.

In addition to the above parties-in-interest to the Estate, the former spouse of the Decedent, SUSAN PEARSON, has an equitable interest in certain proceeds from the sales of the Property pursuant to that certain Judgment of Equitable Division and Child Issues (the "Judgment") filed in the matter of SUSAN BRANDENBURG PEARSON vs. LAWRENCE TAYLOR PEARSON, Action Number C2401-07-00396(1), and filed with this Court on November 16, 2010. A true and correct copy of the Judgment is attached to the Petition as Exhibit "C". Your Honor set the value of the Property at Two Hundred Fifty-Five Thousand Five Hundred Dollars (\$255,500), with the Judgment further providing in pertinent part:

All necessary and reasonable expenses associated with readying the marital residence for sale shall be taken off the top of the sale proceeds and returned to the party paying the expense. Should any conflict arise as to which party is to receive these funds, or the correct amount of funds to be received, the total amount of the funds in question shall be deposited into the registry of the court for determination

upon proper pleading and hearing.

Should there be any increase in the equity of the marital home at sale over the amount herein above established by the Court, Ted shall first be reimbursed the principal and interest from the mortgage payments made from the date of this Order until the date of sale, and any sum left over shall be equally divided between the parties.

SUSAN BRANDENBURG PEARSON has been made a party to the Purchase Agreement and has agreed through her counsel, JOSEPH MEADOWS, to deposit the sales proceeds into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending further order of this Court authorizing disbursement thereof.

VII.

Petitioner has determined that the sale of the Property is in the best interest of the Estate and each party-in-interest thereto. Petitioner requests that the Estate be authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds.

VIII.

Petitioner states that after satisfying the mortgage there are sufficient funds to satisfy all bequests of the Decedent as specified in his Last Will and Testament, and further satisfy the remaining filed claim of Sekul, Hornsby & Tisdale in the amount of \$1,517.60, should such claim fail to be otherwise settled.

IX.

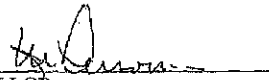
Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from such sale be deposited with the Clerk into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending

further order of this Court authorizing disbursement thereof.

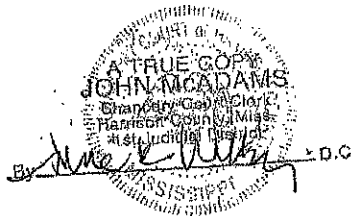
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;
3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and
4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

SO ORDERED, this, the 16 day of August, 2016.


CHANCELLOR

3c
Prepared by:
Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050





John 1st Judicial District
Instrument 2016 5914 D -J1
Filed/Recorded 8/24/2016 02:45 P
Total Fees \$ 12.00
8 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 161292

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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**THE ESTATE OF LAWRENCE TAYLOR PEARSON, DECEASED
A/K/A LAWRENCE T. PEARSON
AND SUSAN B. PEARSON, Individually
P. O. BOX 1842
GULFPORT, MS. 39502-1842
228-861-1779**

do hereby sell, convey and warrant unto

**JAMES E. BROWN AND WIFE, CHRYSTAL ANNE BROWN
as tenants by the entirety with full rights of survivorship and not as tenants in
common
12594 OAK FOREST DRIVE
GULFPORT, MS 39503
228-314-0886**

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

Lot Six (6), OAK FOREST ESTATES SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36, at Page 18, thereof, reference to which is hereby made in aid of and as a part of this description.

2

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

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IN WITNESS WHEREOF, THE ESTATE OF LAWRENCE T. PEARSON , has caused this conveyance to be executed by its duly authorized Executor , he having first been duly authorized to do so in his full representative capacity , on this the 19th day of August, 2016.

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, John S. Heath, who acknowledge that he is Executor of THE ESTATE OF LAWRENCE TAYLOR PEARSON, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, he having been first duly authorized to do so in his full representative capacity .

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 19th day of August, 2016.

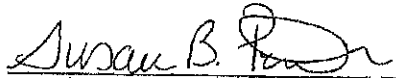
NOTARY PUBLIC

My Commission Expires:



2016.

WITNESS THE SIGNATURE of the Grantors on this the 19th day of August,


SUSAN B. PEARSON

STATE OF MISSISSIPPI

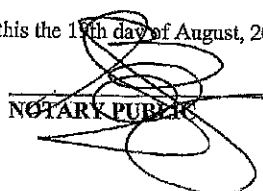
COUNTY OF HARRISON

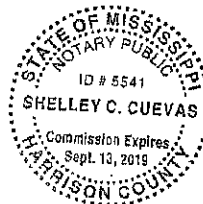
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 19th day of August, 2016.

(SEAL)

My Commission Expires:


NOTARY PUBLIC



IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
AUG 15 2016

IN THE MATTER OF THE ESTATE OF
LAWRENCE TAYLOR PEARSON, DECEASED

JOHN McADAMS, CHANCERY CLERK
BY *[Signature]* D.C.
CAUSE NO. 15-1014 (1)

JOHN S. HEATH, PETITIONER

ORDER GRANTING
PETITION FOR AUTHORITY TO SELL PROPERTY

THIS MATTER COMES BEFORE THE COURT, on the Petitioner, JOHN S. HEATH's Petition for Authority to Sell Real Property on the Petitioner, belonging to the Estate and the Court having heard this matter and being fully advised in the premises, find as follows:

I.

On March 8, 2015, LAWRENCE TAYLOR PEARSON ("Decedent"), who had a fixed place of residence and was domiciled in Harrison County, Mississippi, departed this life, leaving a Will dated January 20, 2015, duly and legally executed and witnessed, which original Will was presented to this Court for probate. JOHN S. HEATH was appointed as Executor of the ESTATE by Order dated May 12, 2015, with Letters of Testamentary being issued on the 12th day of May, 2015.

II.

Following his appointment as Executor in this cause, Petitioner filed an Affidavit regarding notification of creditors pursuant to § 91-7-145 of the Mississippi Code of 1972, Annotated, and has caused notice to be published for the time and in the manner provided by law on June 16, 23, and 30, 2015, in The Sun Herald, a newspaper published in Gulfport, Mississippi, and having a general circulation throughout Harrison County, Mississippi; and that the Proof of Publication evidencing such publication is presently on file with the papers in this cause. Petitioner would show that there are two claims filed in this matter, as follows:

6

1. Bradford-O'Keefe Funeral Homes in the amount of \$3,393.78, which was paid in full on July 20, 2015 as evidenced by a true and correct copy of the paid invoice attached to the Petition as Exhibit "A". Petitioner has requested that Bradford-O'Keefe Funeral Homes release its claim.

2. Sekul, Hornsby & Tisdale in the amount of \$1,517.60. This claim has not yet been satisfied and or otherwise settled.

III.

Petitioner would show that the Estate contains certain real, personal and cash assets, including the Decedent's personal residence located in Harrison County, Mississippi, commonly known as 12594 Oak Forest, Gulfport, Mississippi (the "Property").

IV.

The Property is subject to a mortgage with Trustmark National Bank, as lender, in the approximate amount of Sixty-Nine Thousand Dollars (\$69,000.00), which note is secured by the Property as evidenced by a deed of trust filed in the land records of Harrison County.

V.

The Property is currently listed with Coastal Realty Group as the listing agent. Since listing the Property, a buyer has been secured and a contract for the sale of the Property (the "Purchase Agreement") has been entered into. A true and correct copy of the Purchase Agreement is attached to the Petition as Exhibit "B". The purchase price under the Purchase Agreement is Three Hundred Thousand Dollars (\$300,000).

IV.

Below is a list of the names of all parties-in-interest of the Estate, each of whom is over the age of twenty-one (21) and none of whom are convicted of a felony:

LAWRENCE PHILIP PEARSON

MICHAEL BENTON PEARSON

JIM STOCK

JOHN ENDSLEY

JAMES O'BRIEN

HUNTER STOCK

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JORDAN TAYLOR PEARSON

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BERNADETTE O'BRIEN

CHRIS QUEEN

EMILY STOCK

TOMMY DOUCET

MICHELLE MUSIAL

SUSAN PEARSON

Petitioner anticipates that each party-in-interest will execute a Joinder and Waiver of Service of Process and will join in this Petition, and said Joinders will be filed with this Court.

VI.

In addition to the above parties-in-interest to the Estate, the former spouse of the Decedent, SUSAN PEARSON, has an equitable interest in certain proceeds from the sales of the Property pursuant to that certain Judgment of Equitable Division and Child Issues (the "Judgment") filed in the matter of SUSAN BRANDENBURG PEARSON vs. LAWRENCE TAYLOR PEARSON, Action Number C2401-07-00396(1), and filed with this Court on November 16, 2010. A true and correct copy of the Judgment is attached to the Petition as Exhibit "C". Your Honor set the value of the Property at Two Hundred Fifty-Five Thousand Five Hundred Dollars (\$255,500), with the Judgment further providing in pertinent part:

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7

upon proper pleading and hearing.

Should there be any increase in the equity of the marital home at sale over the amount herein above established by the Court, Ted shall first be reimbursed the principal and interest from the mortgage payments made from the date of this Order until the date of sale, and any sum left over shall be equally divided between the parties.

SUSAN BRANDENBURG PEARSON has been made a party to the Purchase Agreement and has agreed through her counsel, JOSEPH MEADOWS, to deposit the sales proceeds into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending further order of this Court authorizing disbursement thereof.

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Petitioner has determined that the sale of the Property is in the best interest of the Estate and each party-in-interest thereto. Petitioner requests that the Estate be authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds.

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Petitioner states that after satisfying the mortgage there are sufficient funds to satisfy all bequests of the Decedent as specified in his Last Will and Testament, and further satisfy the remaining filed claim of Sekul, Hornsby & Tisdale in the amount of \$1,517.60, should such claim fail to be otherwise settled.

IX.

Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from such sale be deposited with the Clerk into the registry of the Court until such time both parties have agreed to the final settlement and distribution of the sales proceeds and pending

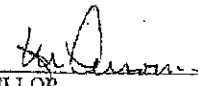
2

further order of this Court authorizing disbursement thereof.

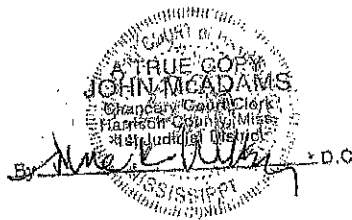
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;
3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and
4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

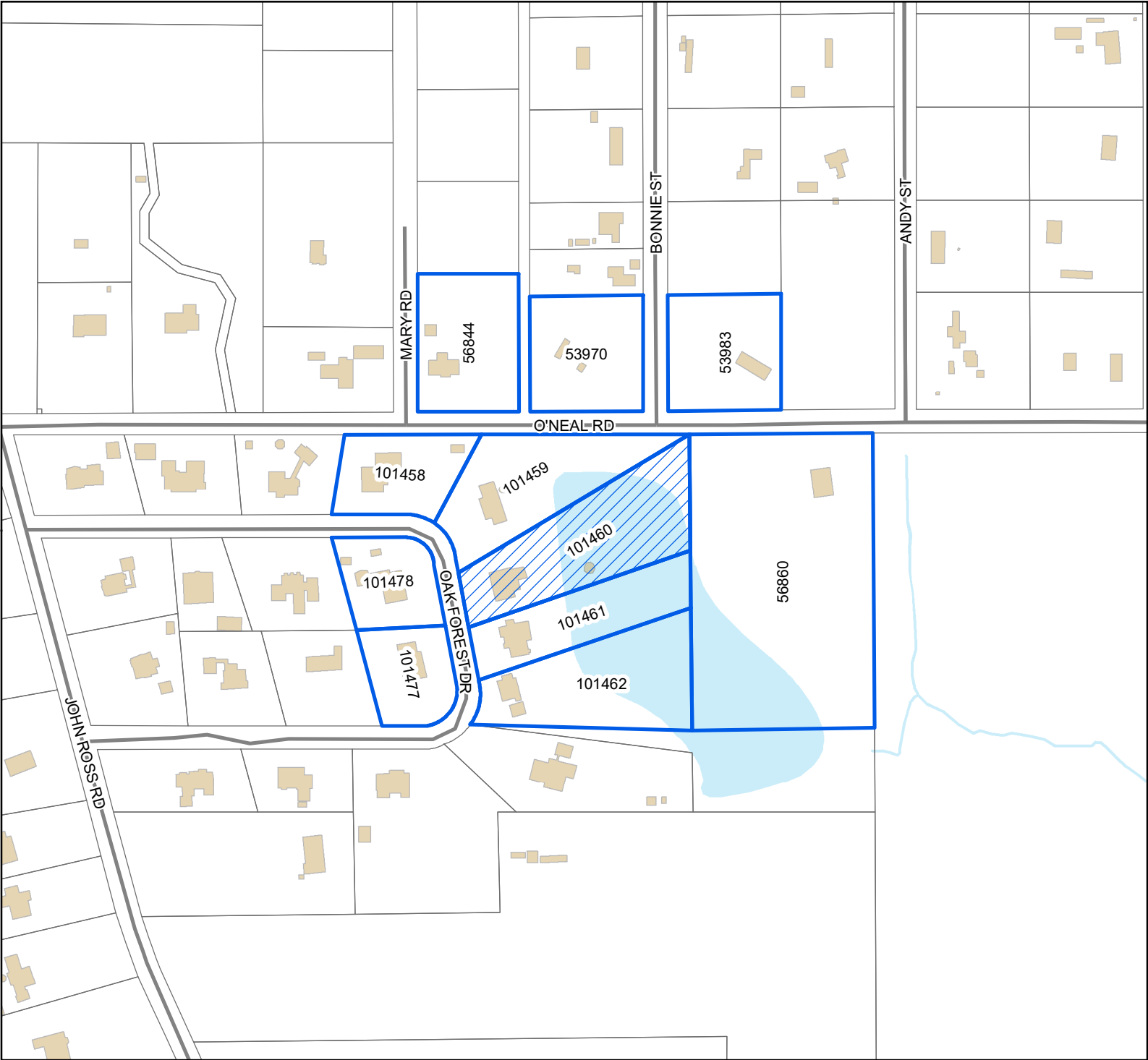
SO ORDERED, this, the 16 day of August, 2016.


CHANCELLOR

3c
Prepared by:
Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050

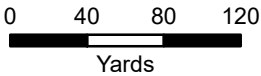


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JAMES E BROWN(OWNER)	12594 OAK FOREST DR	GULFPORT	MS	39503
			Adjacent Property Owners(2308ZB098)				
Y	56860	0908A-01-001.000	BROWN JAMES EDGAR & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101478	0908A-01-001.017	DILL JUDY	12611 OAK FOREST DRIVE	GULFPORT	MS	39503
	101477	0908A-01-001.016	FRANZ REBECCA S -TRUSTEE-	12549 OAK FOREST DRIVE	GULFPORT	MS	39503
	101459	0908A-01-001.005	ROBERTS ELUSE J JR & BARBARA L	12600 OAK FOREST DR	GULFPORT	MS	39503
	101460	0908A-01-001.006	BROWN JAMES E & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101462	0908A-01-001.008	WEILAND CHRISTINE M	12568 OAK FOREST DR	GULFPORT	MS	39503
	53983	0907P-01-011.000	HAMANN PATRICIA N	P O BOX 7177	D'IBERVILLE	MS	39540
	53970	0907P-01-034.000	COATES MICHAEL E	13039 BONNIE ST	GULFPORT	MS	39503
	56844	0907P-01-035.000	LARUSH TOTIANNA	12100 O'NEAL RD	GULFPORT	MS	39503
	101458	0908A-01-001.004	ZIEGLER JOSEPH C JR & CONSTANCE M	12608 OAK FOREST DR	GULFPORT	MS	39503
	101461	0908A-01-001.007	CAPELLE WILLIAM E JR & KAY D	12576 OAK FOREST DR	GULFPORT	MS	39503



Legend

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



1 inch = 300 feet



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

MEMORANDUM

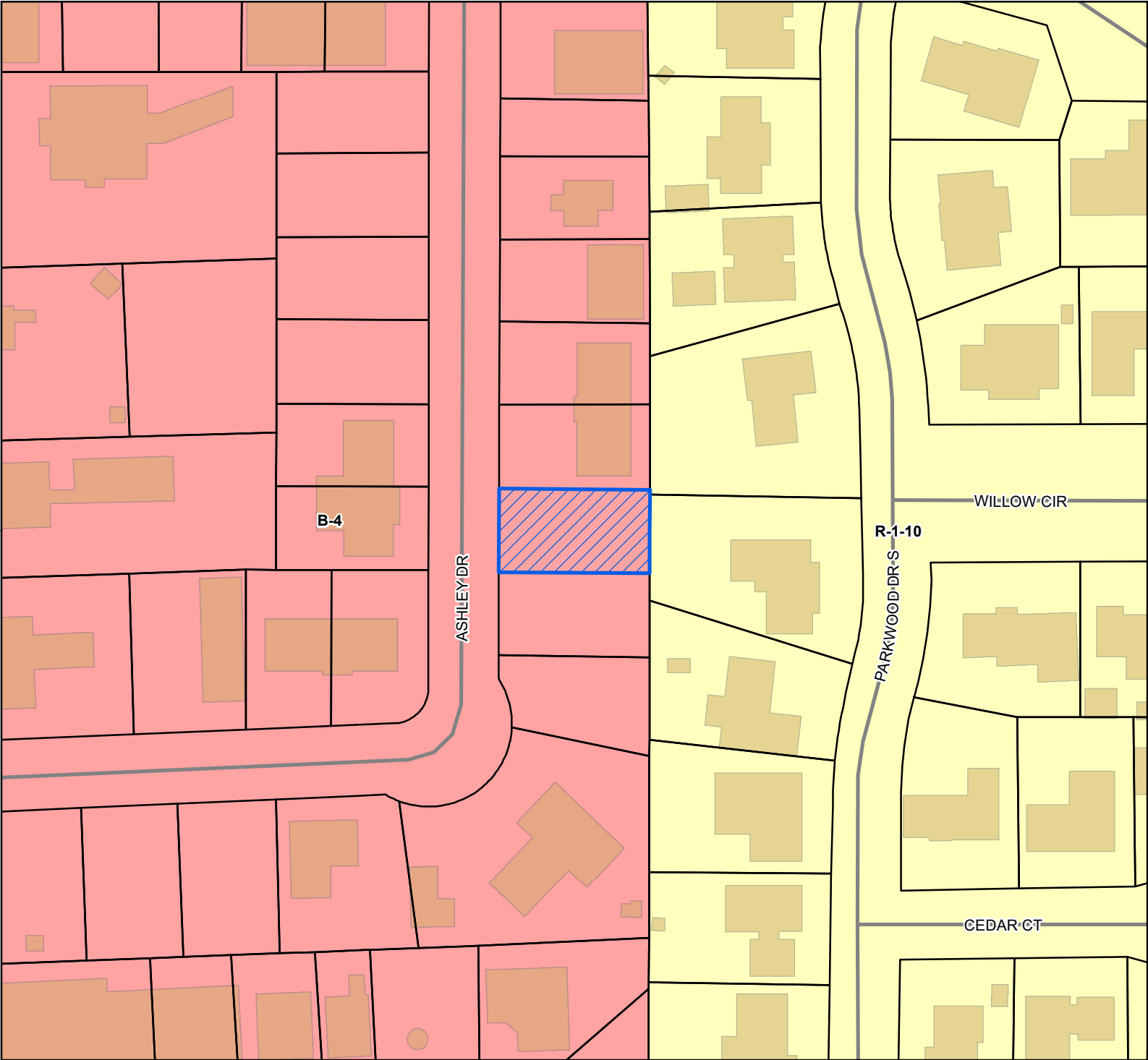
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB100:

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7



Site

Street

Parcels

Buildings

Zoning

B-4 - Highway Business District

R-1-10 - Single Family Residence (Low Density)

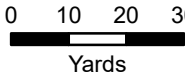
Site Information

0808E-02-030.021

Zoning: B-4 (Highway business)

Size: 6556 sqft

Flood: X



1 inch = 100 feet



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

Case Number

23082B100

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

	Appeal of Planning Administrator
	Excessive Height
	Fence Variance
	Special Exception
✓	Variance

Tax Parcel Numbers

0	8	0	8	E	-	0	2	-	0	3	0	.	0	2	1															

Property Address: 0 Ashley Drive
Lot(s) 18, Block(s) _____, Subdivision Northwood Business Park

General Description of Request: Rear yard setback variance to allow 15 ft
rear yard setback where a 25 ft buffer is required

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. We can only accept applications with original signatures.

OWNER

AGENT

Steven Blakeney
Printed Name of Owner
12182 Hwy 49
Mailing Address
Gulfport MS 39503
City State Zip code
228-760-1196
Home Phone Work/Cell Phone
spblake91@gmail.com
Email
Steven Blakeney
Signature of Owner

Freddie Fountain
Printed Name of Agent
1822 15th Street, Ste. 12
Mailing Address
Gulfport MS 39501
City State Zip code
228-861-5209
Home Phone Work/Cell Phone
Freddie@Fountain11e.com
Email
Freddie Fountain
Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All  will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

 **Page one of this application**, completed and signed.

 **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

 **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

 If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

 An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

 **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

 **I the owner/agent acknowledge this is a complete application**



Designation of Agent

I, Steven Blakeney, being property owner of 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Freddie Fountain 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.

Steven Blakeney
 Signature

Steven Blakeney 7/6/2023
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 20 23

Kristin L. Shaw
 Notary Public



5/14/2024
 Commission Expiration



Covenant Affidavit

I, Steven Blakeney, being owner or agent of the property 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Steven Blakeney 7/6/2023
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 20 23

Kristin L. Shaw
Notary Public

5/14/2024
Commission Expiration



Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Written Statement for Rear Yard Setback Variance

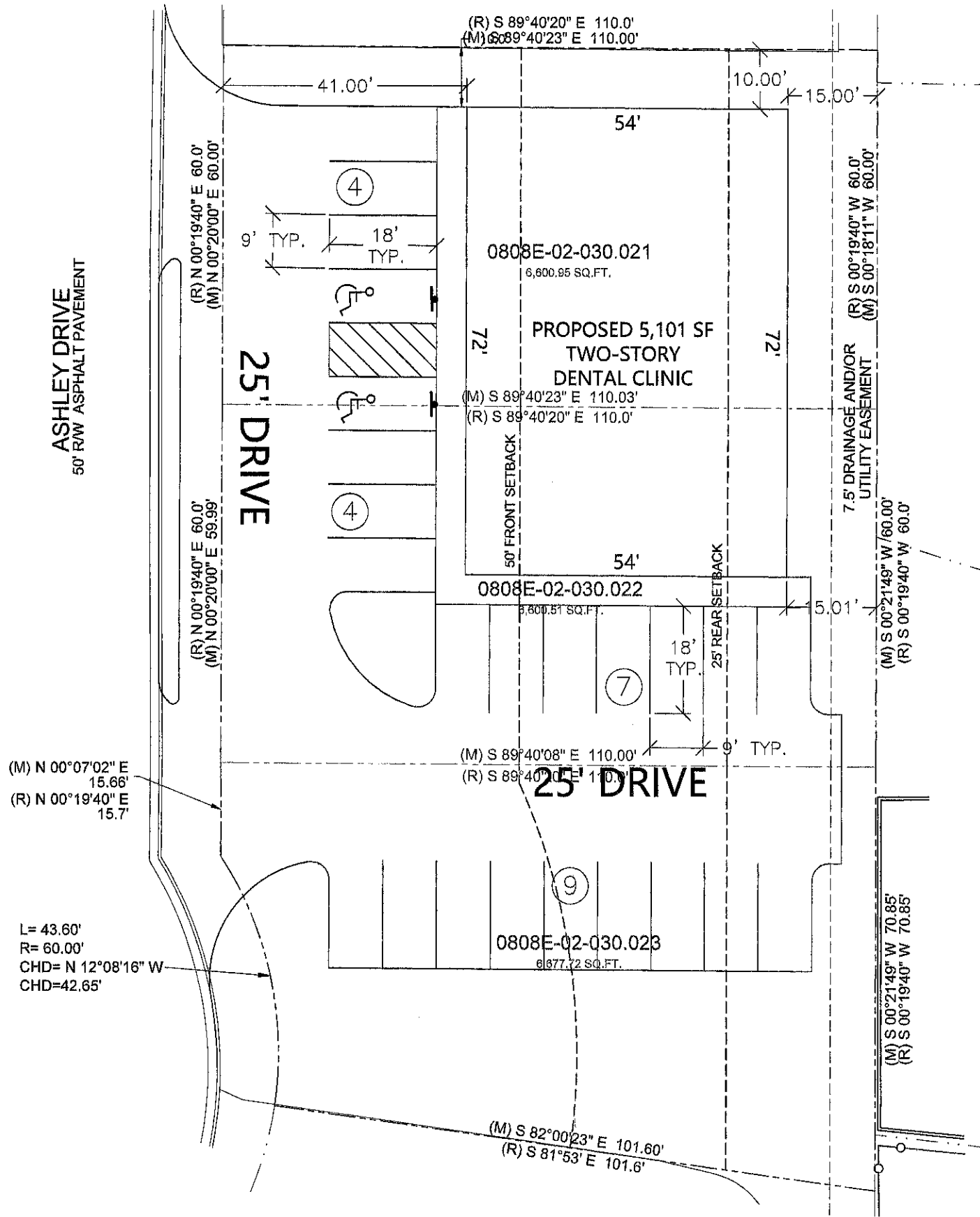
for

0 Ashley Drive

Parcel # - 0808E-02-030.021

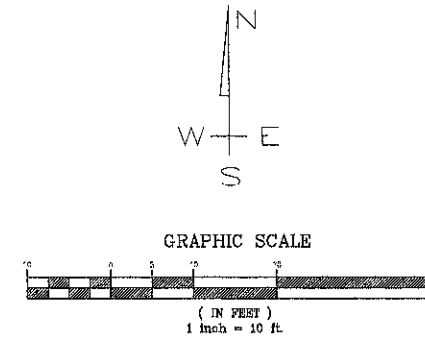
Fountain & Associates is making this application on behalf of Steven Blakeney. Freddie Fountain is the representative of Fountain & Associates that will be making the presentation. The property is located at 0 Ashley Drive in a B-4 zoning district. The owner is requesting a variance to grant a fifteen-foot rear yard setback where a twenty-five foot buffer is required abutting a residential district. Answers to all the required questions are below and numbered according to the variance submission applications' numbers.

1. The lot in question is not very deep. It is only 110' deep. This zoning district requires a 50' front setback and a 25' rear yard setback due to abutting a residential district. This only leaves and an allowable building depth of 35'. This would not be a practical design for a building on this parcel.
2. This parcel was created years ago and was not how the applicant chose for the depth of the property to be. The request is not anything different than what has been granted for other properties in this same development.
3. The depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. A zone change to a different zoning district with less setback requirements would create a spot zoning situation which would cause more issues than a variance.
4. There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for in this application.
5. Other properties in this area have been granted similar variances. Therefore, granting this variance will not mean granting special benefits to this property that others have not been allowed to be granted.
6. The proposed use is by right.



SITE PLAN

SCALE: 1" = 10'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE

ACREAGE: 0.45 +/- AC

ZONING: B4

SETBACKS:

FYSB - 50 FT
SYSB - 0 FT
RYSB - 0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)

BUILDING AREA = 5,101 SF

PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES

PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.898.4739

TERRY MORAN,
P.E., P.L.S.

23-005

In Association With

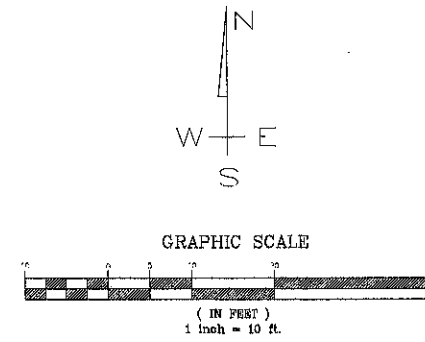
FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV

BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS

Sheet

3



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

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PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES

PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733

TERRY MORAN,
P.E., P.L.S

23-005

In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
 Drawn By F.O.F.
 Check By T.J.M.
 REV _____

**BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS**

Sheet

C3



SCANNED



John 1st JUDICIAL DISTRICT
Instrument 2023-0012013-D-J1
Filed/Recorded 06/22/2023 1:58:01 PM
Total Fees 25.00
4 Pages Recorded

Indexing: Lot 18, Northwood Business Park S/D

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

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228)896-8962

File#4645

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 W. RAYBOURN, PAMELA J. RAYBOURN AND
DARREN W. RAYBOURN
15058 WHISPERWOOD DRIVE
GULFPORT, MS 39503
(228)669-7417**

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

**STEVEN BLAKENEY
12182 HWY 49
GULFPORT, MS 39503
(228)760-1196**

2

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

SEE EXHIBIT "A"

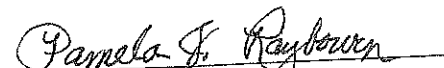
THE ABOVE described property is no part of the homestead of the Grantors nor any part thereof.

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 2023 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 this the 21 day of June, 2023.


ROBERT W. RAYBOURN


PAMELA J. RAYBOURN

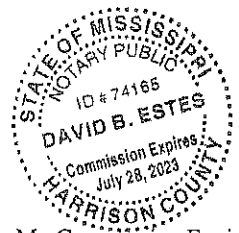

DARREN W. RAYBOURN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this the 21 day of June, 2023, within my jurisdiction, the within named **ROBERT W. RAYBOURN, PAMELA J. RAYBOURN AND DARREN W. RAYBOURN,** who acknowledged that they executed the above and foregoing instrument.

(SEAL)



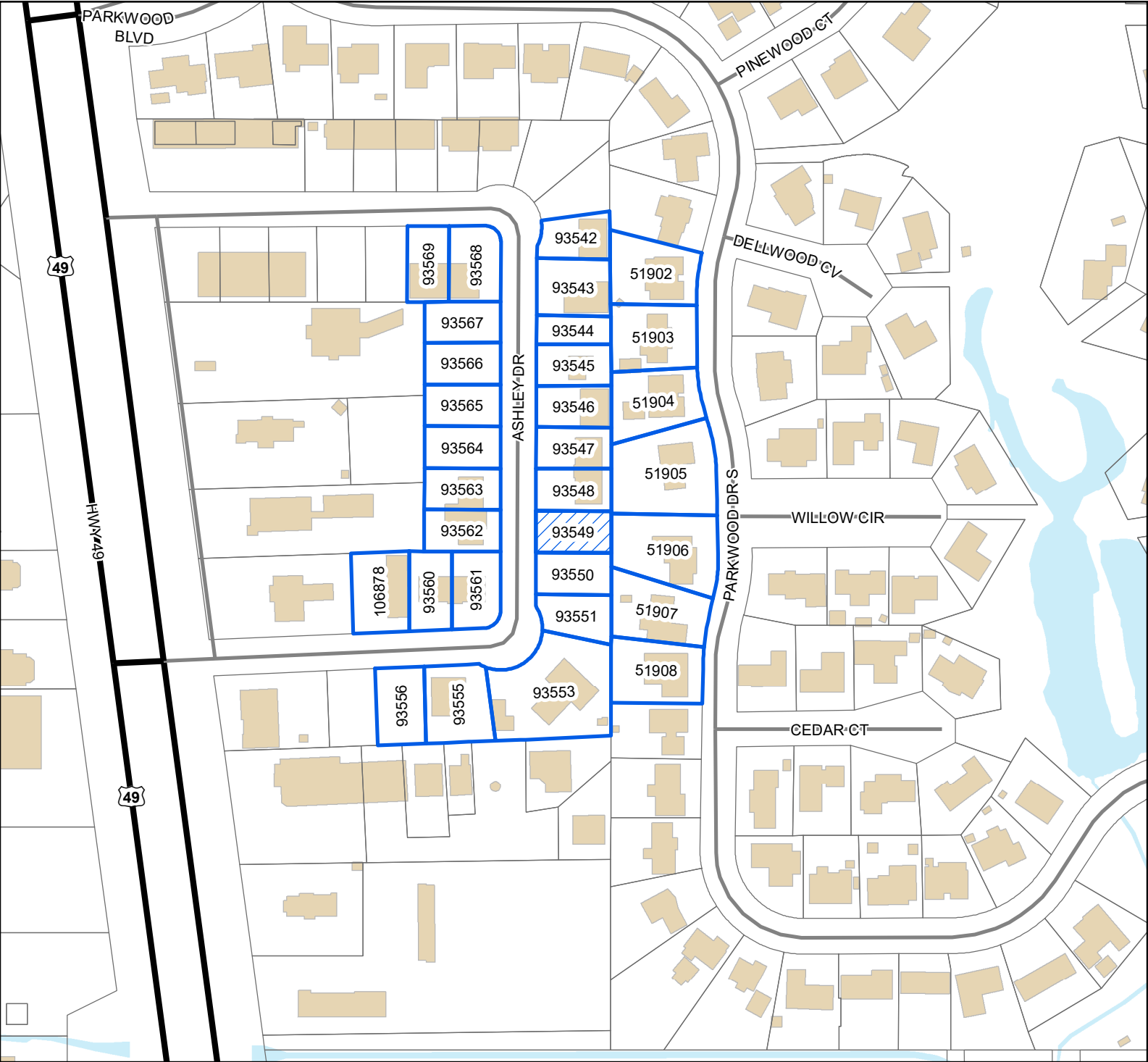
My Commission Expires:


NOTARY PUBLIC

EXHIBIT "A"

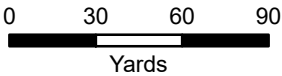
Lot 18, NORTHWOOD BUSINESS PARK, Highway 49 North, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 34 at Page 12.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			STEVEN BLAKENEY(OWNER)	12182 HWY 49	GULFPORT	MS	39503
			FREDDIE FOUNTAIN(AGENT)	1822 15TH STREET SUITE 12	GULFPORT	MS	39501
			Adjacent Property Owners(2308ZB100)				
93567	0808E-02-030.039		KEESLER FEDERAL CREDIT UNION	KEESLER AIR FORCE BASE	BILOXI	MS	39534
93565	0808E-02-030.037		RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DRIVE	GULFPORT	MS	39503
93546	0808E-02-030.018		ADUDDSELL & THIRIOT LLC	124 ELM LANE	PASS CHRISTIAN	MS	39571
51902	0808E-02-027.000		RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
93545	0808E-02-030.017		AMERICAN FAMILY ASSOCIATION INC	12280 ASHLEY DR	GULFPORT	MS	39503
93568	0808E-02-030.040		ORANGE BLOSSMAN LLC & ORANGE TREE L	P O BOX 444	WAVELAND	MS	39576
51908	0808E-02-021.000		KENDRICK JAMES D & LORI M	15670 PARKWOOD DR S	GULFPORT	MS	39503
51906	0808E-02-023.000		MCCALL JOSHUA CHRISTIAN	15652 PARKWOOD DR S	GULFPORT	MS	39503
51904	0808E-02-025.000		TUBBS FLOYD J & BARBARA T	15628 PARKWOOD DR S	GULFPORT	MS	39503
51907	0808E-02-022.000		HALL JEFFREY MARK & TEAERICA	15664 PARKWOOD DR S	GULFPORT	MS	39503
93543	0808E-02-030.015		GULF SOUTH MORTGAGE LLC	12292 ASHLEY DR	GULFPORT	MS	39503
93550	0808E-02-030.022		ALLISON KAREN PARKER REV TRUST	4832 KENDALL AVE	GULFPORT	MS	39507
51903	0808E-02-026.000		GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
51905	0808E-02-024.000		BATTLE VALLI & JONES PAMELIA	15460 PARKWOOD DRIVE SOUTH	GULFPORT	MS	39503
93556	0808E-02-030.028		NGUYEN KIM THI	1014 CASTINE POINTE BLVD	LONG BEACH	MS	39560
93555	0808E-02-030.027		RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
106878	0808E-02-030.057		BLACK BEAR & PUPPIES LLC	12206 HWY 49	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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RE: Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 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 Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-feet high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

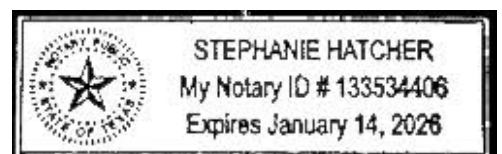
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB100

Hearing Date: August 17, 2023

Current Zoning/Use: B-4/ Commercial

Legal: Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The property is located on 0 Ashley Drive; in a B-4 zone. The owner is requesting a variance to grant a 15-foot rear yard setback where a 25-foot buffer is required when abutting a residential district.

- (a) The applicant states if they are required to adhere to the fifty-foot setback for the front yard, it would only allow for a building depth of 35-feet; to which the applicant believes, would not be a practical design for a building on this parcel.
- (b) In the application, the applicant cites the request is similar to what has already been granted for other properties in the surrounding area.
- (c) The variance requested is in order to allow the applicant the desired buildable space to develop on the parcel. Applicant also states that requesting zoning change to a zone with less setback requirements isn't feasible, even though it is adjacent to parcels zoned R-1-10.
- (d) There are many other buildings in this same commercial subdivision that were built previously and that do not meet the setbacks that this zoning district requires. Applicant goes on to state that those properties were either granted variances or were not required to meet the current requirements.
- (e) Applicant indicated that granting the variance for this parcel of property would be consistent with other properties in the surrounding commercial subdivision. No special privileges will be conferred.
- (f) This property is zoned B-4. While it doesn't state it on the City of Gulfport's Chart of Permitted Uses. It is administratively noted that if its allowable "by right" in a B-2 zone the same is allowable in a B-4 zone.

EXECUTIVE SUMMARY

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood do not meet the required 25-foot rear yard setback. Therefore, the proposed rear yard setback of 15-feet would be in harmony with the existing neighborhood. Please note that the applicant will be constructing building on two separate parcels. Therefore, both parcels must be combined before construction. In addition, applicant must provide a landscape buffer or a fence to protect the adjacent residential properties in the rear.

Any approval should consider these conditions:

- 1. Approval allows a rear yard setback of 15-feet where 25-feet is required.
- 2. Both parcels must be combined before submitting construction plans for permitting.
- 3. Applicant must provide a landscape buffer or a fence to protect the adjacent residential properties in the rear.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/7/2023.

Public Works: No conditions. Memo dated 8/7/2023.

Traffic and Safety: No conditions. Memo dated 8/7/2023.

Technical Report

VARIANCE

Building Code Services: No conditions. Memo dated 7/27/2023.

GIS: No conditions. Memo dated 3/2/2018.

Police Department: No comment as of 8/7/2023.

Fire Department: No conditions. Memo dated 7/27/2023.

City Arborist: No conditions. Memo dated 7/27/2023.

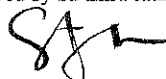
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Homes

Director of Urban Development Department



MEMORANDUM

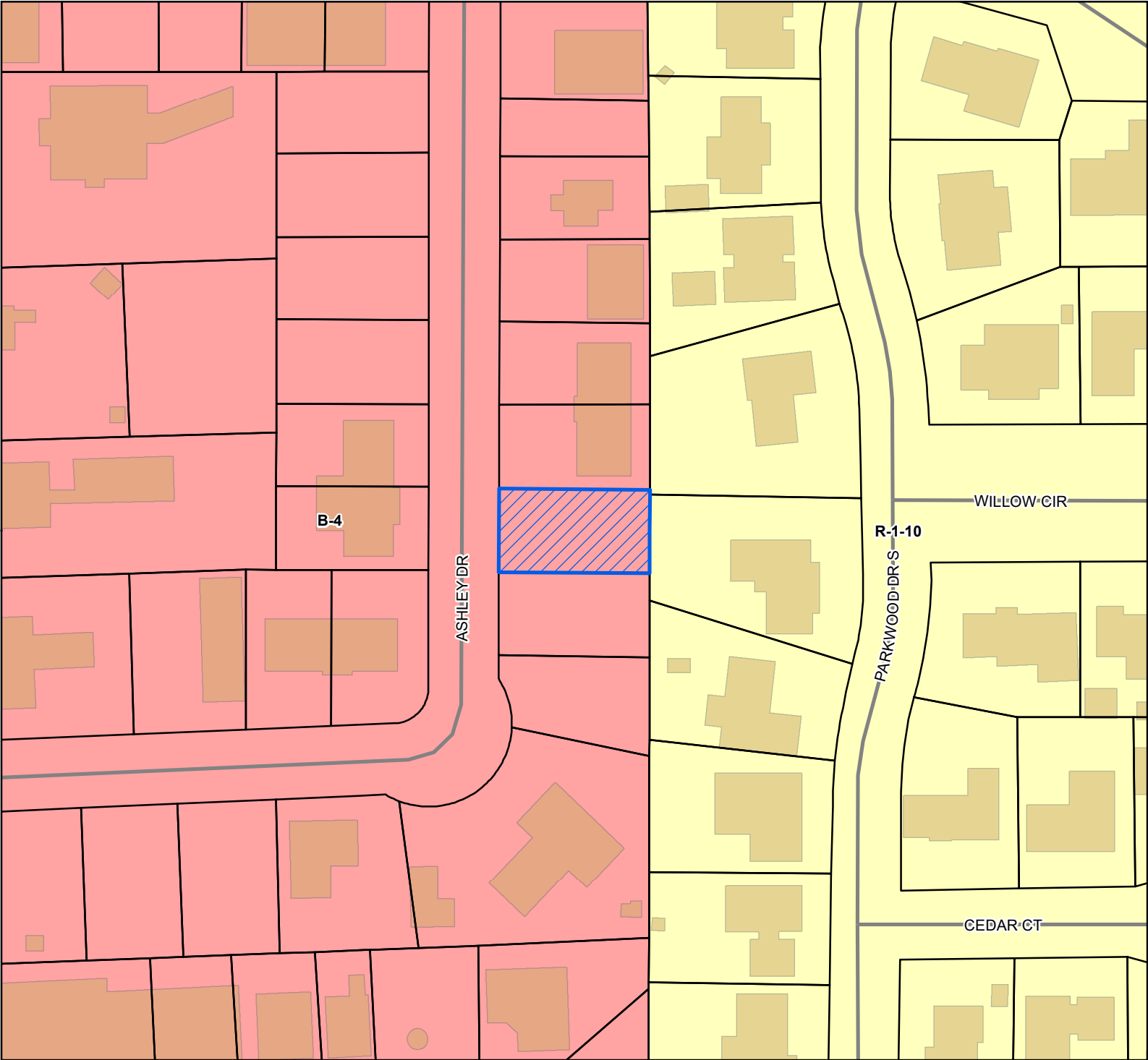
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB101:

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7



 Site

 Street

 Parcels

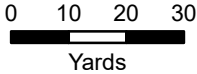
 Buildings

Zoning

 B-4 - Highway Business District

 R-1-10 - Single Family Residence (Low Density)

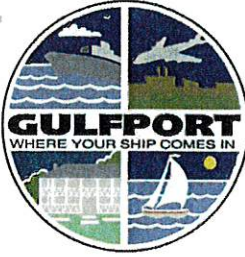
Site Information
0808E-02-030.021
Zoning: B-4 (Highway business)
Size: 6556 sqft
Flood: X



1 inch = 100 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

Case Number
23082B101

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

	Appeal of Planning Administrator
	Excessive Height
	Fence Variance
	Special Exception
✓	Variance

Tax Parcel Numbers

0	8	0	8	E	-	0	2	-	0	3	0	.	0	2	1					-										
					-							.								-						.				
					-							.								-						.				

Property Address: 0 Ashley Drive
 Lot(s) 16, Block(s) _____, Subdivision Northwood Business Parks

General Description of Request: Front yard setback variance to allow
41 ft Front yard setback where 50 ft is required.

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. We can only accept applications with original signatures.

OWNER

Steven Blakeney
 Printed Name of Owner
12182 Hwy 49
 Mailing Address
Gulfport MS 39503
 City State Zip code
228-760-1196
 Home Phone Work/Cell Phone
spblake91@gmail.com
 Email
Steven Blakeney
 Signature of Owner

AGENT

Freddie Fountain
 Printed Name of Agent
182215th Street, Ste. 12
 Mailing Address
Gulfport MS 39501
 City State Zip code
228-861-5209
 Home Phone Work/Cell Phone
freddie@fountainllc.com
 Email
Freddie Fountain
 Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All **FF** will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements

FF **Page one of this application**, completed and signed.

FF **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

FF **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

FF If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

FF An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

FF **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

FF I the owner/agent acknowledge this is a complete application



Designation of Agent

I, Steven Blakeney, being property owner of 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Freddie Fountain 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.

Steven Blakeney 7/6/2023
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 2023

Kristin L. Shaw
Notary Public



5/14/2024
Commission Expiration



Covenant Affidavit

I, Steven Blakeney, being owner or agent of the property 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

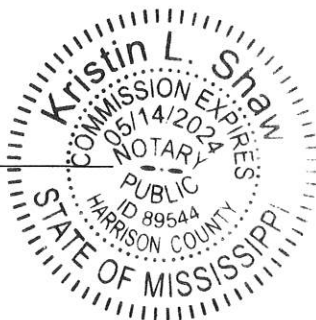
Steven Blakeney 7/6/2023
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 2023

Kristin L. Shaw
Notary Public

5/14/2024
Commission Expiration



Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Written Statement for Front Yard Setback Variance

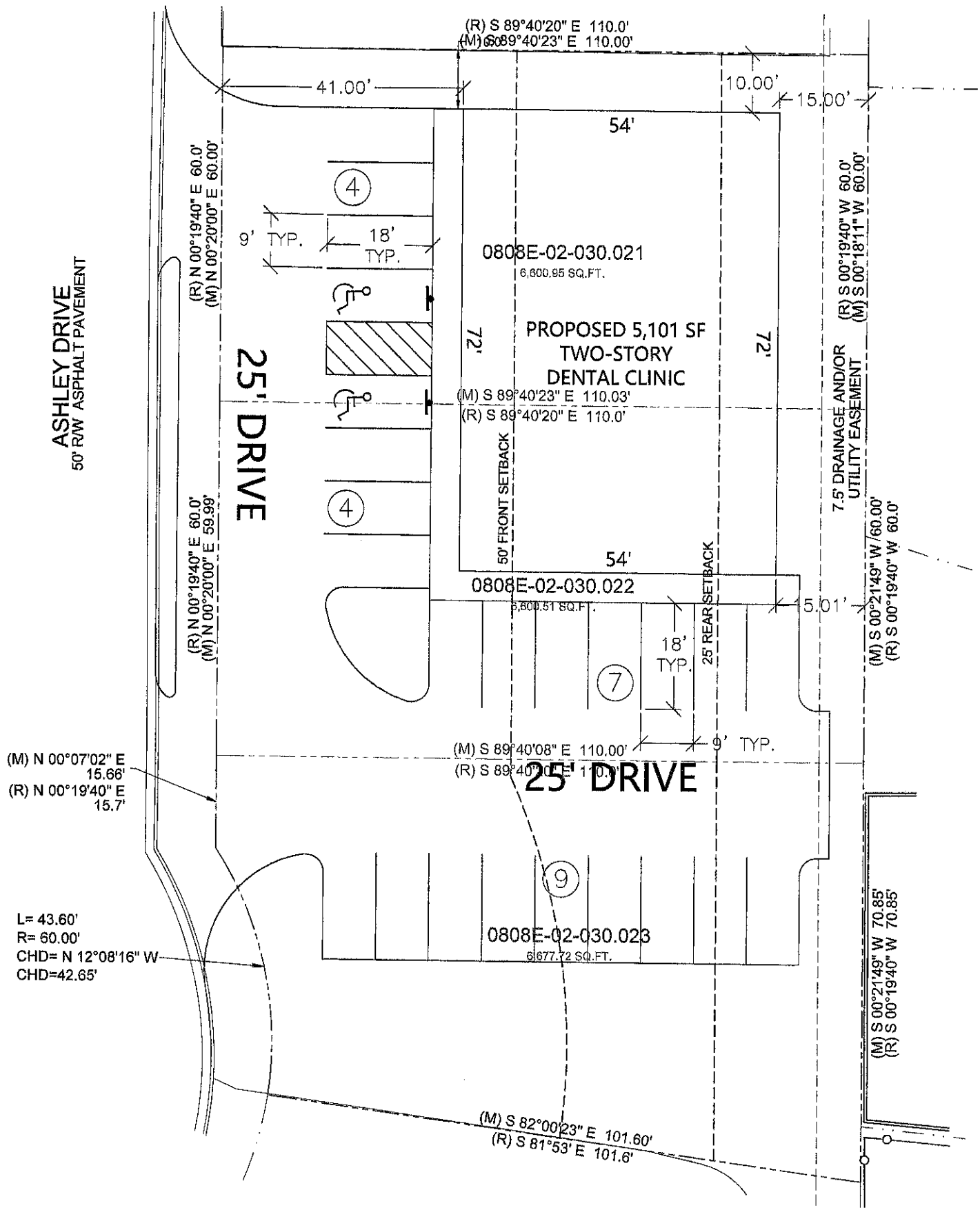
for

0 Ashley Drive

Parcel # - 0808E-02-030.021

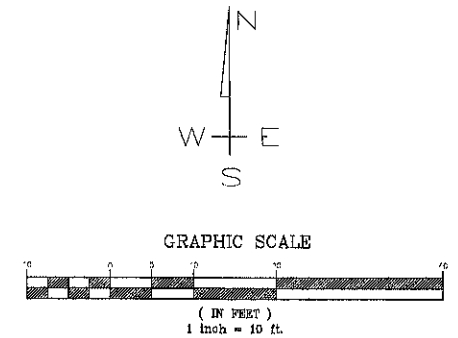
Fountain & Associates is making this application on behalf of Steven Blakeney. Freddie Fountain is the representative of Fountain & Associates that will be making the presentation. The property is located at 0 Ashley Drive in a B-4 zoning district. The owner is requesting a variance to grant a forty-one-foot front yard setback where fifty feet is required. Answers to all the required questions are below and numbered according to the variance submission applications' numbers.

1. The lot in question is not very deep. It is only 110' deep. This zoning district requires a 50' front setback and a 25' rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35'. This would not be a practical design for a building on this parcel.
2. This parcel was created years ago and was not how the applicant chose for the depth of the property to be. The request is not anything different than what has been granted for other properties in this same development.
3. The depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. A zone change to a different zoning district with less setback requirements would create a spot zoning situation which would cause more issues than a variance.
4. There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for in this application.
5. Other properties in this area have been granted similar variances. Therefore, granting this variance will not mean granting special benefits to this property that others have not been allowed to be granted.
6. The proposed use is by right.



SITE PLAN

SCALE: 1" = 10'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN 'X' FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE

ACREAGE: 0.45 +/- AC

ZONING: B4

SETBACKS:

FYSB - 50 FT
SYSB - 0 FT
RYSB - 0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)

BUILDING AREA = 5,101 SF

PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES

PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE

TERRY MORAN ENGINEERING
P.O. BOX 4075
BILLOXI, MS 39595
PH 228.696.4739
TERRY MORAN,
P.E., P.L.S.

