

AGENDA

GULFPORT CITY ARCHITECTURAL REVIEW COMMITTEE MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, OCTOBER 12, 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. Announcements**

F1. If you are aggrieved by a vote of the Architectural Review Committee, see below.

Any person or any officer, department or agency of the City aggrieved by a decision of the Architectural Review Committee may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Department of Urban Development – Planning Division a written notice of appeal specifying the decision from which the appeal is taken.

F2. Speaker Card

Please provide the completed card at the time you speak to the Architectural Review Committee. 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.

G. Adoption of Minutes

G1. Architectural Review Committee - September 14, 2023

H. Hearing of Cases

H1. Signs

1. Architectural Review Committee 2310ARC018:

Architectural Review Committee 2310ARC018, by agent Kerri Little, is seeking approval for a new freestanding ground sign, Tax Parcel 0909C-02-002.008, 10250 Larkin Smith Drive, Zoned I-2 (Heavy Industry), Ward 5

2. Architectural Review Committee 2310ARC020:

Architectural Review Committee 2310ARC020, by agent Peter Vicari, is seeking approval for a new freestanding ground sign, Tax Parcel 1010N-04- 032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

3. Architectural Review Committee 2310ARC021:

Architectural Review Committee 2310ARC021, by agent Advanced Specialties, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0811C-04-039.000, 2420 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

H2. Architectural Review Committee Permits

1. Architectural Review Committee 2310ARC016:

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

2. Architectural Review Committee 2310ARC017:

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

3. Architectural Review Committee 2310ARC019:

Architectural Review Committee 2310ARC019, by agent Peter G. Vicari, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcel 1010N-04-032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT ARCHITECTURAL REVIEW COMMITTEE MEETING

Thursday, September 14, 2023 2:00 P.M.

City Council Chambers

- A. **Prayer**: The ARC Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the ARC board was called to order at **2:00 pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

VICTORIA CHAMBERS
KENNY MCNAIR
DANIELLE COTTON
LEE PALERMO

BOARD MEMBERS ABSENT:

JASON BELL

STAFF MEMBERS PRESENT

MATILDA WELCH
RHONDA GADDIS

COURT REPORTER:

None

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Cotton** and seconded by **Mrs. Chambers** to approve Minutes of the **August 10, 2023**, ARC Committee meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Architectural Review Committee: 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. Architectural Review 2308ARC012:

Architectural Review Committee 2308ARC012, by agent Irv Horton, seeking approval for a new freestanding ground sign at Tax Parcel 0910N-06-027.000, 535 Pass Road, Zoned B-2 (General Business), Ward 4

Speaking for the Petition: Irv Horton

Speaking against the Petition: None

Motion: Mrs. Chambers – To approve the applicant request.

Second: Mr. McNair

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Yea

Action: Motion carried unanimously.

2. Architectural Review 2309ARC013:

Architectural Review Committee 2309AC013, by agent Kenneth Michael, is seeking approval for a new free standing ground sign at Tax Parcel 1010H-03-013.000, 710 Lindh Road, Zoned R-2 (Single-family) and B-2 (General Business), Ward 5

Speaking for the Petition: Kim Pannell

Speaking against the Petition: None

Motion: Mrs. Cotton – To approve applicant request.

Second: Mrs. Chambers

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Yea

Action: Motion carried unanimously.

3. Architectural Review 2309ARC014:

Architectural Review Committee 2309ARC014, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 1010H-03-015.000, 710 Lindh Road, Zoned R-2 (Single-family), Ward 5

Speaking for the Petition: Kim Pannell

Speaking against the Petition: None

Motion: Mrs. Cotton – To approve applicant request.

Second: Mrs. Chambers

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Yea

Action: Motion carried unanimously.

4. Architectural Review 2309ARC015:

Architectural Review Committee 2309ARC015, by agent Kenneth Michael, is seeking approval for a new freestanding ground sign at Tax Parcel 0908D-01-014.000, 12450 Three Rivers Road, Zoned R-3 (General Residence), Ward 6

Speaking for the Petition: Kim Pennell

Speaking against the Petition: None

Motion: Mrs. Cotton – To approve applicant request.

Second: Mrs. Chambers

Lee Palermo	- Chairman
Kenny McNair	- Yea
Jason Bell	- Absent
Danielle Cotton	- Yea
Victoria Chambers	- Yea

Action: Motion carried unanimously.

Adjournment:

Motion by **Mrs. Cotton** to adjourn the meeting was seconded by **Mrs. Chambers** and carried unanimously. The meeting adjourned at **2:11 pm** .

THESE MINUTES WERE APPROVED BY A VOTE OF THE ARCHITECTURAL REVIEW COMMITTEE.

Danielle Cotton, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Signs

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC018:

Architectural Review Committee 2310ARC018, by agent Kerri Little, is seeking approval for a new freestanding ground sign, Tax Parcel 0909C-02-002.008, 10250 Larkin Smith Drive, Zoned I-2 (Heavy Industry), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC018

Hearing Date: October 12, 2023

Current Zoning/Use: I-2 / Commercial Sign

Legal: Architectural Review Committee 2310ARC018, by agent Kerri Little, is seeking approval for a new freestanding ground sign, 0909C-02-002.008, 10250 Larkin Smith Drive, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign. The sign presented in the site plan does meet the design requirements.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

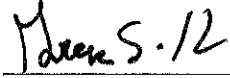
EXECUTIVE SUMMARY

Applicant has presented a sign that does not deviate from the required design standards. The 25-foot-high sign, as proposed, meets the dimensions, square footage, and the required setbacks. Approving the sign will be congruent with previously approved signs of similar design, location, and correct height for the proper support poles made of stucco wrap or textured paint.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

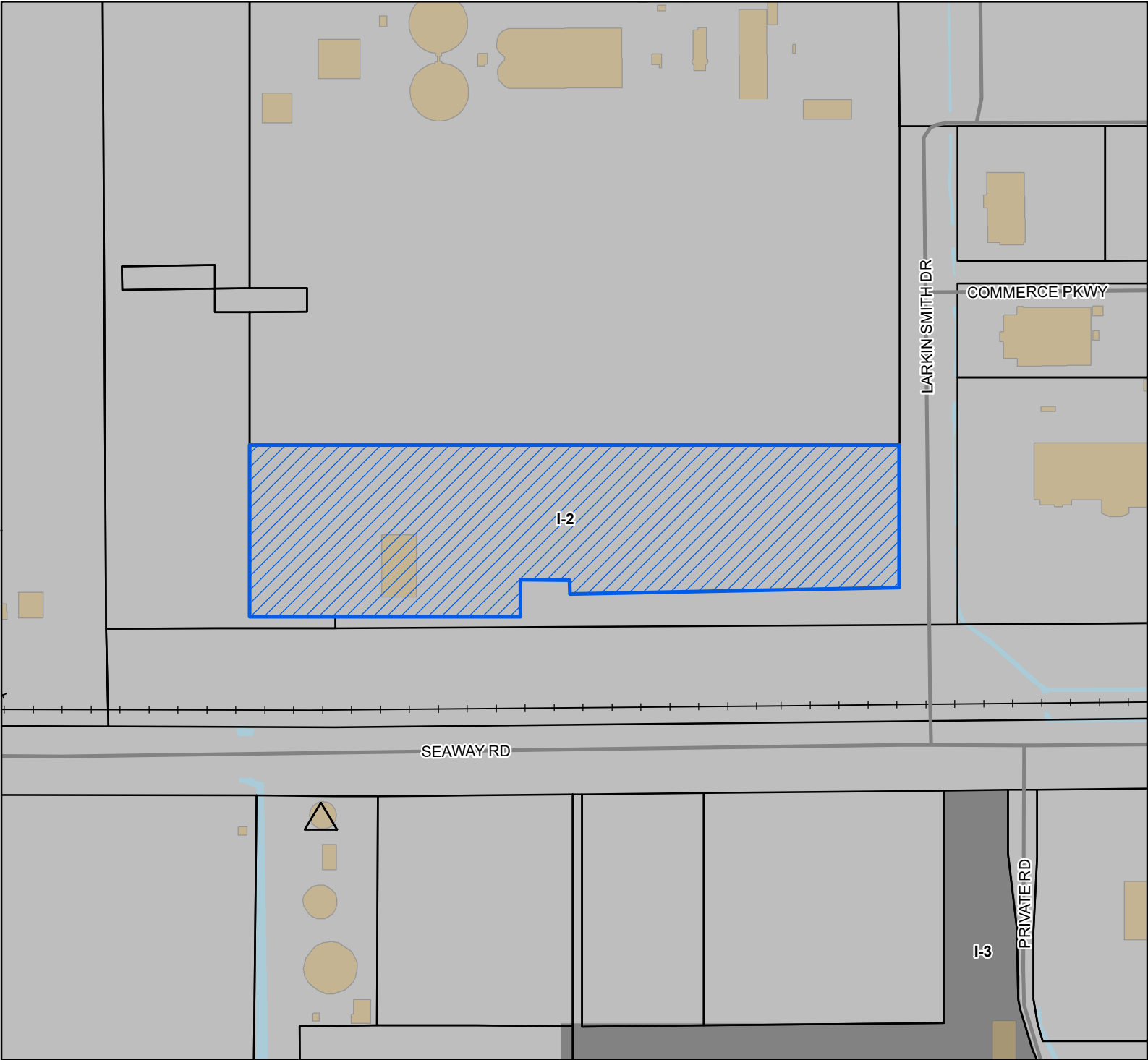
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

Street

Railroad

Parcels

Buildings

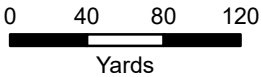
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

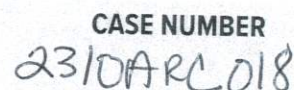
Site Information
0909C-02-002.008
Zoning: I-2 (Heavy Industry)
Size: 10.9 acres
Flood: X



1 inch = 300 feet



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



ARCHITECTURAL REVIEW

☒ Architectural Design Review

☐ Signs

[illegible]

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

Cabinet size: 4'H x 16'W @ 64 square feet *as proposed*

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:Consolidated Pipe & Supply Co, Inc.

Printed Name of Owner

10250 Larkin Smith Drive

Mailing Address

GulfportMS39503

City

State

Zip Code

AGENT:Munn Enterprises, Inc.-- Kerri McAlpin Little*Kerri McAlpin Little*

Printed Name of Agent

7712 Highway 49 North

Mailing Address

HattiesburgMS39402

City

State

Zip Code

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) Allen LepineAddress (Street, City, State, Zip Code) 10250 Larkin Smith Drive, Gulfport, MS 39503Phone (Home) _____ (Work) 228-396-8818 (Cell) _____Tax Parcel Number(s) Owned: 0909C-02-002.008Signature: *Allen Lepine***Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (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 Architectural Review Committee 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. All boxes 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 **11" by 17"** 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.

State hardship of why design standards cannot be met individually and throughly as a separate attachment

I the owner/agent acknowledge this is a complete application



Consolidated Pipe & Supply Co Inc.
10250 Larkin Smith Drive
Gulfport, MS 39503

August 15, 2023

To Whom It May Concern:

I hereby authorize: Munn Enterprises, Inc.
7712 Highway 49 North
Hattiesburg, MS 39402
601.264.7446

to act as the agent on our behalf for sign permits, variance, ARC representation, and sign installation at the below address:

Consolidated Pipe Supply Co, Inc.
10250 Larkin Smith Drive
Gulfport, MS 39503

We acknowledge that Munn Enterprises, Inc. will be the sign installer for the business above at the above address listed by our ownership as well as the authorized agent to apply for and pull sign permits.

Sincerely,

Michael Bennett



Lessee Owner Name: Consolidated Pipe & Supply Co, Inc.
10250 Larkin Smith Drive
Gulfport MS 39503

State of MS
County of Hancock

Subscribed and sworn to before me this 15th day of September, 2023

Notary Public Meaghan L. Hernandez

My Commission Expires December 9, 2026



Covenant Affidavit

I, Herri McApin Little, being owner or agent of the property 10250 Lakin Smith Drive
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Herri McApin Little

