

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 14, 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 2308ZB105: (Deferred to October meeting)**

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

2. Variance 2309ZB107:
(Withdrawn by Planning Staff)

Variance 2309ZB107, by owner Christian Juneau, is seeking approval for an additional detached accessory structure where the current ordinance allows only one detached accessory structure, 0910G-01-080.000, 4500 Jefferson Ave, Zoned R-1-7.5 (Single-family), Ward 4

3. Variance 2309ZB108:

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax Parcel 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

4. Variance 2309ZB109:

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

5. Variance 2309ZB110:

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

6. Variance 2309ZB111:

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

H. Adjournment

MINUTES

**ZONING BOARD OF ADJUSTMENT AND APPEALS
MEETING**

Thursday, August 17, 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
LESLIE NORTH
ROBERT PHARR
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

NATHAN BODDIE

STAFF MEMBERS PRESENT:

MATILDA WELCH
LESLIE ERVIN
RHONDA GADDIS

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Ms. Wiginton and seconded by Mr. Pharr to approve Minutes of the July 20, 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 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

Speaking for the Petition: Greg Mihalovich

Speaking against the Petition: None

Motion: Mr. Pharr, motion to approve

Second: Ms. Wiginton

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

Action: Motion carried, unanimously

2. 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

Speaking for the Petition: Freddie Fountain, Robert Rayburn

Speaking against the Petition: None

Motion: Mr. Pharr, motion to approve

Second: Ms. Wiginton

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

Action: Motion carried, unanimously

3. 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

Speaking for the Petition: Freddie Fountain, Robert Rayburn

Speaking against the Petition: None

Motion: Ms. Wiginton, motion to approve

Second: Mr. Daniels

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

Action: Motion carried, unanimously

4. 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

Speaking for the Petition: Freddie Fountain, Robert Rayburn

Speaking against the Petition: None

Motion: Mr. Daniels, motion to approve

Second: Mr. Pharr

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

Action: Motion carried, unanimously

5. 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

Speaking for the Petition: Freddie Fountain, Robert Rayburn

Speaking against the Petition: None

Motion: Mr. Pharr, motion to approve

Second: Mr. Daniels

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

Action: Motion carried, unanimously

6. Variance 2308ZB105: - Postponed to September meeting

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Nathan Boddie - Absent

Action:

Adjournment:

Motion by Ms. Wiginton to adjourn the meeting was seconded by Mr. Pharr and carried unanimously. The meeting adjourned 3:23 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: September 14, 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: September 14, 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: September 14, 2023

Re: Routine Agenda

MEMORANDUM

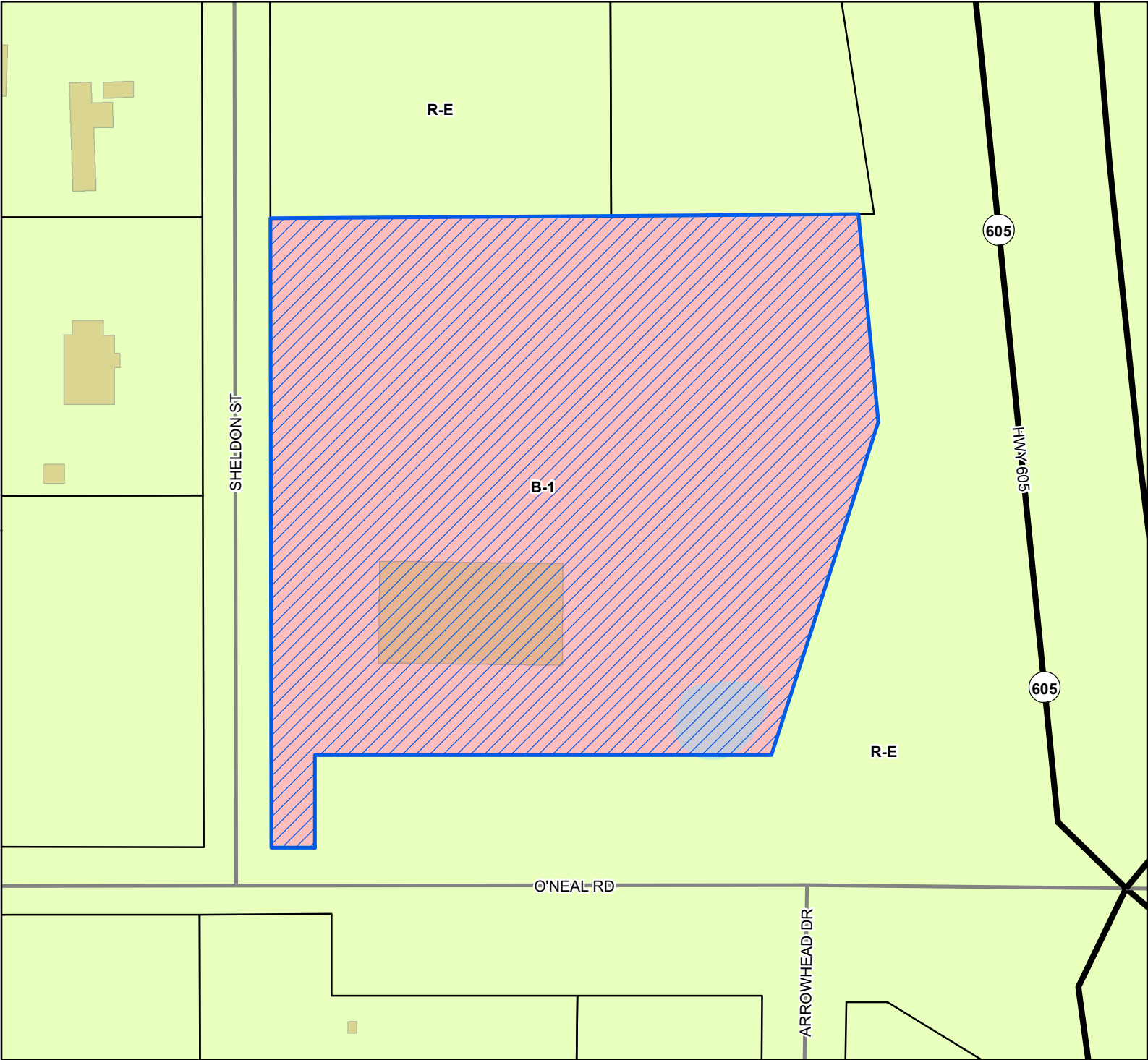
To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: September 14, 2023

Re: Variance 2308ZB105: (Deferred to October meeting)

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



Site

US or State Highway

Street

Parcels

Buildings

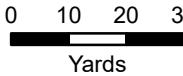
Water Features

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.

Case Number
2308ZB105

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: 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.

Page 1 of 10

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
 Signature
 Title: President
 Owner: Valley Ranch Farm, LLC

6-5-2023
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of June, 2023

W. Manning
 Notary Public

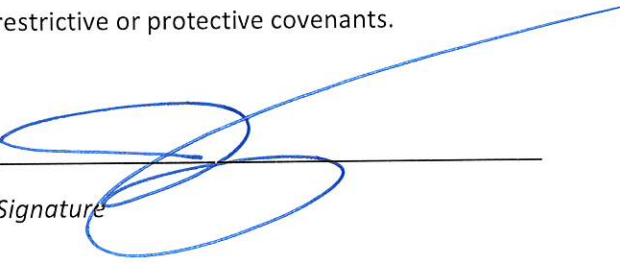
November 18th, 2025
 Commission Expiration



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

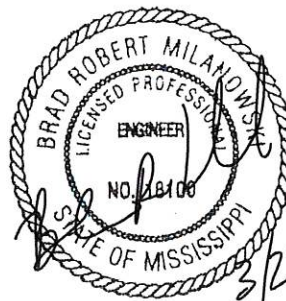
It is our understanding that this Self Support Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 25' from the base of the structure with the top portion of the tower buckling over on the tower. Although 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)

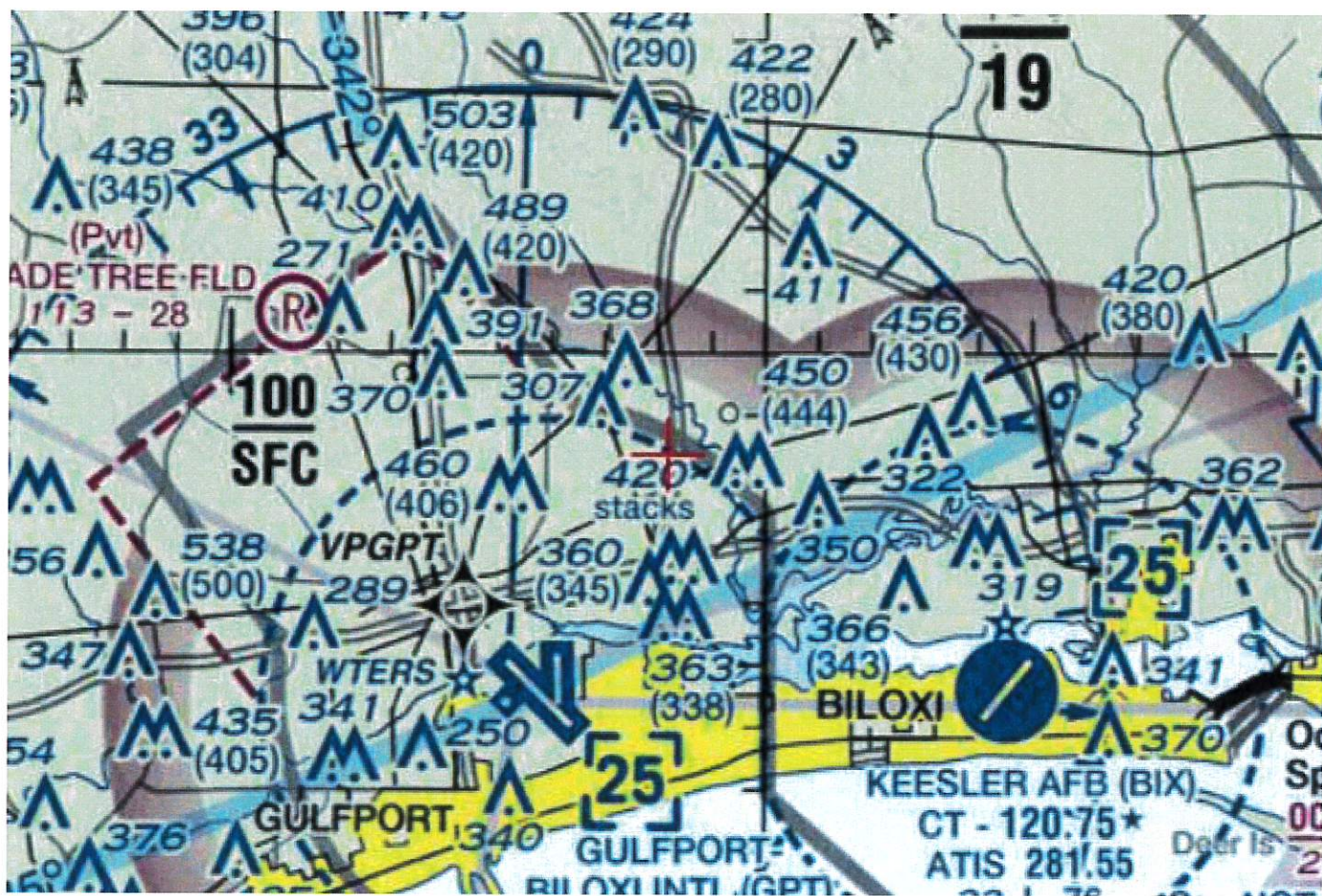
Kelly Nelson
Specialist

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.

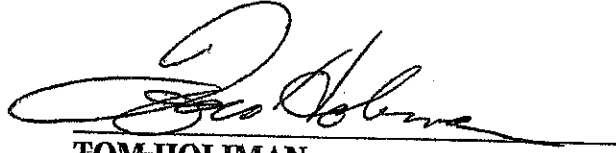
6. Once it was determined a new tower was needed, the next step in the site evaluation process required a detailed evaluation of each land parcel within the search area based on land elevation, parcel size, zoning classification, and other factors. The goal was to identify land upon which a new tower 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.

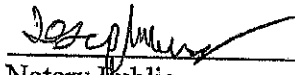
**[REST OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE AND NOTARIZATION APPEAR ON FOLLOWING PAGE]**

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

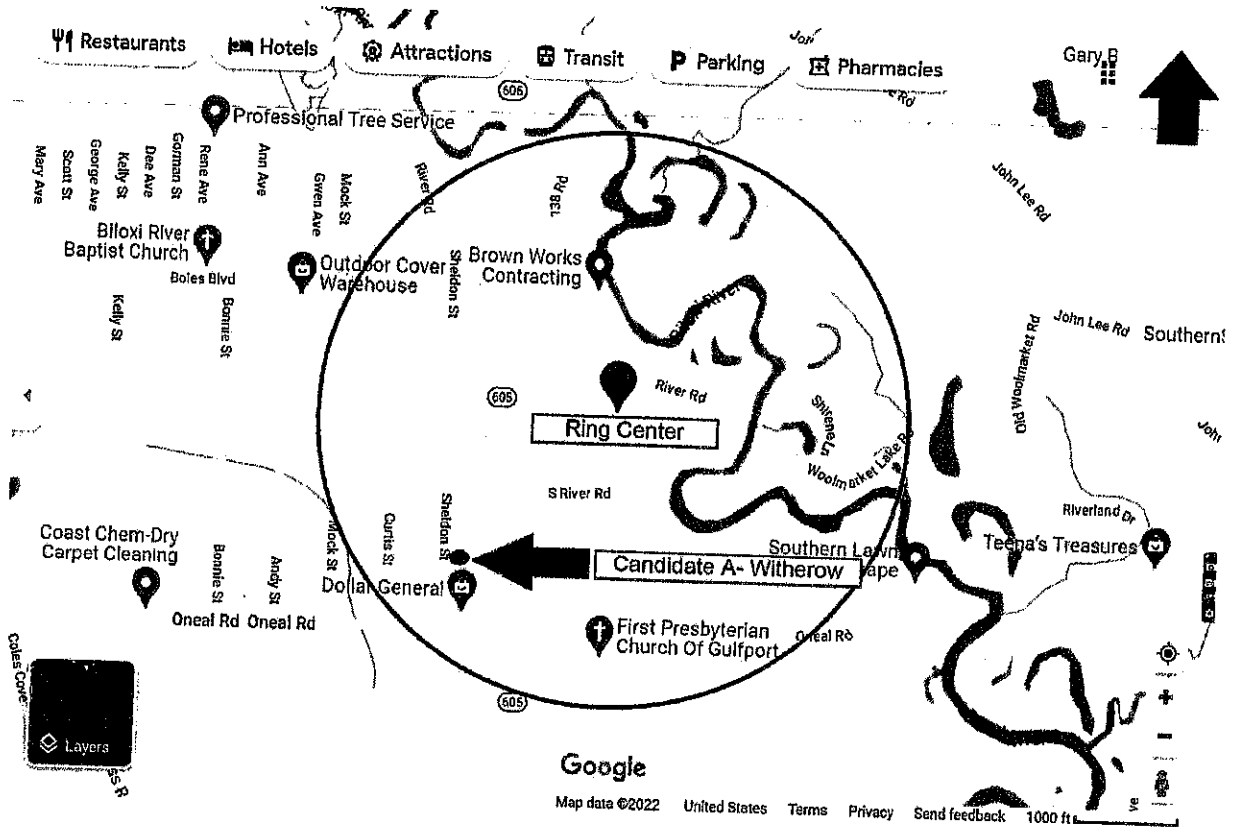
JOSEPH LLUVERAS
Print, Type Commissioned Name of Notary Public

Personally Known ☐ or ☒ produced identification

Type of identification produced FLDL

EXHIBIT "A"

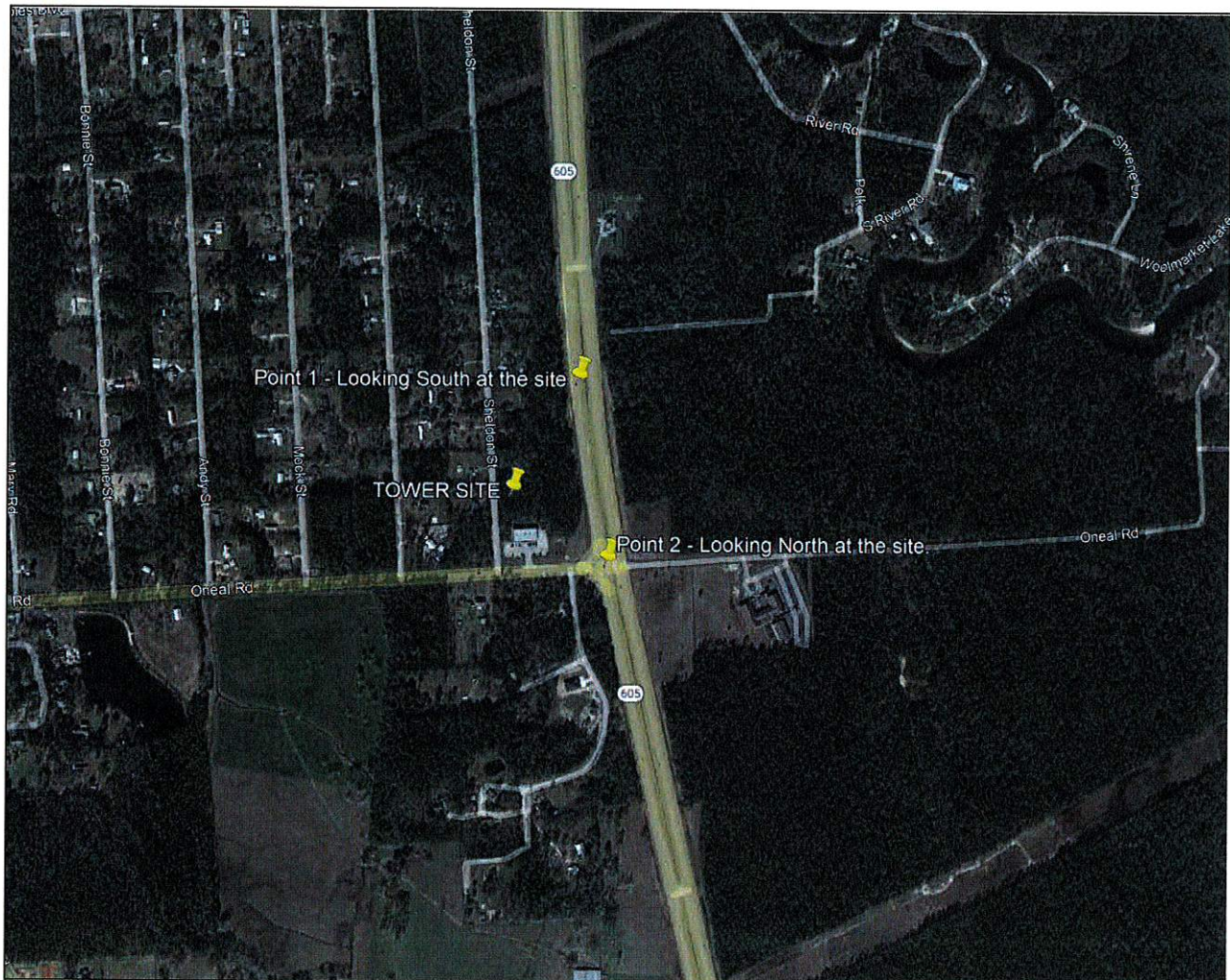
(Search Ring)





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

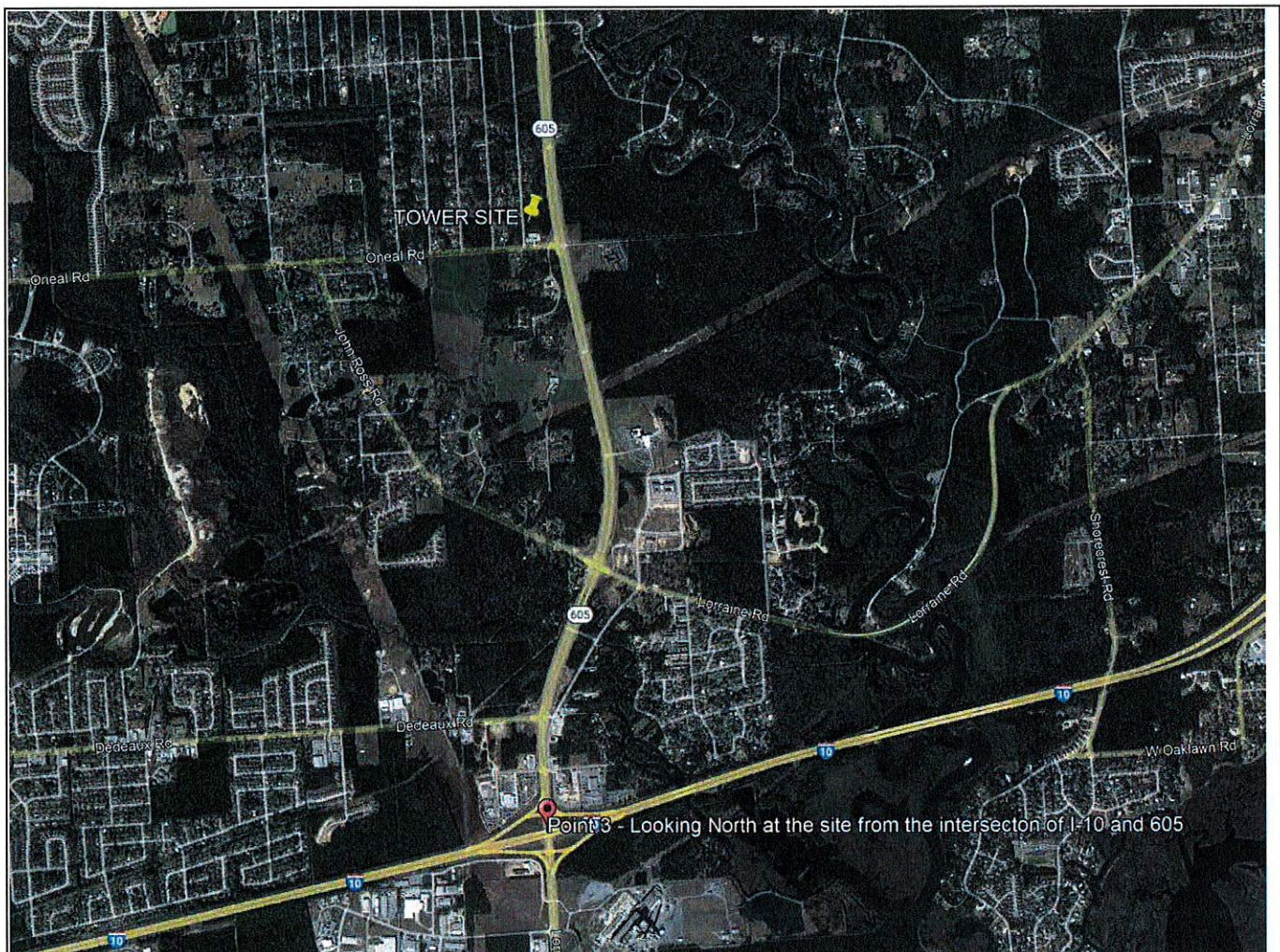


Photo 1 - This is looking South at the tower site from Point 1 on the map, without tower.



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



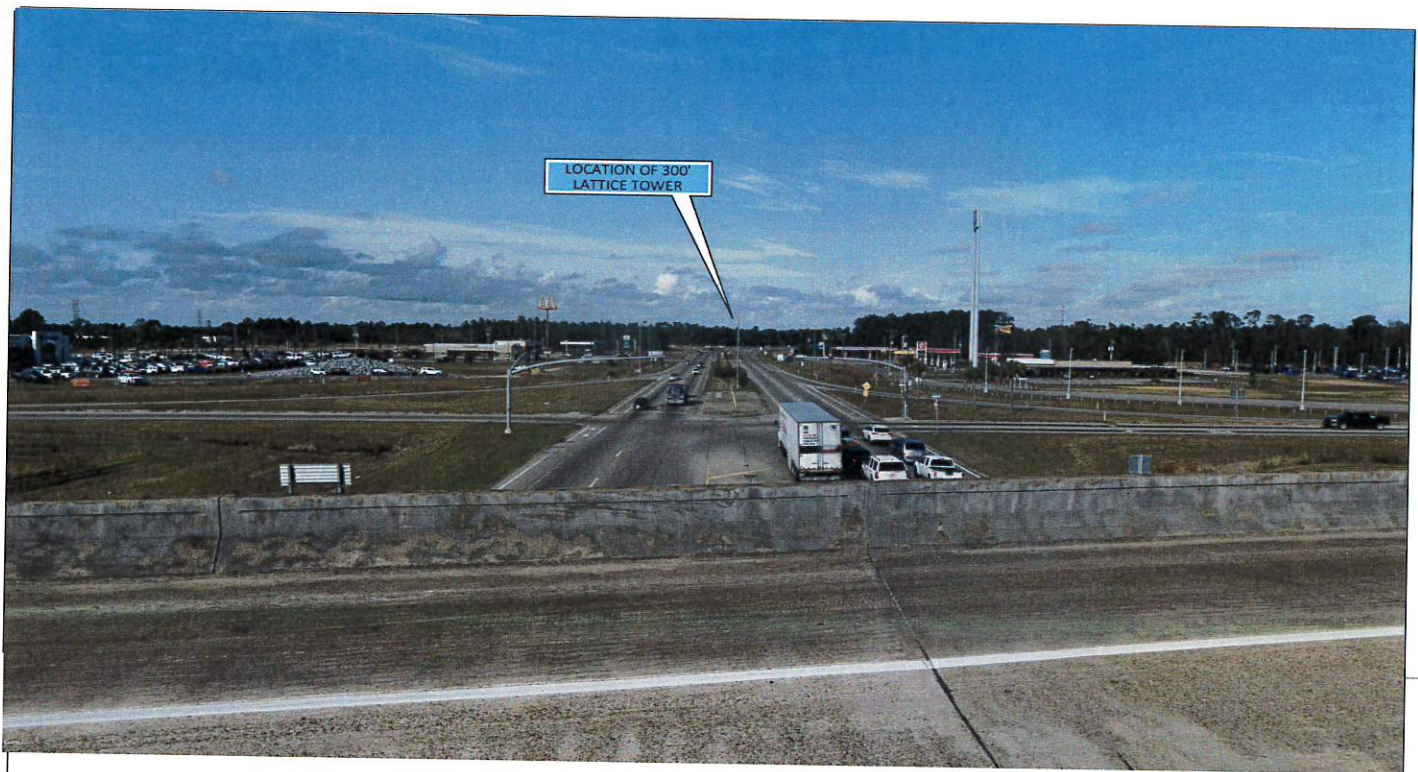
Photo 5 - This is looking North at the tower site from Point 3 on the map, without tower.

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

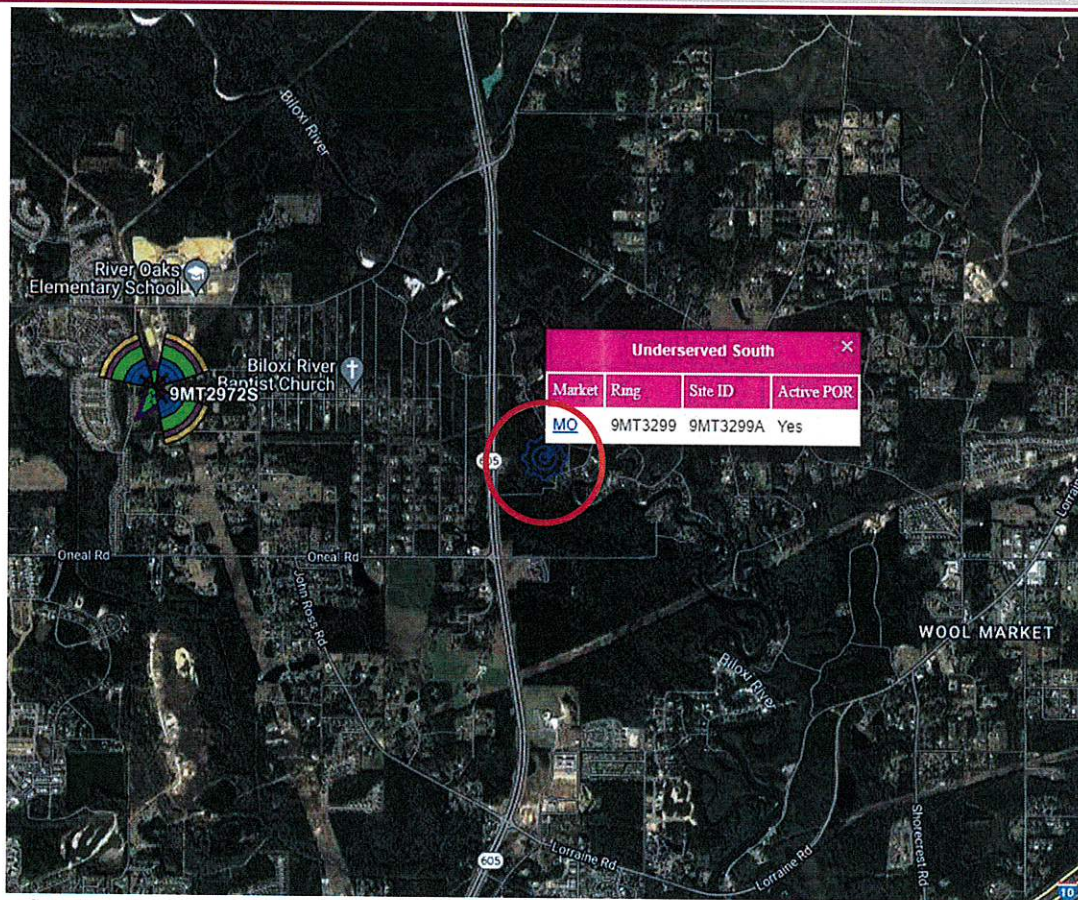
FCC ASR DATABASE SEARCH RESULTS

 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 89-00-20.0W	MISSISSIPPI CITY, MS	137.2
2	1229895	Cancelled	A0264813	Gulf Coast Wireless Limited Partnership	30-28-51.8N 89-03-04.1W	Gulfport, MS	86.9
3	1229942	Constructed	A1039237	American Towers LLC	30-29-30.6N 89-02-35.6W	Three Rivers, MS	105.1
4	1233550	Constructed	A0921087	Global Tower, LLC. through American Towers, LLC	30-28-51.8N 89-03-04.1W	Gulfport, MS	78.3
5	1265369	Constructed	A1027511	CCATT LLC	30-27-25.1N 89-01-29.3W	Gulfport, MS	72.0
6	1284071	Cancelled	A0776942	Cellular South	30-27-24.8N 89-01-20.1W	Gulfport, MS	60.9
7	1284075	Cancelled	A0838036	Cellular South	30-27-24.8N 89-01-20.1W	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

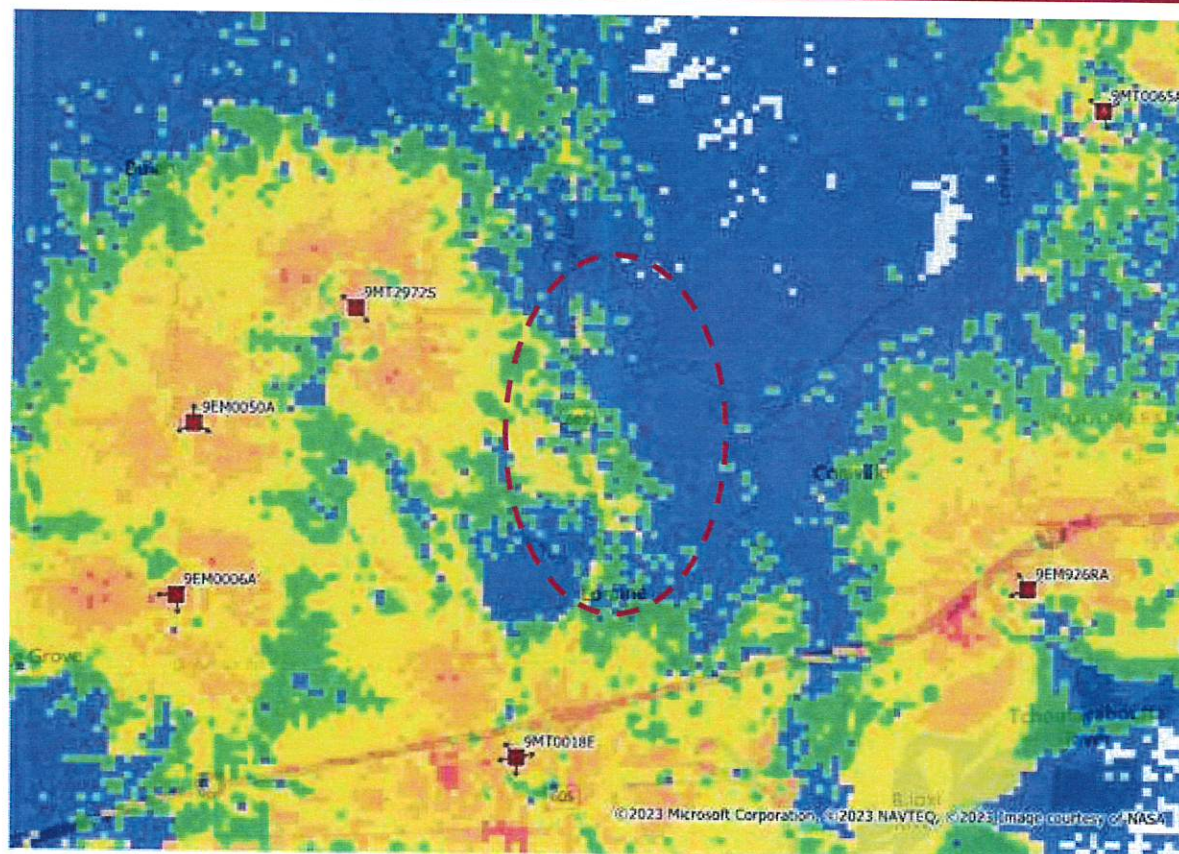
T-Mobile Site : 9MT3299A

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



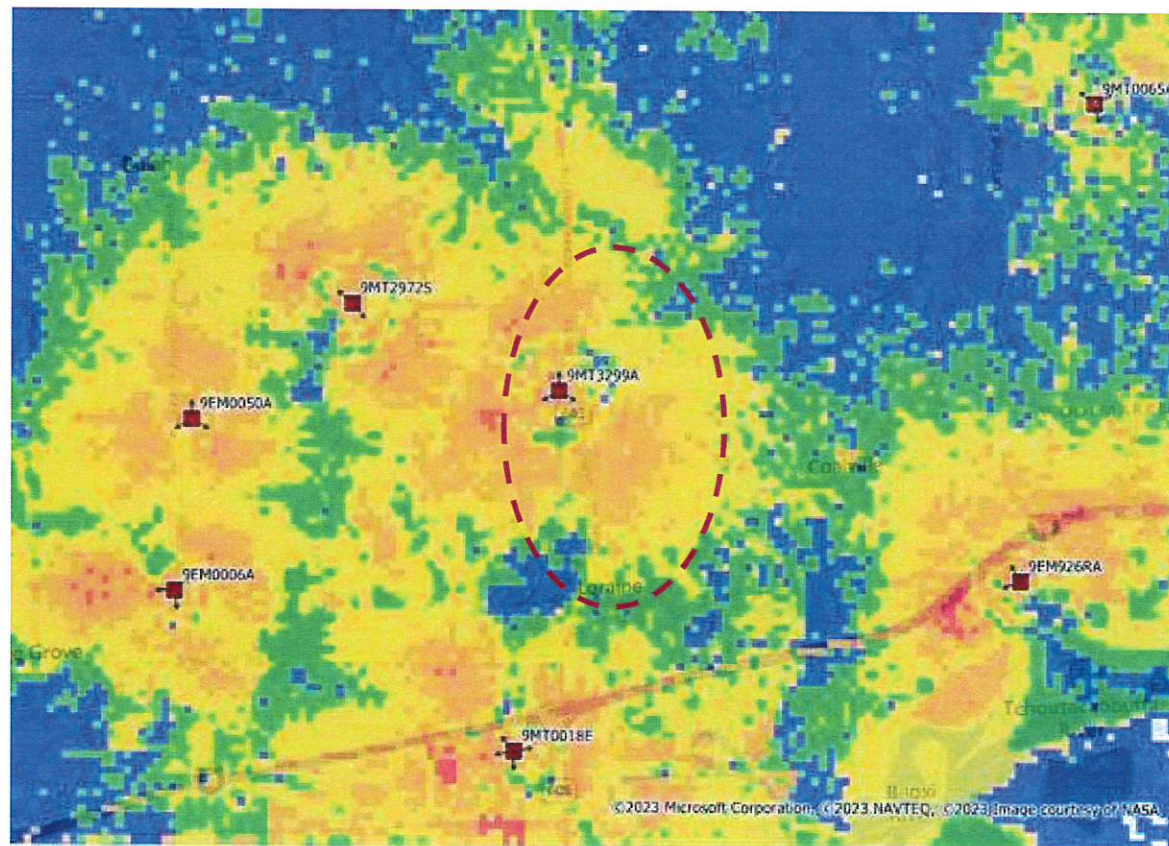
T-Mobile Site : 9MT3299A

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



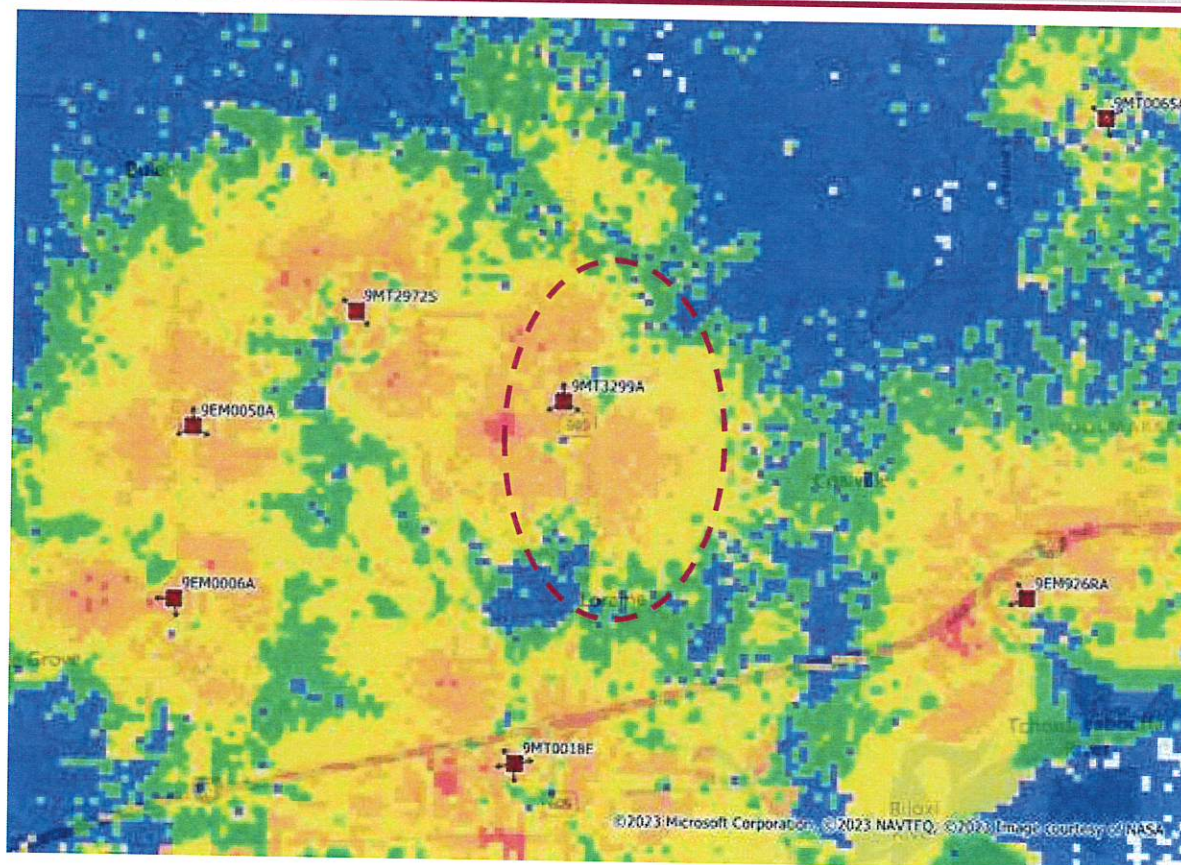
T-Mobile Site : 9MT3299A

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



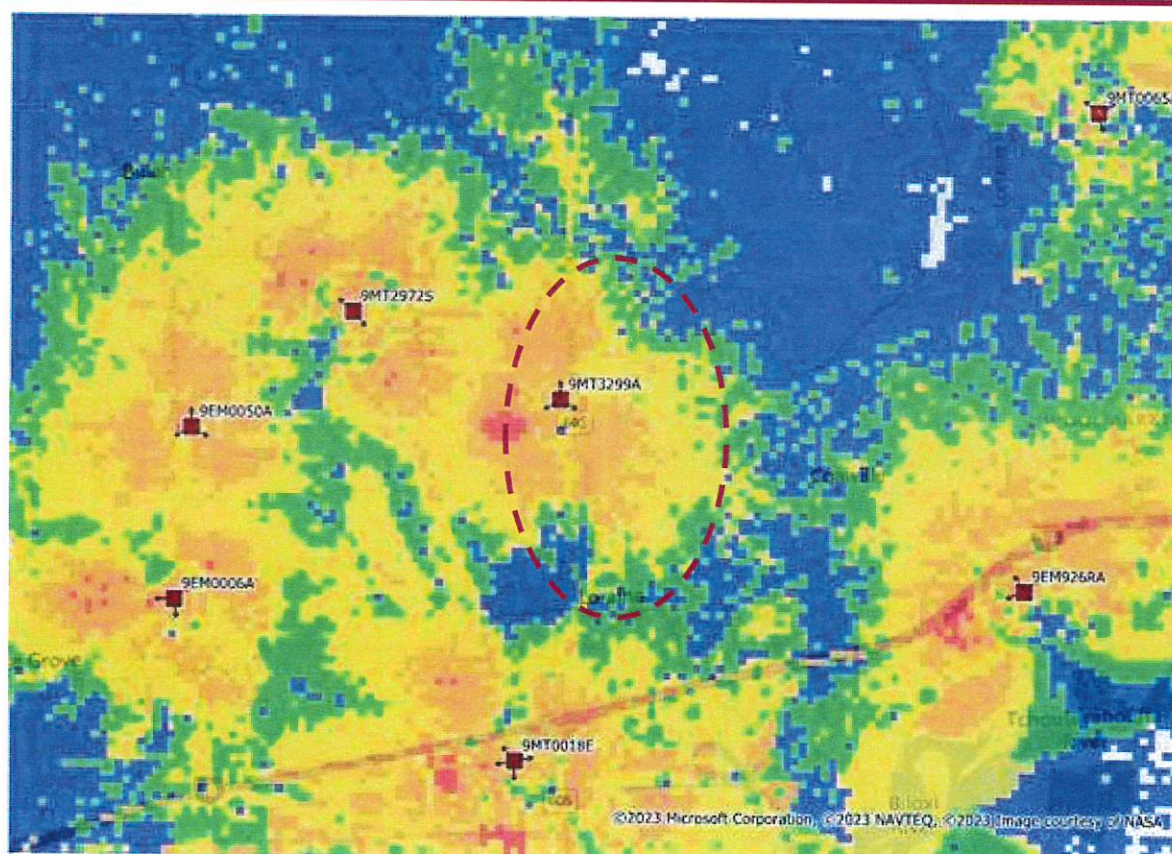
T-Mobile Site : 9MT3299A

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



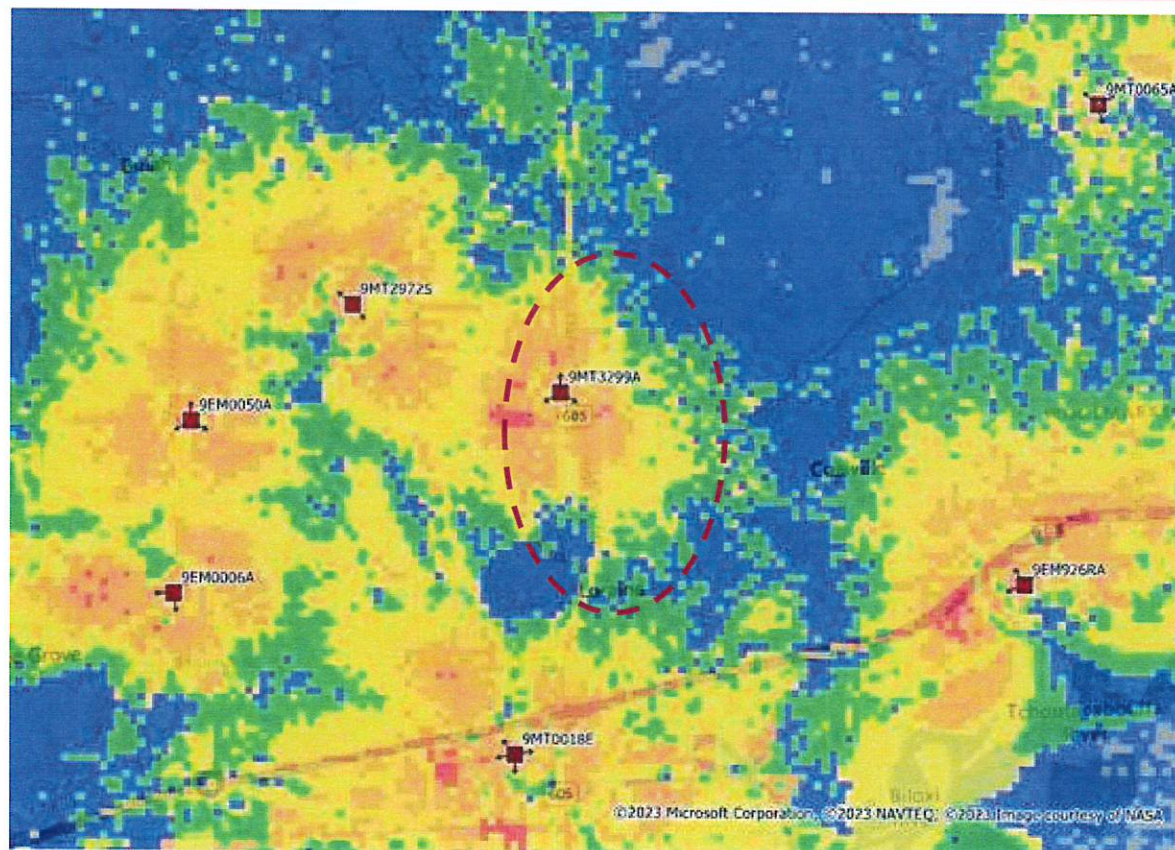
T-Mobile Site : 9MT3299A

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



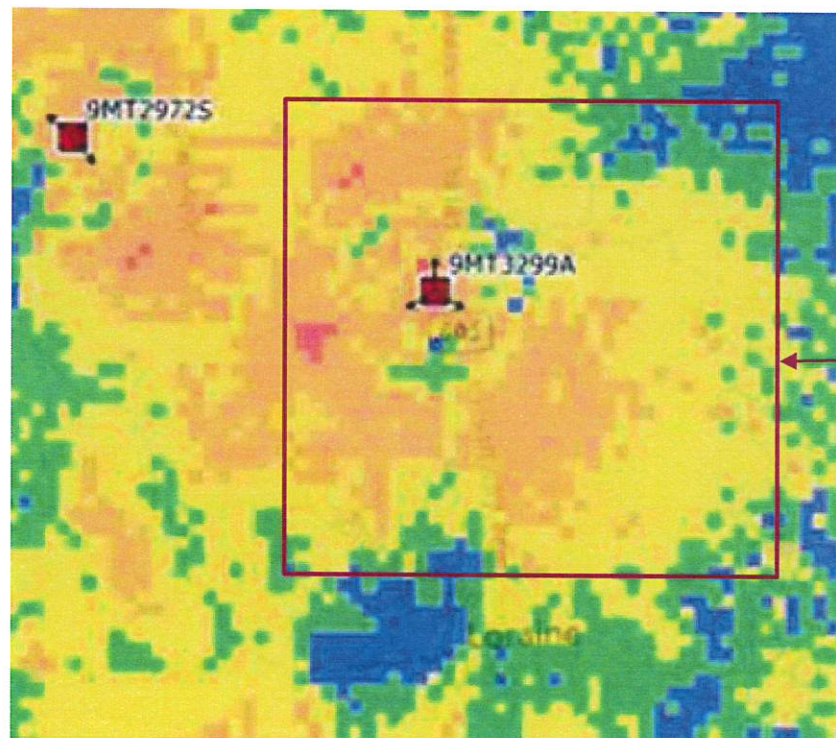
T-Mobile Site : 9MT3299A

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.

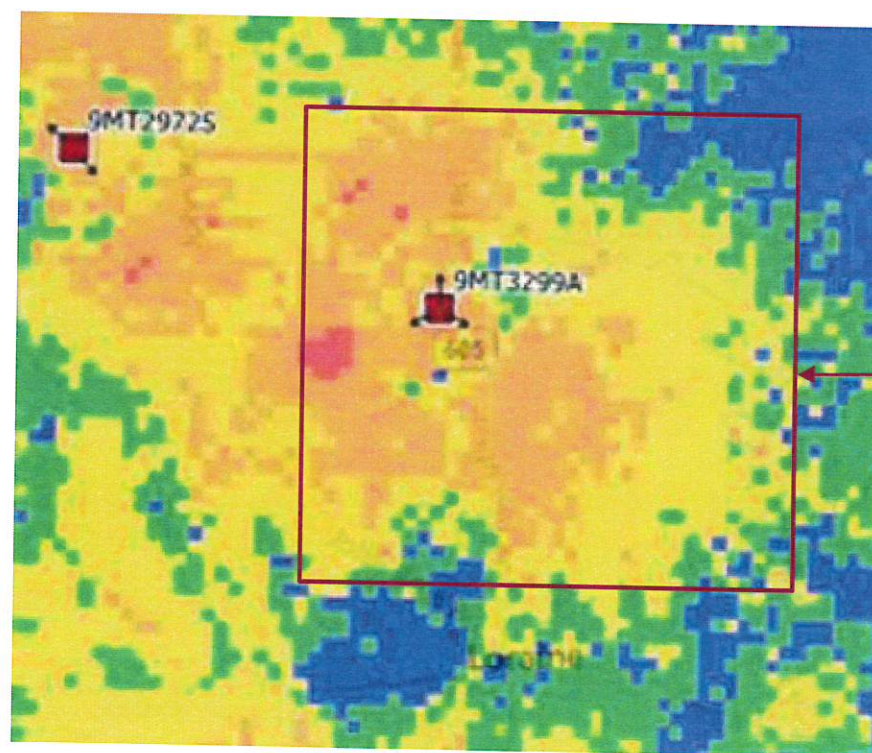
T-Mobile Site : 9MT3299A

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.