23-005

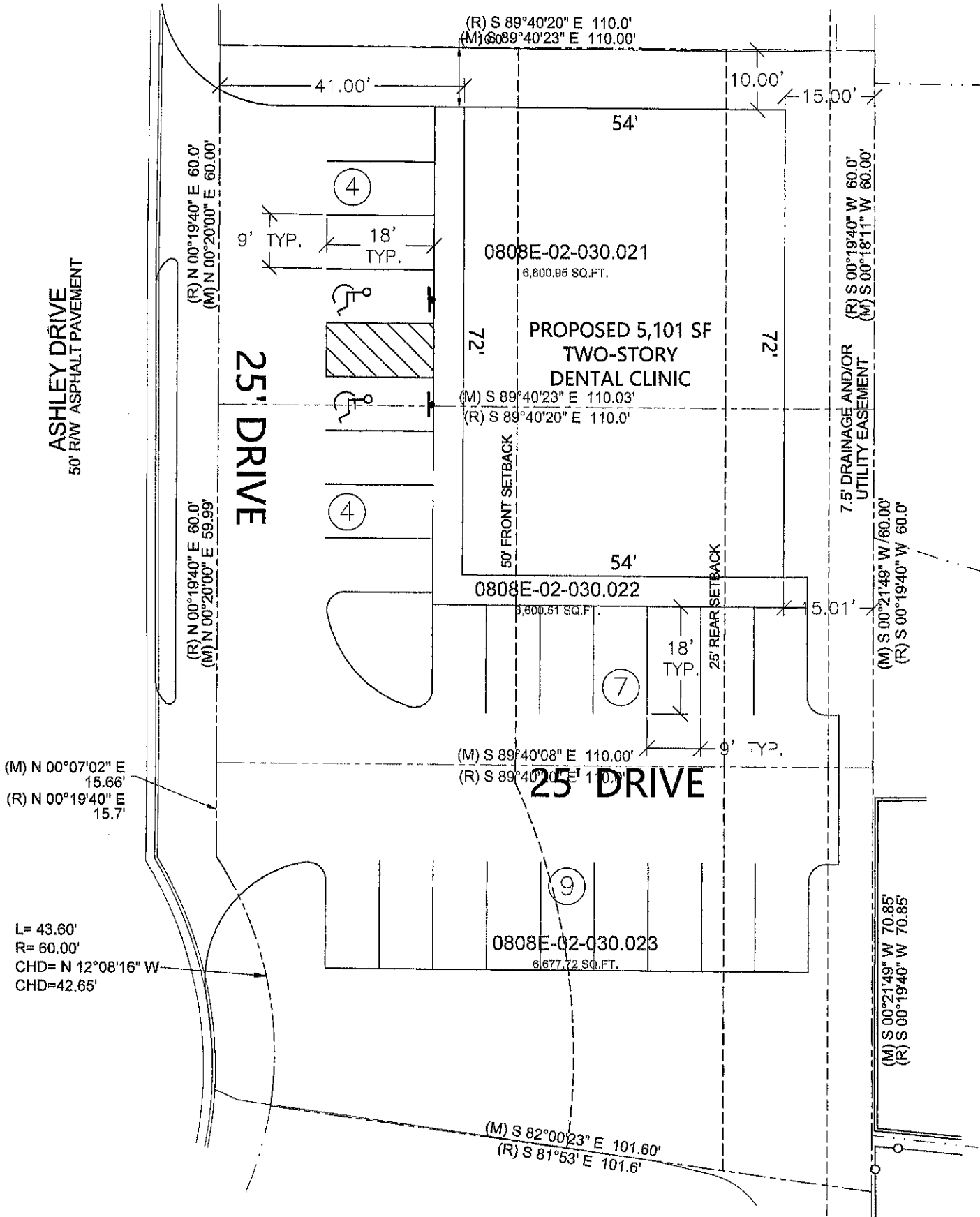
In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS

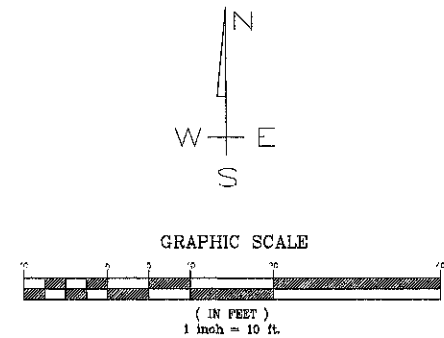
Sheet
C3

Date 07-05-2023
Drawn By F.O.F.
Check By T.M.
REV _____



SITE PLAN

SCALE: 1" = 10'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

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PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



23-005

TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4735

TERRY MORAN,
P.E., P.L.E.

In Association With



CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV

BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS



SCANNED



[Signature] 1st JUDICIAL DISTRICT
Instrument 2023-0012013-D-J1
Filed/Recorded 06/22/2023 1:58:01 PM
Total Fees 26.00
4 Pages Recorded

Indexing: Lot 18, Northwood Business Park S/D

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

1806 23rd Avenue, Suite A

Gulfport, MS 39501

(228)896-8962

File#4645

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 W. RAYBOURN, PAMELA J. RAYBOURN AND
DARREN W. RAYBOURN
15058 WHISPERWOOD DRIVE
GULFPORT, MS 39503
(228)669-7417**

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

**STEVEN BLAKENEY
12182 HWY 49
GULFPORT, MS 39503
(228)760-1196**

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

SEE EXHIBIT "A"

THE ABOVE described property is no part of the homestead of the Grantors nor any part thereof.

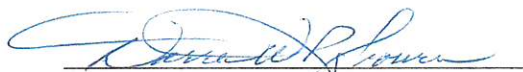
THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2023 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 this the 21 day of June, 2023.


ROBERT W. RAYBOURN


PAMELA J. RAYBOURN


DARREN W. RAYBOURN

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this the 21 day of June, 2023, within my jurisdiction, the within named **ROBERT W. RAYBOURN, PAMELA J. RAYBOURN AND DARREN W. RAYBOURN**, who acknowledged that they executed the above and foregoing instrument.

(SEAL)



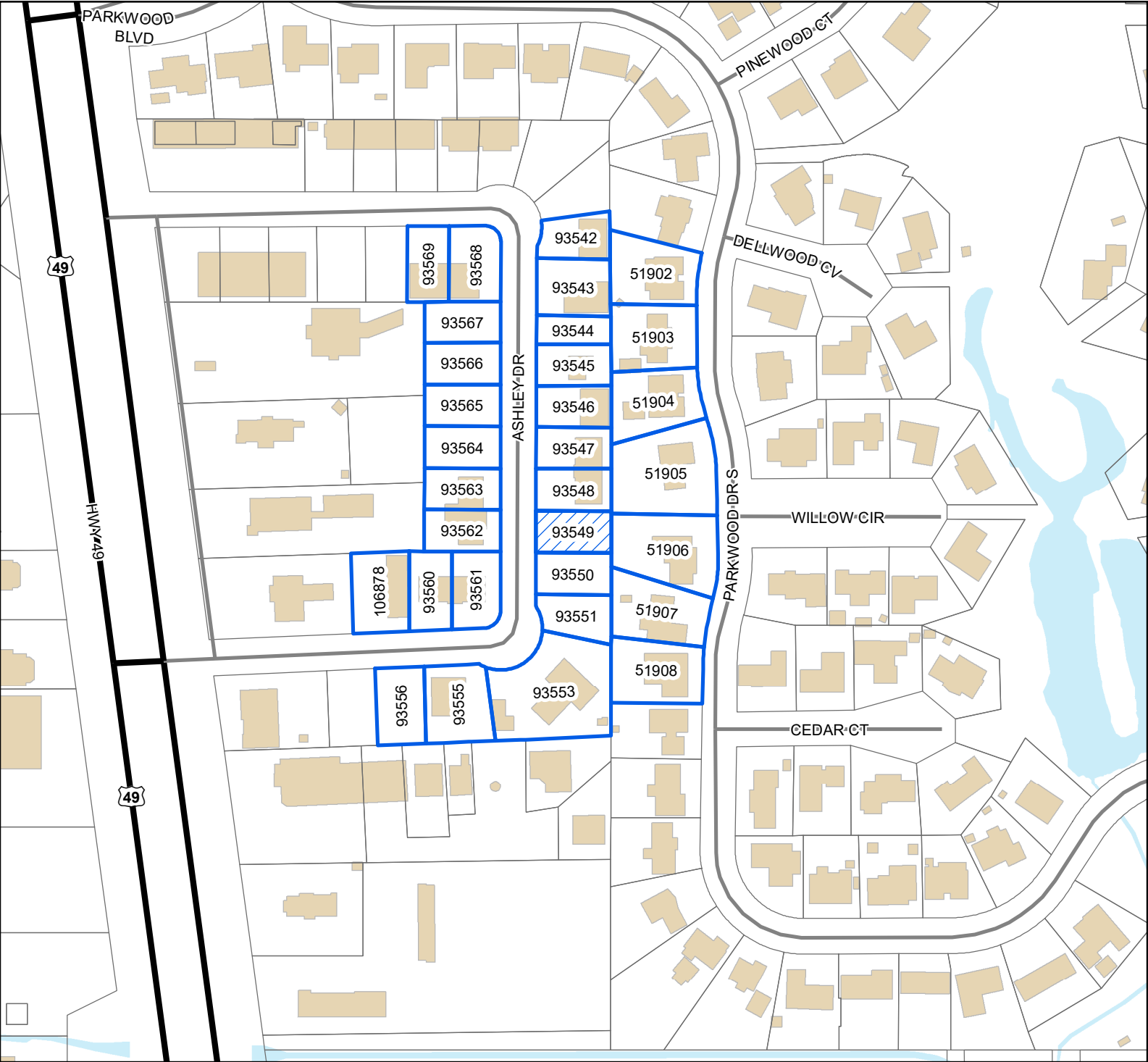
My Commission Expires:


NOTARY PUBLIC

EXHIBIT "A"

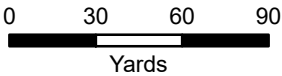
Lot 18, NORTHWOOD BUSINESS PARK, Highway 49 North, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 34 at Page 12.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			STEVEN BLAKENEY(OWNER)	12182 HWY 49	GULFPORT	MS	39503
			FREDDIE FOUNTAIN(AGENT)	1822 15TH STREET SUITE 12	GULFPORT	MS	39501
			Adjacent Property Owners(2308ZB101)				
93567	0808E-02-030.039		KEESLER FEDERAL CREDIT UNION	KEESLER AIR FORCE BASE	BILOXI	MS	39534
93565	0808E-02-030.037		RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DRIVE	GULFPORT	MS	39503
93546	0808E-02-030.018		ADUDDSELL & THIRIOT LLC	124 ELM LANE	PASS CHRISTIAN	MS	39571
51902	0808E-02-027.000		RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
93545	0808E-02-030.017		AMERICAN FAMILY ASSOCIATION INC	12280 ASHLEY DR	GULFPORT	MS	39503
93568	0808E-02-030.040		ORANGE BLOSSMAN LLC & ORANGE TREE L	P O BOX 444	WAVELAND	MS	39576
51908	0808E-02-021.000		KENDRICK JAMES D & LORI M	15670 PARKWOOD DR S	GULFPORT	MS	39503
51906	0808E-02-023.000		MCCALL JOSHUA CHRISTIAN	15652 PARKWOOD DR S	GULFPORT	MS	39503
51904	0808E-02-025.000		TUBBS FLOYD J & BARBARA T	15628 PARKWOOD DR S	GULFPORT	MS	39503
51907	0808E-02-022.000		HALL JEFFREY MARK & TEAERICA	15664 PARKWOOD DR S	GULFPORT	MS	39503
93543	0808E-02-030.015		GULF SOUTH MORTGAGE LLC	12292 ASHLEY DR	GULFPORT	MS	39503
93550	0808E-02-030.022		ALLISON KAREN PARKER REV TRUST	4832 KENDALL AVE	GULFPORT	MS	39507
51903	0808E-02-026.000		GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
51905	0808E-02-024.000		BATTLE VALLI & JONES PAMELIA	15460 PARKWOOD DRIVE SOUTH	GULFPORT	MS	39503
93556	0808E-02-030.028		NGUYEN KIM THI	1014 CASTINE POINTE BLVD	LONG BEACH	MS	39560
93555	0808E-02-030.027		RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
106878	0808E-02-030.057		BLACK BEAR & PUPPIES LLC	12206 HWY 49	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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

RE: Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 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 Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-feet high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

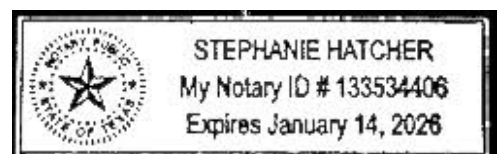
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB101

Hearing Date: August 17, 2023

Current Zoning/Use: B-4/ Commercial

Legal: Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to allow a front yard setback of 41-feet where 50-feet is required for a proposed new two-story dental clinic located on 0 Ashley Drive, zoned B-4 (Highway Business).

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood do not meet the required 50-foot front yard setback. Therefore, the proposed front yard setback of 41-feet would be in harmony with the existing neighborhood. Further, the existing site shall have access to city sewer and water. In addition, site will be protected by City of Gulfport's Fire Department and Police Department.

- (a) The applicant notes that the property is 110' deep and the B-4 zoning district requires a 50-foot front setback and a 25-foot rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35-feet.
- (b) In the application, the applicant cites that because the existing neighborhood does not meet the required setbacks of 50-feet, the request is not anything different from what has been granted for other properties in this same development.
- (c) These variances are requested due to the depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. Further, the applicant sites that requesting a Zoning Map Amendment for a zoning change with a lesser setback requirement would create spot zoning.
- (d) The applicant states, "There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for by the applicant."
- (e) The existing structures in this particular neighborhood does not currently meet the required 50-foot front yard setback, therefore, granting of the variance will not confer on the applicant any special privileges.
- (f) This property is zoned B-4 (Highway business), and the proposed use is permitted by right.

EXECUTIVE SUMMARY

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood do not meet the required 50-foot front yard setback. Therefore, the proposed front yard setback of 41-feet would be in harmony with the existing neighborhood

Any approval should consider these conditions:

1. Approval allows a front setback of 41-feet where 50-feet is required.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/7/2023.

Public Works: No conditions. Memo dated 8/7/2023.

Traffic and Safety: No conditions. Memo dated 8/7/2023.

Building Code Services: No conditions. Memo dated 7/27/2023.

GIS: No conditions. Memo dated 7/27/2023.

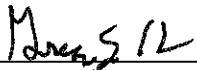
Police Department: No comment as of 8/7/2023.

Fire Department: No conditions. Memo dated 7/27/2023.

City Arborist: No conditions. Memo dated 7/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



MEMORANDUM

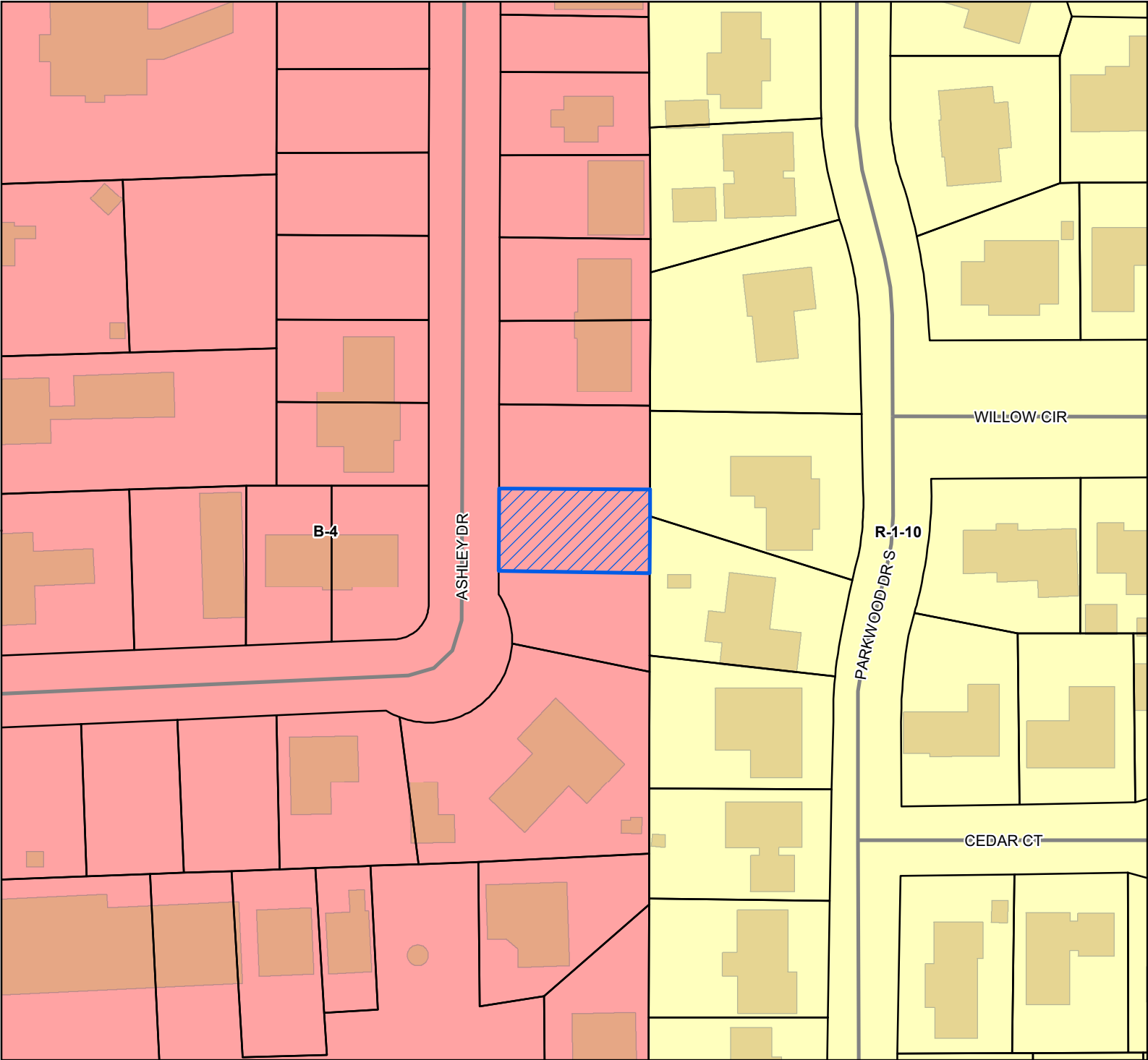
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB102:

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7



 Site

 Street

 Parcels

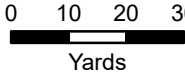
 Buildings

Zoning

 B-4 - Highway Business District

 R-1-10 - Single Family Residence (Low Density)

Site Information
0808E-02-030.022
Zoning: B-4 (Highway business)
Size: 6531 sqft
Flood: X



1 inch = 100 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

Case Number
2308 ZB102

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

	Appeal of Planning Administrator
	Excessive Height
	Fence Variance
	Special Exception
✓	Variance

Tax Parcel Numbers

0	8	0	8	E	-	0	2	-	0	3	0	.	0	2	2															

Property Address: 0 Ashley Drive
Lot(s) 19, Block(s) _____, Subdivision Northwood Business Park

General Description of Request: Front yard setback variance to allow 41ft
front yard setback where 50 ft is required.

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. We can only accept applications with original signatures.

OWNER

Karen Allison Parker
Printed Name of Owner
4832 Kendall Avenue
Mailing Address
Gulfport Ms 39507
City State Zip code
Karen Allison Parker
Home Phone _____ Work/Cell Phone _____
Email Karen Allison Parker
Signature of Owner

AGENT

Freddie Fountain
Printed Name of Agent
1822 15th Street, Ste. 12
Mailing Address
Gulfport Ms 39501
City State Zip code
228-861-5209
Home Phone _____ Work/Cell Phone _____
Freddie @ Fountain LLC.com
Email Freddie Fountain
Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All  will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

 **Page one of this application**, completed and signed.

 **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

 **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

 If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

 An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

 **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

 I the owner/agent acknowledge this is a complete application



Designation of Agent

I, Karen Allison Parker, being property owner of 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Freddie Fountain 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.

Karen Allison Parker

Signature

7/6/2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 2023

Kristin L. Shaw

Notary Public





Covenant Affidavit

I, Karen Allisen Parker, being owner or agent of the property 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Karen Allison Parker 7/6/2023
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 2023

Kristin L. Shaw
Notary Public

5/14/2024
Commission Expiration



Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

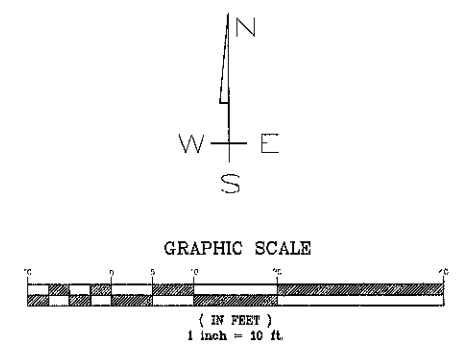
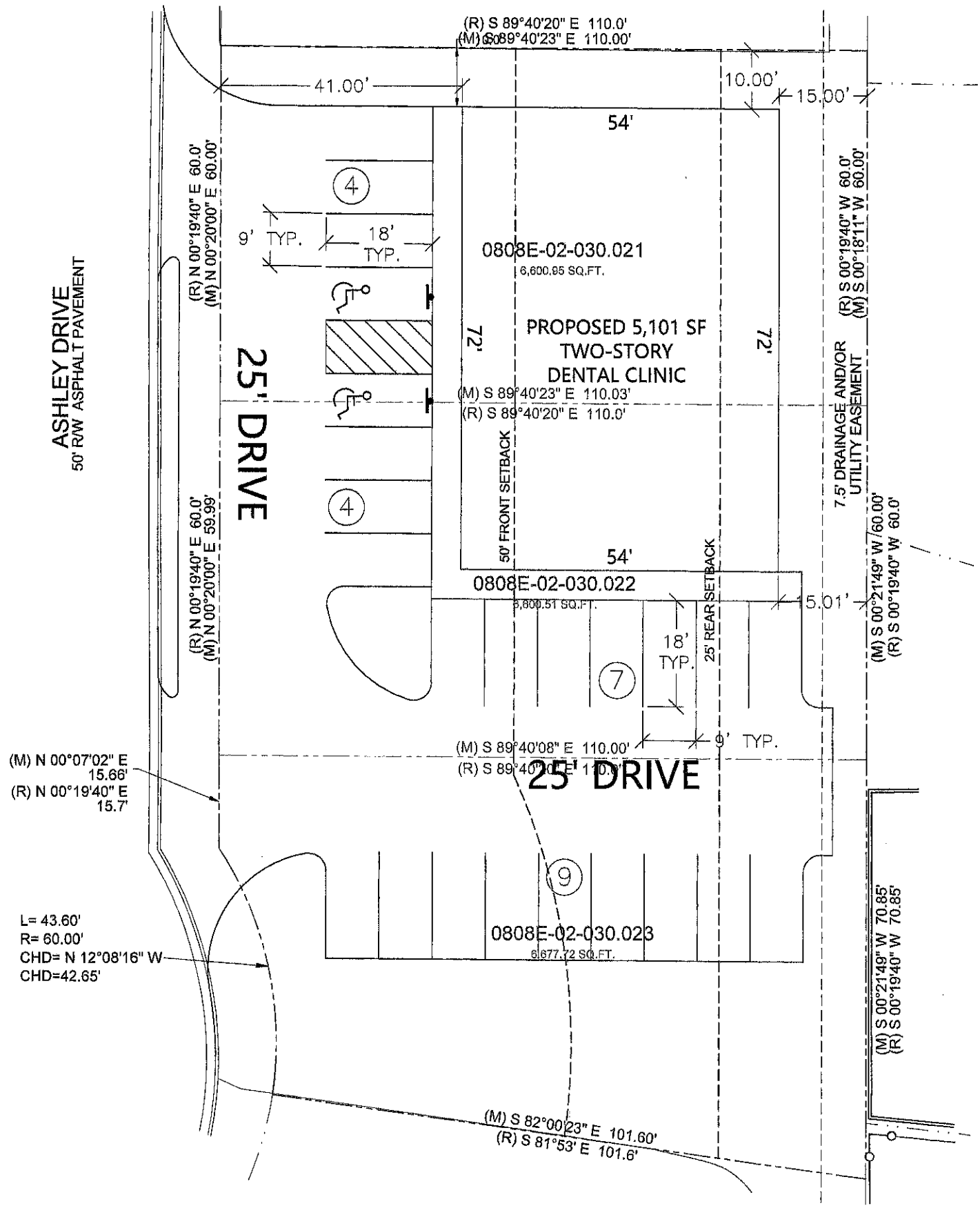
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Written Statement for Front Yard Setback Variance **for** **0 Ashley Drive** **Parcel # - 0808E-02-030.022**

Fountain & Associates is making this application on behalf of Steven Blakeney. Freddie Fountain is the representative of Fountain & Associates that will be making the presentation. The property is located at 0 Ashley Drive in a B-4 zoning district. The owner is requesting a variance to grant a forty-one-foot front yard setback where fifty feet is required. Answers to all the required questions are below and numbered according to the variance submission applications' numbers.

1. The lot in question is not very deep. It is only 110' deep. This zoning district requires a 50' front setback and a 25' rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35'. This would not be a practical design for a building on this parcel.
2. This parcel was created years ago and was not how the applicant chose for the depth of the property to be. The request is not anything different than what has been granted for other properties in this same development.
3. The depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. A zone change to a different zoning district with less setback requirements would create a spot zoning situation which would cause more issues than a variance.
4. There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for in this application.
5. Other properties in this area have been granted similar variances. Therefore, granting this variance will not mean granting special benefits to this property that others have not been allowed to be granted.
6. The proposed use is by right.



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN 'X' FLOOD ZONE PER
FEMA PANEL 26047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE	
ACREAGE:	0.45 +/- AC
ZONING:	B4
SETBACKS:	
FYSB -	50 FT
SYSB -	0 FT
RYSB -	0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)
BUILDING AREA =	5,101 SF
PARKING REQUIRED =	DENTIST OFFICE = 1 PER 300 SF = 17 SPACES
PARKING PROVIDED =	24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILLOXI, MS 39535

PH 228.896.4733

TERRY MORAN,
P.E., P.L.S.

23-005

In Association With



FOUNTAIN &
ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

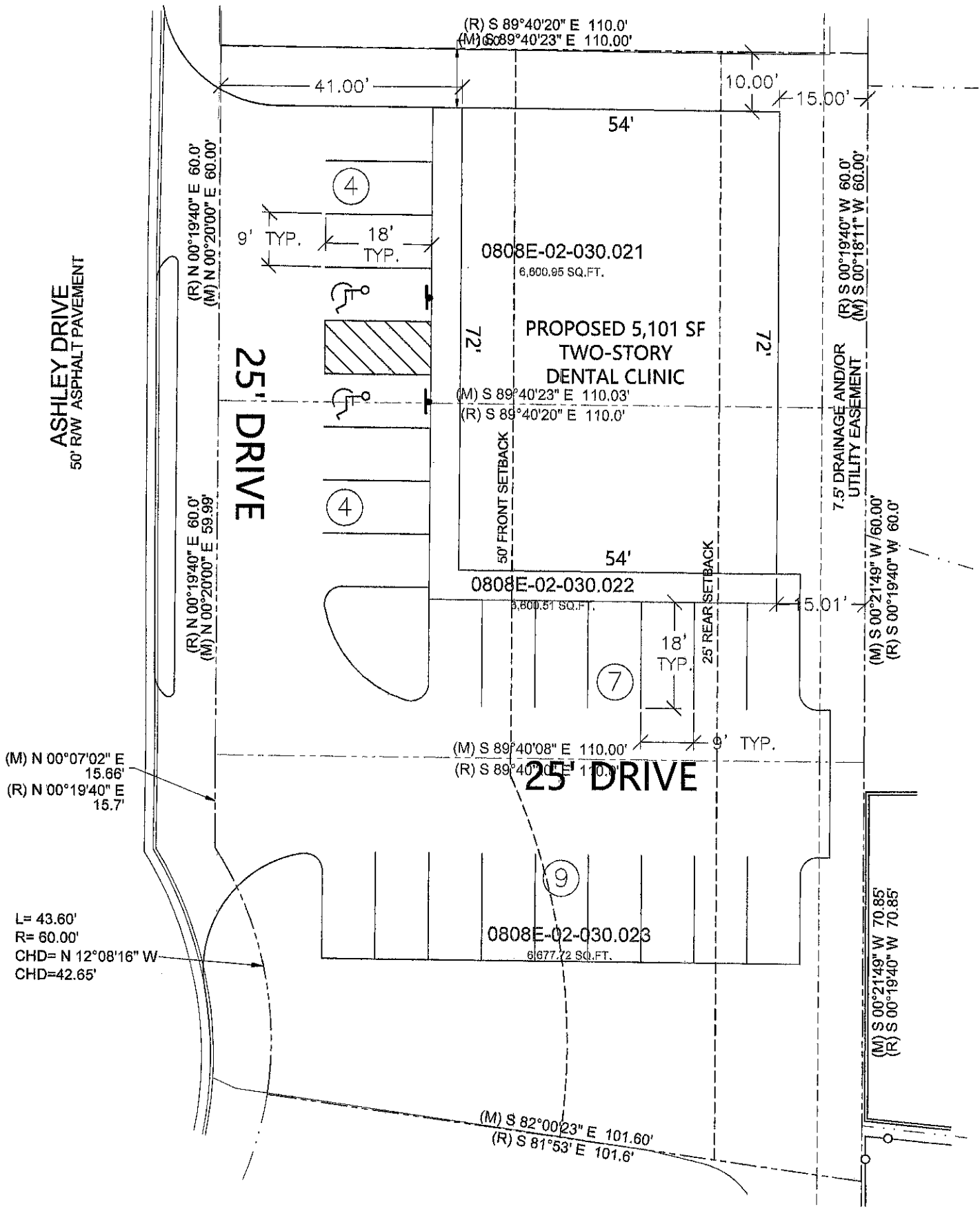
Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV

BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS

Sheet
3

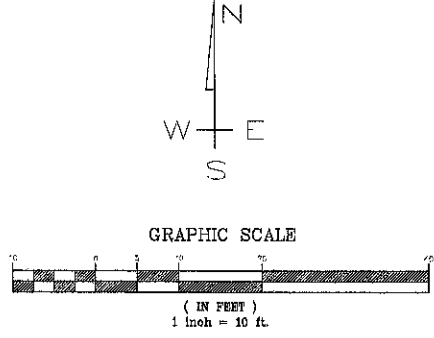
SITE PLAN

SCALE: 1" = 10'-0"



SITE PLAN

SCALE: 1" = 10'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE

ACREAGE: 0.45 +/- AC
ZONING: B4
SETBACKS:
FYSB - 50 FT
SYSB - 0 FT
RYSB - 0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)
BUILDING AREA = 5,101 SF
PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES
PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE

TERRY MORAN ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535
PH 228.666.4739

TERRY MORAN,
P.E., P.L.S.

23-005

In Association With

FA FOUNTAIN & ASSOCIATES

CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV _____

**BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS**



1st Judicial District
Instrument 2020- 2578 - D- J1
Filed/Recorded 03/05/2020 9:51 AM
Total Fees \$ 26.00
5 Pages Recorded

PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB #10113
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

INDEXING INSTRUCTIONS:

NW 1/4 of SW 1/4, S4-T7S-R11W; Lots 19 & 20,
Northwood Business Park Subdivision

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

**CERTIFICATE OF TRUST AGREEMENT
KAREN PARKER ALLISON REVOCABLE TRUST**

Pursuant to the provisions of Sections 91-8-407 and 91-8-1013 of the Mississippi Code of 1972 (as amended), the Trustee of the following named trust hereby executes this Certificate of Trust Agreement containing the following:

1. The name of the trust and effective date are:

Karen Parker Allison Revocable Trust, dated March 3, 2020
2. The name and mailing address of the Grantor is:

Karen Parker Allison
4832 Kendall Avenue
Gulfport, Mississippi 39507
(228) 263-0203
3. The name and mailing address of the Trustee is:

Karen Parker Allison
4832 Kendall Avenue
Gulfport, Mississippi 39507
(228) 263-0203

4. The description of all real property owned by or conveyed to the Trust is:

See Exhibit "A" attached hereto.

5. The administrative or managerial powers of the Trustee in a pending transaction or relevant to the request:

All powers contained in Article 8 of the Mississippi Uniform Trust Code (Sections 91-8-101 through 91-8-817 of the Mississippi Code of 1972, as amended).

6. During the lifetime of the Grantor, this Trust may be amended or revoked. Upon the death of the Grantor, this Trust shall become irrevocable.

7. When and if Co-Trustees are serving, they, in their discretion, may designate any one or more of them to perform ministerial acts in connection with the administration of the trust without the joinder of the others, including (but not limited to) the signing of checks and the issuance of receipts for money received and the depositing thereof to the trust's account. All other acts require execution by all Co-Trustees serving thereunder.

8. If the Grantor becomes unable (by reason of Grantor's death or incapacity) or unwilling to serve as Trustee hereunder, then the Grantor's husband, **WILLIAM REED ALLISON, JR.**, shall serve as successor Trustee. If the Grantor's husband should be or become unable or unwilling to serve, then the Grantor's son, **STEVEN PARKER BLAKENEY**, shall serve as Trustee hereunder.

A certified copy of the Grantor's death certificate shall serve as evidence of death. Further, a determination of the Grantor's disability or incapacity shall require the affidavits of two (2) physicians duly licensed in any state, stating that they have personally examined the Grantor and have determined to a reasonable degree of medical certainty that she is incapable of managing her own affairs.

9. As per Treasury Regs. 1.671-4(b) & 301.6109-1(a)(2), it is not necessary for the Grantor to establish a separate tax ID number for a revocable living trust provided the Grantor is serving as Trustee. Therefore, the Grantor's social security number may be used for reporting purposes until further notice.

10. All property may be taken by the Trust in the following name:

- (a) Karen Parker Allison Revocable Trust, dated March 3, 2020; or
- (b) Karen Parker Allison, Trustee under the Karen Parker Allison Revocable Trust, dated March 3, 2020.

11. The anticipated date of termination of the Trust is:

Upon the distribution of all assets of the Trust or revocation of the Trust by the Grantor.
The Trust has not been revoked or amended as to any information contained herein as
of the date of execution of this Certificate of Trust.

IN WITNESS WHEREOF, the Grantor and Trustee have executed this Certificate on this 3rd
day of March, 2020.

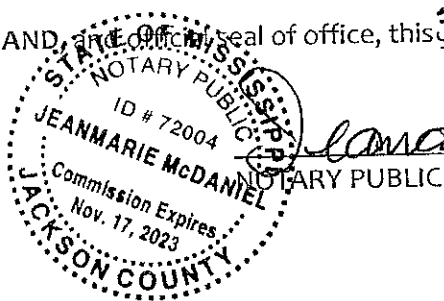
Karen Parker Allison
Karen Parker Allison
GRANTOR

Karen Parker Allison
Karen Parker Allison
TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the
aforesaid jurisdiction, the within named **KAREN PARKER ALLISON**, who acknowledged that she signed and
delivered the above and foregoing instrument on the day and year therein set forth and mentioned.

GIVEN UNDER MY HAND, and the seal of office, this 3rd day of March, 2020.



\\PMPM-APPS02\Folders\ Clients\56573\EP\Drafts\transfer doc's\COT - H1.wpd

EXHIBIT "A"

A parcel of land situated and being located in the NW 1/4 of the SW 1/4 of Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at a point on the east right-of-way of U. S. Highway 49, said point being the southwest corner of Lot 28, Northwood Business Park Subdivision, as recorded in Subdivision Plat Book 34, Page 12; thence N 87° 37' 20" E 318 feet along the south line of Northwood Business Park Subdivision to the Point of Beginning; thence continue N 87° 37' 20" E 38.00 feet along said south line of Northwood Business Park Subdivision; thence S 00° 22' 40" E 105.0 feet; thence S 87° 37' 20" W 38.00 feet; thence N 02 22 40 W 105.00 feet, to the said Point of Beginning. Said parcel of land contains 0.092 acre, more or less.

EASEMENT DESCRIPTION for Ingress-Egress:

A parcel of land situated and being located in the NW 1/4 of the SW 1/4 of Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at a point on the east right-of-way of U. S. Highway 49, said point being the southwest corner of Lot 28, Northwood Business Park Subdivision as recorded in Subdivision Plat Book 34, Page 12; thence S 07° 28' 20" E 105.35 feet along the east right-of-way of U. S. Highway 49, to the Point of Beginning; thence N 87° 37' 20" E 342.98 feet; thence S 00° 22' 40" E 25.00 feet; thence S 87° 37' 20" W 339.88 feet, to the east right-of-way of U. S. Highway 49; thence N 07° 28' 20" W 25.08 feet along said east right-of-way of U. S. Highway 49, to the said Point of Beginning. Said parcel of land contains 0.196 acres, more or less.

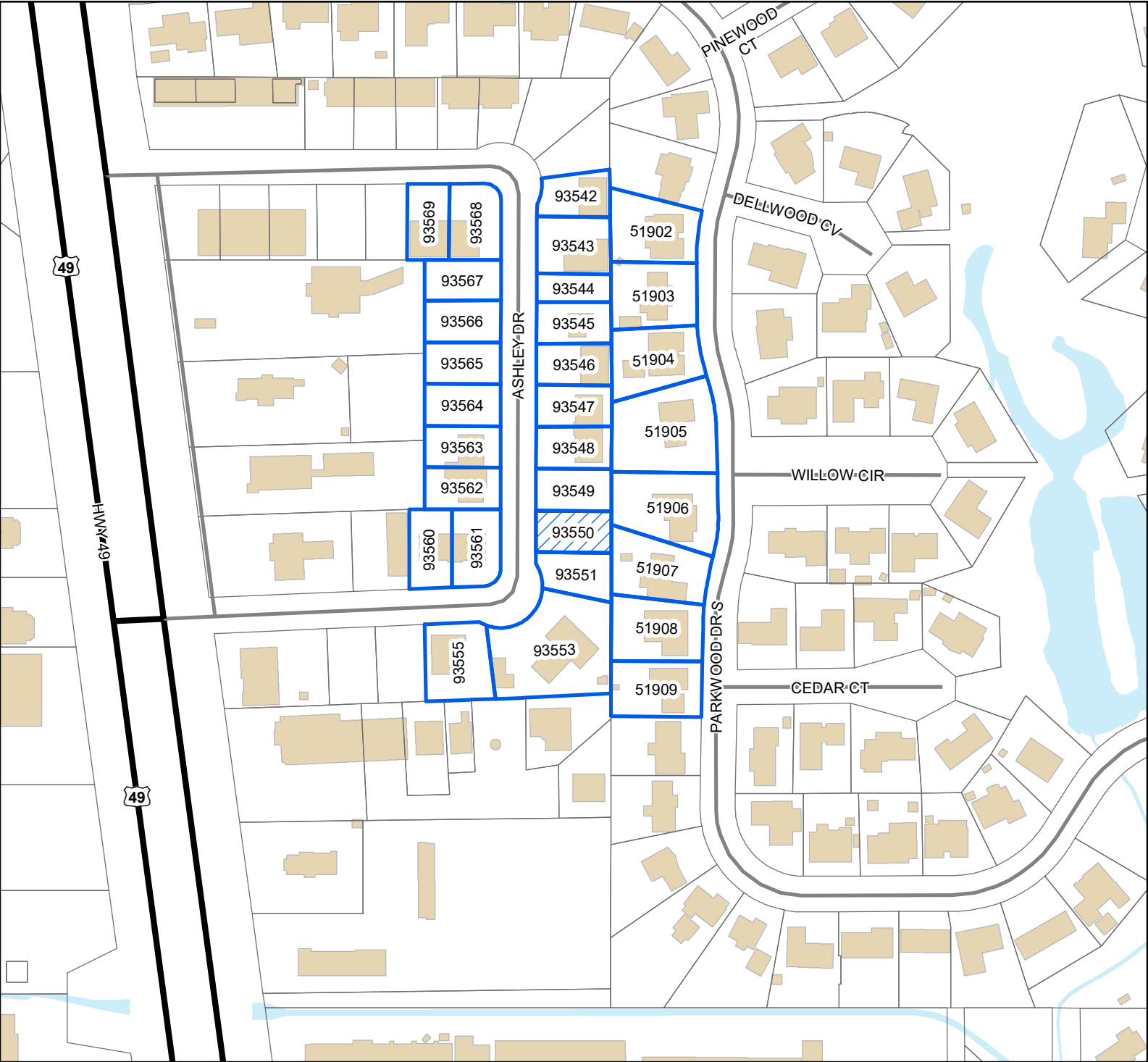
Being the same property conveyed by Karen Blakeney, Executrix of the Estate of Charlton Bryan Blakeney, deceased, to Karen Blakeney in that certain Executrix's Deed dated June 15, 2016, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records as Instrument Number 2016-4466-D-J1. Parcel Number 0808E-02-030.056.

Lot 19 and 20, NORTHWOOD BUSINESS PARK SUBDIVISION, Highway 49 North, as per 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 as per Plat Book 34 at Page 12 thereof.

Being the same property conveyed by Karen Blakeney, Executrix of the Estate of Charlton Bryan Blakeney, deceased, to Karen Blakeney in that certain Executrix's Deed dated June 15, 2016, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records as Instrument Number 2016-4471-D-J1. Parcel Numbers 0808E-02-030.022 and 0808E-02-030.023.

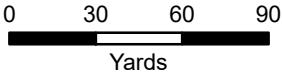
Page, Mannino, Peresich & McDermott, PLLC, prepared the foregoing instrument based solely on instructions from Grantor and has not independently verified the legal description. The accuracy of the legal description set forth herein is not warranted by Page, Mannino, Peresich & McDermott, PLLC.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			KAREN ALLISON PARKER(OWNER)	4832 KENDALL AVE	GULFPORT	MS	39507
			FREDDIE FOUNTAIN(AGENT)	1822 15TH STREET SUITE 12	GULFPORT	MS	39501
			Adjacent Property Owners(2308ZB102)				
93567	0808E-02-030.039		KEESLER FEDERAL CREDIT UNION	KEESLER AIR FORCE BASE	BILOXI	MS	39534
93565	0808E-02-030.037		RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DRIVE	GULFPORT	MS	0
93546	0808E-02-030.018		ADUDDSELL & THIRIOT LLC	124 ELM LANE	PASS CHRISTIAN	MS	39571
51902	0808E-02-027.000		RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
93545	0808E-02-030.017		AMERICAN FAMILY ASSOCIATION INC	12280 ASHLEY DR	GULFPORT	MS	39503
93568	0808E-02-030.040		ORANGE BLOSSMAN LLC & ORANGE TREE L	P O BOX 444	WAVELAND	MS	39576
51908	0808E-02-021.000		KENDRICK JAMES D & LORI M	15670 PARKWOOD DR S	GULFPORT	MS	39503
51906	0808E-02-023.000		MCCALL JOSHUA CHRISTIAN	15652 PARKWOOD DR S	GULFPORT	MS	39503
51904	0808E-02-025.000		TUBBS FLOYD J & BARBARA T	15628 PARKWOOD DR S	GULFPORT	MS	39503
51907	0808E-02-022.000		HALL JEFFREY MARK & TEAERICA	15664 PARKWOOD DR S	GULFPORT	MS	39503
93543	0808E-02-030.015		GULF SOUTH MORTGAGE LLC	12292 ASHLEY DR	GULFPORT	MS	39503
51903	0808E-02-026.000		GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
51905	0808E-02-024.000		BATTLE VALLI & JONES PAMELIA	15460 PARKWOOD DRIVE SOUTH	GULFPORT	MS	39503
93555	0808E-02-030.027		RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
51909	0808E-02-020.000		MAX RENTALS LLC -L/E-	12803 JACKSON LEE DR	OCEAN SPRINGS	MS	39564



Legend

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



1 inch = 200 feet



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

RE: Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 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 Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

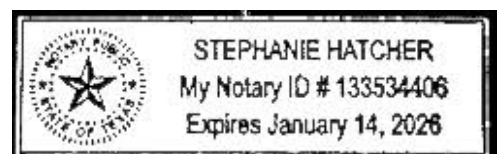
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB102

Hearing Date: August 17, 2023

Current Zoning/Use: B-4 / Vacant

Legal: Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to allow a front yard setback of 41-feet where 50-feet is required for a proposed new two-story dental clinic at tax parcel 0808E-02-030.022 located on Ashley Drive, zoned B-4 (Highway Business).

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood does not meet the required 50-foot front yard setback. Therefore, the proposed front yard setback of 41-feet would be in harmony with the existing neighborhood. Further, the existing site shall have access to city sewer and water. In addition, site will be protected by City of Gulfport's Fire Department and Police Department.

- (a) The applicant notes that the property is 110' deep and the B-4 zoning district requires a 50-foot front setback and a 25-foot rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35-feet.
- (b) In the application, the applicant cites that because the existing neighborhood does not meet the required setbacks of 50-feet, the request is not anything different from what has been granted for other properties in this same development.
- (c) These variances are requested due to the depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. Further, the applicant sites that requesting a Zoning Map Amendment for a zoning change with a lesser setback requirement would create spot zoning.
- (d) The applicant states, "There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for by the applicant."
- (e) The existing structures in this particular neighborhood does not currently meet the required 50-foot front yard setback, therefore, granting of the variance will not confer on the applicant any special privileges.
- (f) This property is zoned B-4 (Highway business), and the proposed use is permitted by right.

EXECUTIVE SUMMARY

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood does not meet the required 50-foot front yard setback. Therefore, the proposed front yard setback of 41-feet would be in harmony with the existing neighborhood

Any approval should consider these conditions:

1. Approval allows a front setback of 41-feet where 50-feet is required.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/7/2023.

Public Works: No conditions. Memo dated 8/7/2023.

Technical Report

VARIANCE

Traffic and Safety: No conditions. Memo dated 8/7/2023.

Building Code Services: No conditions. Memo dated 7/27/2023.

GIS: No conditions. Memo dated 7/27/2023.

Police Department: No comment as of 8/7/2023.

Fire Department: No conditions. Memo dated 7/27/2023.

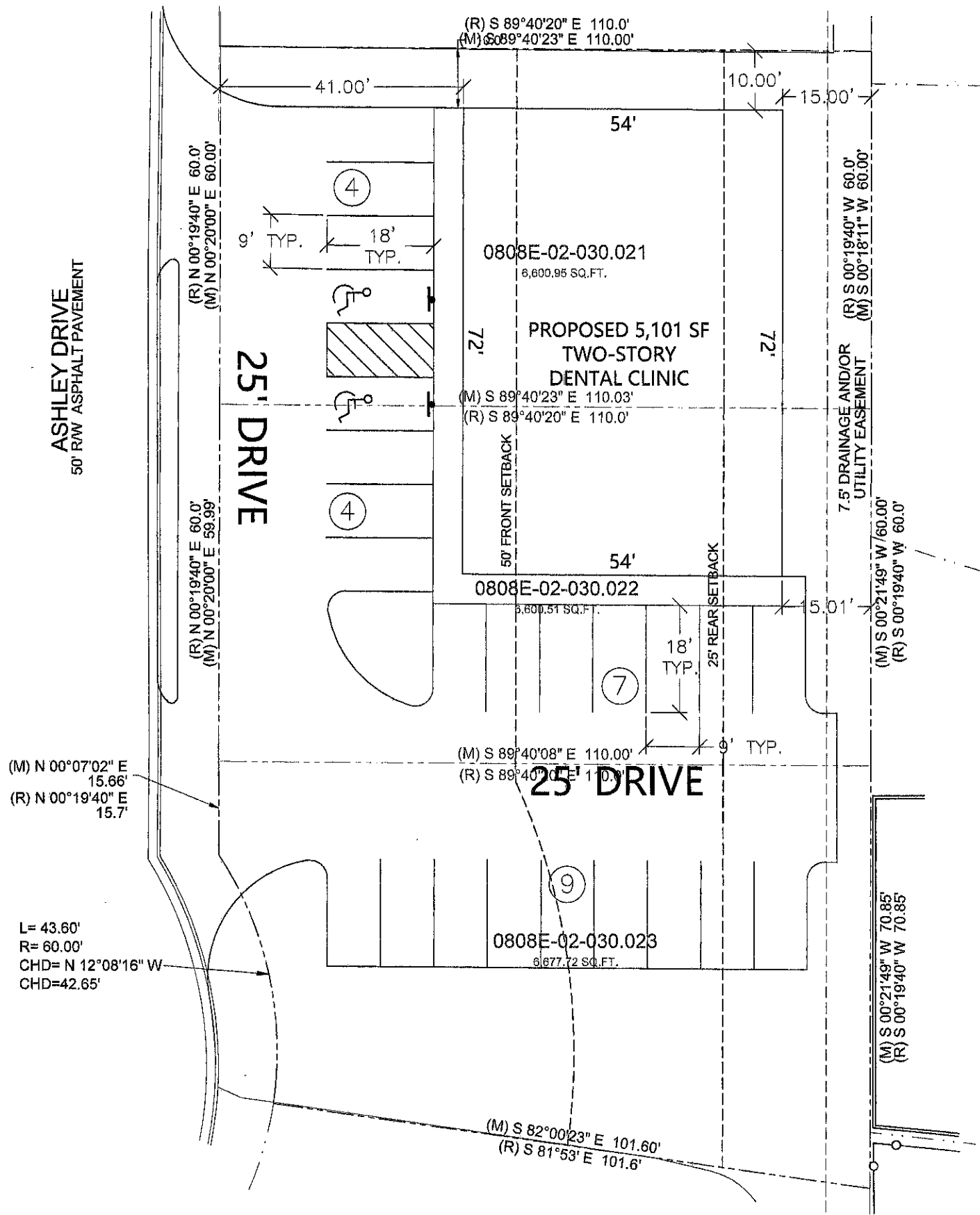
City Arborist: No conditions. Memo dated 7/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

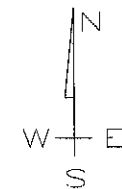


Greg Holmes
Director of Urban Development Department

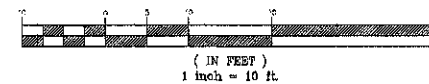


SITE PLAN

SCALE: 1" = 10'-0"



GRAPHIC SCALE



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME
SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE

ACREAGE: 0.45 +/- AC

ZONING: B4

SETBACKS:

FYSB - 50 FT
SYSB - 0 FT
RYSB - 0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)

BUILDING AREA = 5,101 SF

PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES

PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BILOXI, MS 39535

PH 228.898.4733

TERRY MORAN,
P.E., P.L.G.

23-005

In Association With

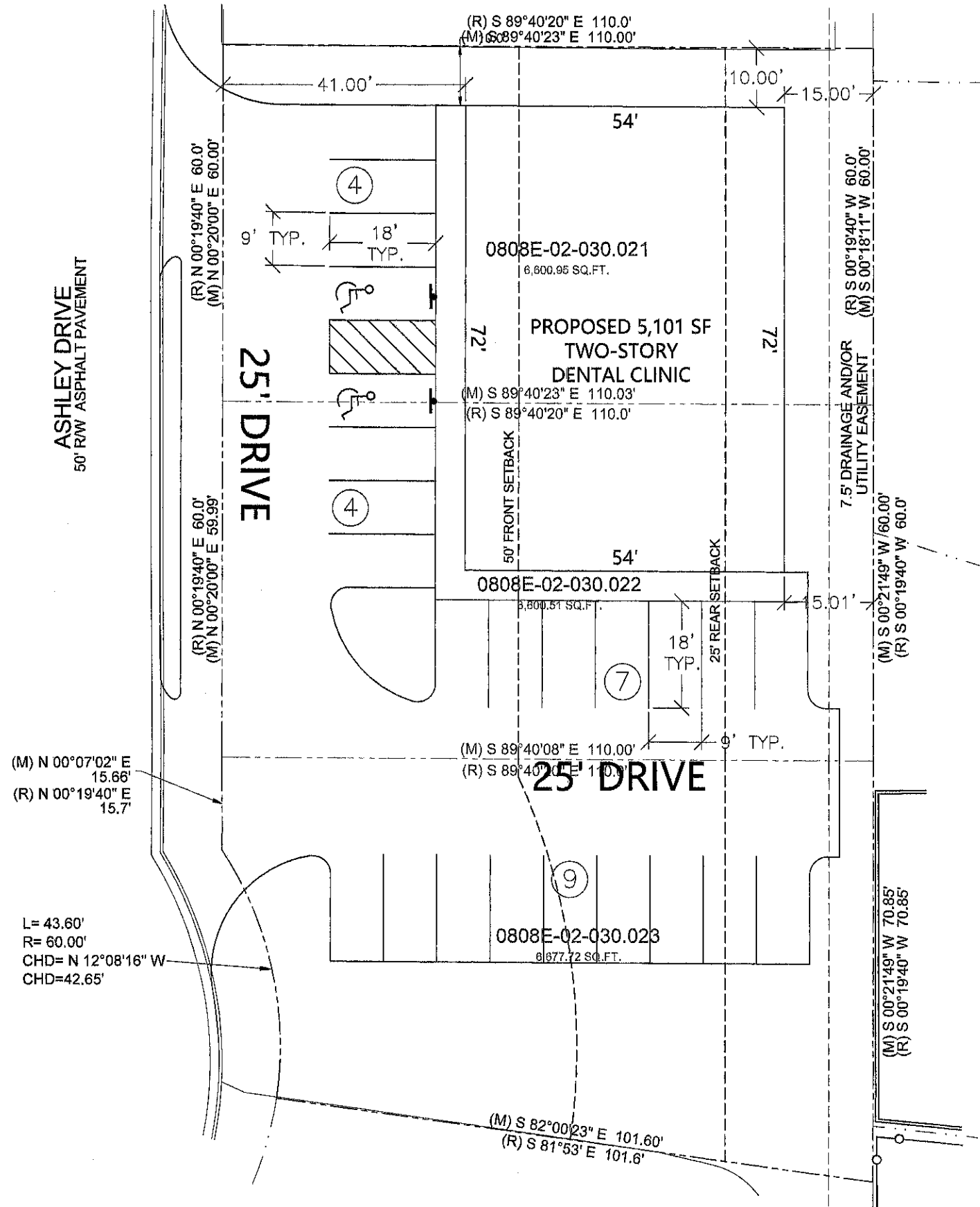
FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV

BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS

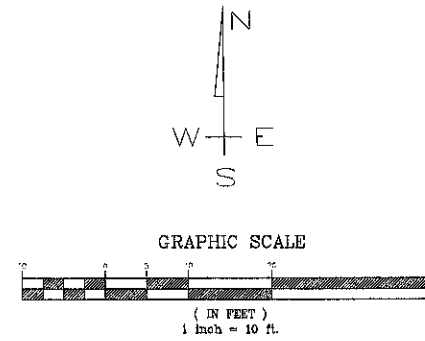
Sheet

3



SITE PLAN

SCALE: 1" = 10'-0"



BOUNDARY BASED ON SURVEY BY CROSBY SURVEYING;
TOPOGRAPHIC INFORMATION BASED ON THE SAME

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER
FEMA PANEL 28047C0255H DATED DECEMBER 21, 2017.