Signature

9/22/23

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 22 day of September, 20 23

Rhonda Gaddis

Notary Public



Commission Expiration



10250 Larkin Smith Dr

Consolidated Pipe & Supply Co

Larkin Smith Dr

Seaway Rd

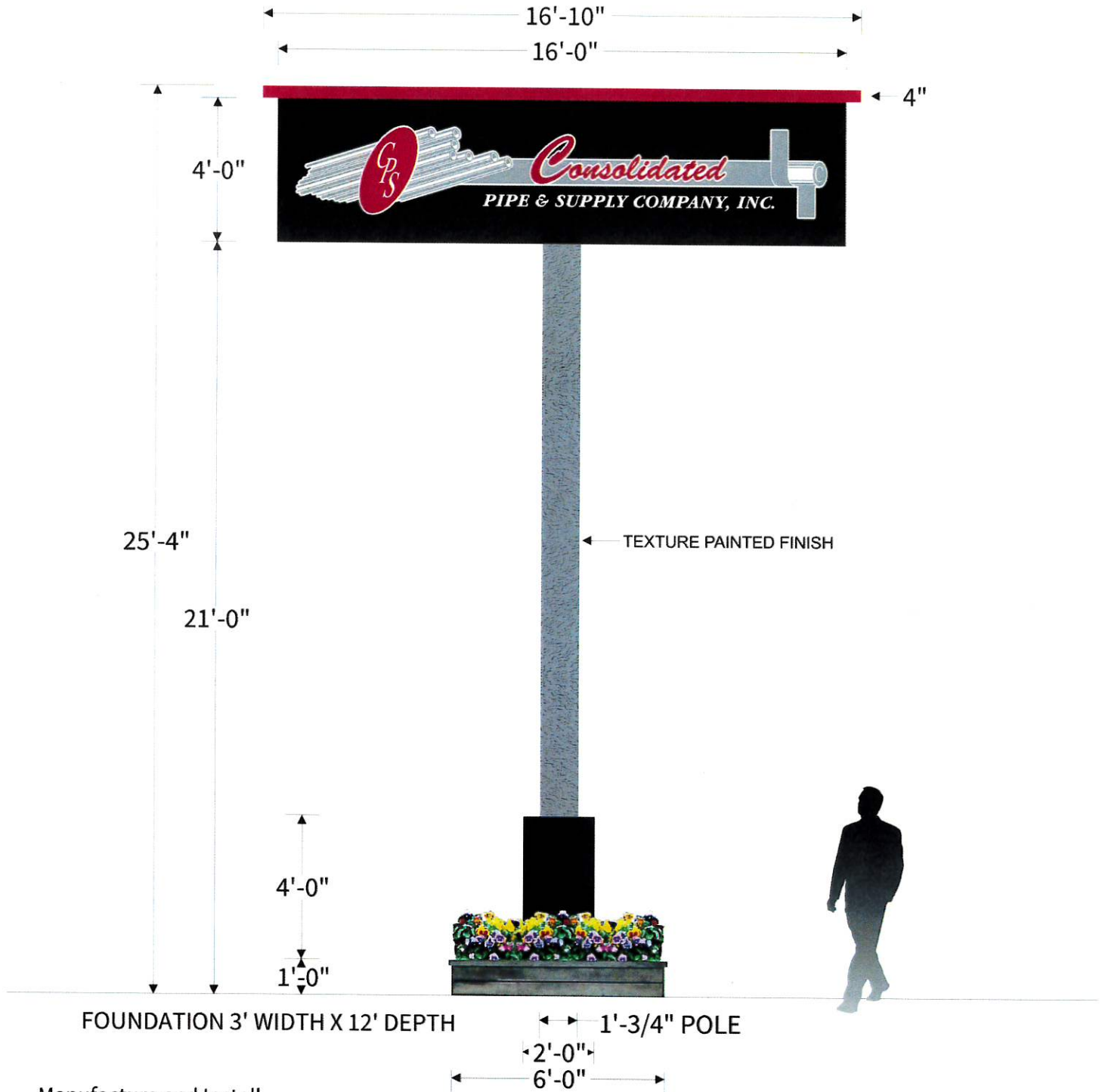
Seaway Rd

Seaway Rd

Image © 2023 TerraMetrics

CONCEPT DRAWING

SQ FOOTAGE 72.9



Manufacture and Install

(1) Double Face Non-Illuminated I.D. Pylon Sign

- Flex Faces with Digitally Printed Graphic Overlays
- Single Pole Structure Texture Painted Finish
- Aluminum topper with Painted Finish
- Prefinished ACM Pole Cladding

• Wood Timber Buttress with Flower Bed by Customer

- PMS 185 C (LOGO / TOPPER)
- BLACK (BACKGROUND / CLADDING)
- PMS COOL GRAY 7 C (LOGO / POLE)
- WHITE (LOGO)



This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System *Colors for paint or print.

ID Pylon Sign Option 2 R3

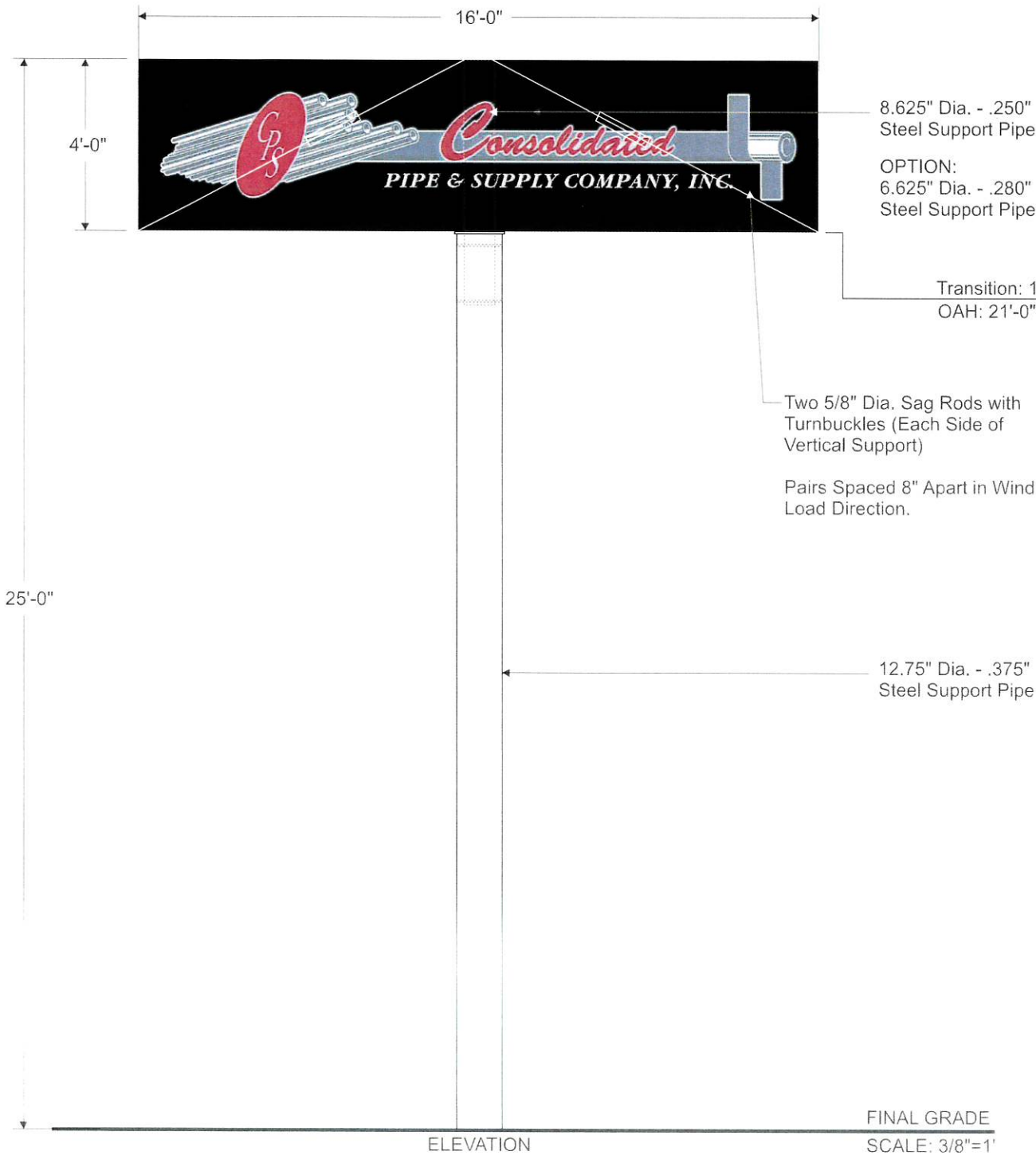
CUSTOMER: Consolidated Pipe & Supply Company, Inc.	CUSTOMER #	DATE: 06/22/2023
LOCATION: Gulfport, MS	PM: Berneice Boyd	SALES: E.H. Munn
REVISION: Pole Cladding. Timber base and flower bed by customer.	PRIMARY DESIGNER: D. Schneider	CURRENT DESIGNER:
CUSTOMER APPROVAL:	SIGN HERE	APPROVAL: E.H. Munn



THIS CONCEPT IS SOLELY THE PROPERTY OF MUNN ENTERPRISES, INC., AND MAY NOT BE USED, REPRODUCED, COPIED, EXHIBITED, ALTERED, OR DISTRIBUTED IN ANY MANNER.

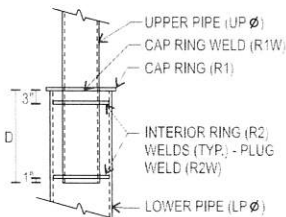
Be Bold in a Visual World
601.264.7446 • MunnEnterprises.com

ME #: 62103



Manufacture and Install
(1) Double Face Non-Illuminated I.D. Pylon Sign
• Metal Faces with Digitally Printed Graphics Overlays
• Single Pole Structure

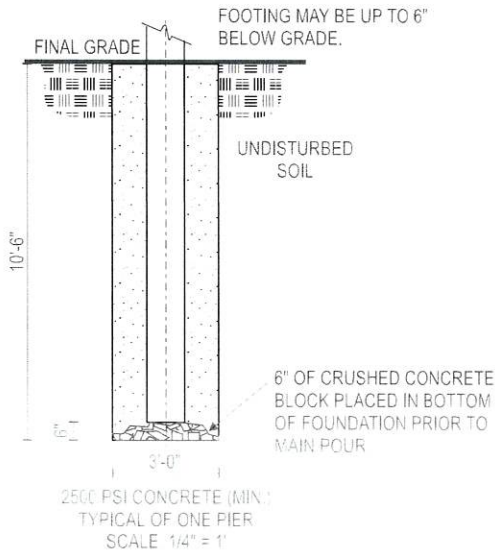
PMS 185 C (LOGO) BLACK (BACKGROUND)
PMS COOL GRAY 7 C (LOGO / POLE) WHITE (LOGO)



TRANSITION
(4) 1/2" Wide x 2" Long Plug Welds (<=24" Dia.)
(6) 1/2" Wide x 2" Long Plug Welds (24" to 48" Dia.)
(8) 5/8" Wide x 2-1/2" Long Plug Welds (>48" Dia.)

TRANSITION TABLE

#	UP Ø	LP Ø	D	R1	R1 (DIA.)	R2	R2 (DIA.)	R1W	R2W
1	8.625"	12.75"	1.75'	1/2"	13.75"	3/8"	11.75"	1/4"	1/4"



183 Edgewater Ct
Mocksville, NC 27028

Structural Sign Design
&
Engineering Services

Ph: (281) 813-7499
Email: sean@signstructures.com
Web: www.signstructures.com

CONSOLIDATED PIPE

Address: 10250 LARKIN SMITH DR

City/State: GULFPORT MS

Client: MUNN ENTERPRISES

ENGINEERING OF
VERTICAL SUPPORT AND
FOUNDATION ONLY.
NO CABINET ENGINEERING
PROVIDED OR IMPLIED.

Initial Drawing: (62103) DS

NC Firm Registration: F-1136
Mississippi License Number: 16187
Mississippi Expiration Date: 12/31/23

The electronic seal appearing on this document was
authorized by Sean M. McFarland, PE on July 14, 2023.



Date: 7-14-2023

Sheet #: 1 of 1

Date:	7/14/23	City, State:	Gulfport, MS	SHEET:	1 OF 3
Client:	Munn Enterprises	Overall Height:	25'-0"	Sean M. McFarland, P.E.	
Sign:	Consolidated Pipe	Wind Speed	162 mph	McFarland Engineering	

Sign Description 10250 Larkin Smith Dr**Table of Contents**

Columns: 1

ME Job: 62103

DOUBLE SAG RODS CRITICAL**ULTIMATE LOADS**

Height: 4'-0"

42 KSI STEEL PIPE

Width: 16'-0"

Content:**Page**

Design Loads. 1

Support Design. 1-2

General Notes 3

Structural Variables and Code Loading Specifications

Cabinet Type:	Miscellaneous	▼
Structural Section:	Steel Pipe - 42000psi	▼
Number of Zones:	2	▼

Code:	2018 IBC w/ Appends	▼
Wind Speed:	162	▼
Wind Exposure:	C	▼
Wind Loads Per ASCE 7-16		

Sign Sections:

Zone	Cabinet Wt. Per Sq. Ft.	Weight	Transition (Y or N)
1	20 ▼	22.4 #/FT	y
2	0 ▼	49.6 #/FT	y
3	0 ▼		
4	0 ▼		
5	0 ▼		
6	0 ▼		
7	0 ▼		
8	0 ▼		

**Geometry:**

Zone	Top Elevation	Height	* Approx. Width Width	Pressure	Force	Approx. Weight
1	25.00 FT	4.00 FT	16.00 FT *	55.39 PSF	3.55 K	1,369 #
2	21.00 FT	21.00 FT	1.06 FT *	23.41 PSF	0.52 K	1,041 #

Total Wind Force = 4.07 K 2,410 #

Date:	7/14/23	City, State:	Gulfport, MS	SHEET:	2 OF 3
Client:	Munn Enterprises	Overall Height:	25'-0"	Sean M. McFarland, P.E.	
Sign:	Consolidated Pipe	Wind Speed	162 mph	McFarland Engineering	

10250 Larkin Smith Dr

ME Job: 62103

Moments at Transitions:

Zone	Lateral Force	2 Mom. Arm	1 Mom. Arm
1	3.55 K	23.00 FT	2.00 FT
2	0.52 K	10.50 FT	
		87.02 K-FT	7.09 K-FT
		37.67 IN^3	3.07 IN^3

Structural Sections to be used:

Zone	Option	Pipe Dim.	Wall t.	Weight	Sxx	d/t	Sxx Req'd
2	Pipe	12.75 IN	0.375 IN	49.6 #/FT	41.18 IN^3	34.00	37.67 IN^3
1	Pipe	8.63 IN	0.250 IN	22.4 #/FT	12.58 IN^3	34.50	3.07 IN^3
	Top Pipe Option	6.63 IN	0.280 IN	19.0 #/FT	7.98 IN^3	23.66	3.07 IN^3

Structure Required

# Req'd	Size	Wall Thickness
1	12.75 IN	0.375 IN
1	8.63 IN	0.250 IN

Date: 7/14/23	City, State: Gulfport, MS	SHEET: 3 OF 3
Client: Munn Enterprises	Overall Height: 25'-0"	Sean M. McFarland, P.E.
Sign: Consolidated Pipe	Wind Speed 162 mph	McFarland Engineering

10250 Larkin Smith Dr

ME Job: 62103

One Pier Footing

Pier Footing Design:

Select the footing and soil type:

$$d = A / 2 * (1 + (1 + (4.36 * h) / A)^{1/2})$$

Footing: Round ▼

$$\text{where } A = (2.34 * P) / (S1 * b)$$

Vert. Soil Bearing (psf): 1500 ▼

Lat. Soil Bearing (psf): 150 ▼

Mmax = 87,023 #-FT
 Pmax (Lateral) = 4,067 #
 LSBP = 150 PCF
 S1 = 1,025 PCF X d
 d = 3.000 FT