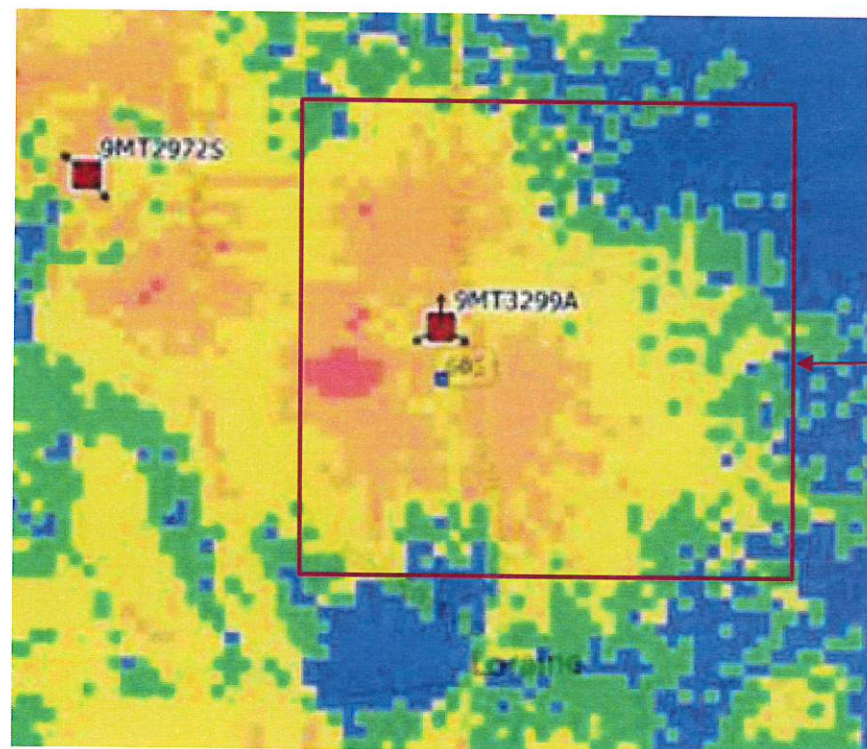
T-Mobile Site : 9MT3299A

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.

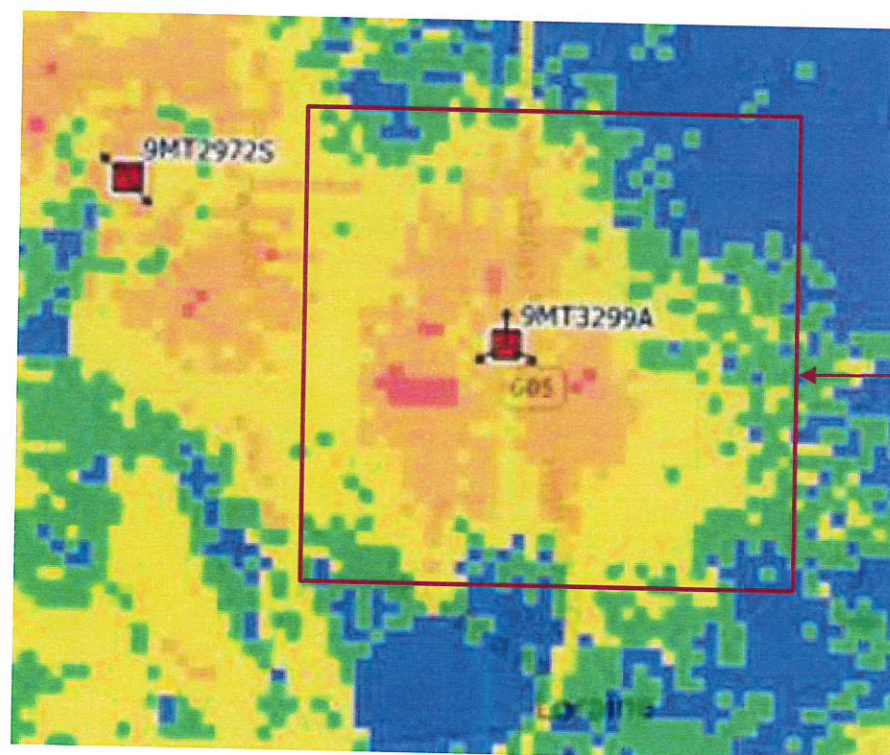
T-Mobile Site : 9MT3299A

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,

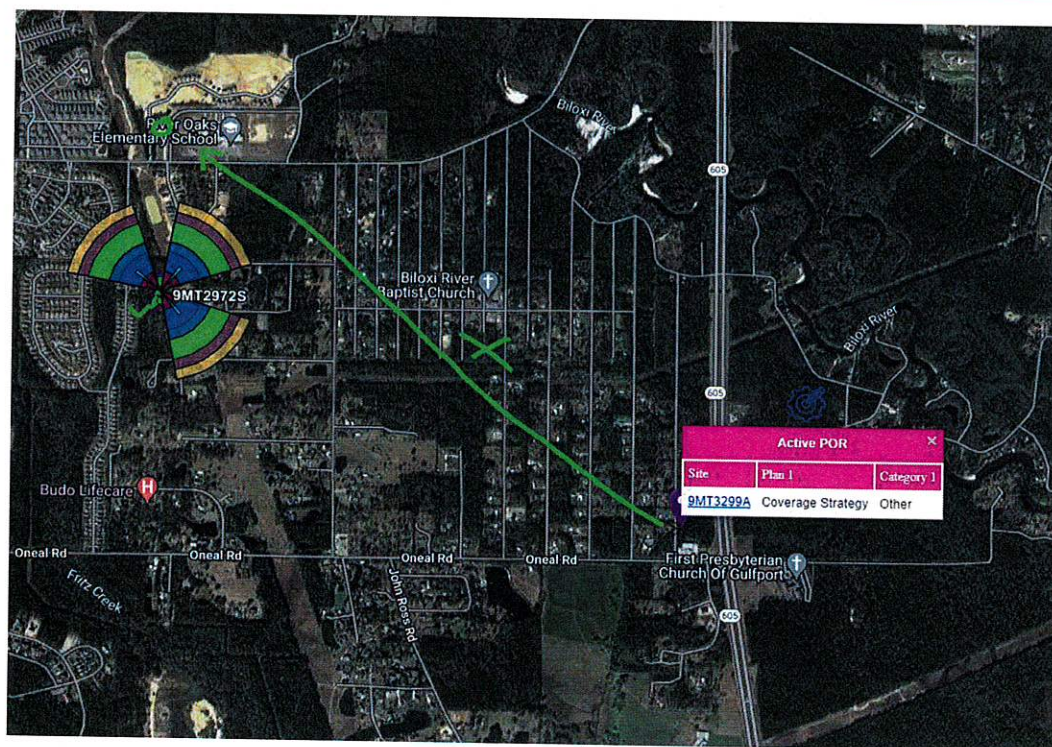
- $-125 \leq x < -115$ dBm
- $-115 \leq x < -100$ dBm
- $-100 \leq x < -95$ dBm
- $-95 \leq x < -85$ dBm
- $-85 \leq x < -70$ dBm
- $-70 \leq x < 0$ dBm
- $0 \leq x < -125$ dBm



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:
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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.

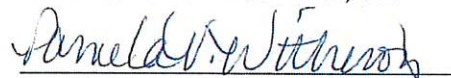
The above described property is conveyed subject to restrictions, reservations and easements of record.

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.

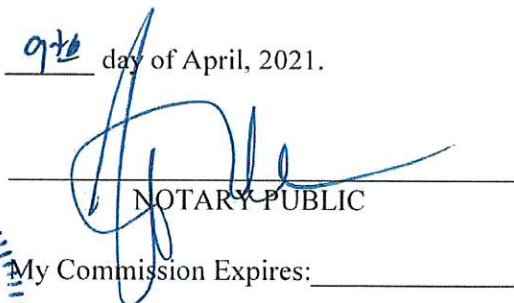

PAMELA V. WITHEROW

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

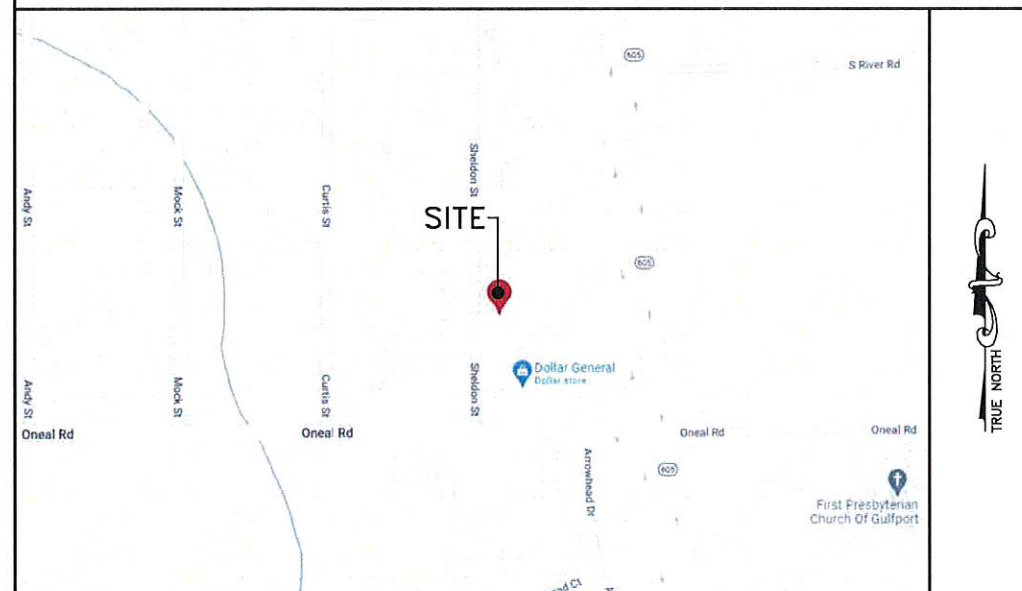
PROPERTY OWNER: EARNEST WITHEROW JR.
2335 HIGHWAY 225 N
CHATSWORTH, GA 30705
(706) 483-4426

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 SHELDON 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

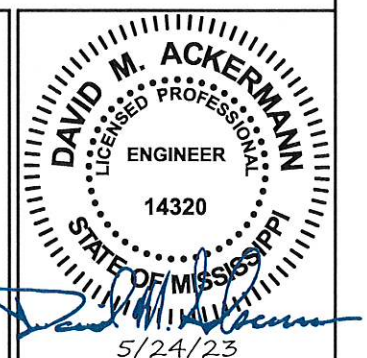
TOWNSHIP 6 SOUTH
RANGE 10 WEST

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

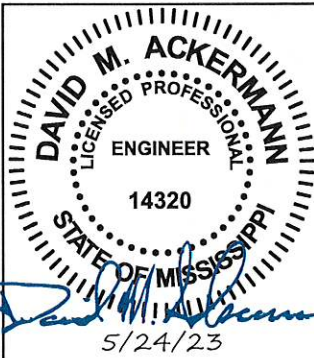
TOWNSHIP 6 SOUTH
RANGE 10 WEST

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

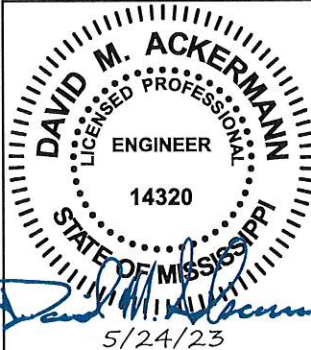
DESIGN RECORD

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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PROFESSIONAL STAMP



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	

P.O.C.
5/8" IRON ROD FOUND AT THE
APPARENT SOUTHWEST CORNER
OF THE PARENT TRACT

LOT 1

LOT 24

Stanley K. Linn

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
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.
SCALE: 1" = 60'	CHECKED BY: SKT	22-0121A	

P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

(IN FEET)

1 INCH = 60 FEET

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 SHELDON 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

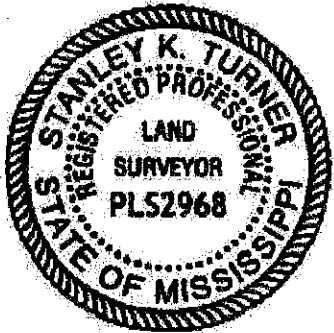
LOTS 1, 2, 23 AND 24, BLOCK 6, ROLLING ACRES SUBDIVISION, A SUBDIVISION LOCATED IN HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 23, PAGE 37, LESS AND EXCEPT THAT 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 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 13,254.67 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.



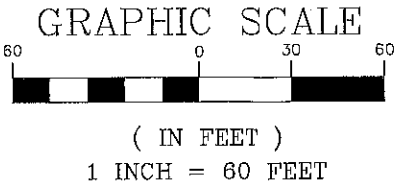
I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED 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

TOPOGRAPHIC SURVEY OF
BILOXI RIVER TOWER SITE
SITE NUMBER: US-MS-5127
GULFPORT, MISSISSIPPI
SECTION 31, T6S-R10W
HARRISON COUNTY, MISSISSIPPI

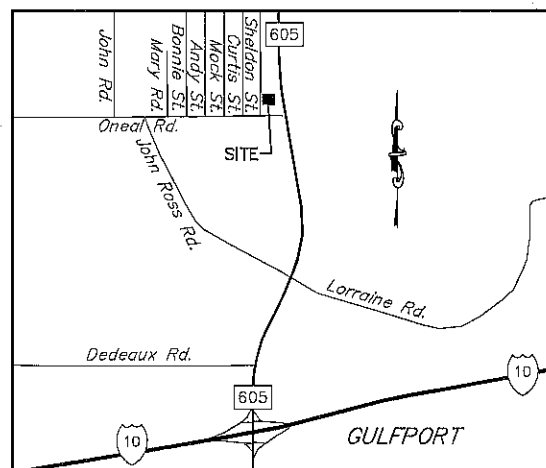
DATE: 09/07/22 DRAWN BY: DAS JOB NO. 22-0121B DRAWING NO. 2
SCALE: 1" = 60' CHECKED BY: SKT



TURNER SURVEYS, LLC

P. O. BOX 74
LUMBERTON, MS 39465
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turner@turnersurveys.net

DATE	DESCRIPTION	REVISED
10/06/22	TITLE COMMITMENT REVIEW	SKT
08/07/22	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 |
|  | 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 |

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 P

P.O.B.
 30' ACCESS & UTILITY
 EASEMENT PREMISES

SITE B.M.
EL. 27.01

P.O.T.
 Q 30' ACCESS & UTILITY
 EASEMENT PREMISES

SEWER MANHOLE-----
T.C. EL. 27.54
(N) INV. EL. 16.46 (12")
(S) INV. EL. 16.48 (12")

100' X 100'
TOWER LEASE
PREMISES
0.230 AC.
(10,000 SQ. FT.)

— 20' SERVITUDE
PER PLAT
BOOK 23 PAGE 37

LOT 23

APPARENT RIGHT OF WAY LINE.

CENTERLINE OF PROPOSED TOWER
LAT: 30°28'22.12"N
LON: 89°01'48.67"W
GROUND ELEVATION: 24.5 FT.

- @ 30' ACCESS & UTILITY
EASEMENT PREMISES

— LOT LINES
PER PLAT
BOOK 23 PAGE 37
(TYPICAL)

- BLOCK 6

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)

APPARENT RIGHT OF WAY LINE

LOT 24

- 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 SHELTON 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

O'NEAL ROAD
(PUBLIC) (ASPHALT)

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

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 BY THEIR SUCCESSORS AND ASSIGNS AS SUCH INTERESTS MAY APPEAR IN THE SOLUTIONS, DEBA 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.	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: SKT	23-0098A	

NOT A PART
PARCEL ID:
E 1007M-01-038.000
1.14 Ac.±
OWNER: CLAUDE W GUINN JR

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
	60d OR MAG NAIL SET UNLESS OTHERWISE STATED
	CROSS CUT IN CONCRETE
	CONCRETE RIGHT OF WAY MARKER
LAT.	LATITUDE
LONG.	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

<u>TREE SCHEDULE</u>	
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

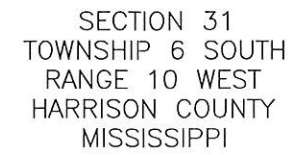
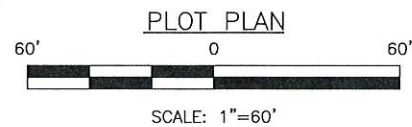


(IN FEET)
1 INCH = 20 FEET

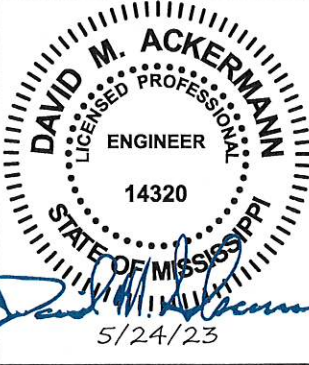
TURNER SURVEYS, LLC

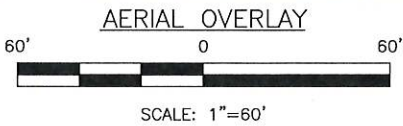
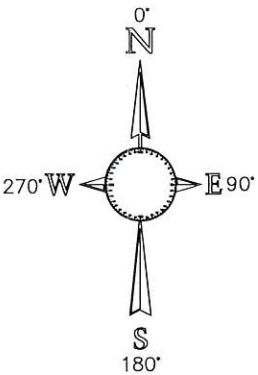
P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

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																							
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<table border="1"><thead><tr><th>A</th><th>12/01/22</th><th>PRELIMINARY ISSUE</th><th>NAS</th></tr></thead><tbody><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>			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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REV	DATE	DESCRIPTION	BY																				
PROFESSIONAL STAMP																							
SHEET TITLE	PLOT PLAN																						
SHEET NUMBER	SHEET C-1																						

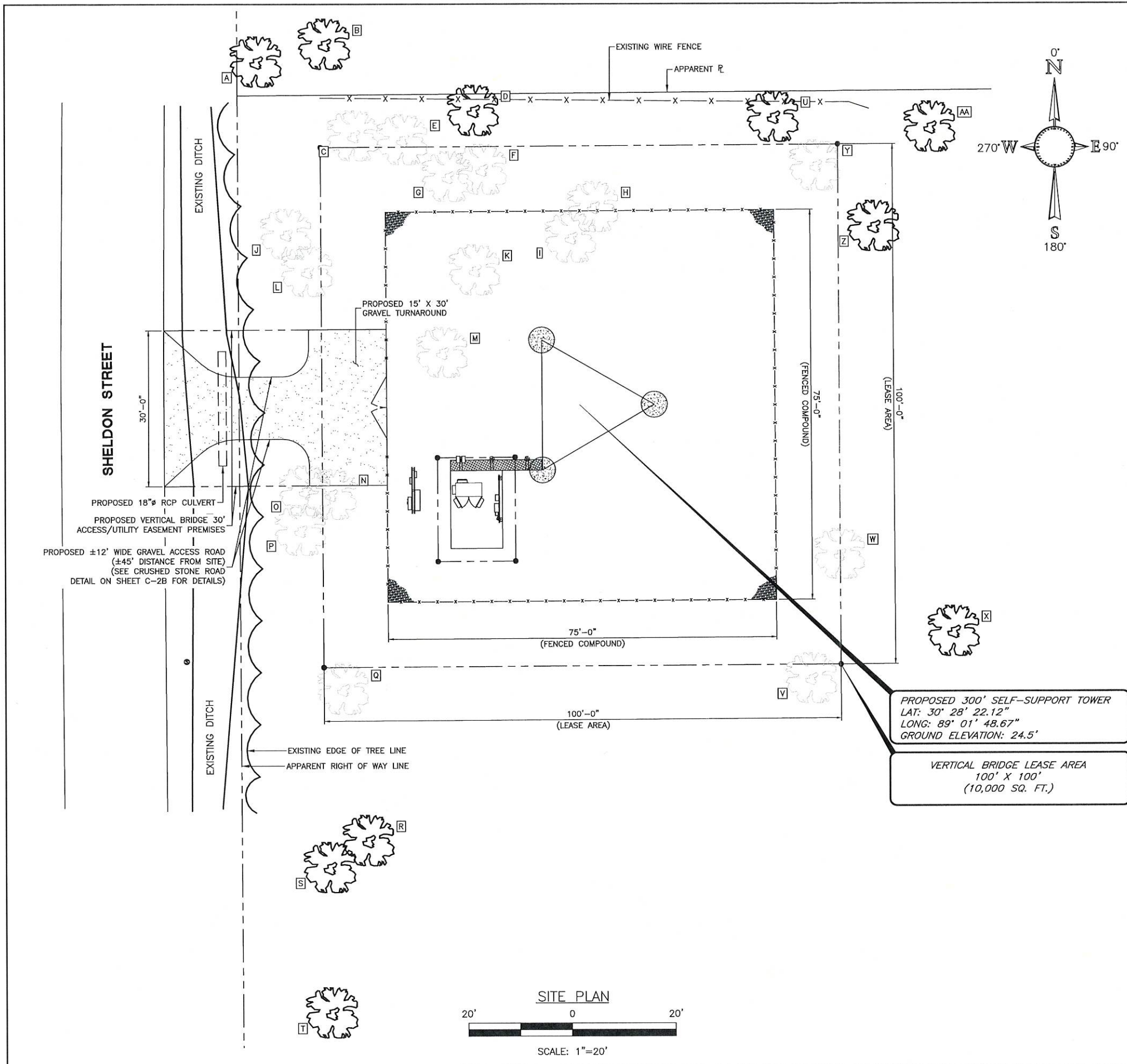


SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

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		
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	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
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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

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

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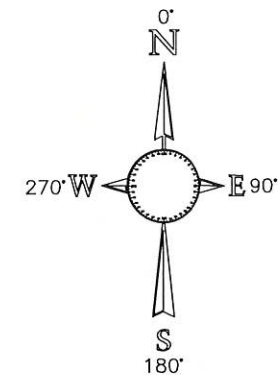
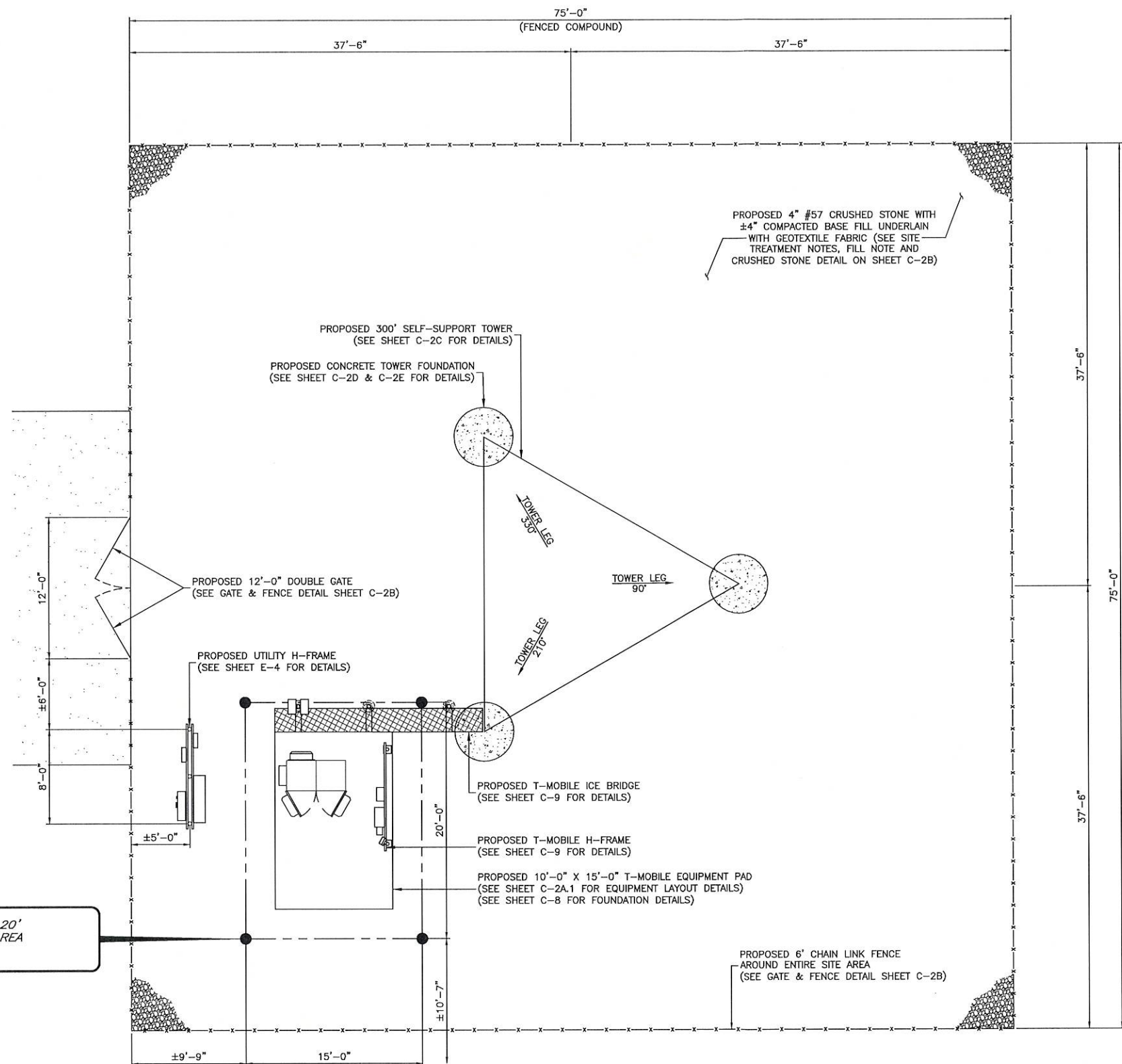
PROFESSIONAL STAMP

SHEET TITLE

SITE PLAN

SHEET NUMBER

SHEET
C-2



PROPOSED 15' X 20'
T-MOBILE LEASE AREA
(300 SQ. FT.)

PROPOSED 4" #57 CRUSHED STONE WITH
±4" COMPACTED BASE FILL UNDERLAIN
WITH GEOTEXTILE FABRIC (SEE SITE
TREATMENT NOTES, FILL NOTE AND
CRUSHED STONE DETAIL ON SHEET C-2B)

PROPOSED 300' SELF-SUPPORT TOWER
(SEE SHEET C-2C FOR DETAILS)
PROPOSED CONCRETE TOWER FOUNDATION
(SEE SHEET C-2D & C-2E FOR DETAILS)

PROPOSED 12'-0" DOUBLE GATE
(SEE GATE & FENCE DETAIL SHEET C-2B)

PROPOSED UTILITY H-FRAME
(SEE SHEET E-4 FOR DETAILS)

PROPOSED T-MOBILE ICE BRIDGE
(SEE SHEET C-9 FOR DETAILS)

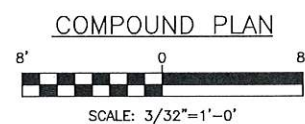
PROPOSED T-MOBILE H-FRAME
(SEE SHEET C-9 FOR DETAILS)

PROPOSED 10'-0" X 15'-0" T-MOBILE EQUIPMENT PAD
(SEE SHEET C-2A.1 FOR EQUIPMENT LAYOUT DETAILS)
(SEE SHEET C-8 FOR FOUNDATION DETAILS)

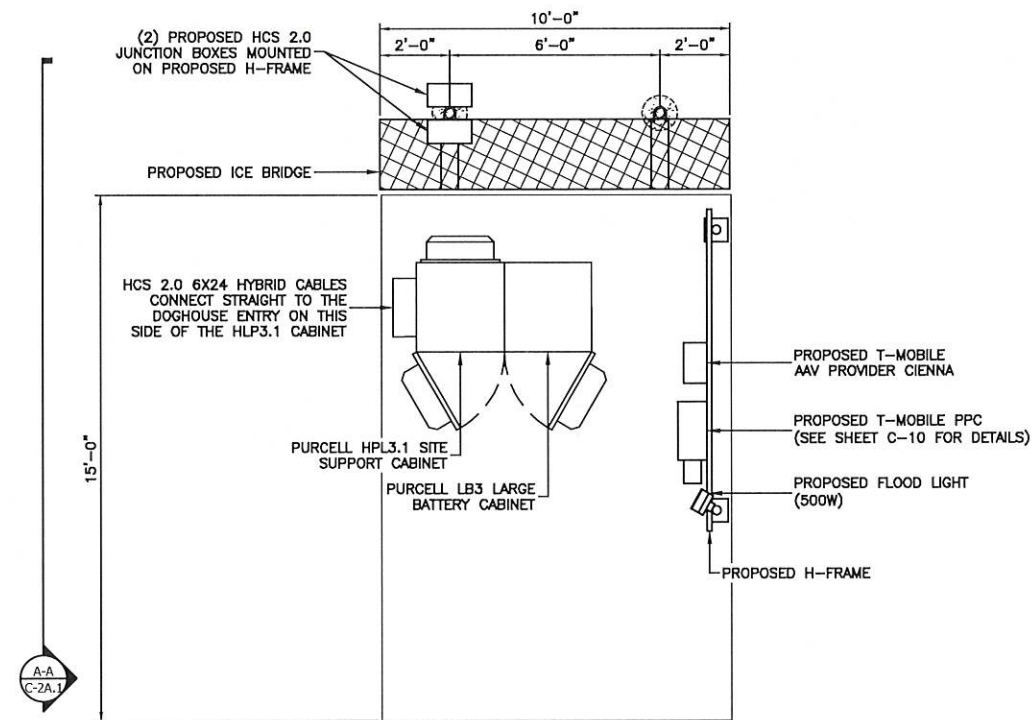
PROPOSED 6' CHAIN LINK FENCE
AROUND ENTIRE SITE AREA
(SEE GATE & FENCE DETAIL SHEET C-2B)

SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

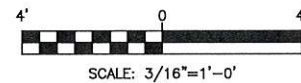
FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION



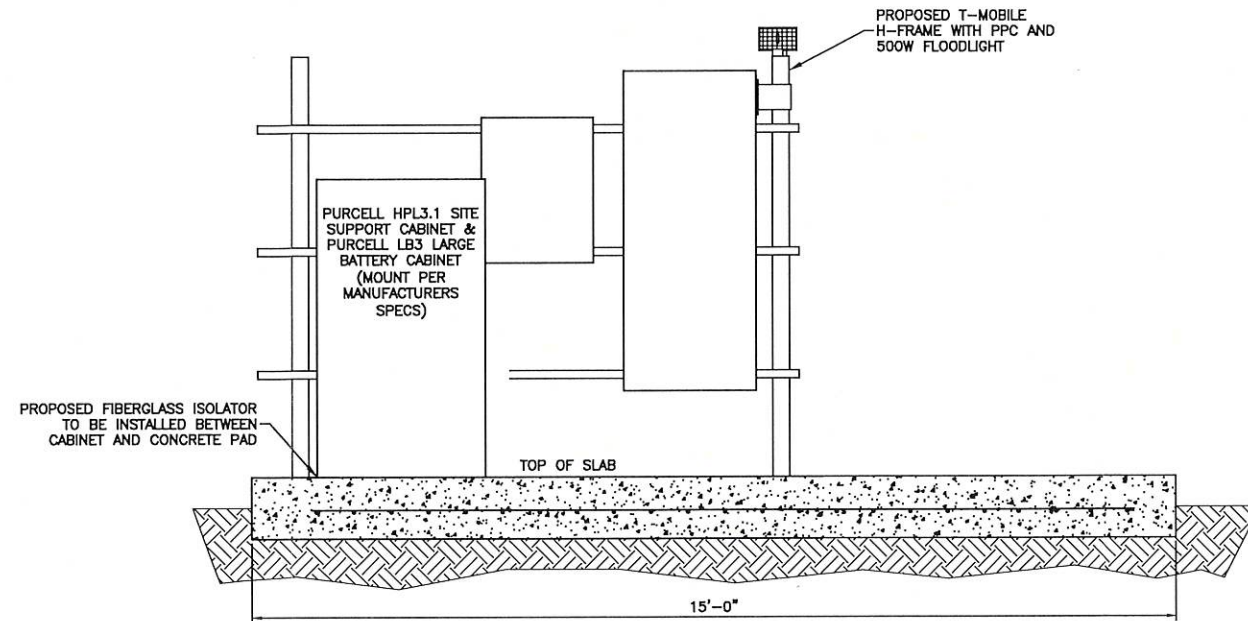
APPLICANT	T-Mobile®																										
PREPARED FOR																											
ENGINEER	 TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																										
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SHEET TITLE	COMPOUND PLAN																										
SHEET NUMBER	SHEET C-2A																										



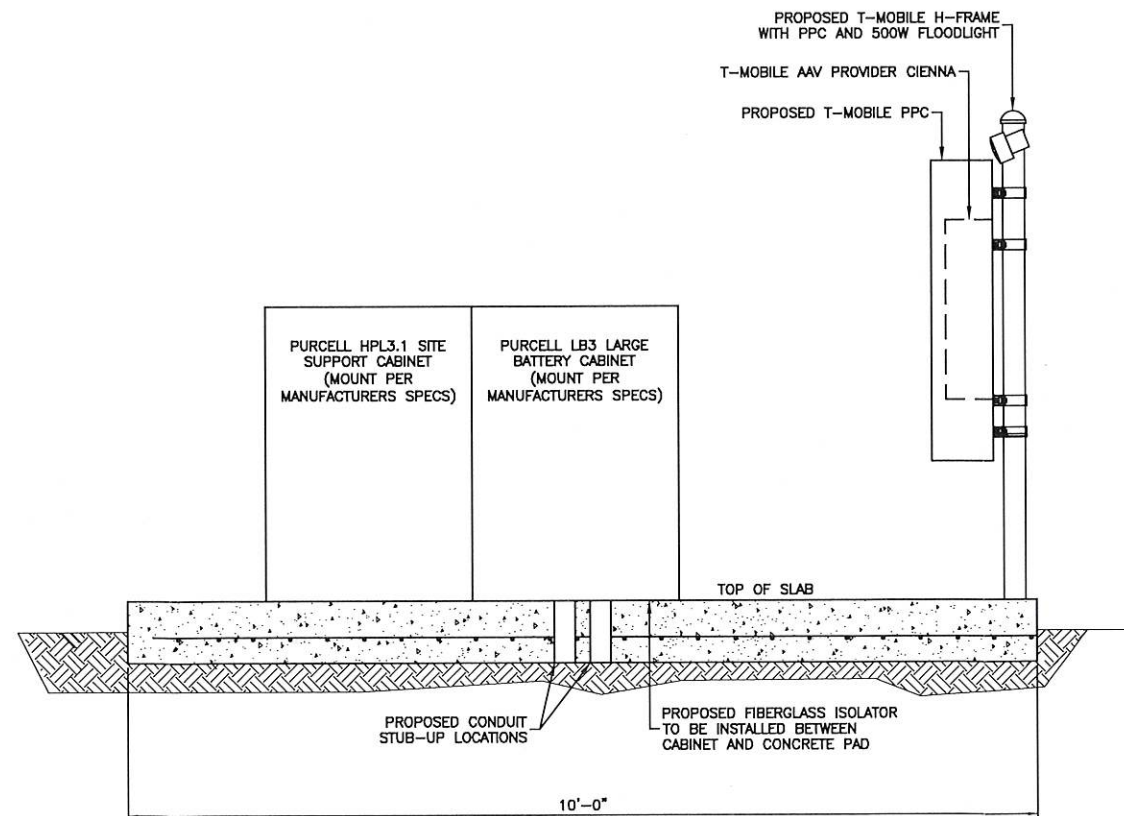
EQUIPMENT FOUNDATION LAYOUT



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.
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			
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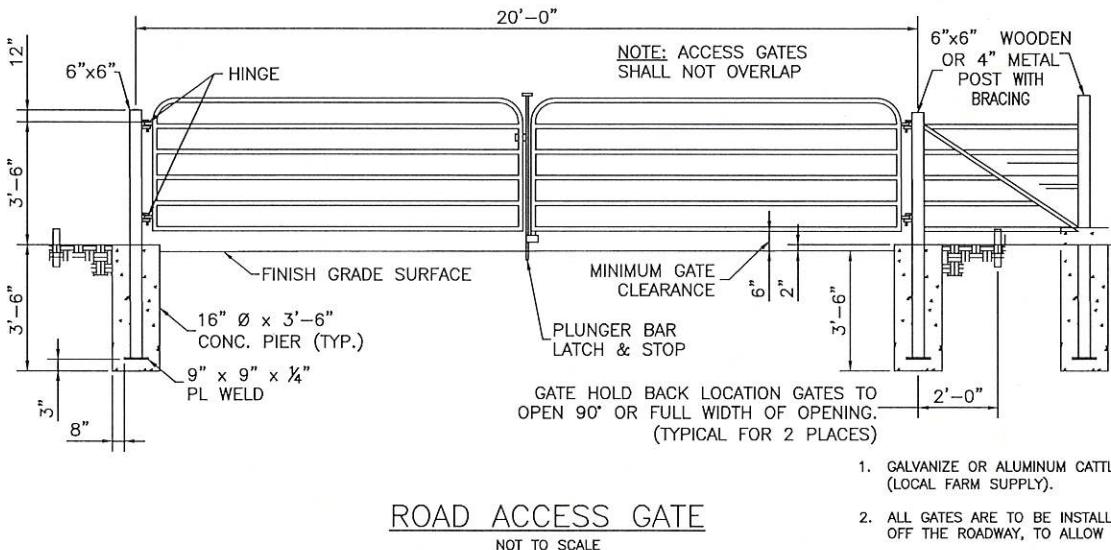
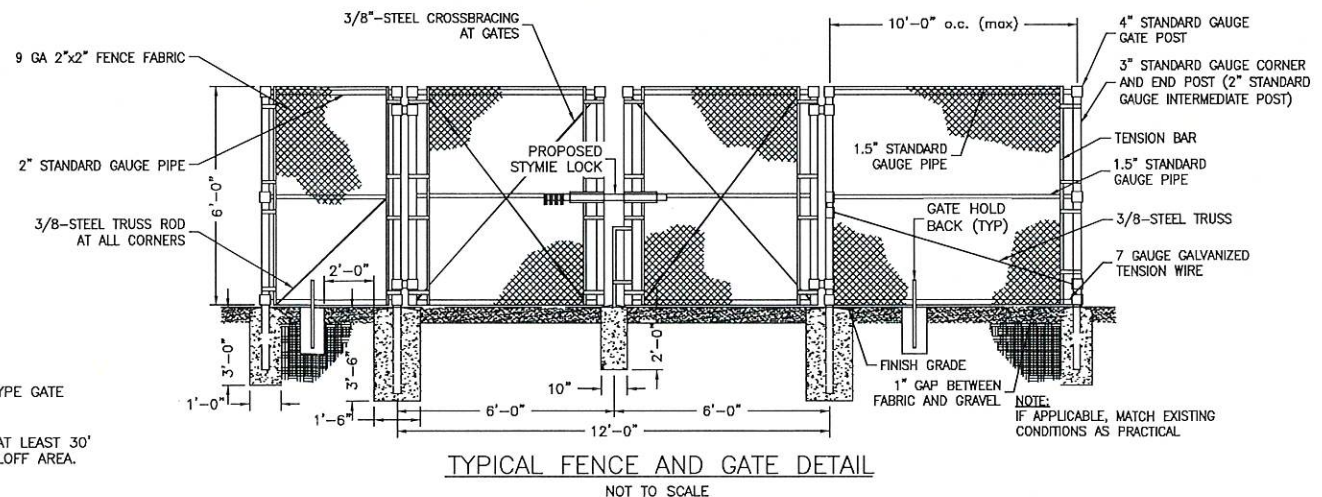
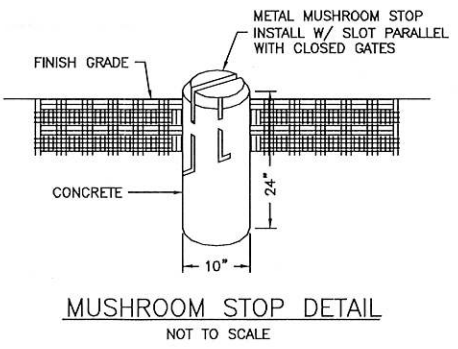
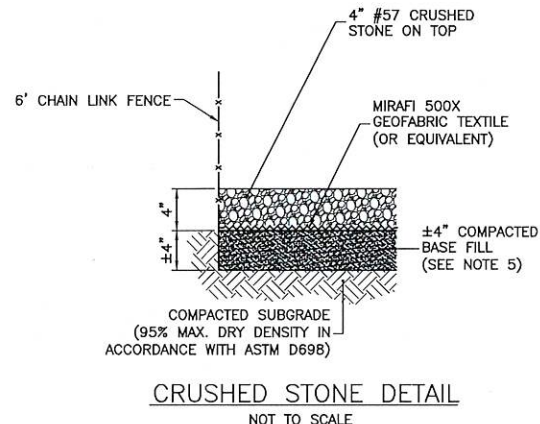
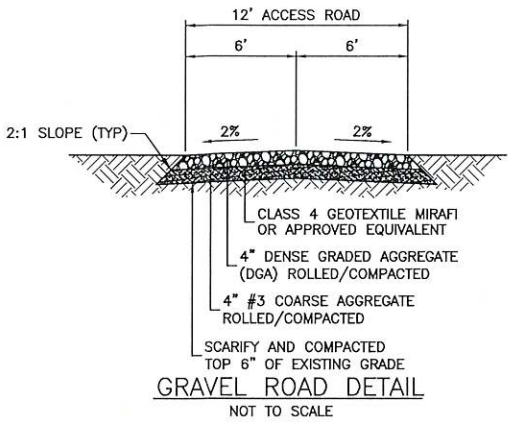
PROFESSIONAL STAMP
DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

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.



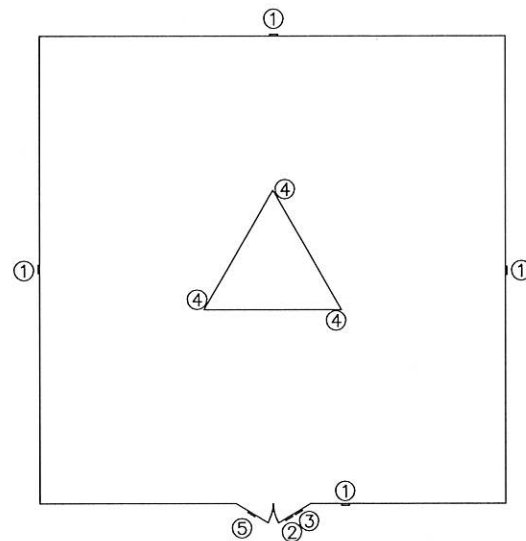
ROAD CONSTRUCTION NOTES:

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	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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B	12/09/22	REVISED PRELIMINARY ISSUE	MDL																				
D	05/24/23	FINAL ISSUE	NAS																				
PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23																						
SHEET TITLE	COMPOUND PLAN DETAILS																						
SHEET NUMBER	SHEET C-2B																						

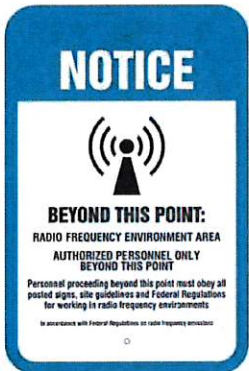


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

OVERALL SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



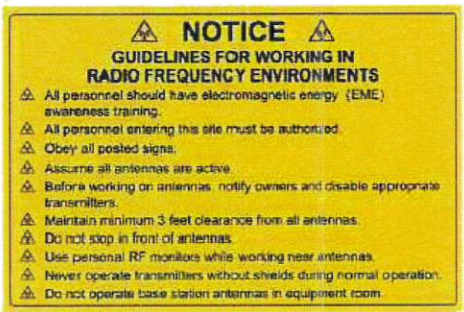
① NO-TRESPASSING SIGN
10"x14" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



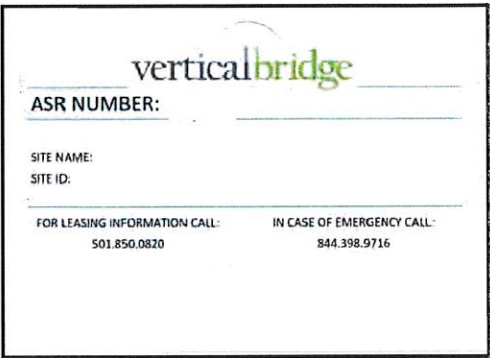
② NOTICE - RF SIGN (BLUE)
8"x12" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



③ CAUTION - RF SIGN (YELLOW)
8"x12" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM

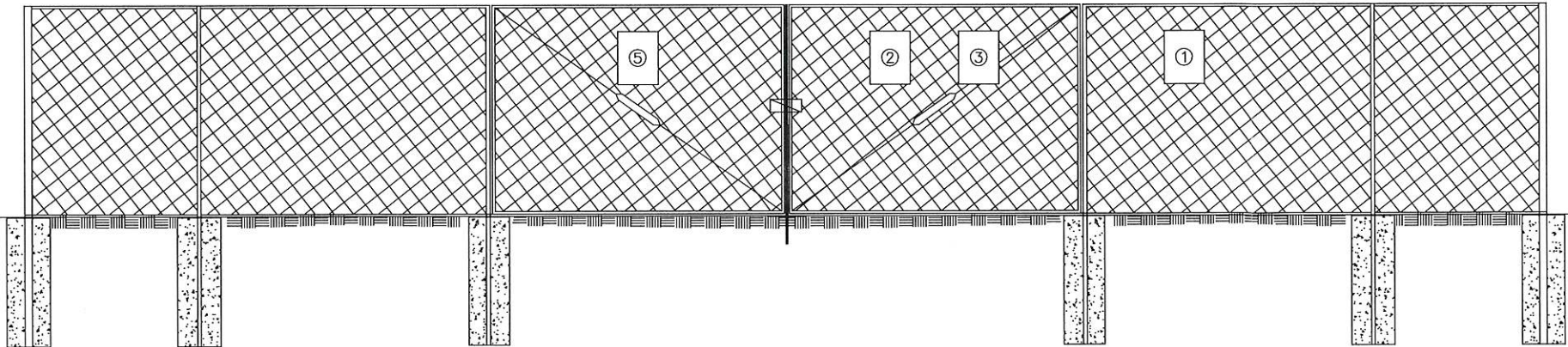


④ WORK GUIDELINES
8"x12"



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.

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
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REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

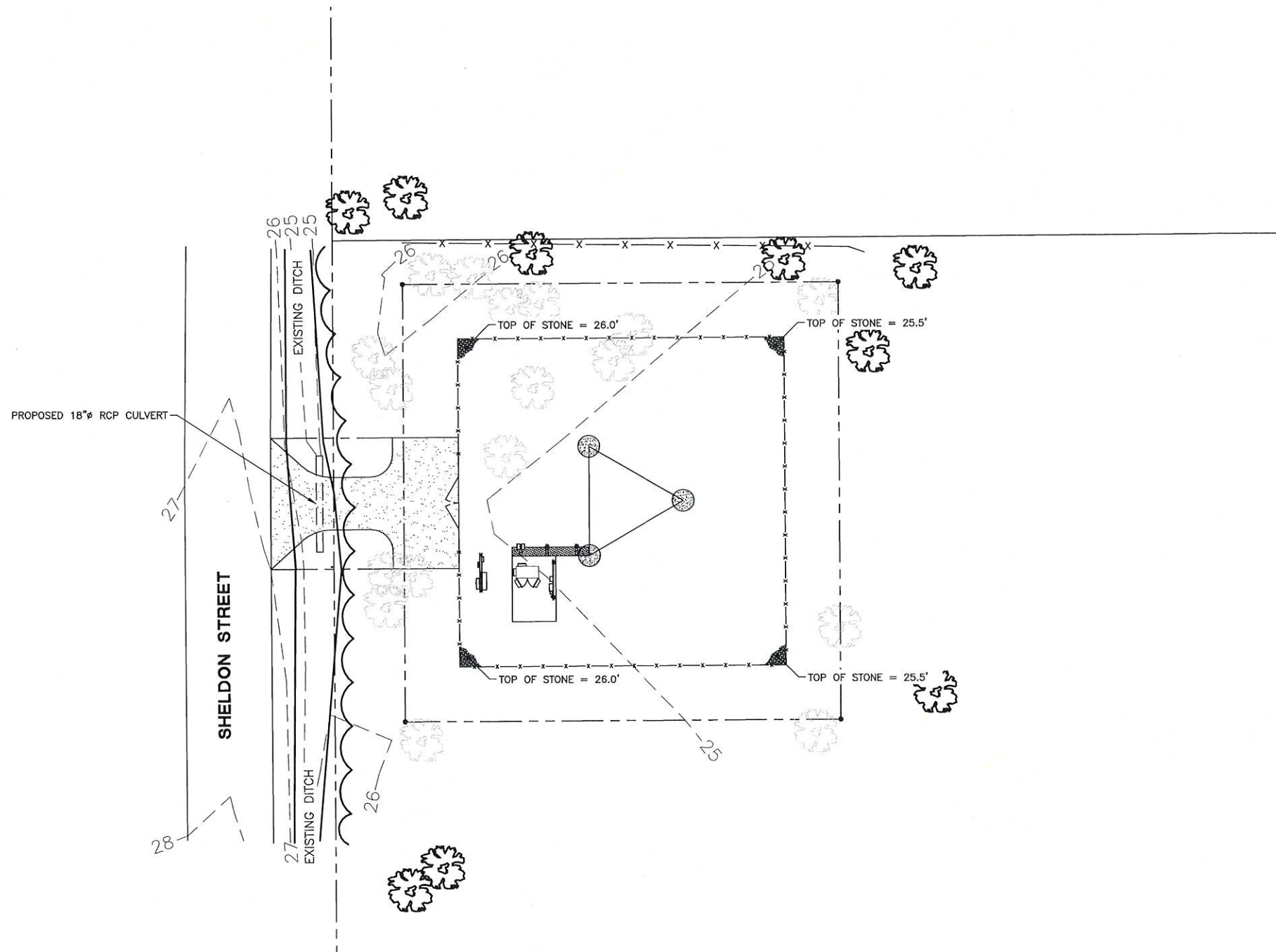
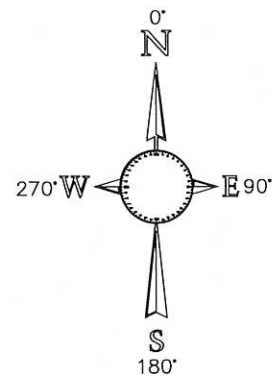


SHEET TITLE

SITE SIGN
DETAILS

SHEET NUMBER

SHEET
C-2B.1



NOTES:

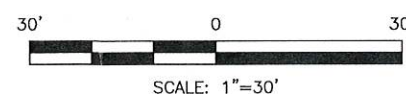
1. CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
2. TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR 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.