SITE DATA TABLE

ACREAGE: 0.45 +/- AC

ZONING: B4

SETBACKS:

FYSB - 50 FT

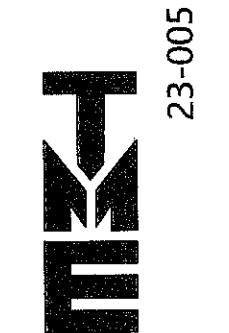
SYSB - 0 FT

RYSB - 0 FT (BUFFER AGAINST RESIDENTIAL = 25 FT)

BUILDING AREA = 5,101 SF

PARKING REQUIRED = DENTIST OFFICE = 1 PER 300 SF = 17 SPACES

PARKING PROVIDED = 24 SPACES; 2 HANDICAP; 1 VAN ACCESSIBLE



TERRY MORAN
ENGINEERING

P.O. BOX 4076
BILLOXI, MS 38635
PH 228.886.4733

TERRY MORAN,
P.E., P.L.S.

23-005

In Association With

FA FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
1822 15th Street, Ste. 12
Gulfport, MS 39501
228-861-5209

Date 07-05-2023
Drawn By F.O.F.
Check By T.J.M.
REV

**BLAKENEY FAMILY
DENTAL CLINIC
ASHLEY DRIVE
GULFPORT, MS**

Sheet
3

MEMORANDUM

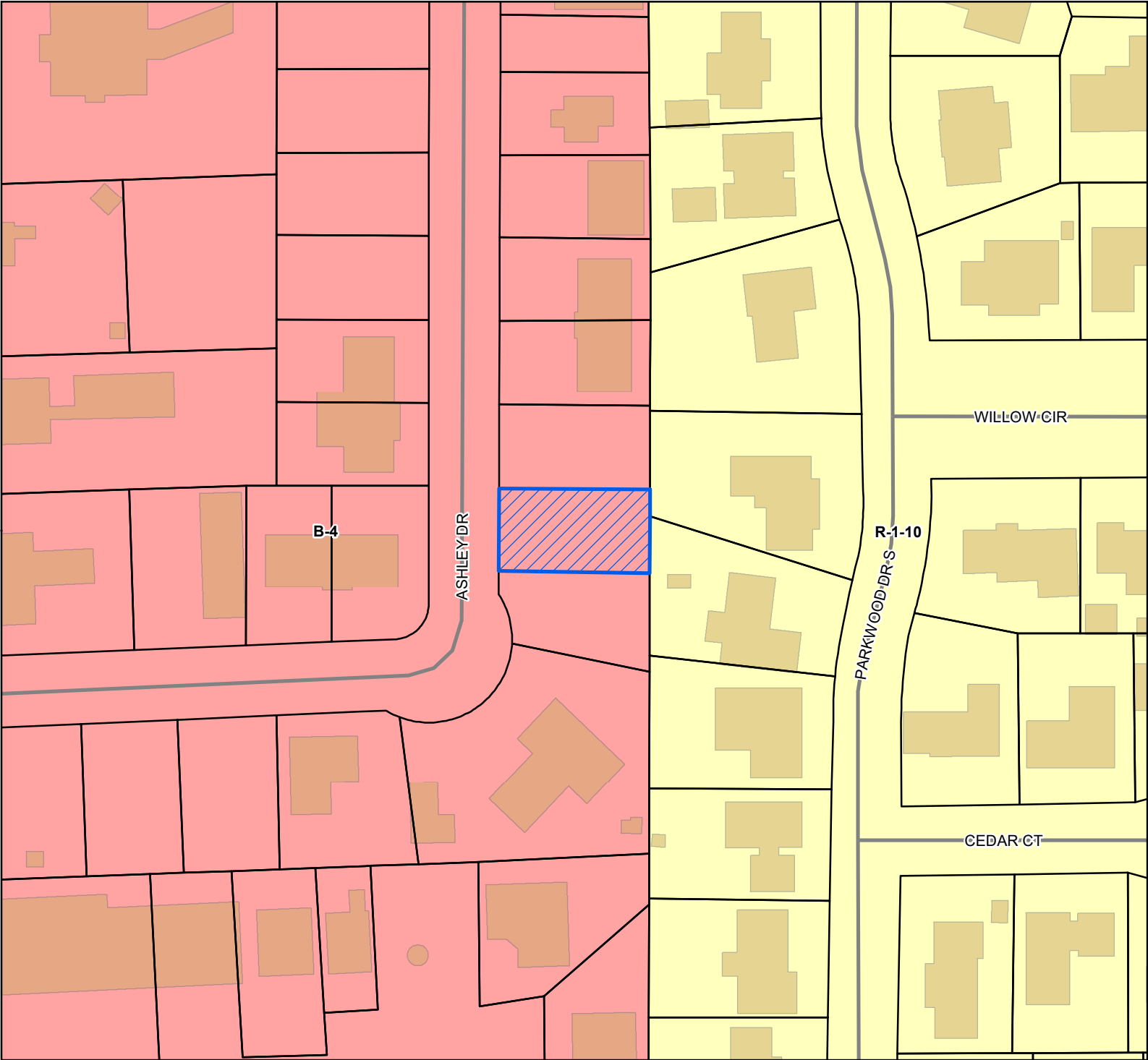
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB103:

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7



Site

Street

Parcels

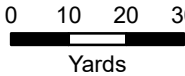
Buildings

Zoning

B-4 - Highway Business District

R-1-10 - Single Family Residence (Low Density)

Site Information
0808E-02-030.022
Zoning: B-4 (Highway business)
Size: 6531 sqft
Flood: X



1 inch = 100 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.

Case Number
2308 ZB103

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

	Appeal of Planning Administrator
	Excessive Height
	Fence Variance
	Special Exception
✓	Variance

0	2	0	8	E	-	0	2	-	0	3	0	.	0	2	2						-		-			.		
					-		-					.									-		-			.		
					-		-					.									-		-			.		

General Description of Request: Rear yard setback variance to allow 15ft
rear yard setback where 25ft buffer is required.

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. We can only accept applications with original signatures.

AGENT

Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All  will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

 **Page one of this application**, completed and signed.

 **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which abut the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

 **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

 If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

 An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

 **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

 I the owner/agent acknowledge this is a complete application



Designation of Agent

I, Karen Allison Parker, being property owner of 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Freddie Fountain 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.

Karen Allison Parker

Signature

7/6/2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 2023

Kristin L. Shaw

Notary Public



5/14/2024

Commission Expiration



Covenant Affidavit

I, Karen Allison Parker, being owner or agent of the property 0 Ashley Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Karen Allison Parker 7/6/2023
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of July, 20 23

Kristin L. Shaw
Notary Public

5/14/2024
Commission Expiration



**Karen Allison Parker Rev Trust
4832 Kendall Avenue
Gulfport, MS 39507**

June 5, 2023

City of Gulfport
Building Department
1410 24th Avenue
Gulfport, MS 39502

RE: **Building Setback Variance for**
Address: 0 Ashley Drive
Tax Parcel #s: 0808E-02-030.022 & 0808E-02-030.0223
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Freddie Fountain**, is authorized to act as agent on behalf of **Karen Allison Parker Rev Trust** in the application for a building setback variance for the above referenced properties at the above referenced addresses.

Sincerely,

Karen Allison Parker, Owner
Karen Allison Parker, Owner (Karen Parker Allison, owner)



Crystal L Broadus
Notary

Variance Submissions



Answer the following six questions individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.



Written Statement for Rear Yard Setback Variance for 0 Ashley Drive Parcel # - 0808E-02-030.022

Fountain & Associates is making this application on behalf of Steven Blakeney. Freddie Fountain is the representative of Fountain & Associates that will be making the presentation. The property is located at 0 Ashley Drive in a B-4 zoning district. The owner is requesting a variance to grant a fifteen-foot rear yard setback where a twenty-five foot buffer is required abutting a residential district. Answers to all the required questions are below and numbered according to the variance submission applications' numbers.

1. The lot in question is not very deep. It is only 110' deep. This zoning district requires a 50' front setback and a 25' rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35'. This would not be a practical design for a building on this parcel.
2. This parcel was created years ago and was not how the applicant chose for the depth of the property to be. The request is not anything different than what has been granted for other properties in this same development.
3. The depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. A zone change to a different zoning district with less setback requirements would create a spot zoning situation which would cause more issues than a variance.
4. There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for in this application.
5. Other properties in this area have been granted similar variances. Therefore, granting this variance will not mean granting special benefits to this property that others have not been allowed to be granted.
6. The proposed use is by right.



J. D. [Signature] 1st Judicial District
Instrument 2020- 2578 - D - J1
Filed/Recorded 03/05/2020 9:51 AM
Total Fees \$ 26.00
5 Pages Recorded

PREPARED BY AND RETURN TO:

HENRY N. DICK, III, MSB #10113
PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
POST OFFICE DRAWER 289
BILOXI, MS 39533-0289
(228) 374-2100

INDEXING INSTRUCTIONS:

NW 1/4 of SW 1/4, S4-T7S-R11W; Lots 19 & 20,
Northwood Business Park Subdivision

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

**CERTIFICATE OF TRUST AGREEMENT
KAREN PARKER ALLISON REVOCABLE TRUST**

Pursuant to the provisions of Sections 91-8-407 and 91-8-1013 of the Mississippi Code of 1972 (as amended), the Trustee of the following named trust hereby executes this Certificate of Trust Agreement containing the following:

1. The name of the trust and effective date are:

Karen Parker Allison Revocable Trust, dated March 3, 2020

2. The name and mailing address of the Grantor is:

Karen Parker Allison
4832 Kendall Avenue
Gulfport, Mississippi 39507
(228) 263-0203

3. The name and mailing address of the Trustee is:

Karen Parker Allison
4832 Kendall Avenue
Gulfport, Mississippi 39507
(228) 263-0203

4. The description of all real property owned by or conveyed to the Trust is:

See Exhibit "A" attached hereto.

5. The administrative or managerial powers of the Trustee in a pending transaction or relevant to the request:

All powers contained in Article 8 of the Mississippi Uniform Trust Code (Sections 91-8-101 through 91-8-817 of the Mississippi Code of 1972, as amended).

6. During the lifetime of the Grantor, this Trust may be amended or revoked. Upon the death of the Grantor, this Trust shall become irrevocable.

7. When and if Co-Trustees are serving, they, in their discretion, may designate any one or more of them to perform ministerial acts in connection with the administration of the trust without the joinder of the others, including (but not limited to) the signing of checks and the issuance of receipts for money received and the depositing thereof to the trust's account. All other acts require execution by all Co-Trustees serving thereunder.

8. If the Grantor becomes unable (by reason of Grantor's death or incapacity) or unwilling to serve as Trustee hereunder, then the Grantor's husband, **WILLIAM REED ALLISON, JR.**, shall serve as successor Trustee. If the Grantor's husband should be or become unable or unwilling to serve, then the Grantor's son, **STEVEN PARKER BLAKENEY**, shall serve as Trustee hereunder.

A certified copy of the Grantor's death certificate shall serve as evidence of death. Further, a determination of the Grantor's disability or incapacity shall require the affidavits of two (2) physicians duly licensed in any state, stating that they have personally examined the Grantor and have determined to a reasonable degree of medical certainty that she is incapable of managing her own affairs.

9. As per Treasury Regs. 1.671-4(b) & 301.6109-1(a)(2), it is not necessary for the Grantor to establish a separate tax ID number for a revocable living trust provided the Grantor is serving as Trustee. Therefore, the Grantor's social security number may be used for reporting purposes until further notice.

10. All property may be taken by the Trust in the following name:

(a) Karen Parker Allison Revocable Trust, dated March 3, 2020; or

(b) Karen Parker Allison, Trustee under the Karen Parker Allison Revocable Trust, dated March 3, 2020.

11. The anticipated date of termination of the Trust is:

Upon the distribution of all assets of the Trust or revocation of the Trust by the Grantor.
The Trust has not been revoked or amended as to any information contained herein as
of the date of execution of this Certificate of Trust.

IN WITNESS WHEREOF, the Grantor and Trustee have executed this Certificate on this 3rd
day of March, 2020.

Karen Parker Allison
Karen Parker Allison

GRANTOR

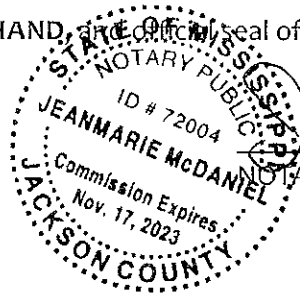
Karen Parker Allison
Karen Parker Allison

TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the
aforesaid jurisdiction, the within named **KAREN PARKER ALLISON**, who acknowledged that she signed and
delivered the above and foregoing instrument on the day and year therein set forth and mentioned.

GIVEN UNDER MY HAND, and seal of office, this 3rd day of March, 2020.



Jeanmarie McDaniel
NOTARY PUBLIC

EXHIBIT "A"

A parcel of land situated and being located in the NW 1/4 of the SW 1/4 of Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at a point on the east right-of-way of U. S. Highway 49, said point being the southwest corner of Lot 28, Northwood Business Park Subdivision, as recorded in Subdivision Plat Book 34, Page 12; thence N 87° 37' 20" E 318 feet along the south line of Northwood Business Park Subdivision to the Point of Beginning; thence continue N 87° 37' 20" E 38.00 feet along said south line of Northwood Business Park Subdivision; thence S 00° 22' 40" E 105.0 feet; thence S 87° 37' 20" W 38.00 feet; thence N 02 22 40 W 105.00 feet, to the said Point of Beginning. Said parcel of land contains 0.092 acre, more or less.

EASEMENT DESCRIPTION for Ingress-Egress:

A parcel of land situated and being located in the NW 1/4 of the SW 1/4 of Section 4, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at a point on the east right-of-way of U. S. Highway 49, said point being the southwest corner of Lot 28, Northwood Business Park Subdivision as recorded in Subdivision Plat Book 34, Page 12; thence S 07° 28' 20" E 105.35 feet along the east right-of-way of U. S. Highway 49, to the Point of Beginning; thence N 87° 37' 20" E 342.98 feet; thence S 00° 22' 40" E 25.00 feet; thence S 87° 37' 20" W 339.88 feet, to the east right-of-way of U. S. Highway 49; thence N 07° 28' 20" W 25.08 feet along said east right-of-way of U. S. Highway 49, to the said Point of Beginning. Said parcel of land contains 0.196 acres, more or less.

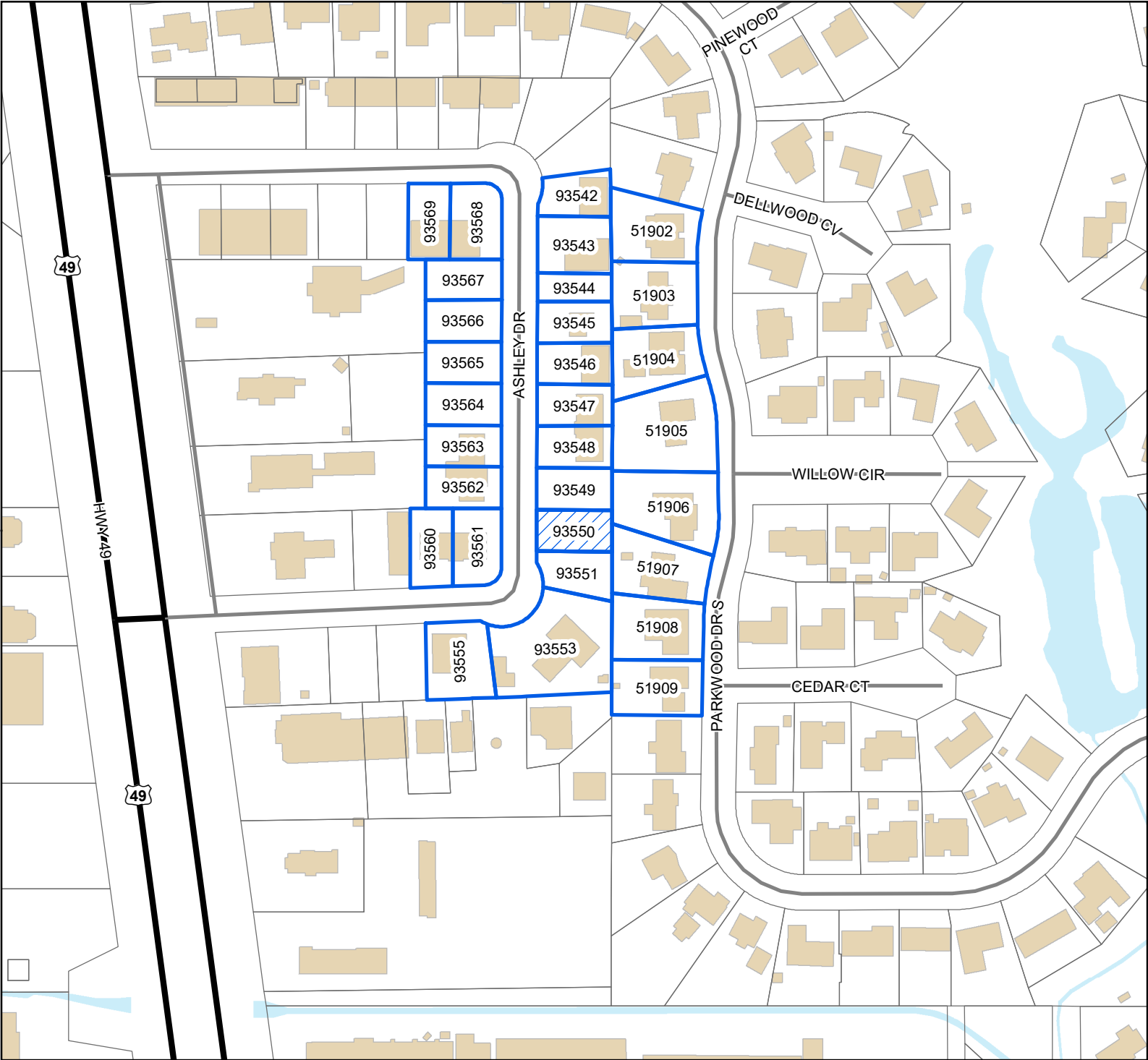
Being the same property conveyed by Karen Blakeney, Executrix of the Estate of Charlton Bryan Blakeney, deceased, to Karen Blakeney in that certain Executrix's Deed dated June 15, 2016, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records as Instrument Number 2016-4466-D-J1. Parcel Number 0808E-02-030.056.

Lot 19 and 20, NORTHWOOD BUSINESS PARK SUBDIVISION, Highway 49 North, as per 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 as per Plat Book 34 at Page 12 thereof.

Being the same property conveyed by Karen Blakeney, Executrix of the Estate of Charlton Bryan Blakeney, deceased, to Karen Blakeney in that certain Executrix's Deed dated June 15, 2016, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in the land deed records as Instrument Number 2016-4471-D-J1. Parcel Numbers 0808E-02-030.022 and 0808E-02-030.023.

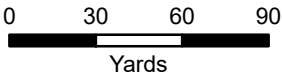
Page, Mannino, Peresich & McDermott, PLLC, prepared the foregoing instrument based solely on instructions from Grantor and has not independently verified the legal description. The accuracy of the legal description set forth herein is not warranted by Page, Mannino, Peresich & McDermott, PLLC.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			KAREN ALLISON PARKER(OWNER)	4832 KENDALL AVE	GULFPORT	MS	39507
			FREDDIE FOUNTAIN(AGENT)	1822 15TH STREET SUITE 12	GULFPORT	MS	39501
			Adjacent Property Owners(2308ZB103)				
93567	0808E-02-030.039		KEESLER FEDERAL CREDIT UNION	KEESLER AIR FORCE BASE	BILOXI	MS	39534
93565	0808E-02-030.037		RAYBOURN ROBERT W -ETAL-	15058 WHISPERWOOD DRIVE	GULFPORT	MS	0
93546	0808E-02-030.018		ADUDDSELL & THIRIOT LLC	124 ELM LANE	PASS CHRISTIAN	MS	39571
51902	0808E-02-027.000		RANDAZZO CARICIA T	15612 PARKWOOD DRIVE S	GULFPORT	MS	39503
93545	0808E-02-030.017		AMERICAN FAMILY ASSOCIATION INC	12280 ASHLEY DR	GULFPORT	MS	39503
93568	0808E-02-030.040		ORANGE BLOSSMAN LLC & ORANGE TREE L	P O BOX 444	WAVELAND	MS	39576
51908	0808E-02-021.000		KENDRICK JAMES D & LORI M	15670 PARKWOOD DR S	GULFPORT	MS	39503
51906	0808E-02-023.000		MCCALL JOSHUA CHRISTIAN	15652 PARKWOOD DR S	GULFPORT	MS	39503
51904	0808E-02-025.000		TUBBS FLOYD J & BARBARA T	15628 PARKWOOD DR S	GULFPORT	MS	39503
51907	0808E-02-022.000		HALL JEFFREY MARK & TEAERICA	15664 PARKWOOD DR S	GULFPORT	MS	39503
93543	0808E-02-030.015		GULF SOUTH MORTGAGE LLC	12292 ASHLEY DR	GULFPORT	MS	39503
51903	0808E-02-026.000		GAIGE LUCAS MICHAEL	15620 PARKWOOD DRIVE S	GULFPORT	MS	39503
51905	0808E-02-024.000		BATTLE VALLI & JONES PAMELIA	15460 PARKWOOD DRIVE SOUTH	GULFPORT	MS	39503
93555	0808E-02-030.027		RICHARDSON HOWARD W & MARY S	12230 ASHLEY DRIVE	GULFPORT	MS	39503
51909	0808E-02-020.000		MAX RENTALS LLC -L/E-	12803 JACKSON LEE DR	OCEAN SPRINGS	MS	39564



Legend

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



1 inch = 200 feet



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

RE: Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

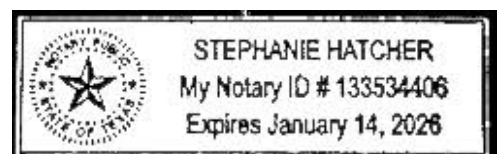
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB103

Hearing Date: August 17, 2023

Current Zoning/Use: B-4 / Vacant

Legal: Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance to allow a rear yard setback of 15-feet where 25-feet is required for a proposed new two-story dental clinic at tax parcel 0808E-02-030.022 located on Ashley Drive, zoned B-4 (Highway Business).

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood do not meet the required 25-foot rear yard setback. Therefore, the proposed rear yard setback of 15-feet would be in harmony with the existing neighborhood. Further, the existing site shall have access to city sewer and water. In addition, site will be protected by City of Gulfport's Fire Department and Police Department. However, please note that the applicant will be constructing building on two separate parcels. Therefore, both parcels must be combined before construction. In addition, applicant must provide a landscape buffer or a fence to protect the adjacent residential properties in the rear.

- (a) The applicant notes that the property is 110' deep and the B-4 zoning district requires a 50-foot front yard setback and a 25-foot rear yard setback due to abutting a residential district. This only leaves an allowable building depth of 35-feet.
- (b) In the application, the applicant cites that because the existing neighborhood does not meet the required setbacks of 25-feet, the request is not anything different from what has been granted for other properties in this same development.
- (c) These variances are requested due to the depth of this lot along with the setback requirements does not leave enough buildable depth on the property to design a functional building on the property. Further, the applicant sites that requesting a Zoning Map Amendment for a zoning change with a lesser setback requirement would create spot zoning.
- (d) The applicant states, "There are many other buildings in this same commercial subdivision that were previously built that do not meet the setbacks this zoning district requires. That means that these properties were previously granted similar setback variances that are being asked for by the applicant." After close review, it appear that this area was annexed by the city; therefore, the building are considered legal non-conforming. Issuance of a variance in this area has not been found.
- (e) The existing structures in this particular neighborhood does not currently meet the required 25-foot rear yard setback, therefore, granting of the variance will not confer on the applicant any special privileges.
- (f) This property is zoned B-4 (Highway business), and the proposed use is permitted by right.

EXECUTIVE SUMMARY

A site visit was conducted by staff, and found that existing businesses in that particular neighborhood does not meet the required 25-foot rear yard setback. Therefore, the proposed rear yard setback of 15-feet would be in harmony with the existing neighborhood. Please note that the applicant will be constructing building on two separate parcels. Therefore, both parcels must be combined before construction. In addition, applicant must provide a landscape buffer or a fence to protect the adjacent residential properties in the rear.

Technical Report

VARIANCE

Any approval should consider these conditions:

1. Approval allows a rear yard setback of 15-feet where 25-feet is required.
2. Both parcels must be combined before submitting construction plans for permitting.
3. Applicant must provide a landscape buffer or a fence to protect the adjacent residential properties in the rear.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 8/7/2023.

Public Works: No conditions. Memo dated 8/7/2023.

Traffic and Safety: No conditions. Memo dated 8/7/2023.

Building Code Services: No conditions. Memo dated 7/27/2023.

GIS: No conditions. Memo dated 7/27/2023.

Police Department: No comment as of 8/7/2023.

Fire Department: No conditions. Memo dated 7/27/2023.

City Arborist: No conditions. Memo dated 7/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

ASHLEY DRIVE
50' RW ASPHALT PAVEMENT

(M) N 00°07'02" E 15.66'
(R) N 00°19'40" E 15.7'

L= 43.60'
R= 60.00'
CHD= N 12°08'16" W
CHD=42.65'

(R) N 00°19'40" E 60.0'
(M) N 00°20'00" E 60.00'

(R) N 00°19'40" E 60.0'
(M) N 00°20'00" E 59.99'

25' DRIVE

(R) S 89°40'20" E 110.0'
(M) S 89°40'23" E 110.00'

0808E-02-030.021
6,800.95 SQ.FT.

PROPOSED 5,101 SF
TWO-STORY
DENTAL CLINIC

(M) S 89°40'23" E 110.03'
(R) S 89°40'20" E 110.0'

0808E-02-030.022
5,600.51 SQ.FT.

(M) S 89°40'08" E 110.00'
(R) S 89°40'10" E 110.0'

0808E-02-030.023
6,677.72 SQ.FT.

(M) S 82°00'23" E 101.60'
(R) S 81°53' E 101.6'

(R) S 00°19'40" W 60.0'
(M) S 00°18'11" W 60.00'

7.5' DRAINAGE AND/OR
UTILITY EASEMENT

(M) S 00°21'49" W / 60.00'
(R) S 00°19'40" W 60.0'

(M) S 00°21'49" W 70.85'
(R) S 00°19'40" W 70.85'

SITE PLAN

SCALE: 1" = 10'-0"



MEMORANDUM

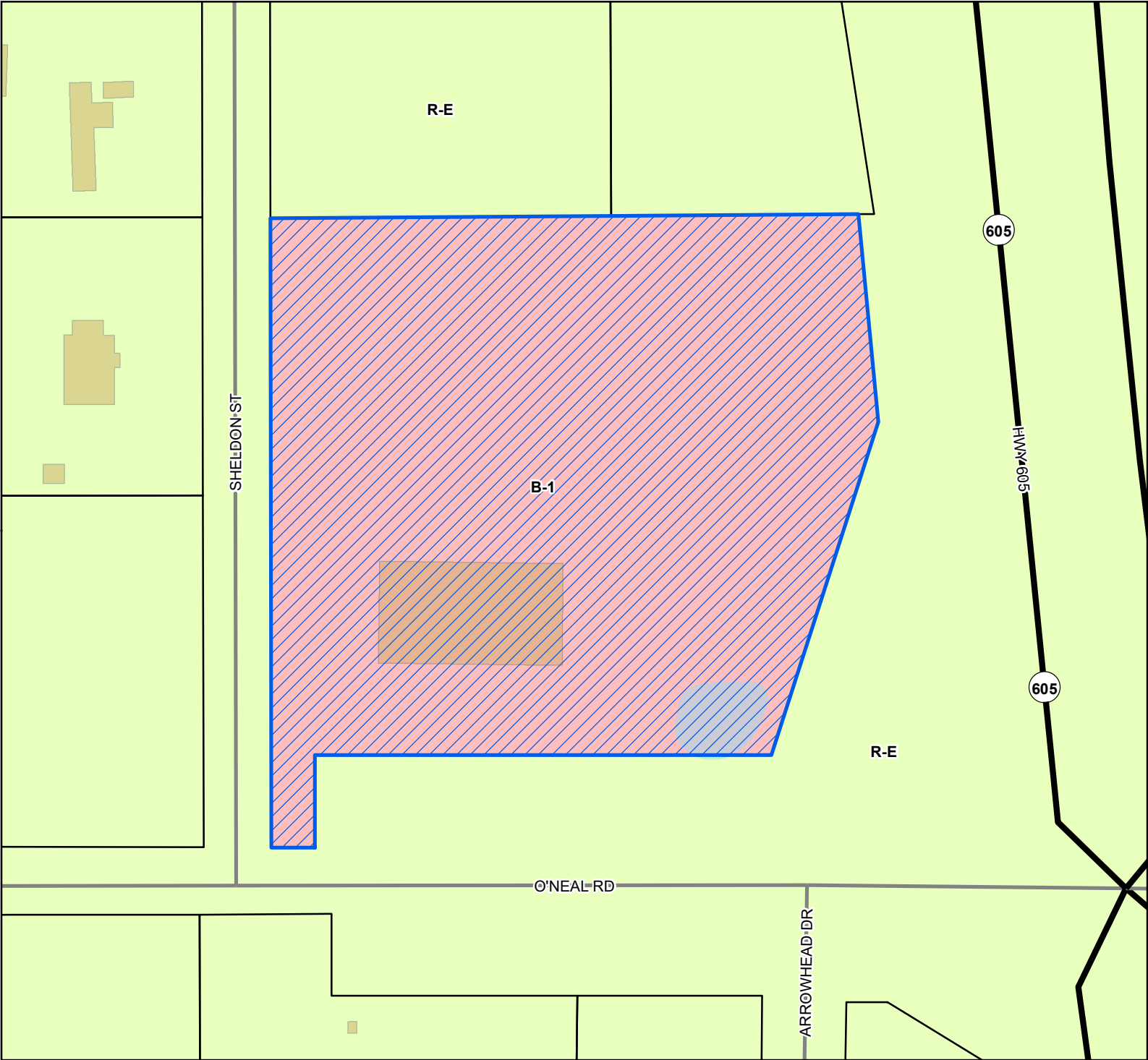
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: August 17, 2023

Re: Variance 2308ZB105:

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6



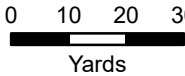
Legend

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

Zoning

- B-1 - Neighborhood Business District
- R-E - Residence-Estate

Site Information
1007M-01-037.000
Zoning: B-1 (Neighborhood business)
Size: 3.7 acres
Flood: X



1 inch = 100 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

Case Number
2308ZB105

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

(A separate submission form is required for each request):

	Appeal of Planning Administrator
X	Excessive Height
	Fence Variance
	Special Exception
X	Variance

Tax Parcel Numbers

1	0	0	7	M	-	0	1	-	0	3	7	.	0	0	0					-										
					-							.								-										
					-							.								-										

Property Address: 11330 O'Neal Rd, Gulfport, MS 39503

Lot(s) 2, Block(s) 6, Subdivision Rolling Acres

General Description of Request: Variance request to setback requirements in Section IV (C) (2) and approval of excessive height for a 300' self-support wireless communication tower in the B-1 district.

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. We can only accept applications with original signatures.

OWNER

AGENT

Valley Ranch Farm, LLC

Printed Name of Owner
2335 Hwy 225 N.

Mailing Address
Chatsworth, GA 30705

City State Zip code
706-483-4426

Home Phone Work/Cell Phone
chipw81@gmail.com

Email

Signature of Owner

Baker Donelson Bearman Caldwell & Berkowitz, PC

Printed Name of Agent
201 St. Charles Avenue, Suite 3600

Mailing Address
New Orleans, Louisiana 70170

City State Zip code
504.566.8628

Home Phone Work/Cell Phone
jleyens@bakerdonelson.com

Email

Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. **The following supplement pages are required per application type. Select one of the following:**
 - ☐ Appeal of Planning Administrator (see page 4)
 - ☐ Excessive Height (see page 5)
 - ☐ Fence Variance (see page 6)
 - ☐ Special Exception (see page 7)
 - ☒ Variance (see page 8)
4. All ☐ will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements

☒ **Page one of this application**, completed and signed.

☒ **Site plan**. Please note that approval of your request, in part, is based on your site plan.

- The property lines and dimensions have been provided on the drawing.
- All buildings and structures located on the property have been identified.
- All dimensions of buildings and structures have been noted on the site plan.
- All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- Street names have been provided which about the property.
- Traffic flow, parking and driveways have been identified.
- If required buffer strips have been identified
- Other pertinent information as needed to pictorially demonstrate the proposed development/use.

☒ **Proof of ownership** (Copy of deed i.e., Warranty Deed or Quitclaim Deed)

☒ If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

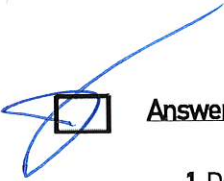
The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified**.

☒ An **affidavit** stating the request is not in violation of restrictive or protective covenants. (see page 10)

☒ **Cash or check** payable to the City of Gulfport in the amount of **\$75.00**.

☒ **I the owner/agent acknowledge this is a complete application**

Variance Submissions

 ☒ **Answer the following six questions** individually and thoroughly as a separate attachment.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

LAURA E. CARLISLE, SHAREHOLDER
Direct Dial: 504.566.8643
E-Mail Address: lcarlisle@bakerdonelson.com

June 30, 2023

VIA ELECTRONIC MAIL
AND FEDERAL EXPRESS OVERNIGHT

City of Gulfport, Mississippi
Attn: Su-Lin Featherston, Planning Administrator
1410 24th Avenue
Gulfport, Mississippi 39501
Email: sbolin@gulfport-ms.gov

Re: *Proposed Telecommunications Facility*
Site Name: Biloxi River (US-MS-5127)
Address: Near 11330 O'Neal Rd., Gulfport, Mississippi 39503
Our File No.: 2961145.000013

Dear Ms. Featherston:

On behalf of VB BTS II, LLC ("Vertical Bridge" or "Applicant"), please find enclosed two applications related to Vertical Bridge's request to build a new 300' self-support telecommunications tower (the "Proposed Facility") on Parcel Number 1007M-01-037.000 within the City of Gulfport. The Proposed Facility will house equipment for T-Mobile with capacity to accommodate equipment from two (2) additional carriers. The parent parcel is owned by Valley Ranch Farm, LLC and zoned B-1 (Neighborhood Business).

I have enclosed the following: (1) Application for Excessive Height for Cell/Radio Tower and (2) Application for Variance from applicable setback requirements, along with supporting documents. In addition, allow this letter to further address each of these requests.

1. Application for Excessive Height for Cell/Radio Tower

Section III (D) (1) of the City of Gulfport, Mississippi Code of Ordinances, Appendix A - Zoning (the "Ordinance") governs the permitted uses and bulk regulations of the B-1 zoning district. Among other things, structures located within the district may not exceed a height of 50 feet. Vertical Bridge's Proposed Facility will be a 300-foot self-support tower, exceeding the district height limit by 250 feet. The excessive height is necessary for T-Mobile to provide needed wireless coverage along the Hwy 605 corridor; a reduction in height would reduce the effective coverage, all as demonstrated and certified in the Zoning Justification from T-Mobile's RF Engineering Department, which is attached as **Exhibit "8."**

2. Application for Variance from Setback Requirements

Vertical Bridge is also requesting a variance from the strict requirements of Section IV (C) (2) of the Ordinance, which provides as follows:

Upon application filed with the zoning board of adjustment and appeals, a hearing thereon and upon approval thereof, any main structure may be erected or altered in any district to a height in excess of that specified for the district in which the structure is located provided that the excessive height is in harmony with land uses and growth and development within the neighborhood and generally with existing and future development located within the city and that each dimension provided herein for required front, side and rear yard is increased one foot every two (2) feet of such excess height; provided, further, where no yard is required, the part of the structure exceeding the height specified for the district shall be set back from the vertical lane of the adjacent building site line one (1) foot for every two (2) feet of such excess height. The erection or alteration of any structure to a height exceeding fifty (50) feet shall be permitted only upon certification by the chief of the Gulfport Fire Department that the necessary facilities and equipment are available for protection of the higher structure.

Vertical Bridge requests a variance from the setbacks required to the northern and western property lines.

Pursuant to Section VIII (2) of the Ordinance, the Board of Adjustment has the power “to authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions and circumstances, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.”

Variance Application Responses:

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

In order to meet the required setbacks to the western and northern property line, Vertical Bridge would have to move the tower further south, which would place the tower closer to the existing business, and further east, which would place the tower closer to Dallas St./Hwy 605, a Mississippi Scenic Byway, which is not in keeping with the Ordinance’s intent. Therefore, special conditions and circumstances peculiar to the property exist which necessitate the requested variance.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.

The existing use of the parcel for a commercial business, existing servitudes, and the property's location near the Mississippi Scenic Byway Hwy 605 are particular to the parent parcel and are not a result of actions of the Application, all as shown on the enclosed Zoning Drawings, which are attached as **Exhibit "2."**

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

The proposed tower site is required to be set back an additional foot for every two feet in excessive height over the height limit of fifty feet. The maximum height for the B-1 district is 50', resulting in an excess height of 250'. The additional setback required on each side is 125', resulting in a total front yard requirement of 150' and a total side and rear yard requirement of 125'. The proposed tower site does not currently meet the required setbacks to the front (western property line) and one of the sides (northern property line). Due to the nature of the property for commercial development or use, it is not possible to relocate the tower further south to meet the side setback. In addition, the parent parcel is located along the Mississippi Scenic Byway, Highway 605. In order to protect the scenic byway and reduce the visual impact of the proposed tower, Vertical Bridge sought to locate the tower along the western property line away from the scenic byway. By locating the tower along the western property line, the setback requirement may not be met but is in conformity with the Ordinance in protection of the scenic byway. In addition, there is an existing servitude running north to south, through the middle of the property, which prohibits the placement of the lease area of the proposed tower within the servitude, all as shown on the enclosed Zoning Drawings attached as **Exhibit "2."**

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

Telecommunications towers are a permitted use within the B-1 zoning district. Strict application of the Ordinance to require that the proposed tower meet all setback requirements given the current commercial property development, existing servitudes, and location of the parent parcel to Hwy 605, a Mississippi Scenic Byway would deprive Vertical Bridge of the reasonable development of the property as permitted within the B-1 zoning district. The proposed tower will be designed such that in the unlikely event of tower failure, the tower will buckle and fold into

itself, resulting in a fall zone radius of 25,' which will be contained entirely within the parent parcel and pose no risk to adjacent properties.

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

Telecommunications towers are a permitted use within the B-1 zoning district. Granting the requested variance will not impart any special privilege on the Applicant or property not enjoyed by other properties within the B-1 district.

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

The proposed tower site is a use permissible by right with planning approval within the B-1 zoning district.

Thank for your consideration of these applications. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

LAURA E. CARLISLE

Enclosures



Designation of Agent

I, Valley Ranch Farm, LLC, being property owner of Parcel ID: 1007M-01-037.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC 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.

East Wilthrup 6-5-2023
Signature Date
 Title: President
 Owner: Valley Ranch Farm, LLC

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of June, 2023

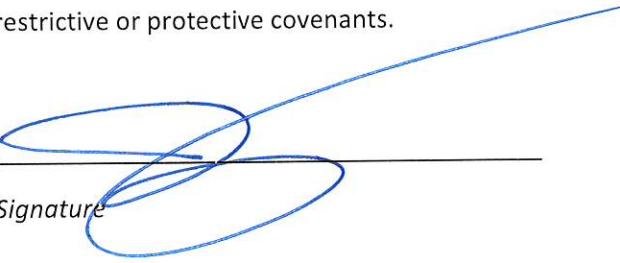
W. Manning November 18th, 2025
Notary Public Commission Expiration



Covenant Affidavit

Jon F. Leyens, Jr. of Baker, Donelson,
I, Bearman, Caldwell, & Berkowitz, PC, being owner or agent of the property PID: 1007M-01-037.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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


Signature

5/30/23
Date

STATE OF LOUISIANA -- PARISH OF ORLEANS
~~STATE OF MISSISSIPPI | COUNTY OF HARRISON~~

Given under my hand and seal of office this the 30th day of May, 2023


Notary Public

PATRICK H. WILLIS
Notary Public
LSBA # 36088 / ID # 140524
Parish of Orleans, State of Louisiana
My Commission is issued for Life

Commission Expiration



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	VALLEY RANCH FARM, LLC	Control Number:	0651709
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	2335 HWY 225 NORTH, CHATSWORTH, GA, 30705, USA	Date of Formation / Registration Date:	6/30/2006
State of Formation:	Georgia	Last Annual Registration Year:	2023

REGISTERED AGENT INFORMATION

Registered Agent Name: **Witherow, Earnest**
Physical Address: **2335 Hwy 225 North , Chatsworth, GA, 30705, USA**
County: **Murray**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

March 22, 2023

Heath McCall
VB BTS II, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Fall Certification Letter
Arcosa Designation: Arcosa Project Number: A016
Engineering Firm Designation: Arcosa Site Name: Biloxi River (US-MS-5127)
B+T Group Project Number: 167632.001.01.0003
Site Data: Biloxi River (US-MS-5127)
300' Self Support Tower

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of VB BTS II, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 300' Self Support Tower to be constructed at the **Biloxi River (US-MS-5127)** site.

This tower will be designed in accordance with the TIA 222-H standard for Harrison County, MS. The tower will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 160mph 3-sec gust (no ice), 30mph 3-sec gust (0.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

295'—Wireless Carrier 1 (CaAa= 40,000 sq in w/ (12) 1 5/8" transmission lines
285'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
275'—Wireless Carrier 3 (CaAa= 40,000 sq in w/ (12) 1 5/8" transmission lines

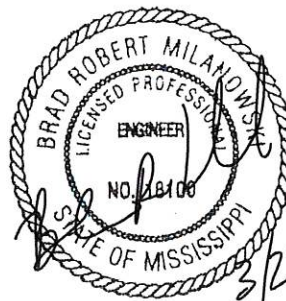
It is our understanding that this Self Support Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 25' from the base of the structure with the top portion of the tower buckling over on the tower. Although the tower would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this tower were to experience operational failure due to catastrophic wind loading, the design would enable the tower to fail through compression buckling. Failure in this manner would result in the upper portion of the tower buckling and folding over the lower portion, resulting in a fall radius of 25' from the base of the tower.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the self support tower.

Fall letter prepared by: Daniel Hast, E.I.
Respectfully submitted by B+T Engineering, Inc.
COA: E-00000545, Expires: 12/31/2023

Brad Milanowski, P.E.





FIRE DEPARTMENT

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5950
Fax: 228-868-5808

Vertical Bridge
US-MS-5127 / Biloxi River
Near 11330 O'Neal Rd
Gulfport, MS 39503

Central Station
1515 23rd Avenue
Gulfport, MS 39501

May 25, 2023

Internationally Accredited Gulfport Fire Department (GFD) is a full-spectrum life safety agency protecting a population of more than 72,000 citizens and a metro-population of greater than 416,000 people who live, work and play in Mississippi's second largest city. Gulfport Fire Department is one of only two Mississippi agencies that has an ISO Fire Suppression Rating of 2 out of 10 (with 1 being the highest rating). A total of 160 plus uniformed fire personnel protect life, property and the environment through their direct involvement in fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education and community service. An equally committed non-sworn cadre of professional support personnel provide technical and administrative expertise in their corresponding pursuit of the department's mission. The expansive capabilities of the department include high-angle rescue, special operations response and all-hazards mitigation to include multi-story (High Rise) occupancies. In consideration of the department's capabilities as applied to the proposed telecommunications tower near 11330 O'Neal Rd. Gulfport, Ms., the Gulfport Fire Department Fire Chief approves of this general plan. Compliance with applicable codes and standards assumed.

Sincerely,

A handwritten signature in black ink that reads "Billy Kelley". The signature is fluid and cursive, with the first name "Billy" and last name "Kelley" clearly distinguishable.

Billy Kelley
Fire Chief City of Gulfport

Hunter, Hollie

From: Thomas M. Jones <MJones@flygpt.com>
Sent: Friday, May 26, 2023 10:35 AM
To: Hunter, Hollie
Cc: Operations All
Subject: Construction of Cell Tower

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I understand that you have reached out to us regarding approval for a cell tower that will be constructed. Thank you for reaching out. According to the Aeronautical Study that was attached to your original email, this tower will not affect the airport. If you have any questions about the approval document, please contact the FAA.

Thank you,
Michael

Thomas M. Jones
Operations Supervisor
Gulfport-Biloxi International Airport
14035-L Airport Rd. | Gulfport, MS 39503
(228) 863-5951 (o) | (228) 863-1908 (c)
www.FLYGPT.com

We Make Flying Easier.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-ASO-35232-OE

Issued Date: 05/16/2023

Richard Hickey
VB BTS II, LLC
750 Park of Commerce Dr, Suite 200
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower US-MS-5127 Biloxi River
Location:	Gulfport, MS
Latitude:	30-28-22.12N NAD 83
Longitude:	89-01-48.67W
Heights:	25 feet site elevation (SE) 310 feet above ground level (AGL) 335 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 11/16/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6430, or kelly.r.nelson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-35232-OE.

Signature Control No: 553335744-586276271

(DNE)

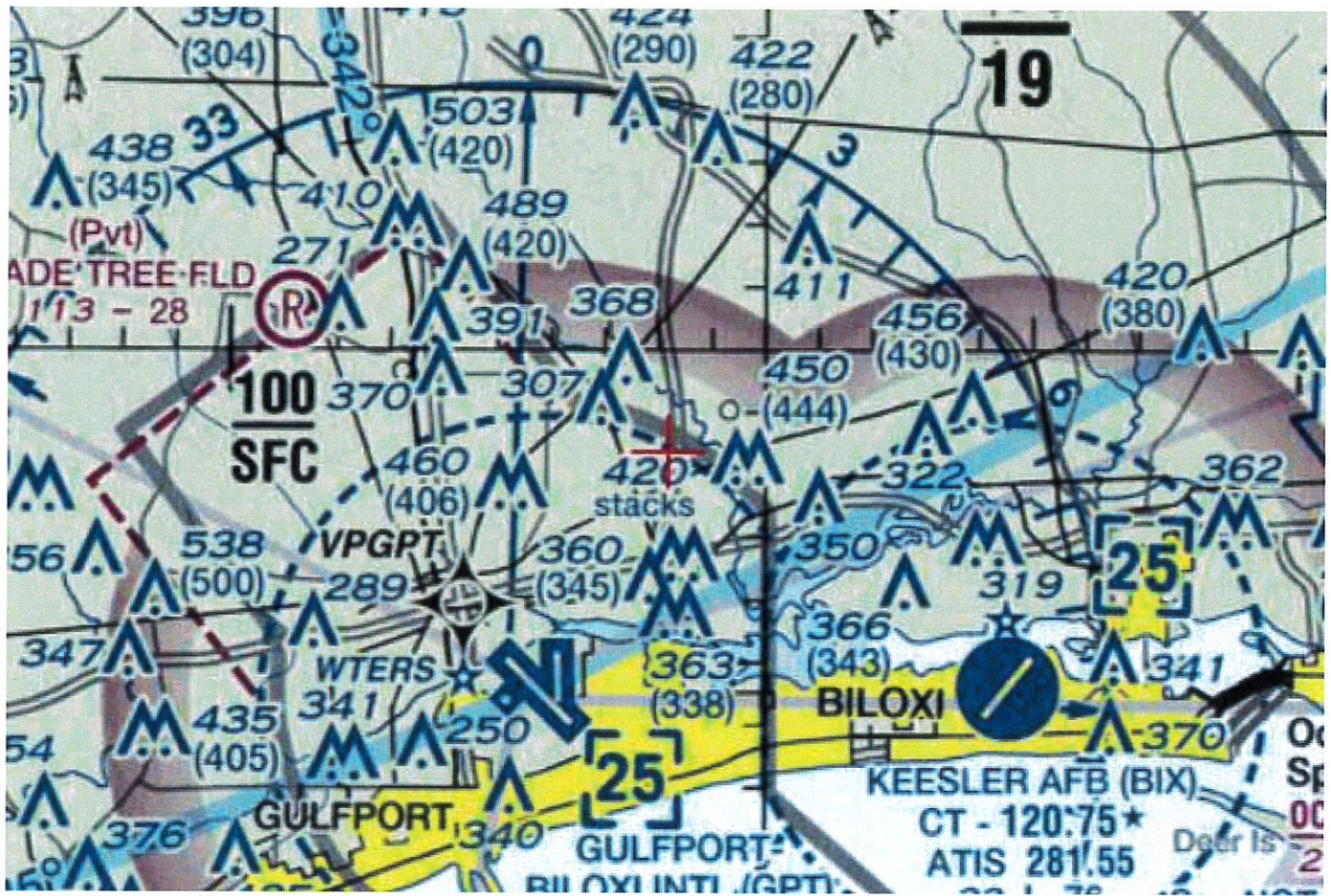
Kelly Nelson
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2022-ASO-35232-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



STATE OF Florida)

COUNTY OF Lake)

AFFIDAVIT OF TOM HOLIMAN

Personally appeared before the undersigned attesting officer duly authorized to administer oaths, Tom Holiman, who, after having first been duly sworn, states and deposes as follows:

1. My name is Tom Holiman. I am over 21 years of age, a resident of the State of FLORIDA, and make these statements freely based upon personal knowledge in conjunction with the zoning application filed by Vertical Bridge with the City of Gulfport, Mississippi Planning Department.
2. I am, and at all times relevant to this matter, have been employed by TriCom Real Estate LLC ("TriCom"), a company specializing in assisting wireless telecommunications companies identify, acquire or lease suitable property for telecommunications facilities. We were engaged by Telecad Engineering to assist with identifying a proposed site for a new telecommunications tower in the City of Gulfport.
3. As a first step in the site acquisition process, Telecad's client, in this case Vertical Bridge acting on behalf of T-Mobile, is typically provided a "search area" within which a wireless carrier's Radio Frequency ("RF") engineers have identified a need for sites to provide additional or improved coverage and/or capacity for the carrier's system.
4. When tasked with searching for a new site, the first step is to search for existing towers or other similar structures upon which to place T-Mobile's antennas. In this case, through a computer search and through personal visits to the area, I found there are no existing towers or suitable tall structures located within the boundaries of the search area upon which T-Mobile could place its equipment.

5. Since there are no other towers or other suitable structures within the search area boundary T-Mobile can locate its antennas to meet its demonstrated service needs, I was then forced to focus on identifying potential sites for a new tower.

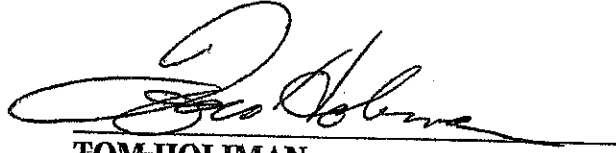
6. Once it was determined a new tower was needed, the next step in the site evaluation process required a detailed evaluation of each land parcel within the search area based on land elevation, parcel size, zoning classification, and other factors. The goal was to identify land upon which a new tower could be located that had sufficient elevation to satisfy T-Mobile's service requirements; could accommodate the construction of the facility with minimal disruption to adjoining properties; and had a zoning classification that permits telecommunications towers. After such evaluation, the proposed location was chosen.

7. In addition, the proposed tower has been designed to accommodate T-Mobile's equipment and space for two (2) additional carriers' equipment.

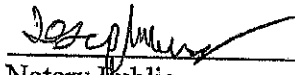
**[REST OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE AND NOTARIZATION APPEAR ON FOLLOWING PAGE]**

FURTHER AFFIANT SAYETH NOT.

This 29 day of June, 2023.