 A = 3.10 FT^2
 h = 21.395 FT
 d = 10.183 FT

USE: 3.00 FT. RND. X 10.50 FT DEEP PIER

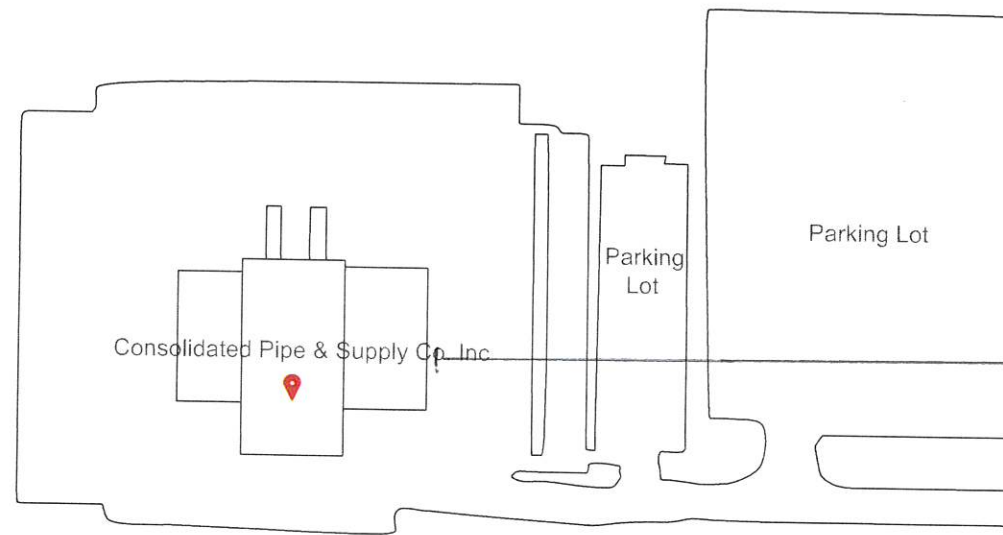
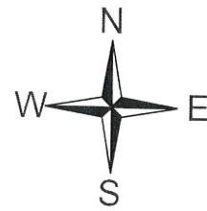
Soil Bearing Check:

DLmax = 2,410 LBS
 Area of Footing = 7.07 FT^2
 Actual SBP = 341 PSF
 Allowable SBP = 900 PSF (Includes code allowed 20% increase for every foot of footing below 12" into natural grade.)

341 PSF < 900 PSF THEREFORE OK

General Notes

- Contractor shall verify all dimensions and conditions on job site
- Structural steel pipe shall conform to ASTM A53 grade B type E or S, Fy=35 ksi min.
- Structural steel tube shall conform to ASTM A500 grade B, Fy=46 ksi min.
- Structural steel shapes and plates shall conform to ASTM A36.
- Welding shall conform to AISC specs or local codes and performed by certified welder using arc process E70XX electrodes.
- Isolate Aluminum from Steel
- All bolt holes to be drilled or punched.
- 2500 psi (min) 28-day Concrete Compressive Strength
- All electrical work to conform to the requirements of UL48 and section 600 of NEC.
- UL and Data labels required
- Sign to be a minimum of 6-ft horizontal & 12-ft vertical from high voltage wires.
- If there is no stub pipe to be used in the top cabinet, the supporting member immediately below the stub pipe shown can be extended to the top of the uppermost cabinet.
- All Pipe sizes shown are minimum sizes. Pipe with a larger diameter and/or greater Sxx may be substituted
- All structural lengths required are approximations only. Actual length may vary slightly depending on sign cabinet conditions.



Ability Works of
Harrison County

Larkin Smith Dr

618'

Proposed Single Pole Pylon
Loc.

42'
Drive-way

45'
Street Edge

Rail Road

Seaway Rd

REV.

	MUNN ENTERPRISES, INC. 7712 Hwy 49 North, Hattiesburg, MS 601-264-7446		SOUTHERN SIGN SPECIALISTS
	DWG. BY: KEVIN PARKIN DATE: 07/11/23 CUSTOMER: CONSOLIDATED PIPE & SUPPLY COMPANY PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED	SALESMAN : WORK ORDER	LOCATION: Consolidated Pipe & Supply Co., Inc. 10250 Larkin Smith Dr Gulfport, MS 39503

APPROVED BY:
DATE APPROVED:
DRAWINGNAME: C.P.S.C. PYLON 1

REV.

BILL OF MATERIALS

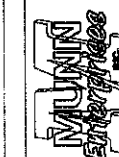
ITEM #	ITEM DESCRIPTION	QTY.	TOTAL FT.
A	12.75"Ø X .375"T STEEL ROUND POLE	N/A	35'-0"
B	2 ¹ / ₂ " X 2 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	N/A	87'-0"
C	2" X 2" X ³ / ₁₆ "T ANGLE IRON	N/A	11'-0"
D	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	N/A	16'-0"
E	2" X ³ / ₁₆ "T STEEL FLAT BAR	N/A	16'-0"
F	⁵ / ₈ "T SAG ROD	4	N/A

CUT SHEET

ITEM #	ITEM DESCRIPTION	QTY.	LENGTH(ARCH.)	LENGTH(DEC.)	CUT TYPE
A	12.75"Ø X .375"T STEEL ROUND POLE	1	35'-0"	420.0000	90°-90°
B	2 ¹ / ₂ " X 2 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	4	16'-0"	192.0000	45°-45°
B	2 ¹ / ₂ " X 2 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	4	4'-0"	48.0000	45°-45°
B	2 ¹ / ₂ " X 2 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	4	1'-7"	19.0000	90°-90°
C	2" X 2" X ³ / ₁₆ "T ANGLE IRON	4	1'-1 ³ / ₄ "	13.7500	90°-90°
C	2" X 2" X ³ / ₁₆ "T ANGLE IRON	4	1'-7"	19.0000	90°-90°
D	1 ¹ / ₂ " X 1 ¹ / ₂ " X ³ / ₁₆ "T ANGLE IRON	4	4'-0"	48.0000	90°-90°
E	2" X ³ / ₁₆ "T STEEL FLAT BAR	10	1'-7"	19.0000	90°-90°

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446



LOCATION
Consolidated Pipe & Supply
10250 Larkin Smith Dr
Gulfport, MS 39503

#13507

WORK ORDER

SALESMAN : H.M

DATE: 07/16/23

CUSTOMER: CONSOLIDATED PIPE & SUPPLY

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

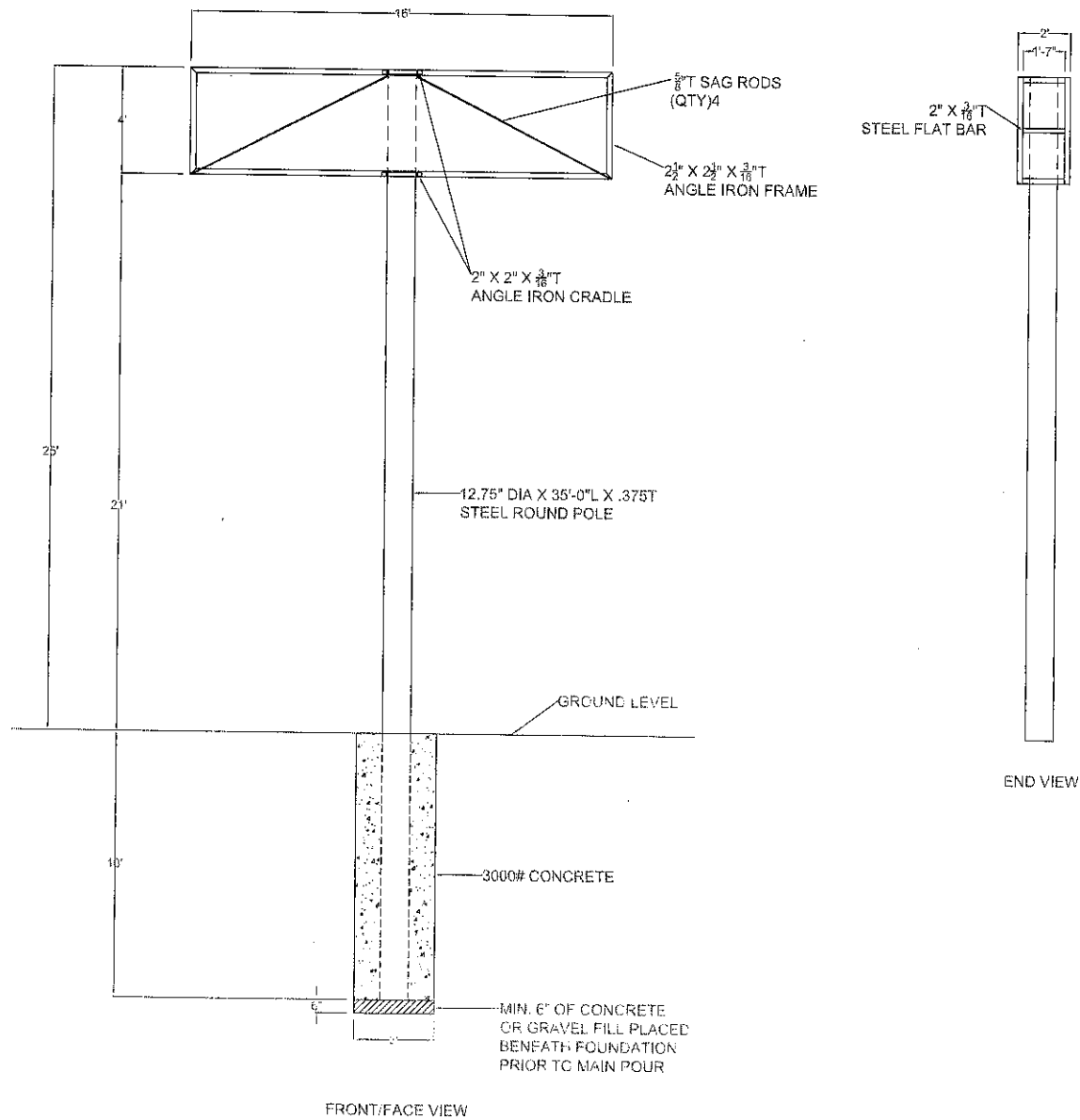
DATE APPROVED:

DRAWINGNAME:

C.P.S.
PYLON
BOM

OVERALL VIEW

4'-0"H X 16'-0"W X 2'-0"D
Flex Face/Double Face/Non-Illuminated



DRAWING NAME:
C.P.S.
PYLON
1

DATE APPROVED:

APPROVED BY:



MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-284-7446

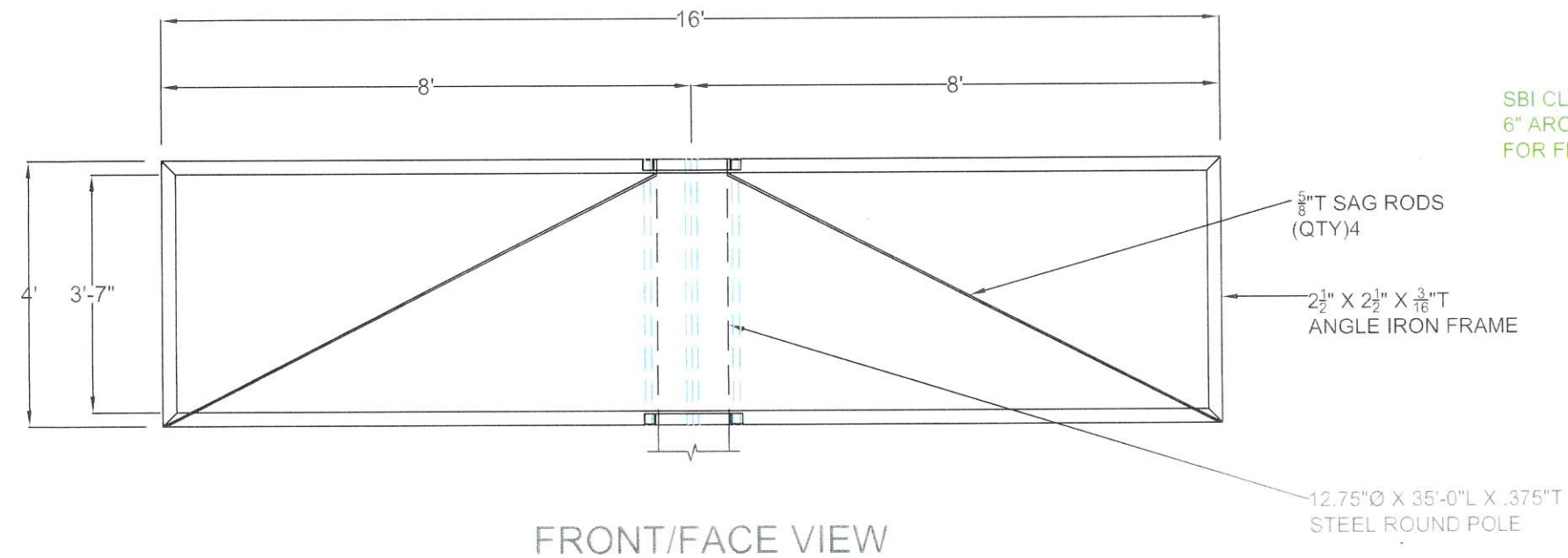
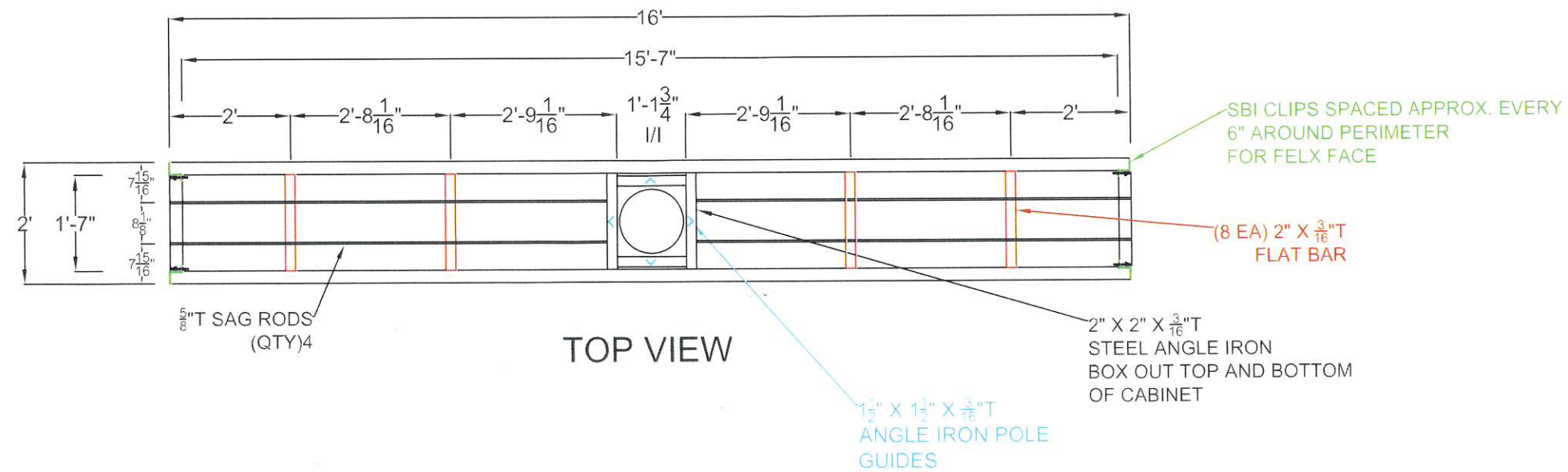
SOUTHERN
SIGN
SPECIALISTS