APPLICANT

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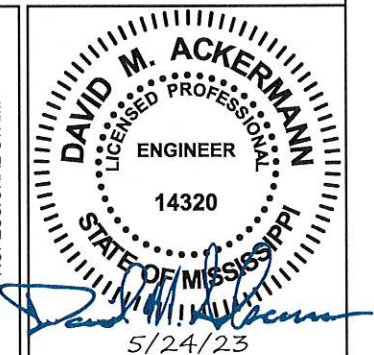
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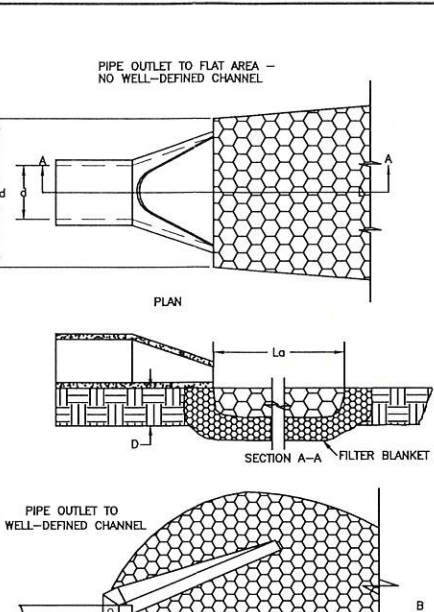
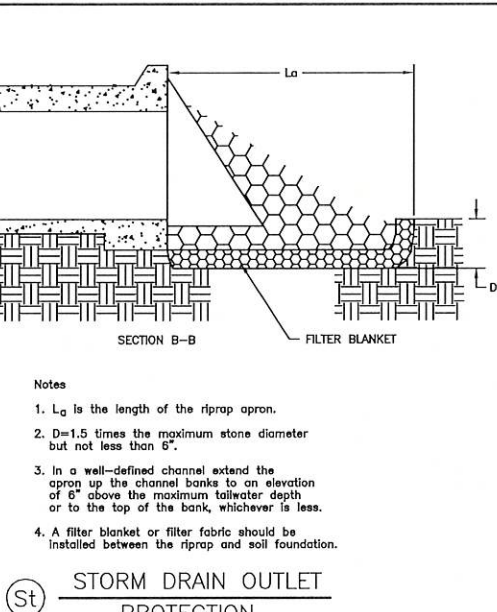
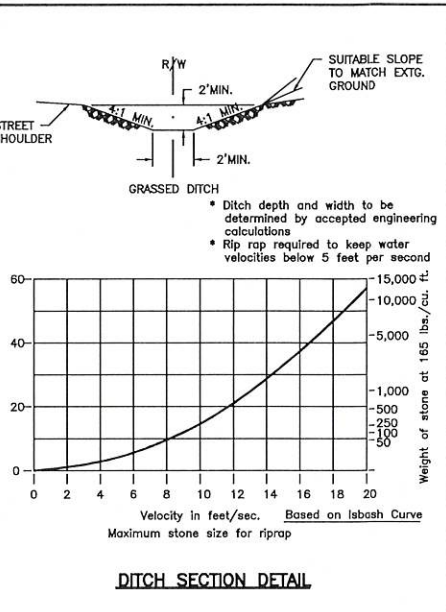
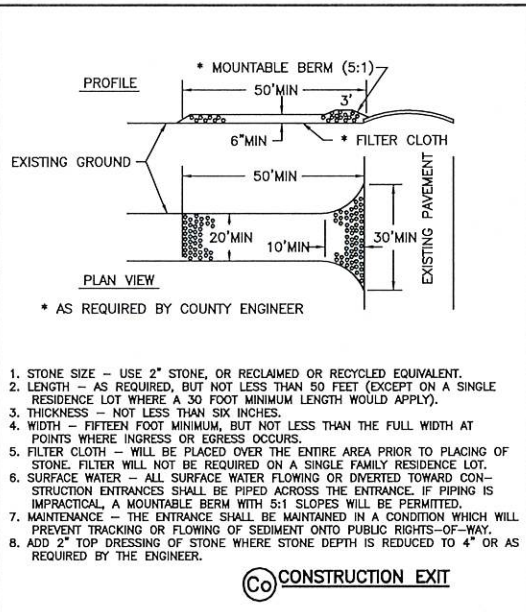
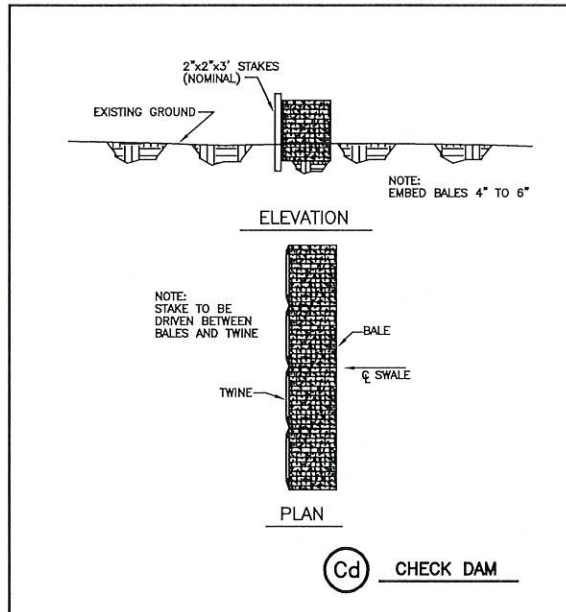


SHEET TITLE

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								

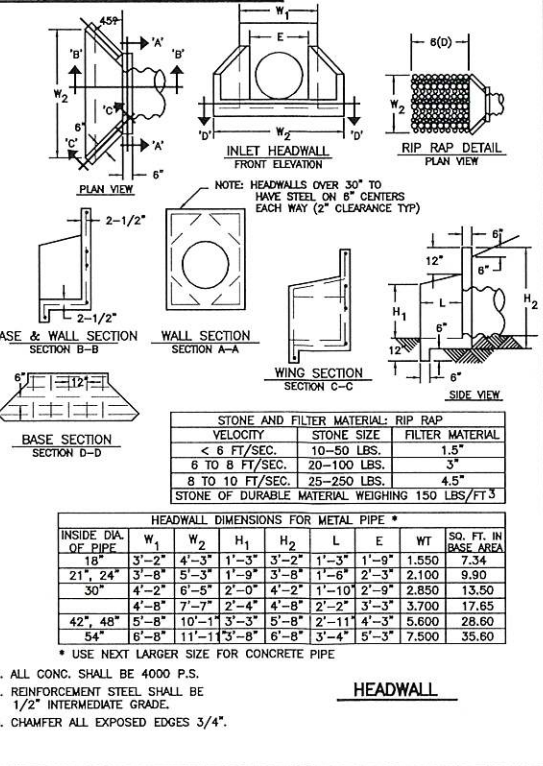
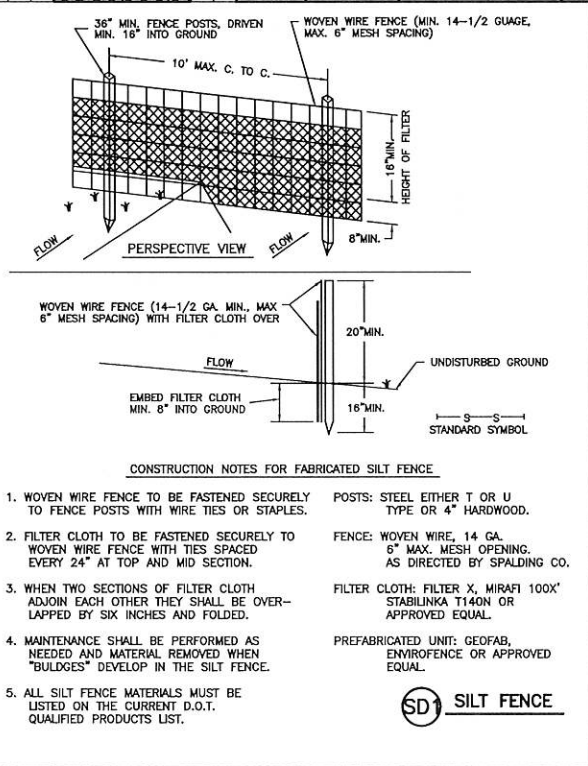
VEGETATIVE MEASURES

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	RATE/ACRE
1. JANUARY	RYEGRASS	40-50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA ²	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA ² FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVEGRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA ² FESCUE	8-10 LB. 30-40 LB. 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 HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVEGRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEeping LOVEGRASS HULLED BERMUDA BAHIA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEeping LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYEGRASS WEEPING LOVEGRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA ² FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA FESCUE SERICEA LESPEDEZA	8-10 LB. 30-50 LB. 30-40 LB.
12. DECEMBER	RYE RYEGRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 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.

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

- 1) THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.
- 2) 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.
- 3) 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.
- 4) ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.
- 5) 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.
- 6) THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.
- 7) 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.
- 8) ALL CONSTRUCTION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS.
- 9) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- 10) PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.
- 11) PROVIDE SILT GATES AT ALL INLETS.
- 12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 13 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- 13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.

APPLICANT

PREPARED FOR

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

SHEET TITLE

SHEET NUMBER

T-Mobile®

verticalbridge

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
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TEI PROJECT # 2122-220-1002-011

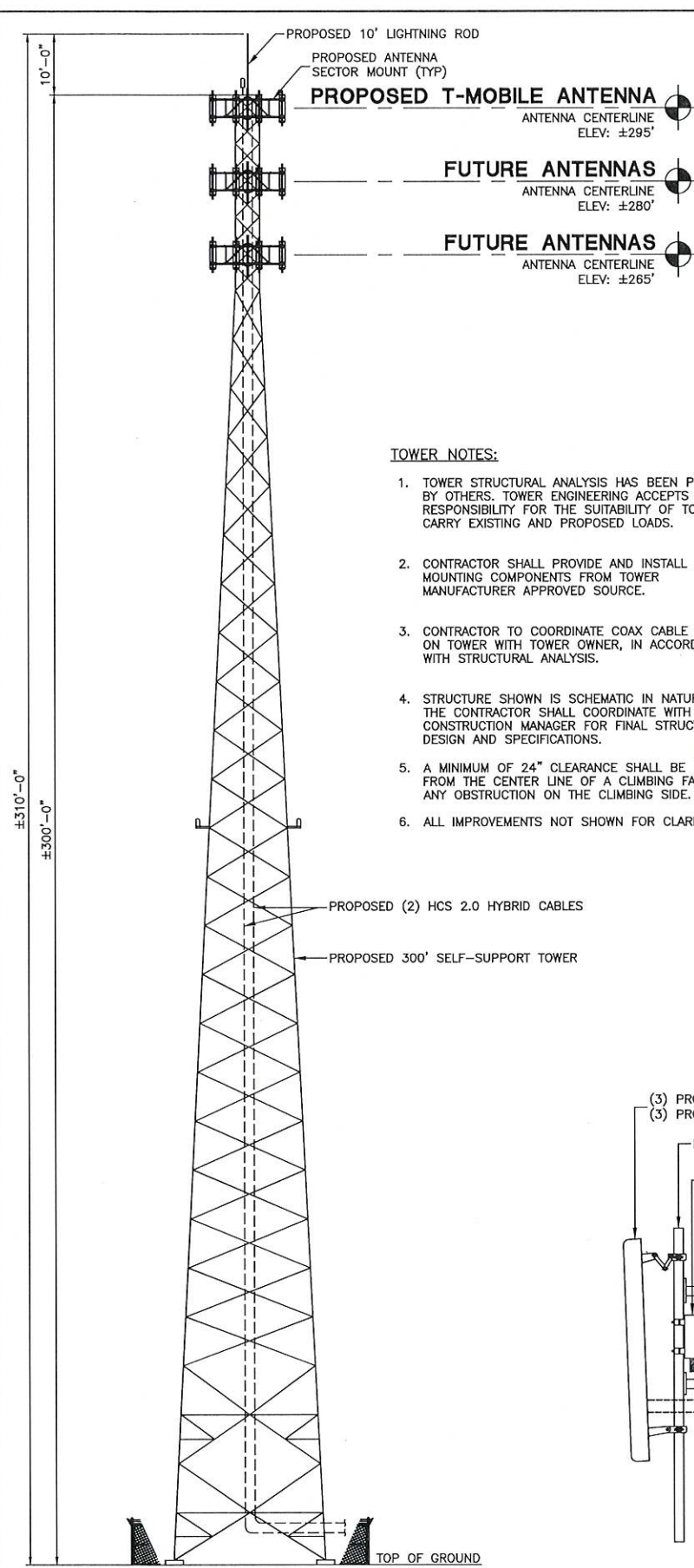
BILOXI RIVER
SITE # US-MS-5127
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EROSION & SEDIMENT CONTROL DETAILS

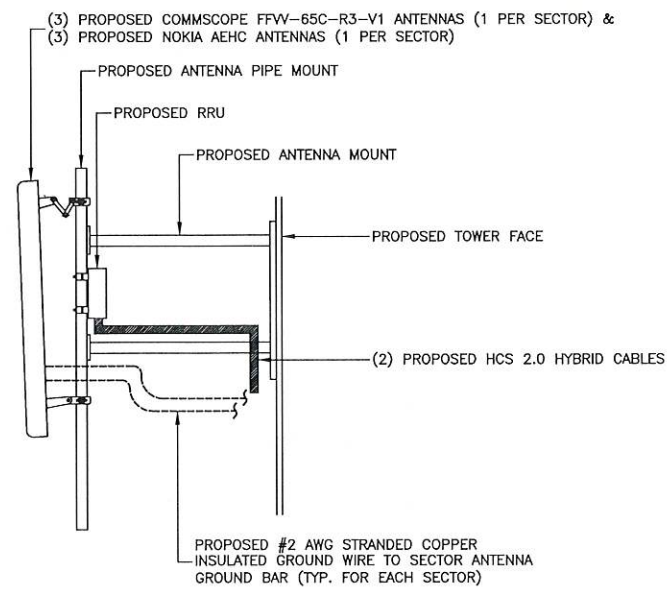
SHEET C-4



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

PROPOSED (2) HCS 2.0 HYBRID CABLES
PROPOSED 300' SELF-SUPPORT TOWER



ANTENNA MOUNTING DETAIL
NOT TO SCALE

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°	--		

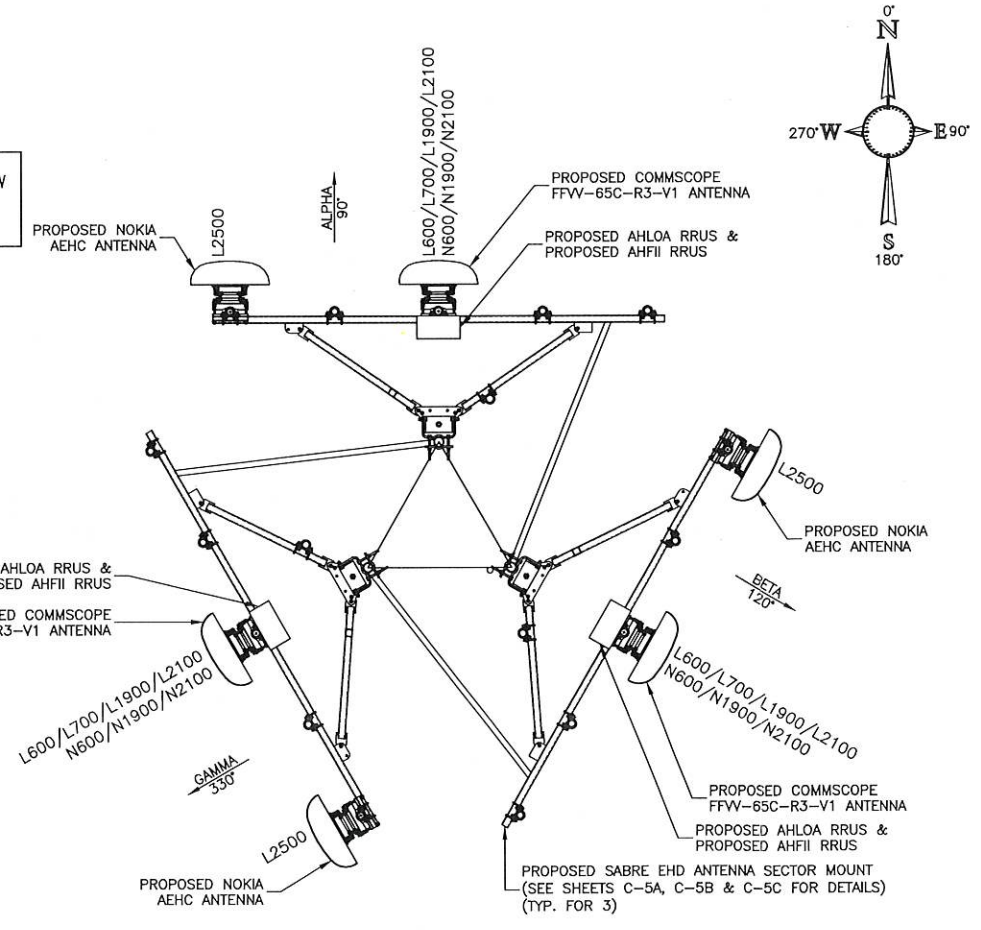
(P) PROPOSED
(E) EXISTING

JUMPER LENGTHS: PENDANT TO RRU: 15'
RRU TO ANTENNA: 10'

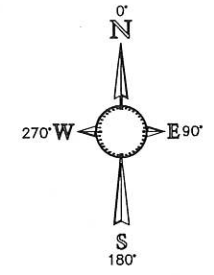
ALL ANTENNA/EQUIPMENT PLACEMENT ON/WITHIN THE MOUNT MUST BE FIELD VERIFIED/APPROVED BY T-MOBILE CM

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



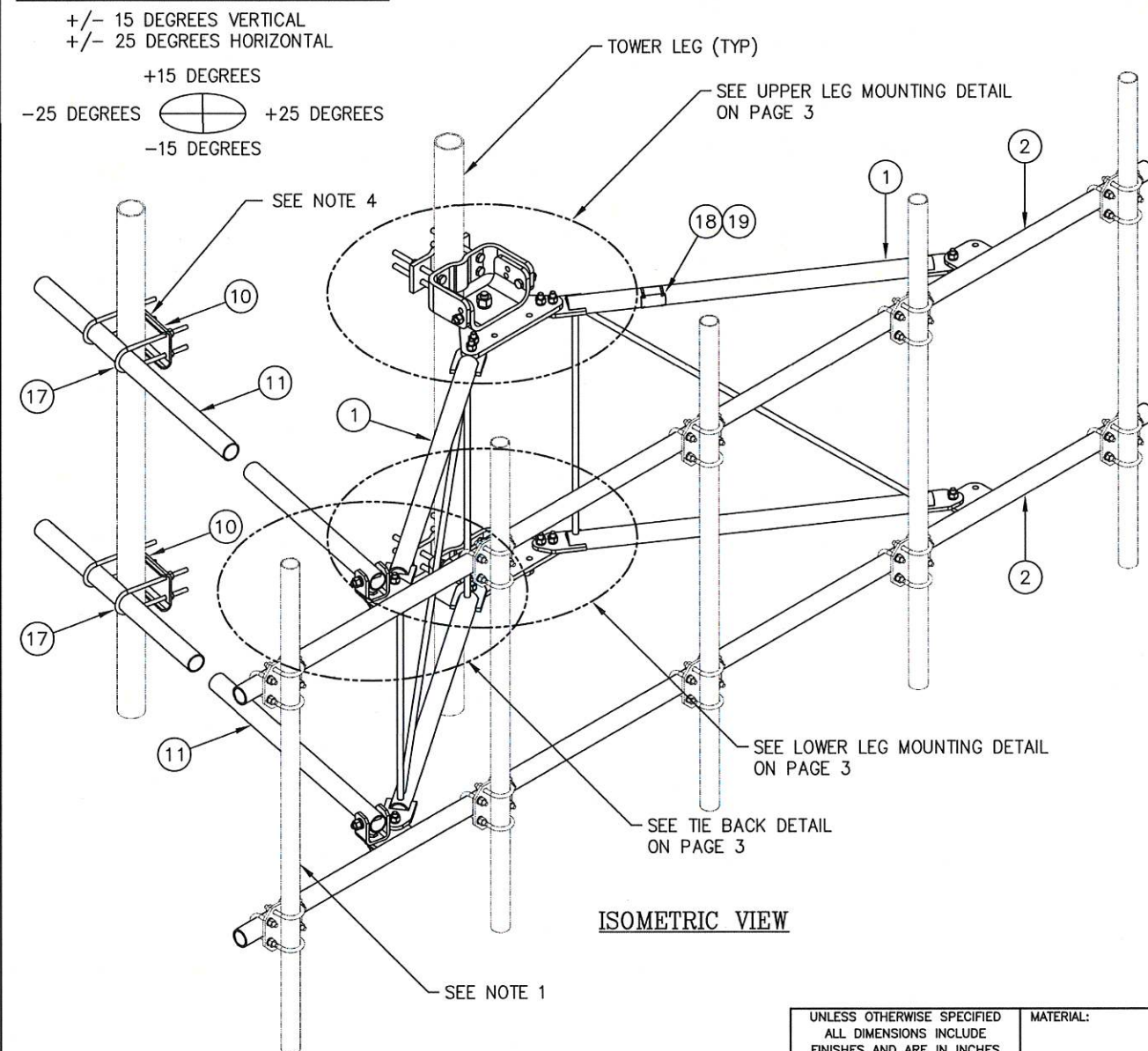
ANTENNA ORIENTATION PLAN
SCALE: 3/16"=1'-0"



TOWER ELEVATION SAME FROM ALL SIDES
(NORTH, SOUTH, EAST, WEST)
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. 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><tr><th colspan="4">REVISIONS</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><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></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
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REV	DATE	DESCRIPTION	BY																		
PROFESSIONAL STAMP																					
SHEET TITLE	TOWER ELEVATION & ANTENNA ORIENTATION PLAN																				
SHEET NUMBER	SHEET C-5																				

TIEBACK ANGLE RANGE DETAIL



NOTES:

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" ϕ TO 5 9/16" ϕ 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 $\pm 1/16"$ ANGLES $\pm 1/2$ DEG. DECIMALS $\pm .010"$		TOLERANCES DO NOT APPLY TO RAW MATERIAL	
REV	DATE	DRW/CHK	DESCRIPTION

Sabre Industries™
Towers and Poles

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12' EHD V-BOOM ASSEMBLY W/TIEBACKS
(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

DATE		02/29/16	SIZE	B	DRAWING NO.	C10857007C	REV	0
DRAWN BY		WRF	SCALE		None		PAGE	
CHECKED BY		KLE					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

PACKAGING NOTE

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

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-5127NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503TOWNSHIP 6 SOUTH
RANGE 10 WEST

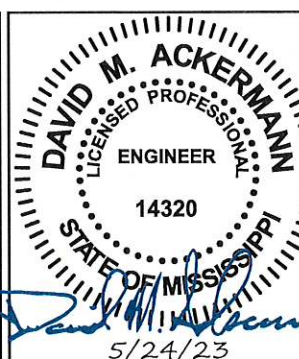
HARRISON COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
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B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
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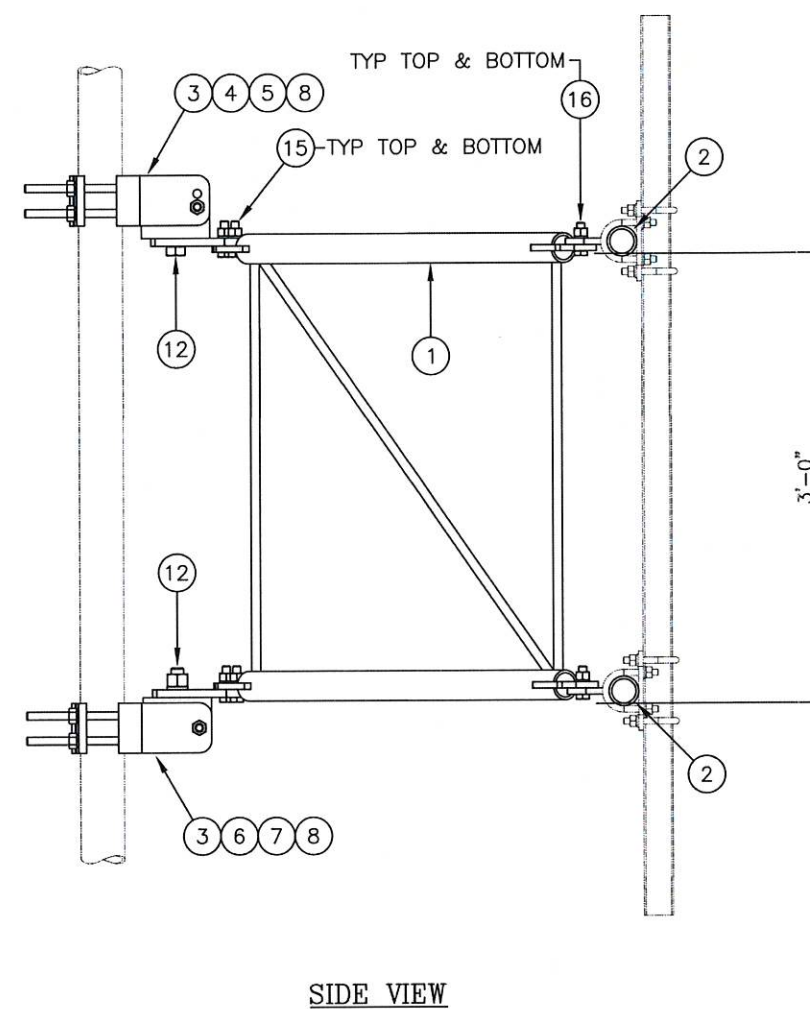


SHEET TITLE

SABRE 12' EHD
V-BOOM ASSEMBLY
SPECIFICATIONS
(PART # C10857007C)

SHEET NUMBER

SHEET
C-5A

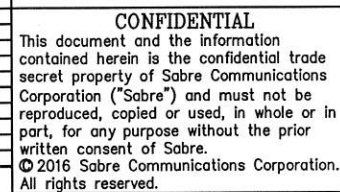


SIDE VIEW

UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS INCLUDE
FINISHES AND ARE IN INCHES

TOLERANCES: FRACTIONS $\pm 1/16$
ANGLES $\pm 1/2$ DE
DECIMALS $\pm .010$ "

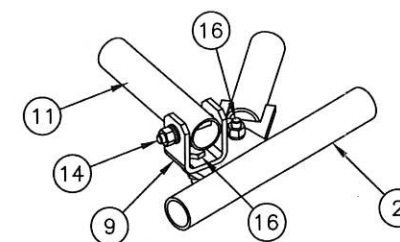
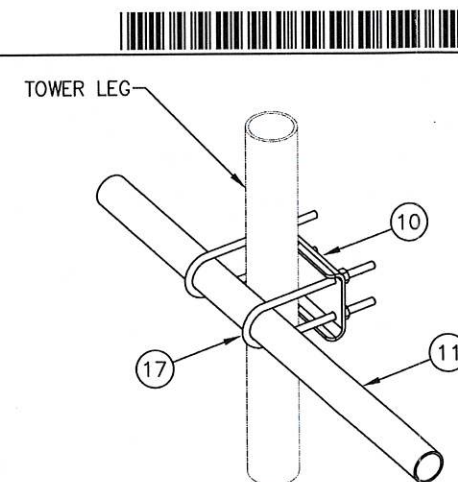
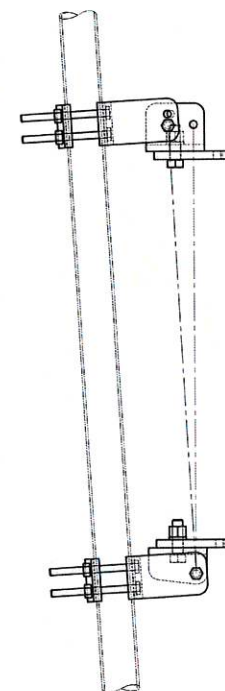
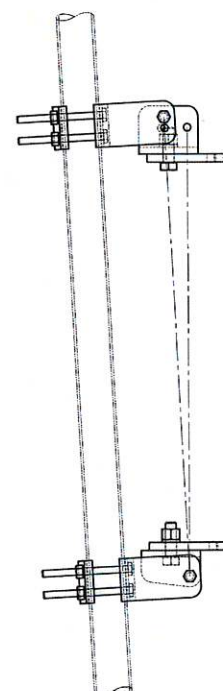
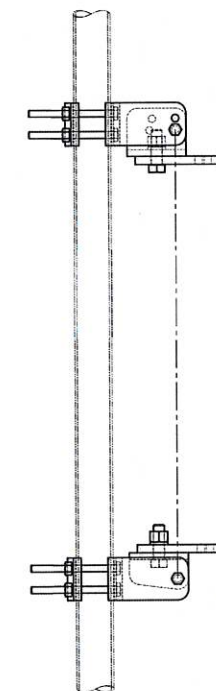
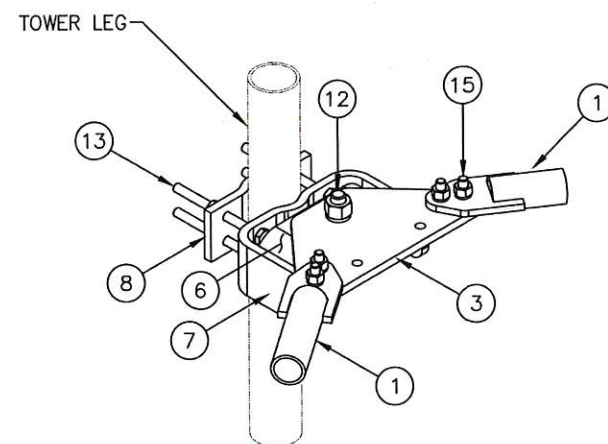
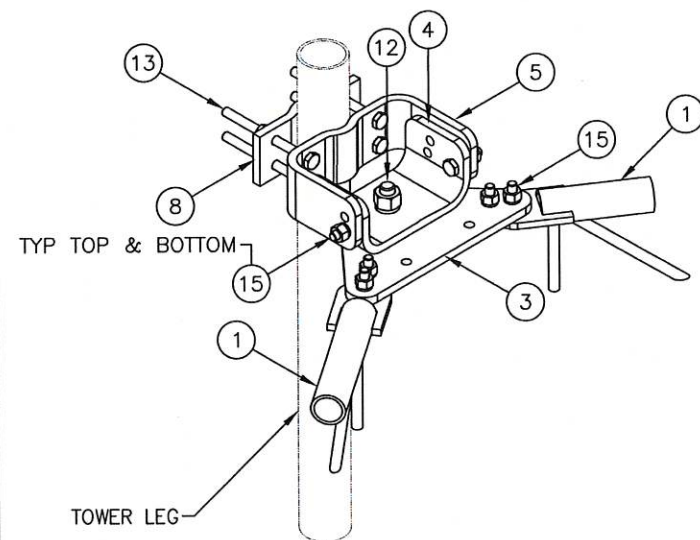
TOLERANCES DO NOT APPLY
TO RAW MATERIAL



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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(3' STANDOFF)
W/NO ANTENNA MOUNTING PIPES

		SIZE B	DRAWING NO.		RE C
DATE	02/29/16		C10857007C		
DRAWN BY	WRF				
CHECKED BY	KLE		SCALE	PAGE	
			None	3 OF 3	

APPLICANT

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ENGINEER

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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
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RFV	DATE	DESCRIPTION	B

PROFESSIONAL STAMP

CONFIDENTIAL

**SABRE 12' EHD
V-BOOM ASSEMBLY
SPECIFICATIONS
(PART # C10857007C)**

	0
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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

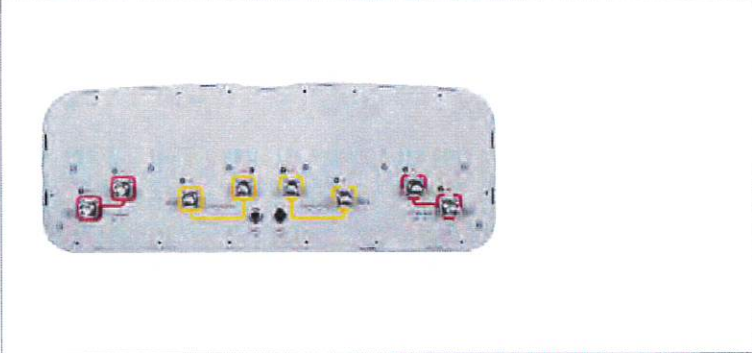
FFVW-65C-R3-V1

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	1850-1990	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	1850-1990	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

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TEI PROJECT # 2122-220-1002-011

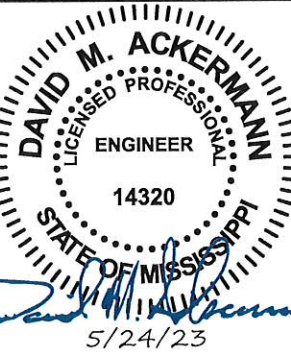
SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

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SHEET TITLE

ANTENNA
SPECIFICATIONS

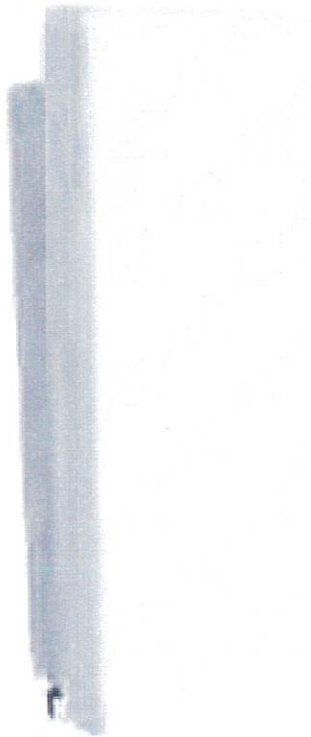
SHEET NUMBER

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

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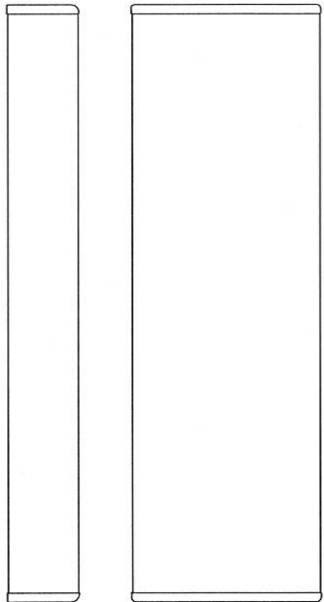


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ANTENNA
SPECIFICATIONS

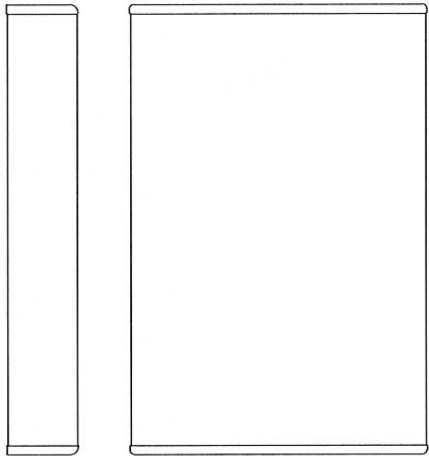
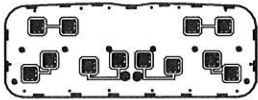
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SHEET
C-6A



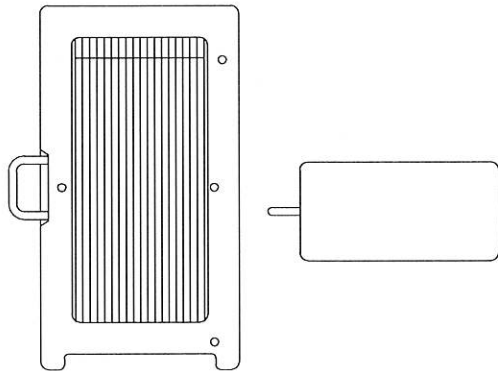
COMMSCOPE - FFVV-65C-R3-V1
WEIGHT (WITHOUT MOUNTING HARDWARE): 124.56 LBS
SIZE (HxWxD): 95.95x25.20x9.25 IN.
RATED WIND VELOCITY: 150.0 MPH

COMMSCOPE — FFVV—65C—R3—V1
NOT TO SCALE



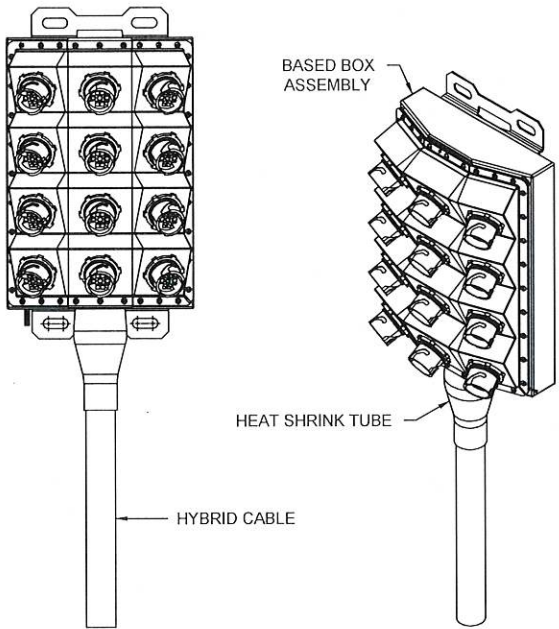
NOKIA - AEHC
WEIGHT (WITHOUT MOUNTING HARDWARE): 99.2 LBS
SIZE (HxWxD): 35.4x22.8x8.3 IN.

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

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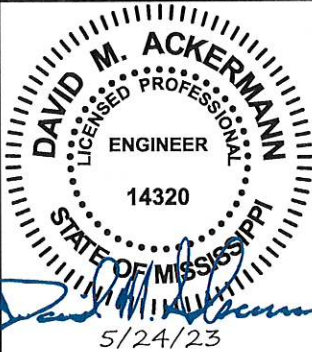
TOWNSHIP 6 SOUTH
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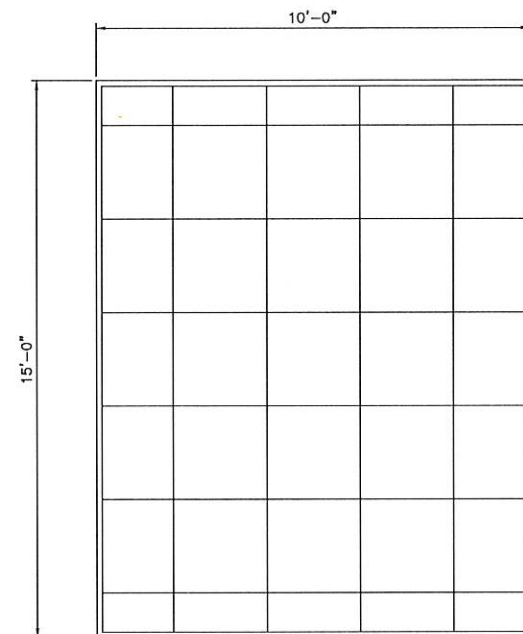


SHEET TITLE

**RADIO & ANTENNA
DETAILS**

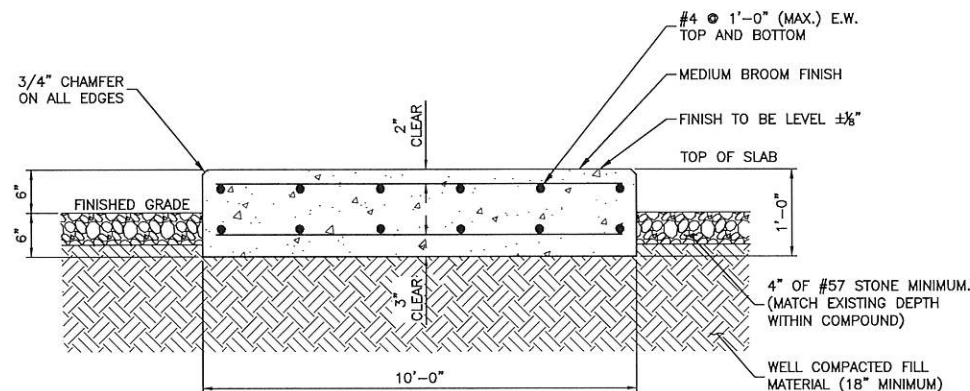
SHEET NUMBER

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.

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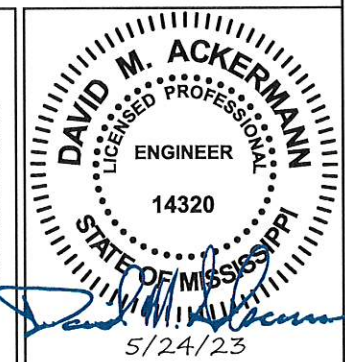
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PROFESSIONAL STAMP

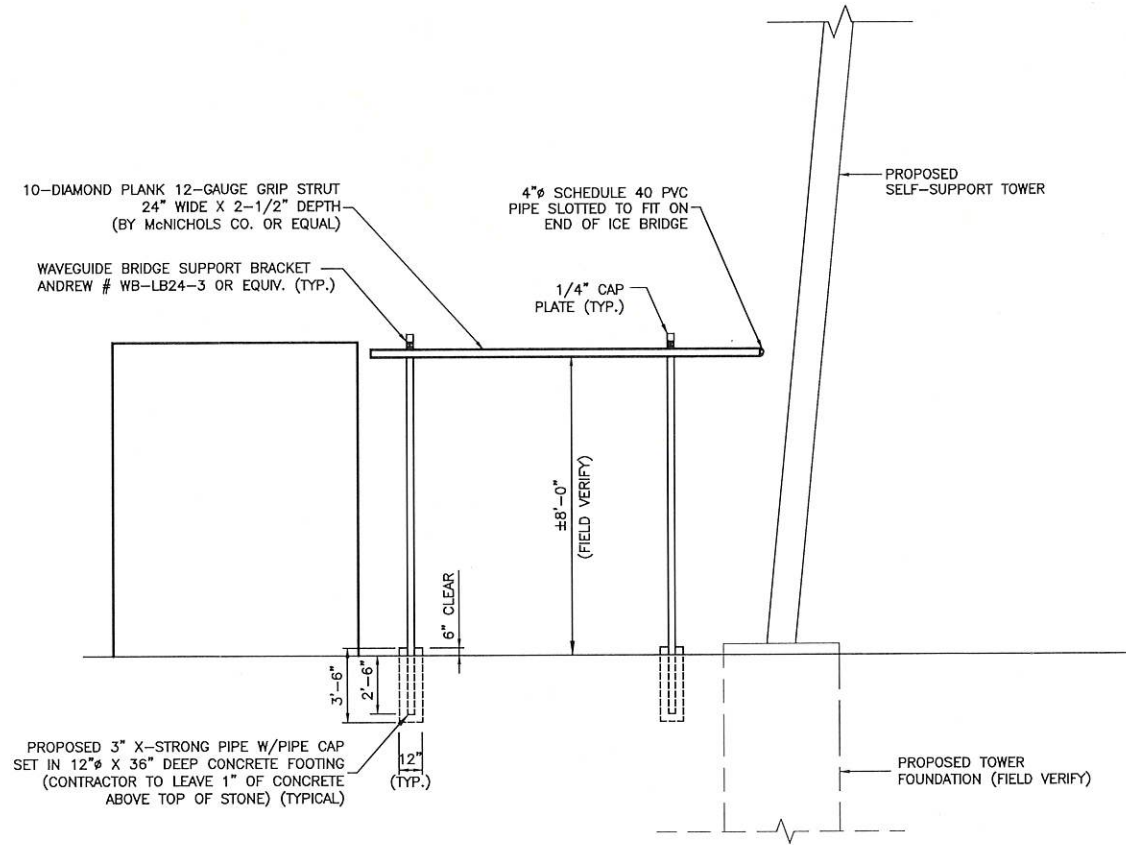
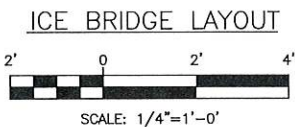
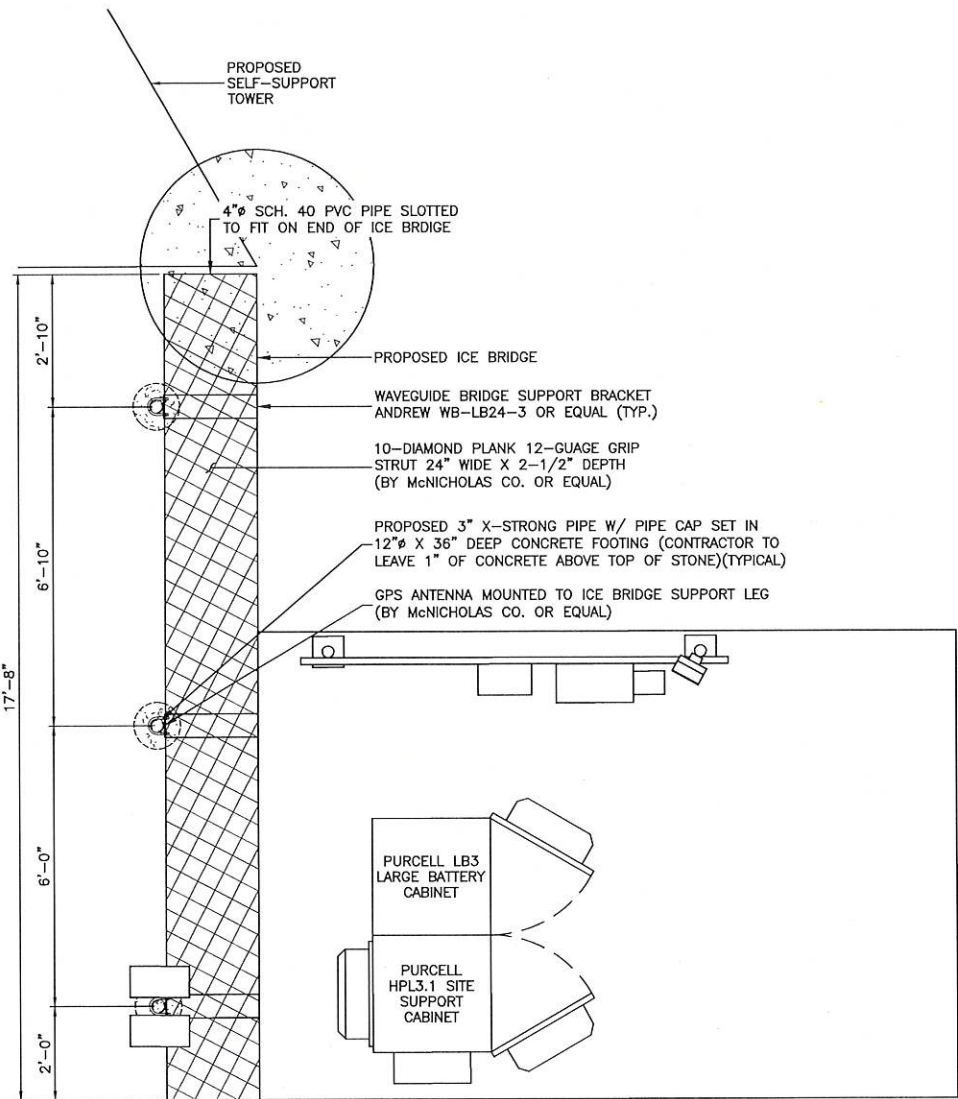


SHEET TITLE

**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																				
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 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.

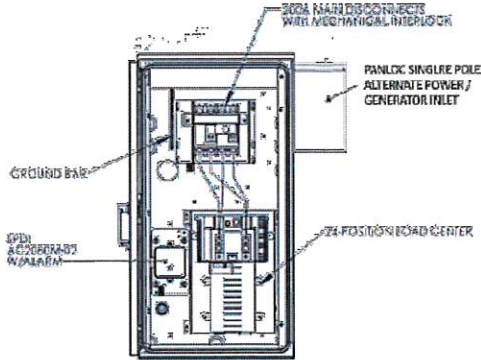
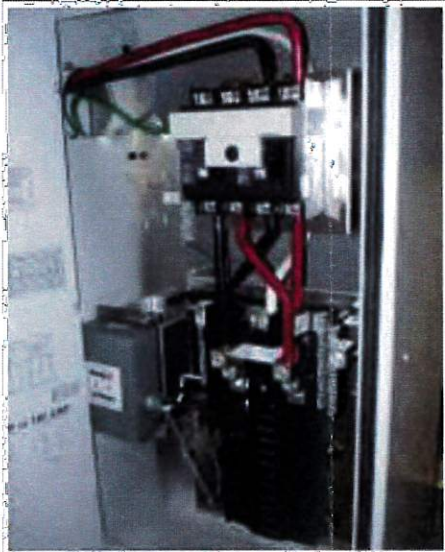
AFFECTED CONFIGURATIONS:

Any new site and existing sites with a 100A rated PPC being upgraded to configurations requiring more than 100Amps AC.