TOM HOLIMAN

Sworn to and subscribed
before me this the 29 day of June, 2023.


Notary Public

My Commission Expires: 3/28/2027

(Seal)



JOSEPH LLUVERAS
Notary Public
State of Florida
Comm# HH379945
Expires 3/28/2027

STATE OF FLORIDA, COUNTY OF LAKE

Sworn to and subscribed before me this

29 day of June 2023


Signature of Notary Public, State of Florida

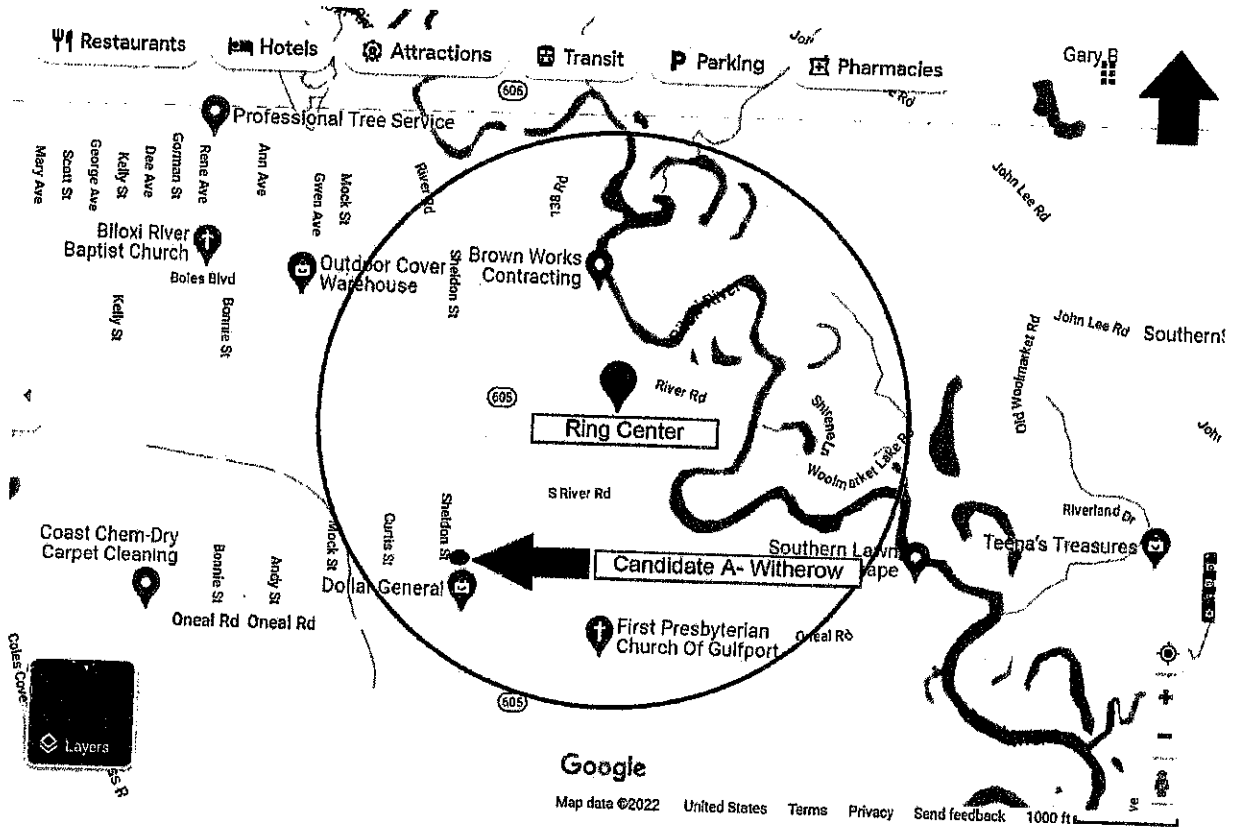
JOSEPH LLUVERAS
Print, Type Commissioned Name of Notary Public

Personally Known ☐ or ☒ produced identification

Type of identification produced FLDL

EXHIBIT "A"

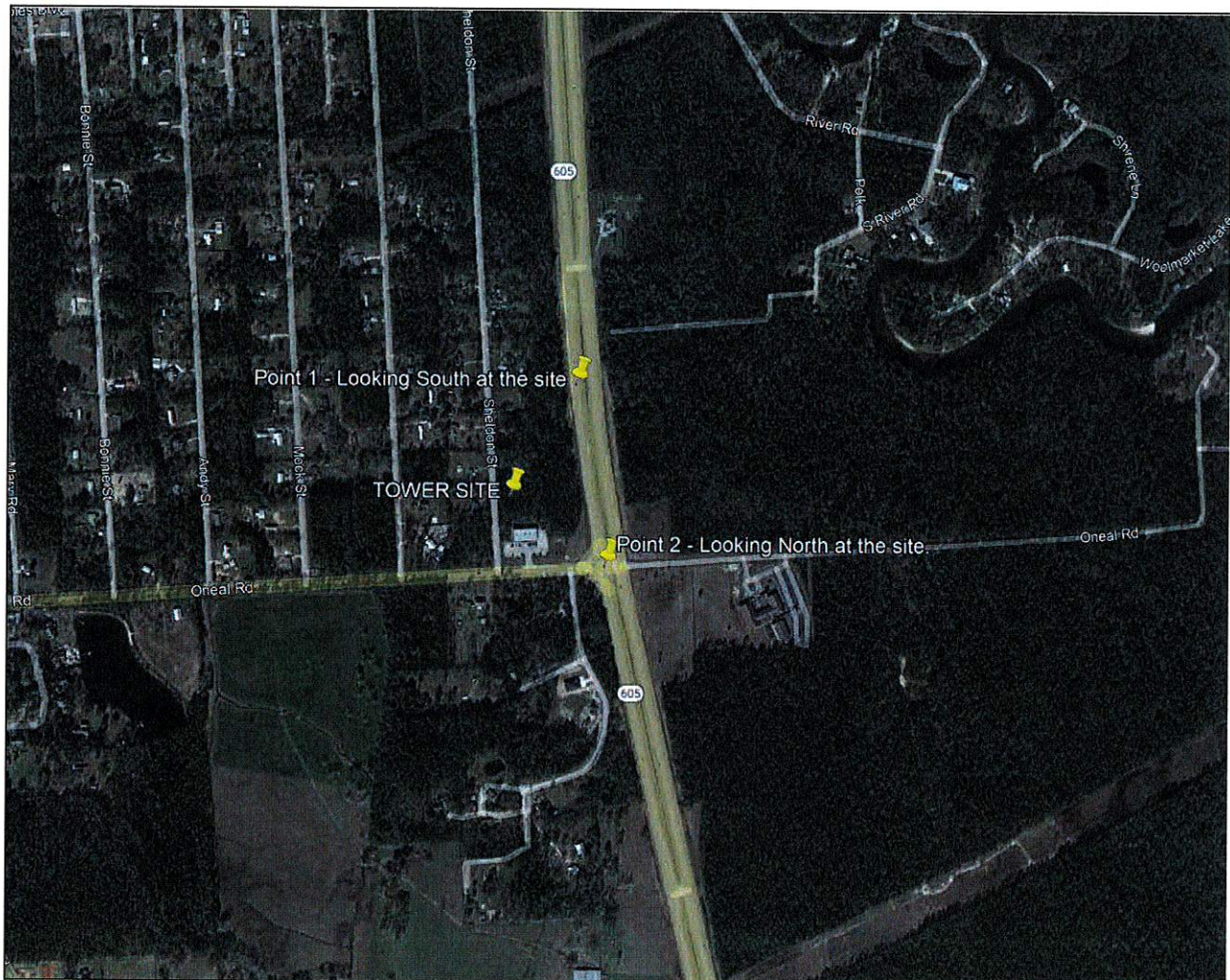
(Search Ring)





Map view of North and South viewpoints

US-MS-5127 Biloxi River





Map view looking North from I-10 and 605

US-MS-5127 Biloxi River

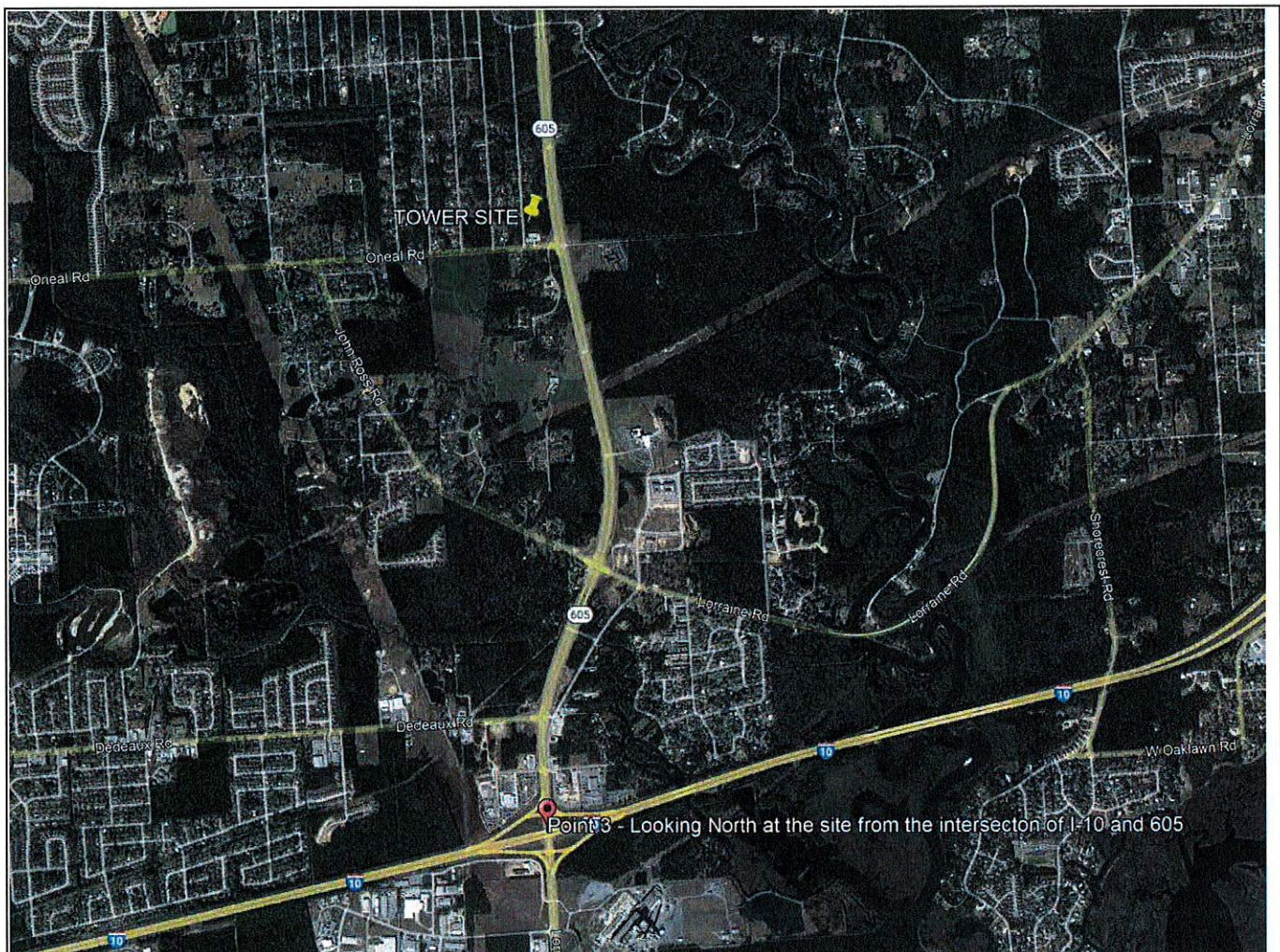


Photo 1 - This is looking South at the tower site from Point 1 on the map, without tower.



Photo 2 - This is looking South at the tower site from Point 1 on the map, with tower shown.



Photo 3 - This is looking North at the tower site from Point 2 on the map, without tower.

Intersection of 605 and Oneal Rd



Photo 4 - This is looking North at the tower site from Point 2 on the map, with tower shown.

Intersection of 605 and Oneal Rd



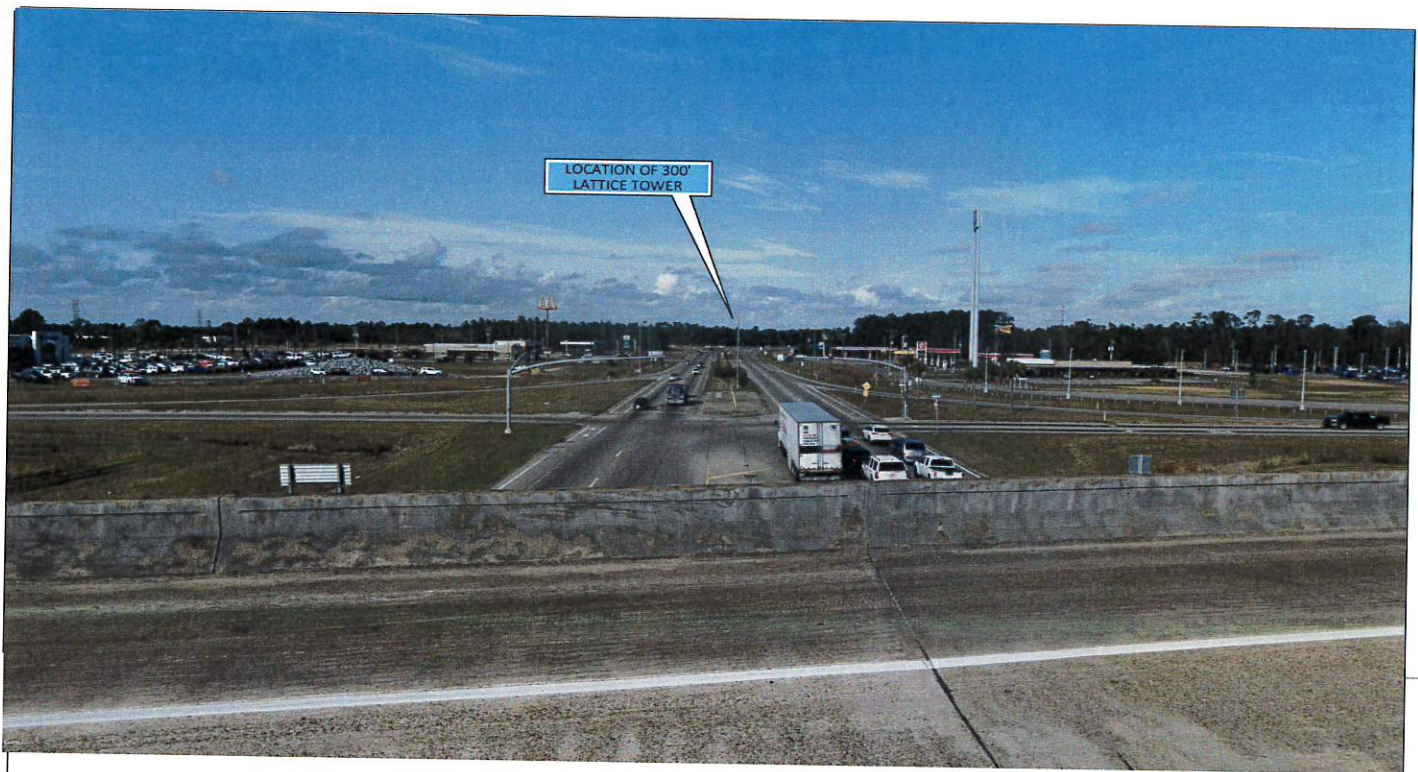
Photo 5 - This is looking North at the tower site from Point 3 on the map, without tower.

Intersection of I-10 and 605



Photo 6 - This is looking North at the tower site from Point 3 on the map, with tower shown.

Intersection of I-10 and 605





Zoning Justification

T-Mobile Site : 9MT3299A

T-Mobile Confidential

The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Mobile market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

The primary purpose for the installation of this facility is to improve in-vehicle coverage along internet coverage improvement & good quality voice calls experience for TMO customer . The in-building residential coverage will also be improved for users to the north and surrounding areas. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide a better user experience for customers and non- customers alike. In particular, in-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

T-Mobile Site : 9MT3299A

Objective details

A tower and structure search was performed for any tower or structure 200ft or higher located within one (1) Mile radius of the search ring location. This search was completed utilizing Google Earth, the Antenna Structure Registration section of the FCC, and other tower data bases and confirmed that there is no antenna structure registered within a (1) Mile radius as indicated in the attached Google Earth Map view of the site (slide 5).

FCC tower database results (slide 4).

The proposed site is located in a suburban area where small cells will not be sufficient to provide coverage for a large area.

The existing coverage map without 9MT3299A shows a large gap in in-building and in-vehicle coverage (slide 7).

The proposed location for site 9MT3299A would provide improved in-vehicle coverage along Coverage objective road/area and in-building residential coverage for users in local city/town and surrounding areas (slide 8).

Slides 9 thru 15 show how much coverage area would be reduced if an antenna height of 295 ft. AGL (above ground level) is not achieved.

T-Mobile Site : 9MT3299A

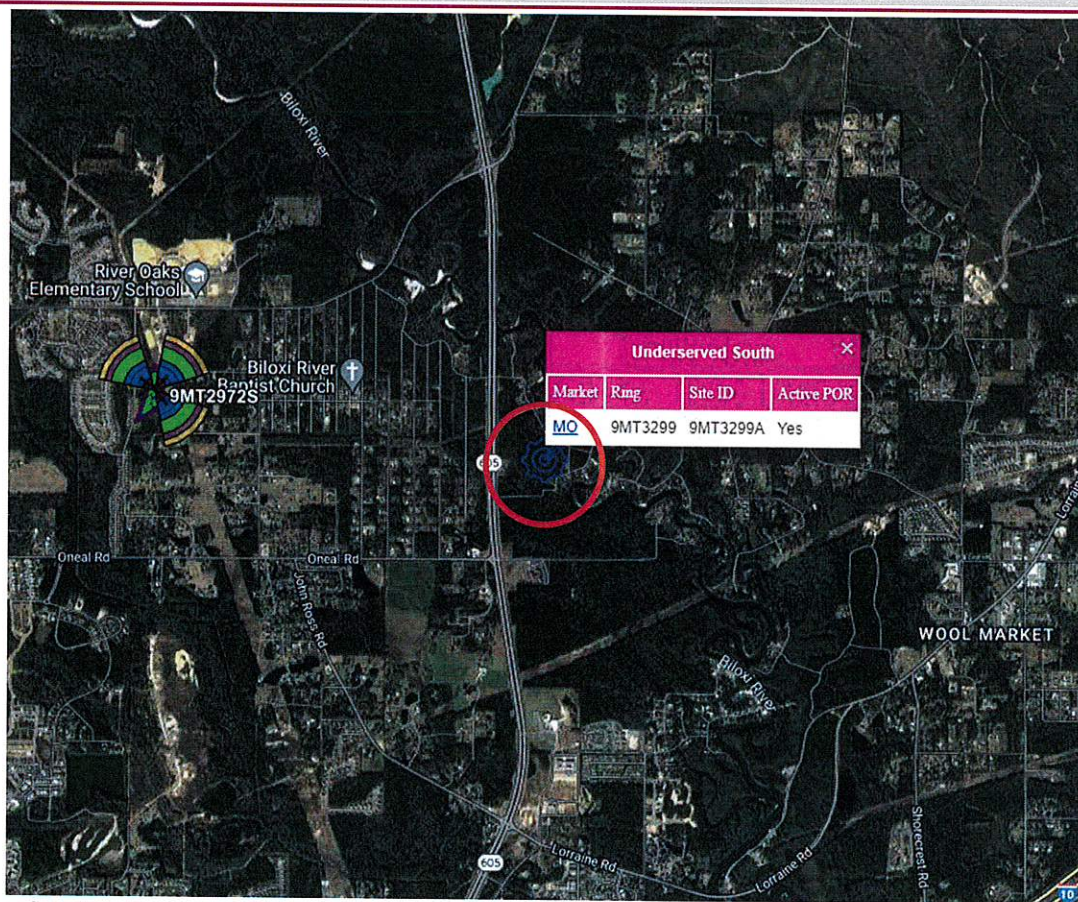
FCC ASR DATABASE SEARCH RESULTS

 Federal Communications Commission FCC Home Search Updates E-Filing Initiatives For Consumers Find People							
ASR Registration Search							
Registration Search Results New Search Refine Search Printable Page Query Download Map Results ADVANCEE							
Displayed Results							
Matches 1-7 (of 7)							
1							
Specified Search							
Latitude="30-28-22.1 N", Longitude="89-01-48.6 E", Radius=3.2 Kilometers							
Display: Basic View GO							
	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1052162	Constructed	A0061429	YATES, BRYAN L DBA = GULF ANSAPHONE	30-27-54.0N 089-00-20.0W	MISSISSIPPI CITY, MS	137.2
2	1229895	Cancelled	A0264813	Gulf Coast Wireless Limited Partnership	30-28-51.8N 089-03-04.1W	Gulfport, MS	86.9
3	1229942	Constructed	A1039237	American Towers LLC	30-29-30.6N 089-02-35.6W	Three Rivers, MS	105.1
4	1233550	Constructed	A0921087	Global Tower, LLC. through American Towers, LLC	30-28-51.8N 089-03-04.1W	Gulfport, MS	78.3
5	1265369	Constructed	A1027511	CCATT LLC	30-27-25.1N 089-01-29.3W	Gulfport, MS	72.0
6	1284071	Cancelled	A0776942	Cellular South	30-27-24.8N 089-01-20.1W	Gulfport, MS	60.9
7	1284075	Cancelled	A0838036	Cellular South	30-27-24.8N 089-01-20.1W	Gulfport, MS	60.9

No other tower structures with suitable height were found within 2 miles of the search ring during the FCC ASR Database search results.

T-Mobile Site : 9MT3299A

Search Ring Map



5

Primary design objective is to provide improved in-building commercial and residential coverage for customers in Biloxi River Area and in-vehicle coverage along HWY 605.

T-Mobile Confidential

T-Mobile

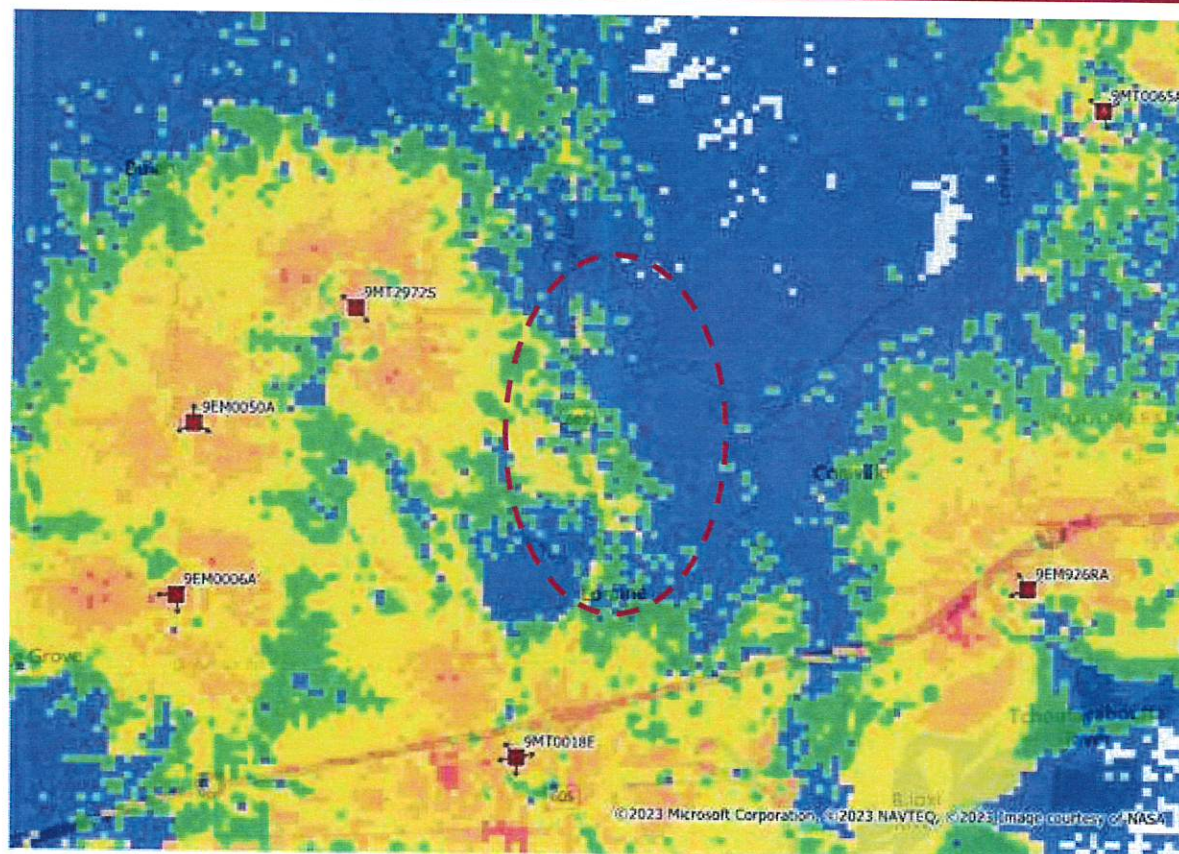
T-Mobile Site : 9MT3299A

Propagation without the **Proposed Site**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor.

■	-125 <= x < -115 dBm
■	-115 <= x < -100 dBm
■	-100 <= x < -95 dBm
■	-95 <= x < -85 dBm
■	-85 <= x < -70 dBm
■	-70 <= x < 0 dBm
■	0 <= x < -125 dBm



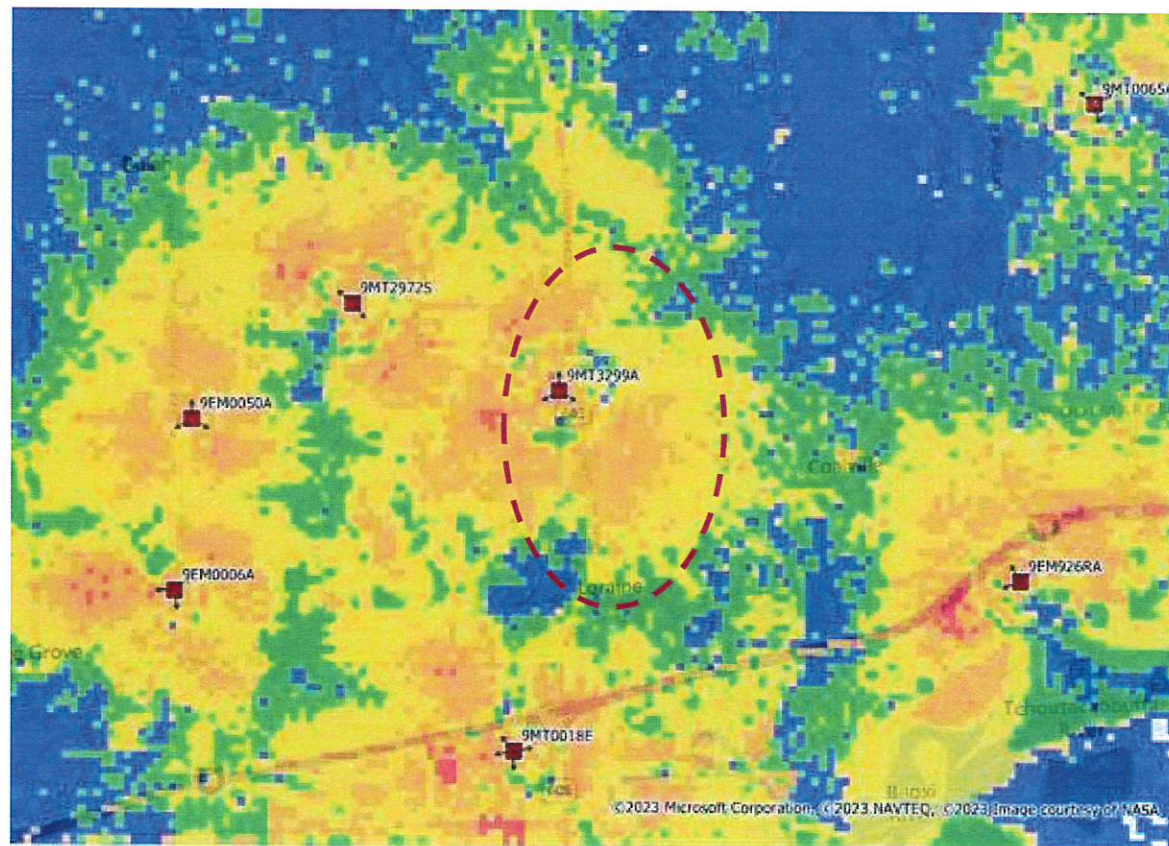
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 295'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



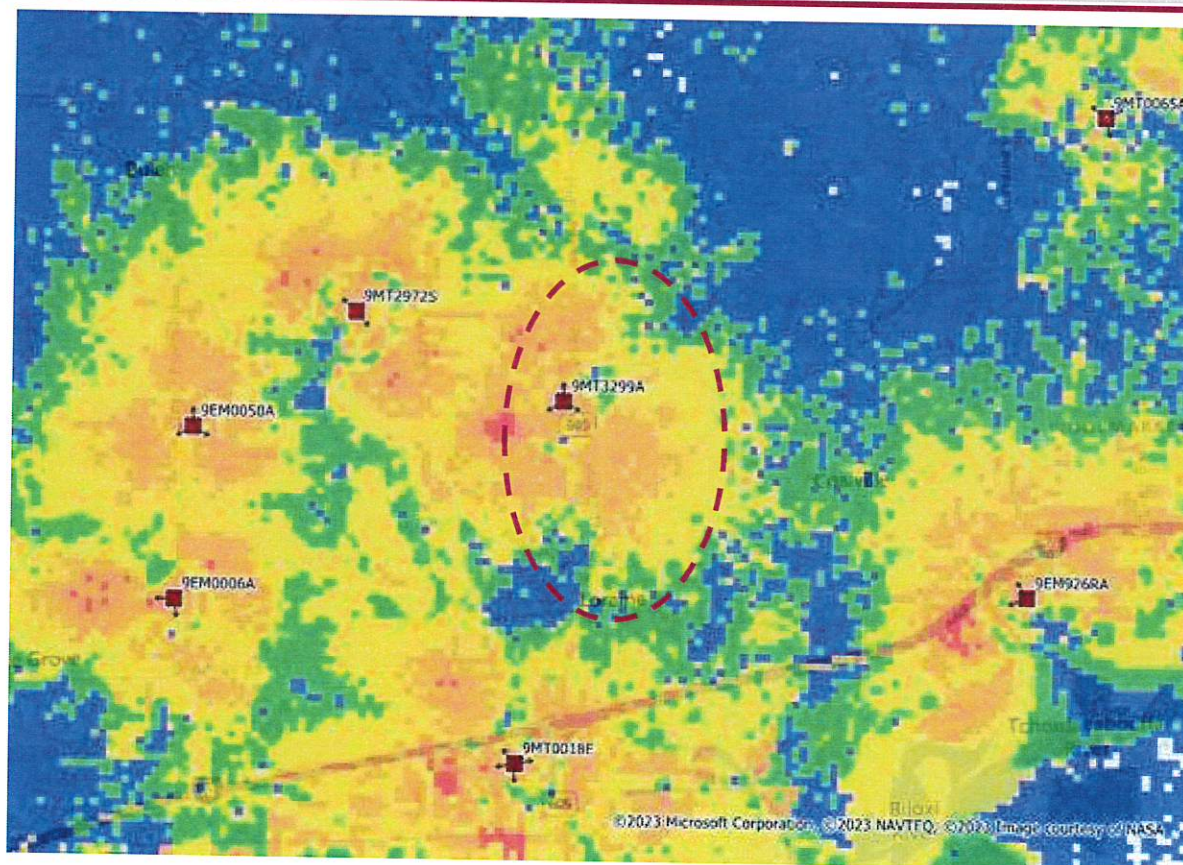
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 250'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



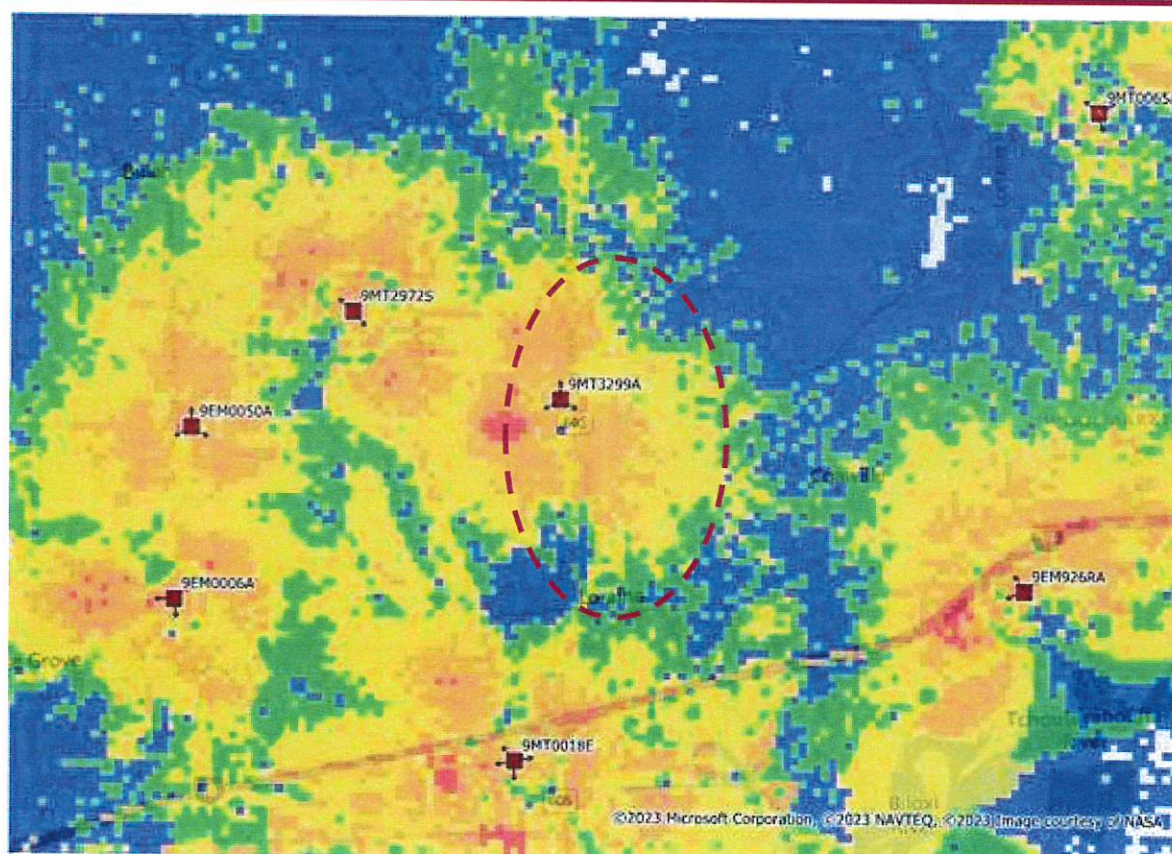
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 200'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- $-125 \leq x < -115$ dBm
- $-115 \leq x < -100$ dBm
- $-100 \leq x < -95$ dBm
- $-95 \leq x < -85$ dBm
- $-85 \leq x < -70$ dBm
- $-70 \leq x < 0$ dBm
- $0 \leq x < -125$ dBm



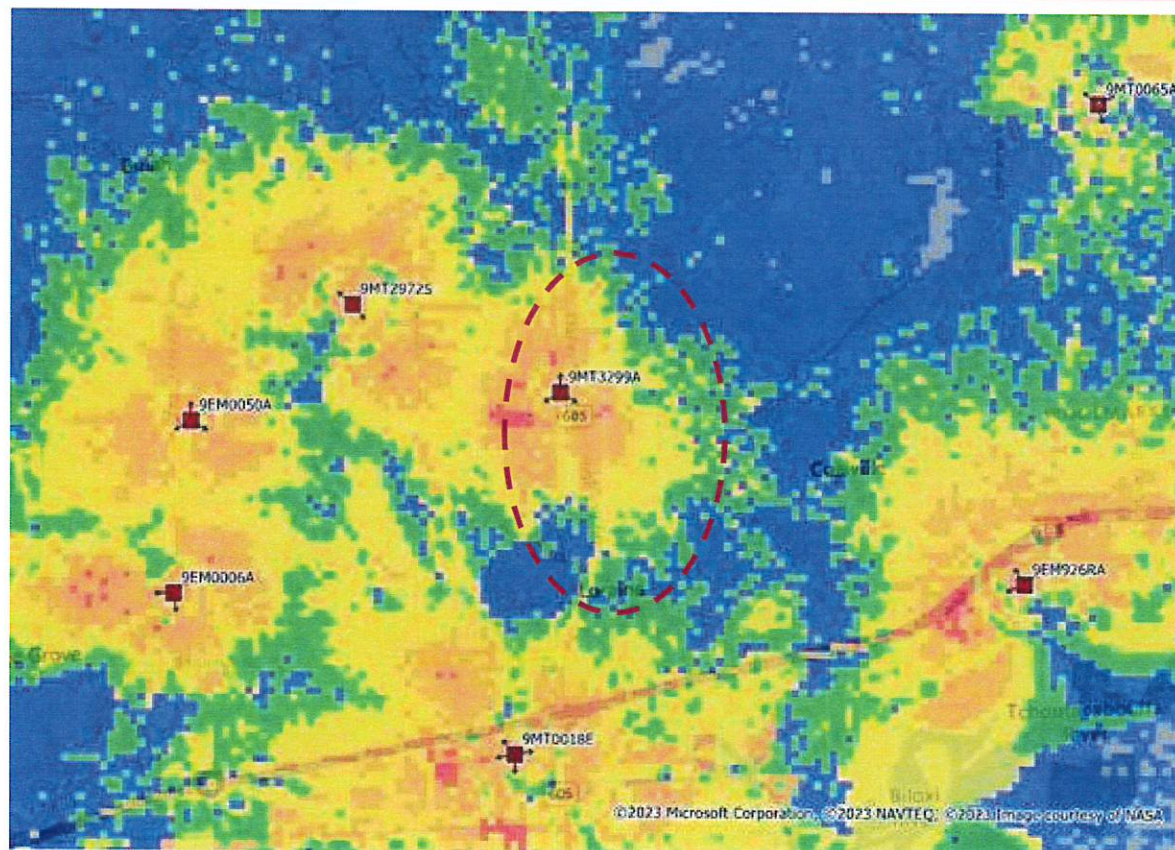
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 150'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



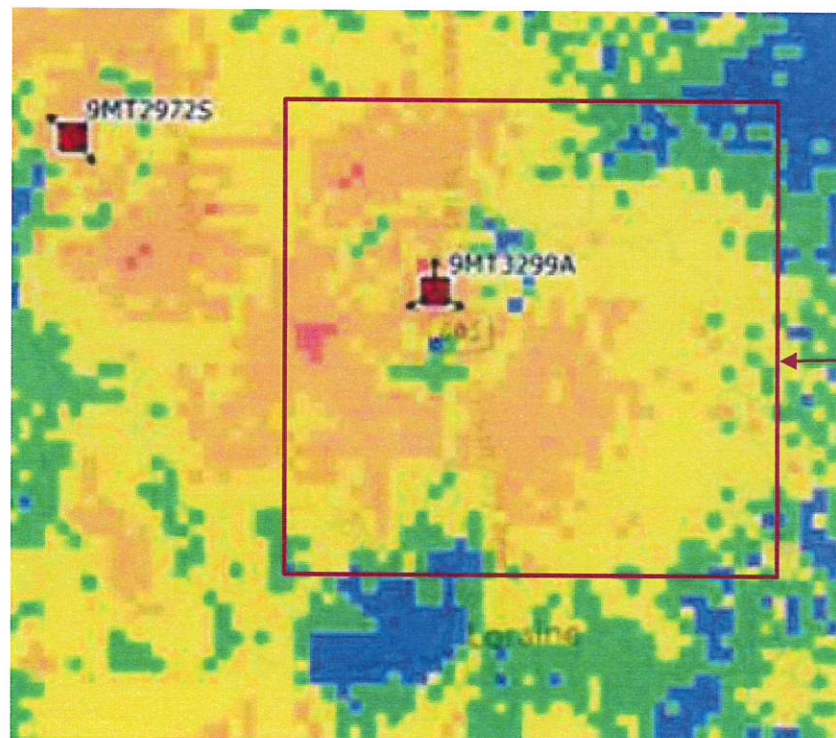
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 295'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



Zoom-in view to show
the change/reduction in
coverage.

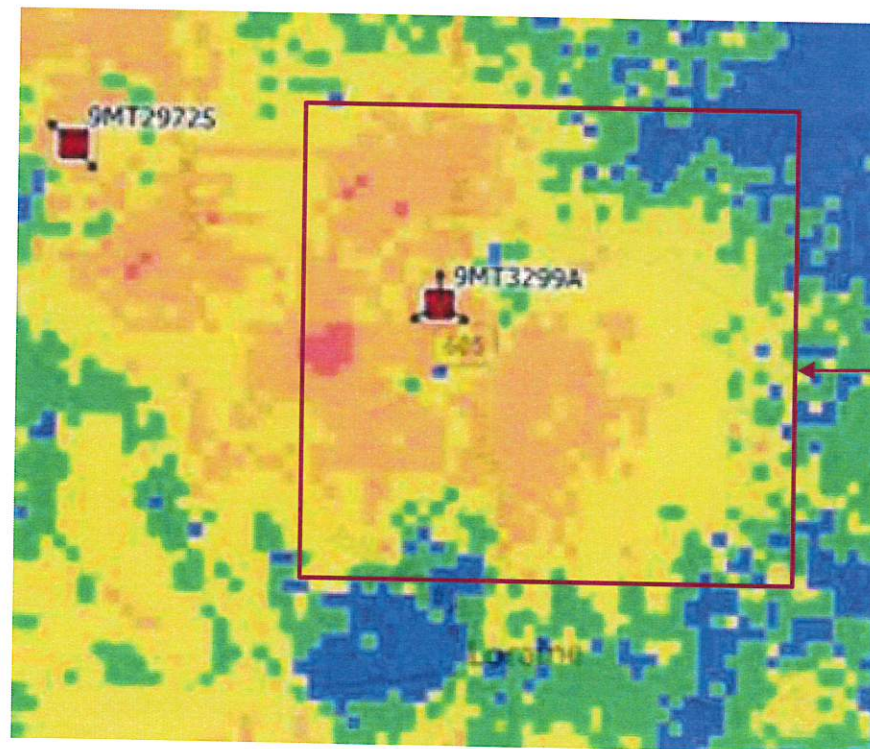
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 250'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor.

■	-125 <= x < -115 dBm
■	-115 <= x < -100 dBm
■	-100 <= x < -95 dBm
■	-95 <= x < -85 dBm
■	-85 <= x < -70 dBm
■	-70 <= x < 0 dBm
■	0 <= x < -125 dBm



Zoom-in view to show
the change/reduction in
coverage.

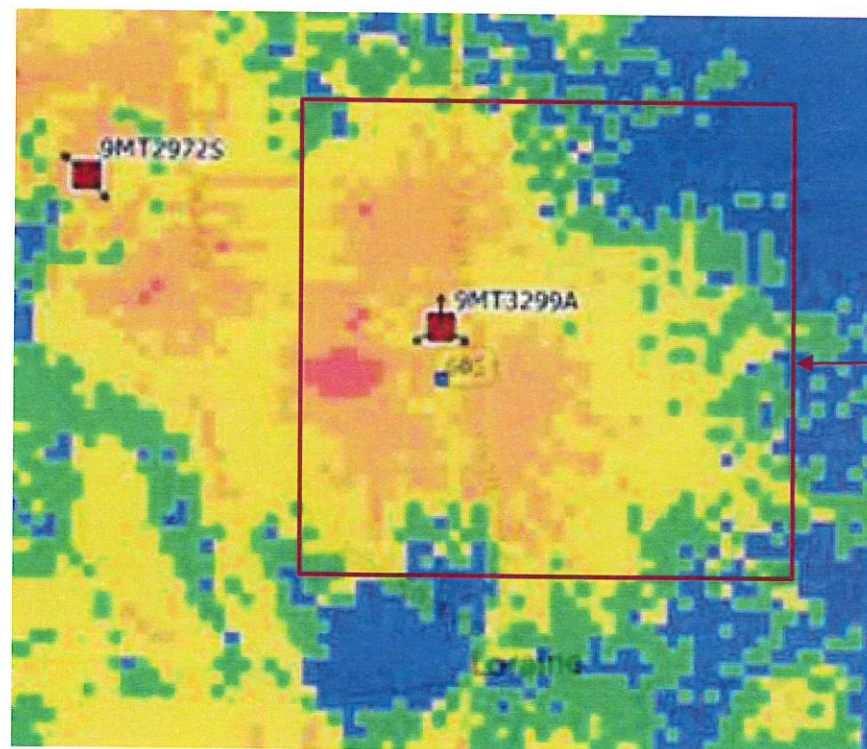
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 200'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



Zoom-in view to show
the change/reduction in
coverage.

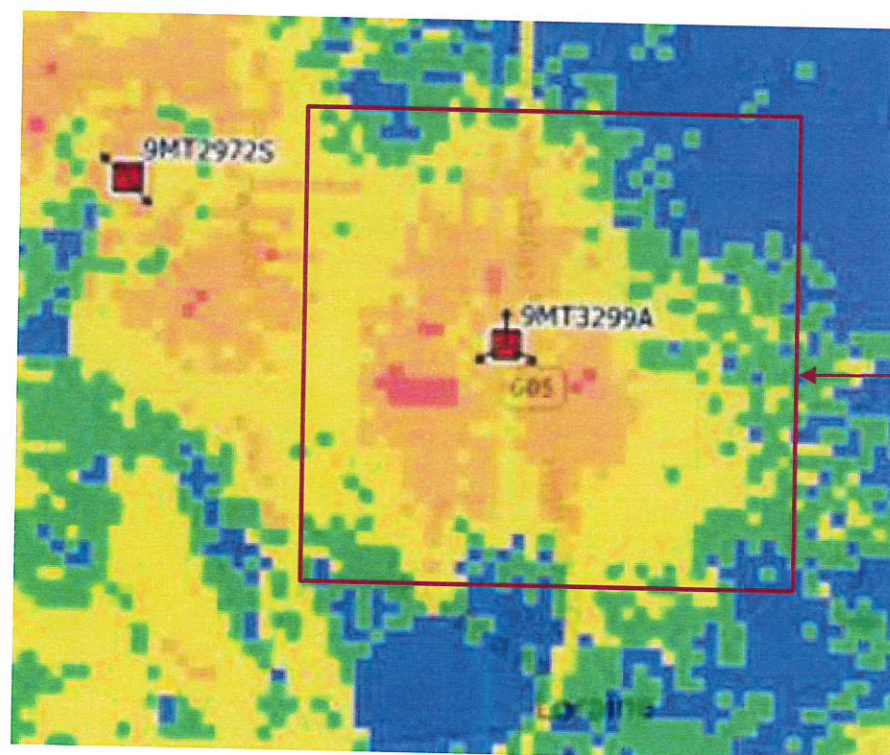
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 150'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

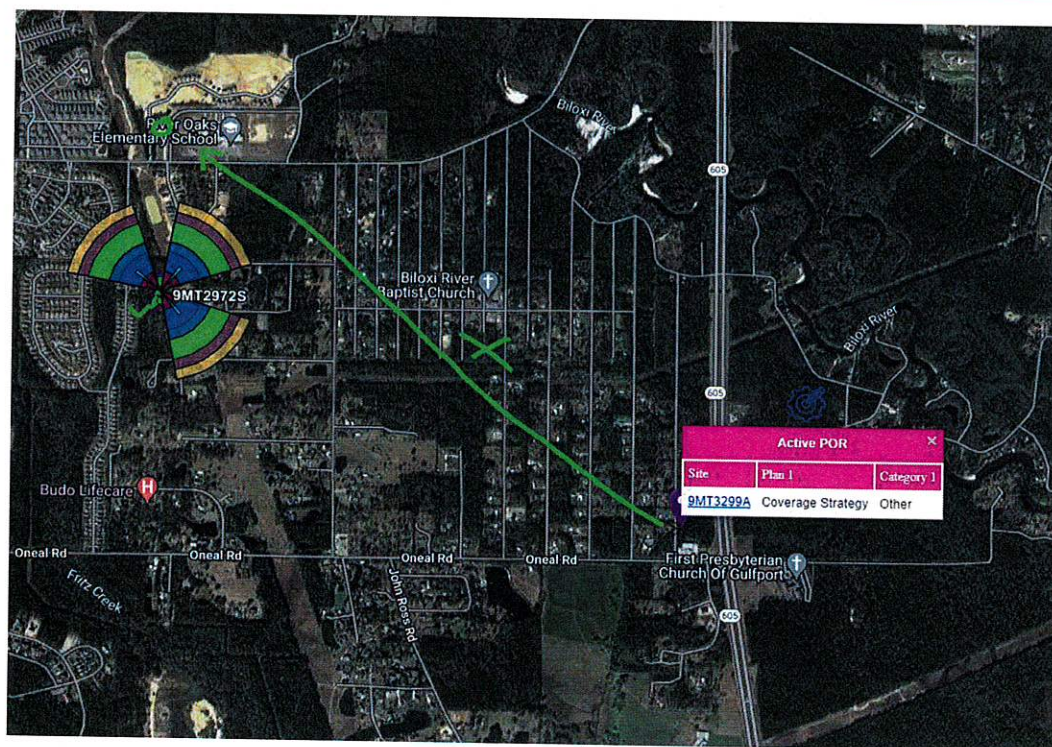
- $-125 \leq x < -115$ dBm
- $-115 \leq x < -100$ dBm
- $-100 \leq x < -95$ dBm
- $-95 \leq x < -85$ dBm
- $-85 \leq x < -70$ dBm
- $-70 \leq x < 0$ dBm
- $0 \leq x < -125$ dBm



Zoom-in view to show
the change/reduction in
coverage.

T-Mobile Site : 9MT3299A

RF review of potentially using water tank on Three Rivers Rd



RF reviewed the water tank on Three Rivers Rd. and determined it was too close to T-Mobile existing site 9MT2972S.

Thank You



SCANNED



John D. ... 1st Judicial District
Instrument 2021 5009 D - J1
Filed/Recorded 4/13/2021 09:55 A
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lots 1, 2, 23 & 24, Blk 6, ROLLING ACRES SUBD

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

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 all of which is hereby acknowledged, **EARNEST WITHEROW, JR. and wife, PAMELA V. WITHEROW**, of 2335 Highway 225 N, Chatsworth, GA 30705, (706) 483-4426, do hereby sell, convey and warrant unto **VALLEY RANCH FARM, LLC**, a Georgia limited liability company, of 2335 Highway 225 N, Chatsworth, GA 30705, (706) 483-4426, the following described real property situated in Harrison County, State of Mississippi, described as:

Lots 1, 2, 23 and 24, Block 6, ROLLING ACRES SUBDIVISION, a subdivision located in Harrison County, First Judicial District, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County,

Mississippi, in Plat Book 23, Page 37, LESS AND EXCEPT that property sold to the Mississippi Transportation Commission by Chancery Court Order dated February 15, 2001, in Cause No. 99-02325, being the Conservatorship of Jimmy R. Ladner and said property was subsequently conveyed to the Mississippi Transportation Commission in Book 1534, Page 402-407.

And being further and additionally described as: A certain tract or parcel on land designated as "LOT 1-A", containing 4.067 acres or 177,150 square feet, Block 6, Rolling Acres Subdivision, located in Section 31, Township 6 South, Range 10 West, City of Gulfport, Harrison County, State of Mississippi, being more particularly described as follows: Commencing at the intersection of the northerly right of way line of Oneal Road and the easterly right of way line of Sheldon Street, said point being the "POINT OF BEGINNING" and labeled "P.O.B.," Then, continuing along the easterly right of way line of Sheldon Street, North 00 degrees 01 minutes 12 seconds West a distance of 451.62 feet to a point; then, departing said right of way line, North 89 degrees 52 minutes 36 seconds East a distance of 439.04 feet to a point, said point being located along the westerly right of way line of Jordon Road - Mississippi State Highway No. 605; then, continuing along said right of way line, proceeding along a non-tangent curve to the left having a delta of 00 degrees 45 minutes 43 seconds, a radius of 13,254.57 feet, an arc length of 176.24 feet, a chord bearing of South 02 degrees 48 minutes 07 seconds East and a chord distance of 176.24 feet to a point; then, South 17 degrees 45 minutes 14 seconds West a distance of 252.23 feet to a point; then, North 89 degrees 32 minutes 35 seconds West a distance of 328.75 feet to a point; then, South 00 degrees 27 minutes 25 seconds West a distance of 38.96 feet to a point; then, North 89 degrees 58 minutes 32 seconds West a distance of 41.53 feet to the "POINT OF BEGINNING."