DWG. BY: KEVIN PARKIN
DATE: 07/18/23
SALESMAN: HJM
CUSTOMER: CONSOLIDATED PIPE & SUPPLY
PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

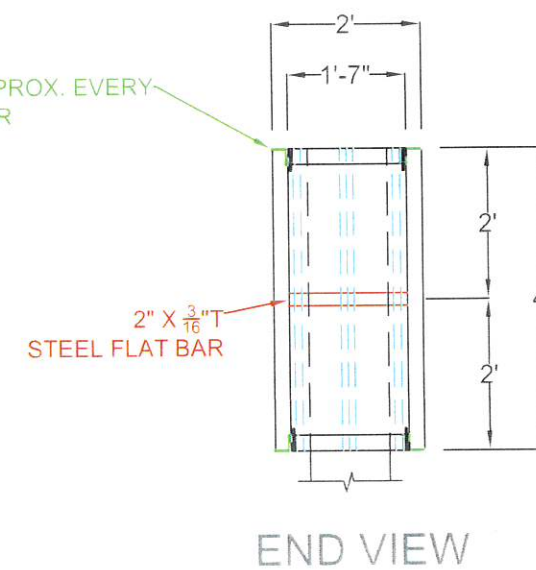
WORK ORDER #13507

LOCATION:
Consolidated Pipe & Supply
10250 Larkin Smith Dr
Gulfport, MS 39503

REV.



SBI CLIPS SPACED APPROX. EVERY 6" AROUND PERIMETER FOR FLEX FACE



REV.

SOUTHERN
SIGN
SPECIALISTS

MUNN ENTERPRISES, INC.
7712 Hwy 49 North, Hattiesburg, MS
601-264-7446



LOCATION:
Consolidated Pipe & Supply
10250 Larkin Smith Dr
Gulfport, MS 39503

#13507

WORK ORDER

SALESMAN : H.M.

CUSTOMER: CONSOLIDATED PIPE & SUPPLY

PROPERTY OF MUNN ENTERPRISES, INC. - NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
C.P.S.
PYLON
2



J. Jordan 1st Judicial District
Instrument 2021 11773 D -J1
Filed/Recorded 8/13/2021 01:56 P
Total Fees \$ 26.00
3 Pages Recorded

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 211317

Indexing: PT SW 1/4 of NE 1/4 of Sec
14-7-11

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

**G&M PROPERTIES, LLC,
A Mississippi Limited Liability Company
10767 E TAYLOR ROAD
GULFPORT, MS 39503
228-669-1960**

does hereby sell, convey and warrant unto

**CONSOLIDATED PIPE & SUPPLY COMPANY INC
An Alabama Incorporation
P. O. BOX 2472
BIRMINGHAM, AL 35201
205-790-2260**

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

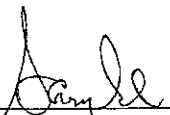
SEE EXHIBIT "A" ATTACHED HERETO

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, G&M PROPERTIES, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 10th day of August, 2021.

G&M PROPERTIES, LLC

BY: 
GARY MCCABE, MEMBER

BY: 
MARY MCCABE, MEMBER

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, GARY MCCABE and MARY MCCABE, who acknowledge that they are MEMBERS of G&M PROPERTIES, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of August, 2021.


NOTARY PUBLIC

My Commission Expires:

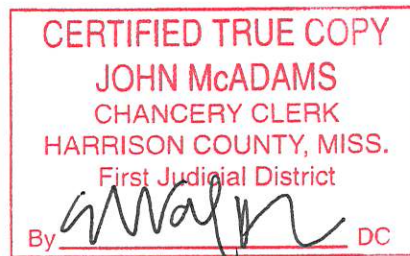


EXHIBIT A

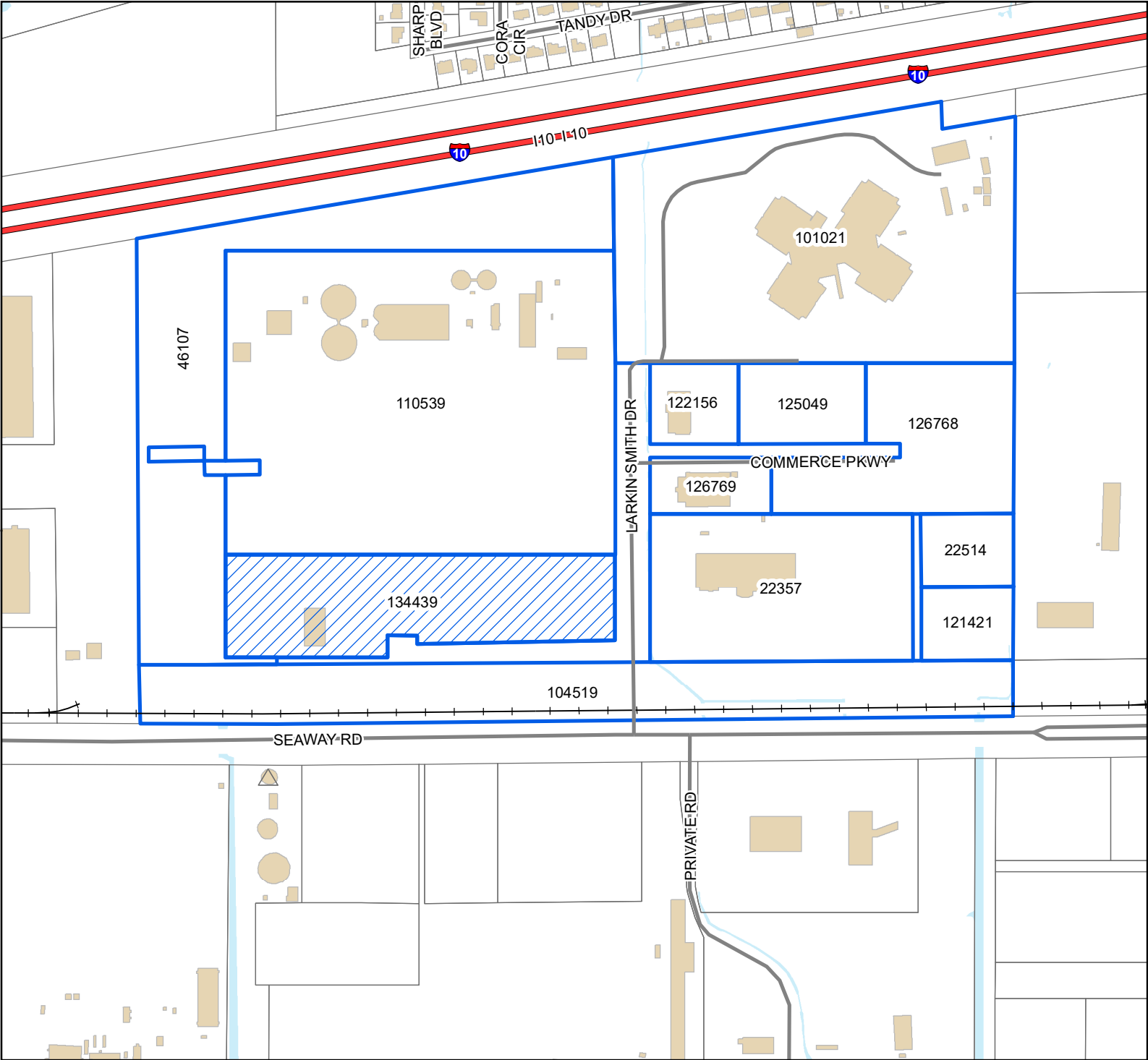
PARCEL NUMBER 0909C-02-002.007

A parcel of land situated in the SW ¼ of the NE ¼ of Section 14, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Southeast corner of the SE ¼ of the NE ¼ of said section 14, thence S 89°06'56" W 407.90 feet to an iron rod found, thence S 89°30'26" W 894.06 feet to a concrete monument found on the East margin of Larkin Smith Drive, thence S 00°50'15" E 31.82 feet along said East margin to the North margin of the Kansas City Southern Railroad right of way, thence S 89°14'40" W 23.63 feet, thence S 89°20'53" W 89.42 feet to the West margin of Larkin Smith Drive, thence N 00°50'15" W 77.25 feet to the North margin of a Mississippi Power Company Easement, thence N 00°46'14" W 60.00 feet to an iron rod set at the intersection of the West margin of Larkin Smith Drive and the North margin of Commerce Parkway West, said point having a Mississippi State Plane Coordinates of N 340198.23, E 913718.58, and being the Point of Beginning, thence along said North margin S 89°13'46" W 713.11 feet to an iron rod found, thence N 01°37'53" W 29.27 feet to an iron rod set, thence S 89°14'49" W 89.01 feet to an iron rod found, thence N 01°29'28" W 283.55 feet to an iron rod found, thence N 89°16'40" E 703.11 feet to an iron rod found, thence N 89°18'42" E 103.05 feet to an iron rod found on the West margin of Larkin Smith Drive, thence along said West margin S 00°40'35" E 312.09 feet to the Point of Beginning. Said parcel being Parcels A and B of the Certificate of Re-Subdivision accepted by the City of Gulfport, 12/04/2007, as filed in Minute Book 576, Pages 356-360 in the Office of the Chancery Clerk of the First Judicial District of Harrison County. This parcel contains 248,762 square feet or 5.71 acres. Bearings based on GPS Observation, MS-East Zone, convergence angle -0.130449, scale factor 0.999960, per survey by Gary A. Durbin, P.L.S. dated March 21, 2018.

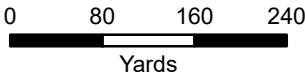


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CONSOLIDATED PIPE & SUPPLY CO, INC (OWNER)	10250 LARKIN SMITH DRIVE	GULFPORT	MS	39503
			KERRI LITTLE (AGENT)	7712 HWY 49 NORTH	HATTIESBURG	MS	39402
			Adjacent Property Owners (2310ARC018)				
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
	110539	0909C-02-002.002	HARRISON CO WASTEWATER MGMT	14108 AIRPORT RD	GULFPORT	MS	39503
	121421	0909C-02-004.001	CAMDAV LLC	2082 BEACH DR	GULFPORT	MS	39507
	125049	0909C-02-002.004	TRIDENT CONSTRUCTION GROUP LLC	3324 OAKLEIGH CIR	OCEAN SPRINGS	MS	39564
	22514	0909C-02-004.000	CAMDAV LLC	2082 BEACH DR	GULFPORT	MS	39507
	122156	0909C-02-002.003	UIRC-GSA GULFPORT MS LLC	15700 W 100 3RD STREET	LEMONT	IL	60439
	46107	0909D-02-004.000	HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502
	134439	0909C-02-002.008	CONSOLIDATED PIPE & SUPPLY CO INC	P O BOX 2472	BIRMINGHAM	AL	35201



Legend

- Site
- Adjacent Properties
- Interstate Highway
- Street
- Railroad
- 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: Architectural Review Committee 2310ARC018, by agent Kerri Little, is seeking approval for a new freestanding ground sign, 0909C-02-002.008, 10250 Larkin Smith Drive, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 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 Architectural Review Committee for **Thursday, October 12, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC020:

Architectural Review Committee 2310ARC020, by agent Peter Vicari, is seeking approval for a new freestanding ground sign, Tax Parcel 1010N-04- 032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC020

Hearing Date: October 12, 2023

Current Zoning/Use: T5 / Residential Sign

Legal: Architectural Review Committee 2310ARC020, by agent Peter Vicari, is seeking approval for a new freestanding ground sign, Tax Parcel 1010N-04- 032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

The applicant is requesting approval for the design review for a subdivision identification sign and a building logo sign.

Subdivision identification signs is defined in Appendix A, Article IV. Sec 9, 9-89, (d) (1-3) as signs which identify residential neighborhoods shall be affixed to a wall or placed within a landscaped area as a freestanding sign at the entrance street. Signs which identify multifamily residential developments shall be placed in a landscaped area as a freestanding sign at the main entrance to the complex or as a wall sign affixed to the vertical surface of the building. Such sign and sign structure shall be subject to the following provisions:

- (1) Sign height. Such sign or sign structure shall not exceed six (6) feet in height.
- (2) Sign area. Signs shall be limited to one (1) square foot of area per dwelling unit within the development up to a maximum of fifty (50) square feet.
- (3) Letter height. Signs within residential developments which are affixed to masonry walls or the surface of buildings shall consist of letters not to exceed eighteen (18) inches in height and shall be affixed parallel to said wall or building surface.