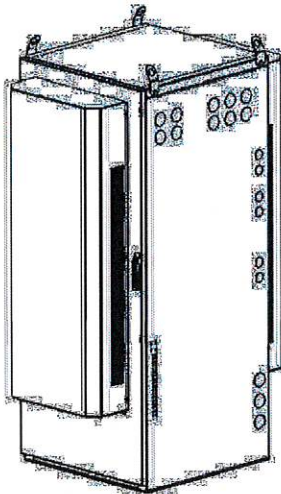
PRODUCT DESCRIPTION:

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



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PREPARED FOR	verticalbridge																		
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SHEET TITLE	DELTA PPC SPECIFICATIONS																		
SHEET NUMBER	SHEET C-10																		

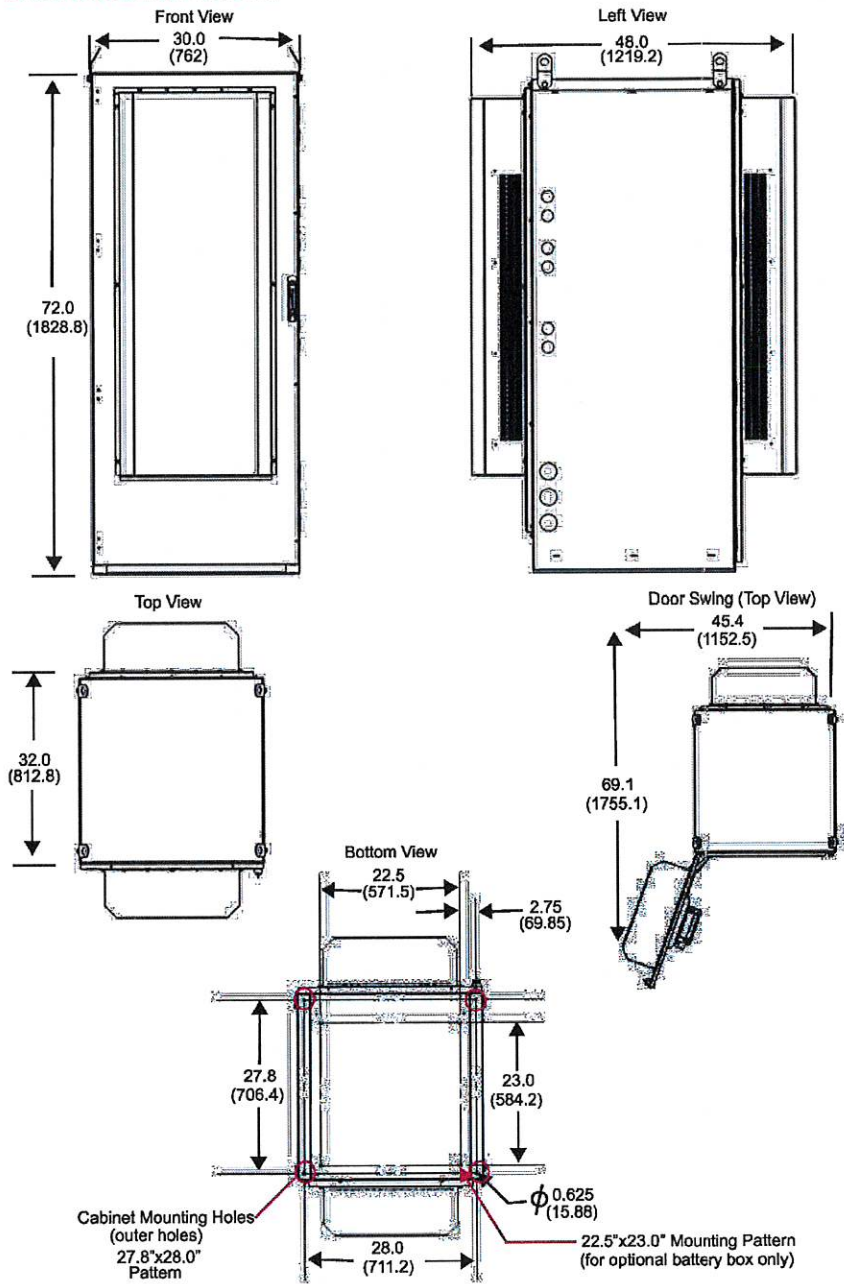


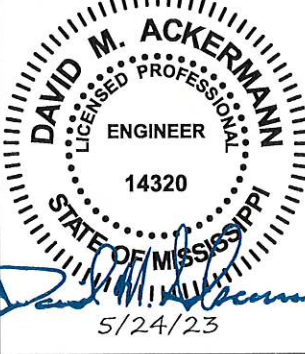
Large Site Support Cabinet - HPL3
Installation Manual



LARGE SITE SUPPORT CABINET - HPL3 INSTALLATION MANUAL
Planning the Mounting Location

Cabinet Dimensions



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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

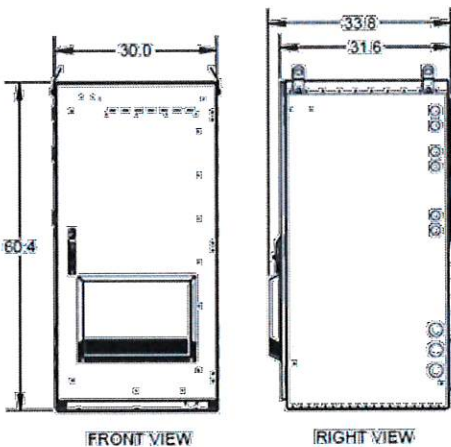
- Polyester powder coated aluminum, GR-487 process control, off white, texture
- Weight: 350 lbs.
- Four battery shelves / four batteries per shelf
- Front door pad lockable with three point latching system
- Left and Right lineup interconnections or remote mounting

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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T-Mobile®

verticalbridge

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

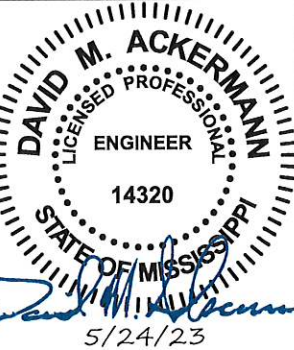
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

REVISIONS

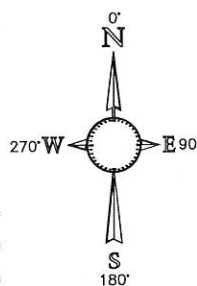
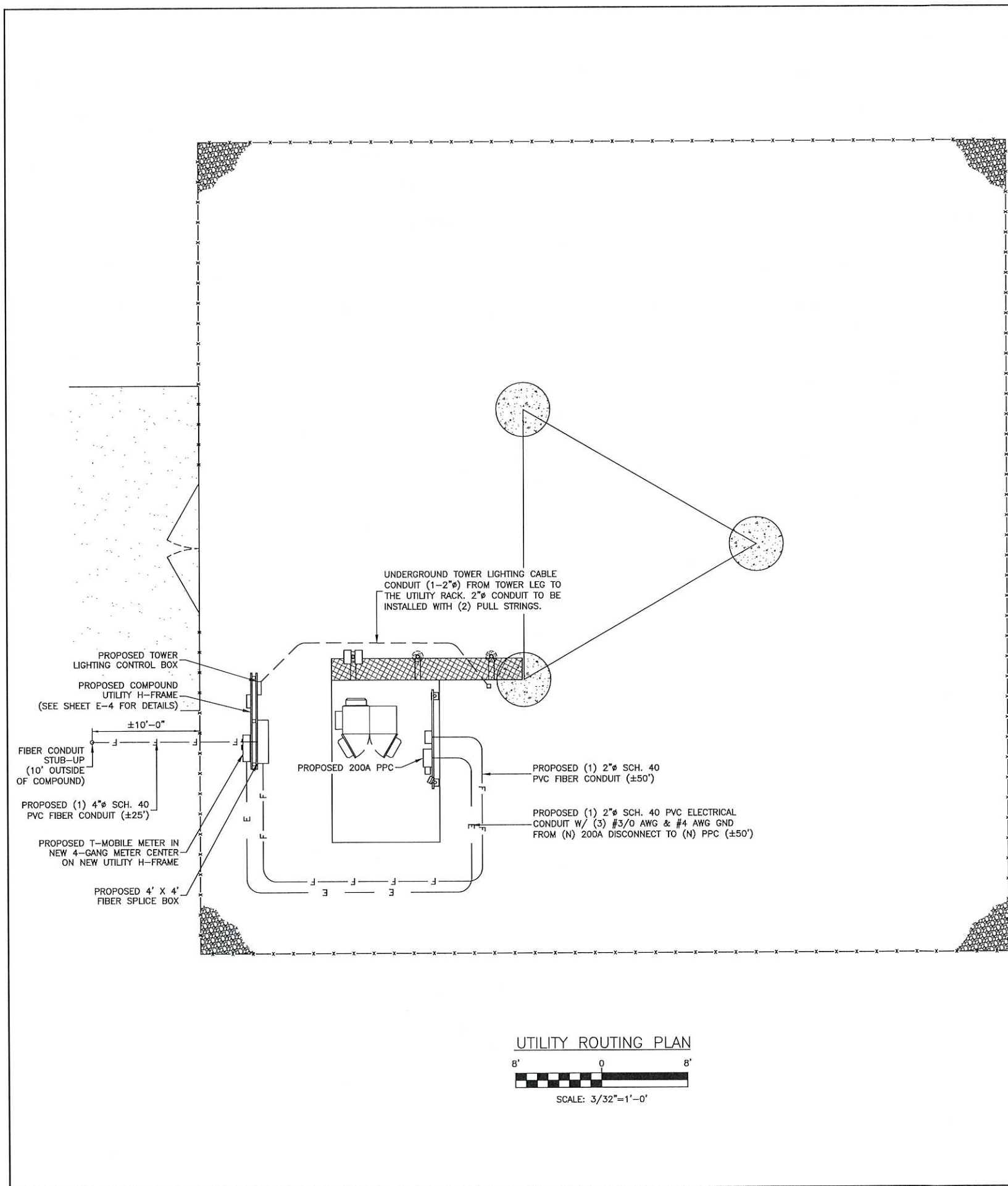
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O	05/24/23	FINAL ISSUE	NWS



PURCELL LB3 LARGE
BATTERY CABINET
SPECIFICATIONS

SHEET

C-12

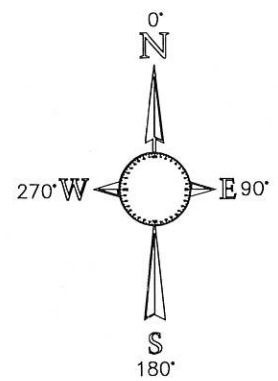
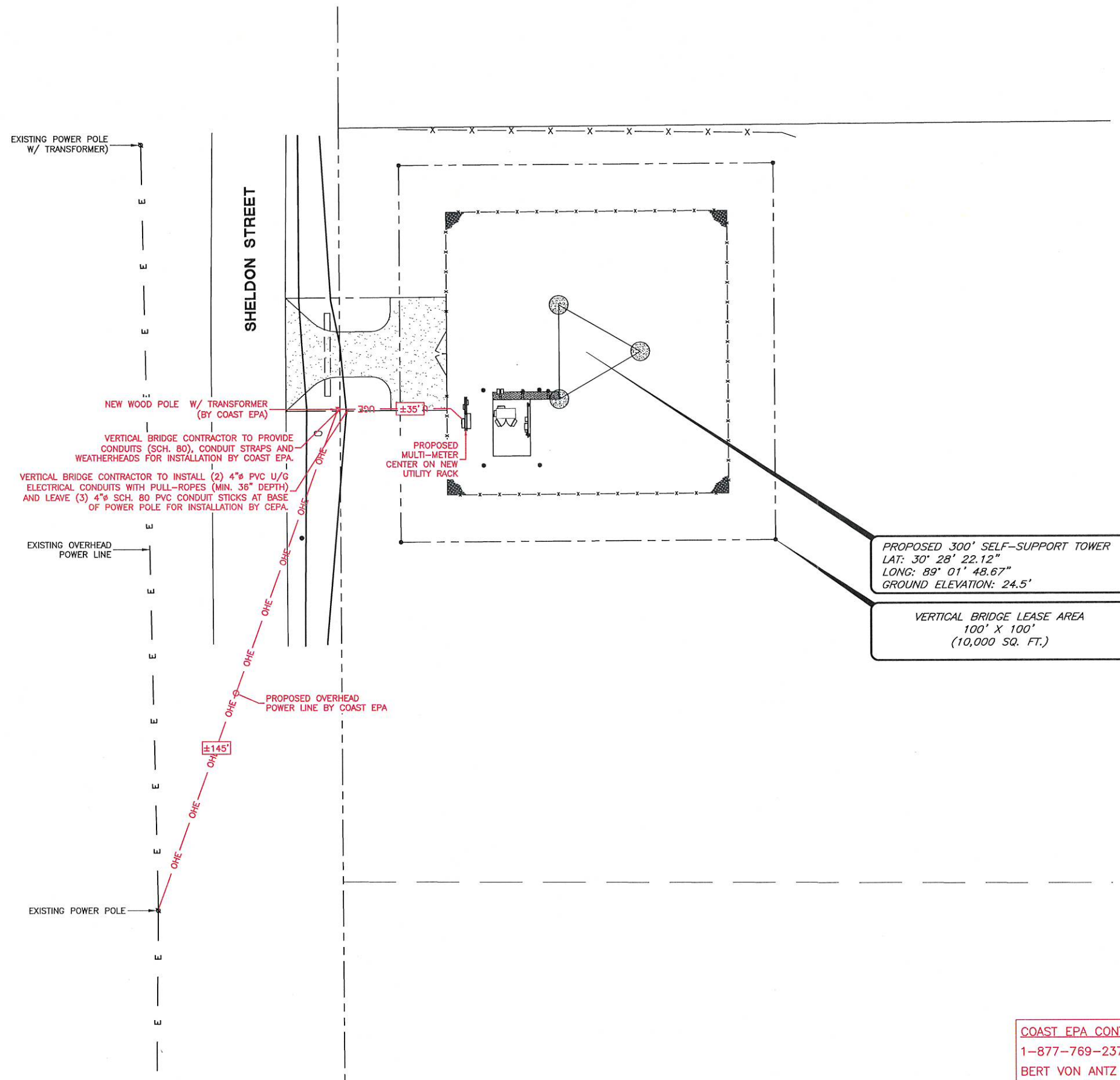


NOTES & SPECIFICATIONS:

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
8' 0 8'
SCALE: 3/32"=1'-0"

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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																				

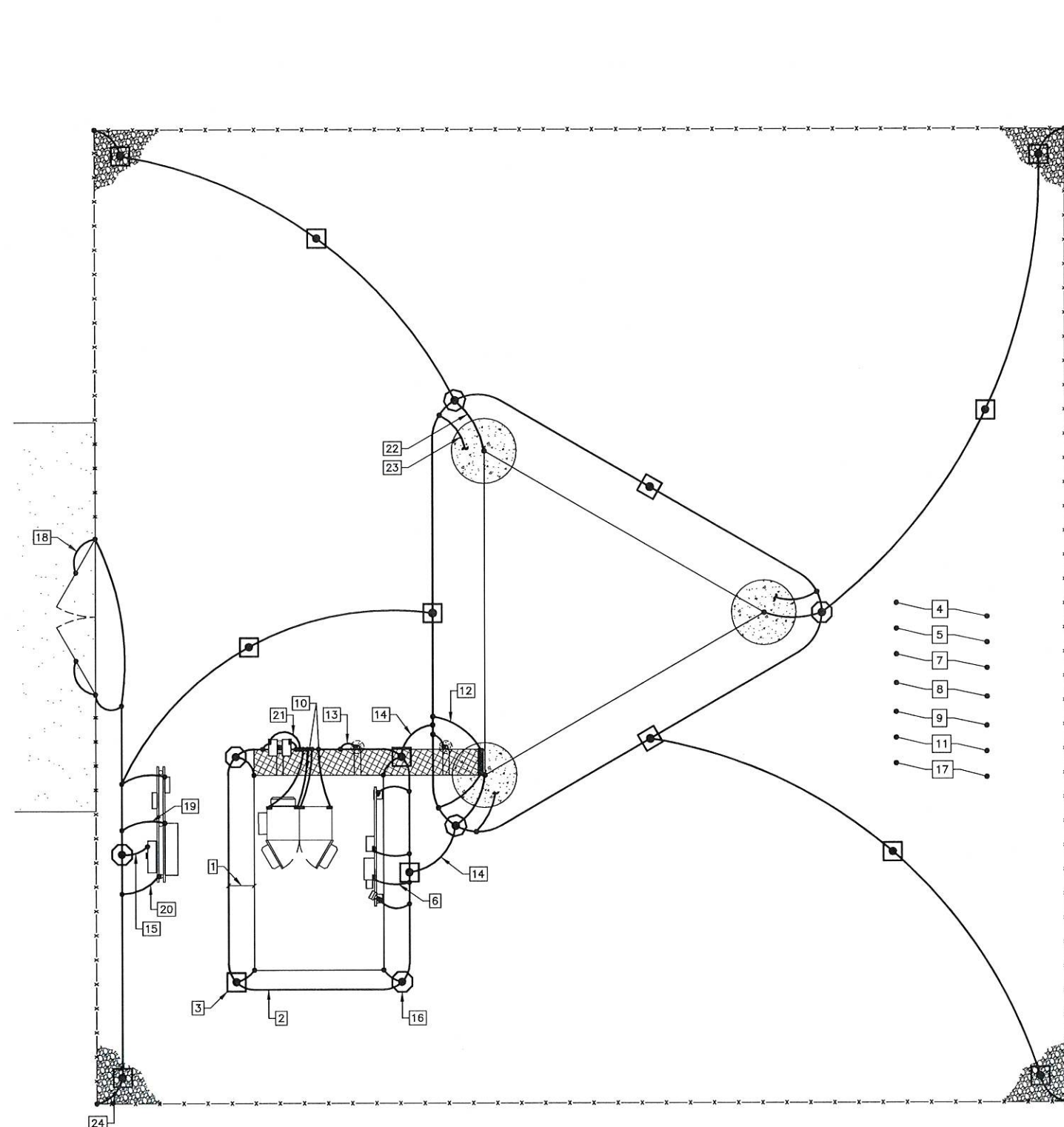


PROPOSED 300' SELF-SUPPORT TOWER
LAT: 30° 28' 22.12"
LONG: 89° 01' 48.67"
GROUND ELEVATION: 24.5'

VERTICAL BRIDGE LEASE AREA
100' X 100'
(10,000 SQ. FT.)

COAST EPA CONTACT INFORMATION:
1-877-769-2372
BERT VON ANTZ 228-216-6076

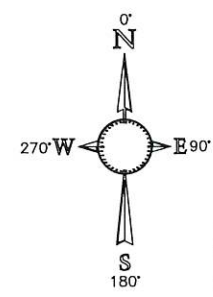
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SHEET TITLE	UTILITY ROUTING PLAN (ELECTRICAL)																				
SHEET NUMBER	SHEET E-1A																				



GROUNDING PLAN

8' 0 8'

SCALE: 3/32"=1'-0'



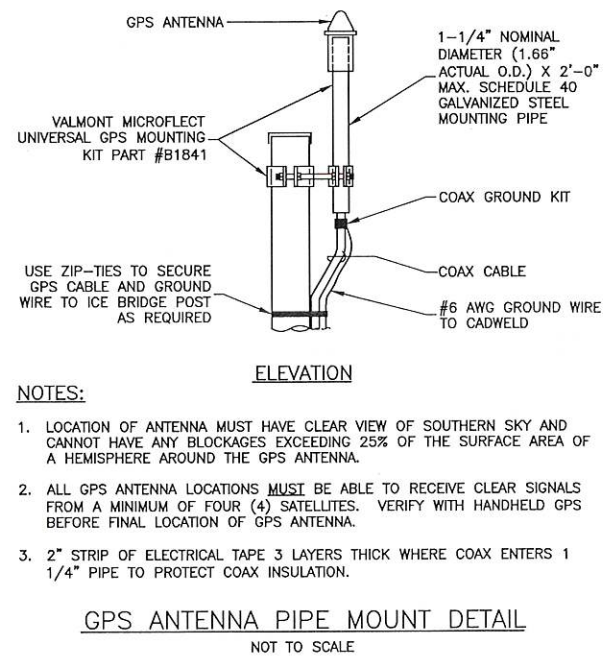
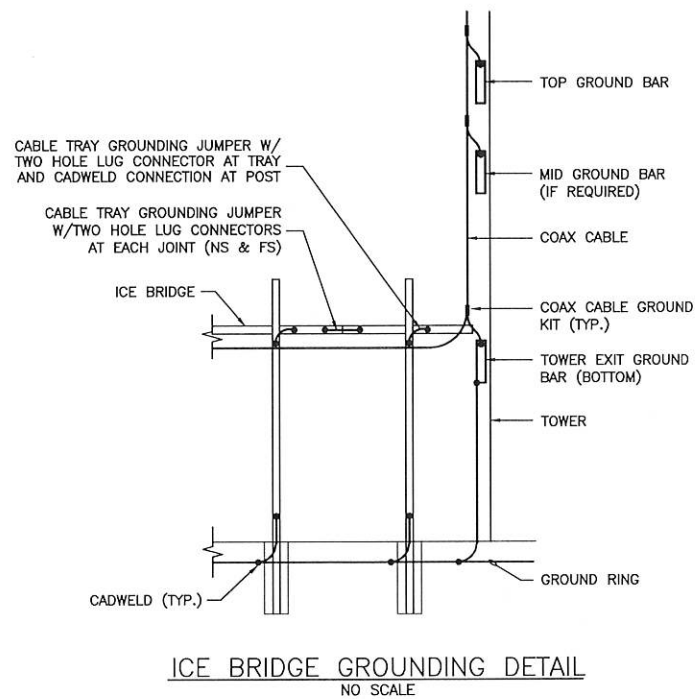
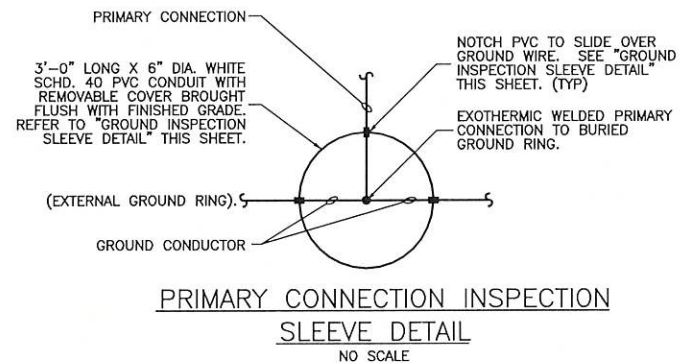
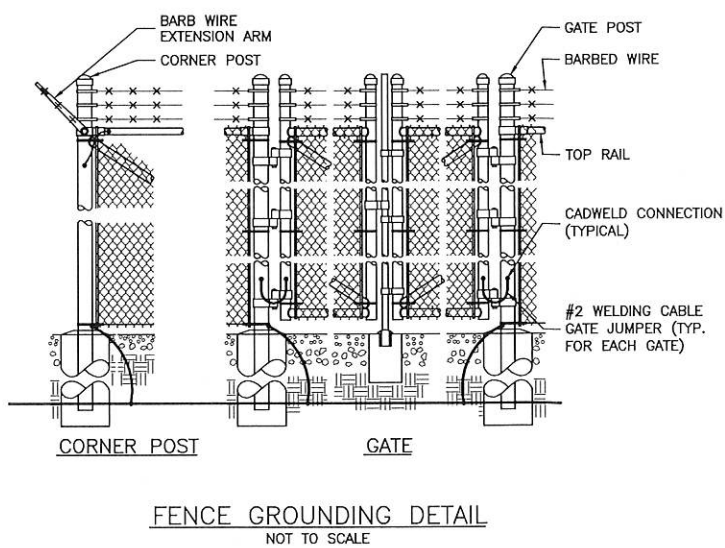
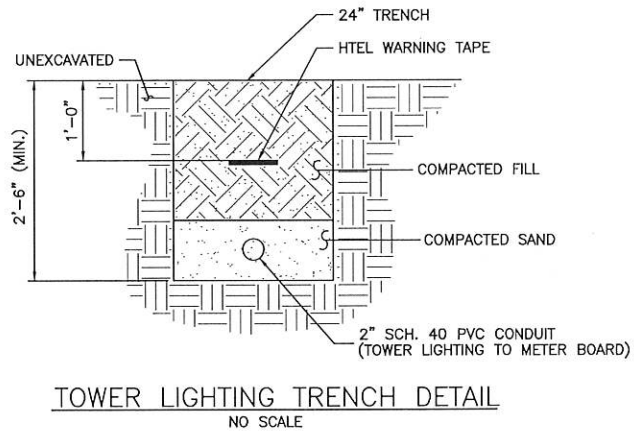
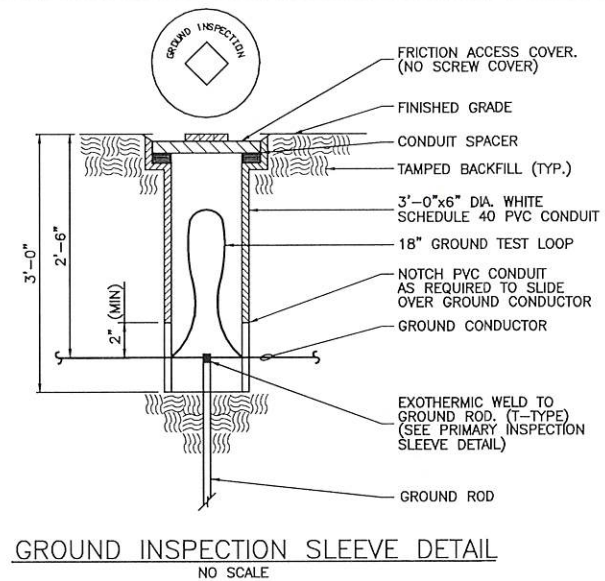
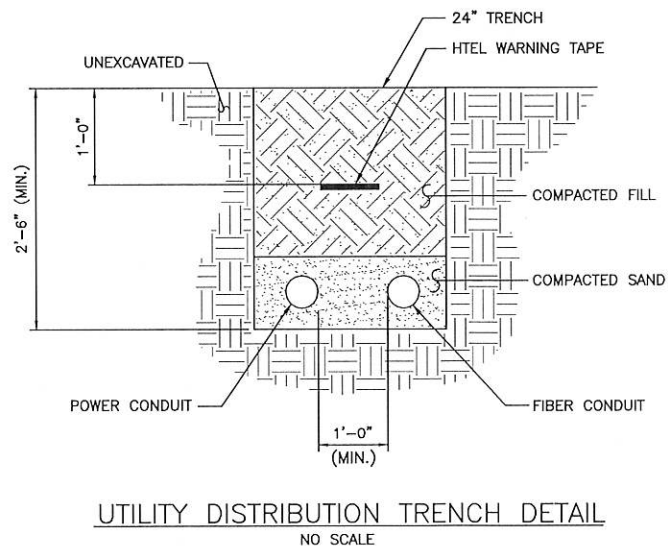
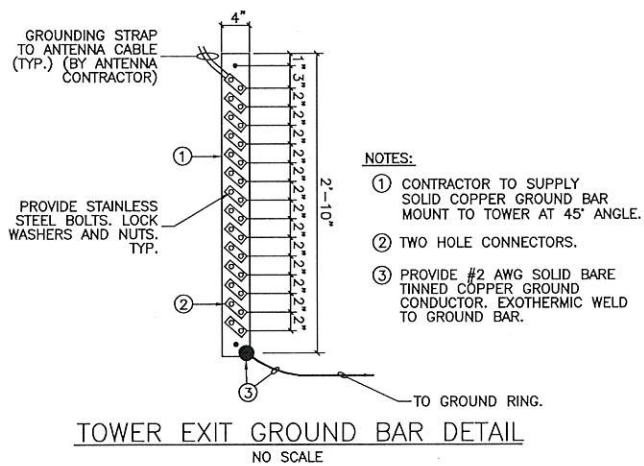
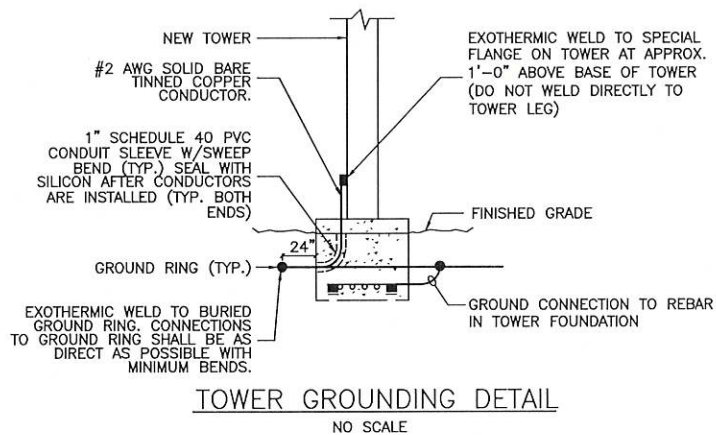
GROUNDING NOTES

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)

APPLICANT	T-Mobile®																				
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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 <table><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> <table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	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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REV	DATE	DESCRIPTION	BY																		
PROFESSIONAL STAMP																					
SHEET TITLE	GROUNDING PLAN																				
SHEET NUMBER	SHEET E-2																				



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TEI PROJECT # 2122-220-1002-011

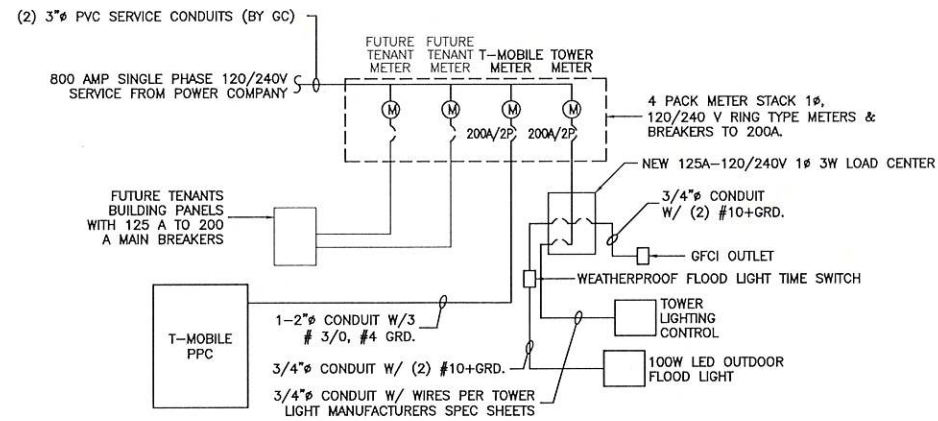
SITE INFORMATION
BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

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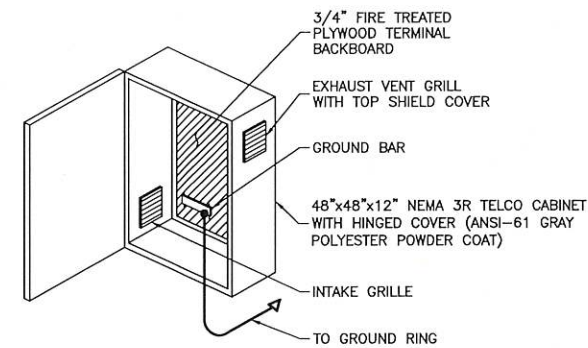
PROFESSIONAL STAMP
DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

SHEET TITLE
ELECTRICAL & GROUNDING DETAILS

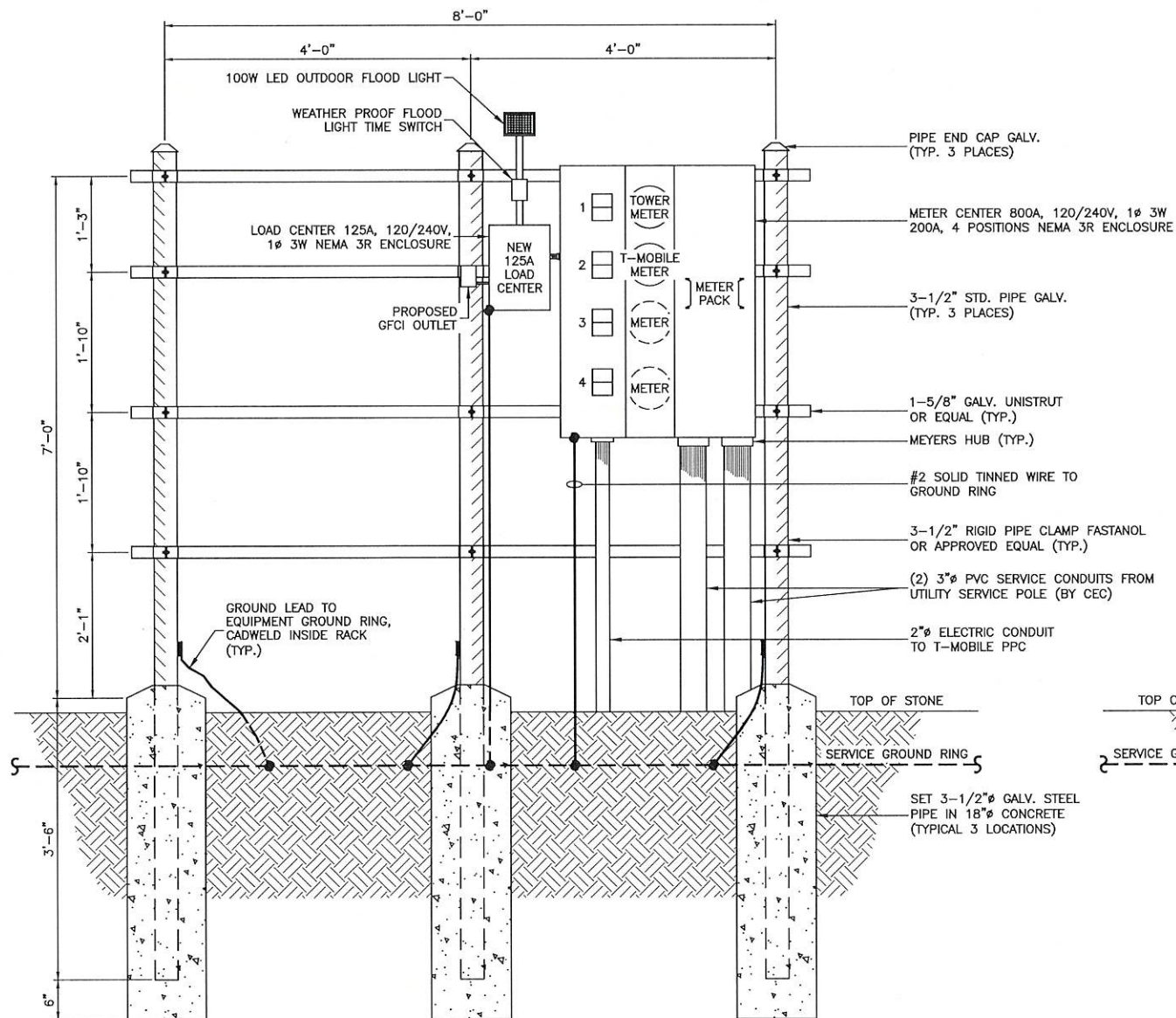
SHEET NUMBER
SHEET
E-3



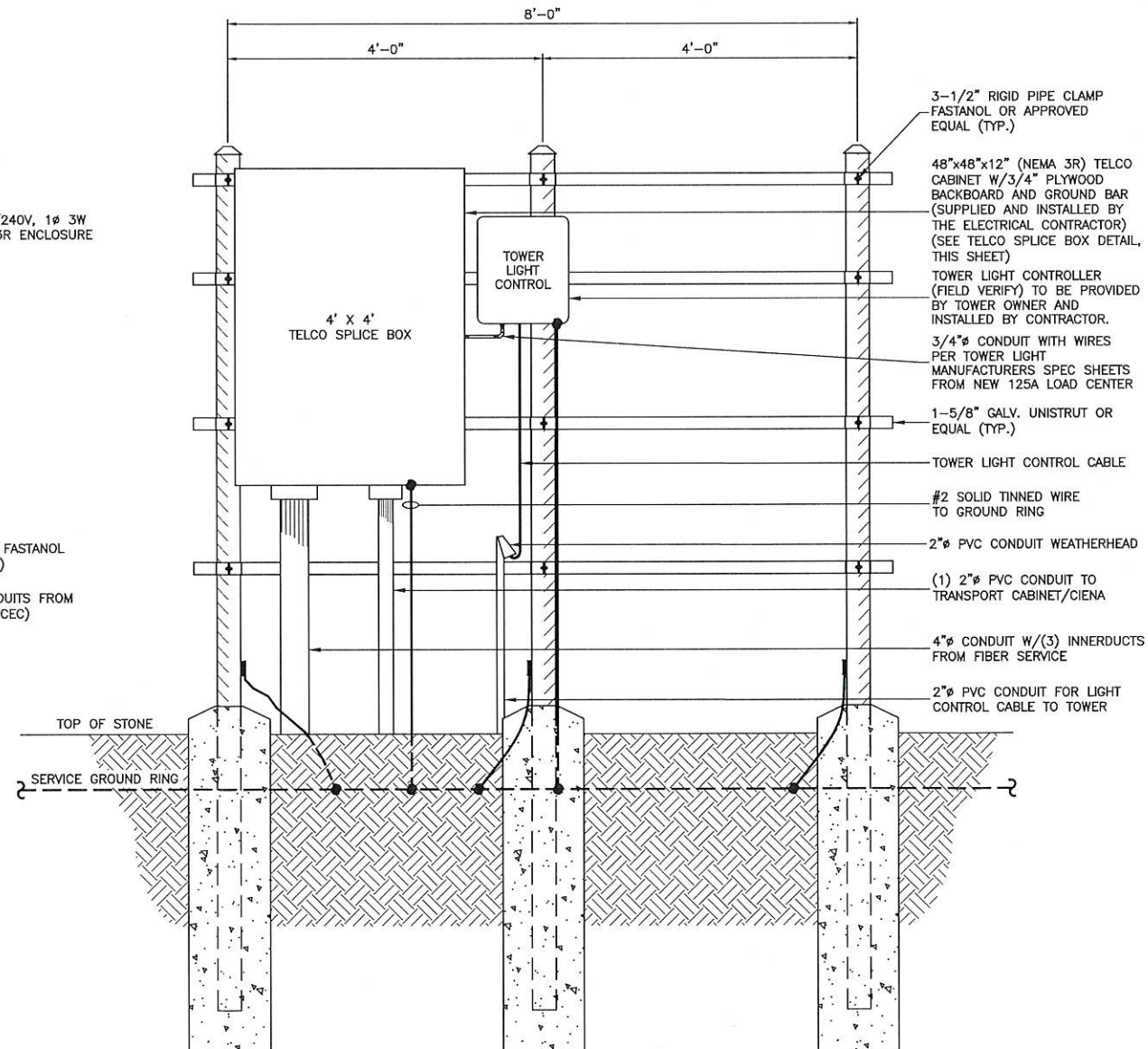
ONE-LINE DIAGRAM-120/240V 1Ø 3W 800A
POWER/TELCO BOARD
NO SCALE



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

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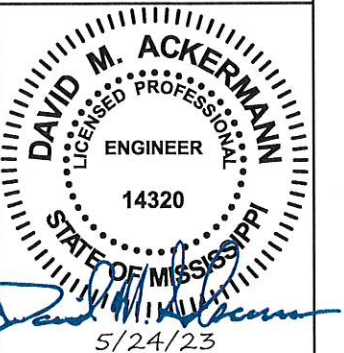
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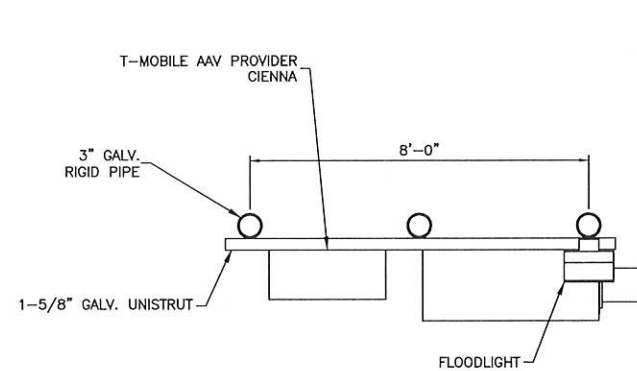


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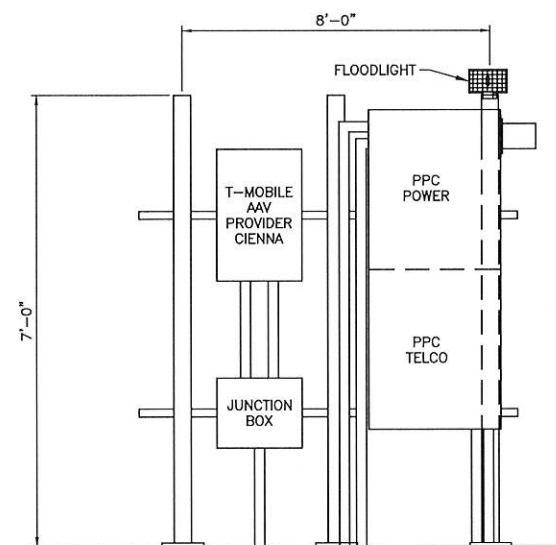
COMPOUND UTILITY
H-FRAME DETAILS

SHEET NUMBER

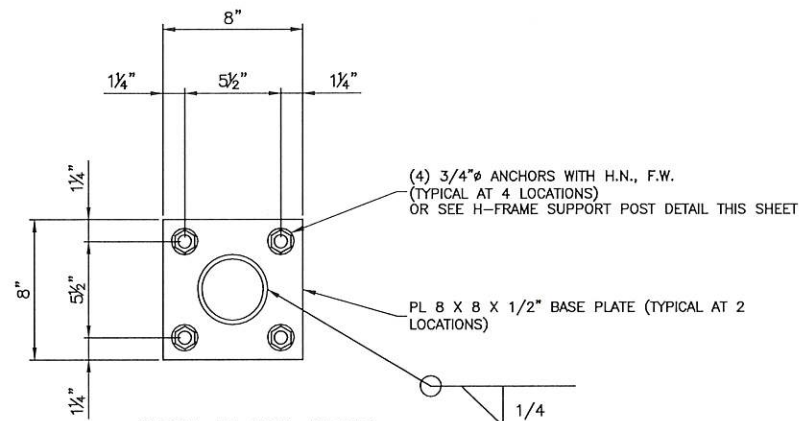
SHEET
E-4



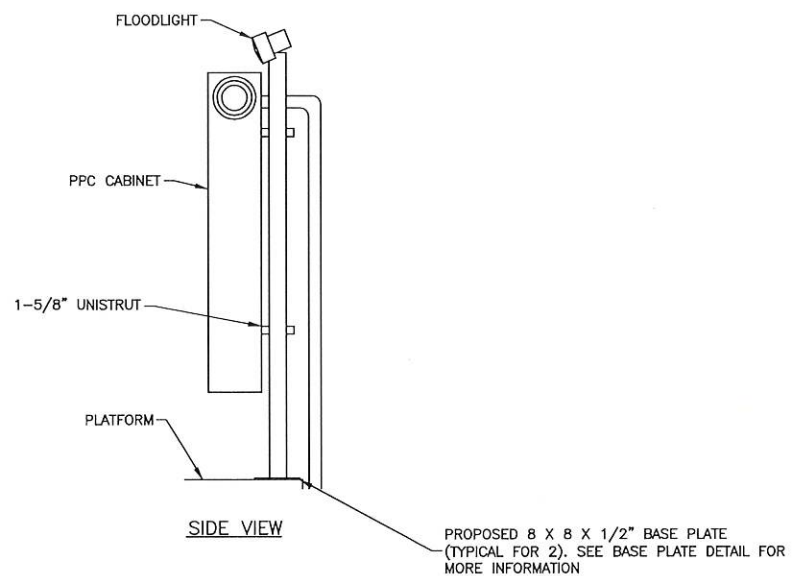
PLAN VIEW



FRONT VIEW



BASE PLATE DETAIL
NOT TO SCALE



SIDE VIEW

T-MOBILE UTILITY H-FRAME DETAILS
NOT TO SCALE

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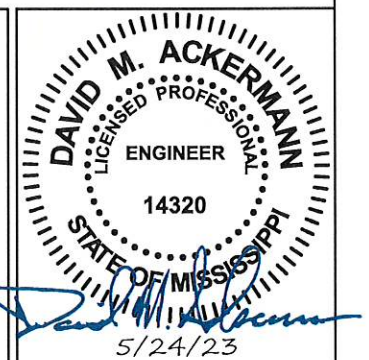
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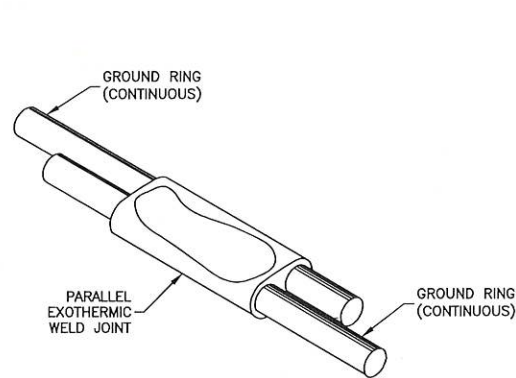


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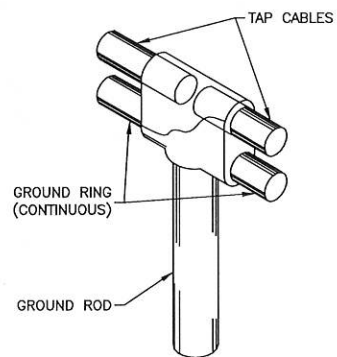
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H-FRAME DETAILS

SHEET NUMBER

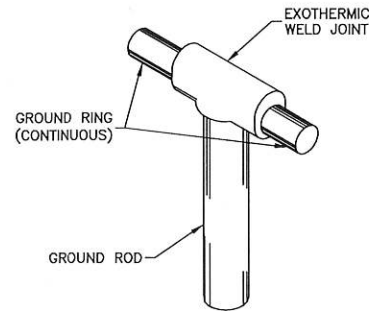
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E-5



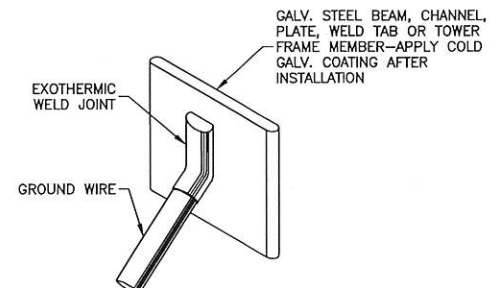
DETAIL A
GROUND RING
CONNECTION OR SPLICE



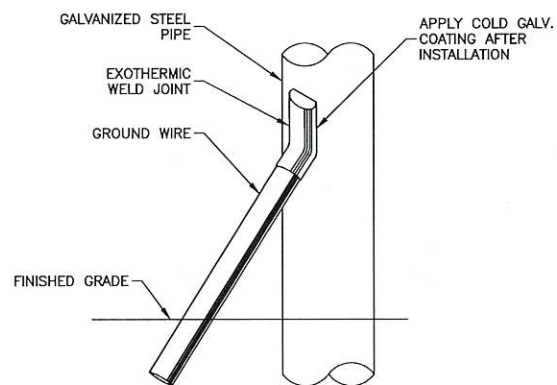
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



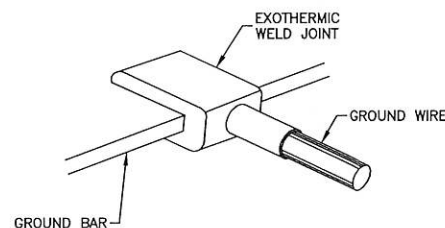
DETAIL C
TEE OF HORIZONTAL
RUN



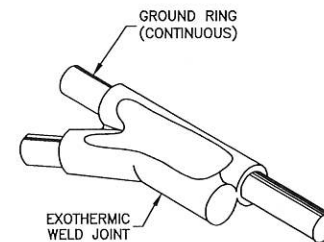
DETAIL D
MISC. STEEL
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL F
GROUND-BAR
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

APPLICANT

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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

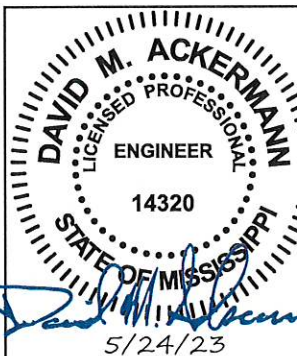
HARRISON COUNTY

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REV	DATE	DESCRIPTION	BY
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D	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP



SHEET TITLE

**WELD CONNECTION
DETAILS**

SHEET NUMBER

SHEET
E-6

CONTRACTOR INSTALLATION NOTES

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.

T-MOBILE NOTES

- 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

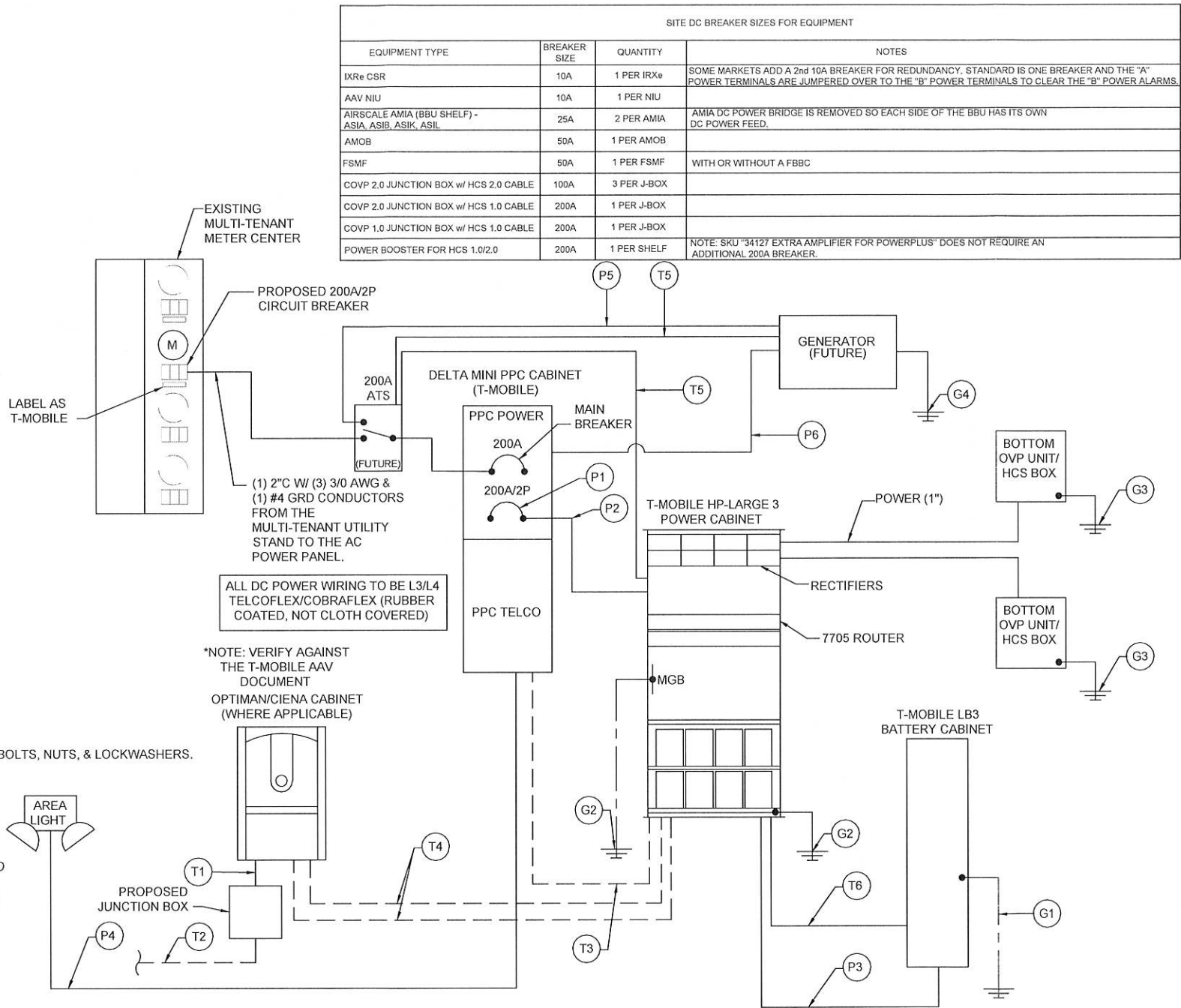
(2) 1"Ø FLEX CONDUITS FOR FIBER CABLES FROM THE HPL3 CABINET TO THE LB3 BATTERY CABINET
- G1

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.