All per survey prepared by Michael P. Blanchard, P.S., dated January 28, 2016.

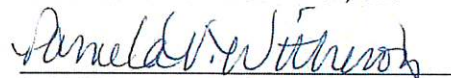
The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year and all subsequent year taxes are specifically assumed by the Grantee.

The above described property forms no part of the homestead of the Grantors herein.

Witness the signatures of the Grantors this 9th day of April, 2021.


EARNEST WITHEROW, JR.


PAMELA V. WITHEROW

STATE OF Georgia
COUNTY OF Whitefield

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **EARNEST WITHEROW, JR. and wife, PAMELA V. WITHEROW**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 9th day of April, 2021.




NOTARY PUBLIC
My Commission Expires: _____

AFFIX SEAL



VERTICAL BRIDGE: US-MS-5127/BILOXI RIVER
T-MOBILE SITE ID: 9MT3299A
NEAR 11330 O'NEAL RD, GULFPORT, MS 39503
300' SELF-SUPPORT TOWER
RAW LAND CONSTRUCTION DRAWINGS

SITE INFORMATION

TOWER OWNER: VERTICAL BRIDGE HOLDINGS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

T-MOBILE OFFICE: 1110 MONTUMAR DR
MOBILE, AL 36609

SITE ADDRESS: NEAR 11330 O'NEAL RD
GULFPORT, MS 39503

COUNTY/PARISH: CITY OF GULFPORT

LATITUDE (NAD 83): 30.472811°

LONGITUDE (NAD 83): -89.030187°

GROUND ELEVATION: 24.5'

OCCUPANCY TYPE: UNMANNED

ZONING JURISDICTION: CITY OF GULFPORT, MS

ZONE: B-1

PARCEL NUMBER: 1007M-01-037.000

POWER PROVIDER: COASTAL ELECTRIC POWER ASSOCIATION
228-832-1761

TELCO PROVIDER: AT&T
1-800-288-2020

CONTACT INFORMATION

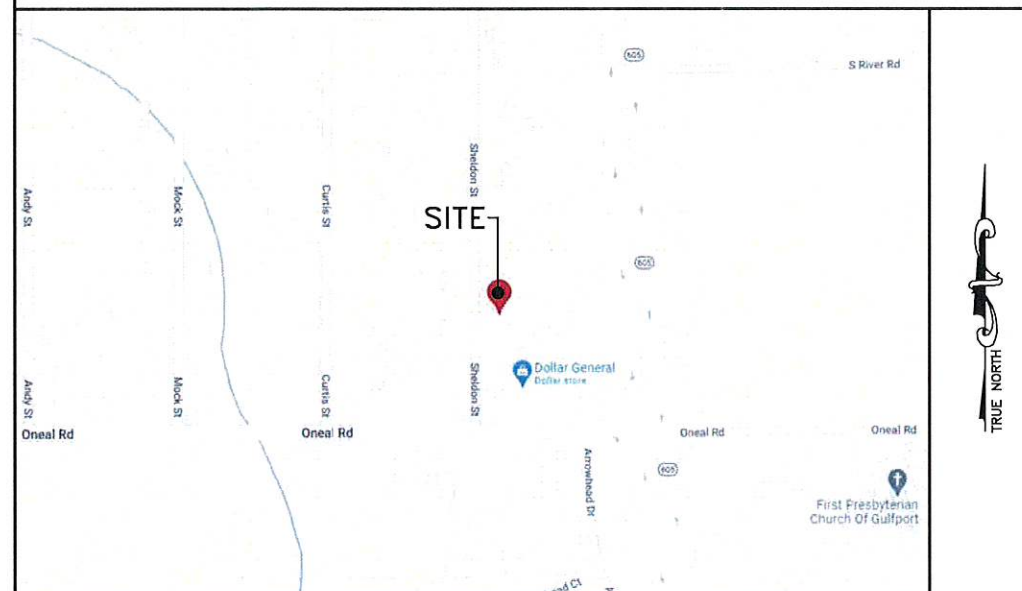
PROPERTY OWNER: EARNEST WITHEROW JR.
2335 HIGHWAY 225 N
CHATSORTH, GA 30705
(706) 483-4426

APPLICANT: VERTICAL BRIDGE HOLDINGS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

ENGINEER: TOWER ENGINEERING INC.
556 JEFFERSON STREET, SUITE 201
LAFAYETTE, LA 70501

SURVEYOR: TURNER SURVEYS, LLC
P.O. BOX 74
LUMBERTON, MS 39455

VICINITY MAP



DIRECTIONS

FROM JACKSON, MS MERGE ONTO I-55 S, 0.7 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 94 TO MERGE ONTO US-49 S TOWARD HATTIESBURG, 83.6 MILES. USE THE RIGHT LANE TO MERGE ONTO I-59 S VIA THE RAMP TO NEW ORLEANS/GULF COAST, 8.1 MILES. TAKE EXIT 59 FOR US-98 E TOWARD LUCEDALE/MOBILE, 1.2 MILES. CONTINUE ONTO US-98 E/US-98 BYP E, 2.0 MILES. USE THE RIGHT LANE TO TAKE THE RAMP TO GULFPORT, 0.6 MILES. MERGE ONTO US-49 S, 41.8 MILES. USE THE RIGHT LANE TO TAKE THE MS-67 S RAMP TO D'IBERVILLE/BILOXI, 0.7 MILES. CONTINUE ONTO MS-67 S, 9.1 MILES. EXIT ONTO MS-605 S TOWARD GULFPORT, 0.6 MILES. MERGE ONTO MS-605 S, 5.4 MILES. TURN RIGHT ONTO O'NEAL RD, 0.1 MILES. TURN RIGHT ONTO SHELTON ST, 420 FT.

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFIRMING TO THESE CODES:

1. INTERNATIONAL BUILDING CODE (IBC LATEST EDITION)
2. TIA-222-H (LATEST EDITION)
3. NFPA 780 - LIGHTNING PROTECTION CODE
4. NATIONAL ELECTRICAL CODE (NEC LATEST EDITION)
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES (LATEST EDITION)
6. CITY/COUNTY/PARISH ORDINANCES

DRAWING INDEX

T-1 TITLE SHEET AND PROJECT INFORMATION

NOTES:

N-1 GENERAL NOTES

N-2 GENERAL NOTES

SURVEY:

SU-1 SITE SURVEY

SU-2 SITE SURVEY

SU-3 TREE SURVEY

SU-4 TREE SURVEY

CIVIL:

C-1 PLOT PLAN

C-1A AERIAL OVERLAY

C-2 SITE PLAN

C-2A COMPOUND PLAN

C-2A.1 T-MOBILE EQUIPMENT PAD PLAN

C-2B COMPOUND PLAN DETAILS

C-2B.1 SITE SIGN DETAILS

C-2C TOWER DESIGN

C-2D TOWER FOUNDATION DESIGN

C-2E TOWER FOUNDATION DESIGN

C-3 GRADING, EROSION, AND SEDIMENT CONTROL PLAN

C-4 EROSION AND SEDIMENT CONTROL DETAILS

C-5 TOWER ELEVATION AND ANTENNA ORIENTATION PLAN

C-5A SABRE 12' EHD V-BOOM ASSEMBLY SPECIFICATIONS

C-5B SABRE 12' EHD V-BOOM ASSEMBLY SPECIFICATIONS

C-5C SABRE 12' EHD V-BOOM ASSEMBLY SPECIFICATIONS

C-6 ANTENNA SPECIFICATIONS

C-6A ANTENNA SPECIFICATIONS

C-7 RADIO AND ANTENNA DETAILS

C-8 T-MOBILE EQUIPMENT FOUNDATION DETAILS

C-9 T-MOBILE ICE BRIDGE LAYOUT AND DETAILS

C-10 DELTA PPC SPECIFICATIONS

C-11 PURCELL HPL3.1 SITE SUPPORT CABINET SPECIFICATIONS

C-12 PURCELL LB3 LARGE BATTERY CABINET SPECIFICATIONS

ELECTRICAL:

E-1 COMPOUND UTILITY ROUTING PLAN

E-1A UTILITY ROUTING PLAN (ELECTRICAL)

E-2 GROUNDING PLAN

E-3 ELECTRICAL AND GROUNDING DETAILS

E-4 COMPOUND UTILITY H-FRAME DETAILS

E-5 T-MOBILE UTILITY H-FRAME DETAILS

E-6 WELD CONNECTION DETAILS

E-7 T-MOBILE EQUIPMENT SCHEMATIC

RFDS:

RF-1 RFDS

RF-2 RFDS

RF-3 PLUMBING DIAGRAM

SCOPE OF WORK

THESE PLANS HAVE BEEN DEVELOPED FOR THE PLACEMENT OF THE TELECOMMUNICATION AND PUBLIC UTILITY FACILITY, CONSISTING OF A 300'-0" SELF-SUPPORT TOWER, SPACE FOR CARRIER EQUIPMENT AND A UTILITY RACK WITHIN A FENCED COMPOUND (NO WATER OR SEWER REQUIRED), IN ACCORDANCE WITH THE SCOPE OF WORK IN THE PLANS. THESE PLANS ARE CONSTRUCTION DRAWINGS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METARIE, LA 70006
(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

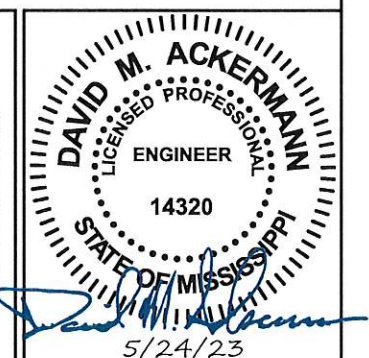
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP



SHEET TITLE

TITLE SHEET

SHEET NUMBER

SHEET
T-1

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR LOCAL UTILITIES.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CONCRETE AND REINFORCING STEEL NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN. CONCRETE NOT EXPOSED TO EARTH OR WEATHER

CONCRETE EXPOSED TO EARTH OR WEATHER: OR NOT CAST AGAINST THE GROUND:

#6 AND LARGER.....2 IN. SLAB AND WALL.....3/4 IN.

#5 AND SMALLER & WWF.....1 1/2 IN. BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

RF NOTES

1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY CONTRACTOR.
2. THE DESIGN IS BASED ON RF DATA SHEETS, SIGNED AND APPROVED.
3. RADIO SIGNAL CABLE AND RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8.
4. ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G., OUTDOORS, INDOORS--OCCUPIED, INDOORS--UNOCCUPIED, PLENUMS, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC.
5. RADIO SIGNAL CABLE SHALL BE SUPPORTED AT MINIMUM OF EVERY THREE (3) FEET EXCEPT INSIDE MONOPOLES OR LATTICE TOWERS WHERE CABLE AND CONNECTOR MANUFACTURERS SUPPORT RECOMMENDATIONS SHALL BE FOLLOWED. MANUFACTURER RECOMMENDED CABLE SUPPORT ACCESSORIES SHALL BE USED.
6. THE OUTDOOR CABLE SUPPORT SYSTEM SHALL BE PROVIDED WITH AN ICE SHIELD TO SUPPORT AND PROTECT ANTENNA CABLE RUNS.
7. DRIP LOOPS SHALL BE REQUIRED ON ALL OUTSIDE CABLES. CABLES SHALL BE SLOPED AWAY FROM THE BUILDING OR OUTDOOR BTS CABINETS TO PREVENT WATER FROM ENTERING THROUGH THE COAXIAL CABLE PORT.
8. ALL FEEDER LINE AND JUMPER CONNECTORS FOR T-MOBILE SHALL BE T-MOBILE APPROVED 7/16 DIN CABLE CONNECTORS THAT MEET IP68 STANDARDS.
9. 7/16 DIN CONNECTORS REQUIRE NO ADDITIONAL WEATHER PROOFING IN INDOOR APPLICATIONS IF INSTALLED AND TORQUED PROPERLY. IN OUTDOOR APPLICATIONS WEATHER PROOFING IS REQUIRED AND THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED:

APPLY A "COURTESY" WRAP OF ONE LAYER OF 7MIL THICK VINYL ELECTRICAL TAPE EXTENDING APPROXIMATELY ONE (1) INCH ON EACH SIDE OF THE COAX CABLE/ CONNECTOR JUNCTURE.
10. USING WEATHERPROOFING KIT APPROVED BY CABLE MANUFACTURER AND CONTRACTOR. START TAPE APPROXIMATELY 5 INCHES FROM THE CONNECTOR AND WRAP 2 INCHES TOWARD THE CONNECTOR, THEN REVERSE THE TAPE SO THAT THE STICKY SIDE IS UP. TAPE OVER THE CONNECTOR OR SURGE ARRESTOR UNTIL THREE (3) TO FOUR (4) INCHES BEYOND THE CONNECTOR AND REVERSE AGAIN WITH THE STICKY SIDE DOWN FOR ANOTHER INCH OR TWO. ADD THE BUTYL RUBBER AND FINISH WITH A FINAL LAYER OF TAPE.
11. ANTENNAS SHALL BE PAINTED, WHEN REQUIRED, BY THE LANDLORD OR AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH ANTENNA MANUFACTURERS' SURFACE PREPARATION AND PAINTING REQUIREMENTS.
12. CABLE SHIELDS, AND TOWER CONDUITS SHALL BE GROUNDED AT THE TOP OF THE TOWER, WITHIN 10 FEET OF THEIR CONNECTORS, AND AT THE BOTTOM OF THE TOWER ABOUT 6 INCHES BEFORE THEY TURN TOWARD THE FACILITY. THEY SHALL BE GROUNDED AT THE MIDPOINT OF TOWERS THAT ARE BETWEEN 100 FEET AND 200 FEET HIGH, AND AT INTERVALS OF 100 FEET OR LESS ON TOWERS THAT ARE HIGHER THAN 200 FEET.
13. APPROVED GROUNDING KITS, WHICH INCLUDE GROUNDING STRAPS, SHALL BE USED TO GROUND THE COAXIAL CABLE SHIELDS, AND CONDUITS. THE GROUND CONDUCTORS FOR THE KITS AT THE TOP OF THE TOWER, AND IN THE MIDDLE SECTION OF THE TOWER, ARE BONDED DIRECTLY TO TOWER STEEL USING EXOTHERMIC, BOLTED, OR APPROVED CLAMP CONNECTIONS.
14. ALL RADIO SIGNAL CABLE SHALL BE LABELED PER MARKET REQUIREMENTS
15. RRU'S/TMA'S TO BE INSTALLED AT TOWER TOP, SHALL BE SUPPLIED TO THE CONTRACTOR (WHERE REQUIRED) AND INSTALLED BY THE CONTRACTOR.
16. ANTENNA FEED LINE SYSTEM SWEEP TESTING SHALL BE PERFORMED AND REPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF T-MOBILE SERVICES. CONTRACTOR WILL NOT ACCEPT A RADIO SIGNAL CABLE INSTALLATION WITH UNSATISFACTORY SWEEP TEST RESULTS.
17. SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION TO REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -- GENERAL CONTRACTOR (CONSTRUCTION)

OWNER -- T-MOBILE/VERTICAL BRIDGE

OEM -- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED EQUIPMENT, ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, GROUNDING CABLES.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

APPLICANT



PREPARED FOR



ENGINEER

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

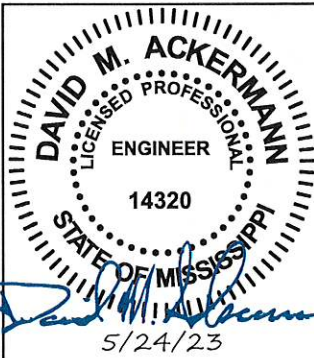
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS			
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
D	05/24/23	FINAL ISSUE	NAS
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



SHEET TITLE

GENERAL NOTES

SHEET NUMBER

SHEET
N-1

GROUNDING NOTES

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWS COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIRE WAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIRE WAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

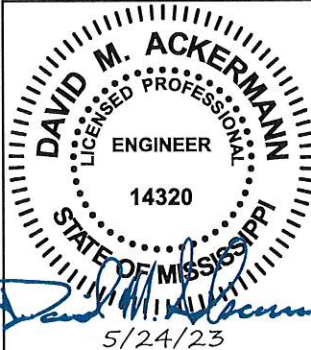
DESIGN RECORD

REVISIONS

A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS

REV	DATE	DESCRIPTION	BY
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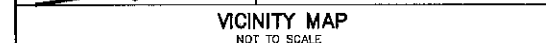


SHEET TITLE

GENERAL NOTES

SHEET NUMBER

SHEET
N-2



10/06/22	TITLE COMMITMENT REVIEW	SKT
09/07/22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	

LINE	BEARING	DISTANCE
L1	N00°16'32"W	100.00'
L2	N89°43'28"E	100.00'
L3	S00°16'32"E	100.00'
L4	S89°43'28"W	100.00'
L5	S89°43'28"W	31.31'

- | LEGEND | |
|---------------|--|
| | POWER POLE |
| | TELEPHONE POLE |
| | LIGHT POLE |
| | ANCHOR |
| | TELEPHONE PEDESTAL |
| | WATER METER |
| | SEWER MANHOLE |
| | FIBER OPTIC SIGN |
| | FENCE |
| | MAIL BOX |
| | TRAFFIC SIGN |
| | TREE |
| | 1/2" IRON ROD SET
UNLESS OTHERWISE STATED |
| | 80d OR MAG NAIL SET
UNLESS OTHERWISE STATED |
| | CROSS CUT IN CONCRETE |
| | CONCRETE RIGHT OF WAY MARKER |
| LAT. | LATITUDE |
| LON. | LONGITUDE |
| T.B.M. | TEMPORARY BENCHMARK |
| AC. | ACRES |
| (REF) | FROM REFERENCE SURVEY |
| (MEAS) | MEASURED |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.T. | POINT OF TERMINATION |
| C.M.P. | CORRUGATED METAL PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| SQ. FT. | SQUARE FEET |
| A.G.L. | ABOVE GROUND LEVEL |



I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES,
AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS)
LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES
FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN
AGREEMENT DATED JUNE 7, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER,
AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED,
RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR
INTERESTS MAY APPEAR: AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2988
REGISTERED PROFESSIONAL LAND SURVEYOR

TOPOGRAPHIC SURVEY OF
BILOXI RIVER TOWER SITE
SITE NUMBER: US-MS-5127
GULFPORT, MISSISSIPPI
SECTION 31, T6S-R10W
HARRISON COUNTY, MISSISSIPPI

DATE: 09/07/22	DRAWN BY: DAS	JOB NO.	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: SKT	22-0121A	

SECTION 31
TOWNSHIP 6 SOUTH -- RANGE 10 WEST
HARRISON COUNTY, MISSISSIPPI

DESCRIPTIONS:

100' X 100' TOWER LEASE PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, COUNTY OF HARRISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD AT THE APPARENT SOUTHWEST CORNER OF THE PARENT TRACT; THENCE N02°24'45"E A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING; THENCE N00°16'32"W A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N89°43'28"E A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S00°16'32"E A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S89°43'28"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.230 ACRE (10,000 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

30' ACCESS & UTILITY EASEMENT PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, COUNTY OF HARRISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD AT THE APPARENT SOUTHWEST CORNER OF THE PARENT TRACT; THENCE N02°24'45"E A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST CORNER OF THE 100' X 100' TOWER LEASE PREMISES; THENCE N00°16'32"W A DISTANCE OF 50.00 FEET TO A 60d NAIL SET ON THE WEST LINE OF SAID TOWER LEASE PREMISES AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES; THENCE S89°43'28"W A DISTANCE OF 31.31 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF SHELTON STREET, A PUBLIC ASPHALT STREET AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

TITLE CERTIFICATE NOTES:

TURNER SURVEYS, LLC HAS REVIEWED TITLE COMMITMENT BY AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: AUGUST 1, 2022. TOWER TITLE FILE # VTB-137203-CI, PREPARED FOR VB BTS II, LLC. CUSTOMER REF.: (DEV)US-MS-5127 BILOXI RIVER AND MAKES NOTE OF THE FOLLOWING ITEMS IN THE CERTIFICATE:

SCHEDULE B, PART II,

ITEMS 1-9 ARE STANDARD EXCEPTIONS AND NOT ADDRESSED.

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "VICINITY MAP" DATED SEPTEMBER 9, 1963 AND RECORDED OCTOBER 15, 1963 IN (BOOK) 23 (PAGE) 37, IN HARRISON COUNTY, MISSISSIPPI. PLOTTED AS SHOWN: AFFECTS PARENT TRACT DOES NOT AFFECT TOWER LEASE PREMISES OR EASEMENT PREMISES.

11. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN DG DEVELOPMENT VI, LLC, A LIMITED LIABILITY COMPANY AND DOLGENCORP, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, DATED JUNE 4, 2015 AND RECORDED JUNE 9, 2015 IN (INSTRUMENT) 2015 3687, IN HARRISON COUNTY, MISSISSIPPI. THIS AFFECT PARENT TRACT, TOWER LEASE PREMISES AND EASEMENT PREMISES.

12. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) HAZARD SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT BETWEEN VALLEY RANCH FARM, LLC AND TRUIST BANK, DATED APRIL 9, 2021 AND RECORDED APRIL 13, 2021 IN (INSTRUMENT) 2021 4694, IN HARRISON COUNTY, MISSISSIPPI. THIS AFFECT PARENT TRACT, TOWER LEASE PREMISES AND EASEMENT PREMISES.

PARENT TRACT

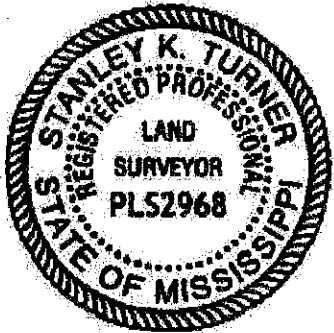
LOTS 1, 2, 23 AND 24, BLOCK 6, ROLLING ACRES SUBDIVISION, A SUBDIVISION LOCATED IN HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 23, PAGE 37, LESS AND EXCEPT THAT PROPERTY SOLD TO THE MISSISSIPPI TRANSPORTATION COMMISSION BY CHANCERY COURT ORDER DATED FEBRUARY 15, 2001, IN CAUSE NO. 99-02325, BEING THE CONSERVATORSHIP OF JIMMY R. LADNER AND SAID PROPERTY WAS SUBSEQUENTLY CONVEYED TO THE MISSISSIPPI TRANSPORTATION COMMISSION IN BOOK 1534, PAGE 402-407.

AND BEING FURTHER AND ADDITIONALLY DESCRIBED AS: A CERTAIN TRACT OR PARCEL ON LAND DESIGNATED AS "LOT 1-A", CONTAINING 4.067 ACRES OR 177,150 SQUARE FEET, BLOCK 6, ROLLING ACRES SUBDIVISION, LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, STATE OF MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ONEAL ROAD AND THE EASTERLY RIGHT OF WAY LINE OF SHELTON STREET, SAID POINT BEING THE "POINT OF BEGINNING" AND LABELED "P.O.B.," THEN, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SHELTON STREET, NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST A DISTANCE OF 451.62 FEET TO A POINT; THEN, DEPARTING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 52 MINUTES 36 SECONDS EAST A DISTANCE OF 439.04 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERLY RIGHT OF WAY LINE OF JORDON ROAD -- MISSISSIPPI STATE HIGHWAY NO. 605; THEN, CONTINUING ALONG SAID RIGHT OF WAY LINE, PROCEEDING ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 00 DEGREES 45 MINUTES 43 SECONDS, A RADIUS OF 13,254.67 FEET, AN ARC LENGTH OF 176.24 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 48 MINUTES 07 SECONDS EAST AND A CHORD DISTANCE OF 176.24 FEET TO A POINT; THEN, SOUTH 17 DEGREES 45 MINUTES 14 SECONDS WEST A DISTANCE OF 252.23 FEET TO A POINT; THEN, NORTH 89 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 328.75 FEET TO A POINT; THEN, SOUTH 00 DEGREES 27 MINUTES 25 SECONDS WEST A DISTANCE OF 38.96 FEET TO A POINT; THEN, NORTH 89 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 41.53 FEET TO THE "POINT OF BEGINNING."

ALL PER SURVEY PREPARED BY MICHAEL P. BLANCHARD, P.S., DATED JANUARY 28, 2016.

PARCEL ID#: 1007M-01-037.000 (PPIN 54074)

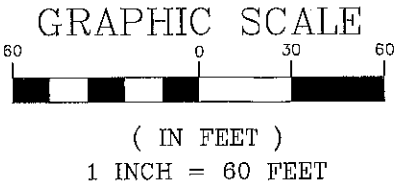
THIS BEING THE SAME PROPERTY CONVEYED TO VALLEY RANCH FARM, LLC, A GEORGIA LIMITED LIABILITY COMPANY FROM EARNEST WITHEROW, JR. AND WIFE, PAMELA V. WITHEROW, IN A DEED DATED APRIL 9, 2021 AND RECORDED APRIL 13, 2021, IN INSTRUMENT NO. 2021 5009, OF THE HARRISON COUNTY MISSISSIPPI RECORDS.



I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

Stanley K. Turner

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
REGISTERED PROFESSIONAL LAND SURVEYOR



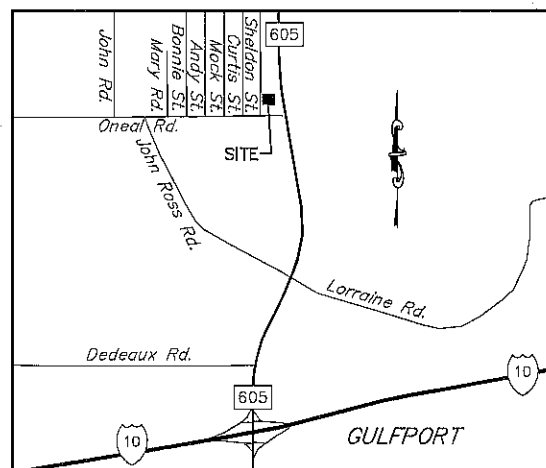
TURNER SURVEYS, LLC

P. O. BOX 74
LUMBERTON, MS 39465
Phone: (504) 952-0290
sturner@turnersurveys.net

TOPOGRAPHIC SURVEY OF
BILOXI RIVER TOWER SITE
SITE NUMBER: US-MS-5127
GULFPORT, MISSISSIPPI
SECTION 31, T6S-R10W
HARRISON COUNTY, MISSISSIPPI

DATE: 09/07/22	DRAWN BY: DAS	JOB NO. 22-0121B	DRAWING NO. 2
SCALE: 1" = 60'	CHECKED BY: SKT		

DATE	DESCRIPTION	REVISED
10/06/22	TITLE COMMITMENT REVIEW	SKT
08/07/22	PRELIMINARY ISSUE	SKT
	REVISIONS	



LINE	BEARING	DISTANCE
L1	N00°16'32"W	100.00'
L2	N89°43'28"E	100.00'
L3	S00°16'32"E	100.00'
L4	S89°43'28"W	100.00'
L5	S89°43'28"W	31.31'

LEGEND

- | | | |
|---|---|--|
|  | E | POWER POLE |
|  | L | TELEPHONE POLE |
|  | | LIGHT POLE |
|  | | ANCHOR |
|  | | TELEPHONE PEDESTAL |
|  | | WATER METER |
|  | | SEWER MANHOLE |
|  | | FIBER OPTIC SIGN |
|  | | FENCE |
|  | | MAIL BOX |
|  | | TRAFFIC SIGN |
|  | | TREE |
|  | | 1/2" IRON ROD SET
UNLESS OTHERWISE STATED |
|  | | 60d OR MAG NAIL SET
UNLESS OTHERWISE STATED |
|  | | CROSS CUT IN CONCRETE |
|  | | CONCRETE RIGHT OF WAY MARKER |
| LAT. | | LATITUDE |
| LON. | | LONGITUDE |
| T.B.M. | | TEMPORARY BENCHMARK |
| AC. | | ACRES |
| (REF) | | FROM REFERENCE SURVEY |
| (MEAS) | | MEASURED |
| P.O.B. | | POINT OF BEGINNING |
| P.O.C. | | POINT OF COMMENCEMENT |
| P.O.T. | | POINT OF TERMINATION |
| C.M.P. | | CORRUGATED METAL PIPE |
| R.C.P. | | REINFORCED CONCRETE PIPE |
| SQ. FT. | | SQUARE FEET |
| A.G.L. | | ABOVE GROUND LEVEL |

MISSISSIPPI STATE HIGHWAY No. 605
(PUBLIC) (ASPHALT)

I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES,
AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS)
LLC, AS ADMINISTRATIVE AGENT; FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES
FROM TIME TO TIME THAT: CERTAIN SECOND AMENDED AND RESTATED LOAN
AGREEMENT DATED JUNE 1, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER,
AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED,
RESTITED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR
INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 29
REGISTERED PROFESSIONAL LAND SURVEYOR

TREE SURVEY FOR
 BILOXI RIVER TOWER SITE
 SITE NUMBER: US-MS-5127
 GULFPORT, MISSISSIPPI
 SECTION 31, T6S-R10W
 HARRISON COUNTY, MISSISSIPPI

DATE: 05/23/23	DRAWN BY: DAS	JOB NO. 23-0098A	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: SKT		

SECTION 31
TOWNSHIP 6 SOUTH - RANGE 10 WEST
HARRISON COUNTY, MISSISSIPPI

NOT A PART
PARCEL ID:
1007M-01-038,000
1.14 Ac.±
OWNER: CLAUDE W GUINN JR

NOT A PART
PARCEL ID:
1007M-01-077.000
0.81 Ac.±
OWNER: ROBERT M & JEREMIA R DALEY ☐ APPARENT R

PARENT TRACT
3.71 Ac.±
PARCEL ID: 1007M-01-037.000
OWNER: VALLEY RANCH FARM, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
INSTRUMENT #2021 5009 D J-1
(PROPERTY LINES FOR PARENT TRACT ARE APPROXIMATE)

- GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS, WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
B.M. = BENCH MARK. EL. = ELEVATION

REFERENCE BENCH MARK = TOPCON TOPNET REAL TIME NETWORK, CONTINUOUS OPERATING
REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION
DETERMINED BY GPS OBSERVATION, USING GEOID 12B.

SITE BENCH MARK = MAG NAIL SET ON THE EASTERN EDGE OF PAVING, OF SHELDON STREET AND IS THE POINT OF TERMINATION FOR THE 30' ACCESS & UTILITY EASEMENT PREMISES EL. 27.01' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
REFERENCE = LEGAL DESCRIPTION OF PARENT TRACT.

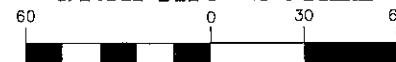
POSTED SPEED LIMIT: 30 M.P.H.

TOWER SITE ADDRESS: NEAR 11330 O'NEAL ROAD, GULFPORT, MS 39503

05/23/23	TREE SURVEY	SKY
DATE	DESCRIPTION	REVISED
	REVISIONS	

P.O.C.
5/8" IRON ROD FOUND AT THE
APPARENT SOUTHWEST CORNER
OF THE PARENT TRACT

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

TURNER SURVEYS, LLC

P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

NOT A PART
PARCEL ID:
E 1007M-01-038.000
1.14 Ac.±
OWNER: CLAUDE W GUINN JR

LEGEND

	PP	—	POWER POLE
	TP	—	TELEPHONE POLE
	LP		LIGHT POLE
	ANC	←	ANCHOR
	TELE PED		TELEPHONE PEDESTAL
	WM		WATER METER
	S		SEWER MANHOLE
	F		FIBER OPTIC SIGN
	X	—	FENCE
	MB		MAIL BOX
	T		TRAFFIC SIGN
			TREE
			1/2" IRON ROD SET UNLESS OTHERWISE STATED
			60d OR MAG NAIL SET UNLESS OTHERWISE STATED
	*		CROSS CUT IN CONCRETE
	☒		CONCRETE RIGHT OF WAY MARKER
	LAT.		LATITUDE
	LON.		LONGITUDE
	T.B.M.		TEMPORARY BENCHMARK
	AC.		ACRES
	(REF)		FROM REFERENCE SURVEY
	(MEAS)		MEASURED
	P.O.B.		POINT OF BEGINNING
	P.O.C.		POINT OF COMMENCEMENT
	P.O.T.		POINT OF TERMINATION
	C.M.P.		CORRUGATED METAL PIPE
	R.C.P.		REINFORCED CONCRETE PIPE
	SQ. FT.		SQUARE FEET
	A.G.L.		ABOVE GROUND LEVEL

A	20" PINE
B	12" SWEET BAY
C	8" PINE
D	8" PINE
E	8" PINE
F	6" PINE
G	6" PINE
H	8" PINE
I	10" PINE
J	10" PINE
K	8" PINE
L	10" PINE
M	8" PINE
N	10" PINE
O	8" PINE
P	8" PINE
Q	8" PINE
R	10" PINE
S	8" PINE
T	8" PINE
U	15" RED MAPLE
V	8" PINE
W	9" PINE
X	15" PINE
Y	15" PINE
Z	15" PINE
AA	20" PINE



I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES,
AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS)
LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES
FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN
AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC AS BORROWER,
AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED,
RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR
INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

FIDELITY NATIONAL TITLE INSURANCE COMPANY.

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
REGISTERED PROFESSIONAL LAND SURVEYOR

TREE SURVEY FOR
 BILOXI RIVER TOWER SITE
 SITE NUMBER: US-MS-5127
 GULFPORT, MISSISSIPPI
 SECTION 31, T6S-R10W
 HARRISON COUNTY, MISSISSIPPI

DATE: 05/23/23	DRAWN BY: DAS	JOB NO.	DRAWING NO. 2
SCALE: 1" = 60'	CHECKED BY: SKT	23-0098B	

LINE	BEARING	DISTANCE
L1	N00°16'32"W	100.00
L2	N89°43'28"E	100.00
L3	S00°16'32"E	100.00
L4	S89°43'28"W	100.00
L5	S89°43'28"W	31.31

GRAPHIC SCALE

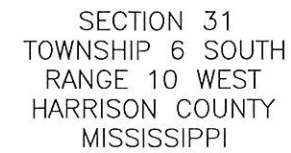
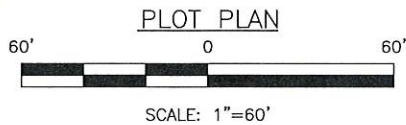


(IN FEET)
1 INCH = 20 FEET

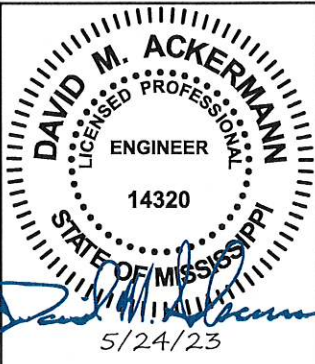
TURNER SURVEYS, LLC

P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

05/23/23	TREE SURVEY	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	



NOTE:
CONTRACTOR TO TRIM/REMOVE ALL
TREES REQUIRED FOR CONSTRUCTION
OF SITE AND ACCESS TO SITE

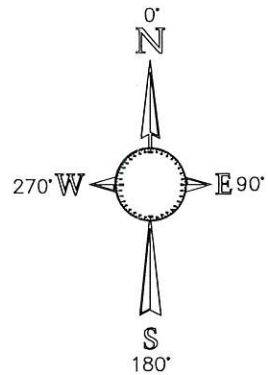
APPLICANT	T-Mobile®																										
PREPARED FOR																											
ENGINEER	TOWER ENGINEERING, INC.  556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																										
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																										
DESIGN RECORD	<table border="1"><thead><tr><th colspan="4">REVISIONS</th></tr></thead><tbody><tr><td>A</td><td>12/01/22</td><td>PRELIMINARY ISSUE</td><td>NAS</td></tr><tr><td>B</td><td>12/09/22</td><td>REVISED PRELIMINARY ISSUE</td><td>MDL</td></tr><tr><td>C</td><td>05/24/23</td><td>FINAL ISSUE</td><td>NAS</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></tbody></table>			REVISIONS				A	12/01/22	PRELIMINARY ISSUE	NAS	B	12/09/22	REVISED PRELIMINARY ISSUE	MDL	C	05/24/23	FINAL ISSUE	NAS					REV	DATE	DESCRIPTION	BY
REVISIONS																											
A	12/01/22	PRELIMINARY ISSUE	NAS																								
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL																								
C	05/24/23	FINAL ISSUE	NAS																								
REV	DATE	DESCRIPTION	BY																								
PROFESSIONAL STAMP																											
SHEET TITLE	PLOT PLAN																										
SHEET NUMBER	SHEET C-1																										



AERIAL OVERLAY

60' 0 60'

SCALE: 1"=60'

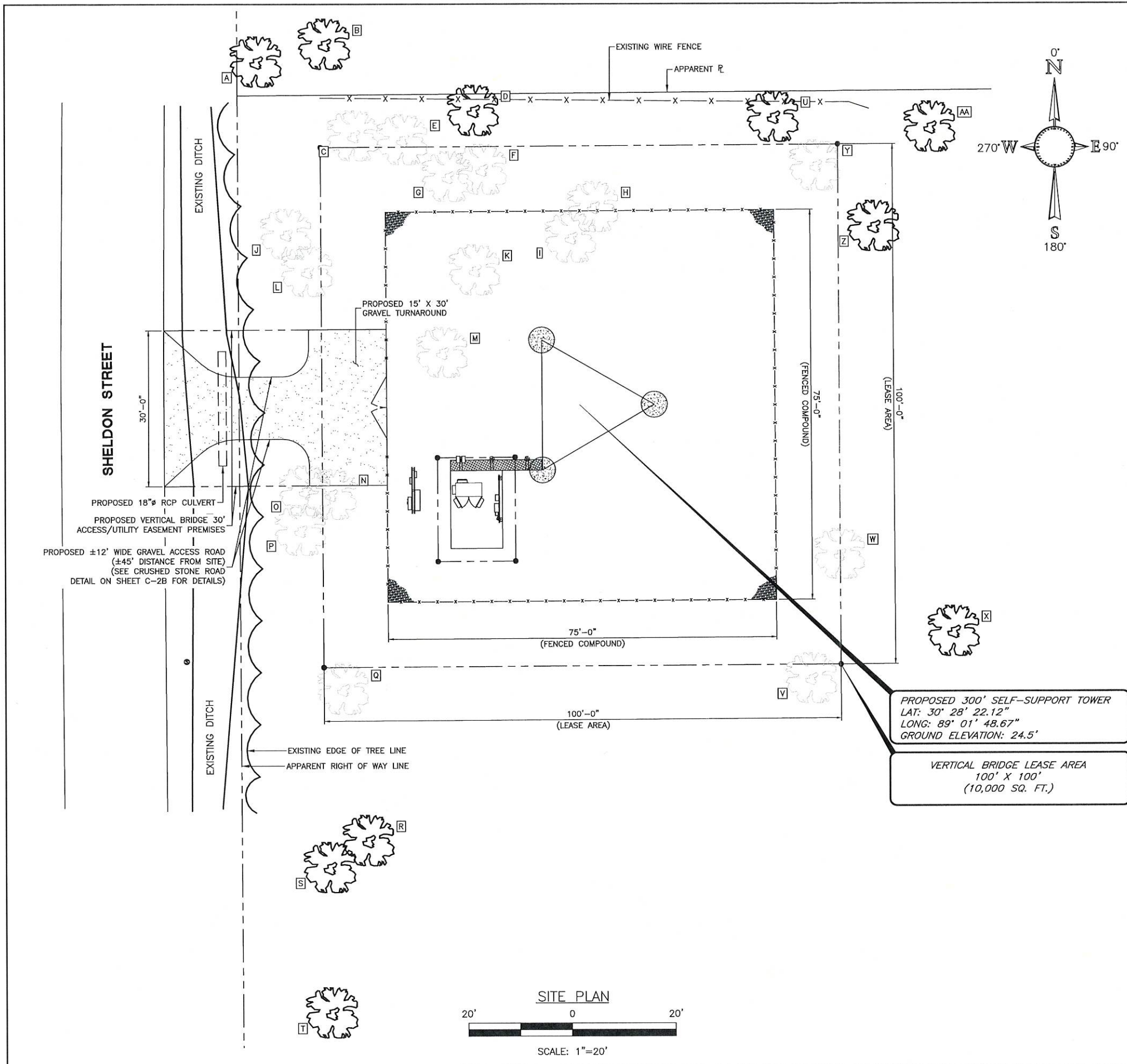


SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

NOTE:
CONTRACTOR TO TRIM/REMOVE ALL
TREES REQUIRED FOR CONSTRUCTION
OF SITE AND ACCESS TO SITE

APPLICANT	T-Mobile®		
PREPARED FOR	verticalbridge		
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011		
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY		
DESIGN RECORD	REVISIONS		
	A	12/01/22	PRELIMINARY ISSUE NAS
	B	12/09/22	REVISED PRELIMINARY ISSUE MDL
	C	05/24/23	FINAL ISSUE NAS
	REV	DATE	DESCRIPTION BY
PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23		
SHEET TITLE	AERIAL OVERLAY		
SHEET NUMBER	SHEET C-1A		



TREE SCHEDULE		
A	20" PINE	TO REMAIN
B	12" SWEET BAY	TO REMAIN
C	8" PINE	TO BE REMOVED
D	8" PINE	TO REMAIN
E	8" PINE	TO BE REMOVED
F	6" PINE	TO BE REMOVED
G	6" PINE	TO BE REMOVED
H	8" PINE	TO BE REMOVED
I	10" PINE	TO BE REMOVED
J	10" PINE	TO BE REMOVED
K	8" PINE	TO BE REMOVED
L	10" PINE	TO BE REMOVED
M	8" PINE	TO BE REMOVED
N	10" PINE	TO BE REMOVED
O	8" PINE	TO BE REMOVED
P	8" PINE	TO BE REMOVED
Q	8" PINE	TO BE REMOVED
R	10" PINE	TO REMAIN
S	8" PINE	TO REMAIN
T	8" PINE	TO REMAIN
U	15" RED MAPLE	TO REMAIN
V	8" PINE	TO BE REMOVED
W	9" PINE	TO BE REMOVED
X	15" PINE	TO REMAIN
Y	15" PINE	TO BE REMOVED
Z	15" PINE	TO REMAIN
AA	20" PINE	TO REMAIN

NOTE:
LEASE AREA IS HEAVILY WOODED WITH SMALL PINE TREES. TREES SHOWN ON SURVEY ARE GREATER THAN 8" DIAMETER (MEASURED 3' ABOVE GRADE)

SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

NOTE:
CONTRACTOR TO TRIM/REMOVE ALL TREES REQUIRED FOR CONSTRUCTION OF SITE AND ACCESS TO SITE

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS			
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

DAVID M. ACKERMANN

LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

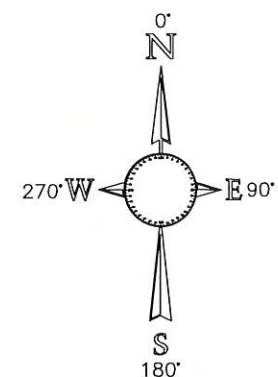
5/24/23

SHEET TITLE

SITE PLAN

SHEET NUMBER

SHEET
C-2



SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

SCALE: $3/32"=1'-0"$



TOWER ENGINEERING, INC.



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BILOXI RIVER
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HARRISON COUNTY

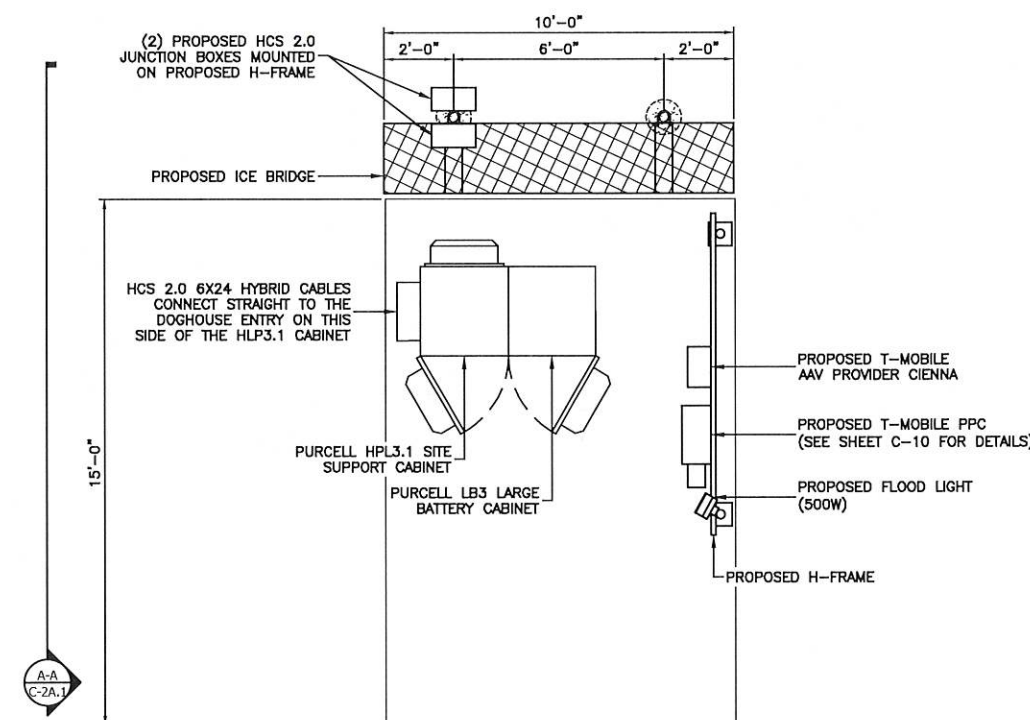
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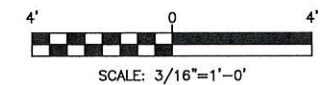


COMPOUND PLAN

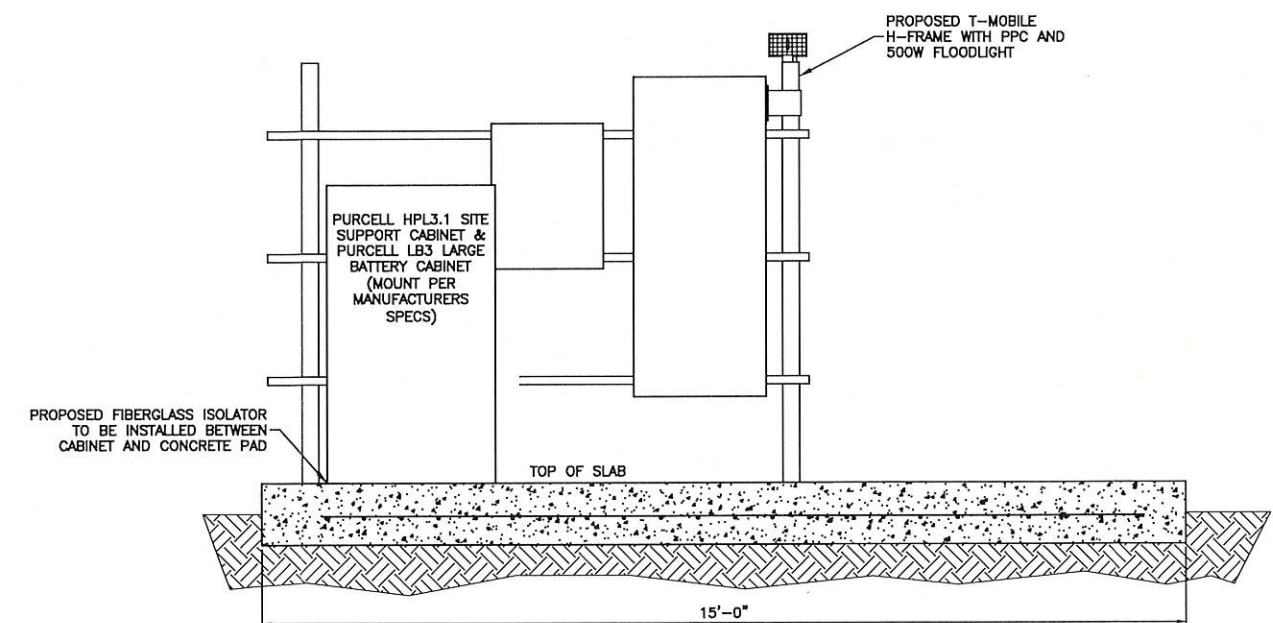
SHEET
C-2A



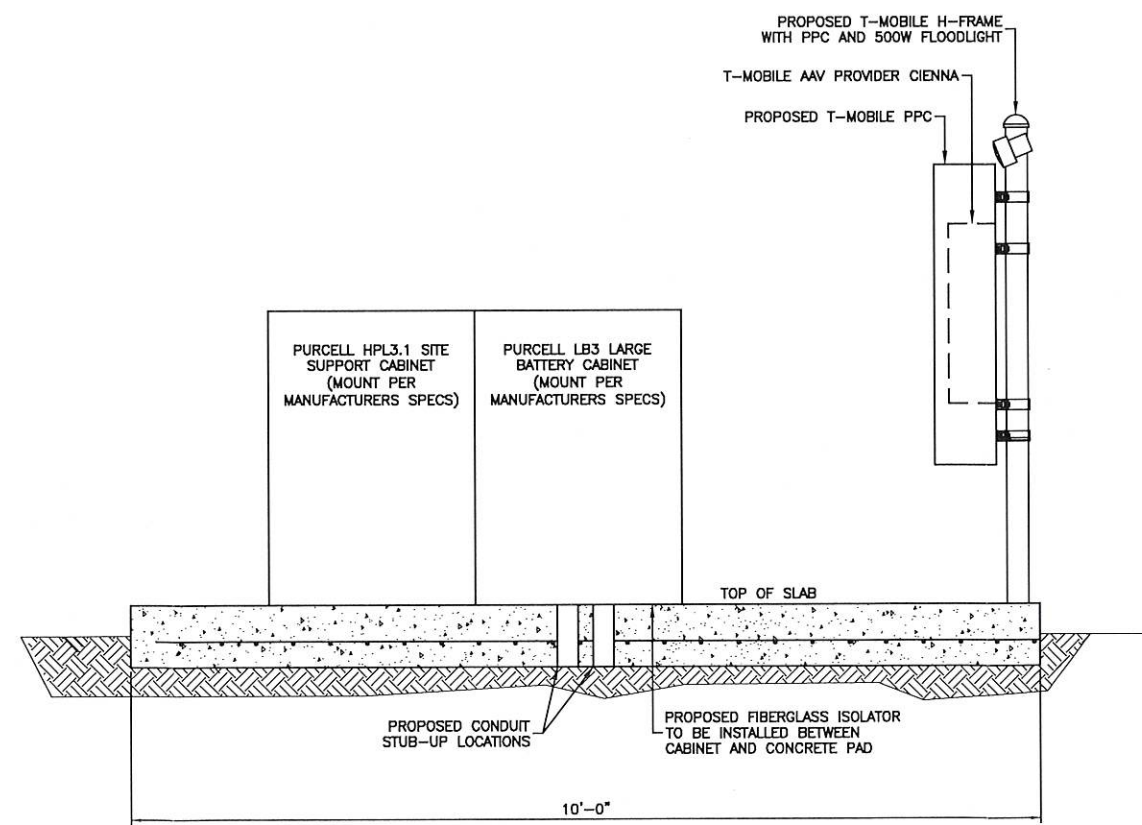
EQUIPMENT FOUNDATION LAYOUT



NOTE:
SEE SHEET E-7 FOR CONDUIT AND WIRING DETAILS.