Conditions for freestanding sign are identified in Appendix A, Article IV. Sec 9, 9-90, (a-f) (1-4) Materials for freestanding signs are identified in sec 9,103; Exempt Signs 9-106 (a-s)

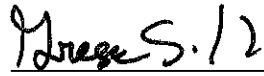
EXECUTIVE SUMMARY

Applicant is requesting approval for a subdivision identification sign and a building logo wall sign. There are eleven (11) exterior and seven (7) interior signs throughout the RV resort. Many of the signs are exempt but have a requirement not to exceed four (4) square feet; the exempt signs meet the size requirement. The identification sign presented does meet the requirements for material, square footage and letter height. Nonetheless, the reason they are here before you today are because all new signs require ARC approval.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

DIRECTOR APPROVAL

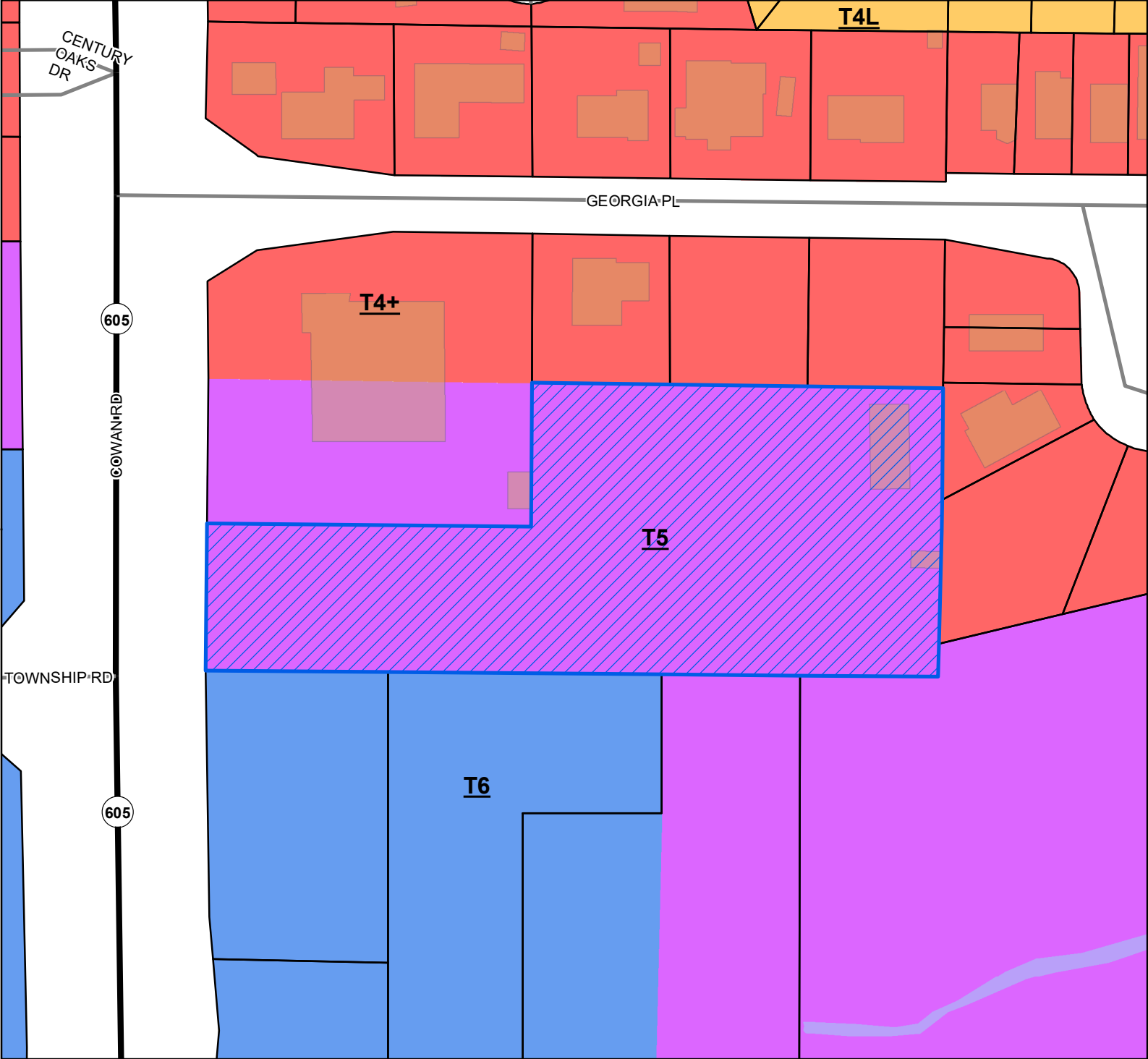
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





 Site

 US or State Highway

 Street

 Parcels

 Buildings

 Water Features

Smart Code

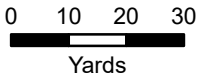
 T6

 T5

 T4+

 T4L

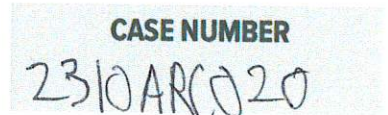
Site Information
 1010N-04-032.000
 Zoning:T5
 Size: 86316.68 sqft
 Flood: AE



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.



OWNER:

M&P Commercial Development LLC

Printed Name of Owner

1900 Destrehan Ave

Mailing Address

Harvey, LA 70058

City

State

Zip Code

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

Name of Owner (PRINT)

Peter J. Vicari

Address (Street, City, State, Zip Code)

1900 Destrehan Ave, Harvey, LA 70058

Phone (Home) none

(Work)

504-347-1196

(Cell)

504-329-1301

Tax Parcel Number(s) Owned:

1010N-04-032.000

Signature:

SIGN HERE

9/10/23

Name of Owner (PRINT)

Michael Vicari

Address (Street, City, State, Zip Code)

1900 Destrehan Ave, Harvey, LA 70058

Phone (Home) none

(Work)

504-347-1196

(Cell)

504-875-0837

Tax Parcel Number(s) Owned:

1010N-04-032.000

Signature:

SIGN HERE

9/28/23

Name of Owner (PRINT)

Address (Street, City, State, Zip Code)

Phone (Home)

(Work)

(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 Architectural Review Committee 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. All boxes 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 **11" by 17"** site plan.

INITIAL HERE

- 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)

INITIAL HERE

✓ 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.

INITIAL HERE

N/A **State hardship of why design standards cannot be met** individually and throughly as a separate attachment

INITIAL HERE

I the owner/agent acknowledge this is a complete application

INITIAL HERE



DESIGNATION OF AGENT

I, Peter J. Vicari being property owner of 200 Cowan Rd, Gulfport MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Peter G. Vicari to act as
PRINT NAME
my 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 or said petition.

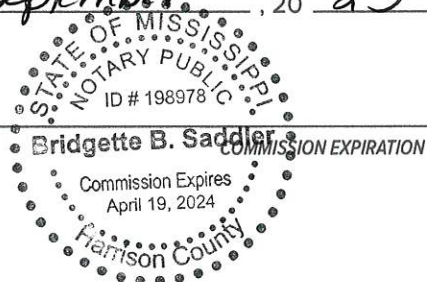

SIGNATURE Peter J. Vicari

9/28/23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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


NOTARY PUBLIC





COVENANT AFFIDAVIT

I, Peter J. Vicari being property owner or agent of the property 200 Cowan Rd, Gulfport, MS
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.

Peter J. Vicari
SIGNATURE

Peter J. Vicari

9/28/23

DATE

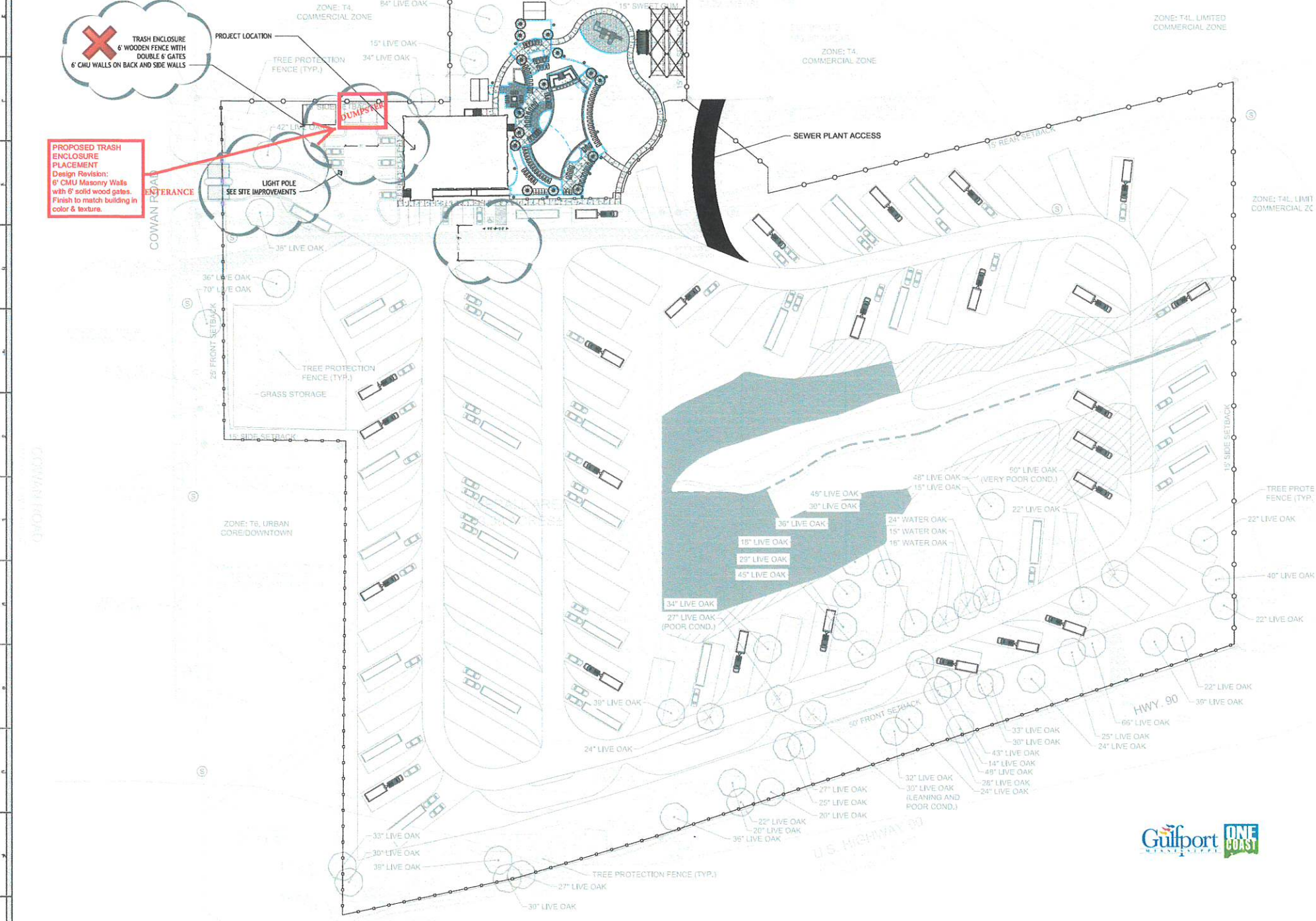
STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

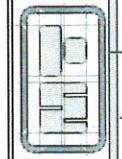
Bridgette B. Saddler
NOTARY PUBLIC



COMMISSION EXPIRATION



MICHAEL TABB
RESIDENTIAL DESIGN AND DRAFTING
ARCHITECT
JULY 10, 2015
APRIL 20, 2018
APRIL 20, 2018



GULFPORT LUXURY RV RESORT
GULFPORT
GULFPORT



100 PSF
20 PSF
143 MPH
123 MPH
CATEGORY 1
1.0
ALL CASES
15'-18'
100 PSF
20 PSF
72.10 PSF
ZONE X

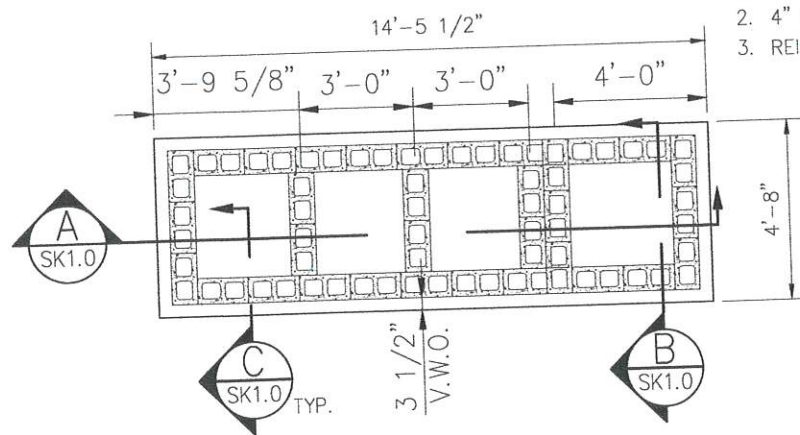
A.0.0

A-1 Site Plan
1"=40'-0"