PPC CABINET 120/240V, 1PH, 200A, NEMA 3R MAIN BREAKER AIC RATING: 22,000 A.I.C.									
CKT	SIZE	LOAD	L1	L2	L1	L2	LOAD	SIZE	CKT
1	60	TVSS SURGE PROTECTOR	0		0.4		INSIDE GFI RECEIPT	15	2
3				0		15.0		200	4
5	15	COOLING FAN	0.2		15.0		LARGE SSC		6
7	20	OUTSIDE LIGHT		0.4		0		--	8
SUBTOTAL CONTINUOUS			0.2	0.4	15.4	15.0			
SUBTOTAL NON-CONTINUOUS			0	0	0	0			

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

APPLICANT

PREPARED FOR

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

SHEET TITLE

SHEET NUMBER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
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T-MOBILE EQUIPMENT SCHEMATIC

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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D	05/24/23	FINAL ISSUE	NAS

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DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

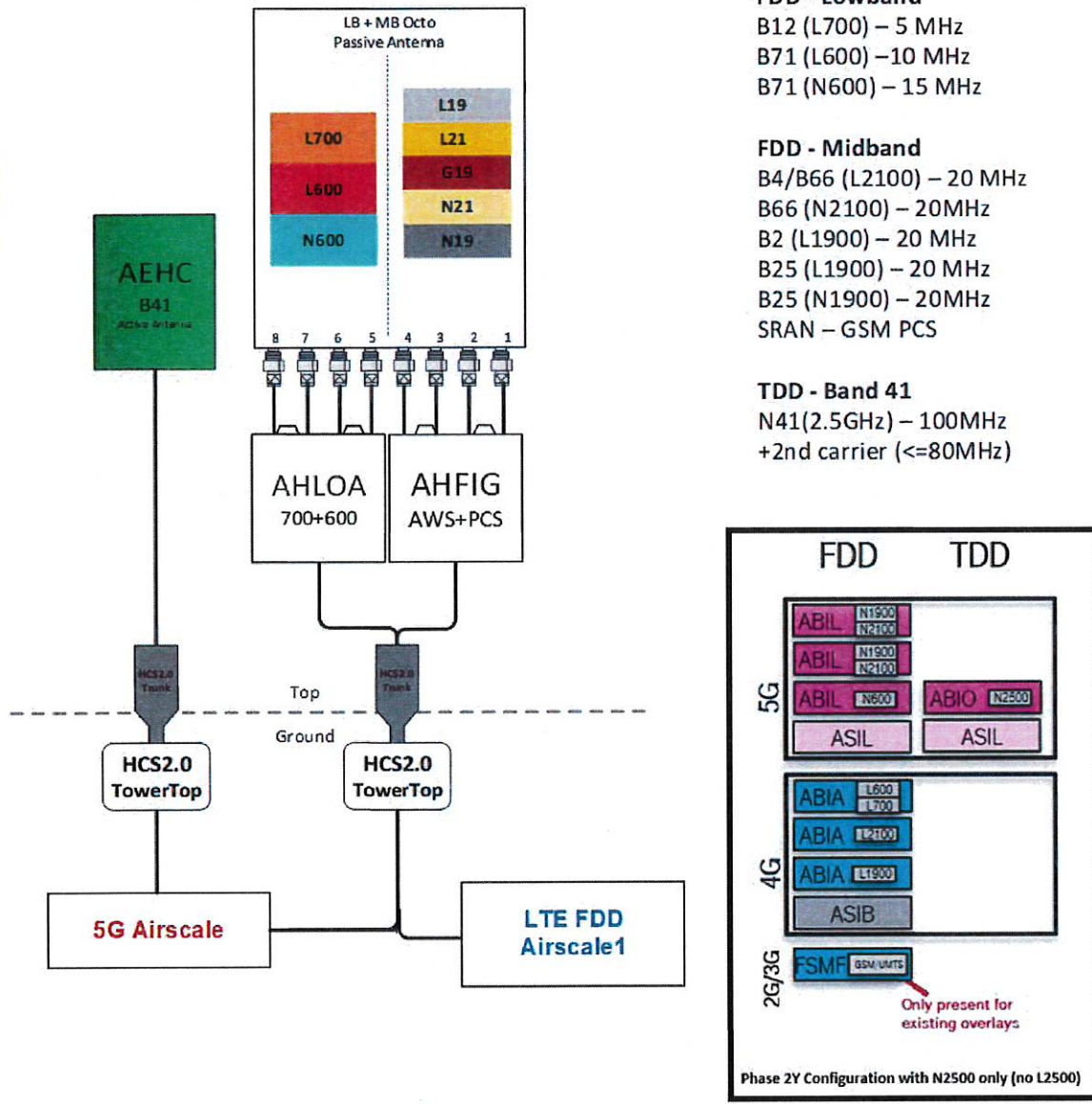
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SHEET NUMBER

SHEET
RF-1

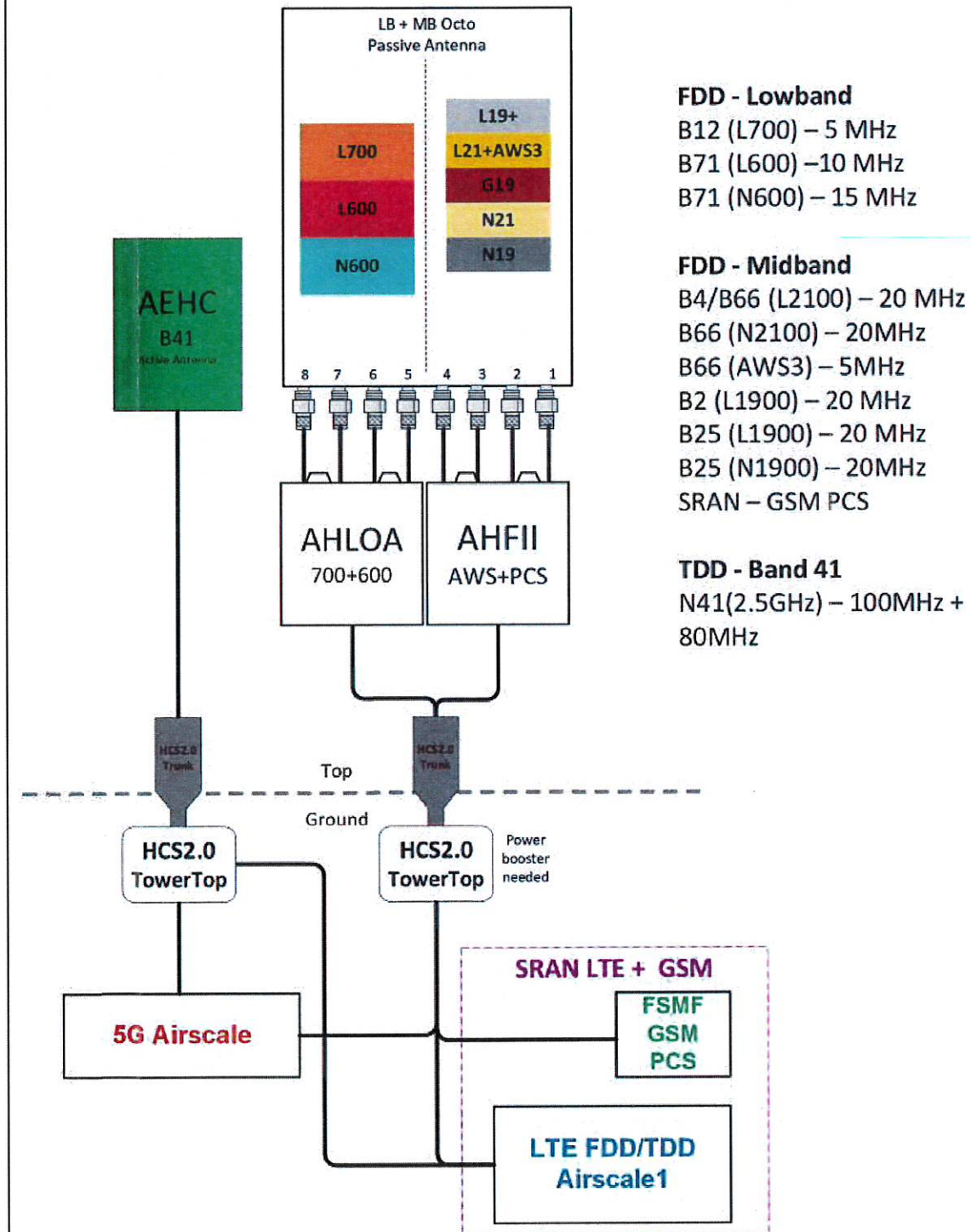
Configuration 56790EZ_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



Configuration 56790EAH_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



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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

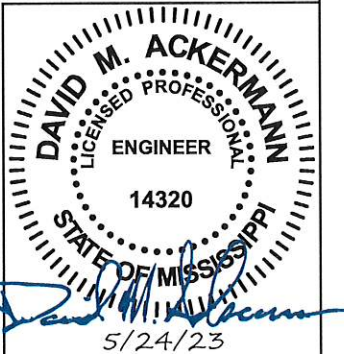
SITE INFORMATION

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

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

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
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
O	05/24/23	FINAL ISSUE	NAS

REV	DATE	DESCRIPTION	BY

PLUMBING DIAGRAM

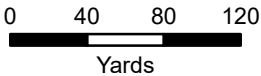
SHEET
RF-3

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.

RE: 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

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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	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.

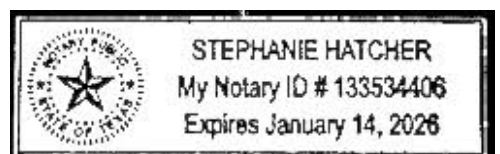
Stefani Beard

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: 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:

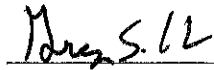
No conditions. Memo dated 7/27/2023.

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





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
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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
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@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, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-0432.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

This the 23th day of August 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200

IPL0136900
Aug 30 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:
08/30/23

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.

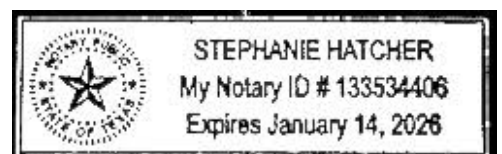
Stefani Beard

Sworn to and subscribed before me this 31st 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!

MEMORANDUM

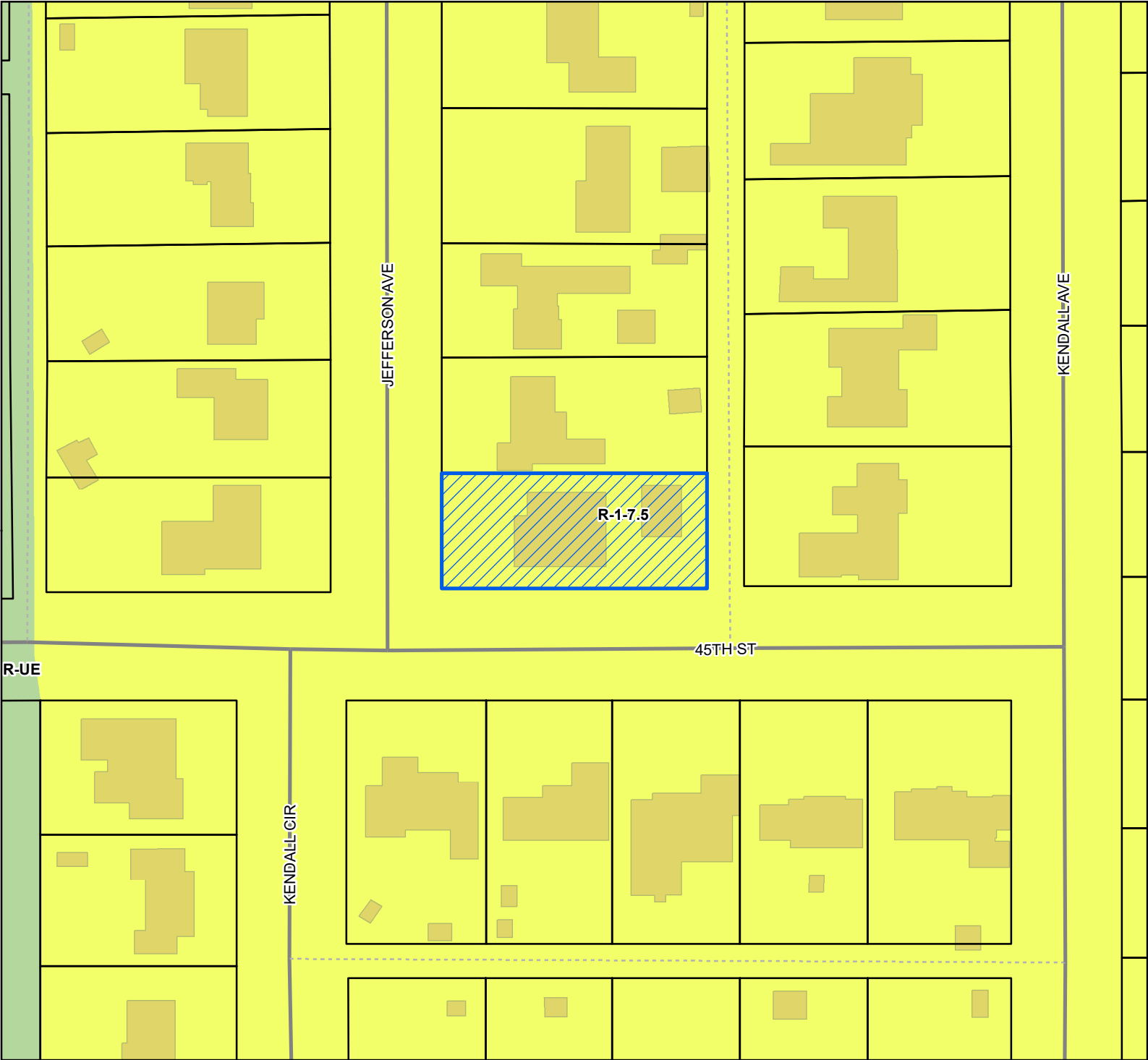
To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: September 14, 2023

Re: Variance 2309ZB107:
(Withdrawn by Planning Staff)

Variance 2309ZB107, by owner Christian Juneau, is seeking approval for an additional detached accessory structure where the current ordinance allows only one detached accessory structure, 0910G-01-080.000, 4500 Jefferson Ave, Zoned R-1-7.5 (Single-family), Ward 4



Site

Street

Alley

Parcels

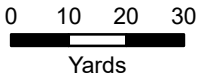
Buildings

Zoning

R-1-7.5 - Single Family Residence District (Low Density)

R-UE - Residential Urban Estate

Site Information
0910G-01-080.000
Zoning: R-1-7.5 (Single-family)
Size: 19508.2 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
23092B107

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	1	0	9	-	0	1	-	0	8	0	.	0	0	0	0															

Property Address: 4500 Jefferson Ave. Gulfport MS 39507
 Lot(s) 18, Block(s) 2, Subdivision 2nd addition of Bayou View

General Description of Request: addition of separate 3rd 2nd & 1st structure on property (car port in rear)

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

Christian Juneau

Printed Name of Owner

4500 Jefferson Ave.

Mailing Address

Gulfport MS 39507

City

State

Zip code

39501-914-0008

Home Phone

Work/Cell Phone

Email

Christian Juneau

Signature of Owner

Printed Name of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

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 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**



Covenant Affidavit

I, Christian Juneau, being owner or agent of the property 4500 Jefferson 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

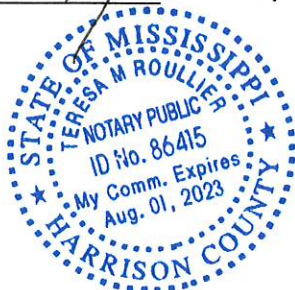
7-7-2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of July, 2023

Notary Public



August 1, 2023

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.

Variance Submissions

Q1. 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.

A1. The applicant is unable to store a boat in the existing garage, therefore a carport is needed to protect the vessel from the elements.

Q2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant.

A2. The property already had 2 existing structures when purchased by the applicant. A 3rd structure is needed for boat storage.

Q3. 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.

A3. A 3rd structure on this property does not comply with zoning ordinance, therefore causing the need for a variance request to add a 3rd structure.

Q4. Demonstrate how the literal interpretation of the provision 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.

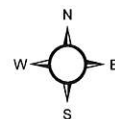
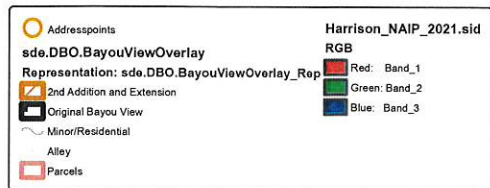
A4. A 3rd structure will be finished in such a manner that matches the color and exterior of the existing home to be more visually appealing.

Q5. 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.

A5. The property owner will not receive any special benefits other than permission to add the 3rd structure which is available for any other home owner in the district to apply for.

Q6. State whether the use proposed is permissible by right, will planning approval or by special exception with respect to uses of land or structures.

A6. The addition of a 3rd structure is permissible by right, with planning approval.



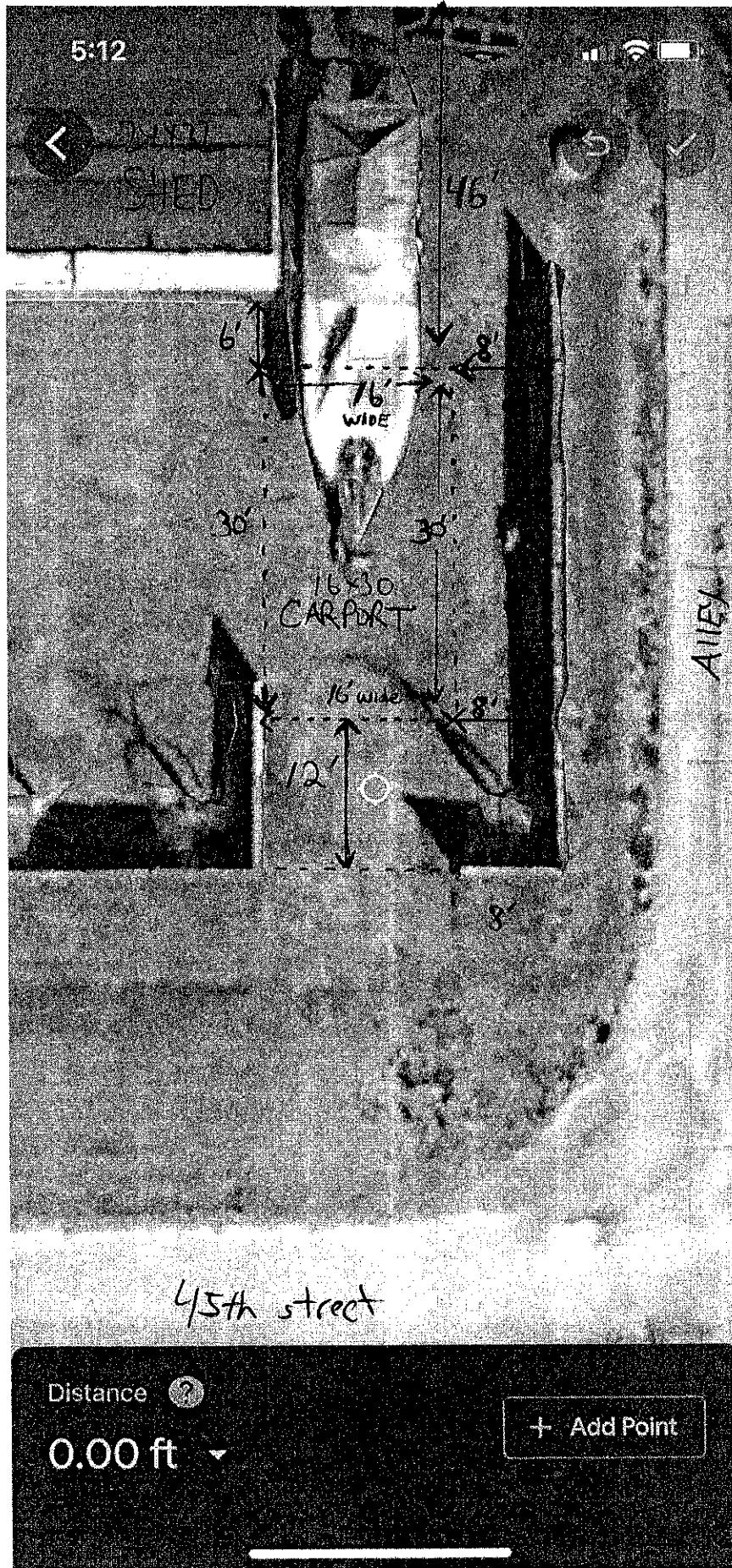
1 inch = 54 feet

DATA DISCLAIMER:
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House / Front

Jefferson Ave







John 1st Judicial District
Instrument 2010 7015 D -J1
Filed/Recorded 10/20/2010 10:10 A
Total Fees \$ 12.00
4 Pages Recorded

This instrument was prepared by:

Christian Juneau
4500 Jefferson Avenue
Gulfport, Mississippi 39507
601-916-0008

Return To:
Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117
(651) 766-6400

Recist 766947716

QUITCLAIM DEED
TITLE OF DOCUMENT

After Recording Mail To:

Title Source, Inc.
1450 West Long Lake
Suite 400
Troy, Michigan 48098

55348971
841087

Grantor's Name(s), Address & Phone:

Christian Juneau, also known as Christian R.
Juneau, an unmarried man and Lacy Ann
Juneau, an unmarried woman, who acquired title
as husband and wife, as joint tenants with the
right of survivorship, and not as tenants in
common
4500 Jefferson Avenue
Gulfport, Mississippi 39507

(H) (601) 916-0008

(B) (228) 806-1128

Grantee's Name(s), Address & Phone:

Christian Juneau, an unmarried man
4500 Jefferson Avenue
Gulfport, Mississippi 39507

(H) (601) 916-0008

(B) (228) 806-1128

IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration, the undersigned Grantor(s) do hereby sell, convey and quitclaim unto Christian Juneau, an unmarried man, as Grantee, the following described land situated in Harrison, Mississippi:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 4500 Jefferson Avenue, Gulfport, Mississippi 39507

Indexing Instructions: Lot 18, Block 2 of 2nd Addition to Gulfport Bayou View Sub., plat bk 18, pg 10, Harrison County.

Prior Recorded Doc. Ref.: Deed: Recorded: March 29, 2005; Doc. No. 2005-13724-D-J1

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

When the context requires, singular nouns and pronouns, include the plural.

Witness our signatures, this 1st day of Oct, 2010

Christian Juneau
Christian Juneau, a/k/a
Christian R. Juneau

STATE OF Mississippi
COUNTY OF Harrison ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of Oct, 2010, within my jurisdiction, the within named, **Christian Juneau, a/k/a Christian R. Juneau** who acknowledged that he/she/they executed the above and foregoing instrument on the above and foregoing instrument.

NOTARY STAMP/SEAL



James L. Franklin
NOTARY PUBLIC
MY Commission Expires: Jun 24, 2011
James L. Franklin

3

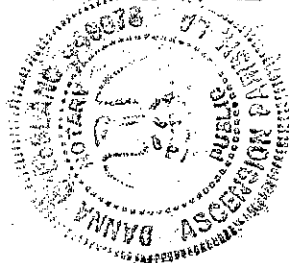
Witness our signatures, this 27th day of September, 2010

Lacy Ann Juneau
Lacy Ann Juneau

STATE OF Louisiana
COUNTY OF Ascension ss

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of September, 2010, within my jurisdiction, the within named, **Lacy Ann Juneau** who acknowledged that he/she/they executed the above and foregoing instrument on the above and forgoing instrument.

NOTARY STAMP/SEAL



Danna L. LeBlanc

NOTARY PUBLIC
MY Commission Expires: Death
Danna L. LeBlanc
Danna L. LeBlanc, Notary #49978
Ascension, LA

4

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF HARRISON IN THE STATE OF MS

INDEX AS FOLLOWS:

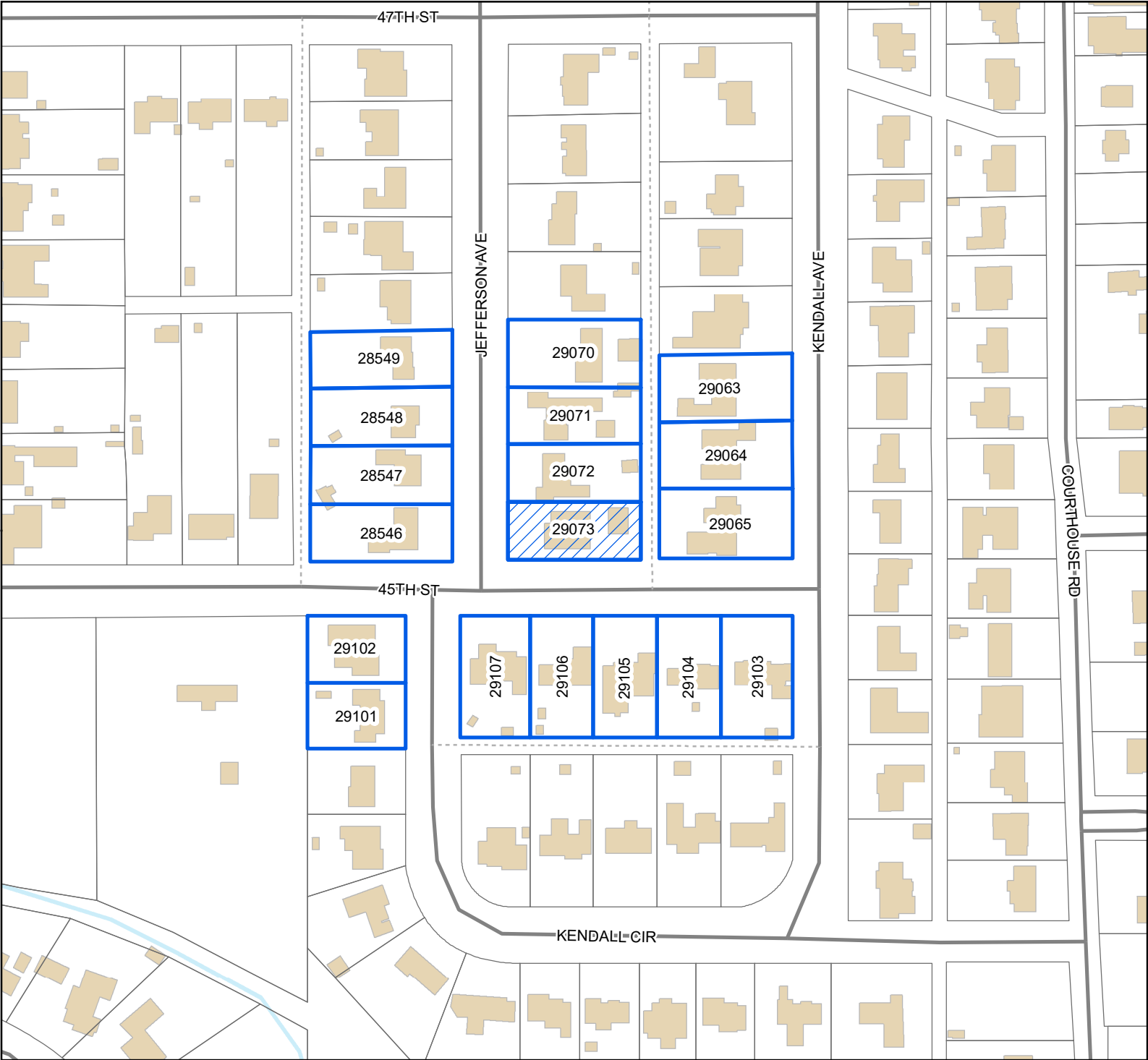
LOT 18, BLOCK 2 OF THE SECOND ADDITION TO GULFPORT BAYOU VIEW SUBDIVISION TO THE CITY OF GULFPORT, MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 18, PAGE 10, OF THE RECORDS OF PLATS OF HARRISON COUNTY, MISSISSIPPI, TOGETHER WITH ALL IMPROVEMENTS THEREON.



U01567673

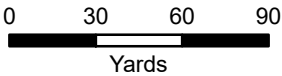
1632 10/13/2010 76694996/1

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CHRISTIAN JUNEAU(OWNER)	4500 JEFFERSON AVE	GULFPORT	MS	39507
			Adjacent Property Owners(2309ZB107)				
	29063	0910B-02-039.000	LEE ROBBIE & RICHMOND	4505 KENDALL AVE	GULFPORT	MS	39507
	28549	0910B-03-034.000	SHEPPARD NANCY L	4507 JEFFERSON AVE	GULFPORT	MS	39507
	29065	0910G-01-083.000	HIGLEY AUSTIN A -ETAL-	4501 KENDALL AVE	GULFPORT	MS	39507
	28546	0910G-03-002.000	WILLIAMS BRUCE & JANINE	4501 JEFFERSON AVE	GULFPORT	MS	39507
	29070	0910B-02-058.000	HAMERS MICHAEL S & KORRINA L	4506 JEFFERSON AVE	GULFPORT	MS	39507
	29106	0910G-01-078.000	JOHNSON TIMOTHY D & CYNTHIA E	11 45TH ST	GULFPORT	MS	39507
	29104	0910G-01-076.000	KNAPP DAVID P & ROBIN J	7 45TH ST	GULFPORT	MS	39507
	29064	0910G-01-082.000	PETTRY MATTHEW J & MADELINE M	4503 KENDALL AVE	GULFPORT	MS	39507
	29102	0910G-01-069.000	SWITZER VINCENT KEITH & CRISTINA	4464 KENDALL CIR	GULFPORT	MS	39507
	29107	0910G-01-079.000	SHANK FREDRICK J	15 45TH STREET	GULFPORT	MS	39507
	28547	0910G-03-001.000	VILLARREAL JEFFREY P & JENNIFER A	4503 JEFFERSON AVE	GULFPORT	MS	39507
	29101	0910G-01-068.000	HAYNES JOSHUA WILLIAM & MICHELLE D	4466 KENDALL CIR	GULFPORT	MS	39507
	29072	0910G-01-081.000	REYNOLDS TERRY E	132 HENRY MOORE AVE	LOUISVILLE	MS	39339
	29105	0910G-01-077.000	MYERS MARISSA	9 45TH ST	GULFPORT	MS	39507
	29103	0910G-01-075.000	HILL LISA L	5 45TH STREET	GULFPORT	MS	39507
	29071	0910B-02-059.000	HURLBERT DENNIS S	4504 JEFFERSON AVE	GULFPORT	MS	39507
	28548	0910B-03-035.000	PLAUCHE VIRGINIA M & WILLIAM T	4505 JEFFERSON AVE	GULFPORT	MS	39507



Legend

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



1 inch = 200 feet



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MEMORANDUM

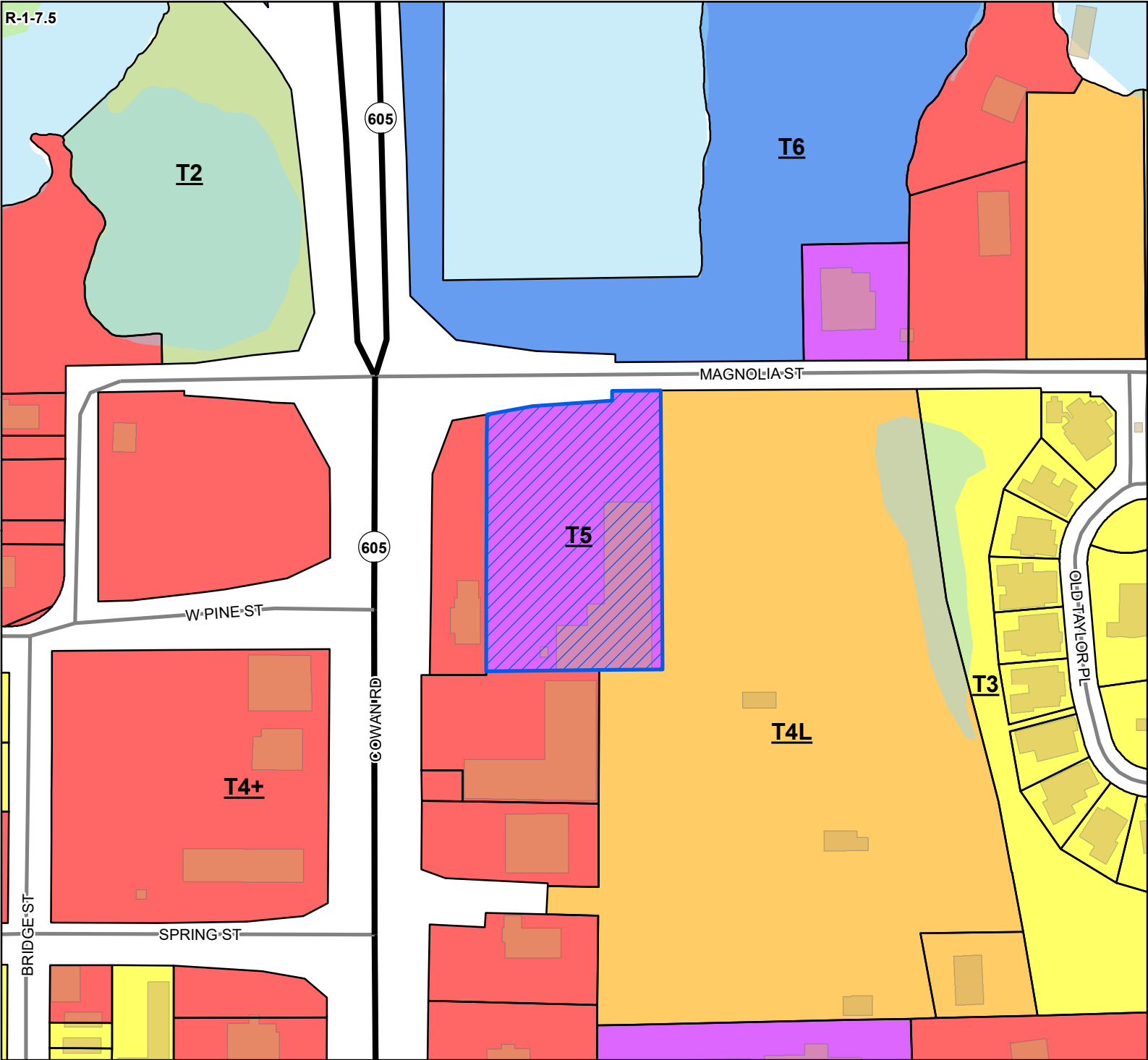
To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: September 14, 2023

Re: Variance 2309ZB108:

Variance 2309ZB108, by agent Matthew Pippet, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax Parcel 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4



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

Smart Code

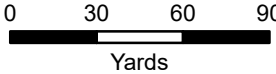
- T6
- T5
- T4+
- T4L
- T3
- T2

Zoning

- R-1-7.5 - Single Family
- Residence District (Low Density)

Site Information

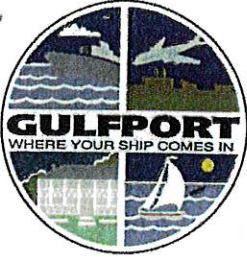
1010F-02-041.000
Zoning: T5 (Urban Center Zone)
Size: 2.2 acres
Flood: AE



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
2309 ZB108

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

1	0	1	0	0	-	0	2	-	0	4	1	.	0	0	0					-										
					-							.								-				.						
					-							.								-				.						

Property Address: 1423 Magnolia STREET
 Lot(s) _____, Block(s) _____, Subdivision _____

General Description of Request: ADDITION of a wooden deck ON Northwest side of THE building - in parking Lot.

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

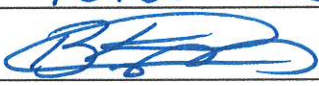
AGENT

Bw 605 Holdings
 Printed Name of Owner
Bray Clark
 Mailing Address
1423 Magnolia STREET STE. G
 City Gulfport State MS Zip code _____
 Home Phone _____ Work/Cell Phone _____
228-539-5246
 Email _____
[Signature]
 Signature of Owner

Pand Investments
 Printed Name of Agent
Matthew PIPPER Magnolia RESTAURANT
 Mailing Address
1423 Magnolia ST. Suite A
 City Gulfport State MS Zip code _____
 Home Phone _____ Work/Cell Phone _____
601-347-6558
 Email _____
[Signature]
 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) 605 Holdings LLC. BRAX Clark
 ADDRESS (STREET, CITY, STATE, ZIP CODE) PO Box 7852 Gpt, MS 39506
 PHONE # (H) 228-223-7322 (WK/CELL) _____
 TAX PARCEL NUMBER(S) OWNED 1010F-02-041-000
 SIGNATURE: 

(X) NAME OF OWNER (PRINT) BRAX CLARK
 ADDRESS (STREET, CITY, STATE, ZIP CODE) 1423 MAGNOLIA STREET STE. G GULFPORT, MS 39507
 PHONE # (H) N/A (WK/CELL) 228-223-7322
 TAX PARCEL NUMBER(S) OWNED 1010F-02-041-000
 SIGNATURE: 
 NAME OF OWNER (PRINT) TOOD LATFORD

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1423 MAGNOLIA STREET STE. G GULFPORT, MS 39507
 PHONE # (H) — (WK/CELL) 228-697-0064
 TAX PARCEL NUMBER(S) OWNED _____
 SIGNATURE: _____

Important Notice

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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.
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 - ☐ Special Exception (see page 7)
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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.
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 - 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**

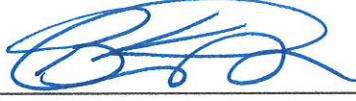


Designation of Agent

I, Brax Clark, being property owner of B.W. 605 Holdings
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Matthew Pippin 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.

 Brax Clark 7-11-23
Signature Date

 Todd LaPorte 7-11-23
 STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 11th day of July, 2023


 Notary Public



10/3/2023
 Commission Expiration



Covenant Affidavit

I, MATTHEW PIPPER, being owner or agent of the property 1423 Magnolia STREET Suite A
PRINT NAME PRIMARY ADDRESS OR PARKING
Mangiamo Restaurant

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

Signature

7-18-23

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 11th day of July, 20 23

Notary Public



5/31/2024

Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
605 Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1123864
Status:	Good Standing
Effective Date:	07/24/2017
State of Incorporation:	Mississippi
Principal Office Address:	1116 Cowan Road Ste. H Gulfport, MS 39507

Registered Agent

Name
Michael T Lafferty Jr 1116 Cowan Road Ste. H Gulfport, MS 39507

Officers & Directors

Name	Title
Brax K Clark 1116 Cowan Road Ste. H Gulfport, MS 39507	Member
Michael T Lafferty Jr 1116 Cowan Road Ste. H Gulfport, MS 39507	Member

Variance Submissions



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

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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.

City Of Gulfport – Variance Submission Mangiamo Italian Restaurant

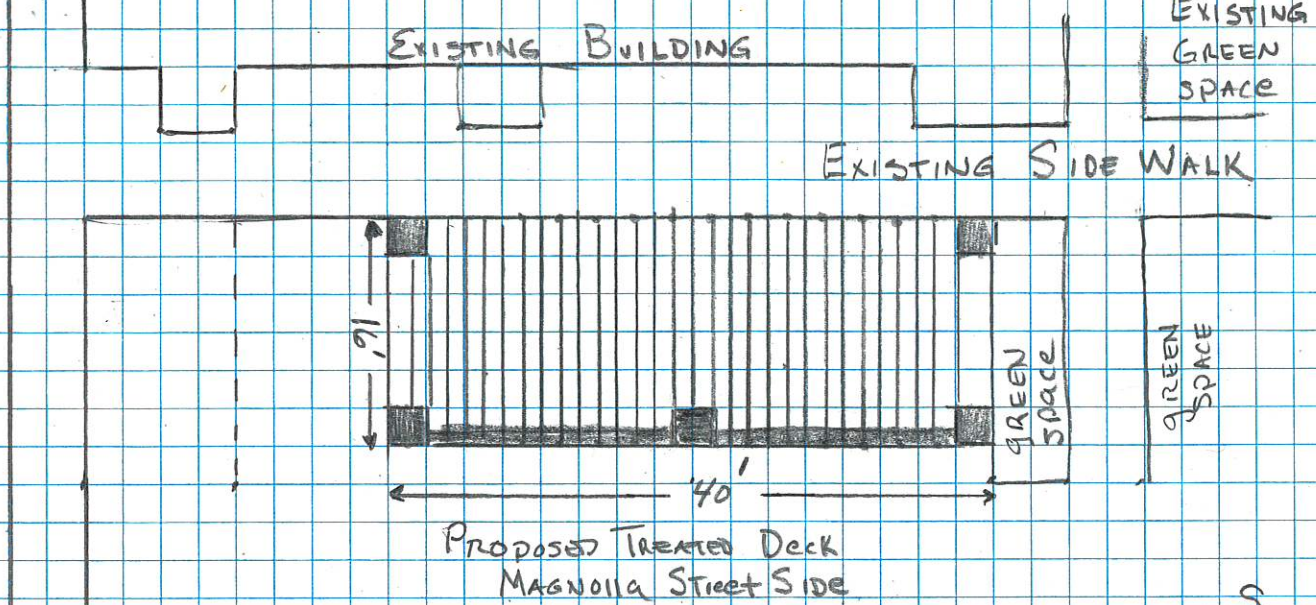
- There are no special conditions relative to the land or structure
- Our plan is to construct an outdoor seating area, which will occupy 4 of the 110 parking spaces available for the entire property. This will be located on the northwest corner of the building on the Magnolia street side(sketch attached).Our proposal does cause need for a variance which is vital to our business.
- The reason for this request is two-fold: The first is to increase awareness of our restaurant location. We continually hear from customers that “ We just didn’t even realize you were here or open”. Creating an outdoor venue will bring much more attention and satisfy people in the community; Secondly, it is to increase traffic into the business. We are in an area in which all competitors have outdoor seating; This will help level the playing field. Simply put, we need more traffic to sustain the business.
- We understand and totally agree with the need for the parking ordinance. Our property owner incurred great expense in meeting this requirement once Mangiamo was integrated into the space. The reality is that because of the style of restaurant, most of our business occurs at night and on weekends, when most of the other tenants in the complex are closed. There has never been an issue with parking since we opened in November of last year – not even close.
- This variance will not infringe upon other adjacent businesses in any way or create a special privilege for our business. In fact, we would argue that Bin 605 Holdings constructed a facility that not only enhances the community, brought more business and tax base to the city, moreover has complied more completely with respect to the parking ordinance than other restaurants in the area.



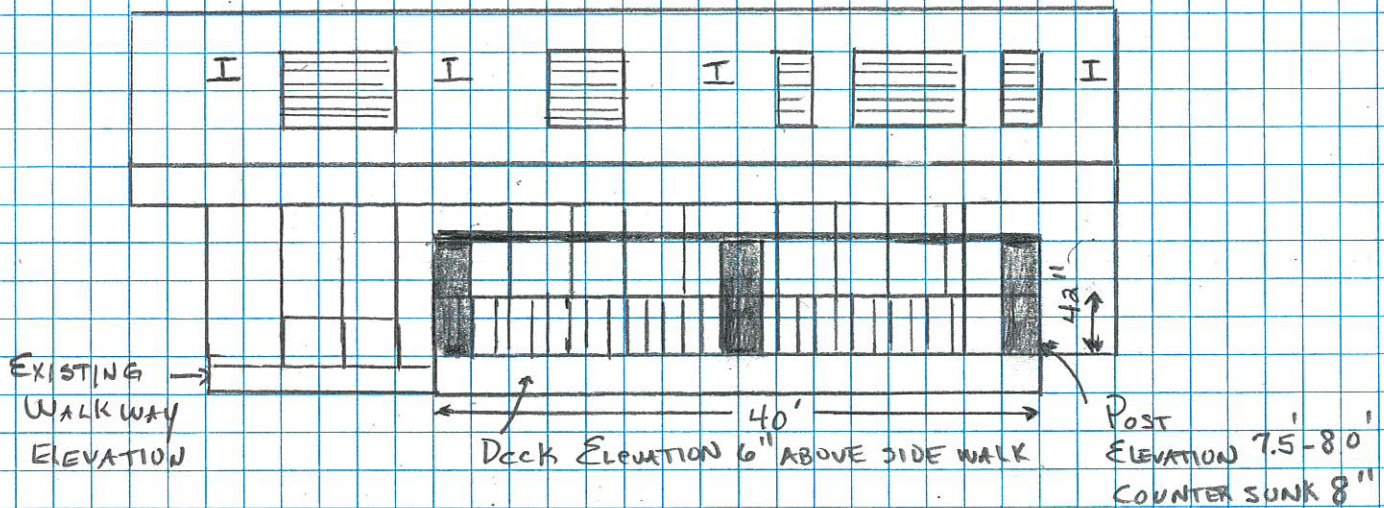
- We are not aware of any issues with the proposed use the parking spaces. Any outdoor seating structure shall comply with all ADA, fire, and local construction requirements. The outdoor seating will simply be a treated wooden deck properly secured and constructed to accommodate all guests. It will be at the same elevation as the existing walkway, properly lit, railed along the sides, properly guarded from vehicular traffic(nearby parking spaces), and a predominately open top to eliminate fire hazards..



TOP VIEW



FRONT VIEW



PAN D INVESTMENTS
dba/ MANGIAMO ITALIAN RESTAURANT
1423 Magnolia Street Suite A
Gulfport MS 39507

16243995
#120
"C"

[Handwritten signature]

Mangiamo Restaurant





[Signature] 1st Judicial District
Instrument 2017 9191 D - J1
Filed/Recorded 12/27/2017 03:24 P
Total Fees \$ 12.00
3 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

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS:

PT SE 1/4 of Sec. 30-7-10 Harrison
County, MS

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 which is hereby acknowledged, the undersigned,

VERNON A. CLARK and wife, SANDRA G. CLARK,
P.O. Box 3327, Gulfport, Mississippi 39507, (228) 323-1451,

does hereby sell, convey and warrant unto

605 HOLDINGS LLC,
a Mississippi limited liability company,
1116 Cowan Road, Suite H, Gulfport, Mississippi 39503, (228) 223-7322,

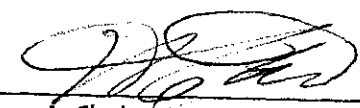
the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

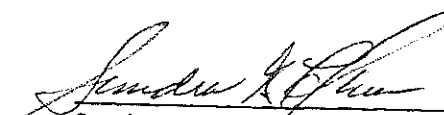
See Exhibit "A" attached hereto.

2

This conveyance is subject to all restrictions, reservations, easements and right of ways affecting said property on file and of record in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

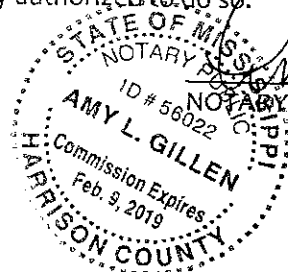
WITNESS our signatures on this the 1st day of December, 2017.


Vernon A. Clark


Sandra G. Clark

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the said county and state, on this 1st day of December, 2017, within my jurisdiction, the within named, VERNON A. CLARK and SANDRA G. CLARK, who acknowledged that they executed the above and foregoing instrument, after first having been duly authorized to do so.



L:\CASES\50000-55000\53187\Closing docs\drafts\2. Warranty Deed.wpd

EXHIBIT "A"

1423 Magnolia Street, Gulfport, Mississippi
Parcel Number 1010F-02-041.000

Beginning at a point on the South margin of Magnolia Street in Handsboro, Harrison County, Mississippi, which point is 210 feet, more or less, East of the East margin of Gulf Street in said village, and being in the Northeast corner of the property now or formerly belonging to Cuendet; running thence Easterly along the South margin of Magnolia Street, a distance of 254.18 feet to a point; running thence South and parallel with the East margin of said Gulf Street, a distance of 407 feet to a point; running thence in a Westerly direction and parallel with the South margin of said Magnolia Street, a distance of 254.18 feet to a point; running thence Northerly and parallel with the East margin of said Gulf Street, a distance of 407 feet to the South margin of Magnolia Street, the point of beginning. Said property being situated in and being a part of Southeast Quarter of Section 30, Township 7 South, of Range 10 West in said County.

LESS AND EXCEPT:

Begin at a point that is 10 meters (32.808 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 110 as shown on the plans for State Project No. 94-9371-00-004-10; from said point of beginning run thence South 85°58' West, a distance of 35.057 meters (115.016 feet) to a point that is 12 meters (39.370 feet) Southerly of and perpendicular to the centerline of the relocation of a County road at Station 1 + 075; thence run South 79°59' West, a distance of 20.341 meters (66.736 feet) to the West line of the Grantors property; thence run North along said West property line, a distance of 10.018 meters (32.867 feet) to the present Southern right-of-way line of Magnolia Street; thence run North 89°36' East along said Southern right-of-way line of Magnolia Street, a distance of 54.943 meters (180.259 feet); thence run South 00°46' East, a distance of 4.397 meters (14.426 feet) to the point of beginning, containing 0.036 hectares (0.089 acres), more or less.



[Signature] 1st JUDICIAL DISTRICT
 Instrument 2022-0015277-D-JI
 Filed/Recorded 06/20/2022 2:43:01 PM
 Total Fees 26.00
 4 Pages Recorded

This Instrument prepared by and to be returned to:

Margaret Murdock, Esq.
 City Attorney's Office
 P.O. Box 1780
 Gulfport, Mississippi 39502
 (228) 868-5811

INGRESS/EGRESS/ACCESS EASEMENT

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 Dollars (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Grantor**,

605 HOLDINGS, LLC
 1116 Cowan Road
 Gulfport, MS 39507
 (228) 222-7322

do hereby grant, convey, assign, and transfer unto **Grantee**,

CITY OF GULFPORT, MISSISSIPPI
 A Mississippi Municipal Corporation
 2309 15th Street
 Gulfport, Mississippi 39501
 Telephone (228) 868-5811

a perpetual easement for installation, maintenance and reading of water meters over, across, and under the following described real property situated and being in the City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

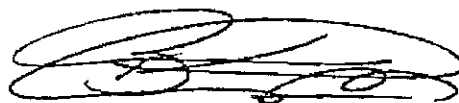
See Exhibits "A" and "B" attached.

Nothing in this easement shall be construed in any way to place any obligation on Grantee for installation or maintenance of any water line/pipe located on Grantor's property. As regards water lines/pipe on Grantor's property, Grantor shall be responsible for the installation and maintenance of the water service lines/pipe from the property line to the water meter and from the water meter to the structure.

INDEXING INSTRUCTIONS:

SE 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI

WITNESS MY SIGNATURE on this the 8 day of June, 2022.



Brax K. Clark

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the jurisdiction aforesaid on this the 8th day of June, 2022, Brax K. Clark, who, acknowledged to me that he is the duly authorized representative of 605 Holdings, LLC, and that he signed, executed and delivered the above and foregoing instrument in writing on the day and date therein mentioned as his free and voluntary act and deed after first being duly authorized to do so.