SECTION A-A
NOT TO SCALE

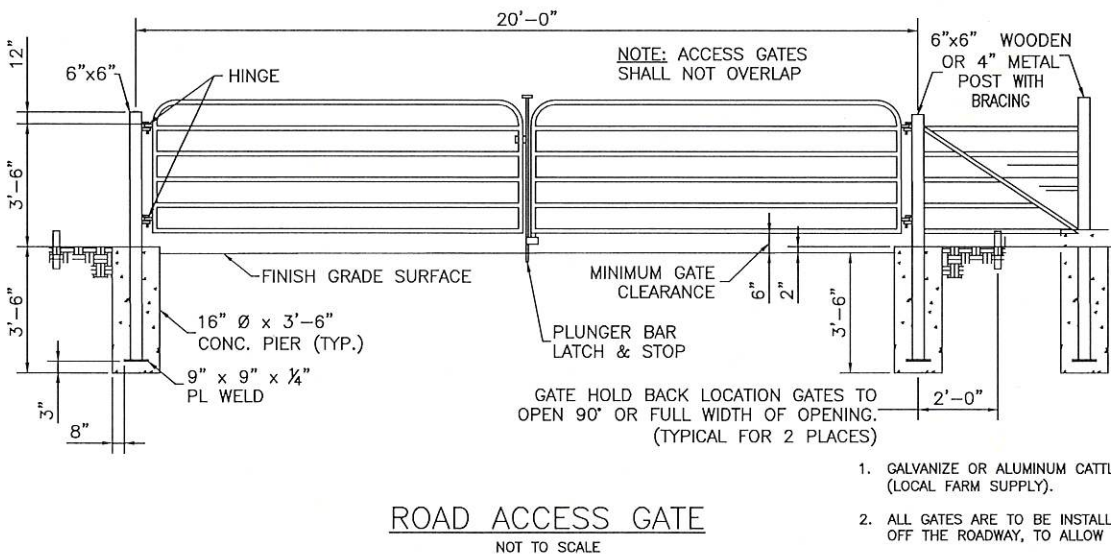
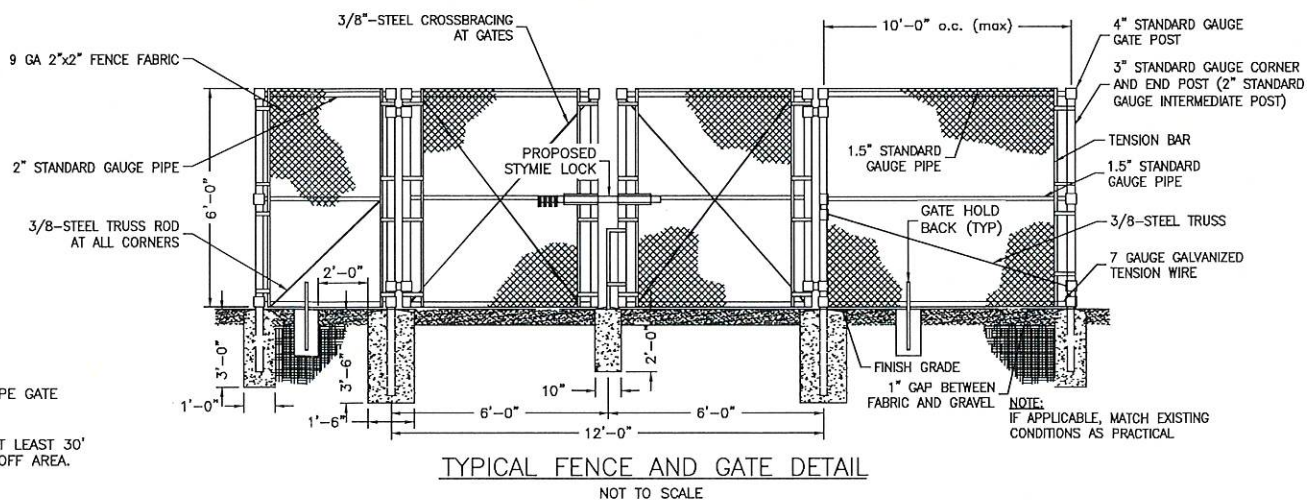
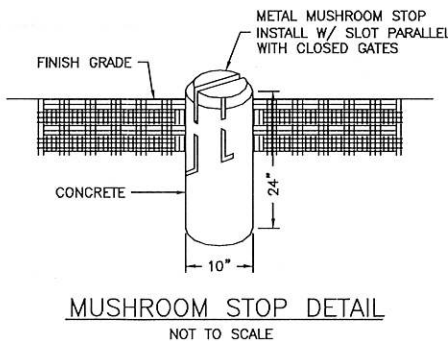
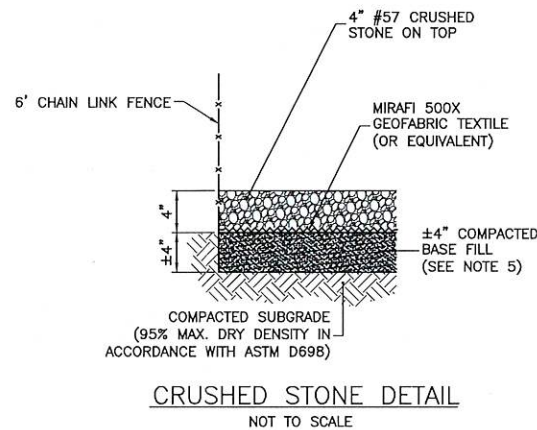
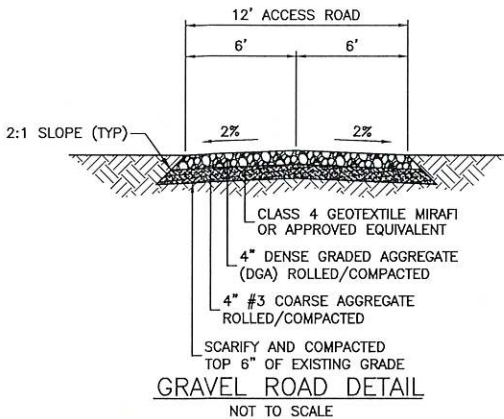


SECTION B-B
NOT TO SCALE

APPLICANT	T-Mobile®																						
PREPARED FOR	verticalbridge																						
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEL PROJECT # 2122-220-1002-011																						
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																						
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PROFESSIONAL STAMP																							
SHEET TITLE	T-MOBILE EQUIPMENT PAD PLAN																						
SHEET NUMBER	SHEET C-2A.1																						

GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
MAXIMUM SOIL LIFTS:
JUMPING JACK - 3"
CROWS FOOT TRENCH ROLLER - 6"
HOE OPERATED VIBRATORY PLATE - 8"
WHEELED VIBRATORY SOIL COMPACTOR - 12"
*LEFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
17. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
21. AT&T CONTRACTOR RESPONSIBILITIES:
A. ALL WORK IN THE AT&T LEASED AREA EXCEPT POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARC WHICH SHALL BE INSTALLED BY BUILD-TO-SUIT VENDOR.
B. INSTALLATION OF WAVEGUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
C. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
D. AT&T ANTENNAS, RRUS, AND APPURTENANT AT&T EQUIPMENT ON ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.



ROAD CONSTRUCTION NOTES:

1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER TIRED VEHICLE.
3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE TREATMENT NOTES:

1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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TEI PROJECT # 2122-220-1002-011

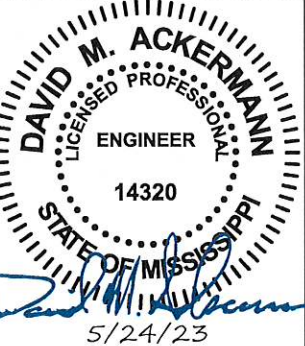
SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

DESIGN RECORD

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PROFESSIONAL STAMP

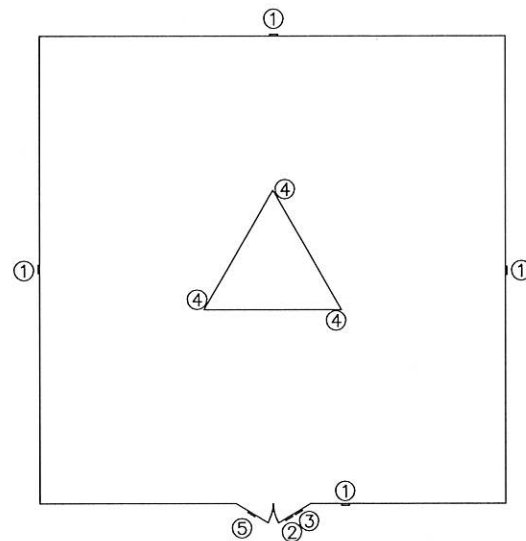


SHEET TITLE

**COMPOUND
PLAN
DETAILS**

SHEET NUMBER

SHEET
C-2B

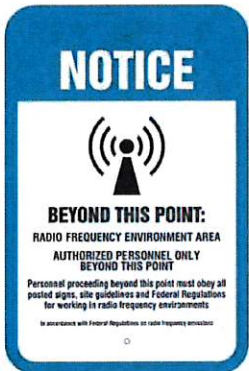


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

OVERALL SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



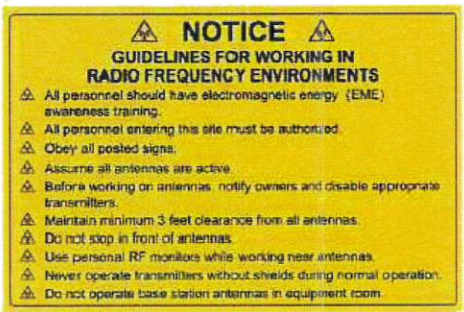
① NO-TRESPASSING SIGN
10"x14" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



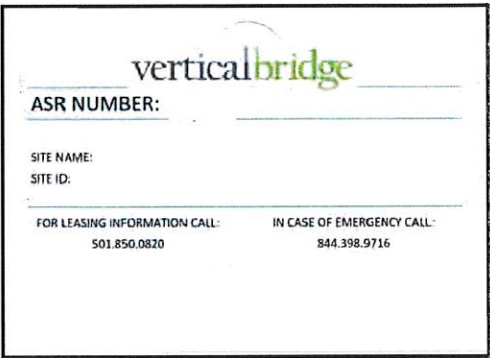
② NOTICE - RF SIGN (BLUE)
8"x12" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



③ CAUTION - RF SIGN (YELLOW)
8"x12" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM

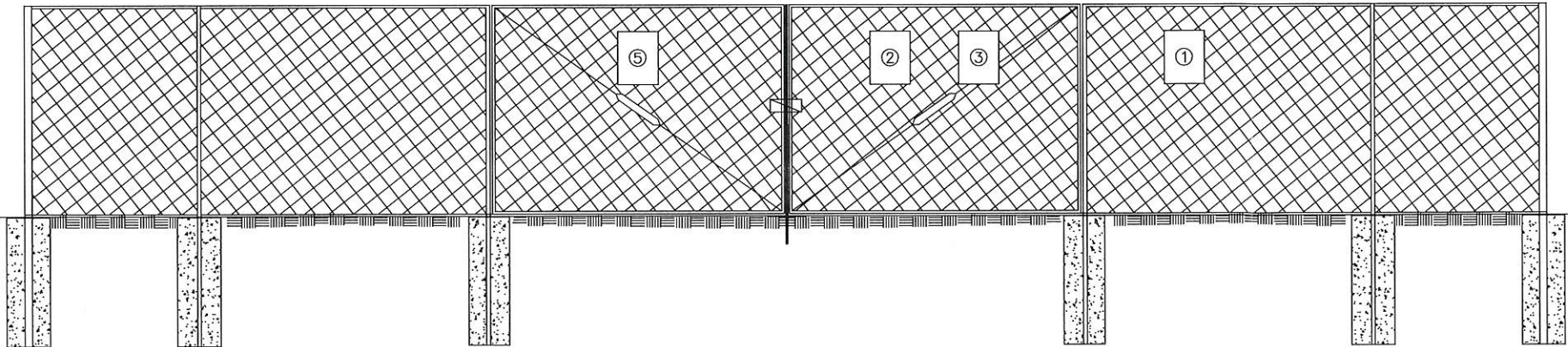


④ WORK GUIDELINES
8"x12"



⑤ VERTICAL BRIDGE SIGN
18"x24"

TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE



SITE SIGNAGE FRONT GATE VIEW
NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

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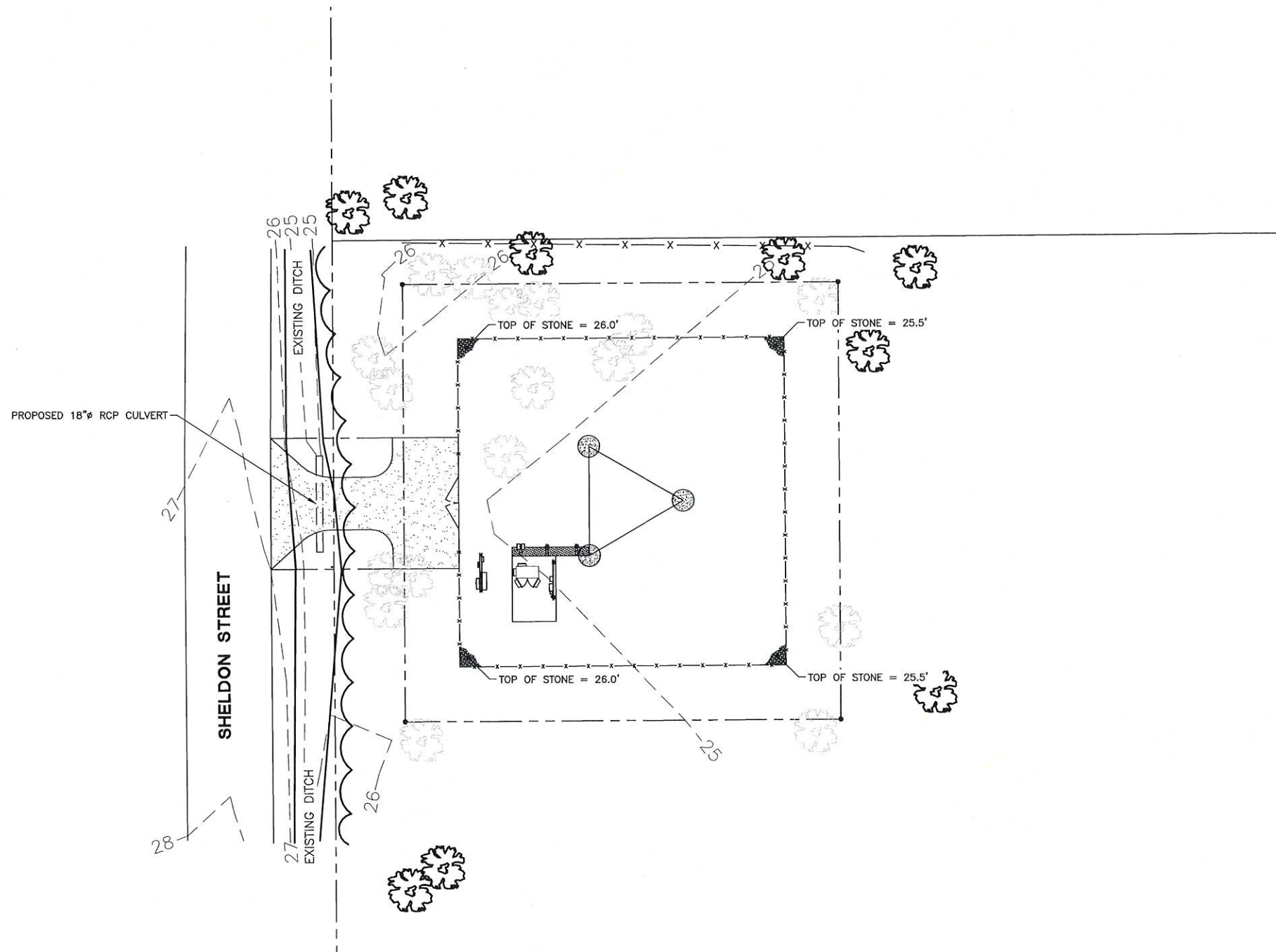
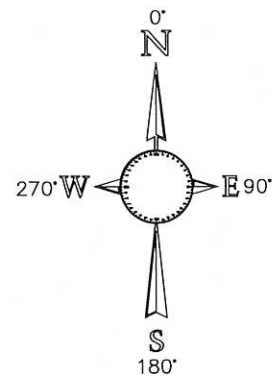


SHEET TITLE

SITE SIGN
DETAILS

SHEET NUMBER

SHEET
C-2B.1



NOTES:

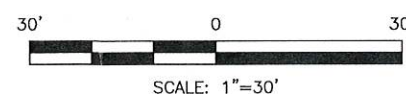
1. CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
2. TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.
3. DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
4. DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
5. DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 13 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

GRADING, EROSION & SEDIMENT CONTROL PLAN



NPDES PERMIT WILL NOT BE REQUIRED DUE TO SITE DEVELOPMENT/DISTURBED AREA IS LESS THAN 1 ACRE.

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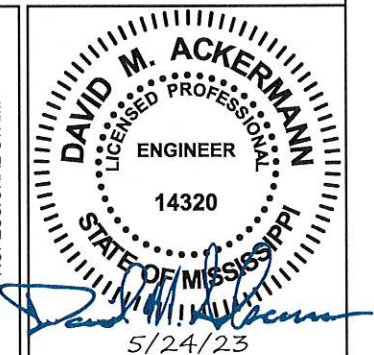
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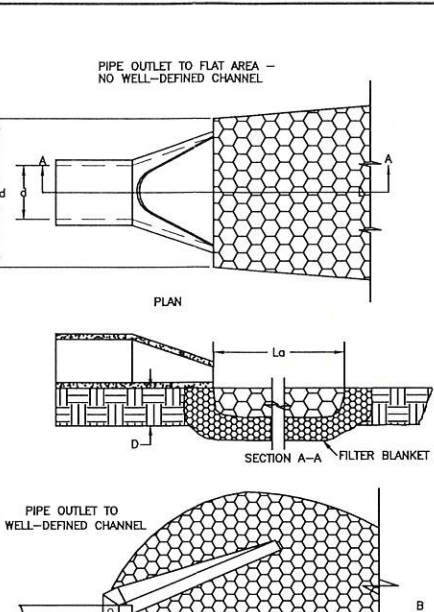
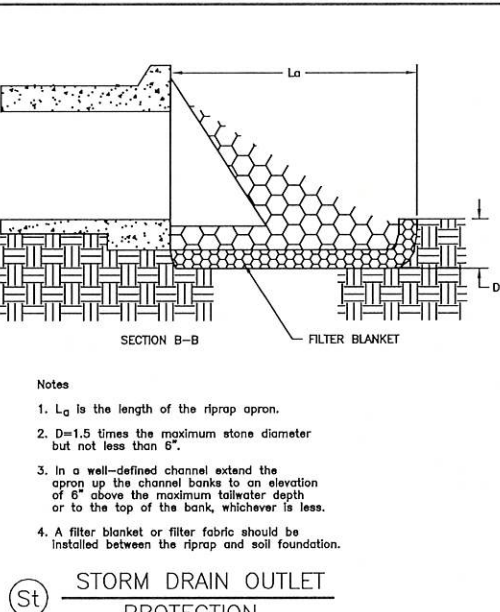
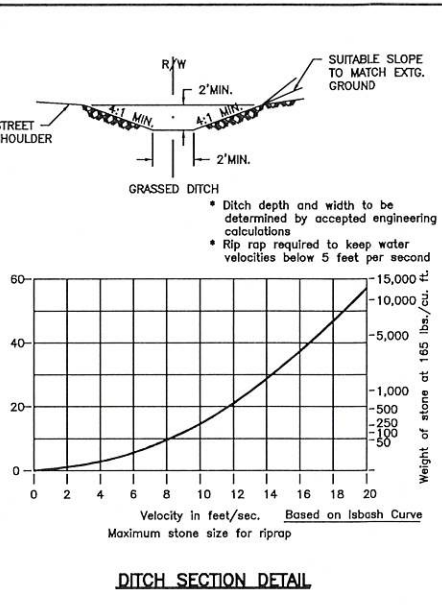
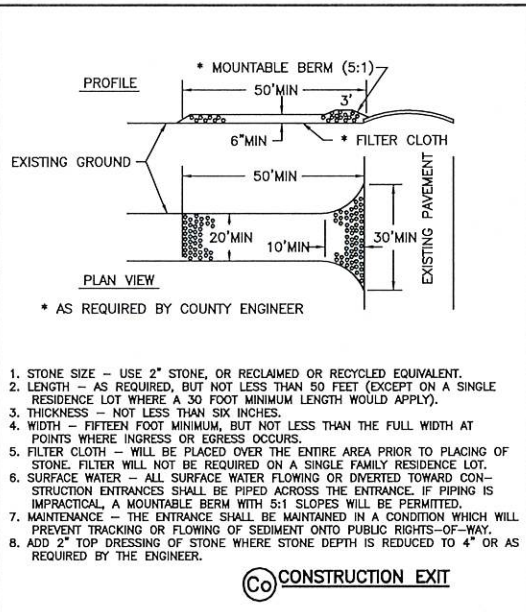
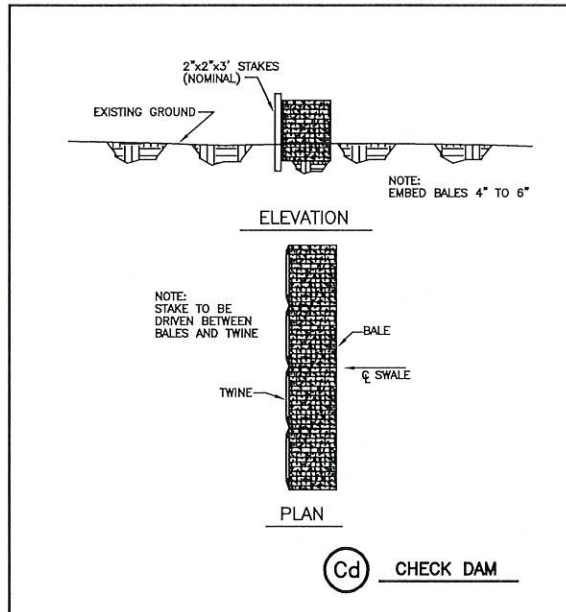


SHEET TITLE

GRADING, EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

SHEET
C-3



	ACTIVITY SCHEDULE							
	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH
SEDIMENT CONTROL								
CLEARING/GRUBBING								
ROUGH GRADING								
EROSION CONTROL								
TEMPORARY VEGETATION								
PERMANENT VEGETATION								
STORM SEWER								
TOWER FOUNDATIONS								
TOWER CONSTRUCTION								
FINE GRADING								
SET EQUIPMENT								
FINAL INSPECTION								
CLEANOUT STORM SEWER								

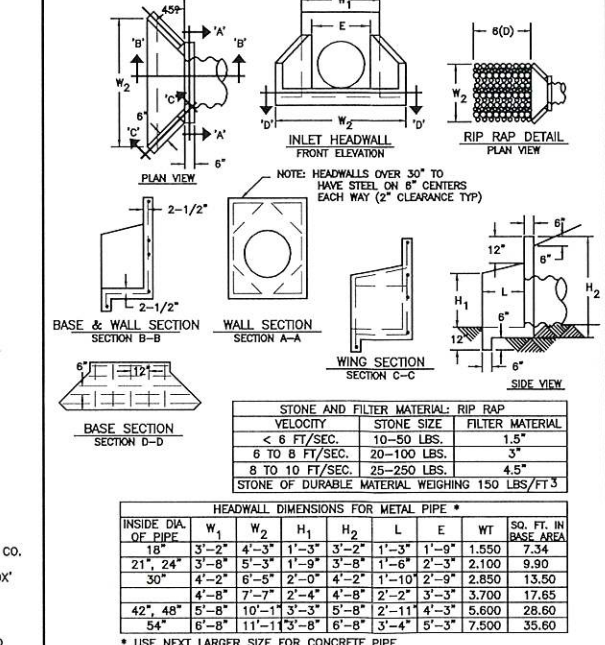
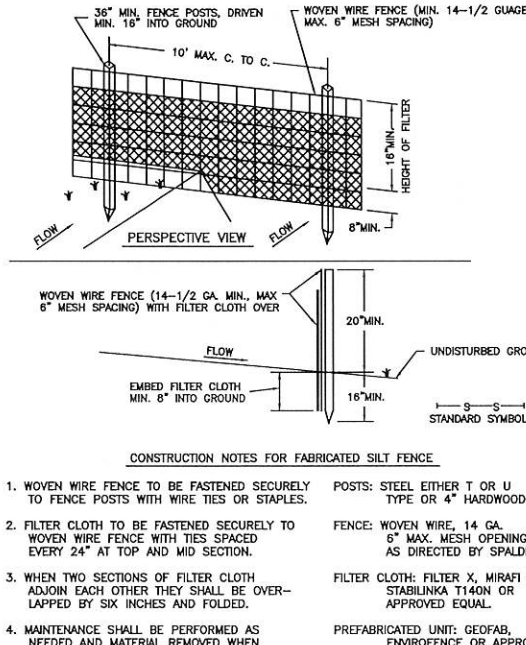
VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			AN UNDISTURBED NATURAL "GREEN BELT" SEPARATING THE LAND-DISTURBED SITE FROM SURROUNDING PROPERTY AND BORDERING STREAMS. IT SERVES TO REDUCE WATER VELOCITY AND REMOVE SOME SEDIMENT. IT IS ALSO AT TIMES A NOISE OR "VISION POLLUTION" BARRIER.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOGS, OR LEGUMES ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Du	DUST CONTROL ON DISTURBED AREAS			CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR SITES.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
St	STORM DRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

PIEDMONT VEGETATIVE COVERS			
MONTH	TEMPORARY SEED	RATE/ACRE	PERMANENT SEED
1. JANUARY	RYEGRASS	40-50 LB.	UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB. FESCUE 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVEGRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB. FESCUE 30-50 LB.
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVEGRASS 4-6 LB. HULLED BERMUDA 5-6 LB. BAHIA 40-60 LB.
5. MAY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVEGRASS 4-6 LB. HULLED BERMUDA 5-6 LB. BAHIA 40-60 LB.
6. JUNE	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVEGRASS 4-6 LB. HULLED BERMUDA 5-6 LB. BAHIA 40-60 LB.
7. JULY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVEGRASS 4-6 LB. HULLED BERMUDA 5-6 LB. BAHIA 40-60 LB.
8. AUGUST	RYEGRASS WEEPING LOVEGRASS	40-50 LB. 4-6 LB.	UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB.
9. SEPTEMBER			TALL FESCUE 30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB. FESCUE 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA 8-10 LB. FESCUE 30-50 LB. SERICEA LESPEDEZA 30-40 LB.
12. DECEMBER	RYE RYEGRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA 8-10 LB. SERICEA LESPEDEZA ² 30-40 LB. FESCUE 30-50 LB.



DEFINITION

A STRIP OF UNDISTURBED, ORIGINAL LAND OR VEGETATION SURROUNDING THE LAND-DISTURBING SITE, OR BORDERING STREAMS.

PURPOSE

TO PROVIDE A BUFFER ZONE SERVING ONE OR MORE OF THE FOLLOWING PURPOSES:
- REDUCE STORM RUNOFF VELOCITIES.
- FILTER SEDIMENT IN RUNOFF WATER.
- ACT AS SCREEN FOR "VISION POLLUTION."
- REDUCE CONSTRUCTION NOISE.
- IMPROVE AESTHETICS ON THE LAND DISTURBED.

CONDITIONS

GENERALLY, A NATURAL STRIP OF VEGETATION SHOULD BE PRESERVED AND, IF NEEDED, SUPPLEMENTED TO FORM THE BUFFER ZONE. REFER TO THE MINIMUM REQUIREMENTS IN ACT 599 (O.C.G.A. 12-7-1, et seq.). WHERE NECESSARY, A BUFFER ZONE MAY BE INSTALLED USING THE VEGETATIVE PRACTICES INCLUDED IN THIS MANUAL.
IN MOST CASES, THE BUFFER ZONE WILL BE INCORPORATED INTO THE PERMANENT VEGETATIVE COVER.

DESIGN CONDITIONS

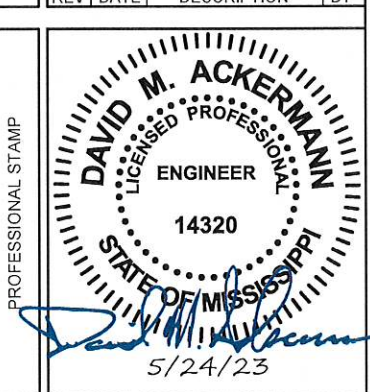
A WIDTH SHOULD BE SELECTED TO PERMIT THE ZONE TO SERVE THE PURPOSE(S) AS LISTED ABOVE. SUPPLEMENTAL PLANTINGS MAY BE USED TO INCREASE THE EFFECTIVENESS OF THE BUFFER ZONE.

BUFFER ZONE

(Bf)

SOIL & EROSION CONTROL NOTES

- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM 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.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 13 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.



EROSION & SEDIMENT CONTROL DETAILS

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C-4

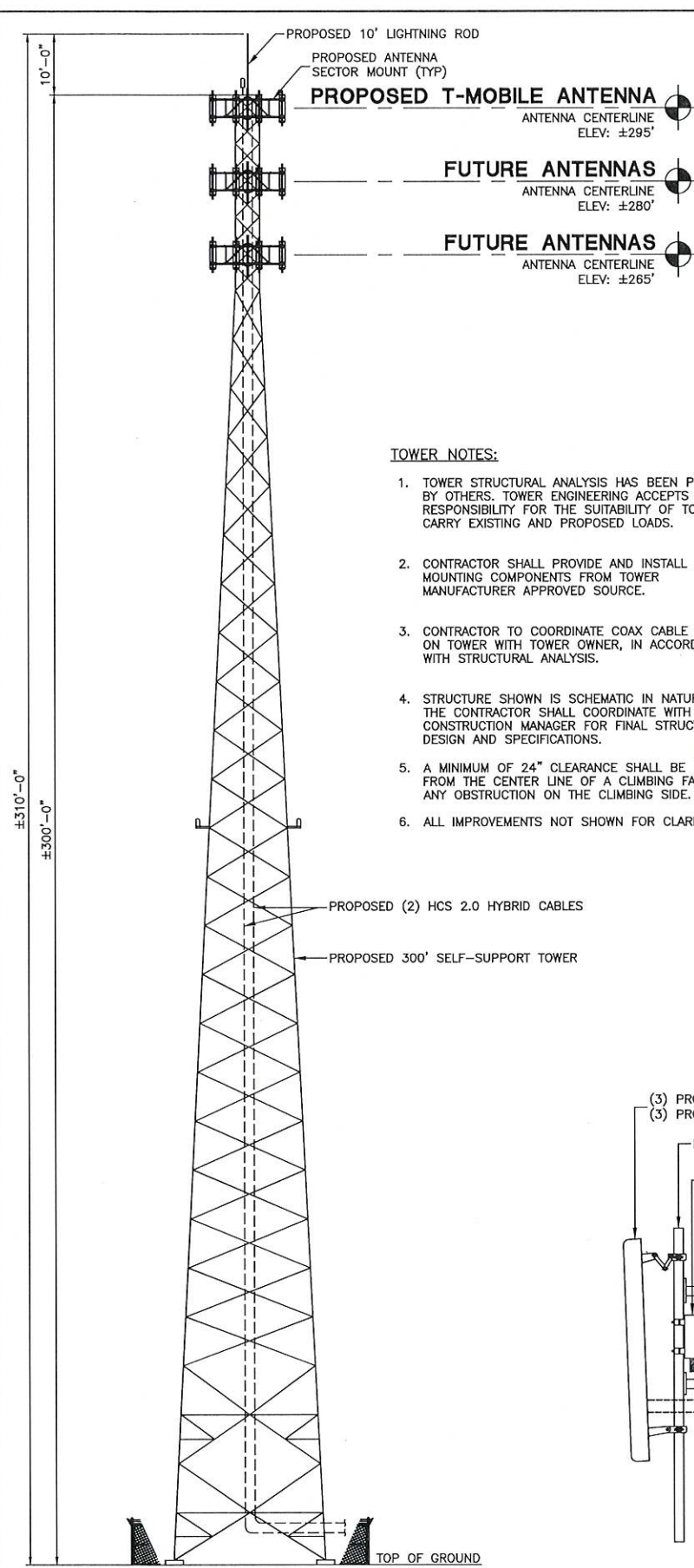
APPLICANT
T-Mobile®

PREPARED FOR
verticalbridge

ENGINEER
TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION
BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS



TOWER NOTES:

1. TOWER STRUCTURAL ANALYSIS HAS BEEN PERFORMED BY OTHERS. TOWER ENGINEERING ACCEPTS NO RESPONSIBILITY FOR THE SUITABILITY OF TOWER TO CARRY EXISTING AND PROPOSED LOADS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ANTENNA MOUNTING COMPONENTS FROM TOWER MANUFACTURER APPROVED SOURCE.
3. CONTRACTOR TO COORDINATE COAX CABLE LOCATION ON TOWER WITH TOWER OWNER, IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
4. STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.
5. A MINIMUM OF 24" CLEARANCE SHALL BE PROVIDED FROM THE CENTER LINE OF A CLIMBING FACILITY TO ANY OBSTRUCTION ON THE CLIMBING SIDE.
6. ALL IMPROVEMENTS NOT SHOWN FOR CLARITY

FINAL ANTENNA SCHEDULE					
ANTENNA SECTOR	ANTENNA MODEL	ANTENNA AZIMUTH	RRH MODEL	TOWER TOP COVP MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	COMMSCOPE FFV-65C-R3-V1 (P)	0°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)	(2) HCS 2.0 BREAKOUT (P)	(2) HCS 2.0 HYBRID CABLES (P)
ALPHA	NOKIA AEHC (P)	0°	--		
BETA	COMMSCOPE FFV-65C-R3-V1 (P)	120°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
BETA	NOKIA AEHC (P)	120°	--		
GAMMA	COMMSCOPE FFV-65C-R3-V1 (P)	240°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
GAMMA	NOKIA AEHC (P)	240°	--		

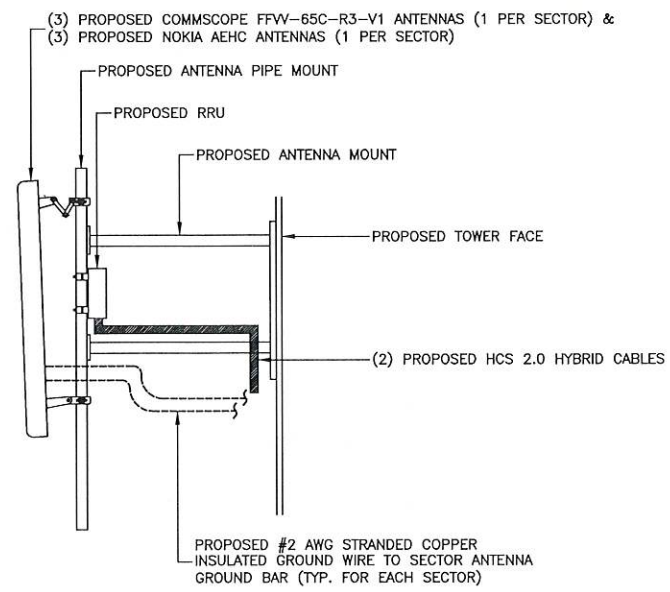
(P) PROPOSED
(E) EXISTING

JUMPER LENGTHS: PENDANT TO RRU: 15'
RRU TO ANTENNA: 10'

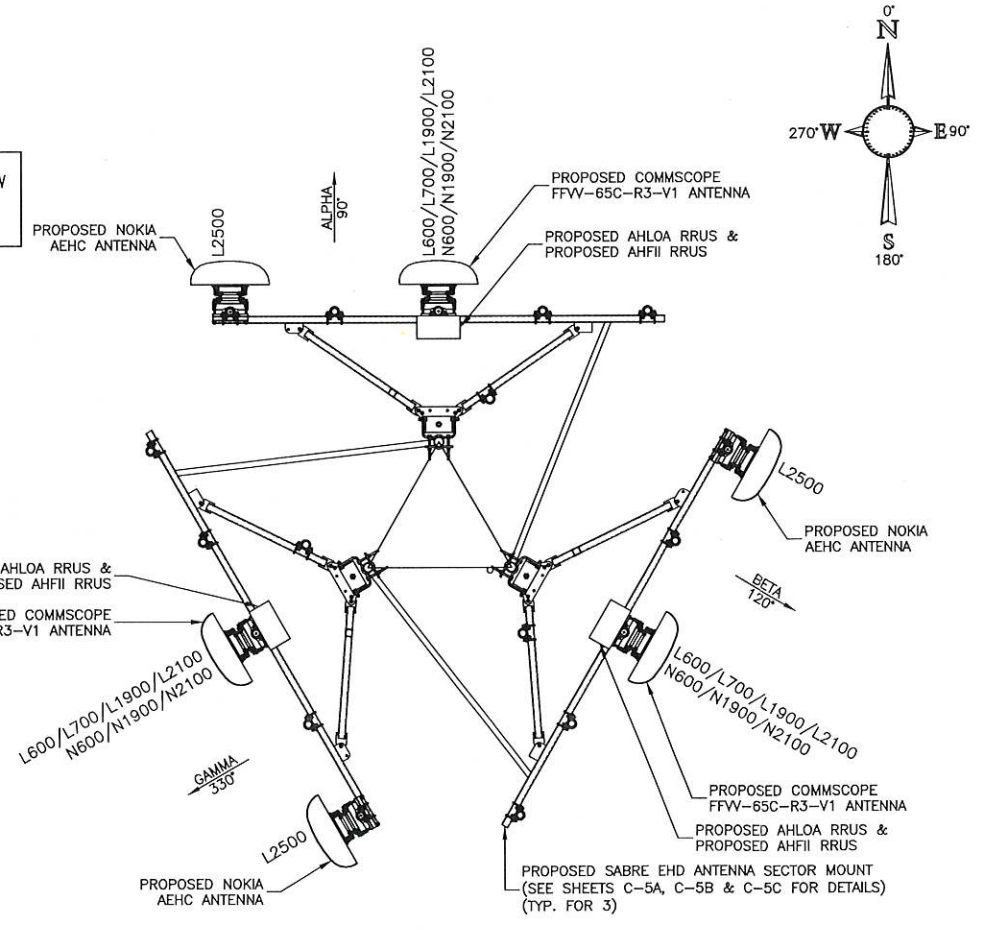
ALL ANTENNA/EQUIPMENT PLACEMENT ON/WITHIN THE MOUNT MUST BE FIELD VERIFIED/APPROVED BY T-MOBILE CM

TOWER STRUCTURAL ANALYSIS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

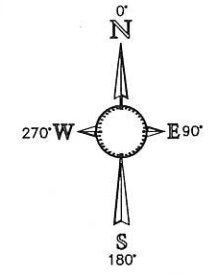
JUMPERS TO BE INSTALLED PER RF PLUMBING DIAGRAM



ANTENNA MOUNTING DETAIL
NOT TO SCALE



ANTENNA ORIENTATION PLAN
SCALE: 3/16"=1'-0"



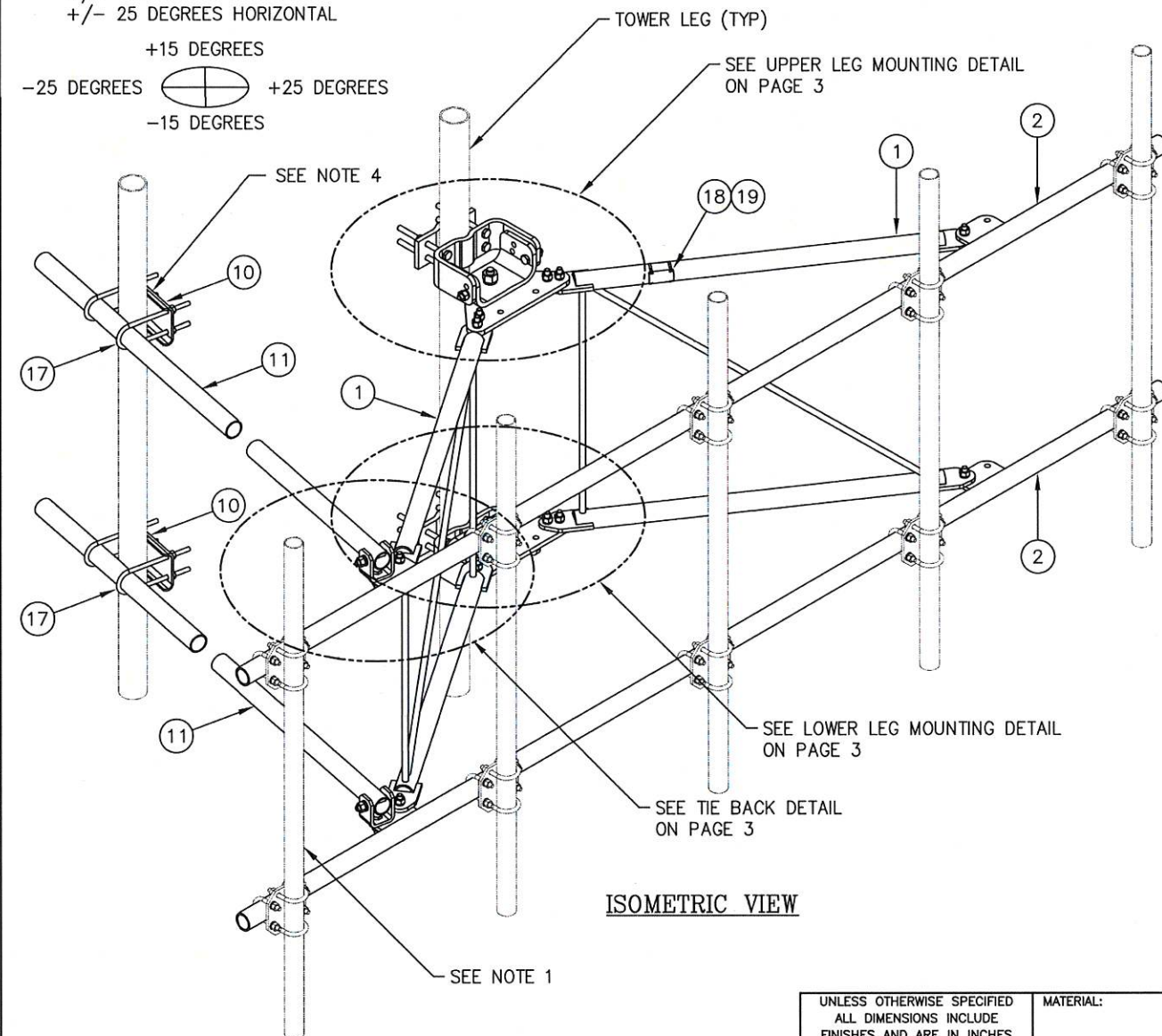
APPLICANT	T-Mobile®																		
PREPARED FOR	verticalbridge																		
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																		
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																		
DESIGN RECORD	REVISIONS <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>A</td> <td>12/01/22</td> <td>PRELIMINARY ISSUE</td> <td>NAS</td> </tr> <tr> <td>B</td> <td>12/09/22</td> <td>REVISED PRELIMINARY ISSUE</td> <td>MDL</td> </tr> <tr> <td>C</td> <td>05/24/23</td> <td>FINAL ISSUE</td> <td>NAS</td> </tr> </table>			REV	DATE	DESCRIPTION	BY	A	12/01/22	PRELIMINARY ISSUE	NAS	B	12/09/22	REVISED PRELIMINARY ISSUE	MDL	C	05/24/23	FINAL ISSUE	NAS
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C	05/24/23	FINAL ISSUE	NAS																
PROFESSIONAL STAMP																			
SHEET TITLE	TOWER ELEVATION & ANTENNA ORIENTATION PLAN																		
SHEET NUMBER	SHEET C-5																		

+/- 15 DEGREES VERTICAL
+/- 25 DEGREES HORIZONTAL

+15 DEGREES

-25 DEGREES +25 DEGREES

-15 DEGREES



1. MOUNTING PIPES & CROSSOVER PLATE KITS MUST BE PURCHASED SEPARATELY.
2. QUANTITIES SHOWN IN LISTS OF MATERIAL ARE FOR ONE (1) V-BOOM ONLY.
3. THIS V-BOOM WILL MOUNT TO THE FOLLOWING: 1 1/2" Ø TO 5 9/16" Ø ROUND LEG.
4. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED ABOVE IN THE TIEBACK ANGLE RANGE DETAIL UNLESS APPROVED BY THE ENGINEER OF RECORD.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES				MATERIAL:
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"				TOLERANCES DO NOT APPLY TO RAW MATERIAL
REV.	DATE	DRW/CHK	DESCRIPTION	

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		SIZE B	DRAWING NO. C10857007C		REVISION
DATE	02/29/16				C
DRAWN BY	WRF			SCALE	PAGE
CHECKED BY	KLE			None	1 OF 3

C10857007C 12' EHD V-BOOM ASSEMBLY W/TIEBACKS				
ITEM	QTY.	PART NO.	DESCRIPTION	WEIGHT
1.	2	CW01222	WELDMENT, STANDOFF ARM	126
2.	2	CW01223	WELDMENT, FACE PIPE	147
3.	2	CS03109	PLATE, ROTATING	34
4.	1	CS03110	PLATE, PIVOTING (UPPER)	16
5.	1	CS03111	PLATE, LEG CLAMP (UPPER)	17
6.	1	CS03112	PLATE, PIVOTING (LOWER)	14
7.	1	CS03113	PLATE, LEG CLAMP (LOWER)	17
8.	2	CS03114	PLATE, LEG CLAMP (BACK)	14
9.	2	CS00098	PLATE, TIE BACK SWIVEL	5
10.	2	CS03285	PLATE, TIE BACK CLAMP	9
11.	2	CS03333	PIPE, TIE BACK	76
12.	2	C40026073	BOLT ASSEMBLY, 1 ϕ X 3 A325	4
13.	8	C40140004	BOLT ASSEMBLY, 5/8 ϕ X 8 A307	13
14.	2	C40026033	BOLT ASSEMBLY, 5/8 ϕ X 4 1/2 A325	2
15.	12	C40026025	BOLT ASSEMBLY, 5/8 ϕ X 2 1/2 A325	6
16.	6	C40026024	BOLT ASSEMBLY, 5/8 ϕ X 2 1/4 A325	3
17.	4	C40034183	U-BOLT ASSEMBLY, 1/2 ϕ X 2 9/16 C-C	6
18.	1	Z30992017	MOUNT CLASSIFICATION TAG C10857007C	1
19.	2	C40062103	STAINLESS STEEL SELF-LOCKING CABLE TIE	1
TOTAL WEIGHT				511

CK00386 INCLUDES ITEMS 1, 3, 4, 5, 6, 7, 12 & 15 (8 QTY)
CK00392 INCLUDES ITEMS 2, 8, 9, 10, 11, 13, 14, 15 (4 QTY), 16, 17, 18 & 19

T-Mobile®



TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

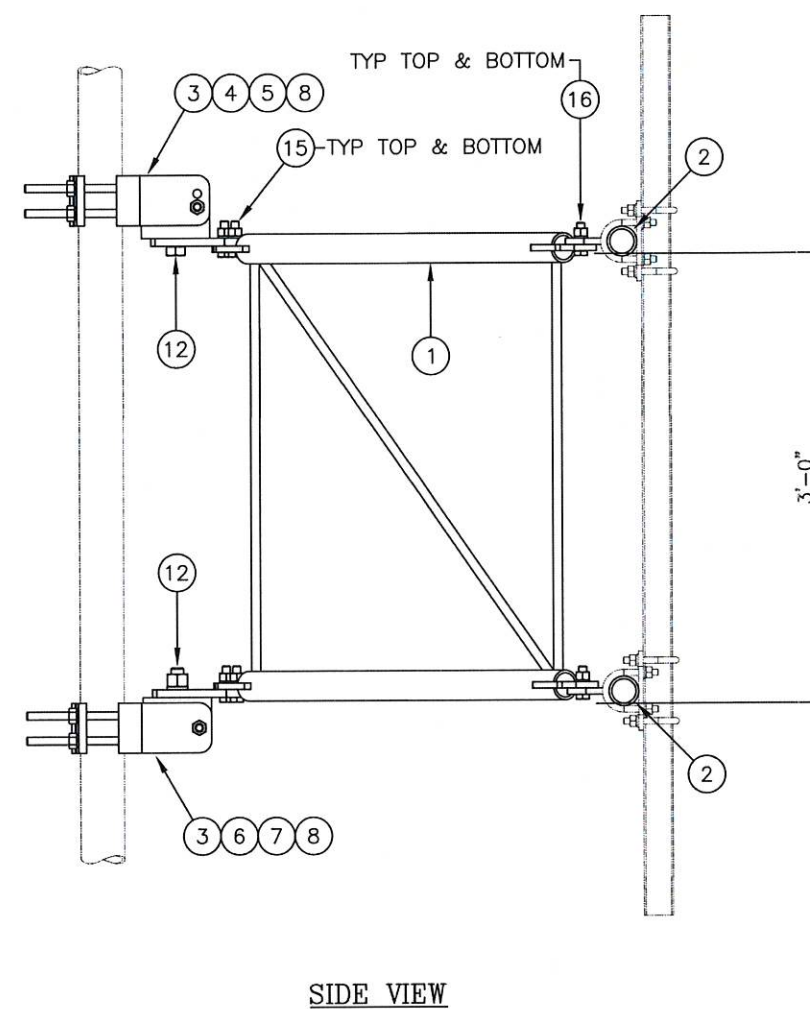
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

REVISIONS			
A	12/01/22	PRELIMINARY ISSUE	NAS
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C	05/24/23	FINAL ISSUE	NAS
REV	DATE	DESCRIPTION	BY

**SABRE 12' EHD
V-BOOM ASSEMBLY
SPECIFICATIONS
(PART # C10857007C)**

SHEET
C-5A

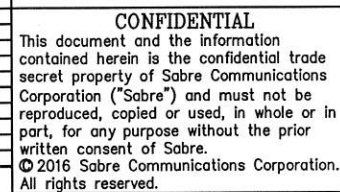


SIDE VIEW

UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS INCLUDE
FINISHES AND ARE IN INCHES

TOLERANCES: FRACTIONS $\pm 1/16$
ANGLES $\pm 1/2$ DE
DECIMALS $\pm .010$ "

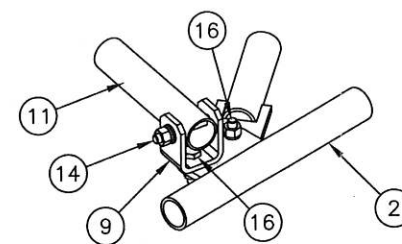
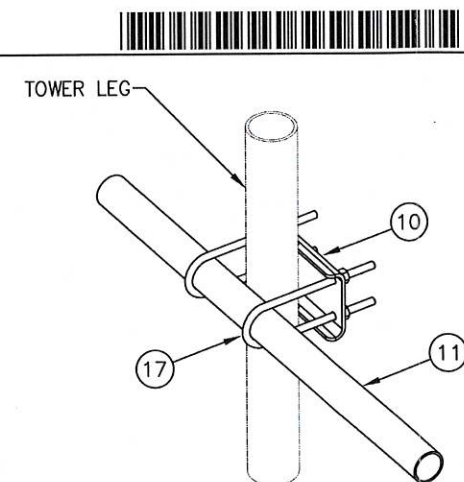
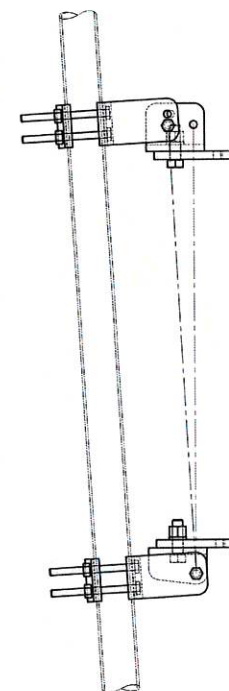
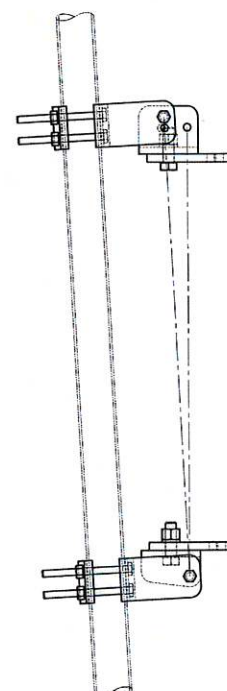
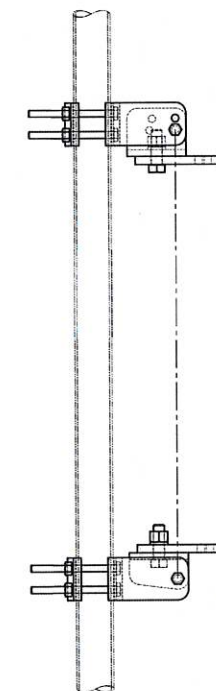
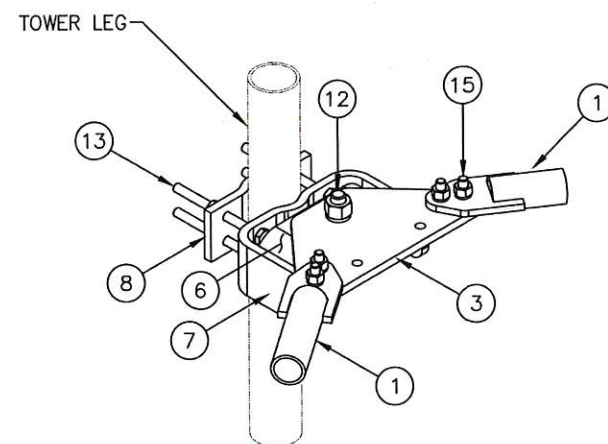
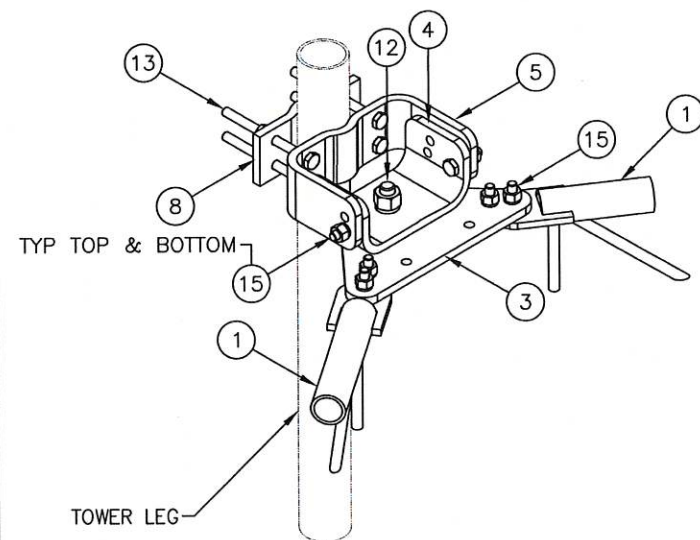
TOLERANCES DO NOT APPLY
TO RAW MATERIAL



12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE B	DRAWING NO. C10857007C		REV 0
DATE	02/29/16				
DRAWN BY	WRF				
CHECKED BY	KLE				
			SCALE None	PAGE 2 OF 3	

APPLICANT	T-Mobile®		
PREPARED FOR	verticalbridge		
ENGINEER	TOWER ENGINEERING, INC. <		



-----PIVOTING OPTIONS-----

[illegible]

Sabre Industries™
Towers and Poles

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12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE B	DRAWING NO.		REV
DATE	02/29/16		C10857007C		0
DRAWN BY	WRF				
CHECKED BY	KLE			SCALE None	PAGE 3 OF 3

APPLICANT

T-Mobile®

PREPARED FOR

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ENGINEER

TOWER ENGINEERING, INC.