FOR CONSTRUCTION - Printed 9/12/23

Rev 1 8/22/23





FOUNDATION PLAN

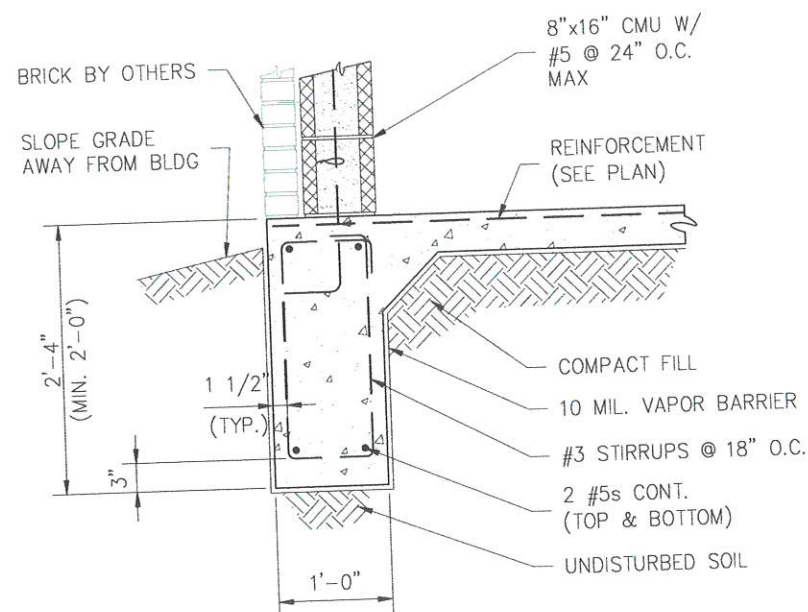
SCALE: 1/4" = 1'-0"

NOTES

1. SLAB AREA = 67.5 SQ. FT.
2. 4" SLAB TYPICAL UNLESS NOTED OTHERWISE.
3. REINFORCEMENT- 4x4 4.0/4.0 WWF

LEGEND

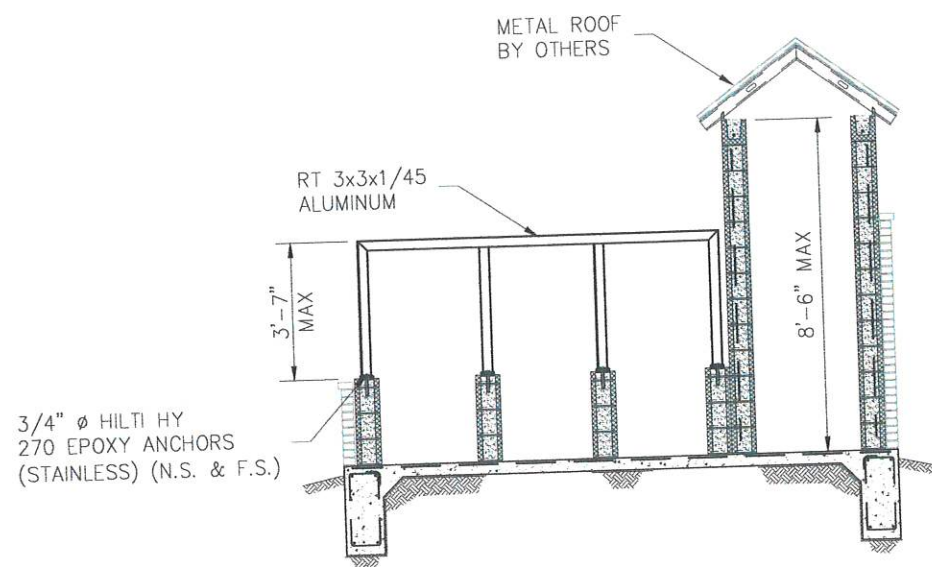
8x8x16 CMU BLOCK



SECTION

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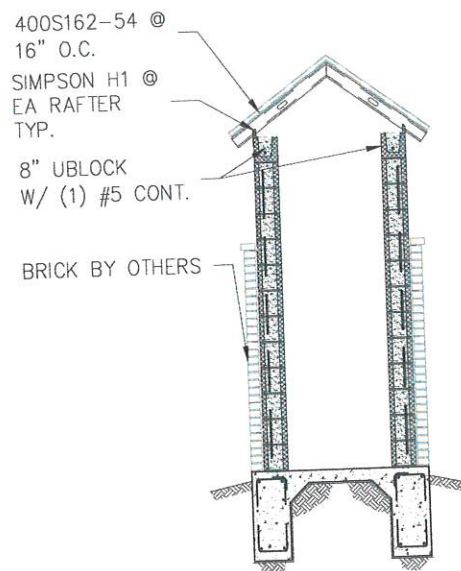
SK1.0 SK1.0



SECTION

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

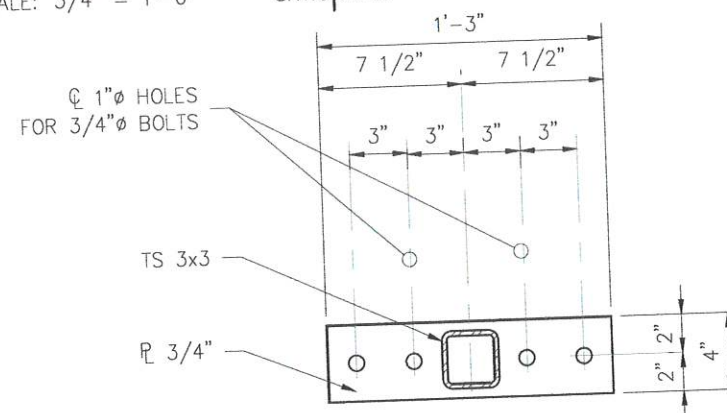
SK1.0 SK1.0



SECTION

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

SK1.0 SK1.0



BASE PLATE DETAIL

SCALE: 1 1/2" = 1'-0"



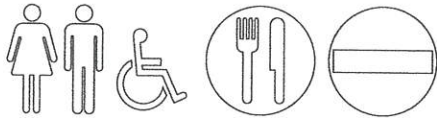
3400 Hesser Avenue
Metairie, LA 70002
Phone: 504.888.1490
www.carubbaengineering.com

PETE VICARI G. C. MISSISSIPPI
GULFPORT MOTORCOACH RESORT
CORNER OF COWAN RD & HWY 60
SIGN FOUNDATION

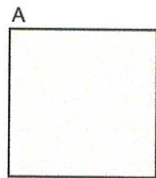
DRAWN
MLM
CHECKED
MTD
DATE
04/12/23
CEI PROJECT NO.
22-153
SHEET

SK 1.0

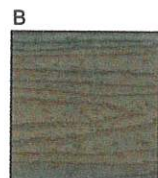
SYMBOLS



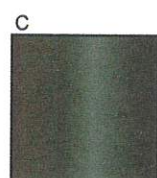
COLORS



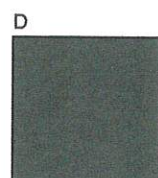
SHERWIN WILLIAMS
SW 7003 TOQUE WHITE



TREX CLADDING
COLOR: SPICED RUM



MATTHEWS PAINT
METALLIC BRONZE



MATTHEWS PAINT
CAST BRONZE
MP07458



PROJECT DESIGN TEAM

OWNER
GULFPORT LUXURY RV RESORT
PJ VICARI, PETE VICARI GENERAL CONTRACTOR, LLC.
1900 DESTREHAN AVE.
HARVEY, LA 70058
PHONE: 504 347 1196
EMAIL:
PJ@PETEVICARI.COM

INTERIOR DESIGNER
CDI SOLUTIONS
10621 PLAZA AMERICANA DR
SUITE A
PI (225) 928-1190
F (225) 928-1199
MATTHEW@CDI-SOLUTIONS.COM
TRACY@CDI-SOLUTIONS.COM

GENERAL NOTES

1. SIGN VENDOR TO FIELD VERIFY, AND / OR VERIFY WITH GENERAL CONTRACTOR, ALL SITE CONDITIONS PRIOR TO SIGN FABRICATION AND IF ANY CONFLICTS EXIST, IT IS THE SIGN VENDORS RESPONSIBILITY TO NOTIFY THE DESIGN TEAM.
2. SIGN VENDOR RESPONSIBLE FOR ENSURING PROPER FIT OF ALL SIGNS IN DESIGNATED LOCATIONS.
3. FOR INDIVIDUALLY ILLUMINATED LETTERS ON EXTERIOR OF BUILDING FACADE, THE SIGN VENDOR WILL CONTACT AND COORDINATE ACCESS TO THE BACK OF THE SIGN / LETTERS WITH THE DESIGN TEAM, ARCHITECT, GC, AND ELECTRICIAN.
4. SIGN VENDOR WILL REQUEST INTERIOR GLASS SHOP DRAWINGS FROM ARCHITECT TO VERIFY FINAL WINDOW FILM SIZES.

SHEET LEGEND

PAGE #	DESCRIPTION
WF 0.0	COVER PAGE
WF 1.0	INTERIOR SIGN LOCATION PLAN
WF 1.1	EXTERIOR SIGN LOCATION PLAN
WF 1.2	EXTERIOR SIGN LOCATION PLAN
WF 1.3	INTERIOR MESSAGE SCHEDULE
WF 1.4	EXTERIOR MESSAGE SCHEDULE
WF 1.5	EXTERIOR MESSAGE SCHEDULE
WF 1.6	EXTERIOR MESSAGE SCHEDULE
WF 1.7	EXTERIOR MESSAGE SCHEDULE
WF 1.8	EXTERIOR MESSAGE SCHEDULE
WF 1.9	EXTERIOR MESSAGE SCHEDULE
WF 1.10	EXTERIOR MESSAGE SCHEDULE
WF 1.11	EXTERIOR MESSAGE SCHEDULE
WF 1.12	EXTERIOR MESSAGE SCHEDULE
WF 1.13	EXTERIOR MESSAGE SCHEDULE
WF 1.14	EXTERIOR MESSAGE SCHEDULE
WF 1.15	EXTERIOR MESSAGE SCHEDULE
WF 1.16	EXTERIOR MESSAGE SCHEDULE
WF 1.17	EXTERIOR MESSAGE SCHEDULE
WF 1.18	EXTERIOR MESSAGE SCHEDULE
WF 1.19	EXTERIOR MESSAGE SCHEDULE
WF 1.20	EXTERIOR MESSAGE SCHEDULE
WF 1.21	EXTERIOR MESSAGE SCHEDULE
WF 1.22	EXTERIOR MESSAGE SCHEDULE
WF 1.23	EXTERIOR MESSAGE SCHEDULE
WF 1.24	EXTERIOR MESSAGE SCHEDULE
WF 1.25	EXTERIOR MESSAGE SCHEDULE
WF 1.26	EXTERIOR MESSAGE SCHEDULE
WF 2.0	SIGN TYPE E1.0 - MONUMENT SIGN
WF 2.1	SIGN TYPE E2.0 - BUILDING MOUNTED LOGO
WF 2.2	SIGN TYPE E3.0 - DOUBLE POST-MOUNTED
WF 2.3	SIGN TYPE E4.0 - POST-MOUNTED
WF 2.4	SIGN TYPE E5.0 - STOP SIGN
WF 2.5	SIGN TYPE E6.0 - SITE IDENTIFICATION
WF 2.6	SIGN TYPE E7.0 - WALL MOUNTED ROOM ID
WF 2.7	SIGN TYPE E8.0 - DIRECTORY
WF 3.0	SIGN TYPE 1.0 - WINDOW FILM
WF 3.1	SIGN TYPE 2.0 - WALL MOUNTED LOGO 1
WF 3.2	SIGN TYPE 3.0 - WALL MOUNTED LOGO 2
WF 3.3	SIGN TYPE 4.0 - RULE SIGN
WF 3.4	SIGN TYPE 5.0 - INTERIOR ROOM ID

TYPOGRAPHY

FONT SET 1: ARIAL REGULAR
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

FONT SET 2: VOGUE REGULAR
ABCDEFGHIJKLMNOPQRSTUVWXYZ
ABCDEDFGHIJKLMNOPQRSTUVWXYZ 1234567890

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 0.0

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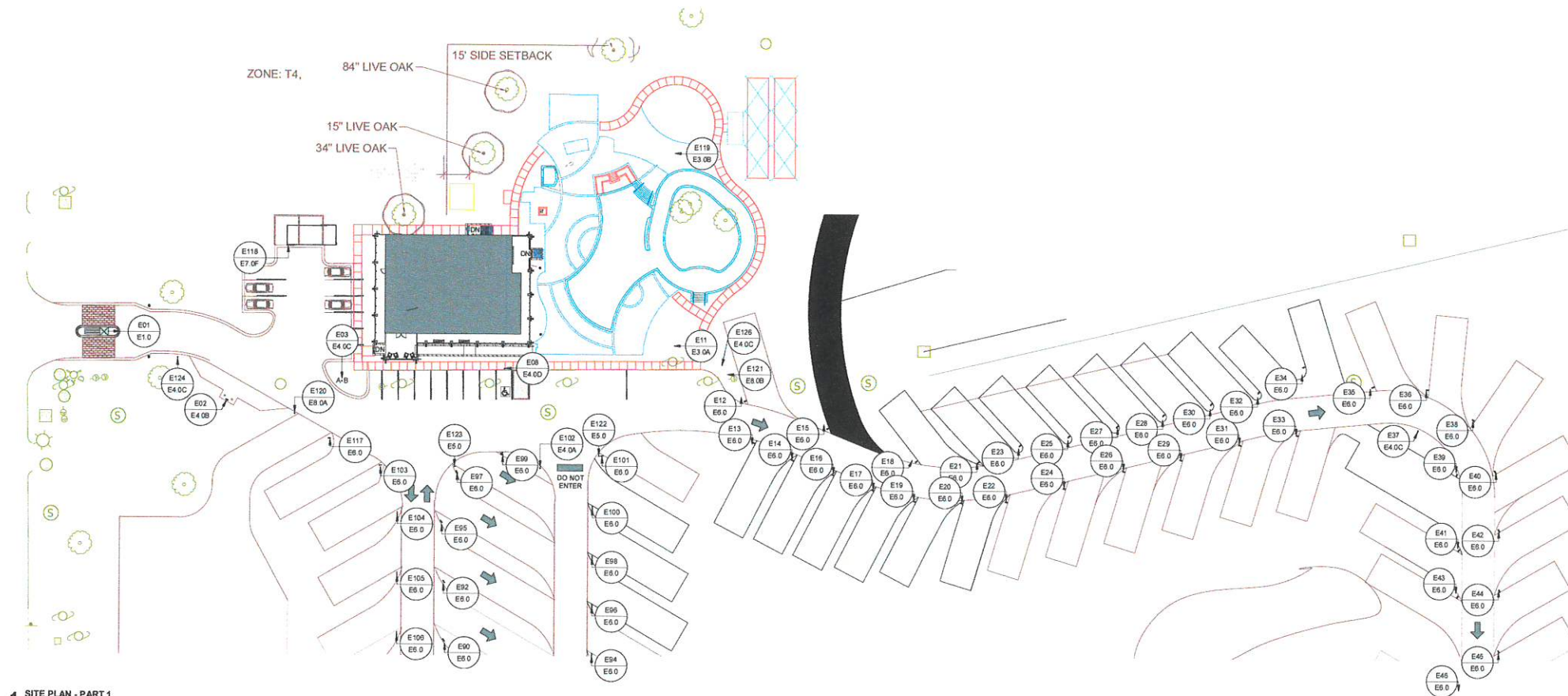
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GULFPORT
LUXURY RV RESORT
WAYFINDING