My Commission Expires:

2/9/2024

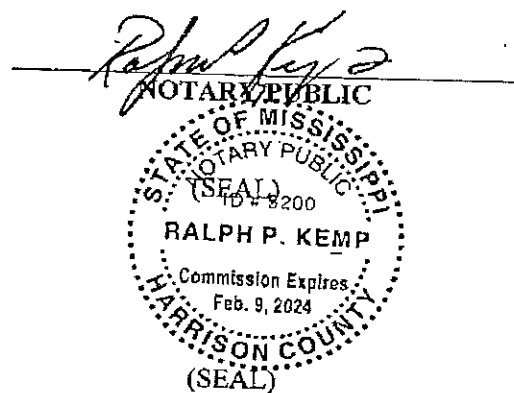
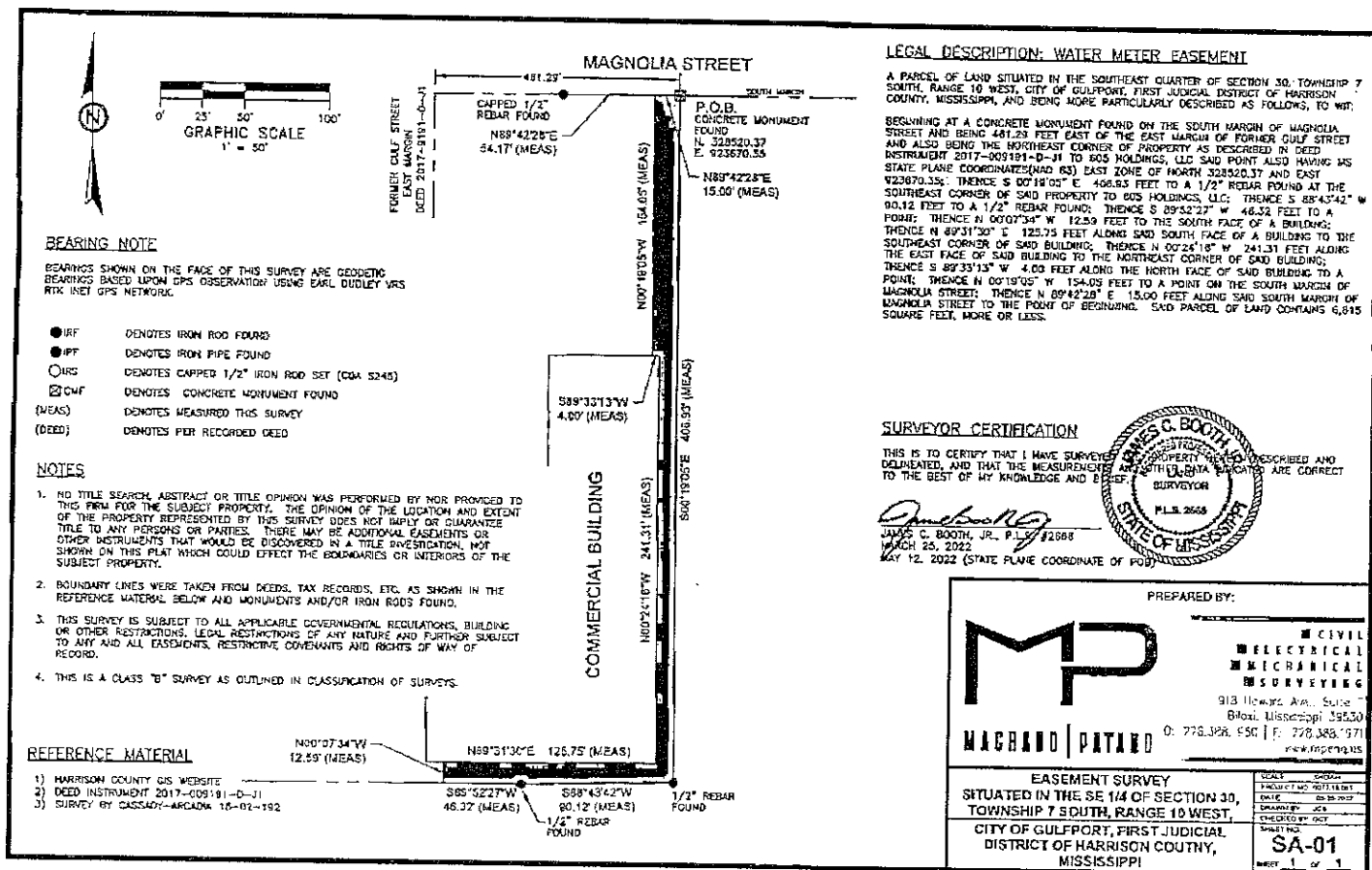


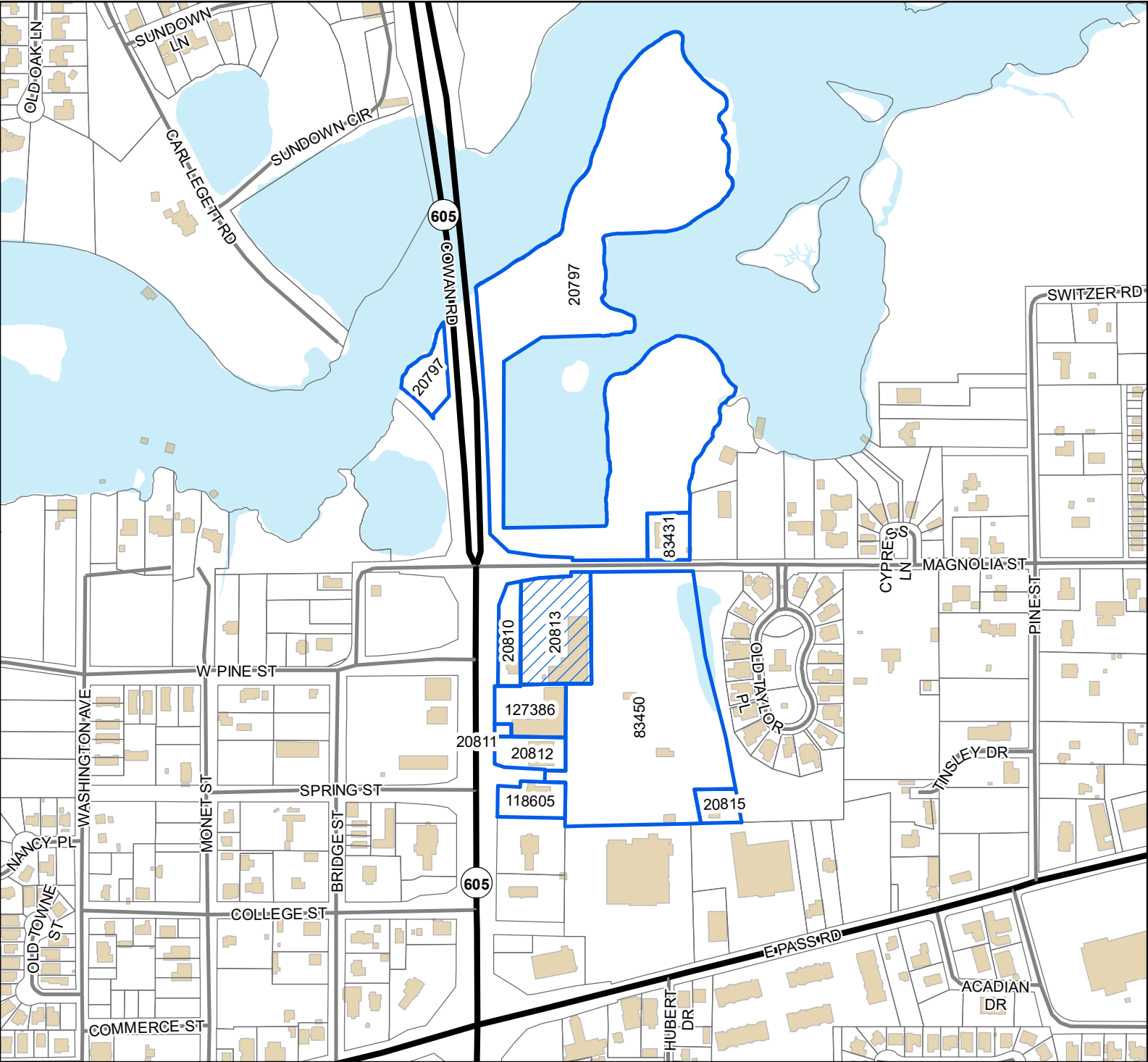
Exhibit "A"

WATER METER EASEMENT

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF MAGNOLIA STREET AND BEING 461.29 FEET EAST OF THE EAST MARGIN OF FORMER GULF STREET AND ALSO BEING THE NORTHEAST CORNER OF PROPERTY AS DESCRIBED IN DEED INSTRUMENT 2017-009191-D-J1 TO 605 HOLDINGS, LLC SAID POINT ALSO HAVING MS STATE PLANE COORDINATES(NAD 83) EAST ZONE OF NORTH 328520.37 AND EAST 923670.35; THENCE S 00°19'05" E 406.93 FEET TO A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SAID PROPERTY TO 605 HOLDINGS, LLC; THENCE S 88°43'42" W 90.12 FEET TO A 1/2" REBAR FOUND; THENCE S 89°52'27" W 46.32 FEET TO A POINT; THENCE N 00°07'34" W 12.59 FEET TO THE SOUTH FACE OF A BUILDING; THENCE N 89°31'30" E 125.75 FEET ALONG SAID SOUTH FACE OF A BUILDING TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE N 00°24'16" W 241.31 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE NORTHEAST CORNER OF SAID BUILDING; THENCE S 89°33'13" W 4.00 FEET ALONG THE NORTH FACE OF SAID BUILDING TO A POINT; THENCE N 00°19'05" W 154.05 FEET TO A POINT ON THE SOUTH MARGIN OF MAGNOLIA STREET; THENCE N 89°42'28" E 15.00 FEET ALONG SAID SOUTH MARGIN OF MAGNOLIA STREET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 6,615 SQUARE FEET, MORE OR LESS.

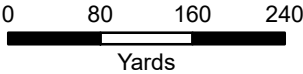


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			B IN 605 HOLDINGS LLC(OWNER)	1423 MAGNOLIA STREET STE. G	GULFPORT	MS	
			P AN D INVESTMENTS(AGENT)	1423 MAGNOLIA STREET STE. A	GULFPORT	MS	
			Adjacent Property Owners(2309ZB108)				
20813	1010F-02-041.000	605 HOLDINGS LLC		1116 COWAN RD STE H	GULFPORT	MS	39503
83431	1010F-01-020.000	CAPT AL'S STEAK & SEAFOOD LLC		1458 MAGNOLIA ST	GULFPORT	MS	39507
20811	1010F-02-036.000	WENTWORTH JUDY		1226 W PINE ST	GULFPORT	MS	39507
20815	1010F-02-043.000	WILLIAMS MARSHAL J & SANDRA JEAN		12506 LORRAINE RD	BILOXI	MS	39532
83450	1010F-02-042.000	BAYWOOD CAMP GROUNDS INC		12506 LORRAINE RD	BILOXI	MS	39532
20810	1010F-02-037.000	PLATTS MARY KATE -TRUSTEE-		65 54TH STREET	GULFPORT	MS	39507
20812	1010F-02-035.000	KROHN PROPERTIES LLC		1110 COWAN ROAD	GULFPORT	MS	39507
118605	1010F-02-034.002	PSGC PROPERTIES LLC		729 DESTINY PLANTATION BLVD	BILOXI	MS	39532
20797	1010F-01-021.000	WEIN-AIR HOLDINGS LLC		194 NORTH SOUTHLAWN DR	LAFAYETTE	LA	70503
127386	1010F-02-036.001	DAK HOLDINGS LLC		2472 PASS ROAD STE A	BILOXI	MS	39531



Legend

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



1 inch = 500 feet



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

RE: Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax Parcel 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

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, September 14, 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, September 14, 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
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@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, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-0432.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

This the 23th day of August 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200

IPL0136900
Aug 30 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:
08/30/23

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.

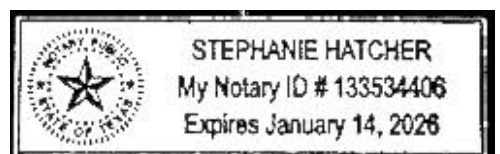
Stefani Beard

Sworn to and subscribed before me this 31st 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: 2309ZB108

Hearing Date: September 14, 2023

Current Zoning/Use: T5 / Restaurant Use

Legal: Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax Parcel 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

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 is seeking approval to build a wooden deck for outdoor seating within the required parking for an existing restaurant use.

- (a) The applicant stated in their application “there is no special conditions relative to the land or structure.”
- (b) As was stated prior, applicant claims that there are no special conditions relative to the land or structure.
- (c) Applicant claims that they were unaware of issues with the proposed parking spaces. The applicant is wishing to build a wooden deck within the required parking for the existing restaurant use in order to attract more business. While being unaware of the issue with the proposed parking spaces does not meet merit of a hardship, based off a site visit conducted on 9/5/23, the limited amount of space around the restaurant use would cause the proposed deck to be built within required parking.
- (d) The applicant does not fully address the question. Applicant claims that the wooden deck is to attract more business for the restaurant and compete with the competition in the area.
- (e) Applicant states that this variance “will not infringe upon other adjacent businesses in any way or create a special privilege for our business.” Applicant claims that competitors in the area have outdoor seating. Based upon a site visit conducted on 9/5/23, there are other existing restaurant uses that have outdoor seating. While the proposed outdoor patio would be in harmony with existing outdoor patios used by other restaurants in the surrounding vicinity, said existing outdoor patios were not built into required parking.
- (f) This is an existing restaurant use in a T5 zoning district, and a restaurant use is allowed by right in a T5 zoning district.

EXECUTIVE SUMMARY

The applicant is seeking approval to build a wooden deck within the required parking for the existing restaurant use. The applicant claims that there are other competing businesses that have outdoor patio seating. Based upon a site visit conducted on 9/5/23, there are other existing restaurant uses that have outdoor patio seating, which would have the applicant’s request in harmony with what exists in the surrounding community, despite the other mentioned patios are not built within required parking. The applicant’s stated hardship does not meet merit, however from the limited space surrounding the restaurant any building for an outdoor patio would have the applicant building into their required parking.

Any approval should consider these conditions:

- 1. The exterior wood dinning area shall not be connected to the main structure. Any connection will change the building type. Also the wood deck will be required to be sprinkled and meet all other Building Codes and City of Gulfport Ordinances if attached.
- 2. Provide plans at time of permitting.
- 3. Approval allows for outside seating in the require parking for a restaurant use.

DEPARTMENTAL CONDITIONS

Engineering:

No conditions. Memo dated 9/7/2023.

Technical Report

VARIANCE

<u>Public Works:</u>	Provide plans at time of permitting. Memo dated 9/7/2023.
<u>Traffic and Safety:</u>	No conditions. Memo dated 8/25/2023.
<u>Building Code Services:</u>	The exterior wood dinning area shall not be connected to the main structure. Any connection will change the building type. Also the wood deck will be required to be sprinkled and meet all other Building Codes and City of Gulfport Ordinances if attached. Memo dated 9/6/2023.
<u>GIS:</u>	No conditions. Memo dated 9/6/2023.
<u>Police Department:</u>	No comment as of 9/6/2023.
<u>Fire Department:</u>	No conditions. Memo dated 8/25/2023.
<u>City Arborist:</u>	No conditions. Memo dated 8/24/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



MEMORANDUM

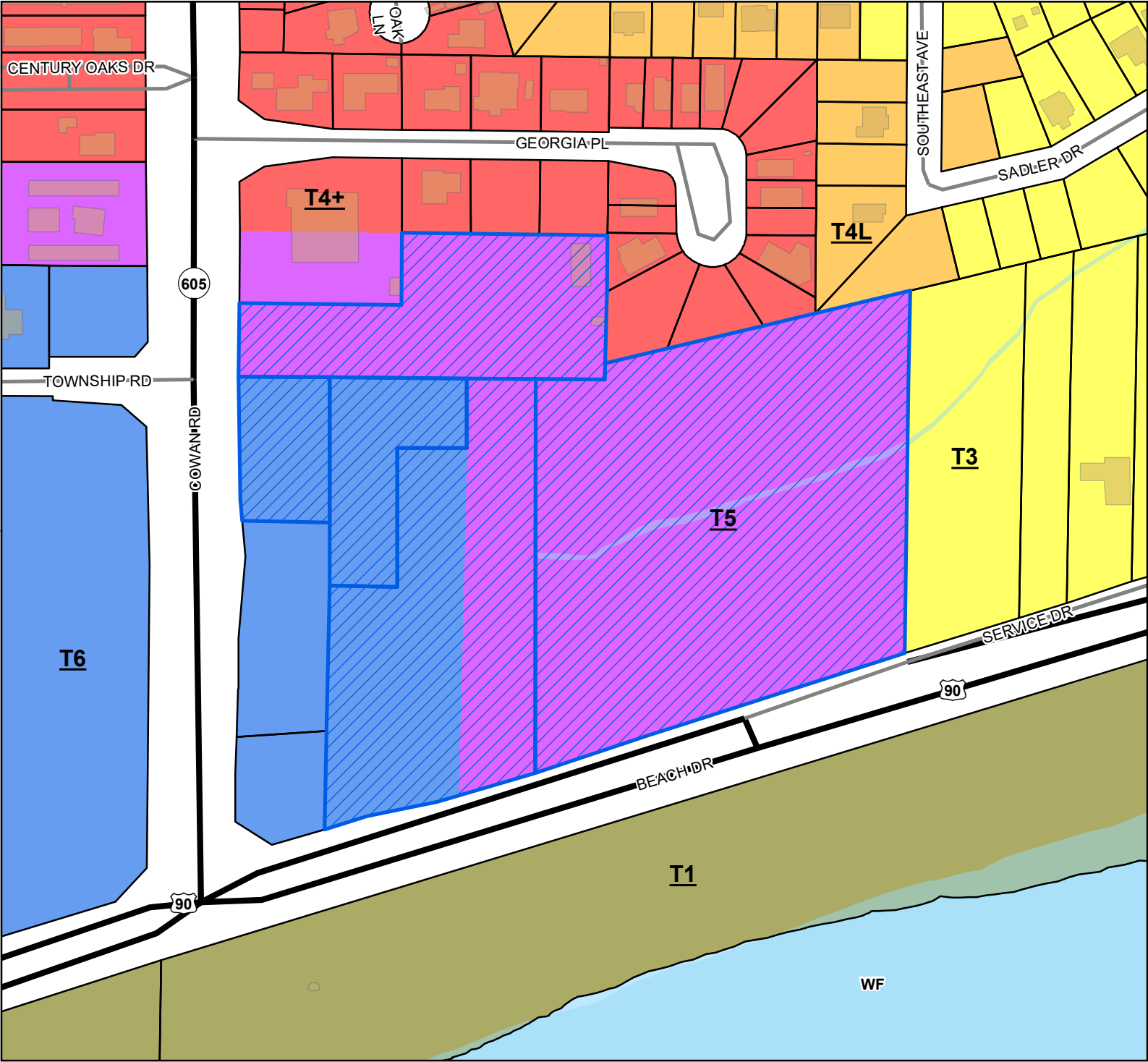
To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: September 14, 2023

Re: Variance 2309ZB109:

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2



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

Smart Code

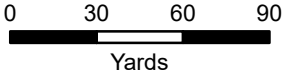
- T6
- T5
- T4+
- T4L
- T3
- T1

Zoning

- WF - Water Front

Site Information

1010N-04-032.000
1011C-01-013.000
1011C-01-011.000
1011C-01-011.145
1011C-01-010.000
Zoning: T5, T6
Size: 13.42 acres
Flood: AE



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
2309ZB109

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 See attached

10110-01-000.000	10110-01-011.000
1010N-04-032.000	10110-01-011.145
10110-01-013.000	

General Description: Height variance to allow for a 6' fence in lieu of 4' fence, specifically the **metal fence at** locations described per attached plans. Note: Seeking brick masonry column fence height variance conjunctively by separate application.

Property Address: see attached addresses and parcel #'s

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

M&P Commercial Development LLC

Printed Name of Owner
1900 Destrehan Ave

Mailing Address
Harvey, LA 70058

City State Zip code
504-347-1196 office 504-329-1301 cell

Home Phone Work/Cell Phone
pj@petevicari.com & bridgette@petevicari.com

Email
 Peter J. Vicari

Signature of Owner

AGENT

Peter G. Vicari / Pete Vicari General Contractor LLC

Printed Name of Agent
1900 Destrehan Ave

Mailing Address
Harvey, LA 70058

City State Zip code
504-347-1196 office 504-329-6098 cell

Home Phone Work/Cell Phone
pete@petevicari.com & bridgette@petevicari.com

Email
 Peter G. Vicari

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) Michael Vicari

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1900 Destrehan Ave, Harvey, LA 70058

PHONE # (H) 504-347-1196 (WK/CELL) 504-347-1196

TAX PARCEL NUMBER(S) OWNED 1011C-01-010.000, 1010N-04-032.000, 1011C-01-013.000, and
1011C-01-011.000, 1011C001-011.145

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

Digitally signed by Michael Vicari
DN: cn=Michael Vicari, o=M&P
Commercial Development LLC, ou,
email=rmichael@petevicari.com,
c=US
Date: 2023.07.31 16:59:09 -05'00'

APPLICATION FOR VARIANCE:

Address/Parcel List

Purchased from POC Holdings - see attached Deed

Lots 8, 10, 11 & 12, Jim Allen Subdivision

1011C-01-010.000 – 1410 E Beach Blvd, Gulfport, MS 39501

~~1010N-04-029.000 – 1432 Georgia Place, Gulfport, MS 39507~~

1010N-04-032.000 – 200 Cowan Rd, Gulfport, MS 39507

1011C-01-013.000 – 2401 25th St, Gulfport, MS 39501

Purchased from IB Investments - see attached Deed

1011C-01-011.000 – 1410 E Beach Blvd, Gulfport, MS 39501

1011C-01-011.145 – 1410 E Beach Blvd, MS 39501

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 **PJ** will need to be **initialed by applicant** with required documentation before application can be accepted.

Submission Requirements

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

PJ **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.

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

PJ 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**.

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

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

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



Designation of Agent

I, Peter J. Vicari, being property owner of see attached list
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Peter G. Vicari 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.

7-28-23

Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28 day of July, 20 23

Notary Public



April 19, 2024

Commission Expiration



Covenant Affidavit

I, Peter J. Vicari, being owner or agent of the property see attached list
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.

 7-28-24
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28th day of July, 20 24


Notary Public



4-19-24
Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
M&P Commercial Development LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1400837
Status:	Good Standing
Effective Date:	07/05/2023
State of Incorporation:	LA
Principal Office Address:	1900 Destrehan Ave Harvey, LA 70058

Registered Agent

Name
Peter Vicari 200 Cowan Rd Gulfport, MS 39507

Officers & Directors

Name	Title
Michael Vicari 1900 Destrehan Ave Harvey, LA 70058	Manager
Peter Vicari 1900 Destrehan Ave Harvey, LA 70058	Manager

Fence Variance Submissions

PJ

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: See Attached

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;

APPLICATION FOR VARIANCE:

NATURE OF APPEAL

Written request stating the nature of the appeal, the specific ordinances and sections being appealed, and any permit numbers involved.

- Gulfport Fence Ordinance Guide Section (C)2 states...
“Fences, walls, and hedges between the primary and continuous front façade line and the front property line must not be higher than four (4) feet above grade”
- Requesting a fence variance to install six (6) foot fence above grade in lieu of 4’ above grade as described on the attached construction plans. Two separate applications are hereby being submitted conjunctively for 1) metal fence variance, and 2) masonry brick columns at entrance that abut metal fence.
- Related to Site Improvement Permit #202301326, Fence Permit # (pending review), Building Permit # (pending review).

FENCE VARIANCE SUBMISSION

Question No 1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;

Answer to No 1. By allowing a 6’ fence in lieu of a 4’ fence (along Cowan and HWY 90), it will help maximize security, deter trespassers, and provide for added safety and suitable separation to adjacent properties and major highways. It does not interfere with ingress or egress to property or streets. Also, this property will have a pool, an although the pool will be surrounded by a 4’ fence inside the RV Park, a 6’ fence around the perimeter of the property provides additional reinforcement and safety.

Question No 2. Visual impact on adjacent properties, streets, alleyways, and water bodies.

Answer to No 2. There is no negative visual impact by placing a higher fence.

Question No 3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;

Answer to No. 3. The 6’ design is equivalent to other commercial properties in the area and is commonly used on commercial properties of this type. It will also provide for an aesthetic transition from the 6’ wood fence along the back and west side of property.

Question No 4. Impact on ingress and egress, if applicable;

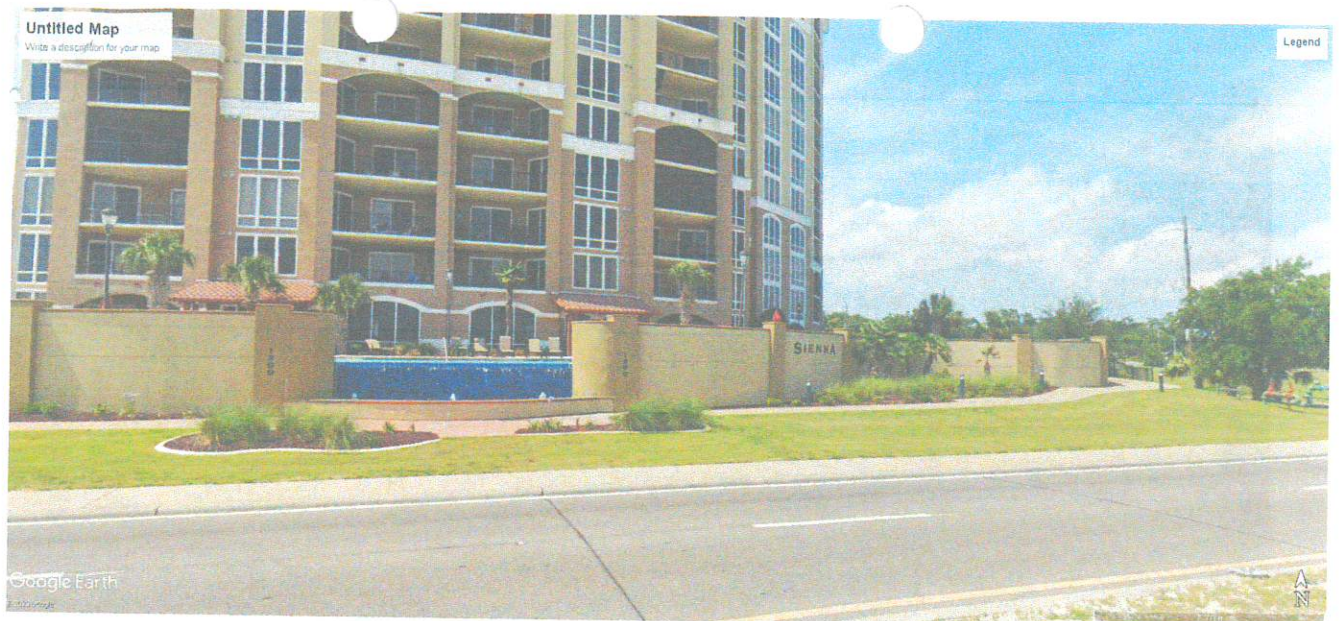
Answer No. 4. N/A - Not affected.

Question No 5. Screening, buffering or separation of any nuisance or hazardous feature;

Question No. 5. By allowing a higher fence provides for increased screening, buffering, separation and safety.

Question No. 6. Compatibility with adjacent properties.

Answer to No. 6. A 6’ fence is comparable with various other businesses along HWY 90 that already contain 6’ fences with various types of materials.







Untitled Map

Write a description for your map.

Legend



Google Earth

Untitled Map

Write a description for your map.

Legend



Google Earth

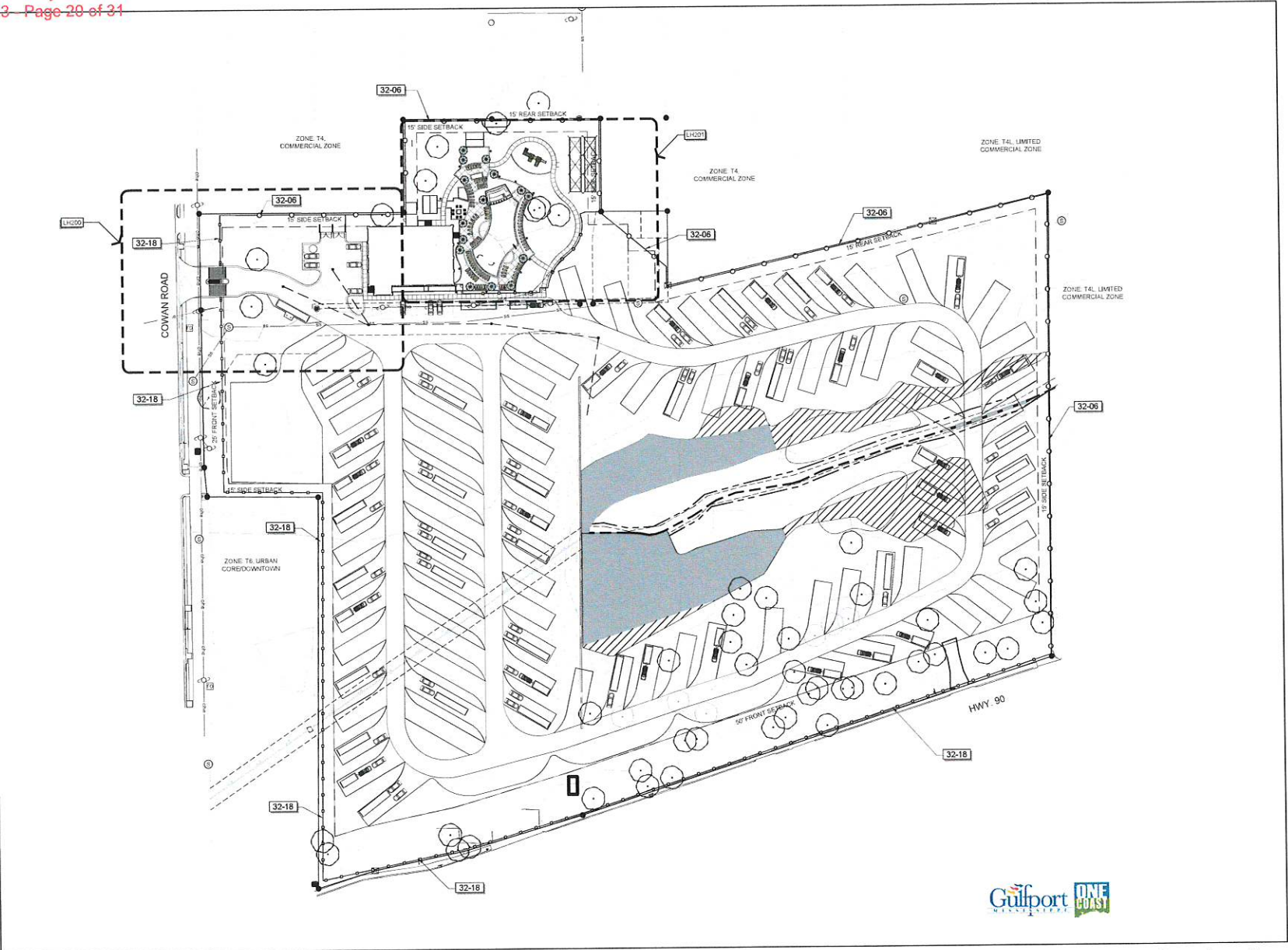
Untitled Map

Write a description for your map.

Legend



Google Earth



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NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions			
No.	Date	Revisions / Submissions	
1	05.10.23	Issued for permit	

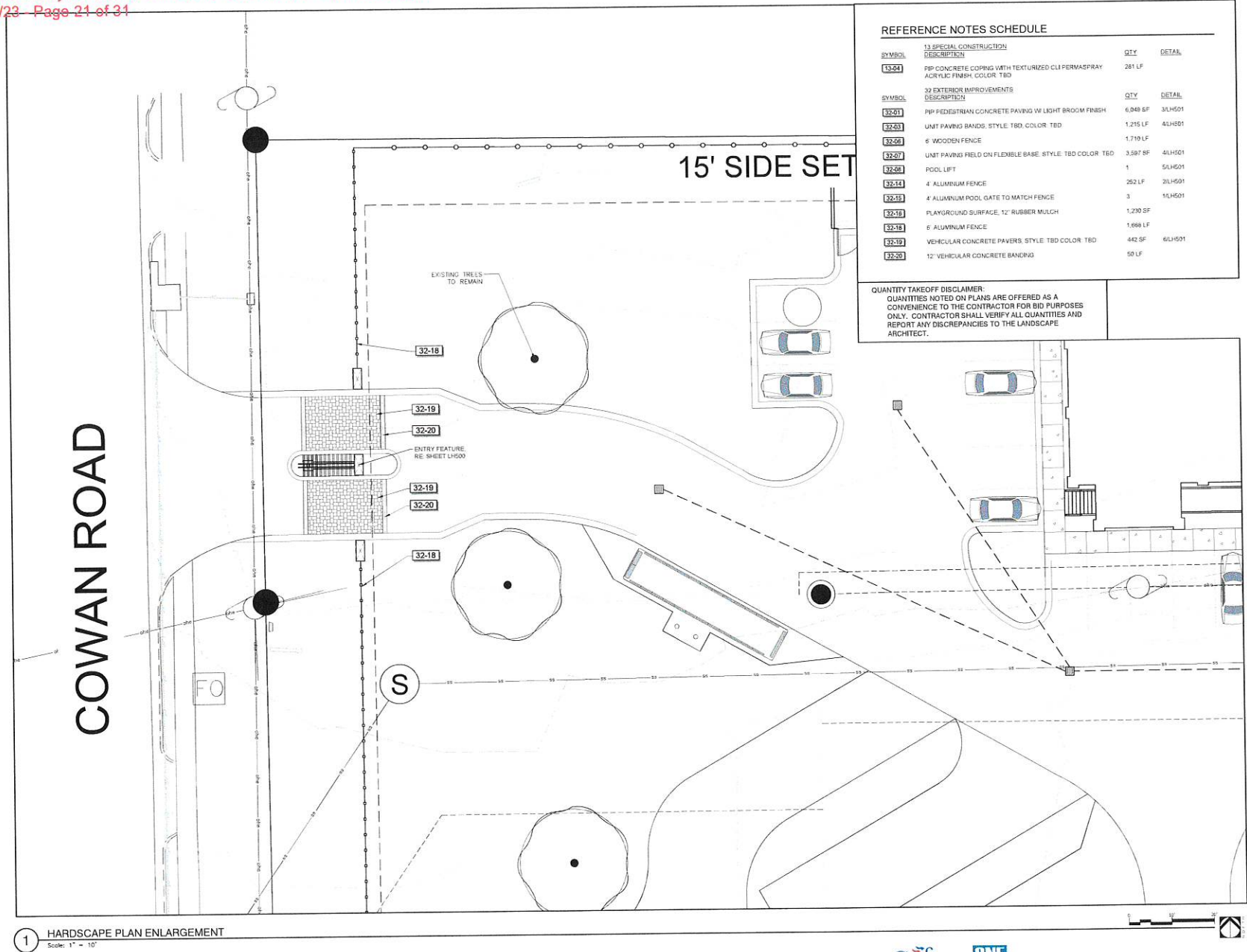
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LDC	Registration
Drawn	
LDC	
Project Manager	
JLA	
Principal	
224053-001	
Project No.	
11.16.22	
Date	
Sheet Title	



OVERALL
HARDSCAPE PLAN

Sheet No.
LH100



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THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions		
No.	Date	Revisions / Submissions
05-13-23		Issued for permit

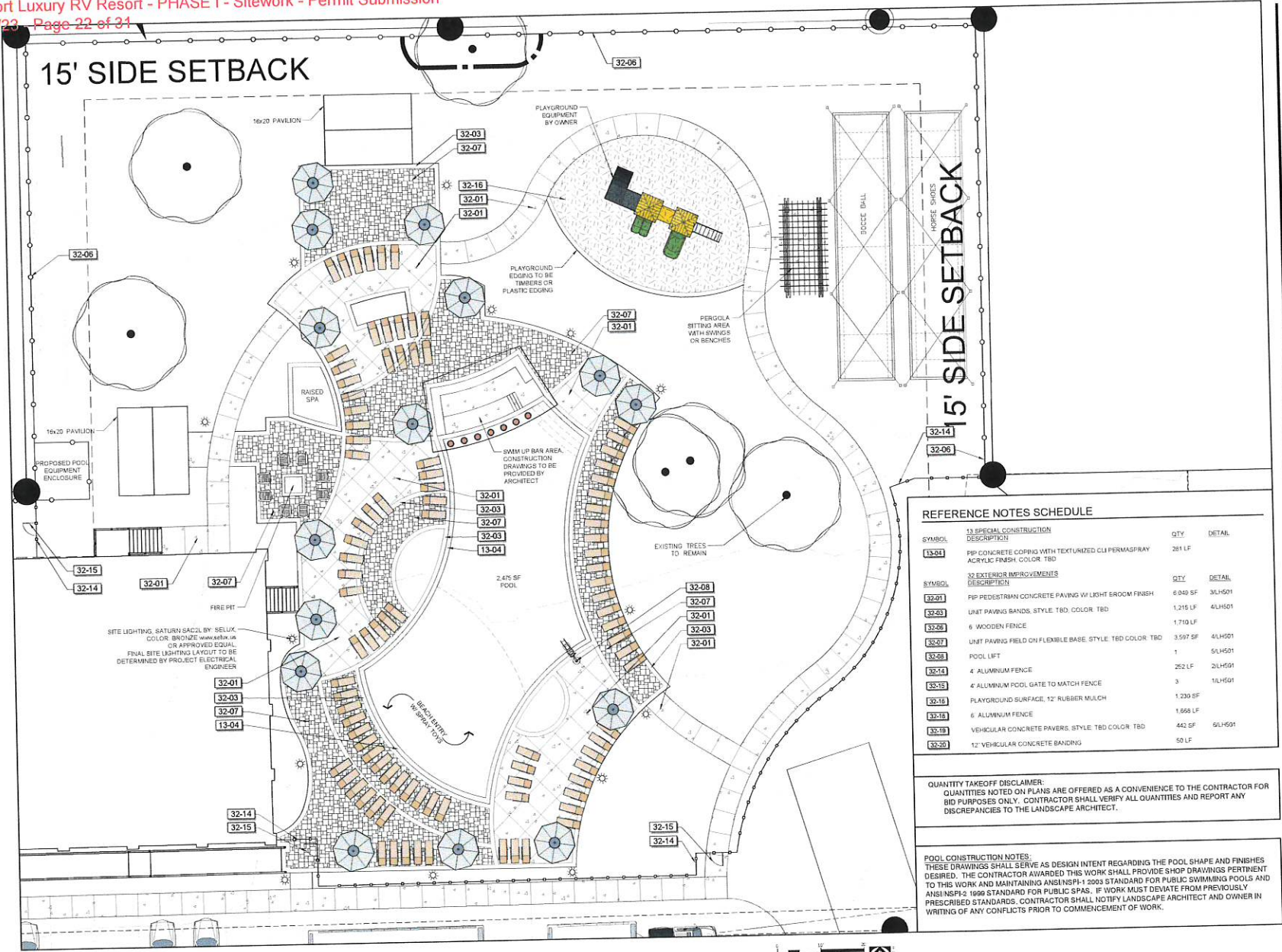
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ASm	Registration
Project Manager	
2046003-001	
1/1/2022	
Date	
Sheet Title	

HARDSCAPE PLAN ENLARGEMENT

Sheet No. **LH200**





REFERENCE NOTES SCHEDULE			
SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	PP CONCRETE CURB WITH TEXTURED CLI PERMASPRAY ACRYLIC FINISH, COLOR TBD	281 LF	
32 EXTERIOR IMPROVEMENTS			
SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	PP PEDESTRIAN CONCRETE PAVING W/ LIGHT BROOM FINISH	6,040 SF	3/LH501
32-03	UNIT PAVING BANDS, STYLE TBD, COLOR TBD	1,215 LF	4/LH501
32-06	WOODEN FENCE	1,710 LF	
32-07	UNIT PAVING FIELD ON FLEXIBLE BASE, STYLE TBD, COLOR TBD	3,597 SF	4/LH501
32-08	POOL LIFT	1	5/LH501
32-14	4 ALUMINUM FENCE	252 LF	2/LH501
32-15	4 ALUMINUM POOL GATE TO MATCH FENCE	3	1/LH501
32-16	PLAYGROUND SURFACE, 12" RUBBER MULCH	1,230 SF	
32-18	6 ALUMINUM FENCE	1,666 LF	
32-19	VEHICULAR CONCRETE PAVERS, STYLE TBD, COLOR TBD	442 SF	6/LH501
32-20	12" VEHICULAR CONCRETE BANDING	50 LF	

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

POOL CONSTRUCTION NOTES:
THESE DRAWINGS SHALL SERVE AS DESIGN INTENT REGARDING THE POOL SHAPE AND FINISHES DESIRED. THE CONTRACTOR AWARDED THIS WORK SHALL PROVIDE SHOP DRAWINGS PERTINENT TO THIS WORK AND MAINTAINING ANSINSP1-1 2003 STANDARD FOR PUBLIC SWIMMING POOLS AND ANSINSP2 1999 STANDARD FOR PUBLIC SPAS. IF WORK MUST DEVIATE FROM PREVIOUSLY PRESCRIBED STANDARDS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY CONFLICTS PRIOR TO COMMENCEMENT OF WORK.



NOT FOR CONSTRUCTION
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A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

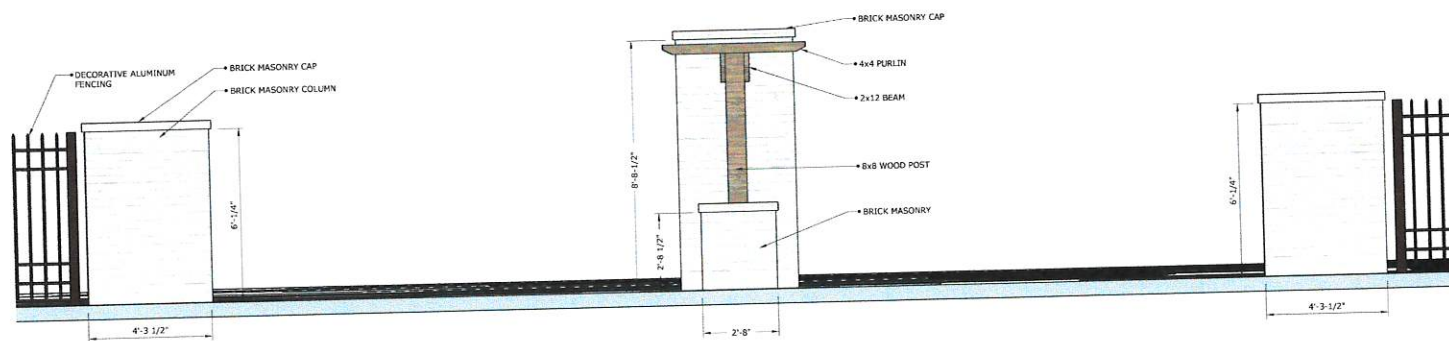
Revisions	No.	Date	Revisions / Submissions
	05.10.23		Issued for permit

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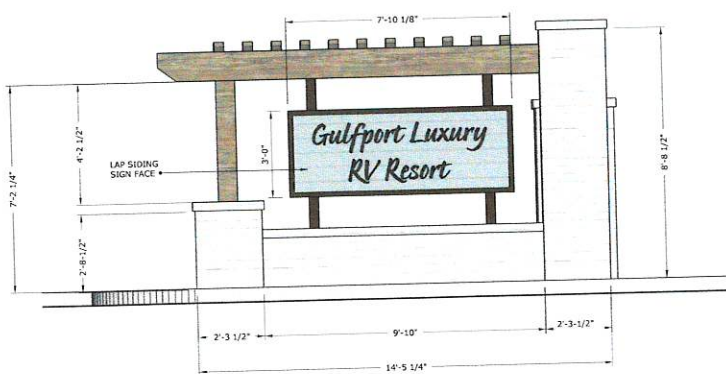
Project Manager: **2024003-001**
Date: **05/11/23**
Sheet Title: **LH201**

HARDSCAPE PLAN ENLARGEMENT

Sheet No. **LH201**



1 ENTRY FEATURE FRONT ELEVATION
1/2" = 1'



2 ENTRY FEATURE SIDE ELEVATION
1/2" = 1'

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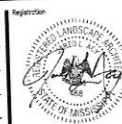
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A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions	No.	Date	Revisions / Submissions
		05.10.23	Issued for permit

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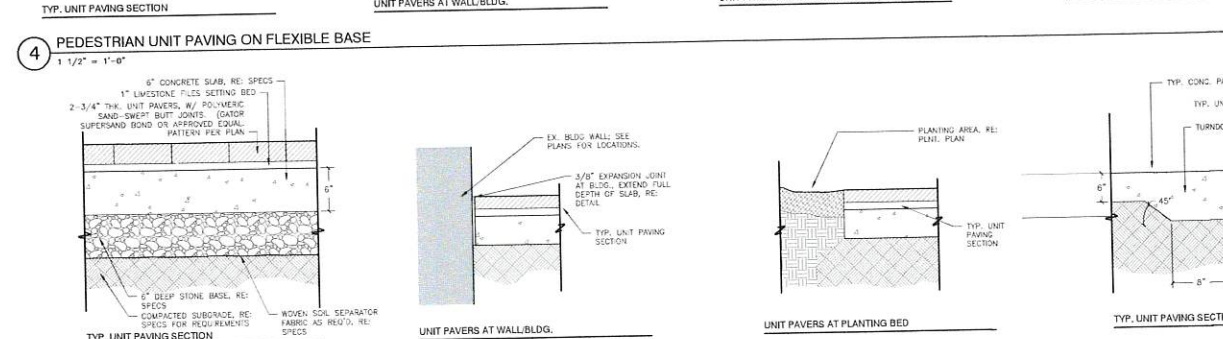
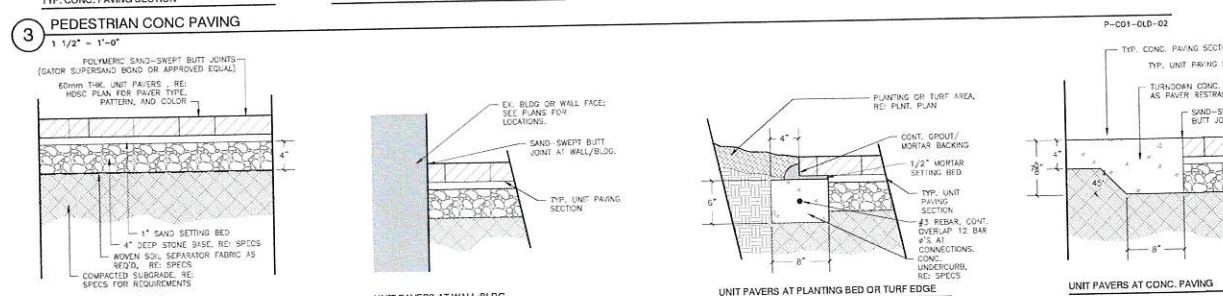
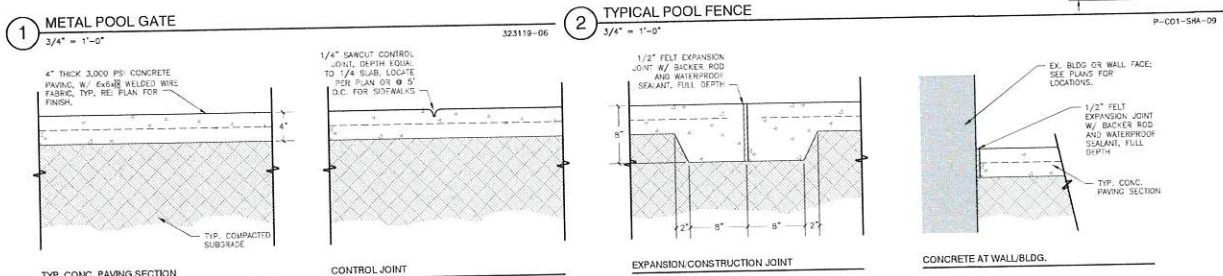
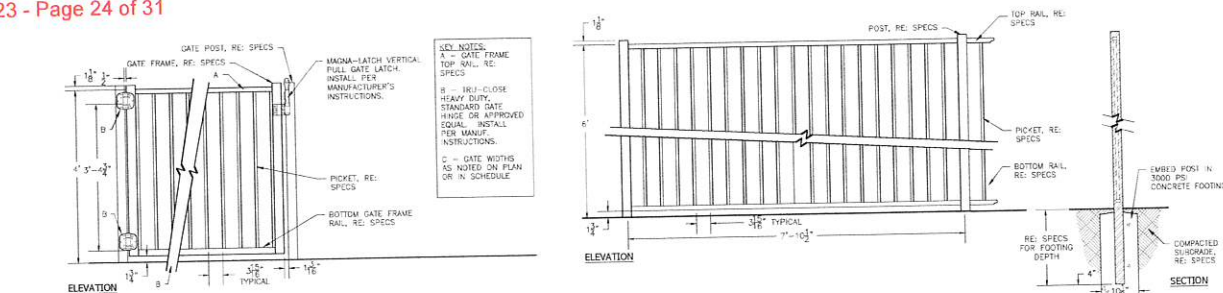
LDC
Drawn
LDC
Project Manager
JJA
Principal
224053-001
Project No.
11.16.22
Date



Sheet Title

**HARDSCAPE
DETAILS**

Sheet No.
LH500



NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions	No.	Date	Revisions / Submissions
	05.10.23		Issued for permit

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Registration	Signature
LDC	
DC	
Project Manager	
JLA	
Principal	
Project No.	224053-001
Date	11.16.22

Sheet Title

HARDSCAPE DETAILS

Sheet No. **LH501**



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: Parcel 1: Exempt; Parcel 2: Sec. 31, T7S, R10W; Parcel 3: Parts of Lots 4 & 5 and the Blackman Lot of the Uriel Wright Subd; Parcel 4: Sec. 6, T8S, R10W; Parcel 5: SW 1/4 of the SE 1/4 of SE 1/4 of Sec. 31, T7S, R10W; all located in Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **POC HOLDINGS, INC.**, a Mississippi corporation, of 220 Main Avenue North, Magee, MS 39111, (601) 849-6431, does hereby sell, convey and specially warrant unto **M & P COMMERCIAL DEVELOPMENT, LLC**, a Louisiana limited liability company, of 1900 Destrehan Avenue, Harvey, LA 70058, 504-329-1301, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

PARCEL 1: Lot 8, JIM ALLEN SUBDIVISION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 20 at Page 4.

AND ALSO:

Lot 10, JIM ALLEN 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, Harrison County, Mississippi, in Plat Book 20 at Page 4, thereof reference to which is hereby made in aid of and as a part of this description.

PARCEL 2: Lots 11 and 12, JIM ALLEN 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 20 at Page 4.

LESS AND EXCEPT:

Beginning at a point of intersection of the southern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 1.556 meters (5.105 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 03 minutes 57 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 33.269 meters (109.150 feet) to the present southern right-of-way line of Georgia Place; thence run South 89 degrees 50 minutes 03 seconds East along the present southern right-of-way line of said Georgia Place, a distance of 62.110 meters (203.773 feet) to a point on the present southern right-of-way line of Georgia Place that is 5.534 meters (18.156 feet) southerly of and perpendicular to the centerline of survey of Georgia Place relocation at Station 1+094.792 as shown on the plans for said project at Station 1+375.330; thence run South 82 degrees 11 minutes 43 seconds West a distance of 30.125 meters (98.835 feet); thence run South 58 degrees 17 minutes 08 seconds West, a distance of 12.809 meters (42.024 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+340; thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 22.144 meters (72.651 feet) to the southern line of grantors property; thence run South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 20.000 meters (65.617 feet) to the Point of Beginning, containing 0.085 hectares (0.211 acres), more or less, and being situated in and part of Lots 11 and 12 of JIM ALLEN SUBDIVISION in Plat Book 20, Page 4, in the Chancery Clerk's office, City of Gulfport, First Judicial District, Harrison County, Mississippi, Section 31, Township 7 South, Range 10 West.

AND ALSO:

A parcel of land situated in Section 31, Township 7 South, Range 10 West, City of

Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the southwest corner of Lot 12 of JIM ALLEN SUBDIVISION, thence run East along the south line of said subdivision a distance of 595 feet to the southeast corner of Lot 7 of said subdivision; thence run South and perpendicular to the south line of said subdivision a distance of 104 feet; thence run West and along the north line of the property of the City of Gulfport, a distance of 595 feet to the east margin of Cowan Road; thence run North and along said east margin of Cowan Road a distance of 104 feet to the Point of Beginning.

LESS AND EXCEPT:

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 32.216 meters (105.696 feet) to the southern line of grantors property; thence run North 89 degrees 46 minutes 16 seconds West along said southern property line, a distance of 21.838 meters (71.647 feet) to the present eastern right-of-way line of Cowan Road thence run North 00 degrees 05 minutes 00 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 32.005 meters (105.003 feet) to the northern line of grantors property; thence run North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 1.556 meters (5.105 feet) to the Point of Beginning, containing 0.070 hectares (0.172 acres), more or less, and being situated in and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT from Parcels 1 and 2 above that portion of the Parcels 1 and 2 conveyed to the City of Gulfport by Special Warranty Deeds recorded as Deed Instrument 2009 8397 D-J1 and Deed Instrument 2009 8399 D-J1, more particularly described as follows:

PARCEL A: That certain parcel of land and property off of the East end of parcel conveyed to Cowan Road and Highway 90, LLC by Land Deed Record Instrument No. 2007 8630 D-J1 situated in the Southwest 1/4 of the Southeast 1/4 (SW 1/4 of the SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Beginning at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20, Page 4, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line

of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37 at Page 20 in the aforesaid Chancery Clerk's office, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499 in the aforesaid Chancery Clerk's office and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 75.00 feet along the North line of said property now or formerly of Gulfport to a 1/2 inch iron rod; thence North 00 degrees 05 minutes 30 seconds East 104.21 feet to the south line of Lot 7 of said JIM ALLEN SUBDIVISION and a 1/2 inch iron rod; thence South 89 degrees 52 minutes 19 seconds East 75.00 feet to the Point of Beginning.