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2920 KINGMAN ST.
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METAIRIE, LA 70006
(504) 756-3112 TEL.

TEL PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

A	12/01/22	PRELIMINARY ISSUE	NA
B	12/09/22	REVISED PRELIMINARY ISSUE	MC
O	05/24/23	FINAL ISSUE	NA
RFV	DATE	DESCRIPTION	B

PROFESSIONAL STAMP

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**SABRE 12' EHD
V-BOOM ASSEMBLY
SPECIFICATIONS
(PART # C10857007C)**

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SHEET
C-5C

FFVW-65C-R3-V1



8-port sector antenna, 4x 617-894 and 4x 1695-2690 MHz, 65° HPBW, 3x RET

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Effective Projective Area (EPA), frontal	0.99 m² 10.656 ft²
Effective Projective Area (EPA), lateral	0.33 m² 3.552 ft²
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	4
RF Connector Quantity, total	8

Remote Electrical Tilt (RET) Information, General

RET Interface	8 pin DIN Female 8 pin DIN Male
RET Interface, quantity	1 female 1 male

Dimensions

Width	640 mm 25.197 in
Depth	235 mm 9.252 in

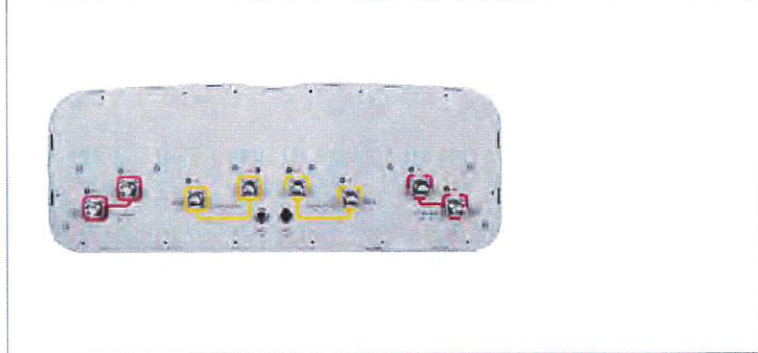
FFVW-65C-R3-V1

Length 2437 mm | 95.945 in

Array Layout

Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	617-894	1-2	1	ANxxxxxxxxxxxxx1
R2	617-894	3-4		
Y1	1695-2690	5-6	2	ANxxxxxxxxxxxxx2
Y2	1695-2690	7-8	3	ANxxxxxxxxxxxxx3

Port Configuration



Electrical Specifications

Impedance 50 ohm

FFVW-65C-R3-V1

Operating Frequency Band	1695 – 2690 MHz 617 – 894 MHz
Polarization	±45°
Total Input Power, maximum	900 W @ 50 °C
Remote Electrical Tilt (RET) Information, Electrical	
Protocol	3GPP/AISG 2.0 (Single RET)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	10 W
Input Voltage	10-30 Vdc
Internal RET	High band (2) Low band (1)

Electrical Specifications

Frequency Band, MHz	617-698	698-894	1695-1880	1880-1990	1920-2200	2300-2500	2500-2690
Gain, dBi	16	16.3	17.6	18	18.6	18.5	18.6
Beamwidth, Horizontal, degrees	65	63	68	65	61	57	61
Beamwidth, Vertical, degrees	10.2	8.5	5.6	5.4	5.1	4.4	4.1
Beam Tilt, degrees	2-13	2-13	2-12	2-12	2-12	2-12	2-12
USLS (First Lobe), dB	17	19	19	20	22	19	18
Front-to-Back Ratio at 180°, dB	30	33	34	38	36	31	32
Isolation, Cross Polarization, dB	25	25	25	25	25	25	25
Isolation, Inter-band, dB	28	28	28	28	28	28	28
VSWR Return loss, dB	1:1140	1:1140	1:1140	1:1110	1:1140	1:1140	1:1140
PIM, 3rd Order, 2 x 20 W, dBc	-150	-153	-153	-153	-153	-153	-153
Input Power per Port at 50°C, maximum, watts	250	250	200	200	200	200	200

Electrical Specifications, BASTA

Frequency Band, MHz	617-698	698-894	1695-1880	1880-1990	1920-2200	2300-2500	2500-2690
Gain by all Beam Tilts, average, dBi	15.5	15.8	17.3	17.7	18.2	18.2	18.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.6	±0.3	±0.4	±0.6	±0.4	±0.5
Gain by Beam Tilt, average, dBi	2°:15.4 7°:15.7 13°:15.6	2°:15.7 7°:16.0 13°:15.6	2°:17.2 7°:17.4 12°:17.3	2°:17.7 7°:17.8 12°:17.6	2°:18.0 7°:18.3 12°:18.2	2°:18.1 7°:18.5 12°:18.1	2°:18.1 7°:18.6 12°:18.0

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

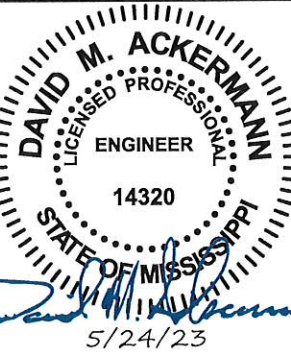
SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

DESIGN RECORD

REVISIONS			
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



SHEET TITLE

ANTENNA
SPECIFICATIONS

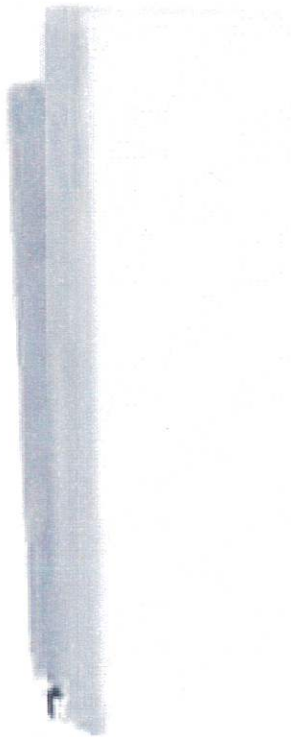
SHEET NUMBER

SHEET
C-6

AEHC AirScale MAA 64T64R 192AE n41 240W

Preliminary Technical datasheet

Specification	3GPP/ FCC compliant, TDD
Frequency range	2495 - 2690 MHz
Max. supported modulation	256 QAM
Number of TX/RX paths	64T / 64R
MIMO streams	16
Instantaneous bandwidth IBW	194 MHz
Occupied bandwidth OBW	194 MHz
Total average EIRP	79.3 dBm
Max. output power per TRX	3.75 W / TRX (240 W total)
Antenna configuration	12 rows, 8 columns, 2 (±45° X-polarized)
Max. Antenna gain	25.5dBi
Horizontal beamwidth	15° (boresight)
Vertical beamwidth	6° (boresight)
Horizontal coverage angle	±45° (3 dB), ±60° (5 dB)
Vertical steering angle	±6°
Dimensions	TBD; 900 mm (H) x 560 mm (W) x 210 mm (D)
Volume / Windward area	TBD; <110 L / <0.6m²
Weight	<45kg (without mounting brackets)
Supply voltage / Connector type	DC -40.5 V ... -57 V / 2 pole connector
Power consumption	900 W typical (75% DL duty cycle, 30% RF load) 1300 W max. (75% DL duty cycle, 100% RF load)



Optical ports	4 x SFP28, 10/25GE eCPRI (with R2CT)
Other interfaces / Connector type	Control AISG RF monitor port / SMA Female External Alarms / HDR26 status LED
Operational temperature range	-40 °C ... +55 °C
Cooling	Natural convection cooling
Ingress protection class	IP65
Installation options	Pole / Wall, ± 5° vertical adjustment
Surge protection	Class II 20 kA

NOKIA

APPLICANT

T-Mobile®

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verticalbridge

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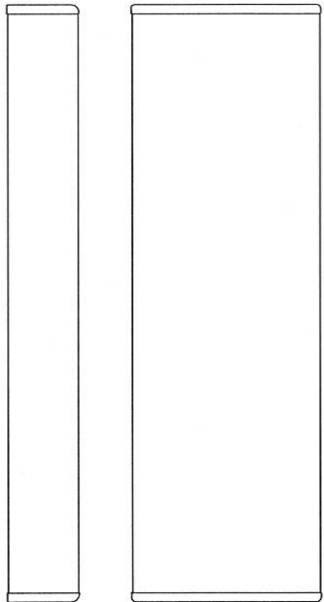


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ANTENNA
SPECIFICATIONS

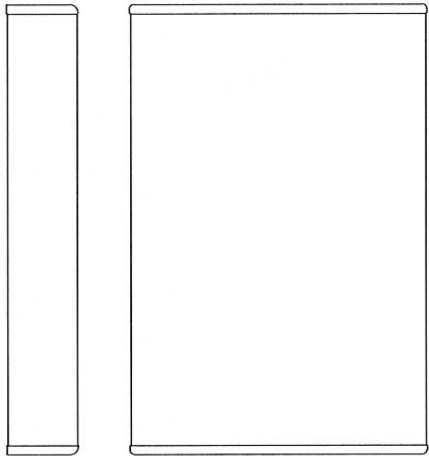
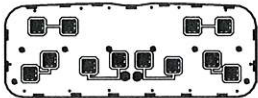
SHEET NUMBER

SHEET
C-6A



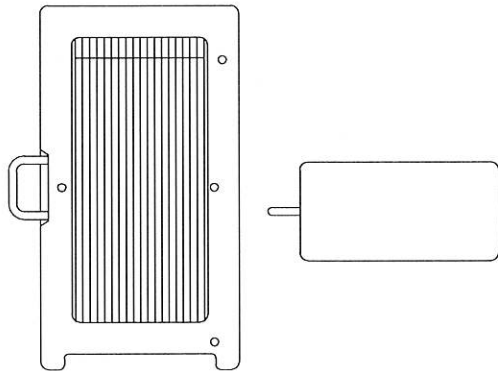
COMMSCOPE - FFVV-65C-R3-V1
WEIGHT (WITHOUT MOUNTING HARDWARE): 124.56 LBS
SIZE (HxWxD): 95.95x25.20x9.25 IN.
RATED WIND VELOCITY: 150.0 MPH

COMMSCOPE — FFVV—65C—R3—V1
NOT TO SCALE



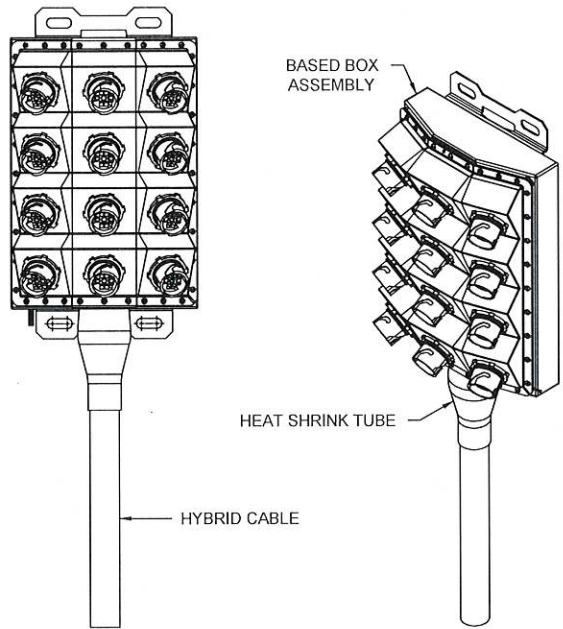
NOKIA - AEHC
WEIGHT (WITHOUT MOUNTING HARDWARE): 99.2 LBS
SIZE (HxWxD): 35.4x22.8x8.3 IN.

NOKIA — AEHC
NOT TO SCALE



NOKIA - AHLOA
WEIGHT (FULLY EQUIPPED): 83.8 LBS
SIZE (HxWxD): 22.1x12.1x7.4 IN.
CONNECTOR TYPE: 4.3-1 FEMALE

NOKIA — AHLOA
NOT TO SCALE



COMMSCOPE - HCS 2.0 PART 1 PENDANT
WEIGHT (WITHOUT MOUNTING HARDWARE): 23.5 LBS.
SIZE (HxWxD): 14.0x16.0x8.0 IN.

COMMSCOPE — HCS 2.0
NOT TO SCALE

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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TEI PROJECT # 2122-220-1002-011

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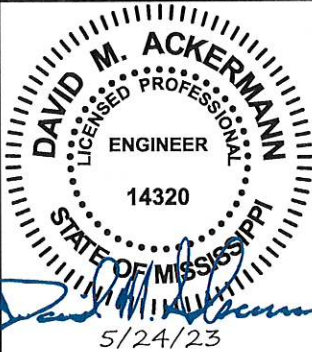
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RANGE 10 WEST

HARRISON COUNTY

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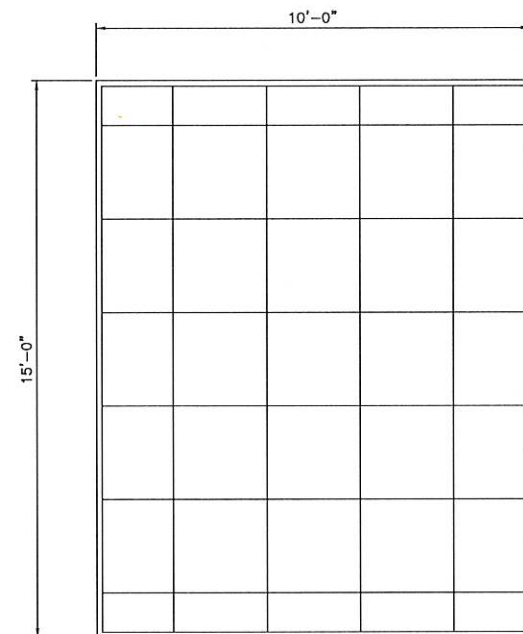


SHEET TITLE

**RADIO & ANTENNA
DETAILS**

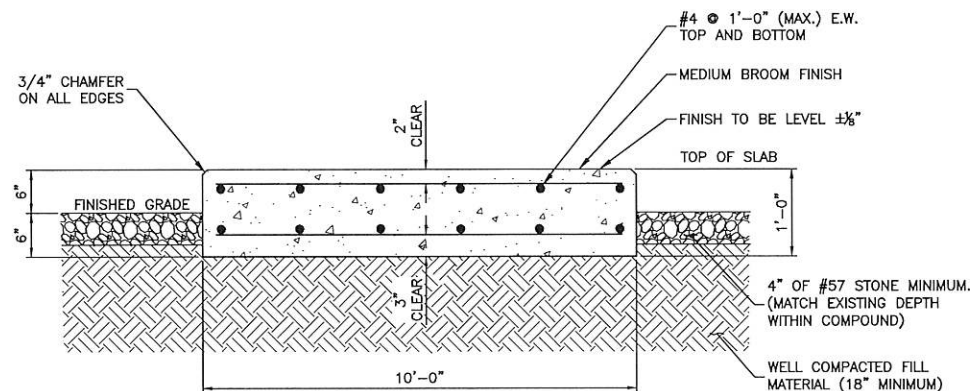
SHEET NUMBER

SHEET
C-7



EQUIPMENT FOUNDATION — PLAN VIEW
NOT TO SCALE

NOTE:
REFER TO THE SITE PLAN ON SHEET
C-1 FOR EQUIPMENT FOUNDATION
LOCATION AND ORIENTATION.



EQUIPMENT FOUNDATION SECTION A-A
NOT TO SCALE

GENERAL

- FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- EXCAVATE A MINIMUM 18" BELOW EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

MATERIALS

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- REINFORCING BARS SHALL CONFORM TO THE LATEST REVISION OF ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318.
- CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" X 45° CHAMFER, UNLESS OTHERWISE NOTED.
- CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY CONSTRUCTION MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED.

ELECTRICAL

- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDOR'S SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

TOLERANCES

- TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION REQUIRED.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

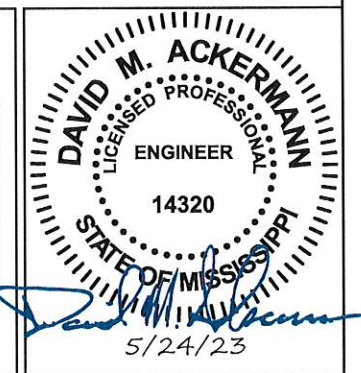
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

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PROFESSIONAL STAMP

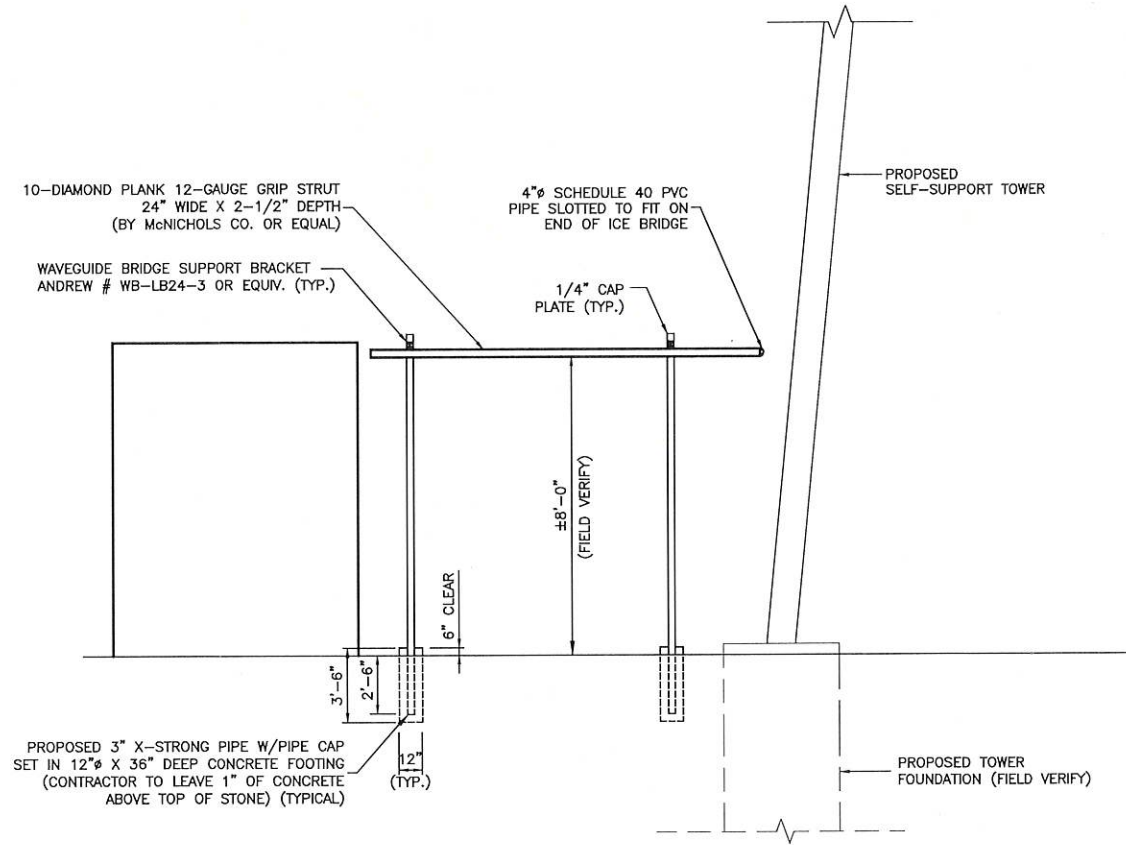
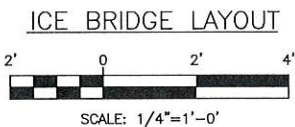
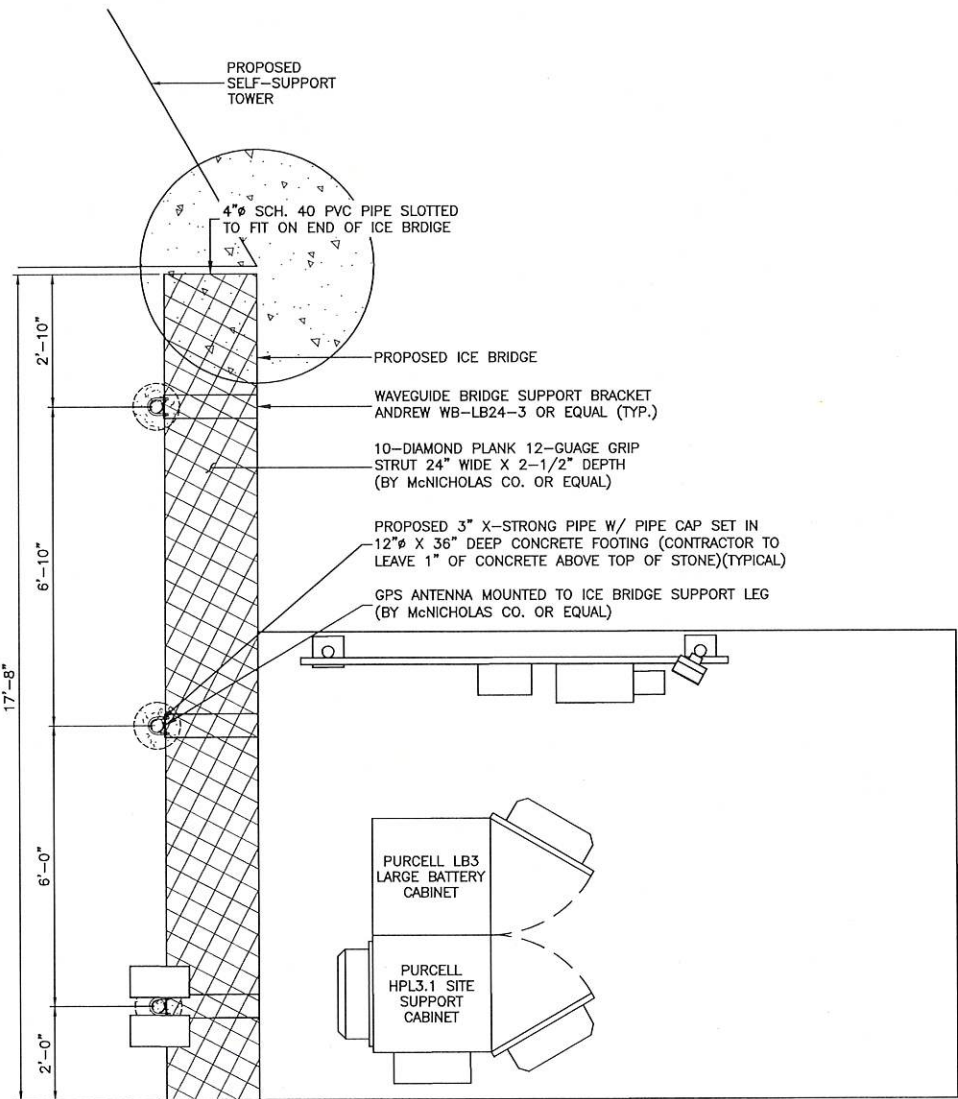


SHEET TITLE

**T-MOBILE
EQUIPMENT
FOUNDATION
DETAILS**

SHEET NUMBER

SHEET
C-8



ICE BRIDGE ELEVATION VIEW
SCALE: NTS

APPLICANT	T-Mobile®																				
PREPARED FOR	verticalbridge																				
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																				
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D	05/24/23	FINAL ISSUE	NAS																		
PROFESSIONAL STAMP																					
SHEET TITLE	T-MOBILE ICE BRIDGE LAYOUT & DETAILS																				
SHEET NUMBER	SHEET C-9																				



Delta PPC with Cam-Lok Connectors and Loss of Commercial Power Relay
New Product Introduction Notification
(Revision 1 – 02Nov2020)

PURPOSE

To introduce the new Delta Power Protection Cabinet with the Cam-Lok Connectors found on most rental generators. The Delta PPC will also come with a relay indicating Loss of Commercial Power.

BACKGROUND INFORMATION

A Power Protection Cabinet (PPC) is the interface between the utility and our site. It includes the main service breaker controlling the utility feed, surge protection, a generator interface, a transfer mechanism and an AC distribution panel.

The Delta PPCs currently come equipped with an Appleton connector as its method of connecting a mobile generator. Newer generators and most rental generators now come equipped with Cam-Lok connectors. This has required a pigtail with an Appleton plug on one end and Cam-Lok connectors on the other to connect the generator to the PPC.

At T-Mobile’s request, Delta has redesigned their PPC to come equipped with Cam-Lok Connectors rather than an Appleton Plug.

At T-Mobile’s request, Delta has added a relay intended to create a dry contact alarm indicating the presence or lack of commercial power. This relay is intended to show when power has been lost and restored via the base station’s dry contact alarms.

USAGE GUIDELINE

Any site needing a new PPC. Either a new build site or a site needing upgrade beyond the capacity supported by the current power protection system. This would most often be a site needing upgrade to 200A AC service with a PPC only rated for 100A.

TIMELINES:

As the legacy product with Appleton plug is depleted, the version with the Cam-Lok connectors will automatically be stocked and used. The Loss of Commercial Power relay will come in approximately one quarter. Until that time, a retrofit kit will be made available.

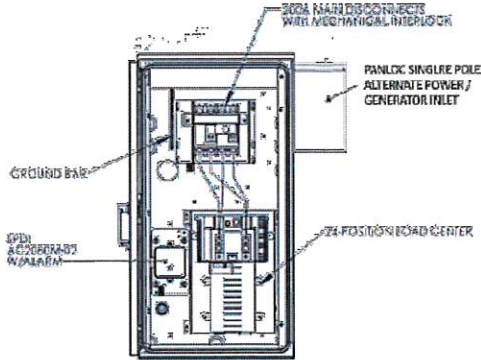
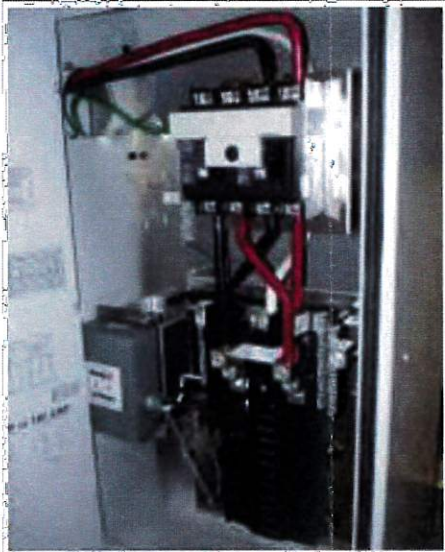
AFFECTED CONFIGURATIONS:

Any new site and existing sites with a 100A rated PPC being upgraded to configurations requiring more than 100Amps AC.

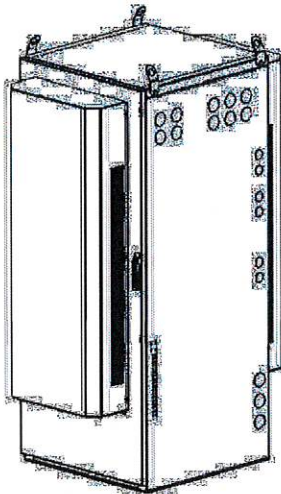
PRODUCT DESCRIPTION:

The new Delta PPCs come equipped with CamLock connectors as its method of connecting a mobile generator. This aligns with most rental generators which now come equipped with Cam-Lok connectors. Other features of the PPC have not changed.

Dimensions (H x W x D)	40" x 20" x 10"
Weight	80 lbs.
Service	200A
AIC Fault Current Rating	65 kAIC
AC Load Center	24-postion, 200A
Generator Inlet	200A Cam-Lok on right side



APPLICANT	T-Mobile®																						
PREPARED FOR	verticalbridge																						
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEL PROJECT # 2122-220-1002-011																						
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PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23																						
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SHEET NUMBER	SHEET C-10																						

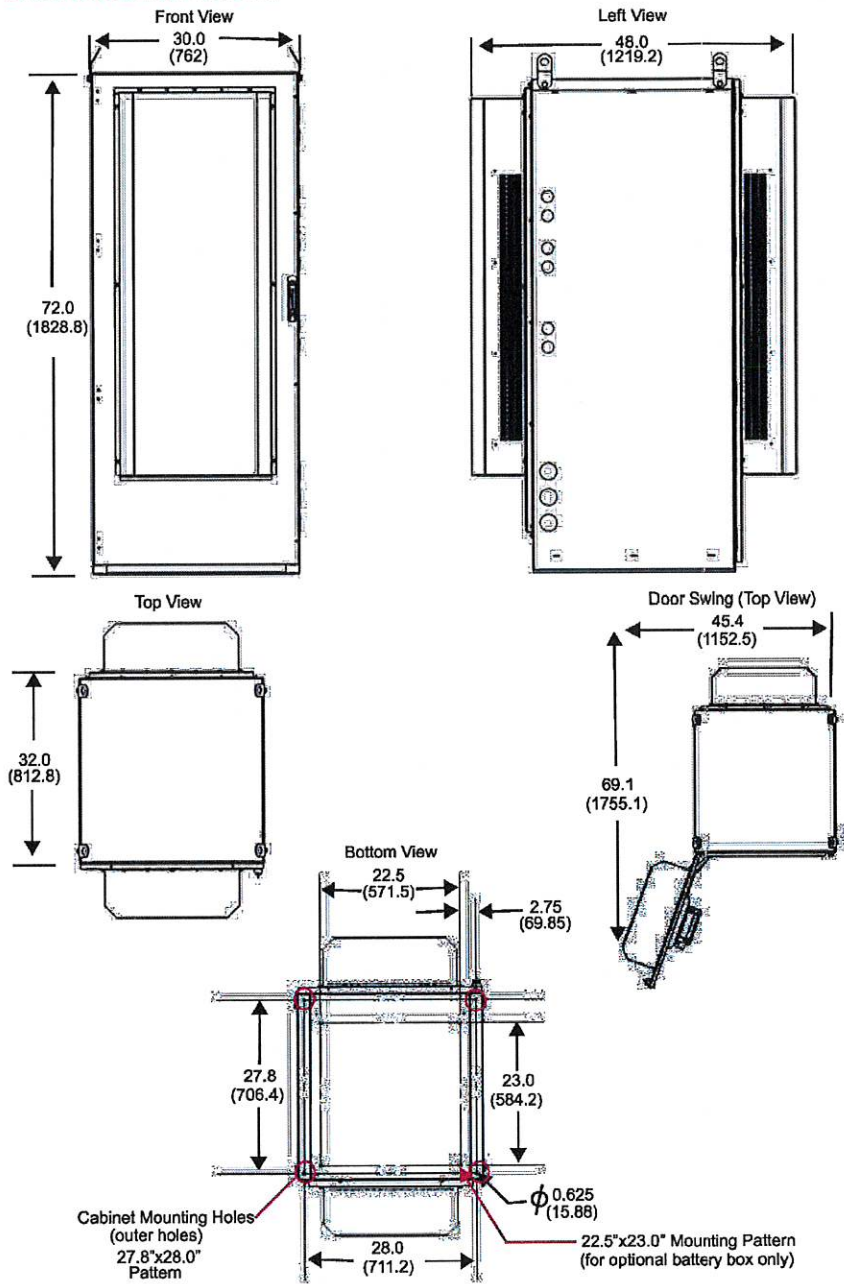


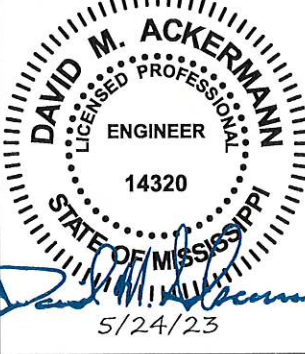
Large Site Support Cabinet - HPL3
Installation Manual



LARGE SITE SUPPORT CABINET - HPL3 INSTALLATION MANUAL
Planning the Mounting Location

Cabinet Dimensions



APPLICANT	T-Mobile®																										
PREPARED FOR																											
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SHEET TITLE	PURCELL HPL3.1 SITE SUPPORT CABINET SPECIFICATIONS																										
SHEET NUMBER	SHEET C-11																										

Purcell HPL3
Large Battery Cabinet

(4) -48V 190Ahr Battery Strings

The Battery Cabinet is designed to house four -48V strings of 190Ahr batteries as part of the HPL3 Site Support Lineup

Cabinet Features

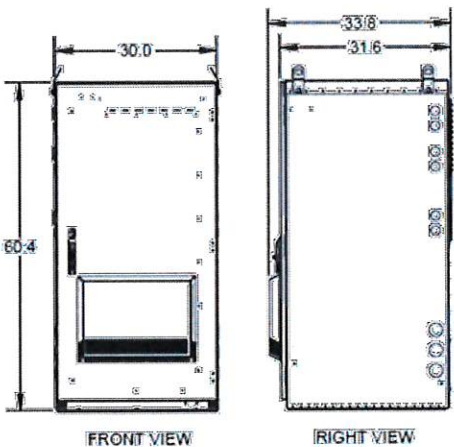
- Polyester powder coated aluminum, GR-487 process control, off white, texture
- Weight: 350 lbs.
- Four battery shelves / four batteries per shelf
- Front door pad lockable with three point latching system
- Left and Right lineup interconnections or remote mounting

Thermal Management

- Direct Air Cooling (DAC) with two fans
- Ambient operating temperature -40°C to +50°C
- Battery heater mats included – one mat per shelf
- Universal mounting plinth included

Standards

- UL 508A standards
- Designed to standard GR-487, issue 5, hydrogen out gassing, external paint, zone 4 seismic loading, safety, thermal, intrusion and impact



16125 East Euclid Avenue ■ Spokane, Washington 99216
509.755.0341 ■ www.purcellsystems.com

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verticalbridge

TOWER ENGINEERING, INC.

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(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

REVISIONS

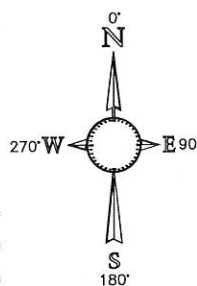
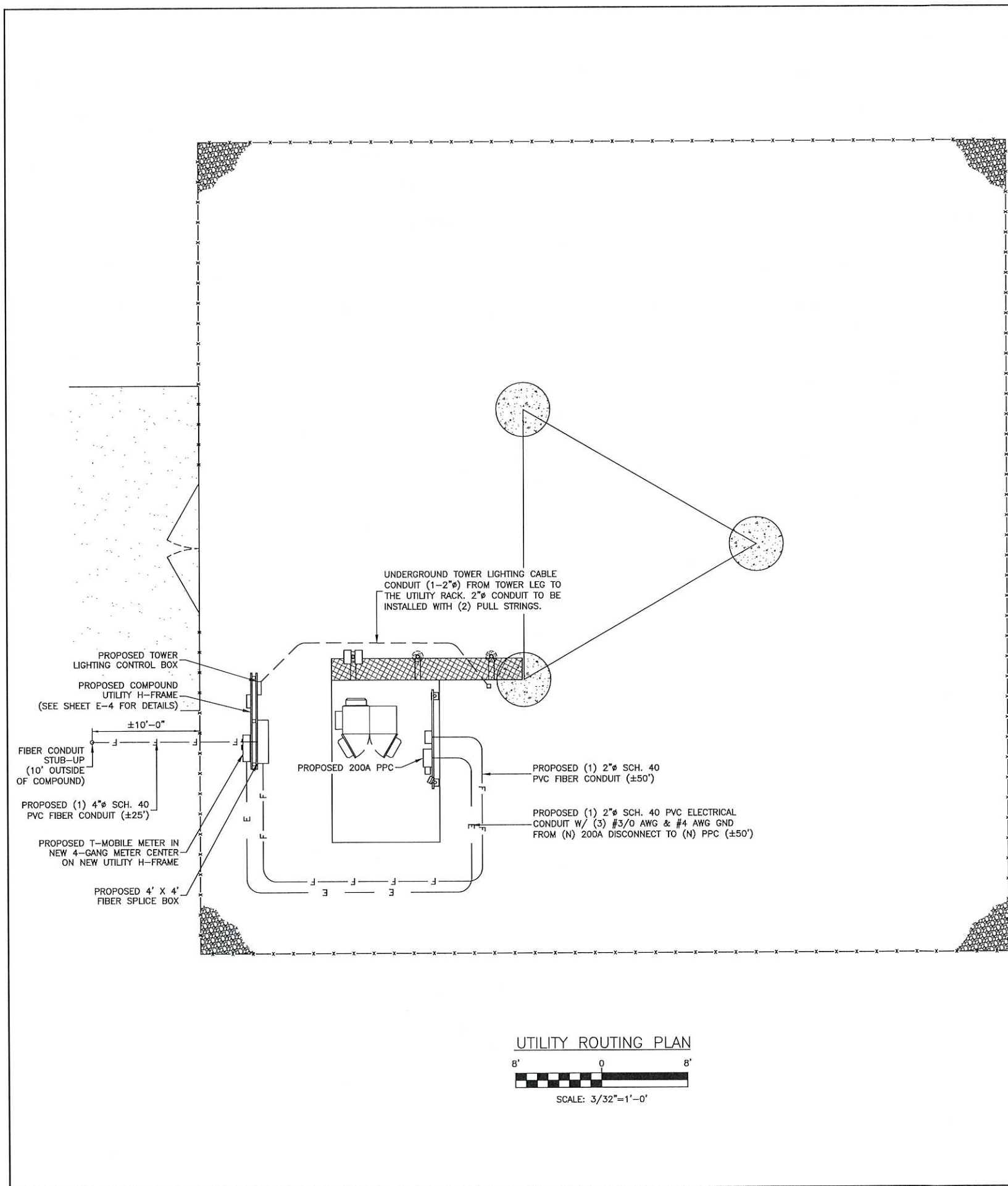
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PURCELL LB3 LARGE
BATTERY CABINET
SPECIFICATIONS

SHEET

C-12

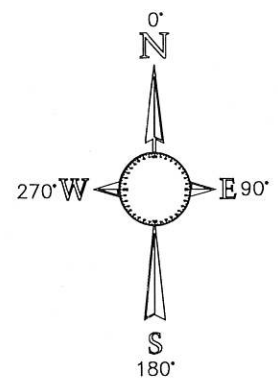


NOTES & SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEW, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATIONS, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE (2) 200LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED TO EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGES TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWNER/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 80 PVC UNLESS NOTES OTHERWISE. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 36" FOR CONDUIT.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE/CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. CONTRACTOR SHALL ENSURE A MINIMUM CLEARANCE IN FRONT OF THE ELECTRICAL PANELS PER NEC.
15. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
16. FLEX CONDUITS NOT TO EXCEED 30".

UTILITY ROUTING PLAN
SCALE: 3/32"=1'-0"

APPLICANT	T-Mobile®																				
PREPARED FOR	verticalbridge																				
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PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23																				
SHEET TITLE	COMPOUND UTILITY ROUTING PLAN																				
SHEET NUMBER	SHEET E-1																				



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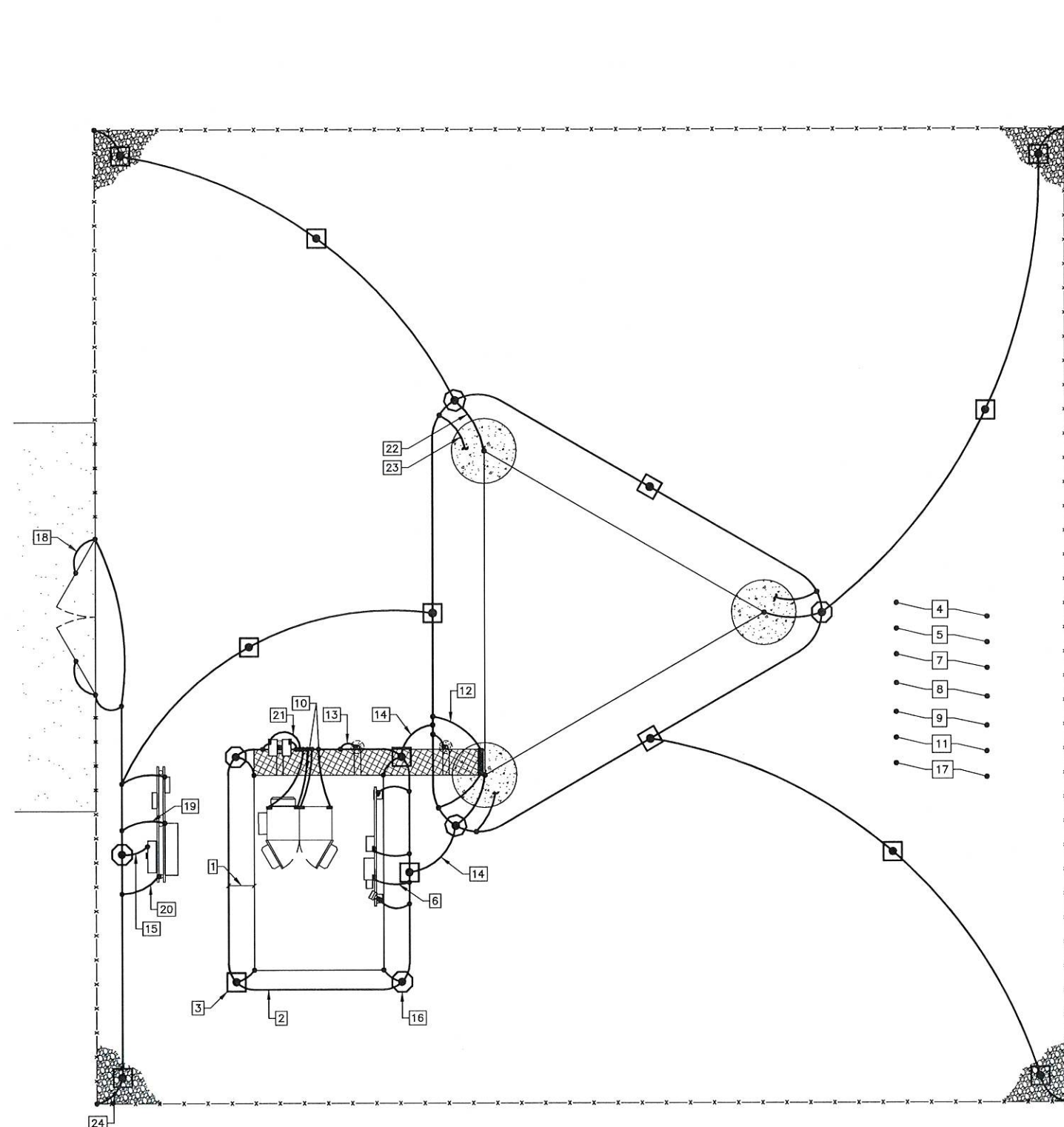
PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

David M. Ackermann
5/24/23

**UTILITY ROUTING PLAN
(ELECTRICAL)**

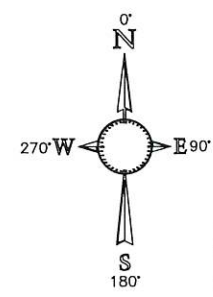
SHEET
E-1A



GROUNDING PLAN

8' 0 8'

SCALE: 3/32"=1'-0'



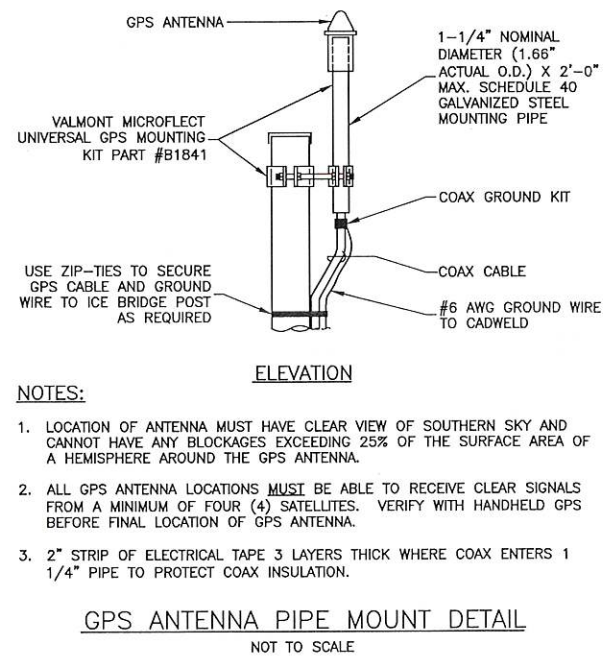
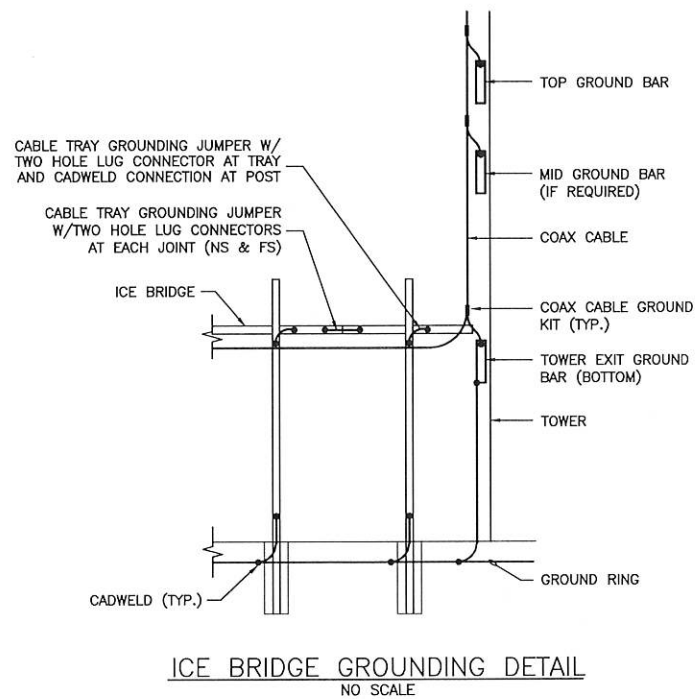
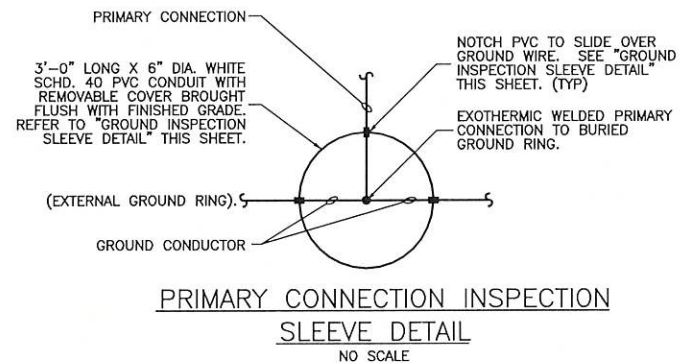
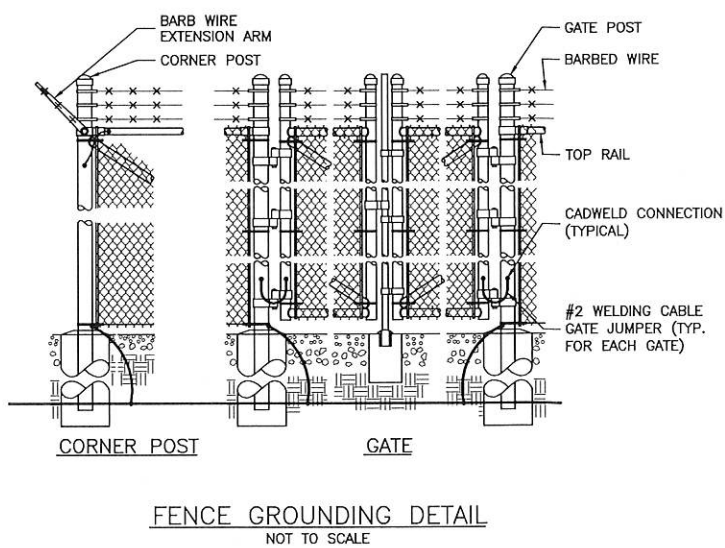
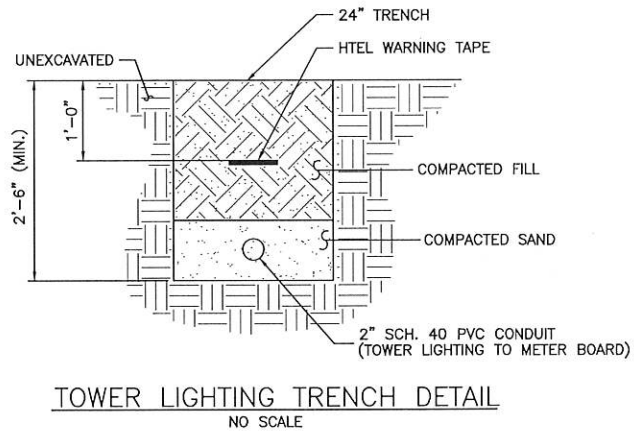
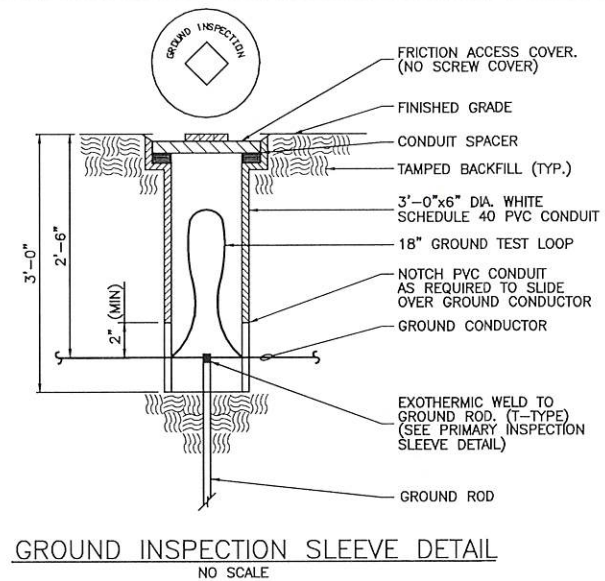
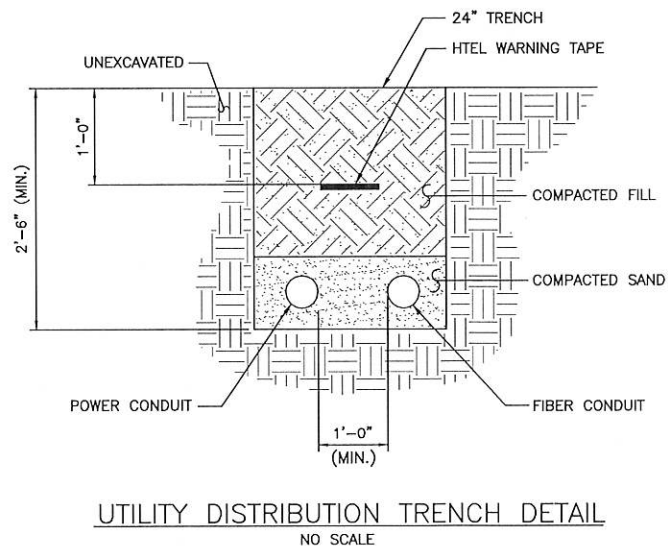
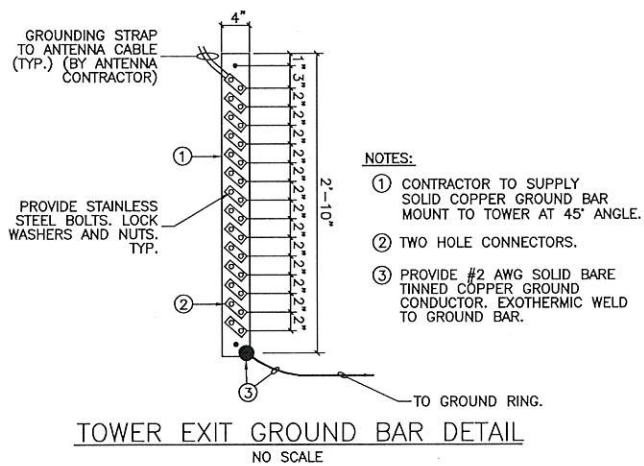
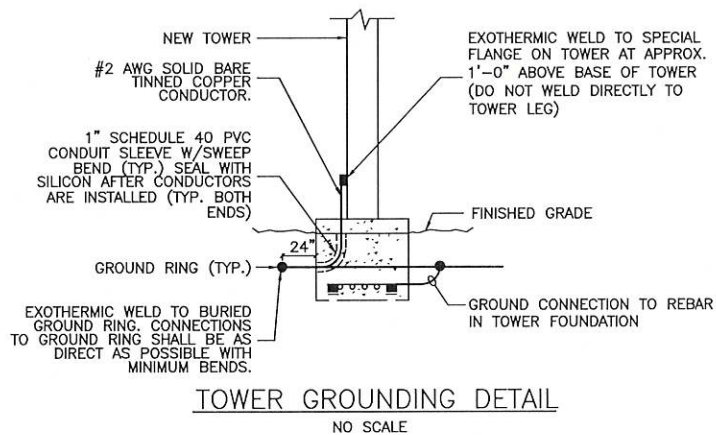
GROUNDING NOTES