1 SITE PLAN - PART 1
1/32" = 1'-0"

No.	Description	Date

CDI solutions
interior environments • wayfinding
10021 PLAZA AMERICANA DR., SUITE A • DAVENPORT, LOUISIANA 70616
PHONE: 225-508-1100 • FAX: 225-508-1189

GULFPORT LUXURY RV RESORT

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DATE: 7/28/2023
FILE: GULFPORT RV
SCALE: 1/32" = 1'-0"
DB: Author
CB: Checker

WAYFINDING - PARTIAL SITE PLAN

WF 1.0



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DATE: 7/28/2023
FILE: GULFPORT RV
SCALE: 3/16" = 1'-0"
DB: Author
CB: Checker

WF 1.2

1 INTERIOR WAYFINDING PLAN
3/16" = 1'-0"

**INTERIOR
SIGNAGE MESSAGE SCHEDULES**

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
INTERIOR								
01	101	LOBBY	"LOGO" LOBBY HOURS 8AM - 4PM FOR IMMEDIATE ASSISTANCE, CALL XXX-XXX-XXXX	1.0	1	GLASS MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	EXACT WORDING / HOURS TO BE PROVIDED BY OWNER. VERIFY PRIOR TO FABRICATION.
02	101	LOBBY	"LOGO"	2.0	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
03	101	LOBBY	"LOGO"	3.0	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
04	105	MEETING ROOM	"FEMALE SYMBOL / HANDICAP SYMBOL" RESTROOM	5.0B	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
05	106	RESTROOM	"SHOWER SYMBOL" SHOWER	5.0C	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
06	105	MEETING ROOM	"MALE SYMBOL / HANDICAP SYMBOL" RESTROOM	5.0A	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
07	107	RESTROOM	"SHOWER SYMBOL" SHOWER	5.0C	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	
08	109	FITNESS CENTER	"FITNESS CENTER For residents only. Enjoy at your own risk. Please always be respectful of others. Wipe down all equipment after use. Do not use equipment without proper understanding of its use. Consult your physician before using any equipment. Persons under 16 years of age must be accompanied by an adult. Proper workout attire required. No food, pets, or smoking allowed. Management reserves the right to restrict use. EMERGENCIES: DIAL 911 Thank you for keeping your fitness center safe and clean!"	4.0	1	WALL MOUNT	60" A.F.F. TO CENTERLINE OF SIGN	

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10621 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 - FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.3**

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EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
EXTERIOR								
E01	N/A		"LOGO" "LOGO"	E1.0	1			MAY REQUIRE ADDITIONAL MESSAGE. CONTACT OWNER.
E02	N/A		"DUMP SITE SYMBOL"	E4.0B		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	
E03	N/A		SIDE A SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS SIDE B SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E04	N/A	PLAN WEST BUILDING FAÇADE	"LOGO"	E2.0				
E05	N/A	PLAN SOUTH BUILDING FAÇADE	"FEMALE SYMBOL / HANDICAP SYMBOL" RESTROOM	E7.0D			60" A.F.F. TO CENTERLINE OF SIGN	
E06	N/A	PLAN SOUTH BUILDING FAÇADE	LAUNDRY ROOM	E7.0B			60" A.F.F. TO CENTERLINE OF SIGN	
E07	N/A	PLAN SOUTH BUILDING FAÇADE	"MALE SYMBOL / HANDICAP SYMBOL"	E7.0A			60" A.F.F. TO CENTERLINE OF SIGN	
E08	N/A		RESERVED PARKING "ACCESSIBLE SYMBOL" VAN ACCESSIBLE	E4.0D		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	
E09	N/A	PLAN EAST BUILDING FAÇADE	FITNESS CENTER	E7.0E			60" A.F.F. TO CENTERLINE OF SIGN	
E10	N/A	PLAN EAST BUILDING FAÇADE	ARCADE	E7.0C			60" A.F.F. TO CENTERLINE OF SIGN	
E11	N/A		"POOL RULES HOURS: 6am - 10pm, please be courteous to your neighbors. This amenity is for the enjoyment of our guests only. Guests under the age of 16 must be accompanied by a guardian over the age of 18 at all times. Proper swimming attire is to be worn at all times. For safety reasons, no glass containers allowed, no running, and no horseplay. No pets allowed. No lifeguard on duty. Swim at your own risk. Absolutely no diving! No Smoking."	E3.0A		CONCRETE / POST		VERIFY FINAL LOCATION WITH OWNER.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.4**

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PHONE: 225-928-1190 • FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E12	N/A		SIDE A 1 0 1 ^ SIDE B 1 0 1	E6.0		CONCRETE / POST		
E13	N/A		SIDE A 1 7 4 ^ SIDE B 1 7 4	E6.0		CONCRETE / POST		
E14	N/A		SIDE A 1 7 5 ^ SIDE B 1 7 5	E6.0		CONCRETE / POST		
E15	N/A		SIDE A 1 0 2 ^ SIDE B 1 0 2	E6.0		CONCRETE / POST		
E16	N/A		SIDE A 1 7 6 ^ SIDE B 1 7 6	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET: **WF 1.5**

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PHONE: 225-928-1190 • FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E17	N/A		SIDE A 1 7 7 ^ SIDE B 1 7 7	E6.0		CONCRETE / POST		
E18	N/A		SIDE A 1 0 3 ^ SIDE B 1 0 3	E6.0		CONCRETE / POST		
E19	N/A		SIDE A 1 7 8 ^ SIDE B 1 7 8	E6.0		CONCRETE / POST		
E20	N/A		SIDE A 1 7 9 ^ SIDE B 1 7 9	E6.0		CONCRETE / POST		
E21	N/A		SIDE A 1 0 4 ^ SIDE B 1 0 4	E6.0E		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
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SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.6

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CONSTRUCTION DETAILS AND REPORT TO THE
DESIGNER ANY ERRORS, INCONSISTENCIES, OR
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GULFPORT
LUXURY RV RESORT
WAYFINDING

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E22	N/A		SIDE A 1 8 0 ^ SIDE B 1 8 0	E6.0		CONCRETE / POST		
E23			SIDE A 1 0 5 ^ SIDE B 1 0 5	E6.0		CONCRETE / POST		
E24			SIDE A 1 8 1 ^ SIDE B 1 8 1	E6.0		CONCRETE / POST		
E25			SIDE A 1 0 6 ^ SIDE B 1 0 6	E6.0		CONCRETE / POST		
E26			SIDE A 1 8 2 ^ SIDE B 1 8 2	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

GULFPORT
LUXURY RV RESORT
WAYFINDING



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BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.7

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Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E27			SIDE A 1 0 7 ^ SIDE B 1 0 7	E6.0		CONCRETE / POST		
E28			SIDE A 1 0 8 ^ SIDE B 1 0 8	E6.0		CONCRETE / POST		
E29			SIDE A 1 8 3 ^ SIDE B 1 8 3	E6.0		CONCRETE / POST		
E30			SIDE A 1 0 9 ^ SIDE B 1 0 9	E6.0		CONCRETE / POST		
E31			SIDE A 1 8 4 ^ SIDE B 1 8 4	E6.0		CONCRETE / POST		

EXTERIOR SIGNAGE MESSAGE SCHEDULES

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.8**

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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E32			SIDE A 1 1 0 ^ SIDE B 1 1 0	E6.0		CONCRETE / POST		
E33			SIDE A 1 8 5 ^ SIDE B 1 8 5	E6.0		CONCRETE / POST		
E34			SIDE A 1 1 1 ^ SIDE B 1 1 1	E6.0		CONCRETE / POST		
E35			SIDE A 1 1 2 ^ SIDE B 1 1 2	E6.0		CONCRETE / POST		
E36			SIDE A 1 1 3 ^ SIDE B 1 1 3	E6.0		CONCRETE / POST		

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SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.9

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GULFPORT
LUXURY RV RESORT
WAYFINDING

EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E37			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E38			SIDE A 1 1 4 ^ SIDE B 1 1 4	E6.0		CONCRETE / POST		
E39			SIDE A 1 8 6 / 7 ^ SIDE B 1 8 6 / 7	E6.0		CONCRETE / POST		
E40			SIDE A 1 1 5 ^ SIDE B 1 1 5	E6.0		CONCRETE / POST		
E41			SIDE A 1 8 8 ^ SIDE B 1 8 8	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
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SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.10**

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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E42			SIDE A 1 1 6 ^ SIDE B 1 1 6	E6.0		CONCRETE / POST		
E43			SIDE A 1 8 9 ^ SIDE B 1 8 9	E6.0		CONCRETE / POST		
E44			SIDE A 1 1 7 ^ SIDE B 1 1 7	E6.0		CONCRETE / POST		
E45			SIDE A 1 1 8 ^ SIDE B 1 1 8	E6.0		CONCRETE / POST		
E46			SIDE A 1 9 0 ^ SIDE B 1 9 0	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.11

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GULFPORT
LUXURY RV RESORT
WAYFINDING

**EXTERIOR
SIGNAGE MESSAGE SCHEDULES**

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E47			SIDE A 1 1 9 ^ SIDE B 1 1 9	E6.0		CONCRETE / POST		
E48			SIDE A 1 9 1 ^ SIDE B 1 9 1	E6.0		CONCRETE / POST		
E49			SIDE A 1 2 0 ^ SIDE B 1 2 0	E6.0		CONCRETE / POST		
E50			SIDE A 1 9 2 ^ SIDE B 1 9 2	E6.0		CONCRETE / POST		
E51			SIDE A 1 2 1 ^ SIDE B 1 2 1	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.12**

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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E52			SIDE A 1 2 2 ^ SIDE B 1 2 2	E6.0		CONCRETE / POST		
E53			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E54			SIDE A 1 2 3 3 ^ SIDE B 1 2 3	E6.0		CONCRETE / POST		
E55			SIDE A 1 2 4 4 ^ SIDE B 1 2 4	E6.0		CONCRETE / POST		
E56			SIDE A 1 9 3 3 ^ SIDE B 1 9 3	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.13

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WAYFINDING

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E57			SIDE A 1 9 4 ^ SIDE B 1 9 4	E6.0		CONCRETE / POST		
E58			SIDE A 1 2 5 ^ SIDE B 1 2 5	E6.0		CONCRETE / POST		
E59			SIDE A 1 9 5 ^ SIDE B 1 9 5	E6.0		CONCRETE / POST		
E60			SIDE A 1 2 6 ^ SIDE B 1 2 6	E6.0		CONCRETE / POST		
E61			SIDE A 1 9 6 ^ SIDE B 1 9 6	E6.0		CONCRETE / POST		

EXTERIOR SIGNAGE MESSAGE SCHEDULES

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

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DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.14**



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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E62			SIDE A 1 2 7 ^ SIDE B 1 2 7	E6.0		CONCRETE / POST		
E63			SIDE A 1 9 7 ^ SIDE B 1 9 7	E6.0		CONCRETE / POST		
E64			SIDE A 1 2 8 ^ SIDE B 1 2 8	E6.0		CONCRETE / POST		
E65			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E66			SIDE A 1 9 8 ^ SIDE B 1 9 8	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.15

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GULFPORT
LUXURY RV RESORT
WAYFINDING

EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E67			SIDE A 1 9 9 ^ SIDE B 1 9 9	E6.0		CONCRETE / POST		
E68			SIDE A 1 2 9 ^ SIDE B 1 2 9	E6.0		CONCRETE / POST		
E69			SIDE A 2 0 0 ^ SIDE B 2 0 0	E6.0		CONCRETE / POST		
E70			SIDE A 2 0 1 ^ SIDE B 2 0 1	E6.0		CONCRETE / POST		
E71			SIDE A 2 0 2 ^ SIDE B 2 0 2	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
 FILE: GULFPORT RV RESORT
 SCALE: AS NOTED
 DB: A. FONTENOT
 CB: M. EDMONDS
 SHEET: **WF 1.16**

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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E72			SIDE A 1 3 0 ^ SIDE B 1 3 0	E6.0		CONCRETE / POST		
E73			STOP	E5.0		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	
E74			LOGO DIRECTORY RV SITES 101-145 ^ RV SITES 159-202 ^ RV SITES 146-158 >	E8.0C		CONCRETE / POST		
E75			SIDE A 1 5 8 ^ SIDE B 1 5 8	E6.0		CONCRETE / POST		
E76			SIDE A 1 5 7 ^ SIDE B 1 5 7	E6.0		CONCRETE / POST		
E77			SIDE A 1 5 / 6 9 / 0 ^ SIDE B 1 5 / 6 9 / 0	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.17

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GULFPORT
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WAYFINDING

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E78			SIDE A 1 5 6 ^ SIDE B 1 5 6	E6.0		CONCRETE / POST		
E79			SIDE A 1 5 5 ^ SIDE B 1 5 5	E6.0		CONCRETE / POST		
E80			SIDE A 1 6 1 ^ SIDE B 1 6 1	E6.0		CONCRETE / POST		
E81			SIDE A 1 6 2 ^ SIDE B 1 6 2	E6.0		CONCRETE / POST		
E82			SIDE A 1 5 4 ^ SIDE B 1 5 4	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
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SHEET: WF 1.18