Said parcel contains 0.179 acres, more or less, shown and described as "Parcel B Boundary Description" on Plat of Survey prepared by J. Colter Ratliff, Professional Surveyor, as of September 4, 2009.

PARCEL B: Those certain parcels of land and property that together contain a contiguous parcel, situated and being in Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and being a part and parcel of the property conveyed to Cowan Road and Highway 90, LLC by Quitclaim Deed dated August 21, 2007, recorded as Deed Instrument No. 2007 8630 D-J1 in the Land Deed Records in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, particularly identified and described as follows, to-wit:

Commencing at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37, at Page 20, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499, and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 296.87 feet along the north line of said City of Gulfport property to a 1/2 inch iron rod and the Point of Beginning; thence continue North 89 degrees 50 minutes 18 seconds West 230.53 feet to the east margin of Cowan Road per conveyance to the Mississippi Transportation Commission (Deed Book 1438 Page 275) and a 3/4 inch pipe; thence North 00 degrees 40 minutes 04 seconds West 103.95 feet along said east margin of Cowan Road to the southwest margin of Lot 12, JIM ALLEN SUBDIVISION to the east margin of Cowan Road per conveyance to Mississippi Transportation Commission (Deed Book 1430 Page 646); thence North 00 degrees 32 minutes 02 seconds West 71.66 feet along said east margin of Cowan Road to a 6 inch square monument; thence North 58 degrees 46 minutes 02 seconds East 42.02 feet along the said margin of the Mississippi Transportation Commission deed for entrance to Georgia Place from Cowan Road; thence North 81 degrees 58 minutes 32 seconds East 98.84 feet, along the south margin of Georgia Place; thence South 89 degrees 52 minutes 12 seconds East 98.81 feet along the south line of Georgia Place to a 1 - 1/2 inch iron pipe being the northeast corner of Lot 10; thence run South 00 degrees 03 minutes 18 seconds West along the east line of Lot 10 a distance of 107.68 feet, to a mag nail at the southeast corner of Lot 10; thence continue South 00 degrees 03 minutes 18 seconds West a distance of 103.93 feet, to the Point of

PS

Beginning.

Said parcel containing 1.089 acres, more or less, and being a portion of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument Number 2007 863 D-J1, and specified in plat of survey of J. Colter Ratliff, Licensed Professional Surveyor, as of November 16, 2009.

PARCEL 3: That part of Lots 4 and 5 and the "Blackman" Lot of the **URIEL WRIGHT SUBDIVISION** of the Ludlow Survey per plat recorded in Deed Book 27, Page 384, in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, which lies north of the north right-of-way line of U.S. Highway 90, and being more particularly described as follows:

Commencing at an iron rod in an iron pipe at the intersection of the east margin of Cowan Road with the line between Section 31, Township 7 South, Range 10 West and Fractional Section 6, Township 8 South, Range 10 West; thence run North 89 degrees 38 minutes 12 seconds East for a distance of 499.07 feet to an iron rod at the northwest corner of said Lot 4 and the Point of Beginning; thence run South 00 degrees 14 minutes 43 seconds West along the west line of said Lot 4, said line being marked by a chiseled "X" on the seawall, for a distance of 570.27 feet to an iron rod on the north right-of-way line of U.S. Highway 90; thence run North 72 degrees 02 minutes 00 seconds East along said north right-of-way line for a distance of 551.71 feet to a railroad spike on the east line of said "Blackman" Lot, said line being marked by a chiseled "X" on the seawall; thence run North 00 degrees 13 minutes 24 seconds East along said east line for a distance of 517.61 feet to an iron rod at the northeast corner of said "Blackman" Lot; thence run South 76 degrees 53 minutes 22 seconds West along the south line **COWAN ROAD HOMES SUBDIVISION** for a distance of 134.49 feet to a concrete monument; thence run South 76 degrees 58 minutes 02 seconds West along the south line of **GEORGIA PLACE SUBDIVISION** and the north line of said **URIEL WRIGHT SUBDIVISION** for a distance of 394.50 feet to an iron rod on the township line; thence run North 89 degrees 35 minutes 41 seconds West along said township line 14.76 feet to the Point of Beginning. This parcel contains 6.59 acres, more or less.

PARCEL 4: A parcel of land located in Fractional Section 6, Township 8 South, Range 10 West, Gulfport, Harrison County, First Judicial District, Mississippi, more particularly described as:

Beginning at the intersection of the east margin of Cowan Road with the north line of Fractional Section 6, and from said Point of Beginning running thence North 89 degrees 58 minutes 30 seconds East along the north line of said Section 6 a distance of 200.1 feet; running thence South 0 degrees 18 minutes 10 seconds West a distance of 209.2 feet; running thence South 89 degrees 49 minutes 30 seconds West a distance of 208.7 feet to the east margin of Cowan Road; running thence North 2 degrees 38 minutes 30 seconds East along said east margin a distance of 210 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING TRACT:

RS

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10; from said Point of Beginning run thence South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 53.819 meters (176.572 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+200; thence run South 05 degrees 09 minutes 34 seconds East, a distance of 10.061 meters (33.009 feet) to the southern line of grantors property; thence run North 89 degrees 45 minutes 13 seconds West along said southern property line, a distance of 24.009 meters (78.770 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 23 minutes 38 seconds East along the present eastern right-of-way line of said Cowan Road, a distance of 63.847 meters (209.472 feet) to the northern line of grantors property; thence run South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 2.116 meters (6.942 feet) to the Point of Beginning, containing 0.145 hectares (0.358 acres) more or less, and being situated in and a part of Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

AND, ALSO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land situated and being located in Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the intersection of the new easterly right-of-way of Cowan Road as presently staked by State Project No. 94-9371-00-005-10 with the north line of Fractional Section 6, Township 8 South, Range 10 West, thence run from said Point of Beginning, North 89 degrees 47 minutes 57 seconds East 130.27 feet; thence run South 00 degrees 10 minutes 57 seconds West 210.56 feet; thence run North 89 degrees 38 minutes 05 seconds West 124.85 feet to the new easterly right-of-way of Cowan Road; thence run North 05 degrees 09 minutes 34 seconds West 32.75 feet along the new easterly right-of-way of Cowan Road; thence run North 00 degrees 35 minutes 04 seconds West 176.70 feet along the new easterly right-of-way of Cowan Road to the Point of Beginning.

PARCEL 5: That certain parcel of land and property situated and being in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, Harrison County, First Judicial District, Mississippi, conveyed to the City of Gulfport, Mississippi, by Warranty Deed dated August 12, 1966 from W.H. Grove, Jr. recorded in Deed Book 574 at Page 499 of the Records of Deeds to Lands in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, LESS AND EXCEPT that part off to the West side thereof conveyed by Deed dated October 28, 1998 from the City of Gulfport to the Mississippi Transportation Commission for the widening of

Cowan Road, recorded in Deed Book 1434 at Pages 602-606 of the aforesaid records; AND SUBJECT TO: perpetual easements in favor of Bellsouth Telecommunications, Inc., upon, over and under a portion of said property to construct, operate and maintain communications facilities granted by the City of Gulfport: (1) dated August 19, 1998, recorded in Deed Book 1421 at Page 418-421 of the aforesaid records, (2) filed for record on March 1, 2000, and recorded in Deed Book 1485 at Pages 447-449 of the aforesaid records; and (3) dated August 30, 2007, recorded as Deed Instrument 2007 9109 D-J1 of the aforesaid land deed records.

AND SAID PROPERTY hereinabove identified is also more particularly described in calls and distance as shown by boundary line survey prepared by J. Colter Ratliff, P.S., dated August 26, 2009, as follows:

Commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to a 1/2 inch iron rod; thence South 00 degrees 19 minutes 38 seconds West 30 feet to a 1/2 inch iron rod and the Point of Beginning; thence South 00 degrees 19 minutes 38 seconds West 53.04 feet to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1 and a 4 inch square concrete monument, thence South 76 degrees 52 minutes 14 seconds West 86.87 feet along said north line to a 1/2 inch iron rod; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet along said north line to a 1 inch iron rod; thence South 89 degrees 28 minutes 45 seconds West 296.02 feet to an iron pipe; thence South 89 degrees 41 minutes 35 seconds West 130.37 feet (more or less) to the east margin of Cowan Road and a 1/2 inch iron rod; thence North 00 degrees 35 minutes 55 seconds West 107.58 feet along said east margin to an iron pipe; thence South 89 degrees 50 minutes 18 seconds East 497.40 feet (more or less) from Cowan Road margin to a 1/2 inch iron rod; thence continue South 89 degrees 50 minutes 18 seconds East 30.00 feet to a 1/2 inch iron rod at the west margin of GEORGIA PLACE SUBDIVISION as per official map or plat in Plat Book 37 at Page 20; thence South 00 degrees 19 minutes 38 seconds West along said west margin line of GEORGIA PLACE SUBDIVISION 30.00 feet to a 1/2 inch iron rod at the Point of Beginning.

SAID PROPERTY IS SUBJECT TO perpetual easements in favor of Bellsouth Telecommunications, Inc., its successors and assigns identified and recorded as stated above and more particularly described, as follows: (1)(a) Commence at an iron rod being the SE corner of Lot 7, JIM ALLEN SUBDIVISION; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to the Point of Beginning of easement, and thence run North 89 degrees 50 minutes 18 seconds West 30.0 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 30.0 feet to an iron rod; thence South 89 degrees 50 minutes 19 seconds East 30 feet; thence run North 00 degrees 19 minutes 38 seconds East 30 feet to the Point of Beginning; and (b) commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, and thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence run South 00 degrees 19 minutes 38 seconds West 30 feet to the Point of Beginning of the easement; thence run North 89 degrees 50

minutes 19 seconds West 10 feet; thence run South 00 degrees 19 minutes 38 seconds West to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1; thence run North 76 degrees 52 minutes 14 seconds East along said north line to a 4 inch square concrete monument at the southwest corner of Lot 13, GEORGIA PLACE SUBDIVISION, per Plat Book 37 at Page 20; and thence run North 00 degrees 19 minutes 38 seconds East a distance of 53.04 feet to the Point of Beginning.

And (2) commence at an iron pipe being at the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 83.04 feet to a 4 inch square concrete monument; thence South 78 degrees 52 minutes 14 seconds West 86.87 feet to a 1/2 inch iron rod at the Point of Beginning of the easement; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet to a 1 inch iron rod; and thence run South 89 degrees 28 minutes 45 seconds West 281.2 feet (more or less) to the southwest corner of 5.0 foot easement per Deed Book 1485 at Pages 447-449; thence North 00 degrees 22 minutes 06 seconds East 5.0 feet; thence North 89 degrees 28 minutes 45 seconds East and parallel to the south property line now or formerly City of Gulfport a distance of 296.02 feet to a point; and thence continue North 89 degrees 28 minutes 45 seconds East to the north line of property conveyed to Cowan Road and Highway 90, LLC by Deed Instrument 2007 8631 D-J1; and thence South 76 degrees 52 minutes 14 seconds West along said north line to a 1/2 inch rod at the Point of Beginning;

And (3) a 5 foot square expansion easement (Deed Instrument 2007 9109 D-J1) expanding the 5 foot easement described above from its West terminus South 89 degrees 28 minutes 45 seconds West 5 feet along the south line of property now or formerly of City of Gulfport.

LESS AND EXCEPT:

That title and right acquired by Harrison County Utility Authority in Eminent Domain action to that parcel described in Cause #D2401-13-00898, Court of Eminent Domain, Harrison County, Mississippi, and adjacent to an easement to access same, in Deed Instrument 2016 555 D-J1, dated June 15, 2015, and in Deed Instrument 2016 562 D-J1.

It being the intention of the Grantor to sell and convey all that property acquired by it in that certain Substitute Trustee's Deed dated July 1, 2016 and recorded as Deed Instrument 2016 4755 D-J1 and re-filed as Deed Instrument 2016 4758 D-J1, all in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

RS

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

The above described property forms no part of the homestead of the Grantor herein.

Witness the signature of the Grantor this 18th day of October, 2022.

POC HOLDINGS, INC.

By: *Russell Smith*
RUSSELL SMITH, Special Assets Officer

STATE OF MISSISSIPPI

COUNTY OF Forrest

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **RUSSELL SMITH**, who acknowledged that he is Special Assets Officer of **POC HOLDINGS, INC.**, a Mississippi corporation, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 18 day of October, 2022.



Rebecca Taylor
NOTARY PUBLIC

My Commission Expires: 02/18/2024

AFFIX SEAL

POC Holdings, Inc.
Special Board Meeting
DECEMBER 27, 2018

A special meeting of the Board of Directors was held today with the following members present: Robert Barnes, Odean Busby, and Martha Underwood. The purpose of the meeting was to consider procedures necessary to sell real estate owned by the company.

Because of the numerous documents required to finalize real estate sales and the possible scheduling problems involved with any of the current officers attending the closings, it was proposed that certain PriorityOne Bank officers be named as officers of POC Holdings, Inc., and be granted authority to execute such documents on the company's behalf.

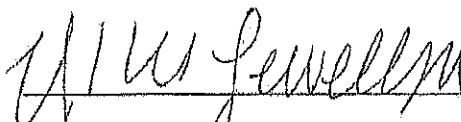
Upon motion made and second, the board unanimously named the following as officers of POC Holdings, Inc., and granted them the authority to execute sales contracts, warranty deeds, closing statements, and any other documents relating to the sale of real estate:

- Barry Winford, CCO
- Russell Smith, Special Assets Officer

There being no further business to come before the board, the meeting was adjourned.



Robert Barnes, President


Nicole Lewellyn, Corporate Secretary

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: Metes and bounds in Fractional Section 6, T8S, R10W, City of Gulfport, being 317.10' on N margin of Hwy 90, by 570'

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, **IB INVESTMENTS, LLC**, a Mississippi limited liability company, of 8682 Hickory Court, Daphne, AL 36527, (228) 381-0109, does hereby sell, convey and warrant unto **M & P COMMERCIAL DEVELOPMENT, LLC**, a Louisiana limited liability company, of 1900 Destrahan Avenue, Harvey, LA 70058, (504) 329-1301, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A certain piece or portion of ground situated in the State of Mississippi, City of Gulfport, being a portion of Fractional Section 6, Township 8 South, Range 10 West, and more fully described as follows:

Commence at the intersection of the East margin of Cowan Road and the North line of Fractional Section 6. Measure thence North 89 degrees 58 minutes 30 seconds East along the North line of Fractional Section 6 a distance of 200.10 feet to a point, the True Point of Beginning. Thence from the True Point of Beginning measure North 89 degrees 58 minutes 30 seconds East a distance of 99.87 feet to a point; thence North 89 degrees 4 minutes 30 seconds East a distance of 200.40 feet to a point; thence South 0 degrees 18 minutes 10 seconds West a distance of 570.60 feet to a point on the northerly right of way line of U.S. Highway 90; thence South 72 degrees 02 minutes 00 seconds West along the northerly right of way line of U.S. Highway 90 a distance of 317.10 feet to a point; thence North 0 degrees 25 minutes 00 seconds East a distance of 455.90 feet to a point; thence North 0 degrees 18 minutes 10 seconds East a distance of 209.20 feet to a point, the True Point of Beginning.

LESS AND EXCEPT:

Begin at the point of intersection of the Western line of property of Chateau de la Mer Owner's Association Inc. with the present Northwestern right-of-way line of U.S. Highway No. 90 as shown on the plans for State Project No. 94-9371-0-005-10; from said Point of Beginning run thence North 00 degrees 06 minutes 53 seconds East along said Westerly property line, a distance of 2.452 meters (8.045 feet); thence run North 72 degrees 42 minutes 59 seconds East a distance of 19.693 meters (64.610 feet) to a point that is 76.000 meters (249.345 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+062; thence run North 78 degrees 20 minutes 38 seconds East, a distance of 31.447 meters (103.173 feet) to the present Northwestern right-of-way line of U.S. Highway No. 90; thence run South 73 degrees 32 minutes 24 seconds West along said present Northwestern right-of-way line a distance of 51.728 meters (169.711 feet) to the Point of Beginning, containing 0.009 hectares (0.023 acres), more or less and being situated in and a part of Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

Being the same property acquired by Grantor in Warranty Deed dated December 31, 2014 and recorded as Deed Instrument 2014 10395 D-J1, in aforesaid office.

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 have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

The above described property forms no part of the homestead of the Grantor herein.

Witness the signature of the Grantor this 28th day of June, 2023.

IB INVESTMENTS, LLC

By:

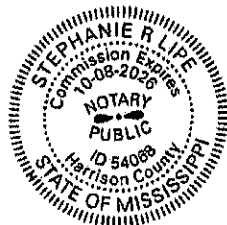
Michael Darin Inlow
MICHAEL DARIN INLOW, Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **MICHAEL DARIN INLOW**, who acknowledged that he is a Member of **IB INVESTMENTS, LLC**, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 28th day of June, 2023.

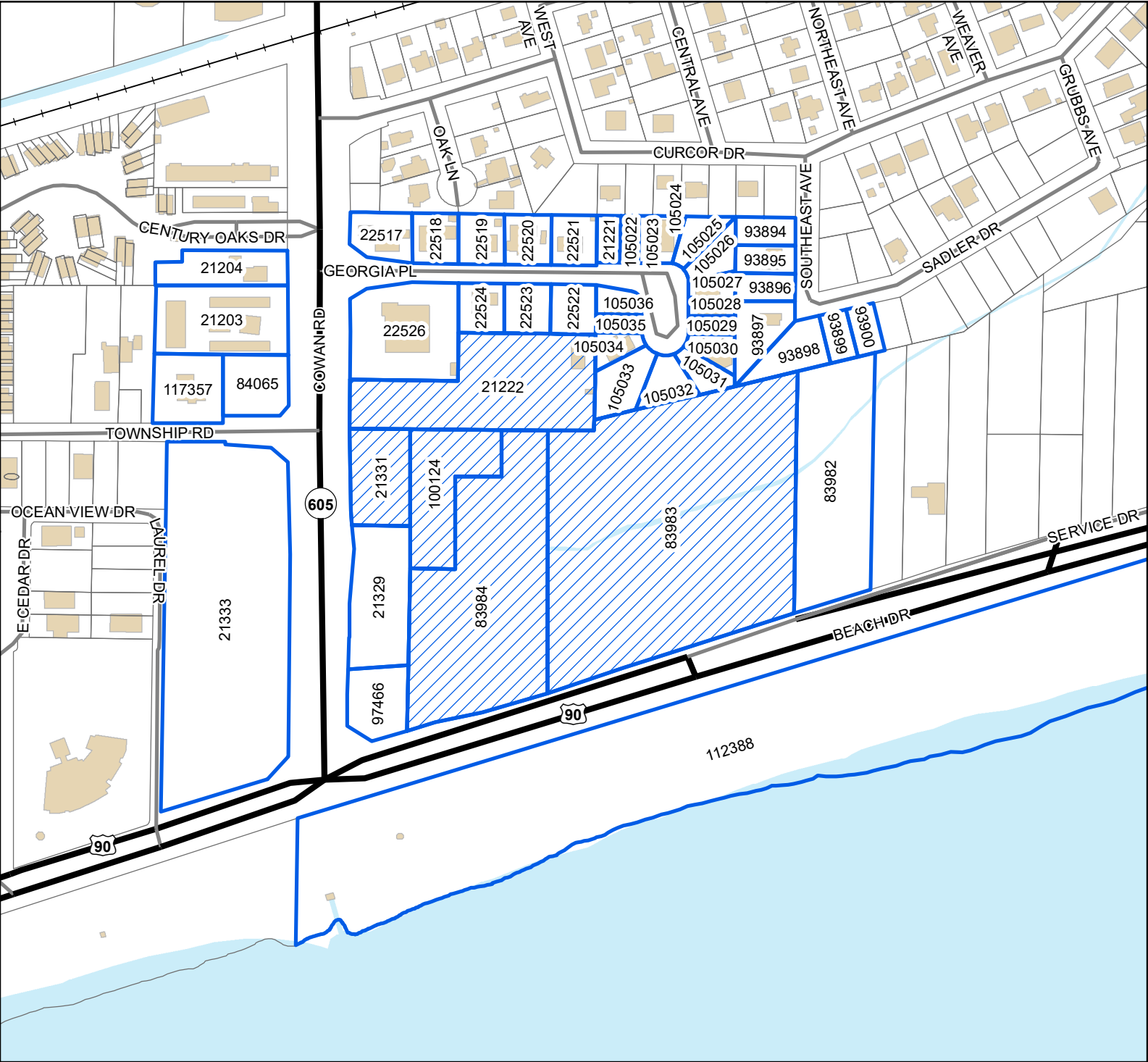


Stephanie R. Lipe
NOTARY PUBLIC

My Commission Expires: 10/08/2026

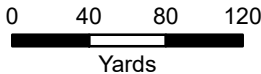
AFFIX SEAL

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			M&P COMMERCIAL DEVELOPMENT LLC(OWNER)	1900 DESTREHAN AVE	HARVEY	LA	70058
			PETER G VICARI(AGENT)	1900 DESTREHAN AVE	HARVEY	LA	70058
			Adjacent Property Owners(2309ZB109)				
	97466	1011C-01-012.001	VASS HOLDINGS LLC	PO BOX 835	PURVIS	MS	39475
	105026	1010N-04-019.005	FLANAGAN ERIC SHEA & MARTIN ANGELA	3741 PACIFIC DR	AUSTELL	GA	30106
	22524	1010N-04-028.000	ROSS RONALD E & LYDIA J	1426 GEORGIA PL	GULFPORT	MS	39507
	105028	1010N-04-019.007	ROSICK JAMES A	1549 PARSONS BEND CT	O'FALLON	MO	63366
	93897	1010N-04-011.024	GOZA KEVIN LEO & TAMMIE DORRIS	6334 WIRTZ RD	FLOWOOD	MS	39232
	93899	1010N-04-011.026	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	83982	1011C-01-008.000	TAYLOR MARTHA A HAYS	912 BENT TREE CIRCLE	PASS CHRISTIAN	MS	39571
	105032	1010N-04-019.011	SHARBLE MARK	2068 MAIN ST	GREENBRIER	TN	37073
	105029	1010N-04-019.008	OWEN SHERRY L	P O BOX 673	GULFPORT	MS	39502
	22518	1010N-04-023.000	BELL DONAVON BENNETT	1419 GEORGIA PL	GULFPORT	MS	39501
	21221	1010N-04-019.000	PERKINS CHARLES F	401 3RD AVE NORTH	COLUMBUS	MS	39701
	105023	1010N-04-019.002	CALISCH LESA	928 COURTHOUSE RD	GULFPORT	MS	39507
	22517	1010N-04-024.000	DAVIS GENE CLARK & REBECCA TULLOS	1421 GEORGIA PL	GULFPORT	MS	39507
	105024	1010N-04-019.003	KERSHAW SARA R & ROGER BRUNELL	1457 GEORGIA PL	GULFPORT	MS	39507
	100124	1011C-01-011.145	IB INVESTMENTS LLC	8682 HICKORY COURT	DAPHNE	AL	36527
	105030	1010N-04-019.009	CERNICKY CAROL & BRUCE	1472 GEORGIA PLACE	GULFPORT	MS	39507
	105036	1010N-04-019.015	CYRUS BERNIE	75124 HWY 25	COVINGTON	LA	70435
	21203	1010M-03-005.000	CURLY OAKS LLC	2187 COLLINS BLVD	GULFPORT	MS	39507
	22520	1010N-04-021.000	WOJCIK DONALD & SHAPLEY MARY	1431 GEORGIA PLACE	GULFPORT	MS	39507
	22521	1010N-04-020.000	WHITING DAVID -ESTATE-	1441 GEORGIA PL	GULFPORT	MS	39507
	105035	1010N-04-019.014	MARSHALL MICHAEL L & REBECCA B	1450 GEORGIA PL	GULFPORT	MS	39507
	105034	1010N-04-019.013	MARSHALL MICHAEL L & REBECCA B	1454 GEORGIA PL	GULFPORT	MS	39507
	105033	1010N-04-019.012	GARVEY MICHAEL & JACLYN	1458 GEORGIA PL	GULFPORT	MS	39507
	93895	1010N-04-011.022	SACHSEL JAMES ALLEN & KELLY NICOLE	395 SOUTHEAST AVENUE	GULFPORT	MS	39507
	105031	1010N-04-019.010	ABC INVESTMENT PROPERTIES LLC	2100 LYNN GATE DR	VESTAVIA HILLS	AL	35216
	22519	1010N-04-022.000	PAGITT JIMMY DAN & MARIE	1429 GEORGIA PLACE	GULFPORT	MS	39507
	105022	1010N-04-019.001	MAYER MARK SPENCER	1449 GEORGIA PL	GULFPORT	MS	39507
	93894	1010N-04-011.021	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	21204	1010M-03-004.000	HALLE DON E ETAL	225 COWAN RD	GULFPORT	MS	39507
	21333	1011D-01-001.000	DHAC REAL ESTATE LLC	853 E VALLEY BLVD	SAN GABRIEL	CA	91776
	22522	1010N-04-030.000	BRITT BEVERLY	1115 NEWELL RD NW	BROOKHAVEN	MS	39601



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- 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 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

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, September 14, 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, September 14, 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
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@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, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-0432.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

This the 23th day of August 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200

IPL0136900
Aug 30 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:
08/30/23

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.

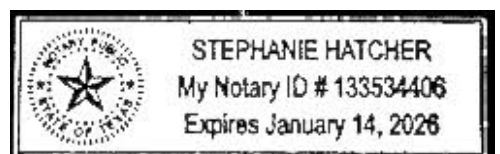
Stefani Beard

Sworn to and subscribed before me this 31st 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: 2309ZB109

Hearing Date: September 14, 2023

Current Zoning/Use: T5 and T6 / Vacant lots

Legal: Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6-foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

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 for a 6-foot metal fence in lieu of 4-foot fence. In regards to hardship questions the applicant responds as such.

1. By allowing a 6' fence in lieu of a 4' fence (along Cowan and HWY 90) will help maximize security, deter trespassers, and provide for added safety and suitable separation to adjacent properties and major highways. Applicant states that the fence does not interfere with ingress or egress to property streets. The applicant adds, this property will have a pool surrounded by a 4' fence, an additional 6' fence around the perimeter of the property provides additional reinforcement and safety.
2. According to the applicant, there is no negative visual impact by placing a higher fence.
3. In reference to the design as it relates to other structures, the applicant states the 6' design is equivalent to other commercial properties in the area and is commonly used on commercial properties of this type. It will also provide for an aesthetic transition from the 6' wood fence along the back and west side of the property;
4. The applicant declares that there is no impact on ingress and egress;
5. Allowing a higher fence provides for increased screening, buffering, separation and safety, is stated by the applicant. This board has granted numerous variances allowing applicants to exceed required fence height; therefore, no special privileges would be granted with this request.
6. These properties are zoned T5 and T6, and a fence would be a permitted use.

EXECUTIVE SUMMARY

The applicant has combined five (5) parcels to create one parcel to house an RV luxury park. They have submitted two (2) variance applications 1) for a six-foot (6-ft) metal fence and 2) masonry brick columns at entrance that will connect to the metal fence. A six-foot fence will provide the applicant with the desired privacy, as well as, provide the deterrence of trespassing, that the applicant is seeking. Upon completing a site visit, the property is in the early stages of development. However, it does appear that the design of the desired fence will complement the area and that no special privileges will be given to the applicant if the variance for six-foot (6-ft) metal fence is approved.

Any approval should consider these conditions:

1. Approval grants a variance to allow for a 6-foot metal fence in lieu of 4-foot fence.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 9/7/2023.

Public Works: No conditions. Memo dated 9/7/2023.

Traffic and Safety: No conditions. Memo dated 8/25/2023.

Building Code Services: No conditions. Memo dated 9/6/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 9/6/2023.

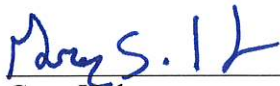
Police Department: No comment as of 7/8/2023.

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

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

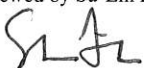
DIRECTOR APPROVAL

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

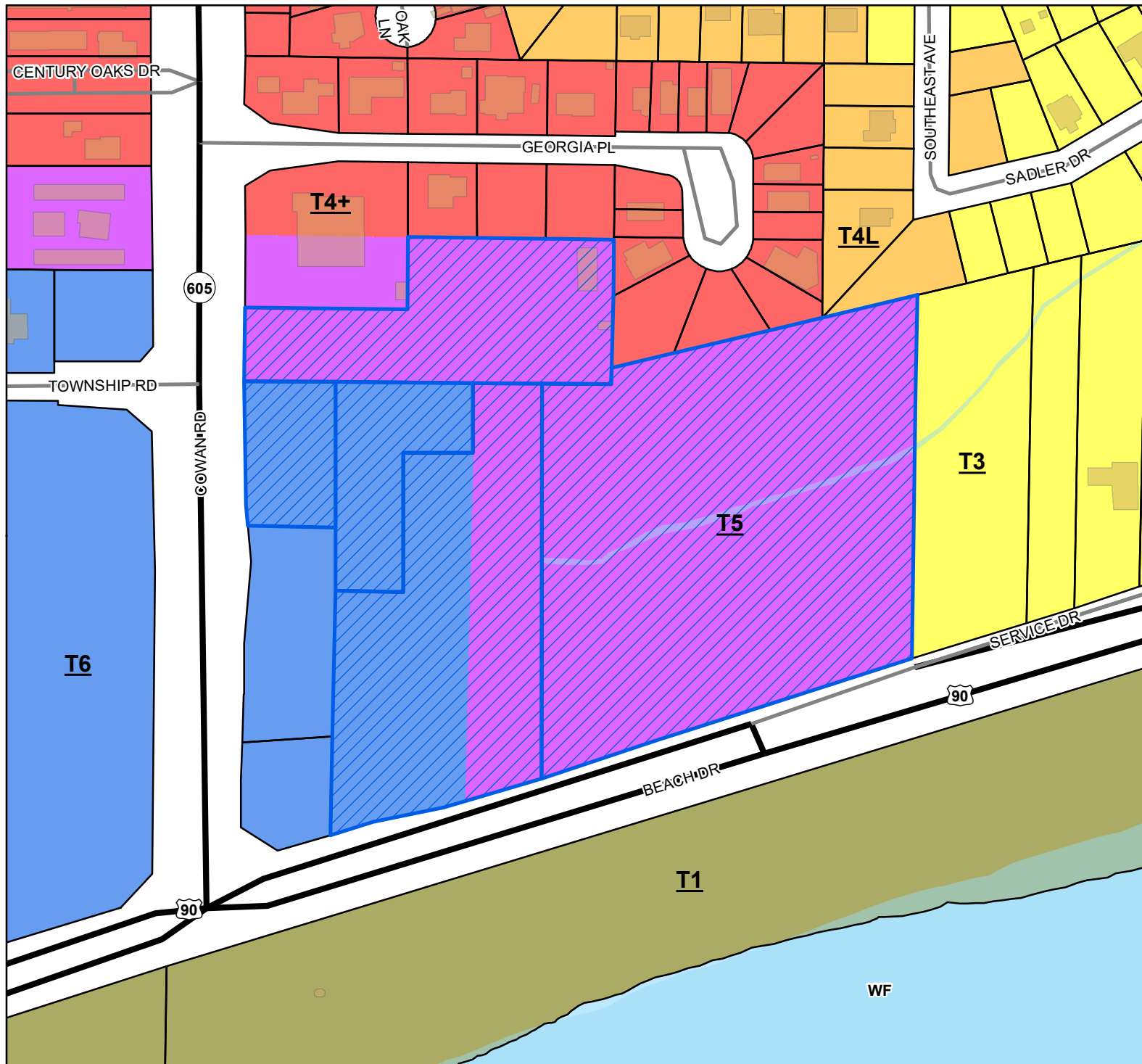
From: Su-Lin Featherston, Planning Administrator
Urban Development Department

Date of Hearing: September 14, 2023

Re: Variance 2309ZB110:

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000 , Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance



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
2309ZB110

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 See attached

1011C - 01 - 010 . 000	1011C - 01 - 011 . 000
1010N - 04 - 032 . 000	1011C - 01 - 011 . 145
1011C - 01 - 013 . 000	

General Description: Height variance to allow for a 6' fence in lieu of 4' fence, specifically the **brick masonry column fence** at entrance that abuts to metal fence per attached plans. Seeking metal fence height variance conjunctively by separate application.

Property Address: see attached addresses and parcel #'s

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

M&P Commercial Development LLC

Peter G. Vicari / Pete Vicari General Contractor LLC

Printed Name of Owner
1900 Destrehan Ave

Printed Name of Agent
1900 Destrehan Ave

Mailing Address
Harvey, LA 70058

Mailing Address
Harvey, LA 70058

City State Zip code
504-347-1196 office 504-329-1301 cell

City State Zip code
504-347-1196 office 504-329-6098 cell

Home Phone Work/Cell Phone
pj@petevicari.com & bridgette@petevicari.com

Home Phone Work/Cell Phone
pete@petevicari.com & bridgette@petevicari.com

Email
 Peter J. Vicari

Email
 Peter G. Vicari

Signature of Owner

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) Michael Vicari

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1900 Destrehan Ave, Harvey, LA 70058

PHONE # (H) 504-347-1196 (WK/CELL) 504-347-1196

TAX PARCEL NUMBER(S) OWNED 1011C-01-010.000, 1010N-04-032.000, 1011C-01-013.000, and
1011C-01-011.000, 1011C001-011.145

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

Digitally signed by Michael Vicari
DN: cn=Michael Vicari, o=M&P
Commercial Development LLC, ou,
email=michael@petevicari.com,
c=US
Date: 2023.07.31 16:59:09 -05'00'

APPLICATION FOR VARIANCE:

Address/Parcel List

Purchased from POC Holdings - see attached Deed

Lots 8, 10, 11 & 12, Jim Allen Subdivision

1011C-01-010.000 – 1410 E Beach Blvd, Gulfport, MS 39501

~~1010N-04-029.000 – 1432 Georgia Place, Gulfport, MS 39507~~

1010N-04-032.000 – 200 Cowan Rd, Gulfport, MS 39507

1011C-01-013.000 – 2401 25th St, Gulfport, MS 39501

Purchased from IB Investments - see attached Deed

1011C-01-011.000 – 1410 E Beach Blvd, Gulfport, MS 39501

1011C-01-011.145 – 1410 E Beach Blvd, MS 39501



SURVEY LEGEND

- ## REFERENCE MATERIAL

- ## NOTES

- ### UTILITY NOTE

FLOOD ZONE INFORMATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION - OVERALL PARCEL

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 10 WEST, FRACTIONAL SECTION 8, TOWNSHIP 8 SOUTH, RANGE 10 WEST, PART OF URELL KIRBY'S SUBDIVISION OF LUDLOW SURVEY AND ALSO LOT 8, JIM ALLEN SUBDIVISION, ALL IN THE CITY OF CAUFPORT, FIRST JUDICIAL DISTRICT OF MISSISSIPPI COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

[illegible]

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND
DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.



PREPARED BY



BOUNDARY & TOPOGRAPHIC SURVEY

A PARCEL OF LAND BEING SITUATED IN
SECTION 31-7-10 AND SECTION 6-8-10,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT
OF HARRISON COUNTY, MISSISSIPPI

SA-01

SHEET 1 OF 1

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 **PJ** will need to be *initialed by applicant* with required documentation before application can be accepted.

Submission Requirements

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

PJ **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.

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

PJ 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**.

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

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

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



Designation of Agent

I, Peter J. Vicari, being property owner of see attached list
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Peter G. Vicari 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.

7/28/23

Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28 day of July, 2023

Notary Public



4-19-24

Commission Expiration



Covenant Affidavit

I, Peter J. Vicari, being owner or agent of the property see attached list
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.

 7-28-23
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 28 day of July, 20 23


Notary Public



4-19-24

Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
M&P Commercial Development LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1400837
Status:	Good Standing
Effective Date:	07/05/2023
State of Incorporation:	LA
Principal Office Address:	1900 Destrehan Ave Harvey, LA 70058

Registered Agent

Name
Peter Vicari 200 Cowan Rd Gulfport, MS 39507

Officers & Directors

Name	Title
Michael Vicari 1900 Destrehan Ave Harvey, LA 70058	Manager
Peter Vicari 1900 Destrehan Ave Harvey, LA 70058	Manager

Fence Variance Submissions

 **PJ**

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: See Attached

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;

APPLICATION FOR VARIANCE:

NATURE OF APPEAL

Written request stating the nature of the appeal, the specific ordinances and sections being appealed, and any permit numbers involved.

- Gulfport Fence Ordinance Guide Section (C)2 states...
“Fences, walls, and hedges between the primary and continuous front façade line and the front property line must not be higher than four (4) feet above grade”
- Requesting a fence variance to install six (6) foot fence above grade in lieu of 4’ above grade as described on the attached construction plans. Two separate applications are hereby being submitted conjunctively for 1) metal fence variance, and 2) masonry brick columns at entrance that abut metal fence.
- Related to Site Improvement Permit #202301326, Fence Permit # (pending review), Building Permit # (pending review).

FENCE VARIANCE SUBMISSION

Question No 1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;

Answer to No 1. By allowing a 6’ fence in lieu of a 4’ fence (along Cowan and HWY 90), it will help maximize security, deter trespassers, and provide for added safety and suitable separation to adjacent properties and major highways. It does not interfere with ingress or egress to property or streets. Also, this property will have a pool, although the pool will be surrounded by a 4’ fence inside the RV Park, a 6’ fence around the perimeter of the property provides additional reinforcement and safety.

Question No 2. Visual impact on adjacent properties, streets, alleyways, and water bodies.

Answer to No 2. There is no negative visual impact by placing a higher fence.

Question No 3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;

Answer to No. 3. The 6’ design is equivalent to other commercial properties in the area and is commonly used on commercial properties of this type. It will also provide for an aesthetic transition from the 6’ wood fence along the back and west side of property.

Question No 4. Impact on ingress and egress, if applicable;

Answer No. 4. N/A - Not affected.

Question No 5. Screening, buffering or separation of any nuisance or hazardous feature;

Question No. 5. By allowing a higher fence provides for increased screening, buffering, separation and safety.

Question No. 6. Compatibility with adjacent properties.

Answer to No. 6. A 6’ fence is comparable with various other businesses along HWY 90 that already contain 6’ fences with various types of materials.



Untitled Map
Write a description for your map.

Legend



Untitled Map
Write a description for your map.

Legend



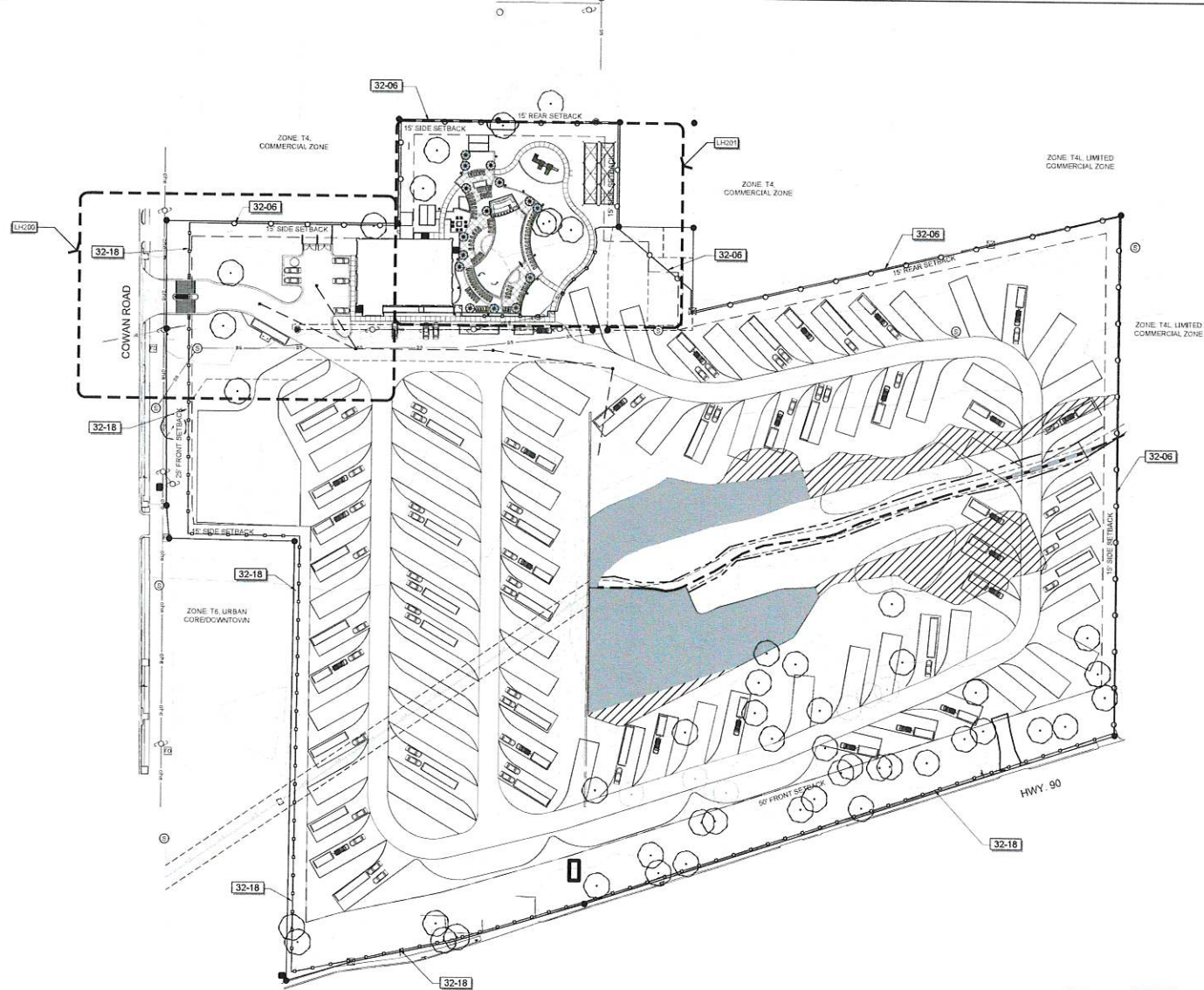
Untitled Map
Write a description for your map.

Legend









1 OVERALL HARDSCAPE PLAN
Scale: 1" = 50'



landscape architecture
land planning
site planning

was
DESIGN

landscape architects

www.was-design.com

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions	No.	Date	Revisions / Submissions
	05.10.23		Issued for permit

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LDC
Drawn
LDC
Project Manager
JLA
Principal
224053-001
Project No.
11.16.22
Date

Registration

Sheet Title

OVERALL
HARDSCAPE PLAN

Sheet No.
LH100





SYMBOL	13 SPECIAL CONSTRUCTION DESCRIPTION	QTY	DETAIL
13-04	PIP CONCRETE CORING WITH TEXTURED CLI PERMASPRAY ASCRYLIC FINISH, COLOR TBD	281 LF	
SYMBOL	39 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01	PIP PEDESTRIAN CONCRETE PAVING W/ LIGHT BROOM FINISH	6,049 SF	31/50/51
32-03	UNIT PAVING BANDS, STYLE TBD, COLOR TBD	1,215 LF	41/50/51
32-06	6" WOODEN FENCE	1,710 LF	
32-07	UNIT PAVING FIELD ON FLEXIBLE BASE, STYLE TBD, COLOR TBD	3,587 SF	41/50/51
32-08	POOL LIFT	1	51/50/51
32-14	4" ALUMINUM FENCE	252 LF	21/50/51
32-15	4" ALUMINUM POOL GATE TO MATCH FENCE	3	11/50/51
32-16	PLAYGROUND SURFACE, 12" RUBBER MULCH	1,230 SF	
32-18	6" ALUMINUM FENCE	1,668 LF	
32-19	VEHICULAR CONCRETE PAVERS, STYLE TBD, COLOR TBD	442 SF	61/50/51
32-20	12" VEHICULAR CONCRETE BANDING	591 SF	

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A
CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES
ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND
REPORT ANY DISCREPANCIES TO THE LANDSCAPE
ARCHITECT.

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions		
No.	Date	Revisions / Submissions
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JCS
 Project Manager
 204083-001
 1346.92
 Date

HARDSCAPE PLAN ENLARGEMENT

Sheet No. **LH200**





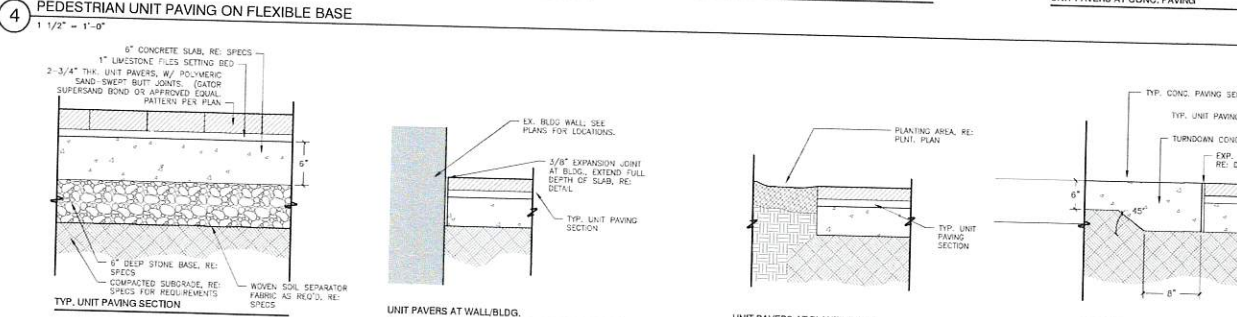
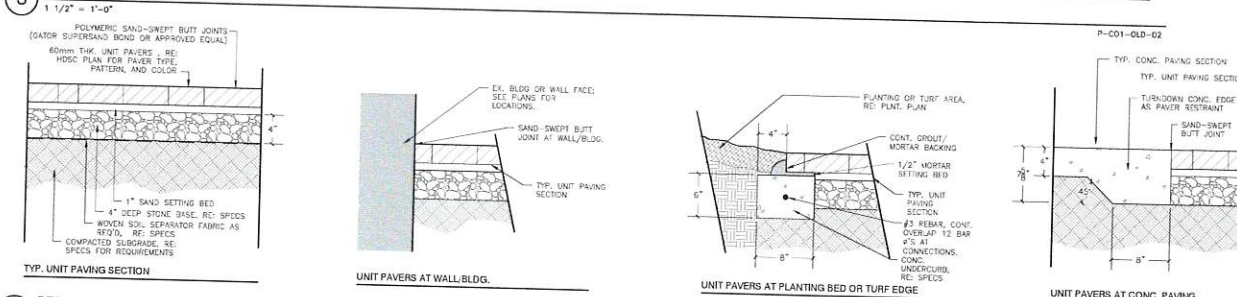
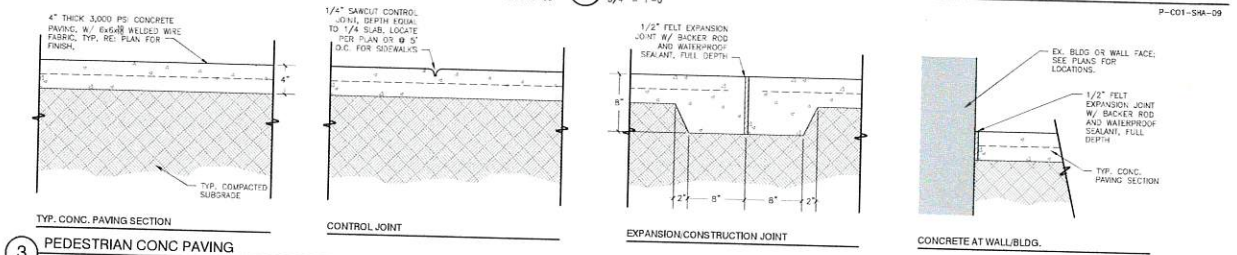
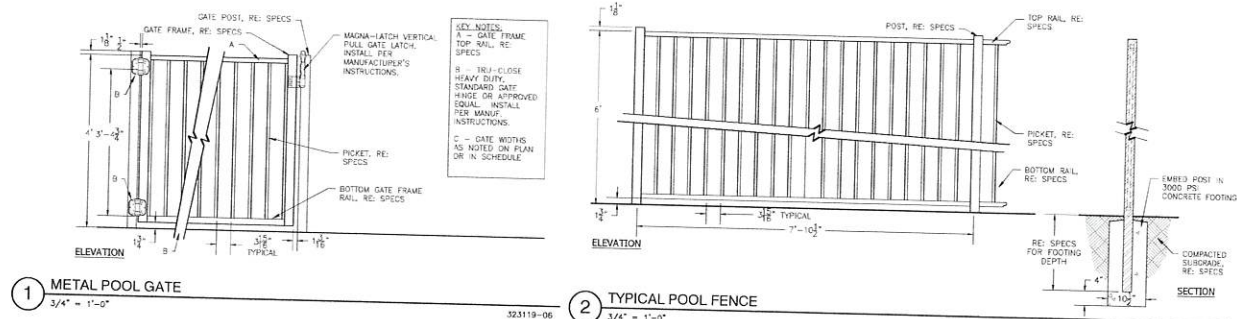
A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

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Exam Title:

Sheet No. **LH500**





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landscape architects
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NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Gulfport Luxury RV Resort
City of Gulfport, Mississippi

Revisions	No.	Date	Revisions / Submissions
	05.10.23		Issued for permit

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LDC
Drawn
LDC
Project Manager
JLA
Principal
224053-001
Project No.
11.16.22
Date



HARDSCAPE DETAILS

LH501



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: Parcel 1: Exempt; Parcel 2: Sec. 31, T7S, R10W; Parcel 3: Parts of Lots 4 & 5 and the Blackman Lot of the Uriel Wright Subd; Parcel 4: Sec. 6, T8S, R10W; Parcel 5: SW 1/4 of the SE 1/4 of SE 1/4 of Sec. 31, T7S, R10W; all located in Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **POC HOLDINGS, INC.**, a Mississippi corporation, of 220 Main Avenue North, Magee, MS 39111, (601) 849-6431, does hereby sell, convey and specially warrant unto **M & P COMMERCIAL DEVELOPMENT, LLC**, a Louisiana limited liability company, of 1900 Destrehan Avenue, Harvey, LA 70058, 504-329-1301, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

PARCEL 1: Lot 8, JIM ALLEN SUBDIVISION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 20 at Page 4.

AND ALSO:

Lot 10, JIM ALLEN 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, Harrison County, Mississippi, in Plat Book 20 at Page 4, thereof reference to which is hereby made in aid of and as a part of this description.

PARCEL 2: Lots 11 and 12, JIM ALLEN 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 20 at Page 4.