1. BURIED GROUND RING SHALL BE INSTALLED 2'-0" FROM EQUIPMENT FOUNDATION.
2. BURIED GROUND RING SHALL BE #2 AWG, SOLID, TINNED COPPER CONDUCTOR INSTALLED 30" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED. AN ANTI-OXIDE COMPOUND SHALL BE APPLIED TO ALL EXTERIOR, ABOVE GRADE GROUND CONNECTIONS.
3. GROUND RODS SHALL BE 3/4" X 8' LONG, COPPER CLAD TYPE. TOP OF ROD SHALL BE 30" BELOW FINISHED GRADE. GROUND RODS SHALL BE FURNISHED WITH AN INSPECTION SLEEVE. SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHEET E-3. ALL GROUND RODS SHALL BE DRIVEN STRAIGHT DOWN, PERPENDICULAR TO FINISHED GRADE. SUITABLE PROTECTION SHALL BE PROVIDED ON END OF RODS TO PREVENT MUSHROOMING DURING INSTALLATION.
4. GROUND CONNECTIONS TO NEW TOWER, BUILDING COMPONENTS, ETC. SHALL BE MADE WITH THE SAME TYPE AND SIZE CONDUCTOR AS THE BURIED GROUND RING CONDUCTOR UNLESS OTHERWISE NOTED.
5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN AND IN THE SPECIFICATIONS, SHALL BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. #2 AWG, SOLID, TINNED COPPER CONDUCTOR FROM THE PROPOSED PPC TO THE PROPOSED BURIED GROUND RING.
7. ALL UNDERGROUND CONNECTIONS TO BURIED GROUND RING SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL).
8. ANY FENCE POST WITHIN 6'-0" OF THE BURIED GROUND RING SHALL BE BONDED TO THE GROUND RING AT EVERY OTHER FENCE POST. (ALL REQUIRED CONNECTIONS TO OBJECTS ARE NOT NECESSARILY INDICATED ON THE PLAN)
9. EXACT LOCATION OF GROUND RODS AND GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT AND BUILDING COMPONENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AS PRACTICAL. GROUND CONDUCTORS SHALL HAVE 9" MIN. BENDING RADIUS AND 90° MAXIMUM BEND.
10. #2 AWG, SOLID, TINNED COPPER CONDUCTOR FROM THE PROPOSED T-MOBILE EQUIPMENT CABINETS TO THE PROPOSED BURIED GROUND RING.
11. CONNECT GROUND CONDUCTORS FURNISHED WITH T-MOBILE EQUIPMENT CABINETS TO GROUND RING.
12. CONNECTION TO TOWER EXIT GROUND BAR. INSTALL GROUND CONDUCTOR IN 3/4" PVC CONDUIT FROM GROUND BAR TO 12" ABOVE FINISHED GRADE. GROUND CONDUCTOR CONNECTION TO GROUND BAR SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL). SEE "TOWER EXIT GROUND BAR DETAIL" ON SHEET E-3.
13. ICE BRIDGE GROUND CONNECTION (CADWELD OR EQUAL). ALL METALLIC COMPONENTS ON ICE BRIDGE, INCLUDING EXTERIOR HATCH PLATE AND SUPPORT LEGS, SHALL BE BONDED TOGETHER WITH GROUND CONDUCTORS. SEE "ICE BRIDGE GROUNDING DETAIL" ON SHEET E-3.
14. EQUIPMENT GROUND RING TO TOWER GROUND RING CONNECTION (TYPICAL @ 2 LOCATIONS).
15. NEW 200A METER GROUND CONNECTION (GROUND PER MANUFACTURER'S SPECIFICATIONS).
16. FRICTION ACCESS COVERS FOR GROUND INSPECTION SLEEVE SHALL BE BROUGHT FLUSH WITH STONE, FINISHED GRADE OR CONCRETE (TYPICAL ALL LOCATIONS). SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHEET E-3.
17. THE ELECTRICAL CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT INFORMATION ON EXACT LOCATIONS OF UNDERGROUND SERVICES. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS.
18. GATE POST AND GATE GROUND CONNECTIONS. PROVIDE GATE JUMPERS TO ALLOW FULL TRAVEL OF GATE. (SEE FENCE GROUND DETAIL ON SHEET E-3)
19. FIBER DEMARC BOX GROUND CONNECTION (GROUND PER MANUFACTURER'S SPECIFICATIONS).
20. UTILITY H-FRAME POST GROUND CONNECTION (TYPICAL)
21. HCS 2.0 JUNCTION BOXES GROUND CONNECTION
22. TOWER GROUND CONNECTION (TYPICAL)
23. TOWER FOUNDATION GROUND CONNECTION (TYPICAL)
24. FENCE CORNER POST GROUND CONNECTION (TYPICAL)

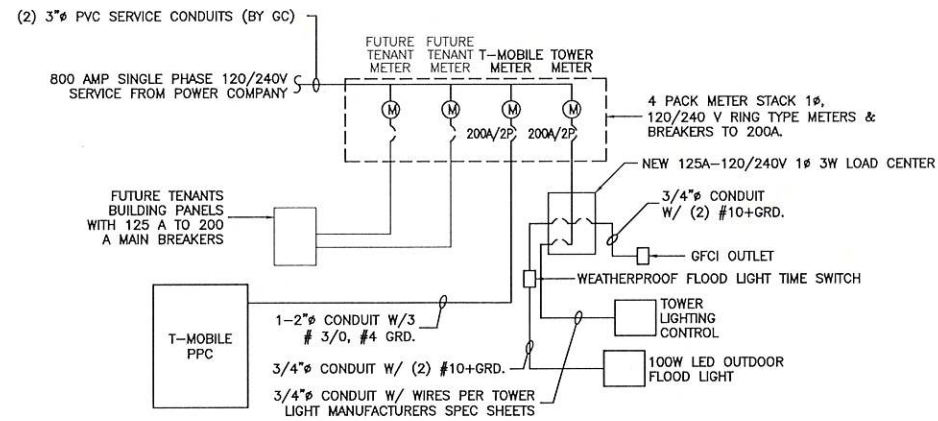
LEGEND

- ⊙ GROUND INSPECTION SLEEVE/GROUND ROD
- GROUND ROD
- GROUND CONNECTION (CADWELD)
- GROUND CONNECTION (TWO-HOLE LUG)

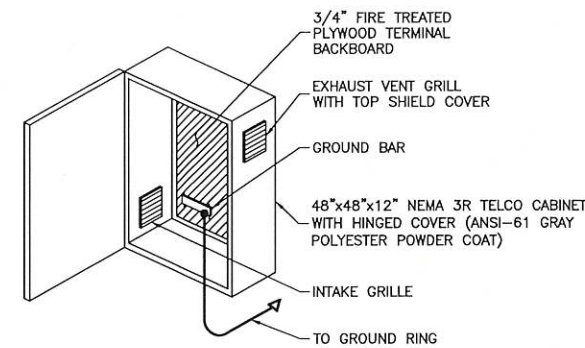
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SHEET TITLE	GROUNDING PLAN																				
SHEET NUMBER	SHEET E-2																				



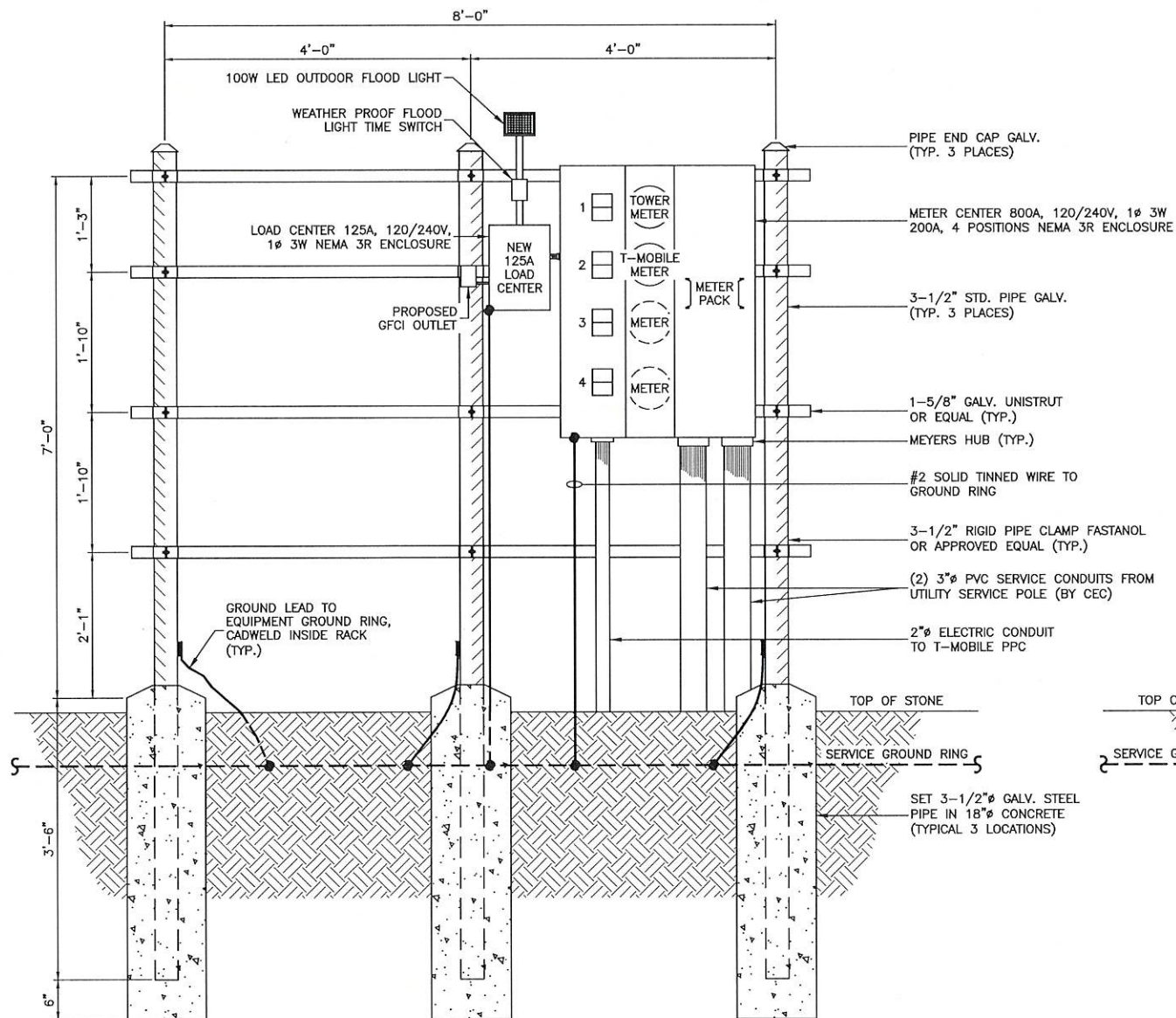
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SHEET TITLE	ELECTRICAL & GROUNDING DETAILS																		
SHEET NUMBER	SHEET E-3																		



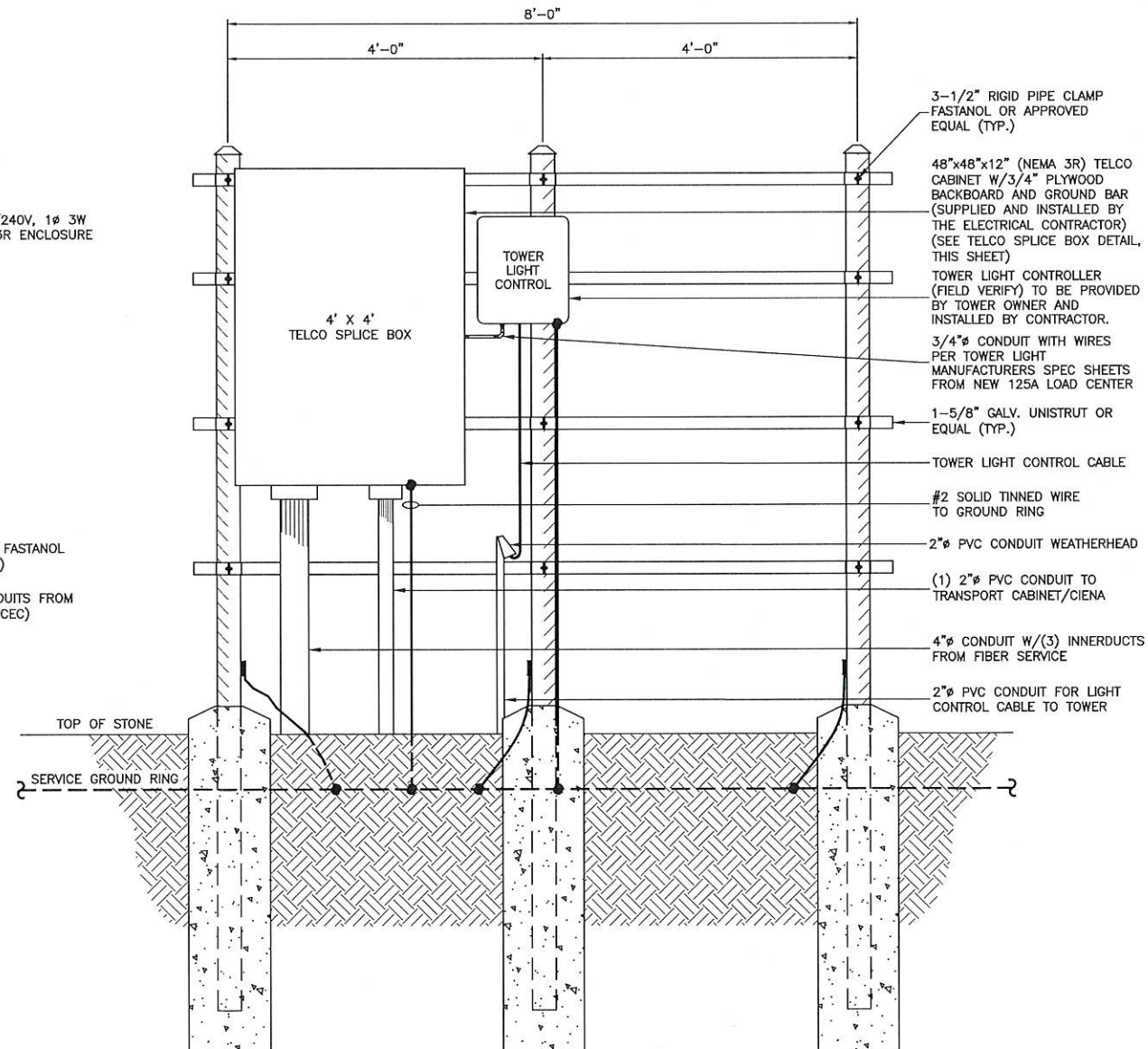
ONE-LINE DIAGRAM-120/240V 1Ø 3W 800A
POWER/TELCO BOARD
NO SCALE



TELCO SPLICE BOX DETAIL
NOT TO SCALE



FRONT ELEVATION
(TELCO SERVICE EQUIPMENT NOT
SHOWN FOR CLARITY)



REAR ELEVATION
(ELECTRICAL SERVICE EQUIPMENT NOT
SHOWN FOR CLARITY)

COMPOUND UTILITY H-FRAME DETAILS
NOT TO SCALE

APPLICANT

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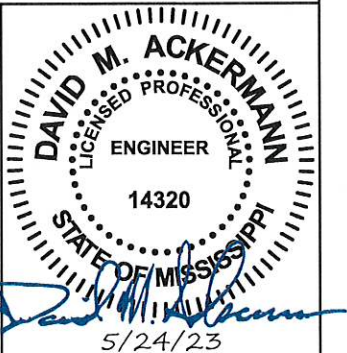
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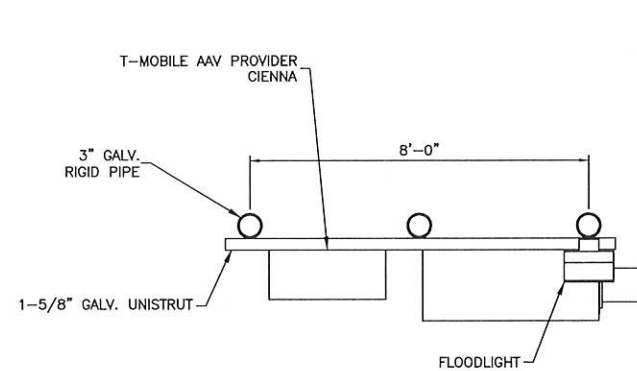


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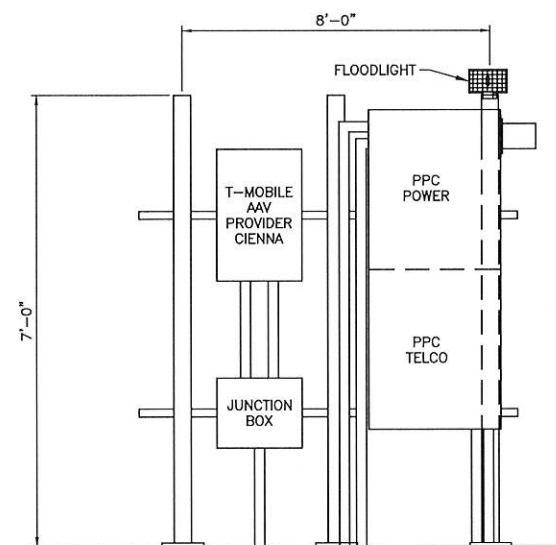
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H-FRAME DETAILS

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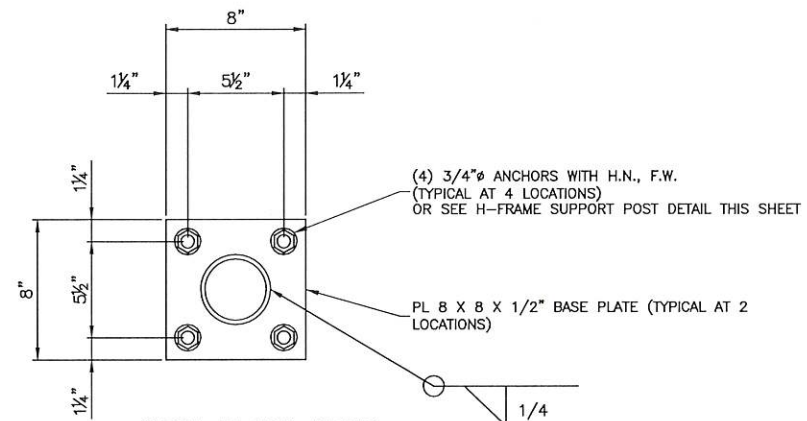
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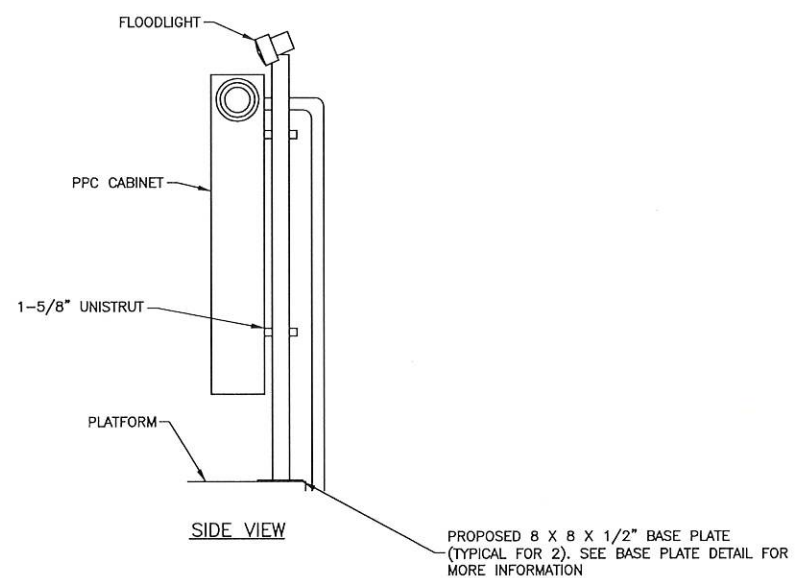
PLAN VIEW



FRONT VIEW



BASE PLATE DETAIL
NOT TO SCALE



SIDE VIEW

T-MOBILE UTILITY H-FRAME DETAILS
NOT TO SCALE

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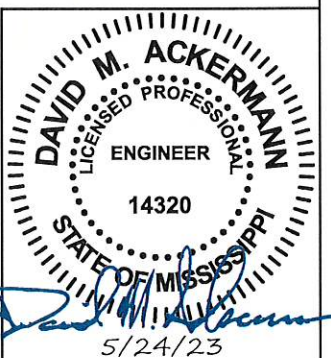
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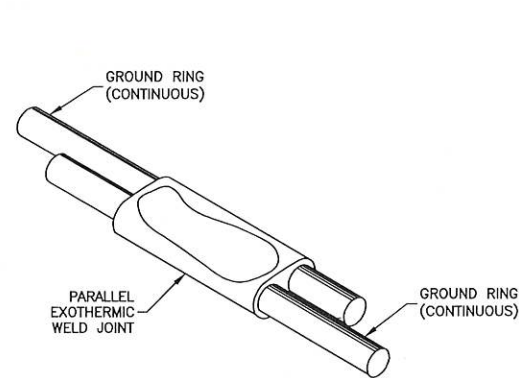


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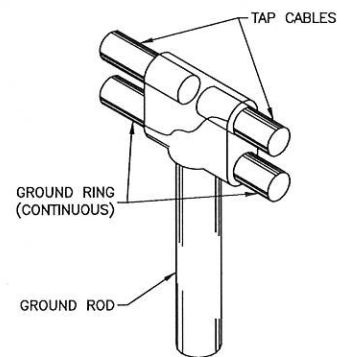
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H-FRAME DETAILS

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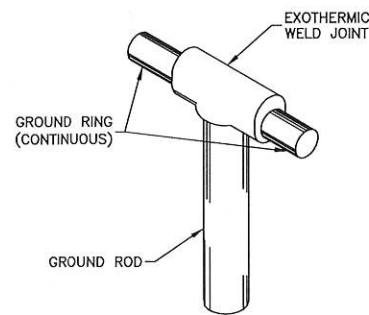
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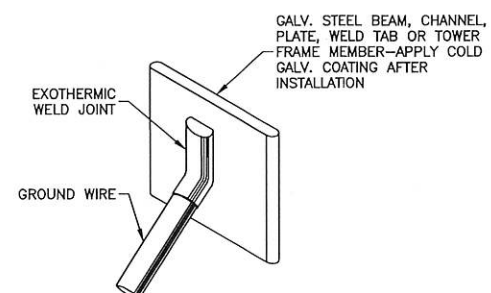
DETAIL A
GROUND RING
CONNECTION OR SPLICE



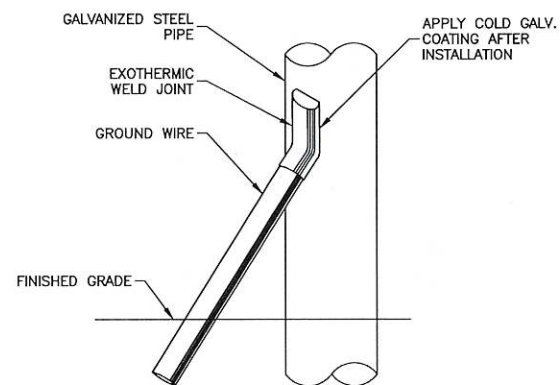
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



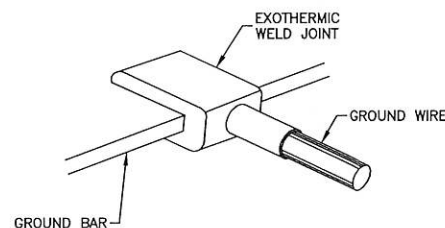
DETAIL C
TEE OF HORIZONTAL
RUN



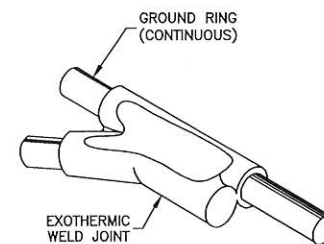
DETAIL D
MISC. STEEL
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL F
GROUND-BAR
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

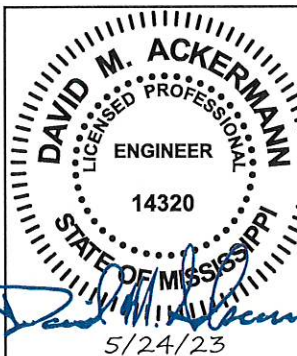
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	WDL
D	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP



SHEET TITLE

**WELD CONNECTION
DETAILS**

SHEET NUMBER

SHEET
E-6

1. SCOPE:
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS,
& APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
3. PERMITS:
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC..
4. COORDINATION:
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED.
RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE
OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS. ETC., FOR A PERIOD OF ONE YEAR.
FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED
IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL.
PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND
PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR
WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS.
EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6
FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT.
INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
AS REQUIRED BY THE NEC.
15. CONDUCTORS:
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID
CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS
MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
 - A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
 - B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
 - C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
 - D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

(P1) 200A/2P BREAKER IN AC POWER PANEL FOR POWER TO HPL3 CABINET.

(P2) (3) #2 AWG & (1) #8 GRD CONDUCTORS IN A 2"Ø BURIED OR FLEX CONDUIT FROM THE AC POWER PANEL TO THE HPL3 CABINET. TERMINATE CONDUCTORS IN SSC CABINET PER MANUFACTURER'S SPECIFICATIONS.

(P3) (2) 2"Ø FLEX CONDUIT FOR DC CONDUCTOR FROM THE HPL3 CABINET TO THE LB3 BATTERY CABINET. SIZE DC CONDUCTORS AND BREAKERS PER MANUFACTURER'S SPECIFICATIONS.

(P4) (1) 3/4"Ø CONDUIT w/ CONDUCTORS TO AREA LIGHT FOR POWER (2) #12 + #8 GRD.

(P5) (1) 2"Ø PVC CONDUIT w/ (3) 3/0 AWG (1) #4 GRD CONDUCTORS ROUTED FROM ATS TO GENERATOR.

(P6) (2) 1" CONDUITS W/ 2 #10 + #8 GRD FOR CHARGER AND BLOCK HEATER

(T1) (1) 1 1/4"Ø CONDUIT FROM FIBER JUNCTION BOX TO FIBER UNIT.

(T2) 2"Ø BURIED CONDUIT FROM THE FIBER SPLICE BOX AT THE UTILITY RACK TO PROPOSED CIENA CABINET.

(T3) (1) 1"Ø FLEX CONDUIT w/ PULLSTRING FROM THE PPC TO THE HPL3 CABINET FOR TELCO.

(T4) (2) 1-1/4" FLEX CONDUITS FROM FIBER UNIT TO HPL3 CABINET FOR DC POWER AND FIBER.

(T5) (1) 1"Ø PVC CONDUIT w/ CAT 5/6 CABLES AND PULLSTRING FOR ALARMS ROUTED FROM PROPOSED GENERATOR TO ATS TO PROPOSED HPL3 CABINET.

(T6) (2) 1"Ø FLEX CONDUITS FOR FIBER CABLES FROM THE HPL3 CABINET TO THE LB3 BATTERY CABINET

(G1) GROUND MODULE PLYNTH AND LB3 BATTERY CABINET TO GROUND RING WITH A #2 BARE TINNED SOLID COPPER GROUND WIRE.

(G2) GROUND HPL3 CABINET MAIN GROUND BAR TO GROUND RING WITH A #2 BARE TINNED SOLID COPPER GROUND WIRE. PROVIDE TWO-HOLE LUG CONNECTION TO CABINET CHASSIS AND CADWELDED CONNECTION TO GROUND RING (TYP) *** ONLY REQUIRED IF HPL3 CABINET IS NOT INTERNALLY GROUNDED***

(G3) GROUND BOTTOM COVP UNIT TO GROUND RING OR GROUND BAR PER MANUFACTURER'S SPECIFICATIONS (TYP).

(G4) GROUND GENERATOR TO GROUND RING w/ #2 BARE TINNED SOLID COPPER PER MANUFACTURER'S SPECIFICATIONS.

EXISTING MULTI-TENANT METER CENTER

PROPOSED 200A/2P CIRCUIT BREAKER

LABEL AS T-MOBILE

(1) 2" C W/ (3) 3/0 AWG & (1) #4 GRD CONDUCTORS FROM THE MULTI-TENANT UTILITY STAND TO THE AC POWER PANEL.

ALL DC POWER WIRING TO BE L3/L4 TELCOFLEX/COBRAFLEX (RUBBER COATED, NOT CLOTH COVERED)

*NOTE: VERIFY AGAINST THE T-MOBILE AAV DOCUMENT
OPTIMAN/CIENA CABINET (WHERE APPLICABLE)

DELTA MINI PPC CABINET (T-MOBILE)

PPC POWER

200A

200A/2P

MAIN BREAKER

PPC TELCO

T-MOBILE HP-LARGE 3 POWER CABINET

RECTIFIERS

7705 ROUTER

MGB

GENERATOR (FUTURE)

POWER (1")

BOTTOM OVP UNIT/ HCS BOX

BOTTOM OVP UNIT/ HCS BOX

T-MOBILE LB3 BATTERY CABINET

AREA LIGHT

PROPOSED JUNCTION BOX

BOLTS, NUTS, & LOCKWASHERS.

COVP 2.0 JUNCTION BOX w/ HCS 1.0 CABLE	200A	1 PER J-BOX
COVP 1.0 JUNCTION BOX w/ HCS 1.0 CABLE	200A	1 PER J-BOX
POWER BOOSTER FOR HCS 1.0/2.0	200A	1 PER SHELF

NOTE: SKU 34127 EXTRA AMPLIFIER FOR POWERPLUS DOES NOT REQUIRE AN ADDITIONAL 200A BREAKER.

TOTAL KVA CONTINUOUS	30.4
TOTAL KVA CONTINUOUS x 1.25	38.0
TOTAL KVA NON-CONTINUOUS	0
FINAL TOTAL KVA	38.0
(KVA / 0.24) FINAL TOTAL AMPS	158.3

SHEET
E-7

Section 1 - Site Information

Site ID: 9MT3299A

Status: Final

Version: 1

Project Type: Coverage Strategy

Approved: 03/16/2023 3:46:44 PM

Approved By: Diwakar.Sharma1@T-Mobile.com

Last Modified: 03/16/2023 3:46:44 PM

Last Modified By: Diwakar.Sharma1@T-Mobile.com

Site Name: Witherow-Vertical Bridge

Site Class: Self Support Tower

Site Type: Structure Non Building

Plan Year: 2022

Market: MOBILE AL

Vendor: Nokia

Landlord: Vertical Bridge

Latitude: 30.472825

Longitude: -89.030249

Address: 11330 O'Neal Road

City, State: Gulfport, MS

Region: SOUTH

RAN Template: 56790EAH_SR_T

AL Template: 56790EAH_SR_T

Sector Count: 3

Antenna Count: 6

Coax Line Count: 0

TMA Count: 0

RRU Count: 6

Proposed RAN Equipment

Template: 56790EAH_SR_T

Enclosure	1	2	3	4
Enclosure Type	Tower Top Mount (Nokia)	Purcell HPL3 600A Site Support Cabinet	Ancillary Equipment (Nokia)	Purcell LB3 Battery Cabinet (4 strings)
Radio	AHFII (x3) N1900N2100 (DARK)L1900L2100 AHLOA (x3) N600L600L700 (DARK)			
Baseband		ASIA L600L700 (DARK)L1900L2100 ASIL N2500 ASIL N600N1900N2100 (DARK)		
Hybrid Cable System			350' HCS 2.0 Trunk - 12#4AWG 24 SM FIBER PR (Tower) (x2) Extra Amplifier Module for Raycap PowerPlus Voltage Booster Raycap PowerPlus S2 Voltage Booster w/ 2 Modules (Only compatible with HCS 1.0/2.0)	
Baseband Submodule		ABIA (x2) L1900L2100 ABIA L600L700 (DARK) ABIL (x2) N1900N2100 (DARK) ABIO N2500		
Baseband Subrack		AMIA (x2)		
Power subsystem				Batteries *Select size* Breakers *Select size* Rectifier Shelf *Select size*
Transport System		CSR IXRe V2 (Gen2)		
Junction Box			Nokia HCS 2.0 Tower Junction Box (x2)	

RAN Scope of Work:

03/16/2023: RAD CL 295 updated from 300 ft. as per Dev team request.

10/13/2022:(APrajap5) Phase 2Y updated per latest guidelines with Purcell cabinet

09/27/2022 (Ysharma6)9MT3299A-0002221190 Coverage Strategy Regional Coverage Active September 2021 Soft Cost Approved Coverage New Build Phase 2Y updated as per latest guidelines.

APPLICANT

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ENGINEER

TOWER ENGINEERING, INC.

556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL.

2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER

SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503

TOWNSHIP 6 SOUTH RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
D	05/24/23	FINAL ISSUE	NAS

REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

DAVID M. ACKERMANN

LICENSED PROFESSIONAL ENGINEER

14320

STATE OF MISSISSIPPI



5/24/23

SHEET TITLE

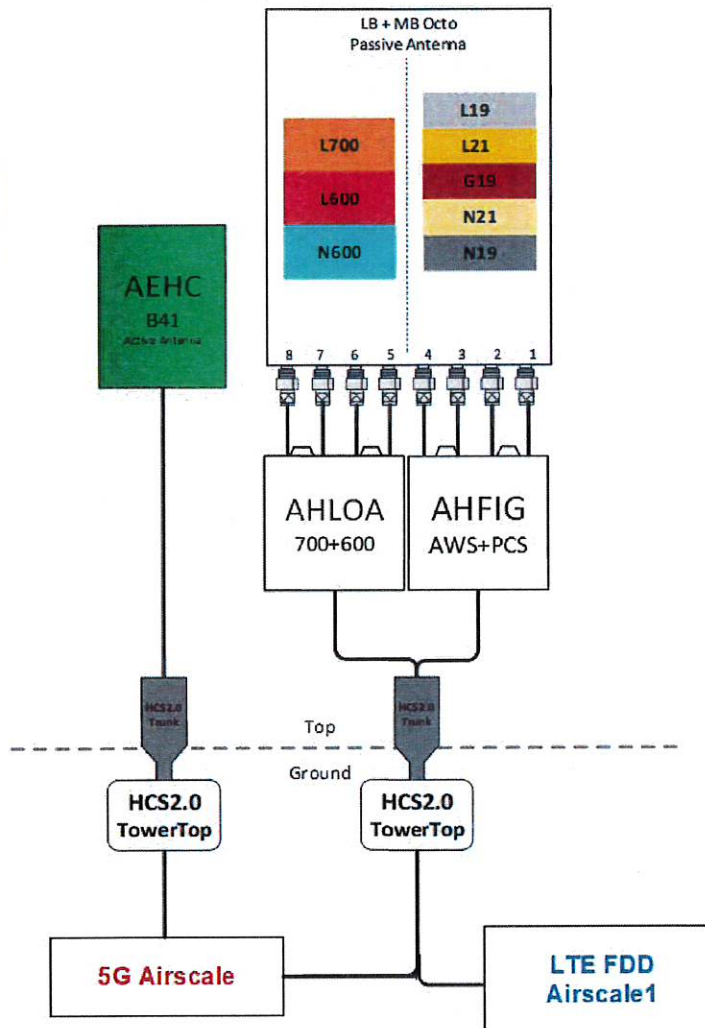
RFDS

SHEET NUMBER

SHEET RF-1

Configuration 56790EZ_SR_T

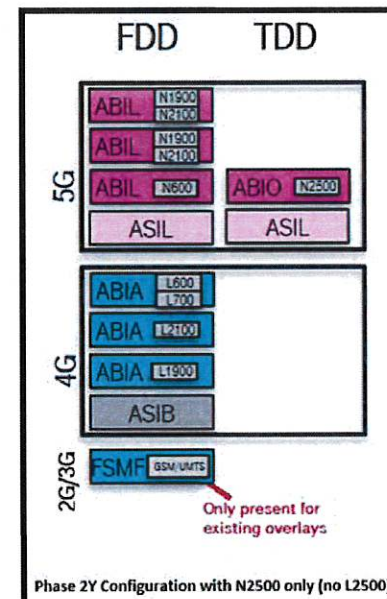
* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



FDD - Lowband
B12 (L700) – 5 MHz
B71 (L600) – 10 MHz
B71 (N600) – 15 MHz

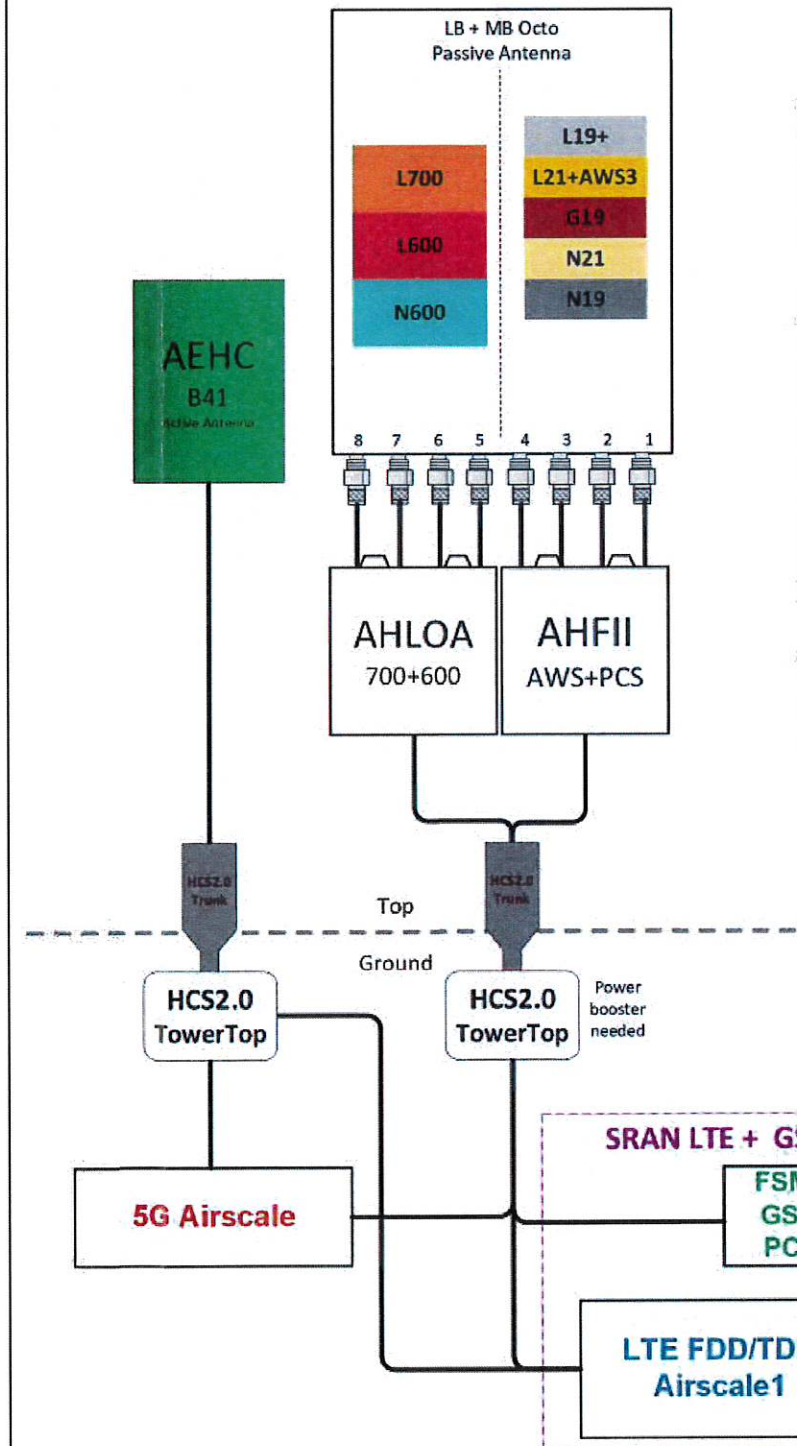
FDD - Midband
B4/B66 (L2100) – 20 MHz
B66 (N2100) – 20MHz
B2 (L1900) – 20 MHz
B25 (L1900) – 20 MHz
B25 (N1900) – 20MHz
SRAN – GSM PCS

TDD - Band 41
N41(2.5GHz) – 100MHz
+2nd carrier (<=80MHz)



Configuration 56790EAH_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



FDD - Lowband
B12 (L700) – 5 MHz
B71 (L600) – 10 MHz
B71 (N600) – 15 MHz

FDD - Midband
B4/B66 (L2100) – 20 MHz
B66 (N2100) – 20MHz
B66 (AWS3) – 5MHz
B2 (L1900) – 20 MHz
B25 (L1900) – 20 MHz
B25 (N1900) – 20MHz
SRAN – GSM PCS

TDD - Band 41
N41(2.5GHz) – 100MHz +
80MHz

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2920 KINGMAN ST.
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(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

DESIGN RECORD

REVISIONS				
REV	DATE	DESCRIPTION	BY	
A	12/01/22	PRELIMINARY ISSUE	NAS	
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C	05/24/23	FINAL ISSUE	NAS	

PROFESSIONAL STAMP

DAVID M. ACKERMAN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

SHEET TITLE

RFDS

SHEET NUMBER

SHEET
RF-2

Sector 1 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	0		0		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

Sector 2 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	120		120		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

Sector 3 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	240		240		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

APPLICANT

PREPARED FOR

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

SHEET TITLE

SHEET NUMBER

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verticalbridge

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REV DATE DESCRIPTION BY

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

PLUMBING DIAGRAM

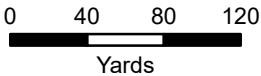
SHEET
RF-3

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			VALLEY RANCH FARM LLC(OWNER)	2335 HWY 225 N	CHATSWORTH	GA	30705
			BAKER DONELSON BEARMAN CALDWELL & BERKOWITZ(AGENT)	201 ST. CHARLES AVE, SUITE 3600	NEW ORLEANS	LA	70710
			Adjacent Property Owners(2308ZB105)				
	54072	1007M-01-063.000	MEJIA ARTURO & RINA	3612 CONNECTICUT AVE	KENNER	LA	70065
	54075	1007M-01-038.000	CASTILLO ROSA RIO & FLORES DENIS	11387 GOULD RD, APT #I-5	GULFPORT	MS	39503
	81174	1008D-01-017.000	CURTIS WANDA L	21538 D'HERDE RD	GULFPORT	MS	39503
	54071	1007M-01-061.000	HULL HEATHER	10678 E BAYTREE DR	GULFPORT	MS	39503
	54073	1007M-01-062.000	BENHART CHERYL	13049 SHELDON ST	GULFPORT	MS	39503
	81171	1008D-01-015.000	TORJUSSEN JONATHAN TOBIAS & WANDA	21538 D'HERDE RD	GULFPORT	MS	39503
	81175	1008D-01-018.000	HERSEY STEPHEN G & AUDREY	11381 O'NEAL RD	GULFPORT	MS	39503
	137655	1007M-01-077.000	DALEY ROBERT M & JEREMIA R	PO BOX 4273	GULFPORT	MS	39502
N	54074	1007M-01-037.000	VALLEY RANCH FARM LLC	2335 HIGHWAY 225 N	CHATSWORTH	GA	30705



Legend

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



1 inch = 300 feet



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

RE: Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-foot is the height limit, and setback of 50-foot, where 175-foot is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 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 Zoning Board for **Thursday, August 17, 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.



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	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

Attention: Matilda Welch
GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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 Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 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.

Variance 2308ZB088, by owner Signature Home Solutions, LLC, is seeking approval for an eight-foot privacy fence where the height limit is six feet, Tax Parcel 0810N-03-009.000, 3012 23rd Ave, Zoned R-2 (Single-family), Ward 3

Variance 2308ZB100, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB101, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.021, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB102, by agent Freddie Fountain, is seeking approval for a 41-foot front yard setback where 50-feet is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB103, by agent Freddie Fountain, is seeking approval for a 15-foot rear yard setback where a 25-foot buffer is required, Tax Parcel 0808E-02-030.022, 0 Ashley Drive, Zoned B-4 (Highway business), Ward 7

Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-foot high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

This the 26th day of July 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0133253
Aug 2 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:
08/02/23

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.

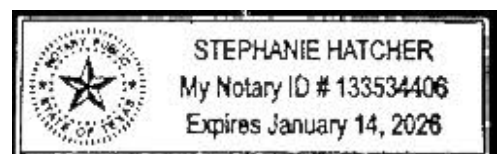
Stefani Beard

Sworn to and subscribed before me this 2nd day of August 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!

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB105

Hearing Date: August 17, 2023

Current Zoning/Use: B-1/ Commercial Structure

Legal: Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-feet high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests a variance in order to exceed the height limit by 250 feet, and for a 50-foot setback where 165 feet is required, for a wireless communication tower in a B-1 zoning district.

- (a) Applicant's claims that the special conditions are due to the required setbacks pushing the proposed wireless communication tower closer to the existing business, and further west would place the tower closer to Hwy 605, a Mississippi Scenic Byway, which is not in keeping with the Ordinance's intent. Upon staff review, while there is room for the proposed tower to be moved towards the east, the required setbacks will push the proposed tower onto the existing business to the south.
- (b) Applicant states "the existing use of the parcel for a commercial business, existing servitudes, and the property's location near the Mississippi Scenic Byway Hwy 605 particular to the parent parcel and are not a result of actions of the Application." The parent parcel does have an existing commercial business use and is abutting Hwy 605. It should also be noted that the parent parcel is abutting, and adjacent to, parcels with residential uses to the north and the west.
- (c) Applicant claims that due to the nature of the property and the existing use, they would not be able to move the proposed tower to the south to meet the side yard setback of 125 feet from the property line to the north, nor would they be able to meet the front yard setback of 150 feet from the property line to the west. The applicant also states that while the placement of proposed wireless communication tower will not meet setbacks it will be in conformity with the ordinance in protection of the scenic byway. Due to the subject site abutting, and being adjacent to, residential uses a 15-foot buffer strip in compliance with Supplementary Yard Regulations in Appendix A, Sec. IV., (D) will be required along with the 125-foot side yard setback. The excessive height ordinance requires an increase to the setbacks by one foot for every two feet of excessive height. For B-1 zoning district a front yard setback of 25 feet is required with a zero foot setback for side and rear yards. With the tower being 250 feet in excess, the new setbacks are 150 feet for the front yard setback, and 125 feet for side and rear. With the required 15-foot buffer, the total setbacks are 165 feet for the front, and 140 for the sides and rear. The listed 175 feet in the legal was a typographical error.
- (d) Applicant states "telecommunication towers are a permitted use within the B-1 zoning district. Strict application of the Ordinance to require that the proposed tower meet all setback requirements given the current property development, existing servitudes, and location of the parent parcel to Hwy 605, a Mississippi Scenic Byway would deprive Vertical Bridge of reasonable development to the property as permitted within the B-1 zoning district." Per memorandum signed back in August of 2012, Macro-Cell Towers are permitted in B-1 zoning districts by right. However, no new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the city that no existing tower of other structure can accommodate the applicant's engineering requirements.
- (e) The applicant states that granting approval of the variance will not confer, or impart, any special privileges as telecommunications towers are permitted in B-1 zoning districts. Macro-Cell Towers, or telecommunications towers, are permissible within B-1 zoning districts by right, but do require variances for their excessive height. There are other Macro-Cell Towers that have gotten approval throughout Gulfport.

Technical Report

VARIANCE

- (f) This property is zoned B-1, and a Macro-Cell Tower is permitted within this zoning district by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a variance of 250 feet to allow for a 300-foot tall Macro-Cell Tower where 50 feet is the height limit, and a variance of 115 feet where 165 feet is required. Due to the nature of the parcel of the subject site, the applicant's proposed Cell Tower cannot meet the required setbacks. The parcel has an existing commercial business to the south of the proposed Cell Tower and has a Mississippi Scenic Byway, Highway 605, to the east. The applicant claims that the proposed placement of the Cell Tower is to avoid building too close to Scenic Byway, and to avoid building too close to the existing commercial building. Upon staff review, the required setbacks would place the proposed Cell Tower closer to the Scenic Byway and less than ten feet from the existing commercial building. The subject site is also abutting and adjacent to parcels with residential uses. As the proposed Cell Tower does exceed the height limit for a B-1 zoning district, a variance for excessive height is required. There are other existing Macro-Cell Towers in Gulfport city limits.

Any approval should consider these conditions:

1. Engineering Department denied this project for the following: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway.
2. Public Works denied this project for the following: Provide study of existing infrastructure owned by Gulfport showing existing tanks etc. will not work
3. The plans submitted must meet higher windloads and must be designed, signed, sealed and dated by a Licensed Professional Engineer. The FAA and EPA require notification.
4. Approval allows for 300-foot tall Macro-Cell Tower in a B-1 zoning district, and allow for a setback of 50 feet where 165 is required.

DEPARTMENTAL CONDITIONS

Engineering:

Disapprove: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway. Memo dated 8/7/2023.

Public Works:

Disapprove: Provide study of existing infrastructure owned by Gulfport showing existing tanks etc. will not work. Memo dated 8/7/2023.

Traffic and Safety:

No conditions. Memo dated 8/4/2023.

Building Code Services:

The plans submitted must meet higher windloads and must be designed, signed, sealed and dated by a Licensed Professional

Technical Report

VARIANCE

Engineer. The FAA and EPA require notification. Memo dated 7/27/2023.

GIS:

No conditions. Memo dated 7/27/2023.

Police Department:

No comment as of 8/7/2023.

Fire Department:

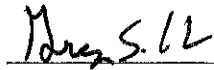
No conditions. Memo dated 7/27/2023.

City Arborist:

No conditions. Memo dated 7/27/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department