LESS AND EXCEPT:

Beginning at a point of intersection of the southern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 1.556 meters (5.105 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 03 minutes 57 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 33.269 meters (109.150 feet) to the present southern right-of-way line of Georgia Place; thence run South 89 degrees 50 minutes 03 seconds East along the present southern right-of-way line of said Georgia Place, a distance of 62.110 meters (203.773 feet) to a point on the present southern right-of-way line of Georgia Place that is 5.534 meters (18.156 feet) southerly of and perpendicular to the centerline of survey of Georgia Place relocation at Station 1+094.792 as shown on the plans for said project at Station 1+375.330; thence run South 82 degrees 11 minutes 43 seconds West a distance of 30.125 meters (98.835 feet); thence run South 58 degrees 17 minutes 08 seconds West, a distance of 12.809 meters (42.024 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+340; thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 22.144 meters (72.651 feet) to the southern line of grantors property; thence run South 89 degrees 40 minutes 30 seconds West along said southern property line, a distance of 20.000 meters (65.617 feet) to the Point of Beginning, containing 0.085 hectares (0.211 acres), more or less, and being situated in and part of Lots 11 and 12 of JIM ALLEN SUBDIVISION in Plat Book 20, Page 4, in the Chancery Clerk's office, City of Gulfport, First Judicial District, Harrison County, Mississippi, Section 31, Township 7 South, Range 10 West.

AND ALSO:

A parcel of land situated in Section 31, Township 7 South, Range 10 West, City of

Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the southwest corner of Lot 12 of JIM ALLEN SUBDIVISION, thence run East along the south line of said subdivision a distance of 595 feet to the southeast corner of Lot 7 of said subdivision; thence run South and perpendicular to the south line of said subdivision a distance of 104 feet; thence run West and along the north line of the property of the City of Gulfport, a distance of 595 feet to the east margin of Cowan Road; thence run North and along said east margin of Cowan Road a distance of 104 feet to the Point of Beginning.

LESS AND EXCEPT:

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10 at Highway Survey Station 1+317.947; from said Point of Beginning run thence North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 32.216 meters (105.696 feet) to the southern line of grantors property; thence run North 89 degrees 46 minutes 16 seconds West along said southern property line, a distance of 21.838 meters (71.647 feet) to the present eastern right-of-way line of Cowan Road thence run North 00 degrees 05 minutes 00 seconds West along the present eastern right-of-way line of said Cowan Road, a distance of 32.005 meters (105.003 feet) to the northern line of grantors property; thence run North 89 degrees 40 minutes 30 seconds East along said northern property line, a distance of 1.556 meters (5.105 feet) to the Point of Beginning, containing 0.070 hectares (0.172 acres), more or less, and being situated in and a part of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 7 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

LESS AND EXCEPT from Parcels 1 and 2 above that portion of the Parcels 1 and 2 conveyed to the City of Gulfport by Special Warranty Deeds recorded as Deed Instrument 2009 8397 D-J1 and Deed Instrument 2009 8399 D-J1, more particularly described as follows:

PARCEL A: That certain parcel of land and property off of the East end of parcel conveyed to Cowan Road and Highway 90, LLC by Land Deed Record Instrument No. 2007 8630 D-J1 situated in the Southwest 1/4 of the Southeast 1/4 (SW 1/4 of the SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Beginning at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20, Page 4, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line

of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37 at Page 20 in the aforesaid Chancery Clerk's office, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499 in the aforesaid Chancery Clerk's office and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 75.00 feet along the North line of said property now or formerly of Gulfport to a 1/2 inch iron rod; thence North 00 degrees 05 minutes 30 seconds East 104.21 feet to the south line of Lot 7 of said JIM ALLEN SUBDIVISION and a 1/2 inch iron rod; thence South 89 degrees 52 minutes 19 seconds East 75.00 feet to the Point of Beginning.

Said parcel contains 0.179 acres, more or less, shown and described as "Parcel B Boundary Description" on Plat of Survey prepared by J. Colter Ratliff, Professional Surveyor, as of September 4, 2009.

PARCEL B: Those certain parcels of land and property that together contain a contiguous parcel, situated and being in Section 31, Township 7 South, Range 10 West, in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and being a part and parcel of the property conveyed to Cowan Road and Highway 90, LLC by Quitclaim Deed dated August 21, 2007, recorded as Deed Instrument No. 2007 8630 D-J1 in the Land Deed Records in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, particularly identified and described as follows, to-wit:

Commencing at a 3/4 inch iron pipe being the southeast corner of Lot 7 of JIM ALLEN SUBDIVISION on file and of record in Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet along the west line of GEORGIA PLACE SUBDIVISION on file and of record in Plat Book 37, at Page 20, to the northeast corner of the property conveyed to the City of Gulfport per Deed Book 574 at Page 499, and a 1/2 inch iron rod; thence North 89 degrees 50 minutes 18 seconds West 296.87 feet along the north line of said City of Gulfport property to a 1/2 inch iron rod and the Point of Beginning; thence continue North 89 degrees 50 minutes 18 seconds West 230.53 feet to the east margin of Cowan Road per conveyance to the Mississippi Transportation Commission (Deed Book 1438 Page 275) and a 3/4 inch pipe; thence North 00 degrees 40 minutes 04 seconds West 103.95 feet along said east margin of Cowan Road to the southwest margin of Lot 12, JIM ALLEN SUBDIVISION to the east margin of Cowan Road per conveyance to Mississippi Transportation Commission (Deed Book 1430 Page 646); thence North 00 degrees 32 minutes 02 seconds West 71.66 feet along said east margin of Cowan Road to a 6 inch square monument; thence North 58 degrees 46 minutes 02 seconds East 42.02 feet along the said margin of the Mississippi Transportation Commission deed for entrance to Georgia Place from Cowan Road; thence North 81 degrees 58 minutes 32 seconds East 98.84 feet, along the south margin of Georgia Place; thence South 89 degrees 52 minutes 12 seconds East 98.81 feet along the south line of Georgia Place to a 1 - 1/2 inch iron pipe being the northeast corner of Lot 10; thence run South 00 degrees 03 minutes 18 seconds West along the east line of Lot 10 a distance of 107.68 feet, to a mag nail at the southeast corner of Lot 10; thence continue South 00 degrees 03 minutes 18 seconds West a distance of 103.93 feet, to the Point of

Beginning.

Said parcel containing 1.089 acres, more or less, and being a portion of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument Number 2007 863 D-J1, and specified in plat of survey of J. Colter Ratliff, Licensed Professional Surveyor, as of November 16, 2009.

PARCEL 3: That part of Lots 4 and 5 and the "Blackman" Lot of the URIEL WRIGHT SUBDIVISION of the Ludlow Survey per plat recorded in Deed Book 27, Page 384, in the office of the Chancery Clerk, First Judicial District of Harrison County, Mississippi, which lies north of the north right-of-way line of U.S. Highway 90, and being more particularly described as follows:

Commencing at an iron rod in an iron pipe at the intersection of the east margin of Cowan Road with the line between Section 31, Township 7 South, Range 10 West and Fractional Section 6, Township 8 South, Range 10 West; thence run North 89 degrees 38 minutes 12 seconds East for a distance of 499.07 feet to an iron rod at the northwest corner of said Lot 4 and the Point of Beginning; thence run South 00 degrees 14 minutes 43 seconds West along the west line of said Lot 4, said line being marked by a chiseled "X" on the seawall, for a distance of 570.27 feet to an iron rod on the north right-of-way line of U.S. Highway 90; thence run North 72 degrees 02 minutes 00 seconds East along said north right-of-way line for a distance of 551.71 feet to a railroad spike on the east line of said "Blackman" Lot, said line being marked by a chiseled "X" on the seawall; thence run North 00 degrees 13 minutes 24 seconds East along said east line for a distance of 517.61 feet to an iron rod at the northeast corner of said "Blackman" Lot; thence run South 76 degrees 53 minutes 22 seconds West along the south line COWAN ROAD HOMES SUBDIVISION for a distance of 134.49 feet to a concrete monument; thence run South 76 degrees 58 minutes 02 seconds West along the south line of GEORGIA PLACE SUBDIVISION and the north line of said URIEL WRIGHT SUBDIVISION for a distance of 394.50 feet to an iron rod on the township line; thence run North 89 degrees 35 minutes 41 seconds West along said township line 14.76 feet to the Point of Beginning. This parcel contains 6.59 acres, more or less.

PARCEL 4: A parcel of land located in Fractional Section 6, Township 8 South, Range 10 West, Gulfport, Harrison County, First Judicial District, Mississippi, more particularly described as:

Beginning at the intersection of the east margin of Cowan Road with the north line of Fractional Section 6, and from said Point of Beginning running thence North 89 degrees 58 minutes 30 seconds East along the north line of said Section 6 a distance of 200.1 feet; running thence South 0 degrees 18 minutes 10 seconds West a distance of 209.2 feet; running thence South 89 degrees 49 minutes 30 seconds West a distance of 208.7 feet to the east margin of Cowan Road; running thence North 2 degrees 38 minutes 30 seconds East along said east margin a distance of 210 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING TRACT:

KS

Begin at the point of intersection of the northern line of grantors property with the centerline of construction of State Project No. 94-9371-00-005-10; from said Point of Beginning run thence South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 20.000 meters (65.617 feet); thence run South 00 degrees 35 minutes 04 seconds East along a line that is 20.000 meters (65.617 feet) Easterly of and parallel with the centerline of construction of said project, a distance of 53.819 meters (176.572 feet) to a point that is 20.000 meters (65.617 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+200; thence run South 05 degrees 09 minutes 34 seconds East, a distance of 10.061 meters (33.009 feet) to the southern line of grantors property; thence run North 89 degrees 45 minutes 13 seconds West along said southern property line, a distance of 24.009 meters (78.770 feet) to the present eastern right-of-way line of Cowan Road; thence run North 00 degrees 23 minutes 38 seconds East along the present eastern right-of-way line of said Cowan Road, a distance of 63.847 meters (209.472 feet) to the northern line of grantors property; thence run South 89 degrees 45 minutes 10 seconds East along said northern property line, a distance of 2.116 meters (6.942 feet) to the Point of Beginning, containing 0.145 hectares (0.358 acres) more or less, and being situated in and a part of Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

AND, ALSO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land situated and being located in Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the intersection of the new easterly right-of-way of Cowan Road as presently staked by State Project No. 94-9371-00-005-10 with the north line of Fractional Section 6, Township 8 South, Range 10 West, thence run from said Point of Beginning, North 89 degrees 47 minutes 57 seconds East 130.27 feet; thence run South 00 degrees 10 minutes 57 seconds West 210.56 feet; thence run North 89 degrees 38 minutes 05 seconds West 124.85 feet to the new easterly right-of-way of Cowan Road; thence run North 05 degrees 09 minutes 34 seconds West 32.75 feet along the new easterly right-of-way of Cowan Road; thence run North 00 degrees 35 minutes 04 seconds West 176.70 feet along the new easterly right-of-way of Cowan Road to the Point of Beginning.

PARCEL 5: That certain parcel of land and property situated and being in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 7 South, Range 10 West, in the City of Gulfport, Harrison County, First Judicial District, Mississippi, conveyed to the City of Gulfport, Mississippi, by Warranty Deed dated August 12, 1966 from W.H. Grove, Jr. recorded in Deed Book 574 at Page 499 of the Records of Deeds to Lands in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, LESS AND EXCEPT that part off to the West side thereof conveyed by Deed dated October 28, 1998 from the City of Gulfport to the Mississippi Transportation Commission for the widening of

Cowan Road, recorded in Deed Book 1434 at Pages 602-606 of the aforesaid records; AND SUBJECT TO: perpetual easements in favor of Bellsouth Telecommunications, Inc., upon, over and under a portion of said property to construct, operate and maintain communications facilities granted by the City of Gulfport: (1) dated August 19, 1998, recorded in Deed Book 1421 at Page 418-421 of the aforesaid records, (2) filed for record on March 1, 2000, and recorded in Deed Book 1485 at Pages 447-449 of the aforesaid records; and (3) dated August 30, 2007, recorded as Deed Instrument 2007 9109 D-J1 of the aforesaid land deed records.

AND SAID PROPERTY hereinabove identified is also more particularly described in calls and distance as shown by boundary line survey prepared by J. Colter Ratliff, P.S., dated August 26, 2009, as follows:

Commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, Plat Book 20 at Page 4, First Judicial District of Harrison County, Mississippi; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to a 1/2 inch iron rod; thence South 00 degrees 19 minutes 38 seconds West 30 feet to a 1/2 inch iron rod and the Point of Beginning; thence South 00 degrees 19 minutes 38 seconds West 53.04 feet to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1 and a 4 inch square concrete monument, thence South 76 degrees 52 minutes 14 seconds West 86.87 feet along said north line to a 1/2 inch iron rod; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet along said north line to a 1 inch iron rod; thence South 89 degrees 28 minutes 45 seconds West 296.02 feet to an iron pipe; thence South 89 degrees 41 minutes 35 seconds West 130.37 feet (more or less) to the east margin of Cowan Road and a 1/2 inch iron rod; thence North 00 degrees 35 minutes 55 seconds West 107.58 feet along said east margin to an iron pipe; thence South 89 degrees 50 minutes 18 seconds East 497.40 feet (more or less) from Cowan Road margin to a 1/2 inch iron rod; thence continue South 89 degrees 50 minutes 18 seconds East 30.00 feet to a 1/2 inch iron rod at the west margin of GEORGIA PLACE SUBDIVISION as per official map or plat in Plat Book 37 at Page 20; thence South 00 degrees 19 minutes 38 seconds West along said west margin line of GEORGIA PLACE SUBDIVISION 30.00 feet to a 1/2 inch iron rod at the Point of Beginning.

SAID PROPERTY IS SUBJECT TO perpetual easements in favor of Bellsouth Telecommunications, Inc., its successors and assigns identified and recorded as stated above and more particularly described, as follows: (1)(a) Commence at an iron rod being the SE corner of Lot 7, JIM ALLEN SUBDIVISION; thence South 00 degrees 05 minutes 30 seconds West 104.25 feet to the Point of Beginning of easement, and thence run North 89 degrees 50 minutes 18 seconds West 30.0 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 30.0 feet to an iron rod; thence South 89 degrees 50 minutes 19 seconds East 30 feet; thence run North 00 degrees 19 minutes 38 seconds East 30 feet to the Point of Beginning; and (b) commence at an iron rod being the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, and thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence run South 00 degrees 19 minutes 38 seconds West 30 feet to the Point of Beginning of the easement; thence run North 89 degrees 50

minutes 19 seconds West 10 feet; thence run South 00 degrees 19 minutes 38 seconds West to the north line of the property conveyed to Cowan Road and Highway 90, LLC per Deed Instrument 2007 8631 D-J1; thence run North 76 degrees 52 minutes 14 seconds East along said north line to a 4 inch square concrete monument at the southwest corner of Lot 13, GEORGIA PLACE SUBDIVISION, per Plat Book 37 at Page 20; and thence run North 00 degrees 19 minutes 38 seconds East a distance of 53.04 feet to the Point of Beginning.

And (2) commence at an iron pipe being at the southeast corner of Lot 7, JIM ALLEN SUBDIVISION, thence run South 00 degrees 05 minutes 30 seconds West 104.25 feet to an iron rod; thence South 00 degrees 19 minutes 38 seconds West 83.04 feet to a 4 inch square concrete monument; thence South 78 degrees 52 minutes 14 seconds West 86.87 feet to a 1/2 inch iron rod at the Point of Beginning of the easement; thence North 89 degrees 42 minutes 10 seconds West 14.82 feet to a 1 inch iron rod; and thence run South 89 degrees 28 minutes 45 seconds West 281.2 feet (more or less) to the southwest corner of 5.0 foot easement per Deed Book 1485 at Pages 447-449; thence North 00 degrees 22 minutes 06 seconds East 5.0 feet; thence North 89 degrees 28 minutes 45 seconds East and parallel to the south property line now or formerly City of Gulfport a distance of 296.02 feet to a point; and thence continue North 89 degrees 28 minutes 45 seconds East to the north line of property conveyed to Cowan Road and Highway 90, LLC by Deed Instrument 2007 8631 D-J1; and thence South 76 degrees 52 minutes 14 seconds West along said north line to a 1/2 inch rod at the Point of Beginning;

And (3) a 5 foot square expansion easement (Deed Instrument 2007 9109 D-J1) expanding the 5 foot easement described above from its West terminus South 89 degrees 28 minutes 45 seconds West 5 feet along the south line of property now or formerly of City of Gulfport.

LESS AND EXCEPT:

That title and right acquired by Harrison County Utility Authority in Eminent Domain action to that parcel described in Cause #D2401-13-00898, Court of Eminent Domain, Harrison County, Mississippi, and adjacent to an easement to access same, in Deed Instrument 2016 555 D-J1, dated June 15, 2015, and in Deed Instrument 2016 562 D-J1.

It being the intention of the Grantor to sell and convey all that property acquired by it in that certain Substitute Trustee's Deed dated July 1, 2016 and recorded as Deed Instrument 2016 4755 D-J1 and re-filed as Deed Instrument 2016 4758 D-J1, all in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

RS

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

The above described property forms no part of the homestead of the Grantor herein.

Witness the signature of the Grantor this 18th day of October, 2022.

POC HOLDINGS, INC.

By: *Russell Smith*
RUSSELL SMITH, Special Assets Officer

STATE OF MISSISSIPPI

COUNTY OF Forrest

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **RUSSELL SMITH**, who acknowledged that he is Special Assets Officer of **POC HOLDINGS, INC.**, a Mississippi corporation, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 18 day of October, 2022.



Rebecca Taylor
NOTARY PUBLIC

My Commission Expires: 02/18/2024

AFFIX SEAL

POC Holdings, Inc.
Special Board Meeting
DECEMBER 27, 2018

A special meeting of the Board of Directors was held today with the following members present: Robert Barnes, Odean Busby, and Martha Underwood. The purpose of the meeting was to consider procedures necessary to sell real estate owned by the company.

Because of the numerous documents required to finalize real estate sales and the possible scheduling problems involved with any of the current officers attending the closings, it was proposed that certain PriorityOne Bank officers be named as officers of POC Holdings, Inc., and be granted authority to execute such documents on the company's behalf.

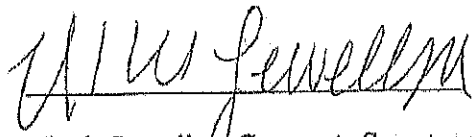
Upon motion made and second, the board unanimously named the following as officers of POC Holdings, Inc., and granted them the authority to execute sales contracts, warranty deeds, closing statements, and any other documents relating to the sale of real estate:

- Barry Winford, CCO
- Russell Smith, Special Assets Officer

There being no further business to come before the board, the meeting was adjourned.



Robert Barnes, President



Nicole Lewellyn, Corporate Secretary

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: Metes and bounds in Fractional Section 6, T8S, R10W, City of Gulfport, being 317.10' on N margin of Hwy 90, by 570'

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, **IB INVESTMENTS, LLC**, a Mississippi limited liability company, of 8682 Hickory Court, Daphne, AL 36527, (228) 381-0109, does hereby sell, convey and warrant unto **M & P COMMERCIAL DEVELOPMENT, LLC**, a Louisiana limited liability company, of 1900 Destrahan Avenue, Harvey, LA 70058, (504) 329-1301, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

A certain piece or portion of ground situated in the State of Mississippi, City of Gulfport, being a portion of Fractional Section 6, Township 8 South, Range 10 West, and more fully described as follows:

Commence at the intersection of the East margin of Cowan Road and the North line of Fractional Section 6. Measure thence North 89 degrees 58 minutes 30 seconds East along the North line of Fractional Section 6 a distance of 200.10 feet to a point, the True Point of Beginning. Thence from the True Point of Beginning measure North 89 degrees 58 minutes 30 seconds East a distance of 99.87 feet to a point; thence North 89 degrees 4 minutes 30 seconds East a distance of 200.40 feet to a point; thence South 0 degrees 18 minutes 10 seconds West a distance of 570.60 feet to a point on the northerly right of way line of U.S. Highway 90; thence South 72 degrees 02 minutes 00 seconds West along the northerly right of way line of U.S. Highway 90 a distance of 317.10 feet to a point; thence North 0 degrees 25 minutes 00 seconds East a distance of 455.90 feet to a point; thence North 0 degrees 18 minutes 10 seconds East a distance of 209.20 feet to a point, the True Point of Beginning.

LESS AND EXCEPT:

Begin at the point of intersection of the Western line of property of Chateau de la Mer Owner's Association Inc. with the present Northwestern right-of-way line of U.S. Highway No. 90 as shown on the plans for State Project No. 94-9371-0-005-10; from said Point of Beginning run thence North 00 degrees 06 minutes 53 seconds East along said Westerly property line, a distance of 2.452 meters (8.045 feet); thence run North 72 degrees 42 minutes 59 seconds East a distance of 19.693 meters (64.610 feet) to a point that is 76.000 meters (249.345 feet) Easterly of and perpendicular to the centerline of construction of said project at Station 1+062; thence run North 78 degrees 20 minutes 38 seconds East, a distance of 31.447 meters (103.173 feet) to the present Northwestern right-of-way line of U.S. Highway No. 90; thence run South 73 degrees 32 minutes 24 seconds West along said present Northwestern right-of-way line a distance of 51.728 meters (169.711 feet) to the Point of Beginning, containing 0.009 hectares (0.023 acres), more or less and being situated in and a part of Fractional Section 6, Township 8 South, Range 10 West, City of Gulfport, First Judicial District, Harrison County, Mississippi.

Being the same property acquired by Grantor in Warranty Deed dated December 31, 2014 and recorded as Deed Instrument 2014 10395 D-J1, in aforesaid office.

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 have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantee.

The above described property forms no part of the homestead of the Grantor herein.

Witness the signature of the Grantor this 28th day of June, 2023.

IB INVESTMENTS, LLC

By:

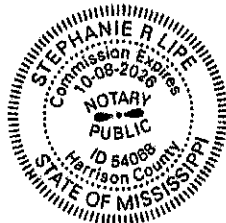
Michael Darin Inlow
MICHAEL DARIN INLOW, Member

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **MICHAEL DARIN INLOW**, who acknowledged that he is a Member of **IB INVESTMENTS, LLC**, a Mississippi limited liability company, and as its act and deed, he executed the above and foregoing instrument of writing on the day and in the year therein written, he having been first duly authorized to do so.

Given under my hand and official seal of office this 28th day of June, 2023.

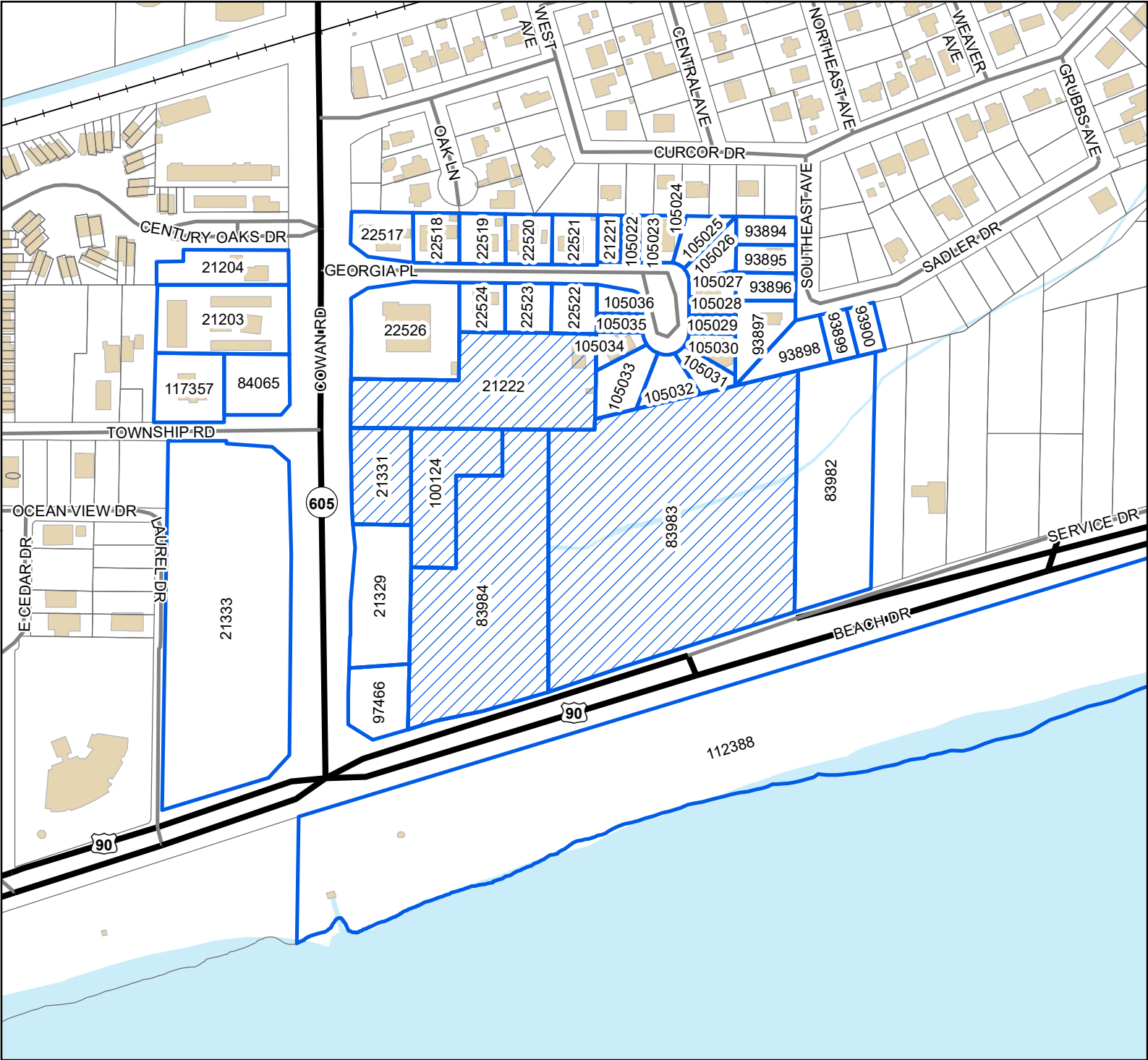


Stephanie R. Lipe
NOTARY PUBLIC

My Commission Expires: 10/08/2026

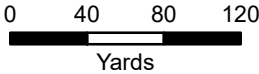
AFFIX SEAL

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			M&P COMMERCIAL DEVELOPMENT LLC(OWNER)	1900 DESTREHAN AVE	HARVEY	LA	70058
			PETER G VICARI(AGENT)	1900 DESTREHAN AVE	HARVEY	LA	70058
			Adjacent Property Owners(2309ZB110)				
	97466	1011C-01-012.001	VASS HOLDINGS LLC	PO BOX 835	PURVIS	MS	39475
	105026	1010N-04-019.005	FLANAGAN ERIC SHEA & MARTIN ANGELA	3741 PACIFIC DR	AUSTELL	GA	30106
	22524	1010N-04-028.000	ROSS RONALD E & LYDIA J	1426 GEORGIA PL	GULFPORT	MS	39507
	105028	1010N-04-019.007	ROSICK JAMES A	1549 PARSONS BEND CT	O'FALLON	MO	63366
	93897	1010N-04-011.024	GOZA KEVIN LEO & TAMMIE DORRIS	6334 WIRTZ RD	FLOWOOD	MS	39232
	93899	1010N-04-011.026	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	83982	1011C-01-008.000	TAYLOR MARTHA A HAYS	912 BENT TREE CIRCLE	PASS CHRISTIAN	MS	39571
	105032	1010N-04-019.011	SHARBLE MARK	2068 MAIN ST	GREENBRIER	TN	37073
	105029	1010N-04-019.008	OWEN SHERRY L	P O BOX 673	GULFPORT	MS	39502
	22518	1010N-04-023.000	BELL DONAVON BENNETT	1419 GEORGIA PL	GULFPORT	MS	39501
	21221	1010N-04-019.000	PERKINS CHARLES F	401 3RD AVE NORTH	COLUMBUS	MS	39701
	105023	1010N-04-019.002	CALISCH LESA	928 COURTHOUSE RD	GULFPORT	MS	39507
	22517	1010N-04-024.000	DAVIS GENE CLARK & REBECCA TULLOS	1421 GEORGIA PL	GULFPORT	MS	39507
	105024	1010N-04-019.003	KERSHAW SARA R & ROGER BRUNELL	1457 GEORGIA PL	GULFPORT	MS	39507
	100124	1011C-01-011.145	IB INVESTMENTS LLC	8682 HICKORY COURT	DAPHNE	AL	36527
	105030	1010N-04-019.009	CERNICKY CAROL & BRUCE	1472 GEORGIA PLACE	GULFPORT	MS	39507
	105036	1010N-04-019.015	CYRUS BERNIE	75124 HWY 25	COVINGTON	LA	70435
	21203	1010M-03-005.000	CURLY OAKS LLC	2187 COLLINS BLVD	GULFPORT	MS	39507
	22520	1010N-04-021.000	WOJCIK DONALD & SHAPLEY MARY	1431 GEORGIA PLACE	GULFPORT	MS	39507
	22521	1010N-04-020.000	WHITING DAVID -ESTATE-	1441 GEORGIA PL	GULFPORT	MS	39507
	105035	1010N-04-019.014	MARSHALL MICHAEL L & REBECCA B	1450 GEORGIA PL	GULFPORT	MS	39507
	105034	1010N-04-019.013	MARSHALL MICHAEL L & REBECCA B	1454 GEORGIA PL	GULFPORT	MS	39507
	105033	1010N-04-019.012	GARVEY MICHAEL & JACLYN	1458 GEORGIA PL	GULFPORT	MS	39507
	93895	1010N-04-011.022	SACHSEL JAMES ALLEN & KELLY NICOLE	395 SOUTHEAST AVENUE	GULFPORT	MS	39507
	105031	1010N-04-019.010	ABC INVESTMENT PROPERTIES LLC	2100 LYNN GATE DR	VESTAVIA HILLS	AL	35216
	22519	1010N-04-022.000	PAGITT JIMMY DAN & MARIE	1429 GEORGIA PLACE	GULFPORT	MS	39507
	105022	1010N-04-019.001	MAYER MARK SPENCER	1449 GEORGIA PL	GULFPORT	MS	39507
	93894	1010N-04-011.021	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	21204	1010M-03-004.000	HALLE DON E ETAL	225 COWAN RD	GULFPORT	MS	39507
	21333	1011D-01-001.000	DHAC REAL ESTATE LLC	853 E VALLEY BLVD	SAN GABRIEL	CA	91776
	22522	1010N-04-030.000	BRITT BEVERLY	1115 NEWELL RD NW	BROOKHAVEN	MS	39601



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- 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 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000 , Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

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, September 14, 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, September 14, 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
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@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, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-0432.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

This the 23th day of August 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200

IPL0136900
Aug 30 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:
08/30/23

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.

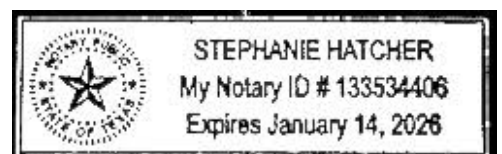
Stefani Beard

Sworn to and subscribed before me this 31st 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: 2309ZB110

Hearing Date: September 14, 2023

Current Zoning/Use: T5 and T6 / Vacant lots

Legal: Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6-foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

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 a brick masonry column fence at the entrance that abuts to a metal fence.

1. By allowing a 6' fence in lieu of a 4' fence (along Cowan and HWY 90) will help maximize security, deter trespassers, and provide for added safety and suitable separation to adjacent properties and major highways. Applicant states that the fence does not interfere with ingress or egress to property streets. The applicant adds, this property will have a pool surrounded by a 4' fence, an additional 6' fence around the perimeter of the property provides additional reinforcement and safety.
2. According to the applicant, there is no negative visual impact by placing a higher fence.
3. In reference to the design as it relates to other structures, the applicant states the 6' design is equivalent to other commercial properties in the area and is commonly used on commercial properties of this type. It will also provide for an aesthetic transition from the 6' wood fence along the back and west side of the property;
4. The applicant declares that there is no impact on ingress and egress;
5. Allowing a higher fence provides for increased screening, buffering, separation and safety, is stated by the applicant. This board has granted numerous variances allowing applicants to exceed required fence height; therefore, no special privileges would be granted with this request.
6. These properties are zoned T5 and T6, and a wall would be a permitted use

EXECUTIVE SUMMARY

The applicant has combined five (5) parcels to create one parcel to house an RV luxury park. They have submitted two (2) variance applications 1) for a six-foot (6-ft) metal fence and 2) masonry brick columns at entrance that will abut the metal fence. A six-foot fence 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 property is in the early stages of development. However, it does appear that the design of the desired fence will complement the area and that no special privileges will be given to the applicant if the variance for six-foot (6-ft) brick-masonry columns for the entrance is approved.

Any approval should consider these conditions:

1. Approval grants a variance to install a 6-foot brick masonry columns.
2. If located in the Velocity Zone, it must be made of breakaway construction.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 9/7/2023.

Public Works: No conditions. Memo dated 9/7/2023.

Traffic and Safety: No conditions. Memo dated 8/25/2023.

Building Code Services: If located in the Velocity Zone, it must be made of breakaway construction. Memo dated 9/6/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 9/6/2023.

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

Fire Department: No conditions. Memo dated 8/27/2023.

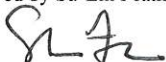
City Arborist: No conditions. Memo dated 8/24/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



MEMORANDUM

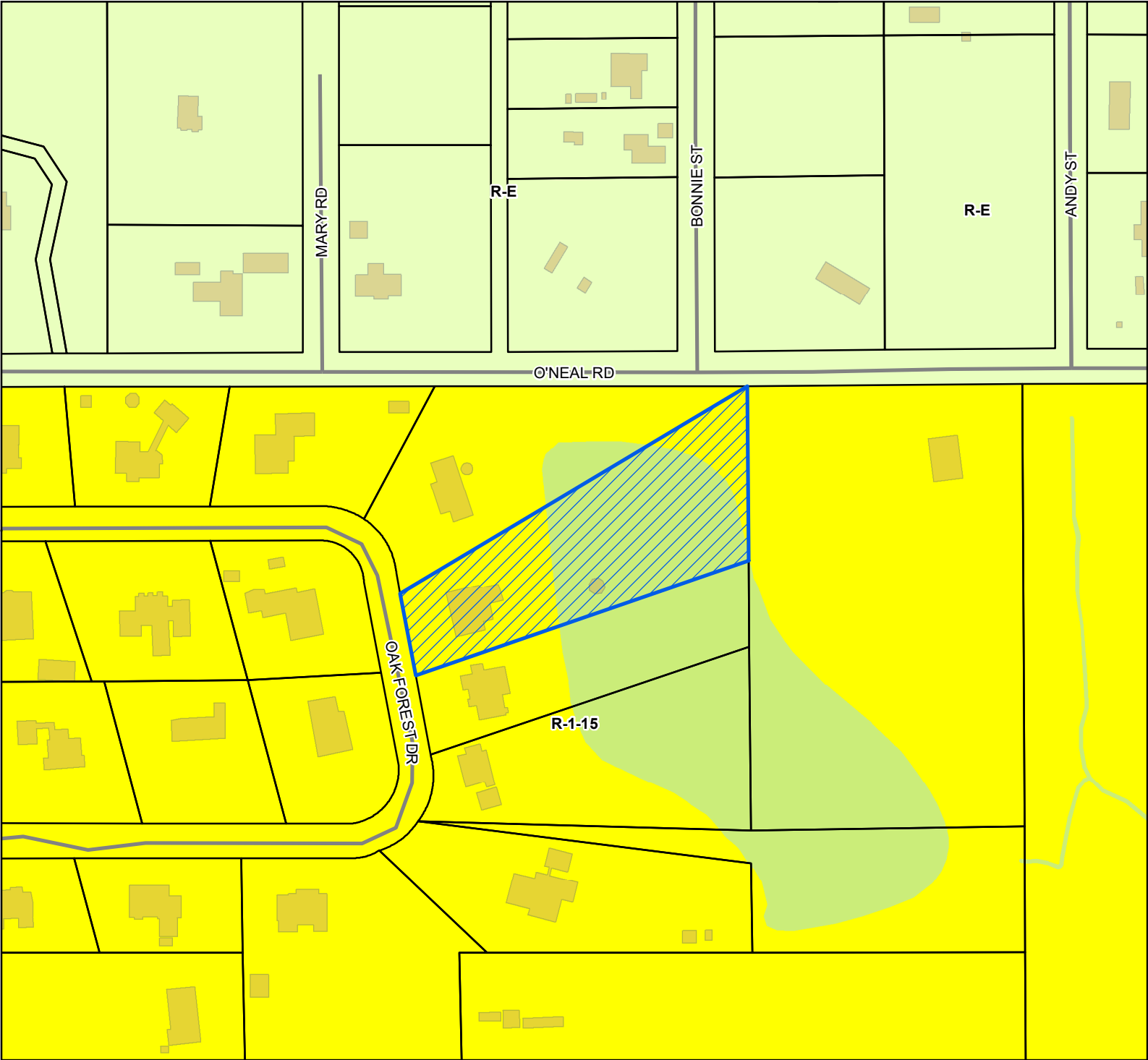
To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: September 14, 2023

Re: Variance 2309ZB111:

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6



Site
[Blue hatched box] Site

Street
[Grey line] Street

Parcels
[Black outline] Parcels

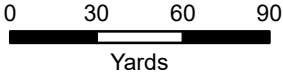
Buildings
[Brown rectangle] Buildings

Water Features
[Light blue area] 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
2309 ZB 111

Zoning Board of Adjustments and Appeals Application

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

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

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					-			-				.									-			-			.					
					-			-				.									-			-			.					

General Description of Request: Need set back of 8' on N side
of property

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

ourbrownstone@gmail.com
Signature of Owner

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) Chrystal A. Brown

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

PHONE # (H) 228 314 0886 (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED 09084-01-001.006

SIGNATURE Chrystal A. Brown

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

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

873 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. Bruh

PRINT NAME

being owner or agent of the property

Gulfport MS, 39503
12594 Oak Forest Dr

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.

James E. Bruh

Signature

8/02/2023

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of August, 2023

Samuel Sweeting

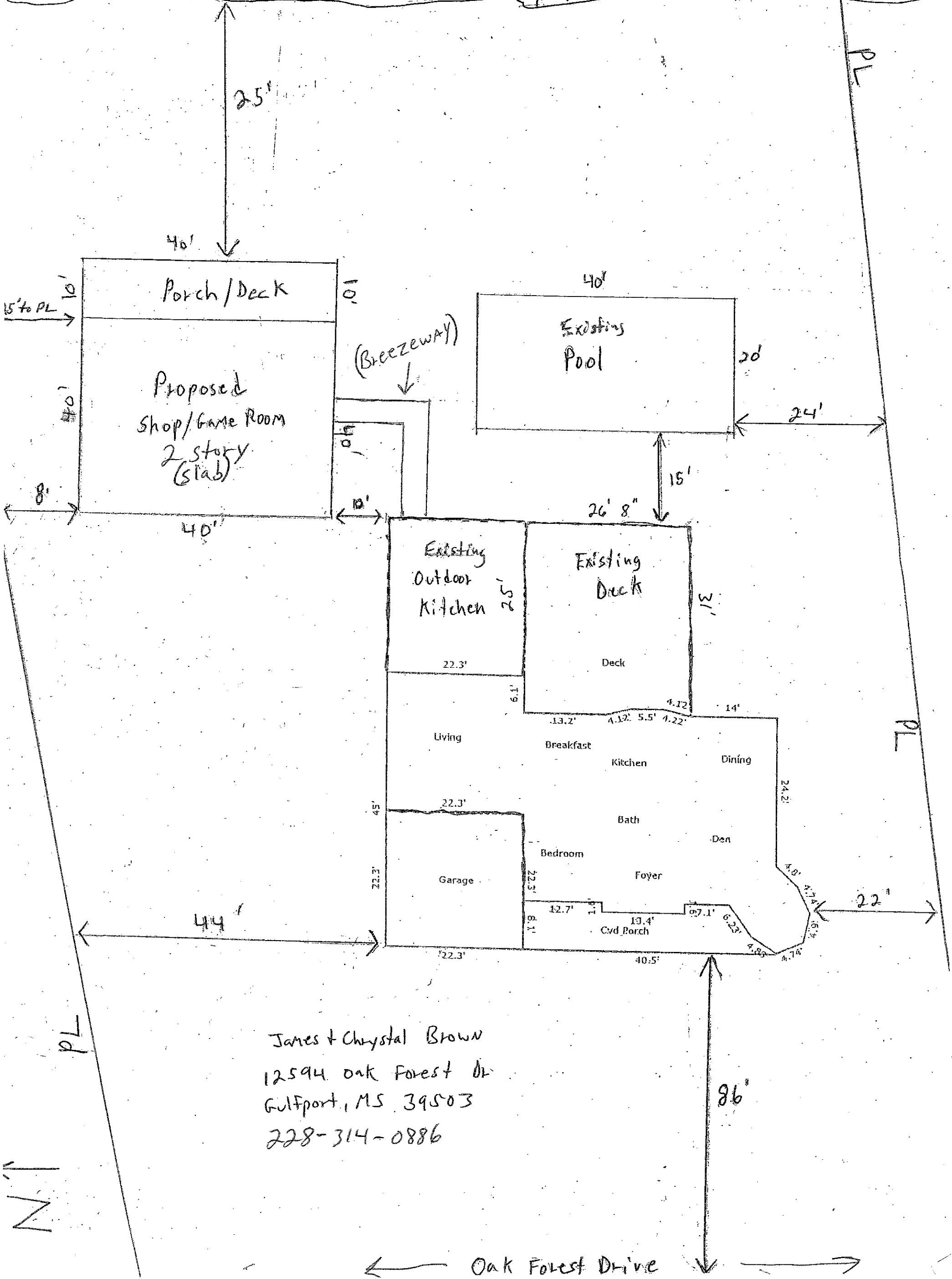
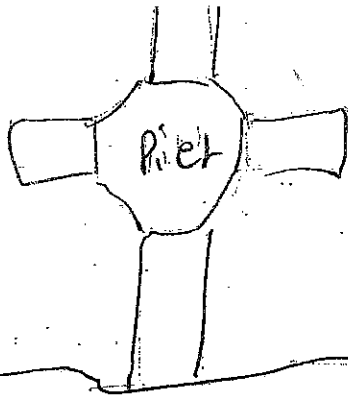
Notary Public



05/22/2027

Commission Expiration

LAKE



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

Oak Forest Drive



[Signature] 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.

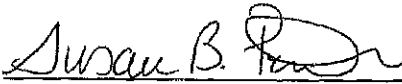
NOTARY PUBLIC

My Commission Expires:



2016.

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

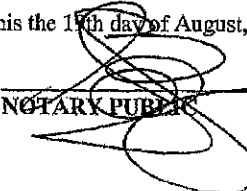

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

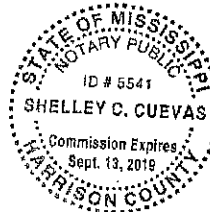
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **SUSAN B. PEARSON**, who acknowledged to me that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

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

FILED
AUG 16 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 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 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

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.

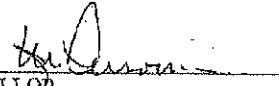
Petitioner further requests that this Court waive the bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated, as all beneficiaries to the proceeds of the sales and this Petition have joined in, and further Petitioner requests that the net proceeds from 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

6
further order of this Court authorizing disbursement thereof.

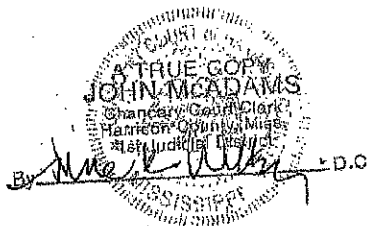
IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by this Court, as follows:

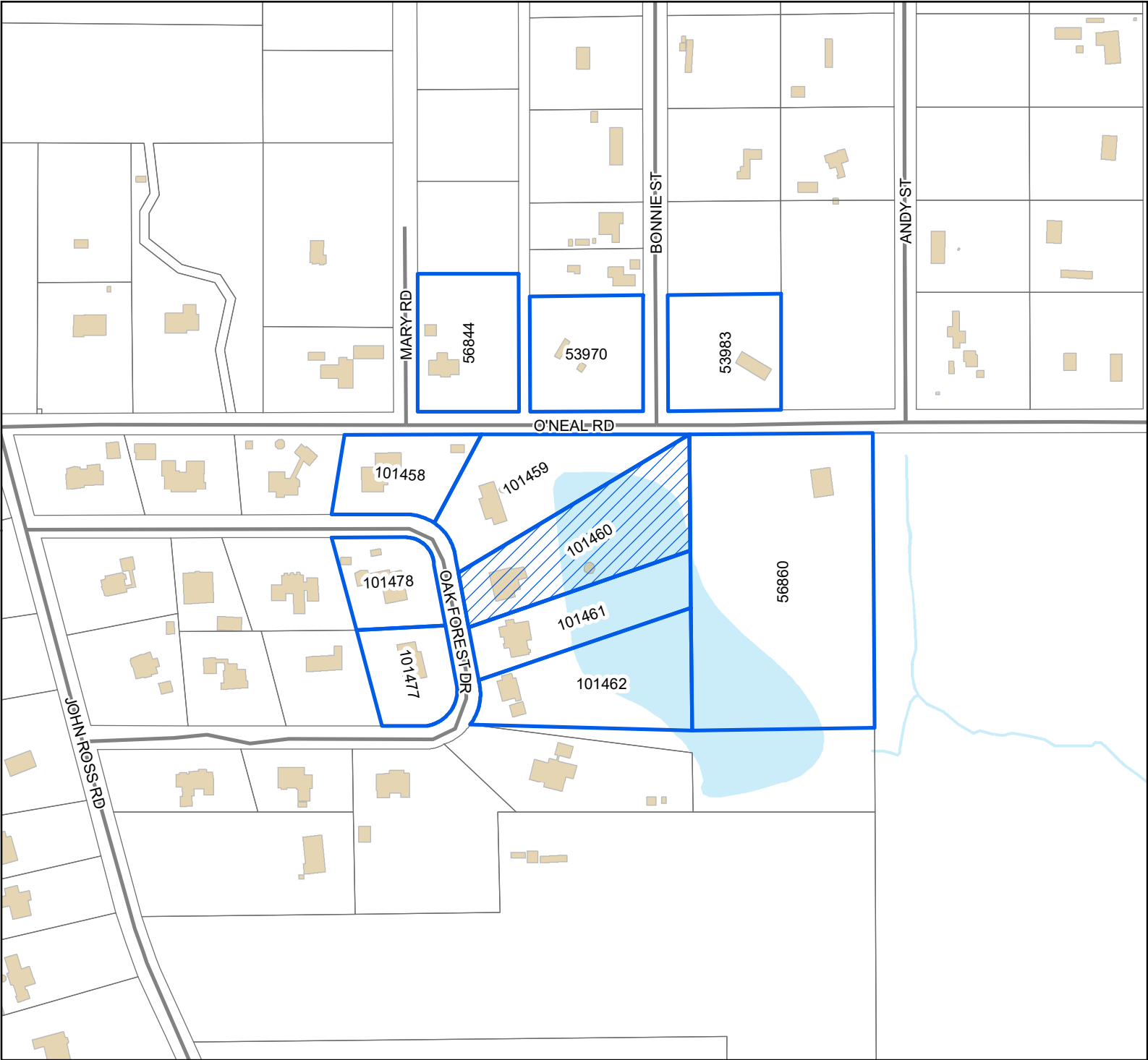
1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;
2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to 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

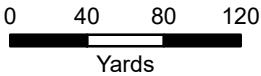
3c
Prepared by:
Erich N. Nichols, MSB # 102588
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050





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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JAMES E BROWN(OWNER)	12594 OAK FOREST DR	GULFPORT	MS	39503
			Adjacent Property Owners(2309ZB111)				
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

RE: Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), 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, September 14, 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, September 14, 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
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@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, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th 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 24 th Avenue.

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

Variance 2309ZB108, by agent Matthew Pipper, is seeking approval to build a wooden deck within the required parking for the existing restaurant use, Tax 1010F-02-041.000, 1423 Magnolia Street, Zoned T5 (Urban Center Zone), Ward 4

Variance 2309ZB109, by agent Peter G Vicari, is seeking approval for a 6 foot metal fence where only 4 feet is allowed in height, Tax Parcels 1010N-04-32.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, 1011C-01-010.000, Zoned T5 (Urban Center Zone) and T6 (Urban Core Zone), Ward 2

Variance 2309ZB110, by agent Peter G Vicari, is seeking approval for a 6 foot brick masonry wall where only 4 feet is allowed in height, Tax Parcels 1010N-0432.000, 1011C-01-013.000, 1011C-01-011.145, 1011C-01-011.000, & 1011C-01-010.000, Zoned T5 (Urban Center Zone) T6 (Urban Core Zone), Ward 2

Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

This the 23th day of August 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200

IPL0136900
Aug 30 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:
08/30/23

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.

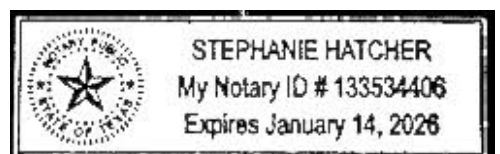
Stefani Beard

Sworn to and subscribed before me this 31st 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: 2309ZB111

Hearing Date: September 14, 2023

Current Zoning/Use: R-1-15 / Single-family residence

Legal: Variance 2309ZB111, by owner James E Brown, is seeking approval for variance of 7 feet to allow for a side yard setback of 8 feet where 15 feet is required, Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), 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 of seven-feet (7-feet) to allow for eight-feet (8-feet) setback where fifteen-feet (15-feet) side yard setback is required. The applicant intends to build an attached accessory structure. The applicant addresses the six hardship questions as such;

1. Due to my property limitations, I'm asking for a setback of 8 feet for the North-West corner of the structure. My property is pie shaped and very narrow toward the front but gets wider the deeper you go.
2. According to the applicant, there is no negative visual impact; while this may be true, this statement is in reference to whether or not the applicant is the cause for the special condition.
3. The structure (garage/game room) will be 40'x40' and needed to house a sports car, golf carts, side by sides, and lawn equipment. These variances are requested in order to allow the applicant to deviate from side yard setback requirements. This statement by the applicant does not address this section of the ordinance.
4. The applicant has not addressed the impact on ingress and egress;
5. The applicant states, by adding this structure, we will add curb appeal to our existing home and the neighborhood; This is not a hardship and could be considered special privilege.
6. This property is zoned R-1-15 and a single-family home is allowed by right.

EXECUTIVE SUMMARY

Upon staff review of the application, and the site map, the six hardship criteria has not been clearly established. No hardship has not been stated. Applicant is seeking approval for a variance of seven-feet (7-feet) to allow for eight-feet (8-feet) side yard setback, where fifteen-feet (15-feet) setback is required. Applicant is wishing to build a new attached accessory structure to use as a proposed family shop/game room. Upon completing a staff visit, the surrounding properties and neighboring structures appear to have similar buildouts and accessory buildings. The property's intended build would be in harmony with the surrounding community.

Any approval should consider these conditions:

1. Approval grants a variance of 7-feet to allow an 8-foot side yard setback where 15 is required.
2. Must meet all current building codes and City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 9/7/2023.

Public Works: No conditions. Memo dated 9/7/2023.

Traffic and Safety: No conditions. Memo dated 8/25/2023.

Building Code Services: Must meet all current building codes and City of Gulfport Ordinances. Memo dated 9/6/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 9/6/2023.

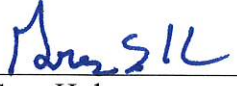
Police Department: No comment as of 9/7/2023.

Fire Department: No conditions. Memo dated 8/25/2023.

City Arborist: No conditions. Memo dated 8/24/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department