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WAYFINDING

EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E83			SIDE A 1 6 3 ^ SIDE B 1 6 3	E6.0		CONCRETE / POST		
E84			SIDE A 1 5 3 ^ SIDE B 1 5 3	E6.0		CONCRETE / POST		
E85			SIDE A 1 6 4 ^ SIDE B 1 6 4	E6.0		CONCRETE / POST		
E86			SIDE A 1 5 2 ^ SIDE B 1 5 2	E6.0		CONCRETE / POST		
E87			SIDE A 1 6 5 ^ SIDE B 1 6 5	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
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WAYFINDING**



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PHONE: 225-928-1190 - FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
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SHEET: **WF 1.19**

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EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E88			SIDE A 1 5 1 ^ SIDE B 1 5 1	E6.0		CONCRETE / POST		
E89			SIDE A 1 6 6 ^ SIDE B 1 6 6	E6.0		CONCRETE / POST		
E90			SIDE A 1 5 0 ^ SIDE B 1 5 0	E6.0		CONCRETE / POST		
E91			SIDE A 1 6 7 ^ SIDE B 1 6 7	E6.0		CONCRETE / POST		
E92			SIDE A 1 4 9 ^ SIDE B 1 4 9	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
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DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.20**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E93			SIDE A 1 6 8 ^ SIDE B 1 6 8	E6.0		CONCRETE / POST		
E94			SIDE A 1 6 9 ^ SIDE B 1 6 9	E6.0		CONCRETE / POST		
E95			SIDE A 1 4 8 ^ SIDE B 1 4 8	E6.0		CONCRETE / POST		
E96			SIDE A 1 7 0 ^ SIDE B 1 7 0	E6.0		CONCRETE / POST		
E97			SIDE A 1 4 7 ^ SIDE B 1 4 7	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

GULFPORT
LUXURY RV RESORT
WAYFINDING



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PHONE: 225-928-1190 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.21

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EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E98			SIDE A 1 7 1 ^ SIDE B 1 7 1	E6.0		CONCRETE / POST		
E99			SIDE A 1 4 6 ^ SIDE B 1 4 6	E6.0		CONCRETE / POST		
E100			SIDE A 1 7 2 ^ SIDE B 1 7 2	E6.0		CONCRETE / POST		
E101			SIDE A 1 7 3 ^ SIDE B 1 7 3	E6.0		CONCRETE / POST		
E102			"DO NOT ENTER SYMBOL" DO NOT ENTER	E4.0A		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

GULFPORT
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WAYFINDING



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DATE: 09/29/23

FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET: **WF 1.22**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E103			SIDE A 1 4 4 ^ SIDE B 1 4 4	E6.0		CONCRETE / POST		
E104			SIDE A 1 4 3 ^ SIDE B 1 4 3	E6.0		CONCRETE / POST		
E105			SIDE A 1 4 2 ^ SIDE B 1 4 2	E6.0		CONCRETE / POST		
E106			SIDE A 1 4 1 ^ SIDE B 1 4 1	E6.0		CONCRETE / POST		
E107			SIDE A 1 4 0 ^ SIDE B 1 4 0	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
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SHEET: WF 1.23

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GULFPORT
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WAYFINDING

EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E108			SIDE A 1 3 9 ^ SIDE B 1 3 9	E6.0		CONCRETE / POST		
E109			SIDE A 1 3 8 ^ SIDE B 1 3 8	E6.0		CONCRETE / POST		
E110			SIDE A 1 3 7 ^ SIDE B 1 3 7	E6.0		CONCRETE / POST		
E111			SIDE A 1 3 6 ^ SIDE B 1 3 6	E6.0		CONCRETE / POST		
E112			SIDE A 1 3 5 ^ SIDE B 1 3 5	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
 FILE: GULFPORT RV RESORT
 SCALE: AS NOTED
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 SHEET: **WF 1.24**

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**GULFPORT
LUXURY RV RESORT
WAYFINDING**

EXTERIOR
SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E113			SIDE A 1 3 4 ^ SIDE B 1 3 4	E6.0		CONCRETE / POST		
E114			SIDE A 1 3 3 ^ SIDE B 1 3 3	E6.0		CONCRETE / POST		
E115			SIDE A 1 3 2 ^ SIDE B 1 3 2	6E.0		CONCRETE / POST		
E116			SIDE A 1 3 1 1 ^ SIDE B 1 3 1	E6.0		CONCRETE / POST		
E117			SIDE A 1 4 5 ^ SIDE B 1 4 5	E6.0		CONCRETE / POST		

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

GULFPORT
LUXURY RV RESORT
WAYFINDING



10621 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: WF 1.25

THESE DRAWINGS ARE THE PROPERTY OF
COMMERCIAL DESIGN INTERIORS, LLC AND ARE
NOT TO BE REPRODUCED IN WHOLE OR IN PART.
THEY ARE ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN.

SCALES STATED HEREON ARE VALID ON THE
ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL
OBTAIN ALL DIMENSIONS AND
CONDITIONS SHOWN ON THE
DESIGNER ANY ERRORS, INCONSISTENCIES, OR
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THESE PLANS WERE PREPARED IN THIS OFFICE
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EXTERIOR SIGNAGE MESSAGE SCHEDULES

Sign #	Plan Space Number	Name of Space	Sign Copy	Sign Type	QTY	Installation Method	Mounting Requirements	Remarks
E118			DO NOT BLOCK	E7.0F			60" A.F.F. TO CENTERLINE OF SIGN	
E119			PLAYGROUND RULES HOURS: 6am - 10pm, please be courteous to your neighbors. Use of playground equipment is at your own risk. Play area reserved for guests only. Guests under the age of 12 must be accompanied by a guardian over the age of 18 at all times. No rough playing or yelling permitted. Only one person per swing at a time. No jumping off slide or elevated platforms. No one over 18 permitted to use equipment. No glass containers allowed.	E3.0B		CONCRETE / POST		
E120			LOGO DIRECTORY RV SITES 101 - 145 ^ RV SITES 159 - 202 ^ RV SITES 146 - 158 >	E8.0A		CONCRETE / POST		
E121			LOGO DIRECTORY RV SITES 101 - 145 ^ RV SITES 159 - 202 ^	E8.0B		CONCRETE / POST		
E122			STOP	E5.0		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	
E123			STOP	E5.0		CONCRETE / POST	BOTTOM OF SIGN AT 60" ABOVE GRADE	
E124			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E125			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	
E126			SPEED LIMIT 15 SLOW "PEDESTRIAN CROSSING SYMBOL" WATCH FOR PEDESTRIANS	E4.0C		CONCRETE / POST	BOTTOM OF TOP SIGN AT 60" ABOVE GRADE	

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

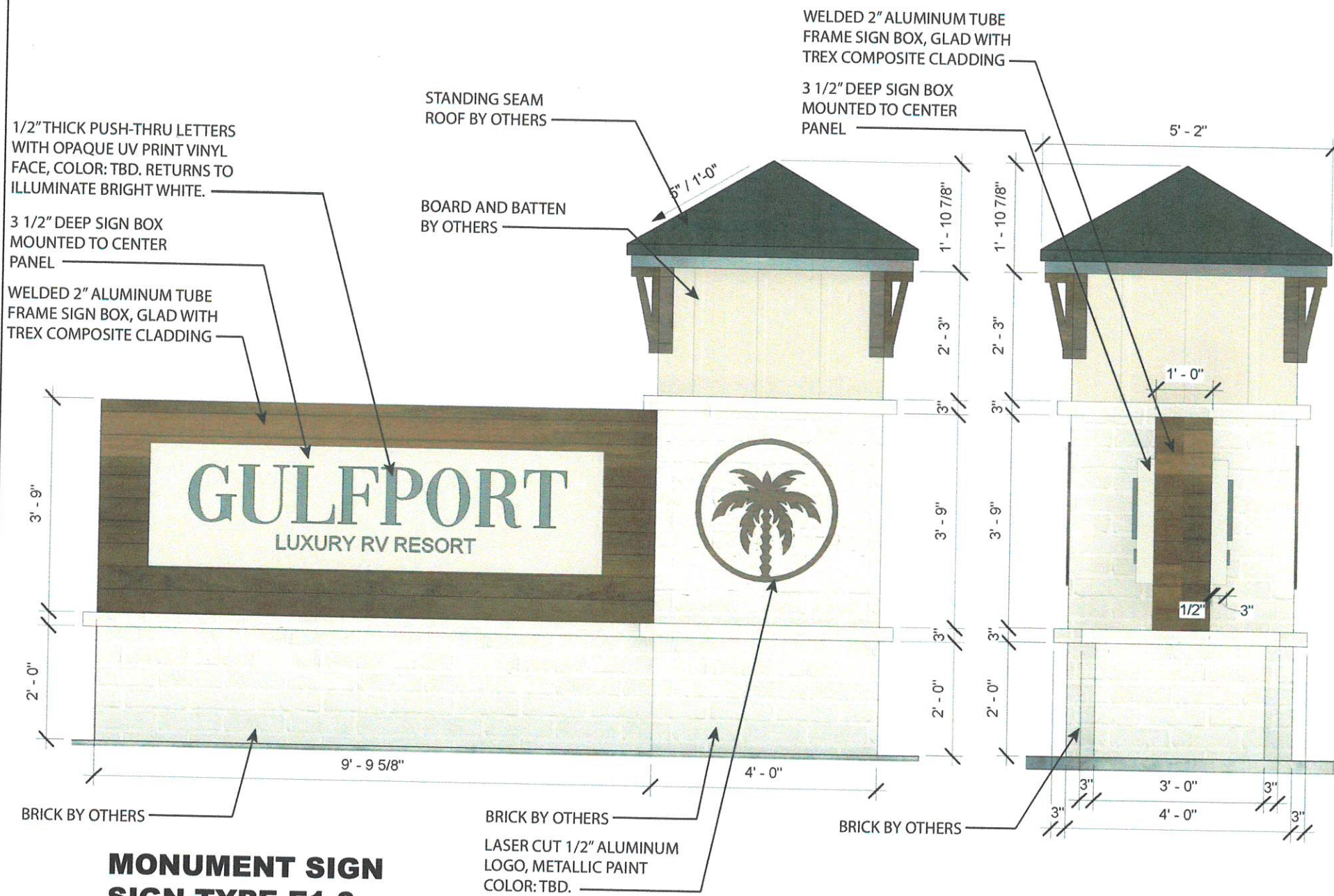
DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 1.26**

THESE DRAWINGS ARE THE PROPERTY OF CDI SOLUTIONS, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CDI SOLUTIONS, LLC. THESE DRAWINGS ARE THE PROPERTY OF CDI SOLUTIONS, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CDI SOLUTIONS, LLC. THESE DRAWINGS ARE THE PROPERTY OF CDI SOLUTIONS, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART, OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CDI SOLUTIONS, LLC.



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BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1150 • FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



**MONUMENT SIGN
SIGN TYPE E1.0**
SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.0**

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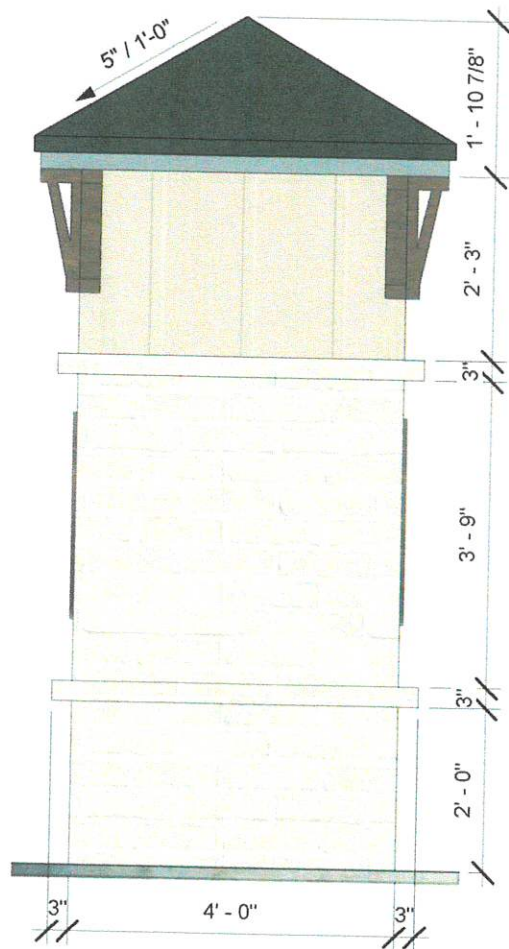
SCALES STATED HEREON ARE VALID ON THE
ORIGINAL DRAWING. ANY REVISIONS SHALL
CAREFULLY REVIEW ALL DIMENSIONS AND
CONDITIONS SHOWN AND REPORT TO THE
DESIGNER ANY ERRORS, INCONSISTENCIES, OR
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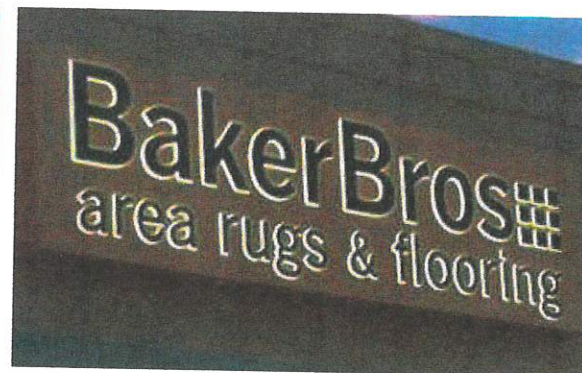
10021 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-926-1190 • FAX: 225-926-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



**MONUMENT SIGN
SIGN TYPE E1.0**

SCALE: N.T.S.



DESIGN INTENT OF PUSH-THRU LETTERS W/ OPAQUE VINYL FACE AND LIT RETURNS



RENDERING IS FOR DESIGN INTENT ONLY

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.1**

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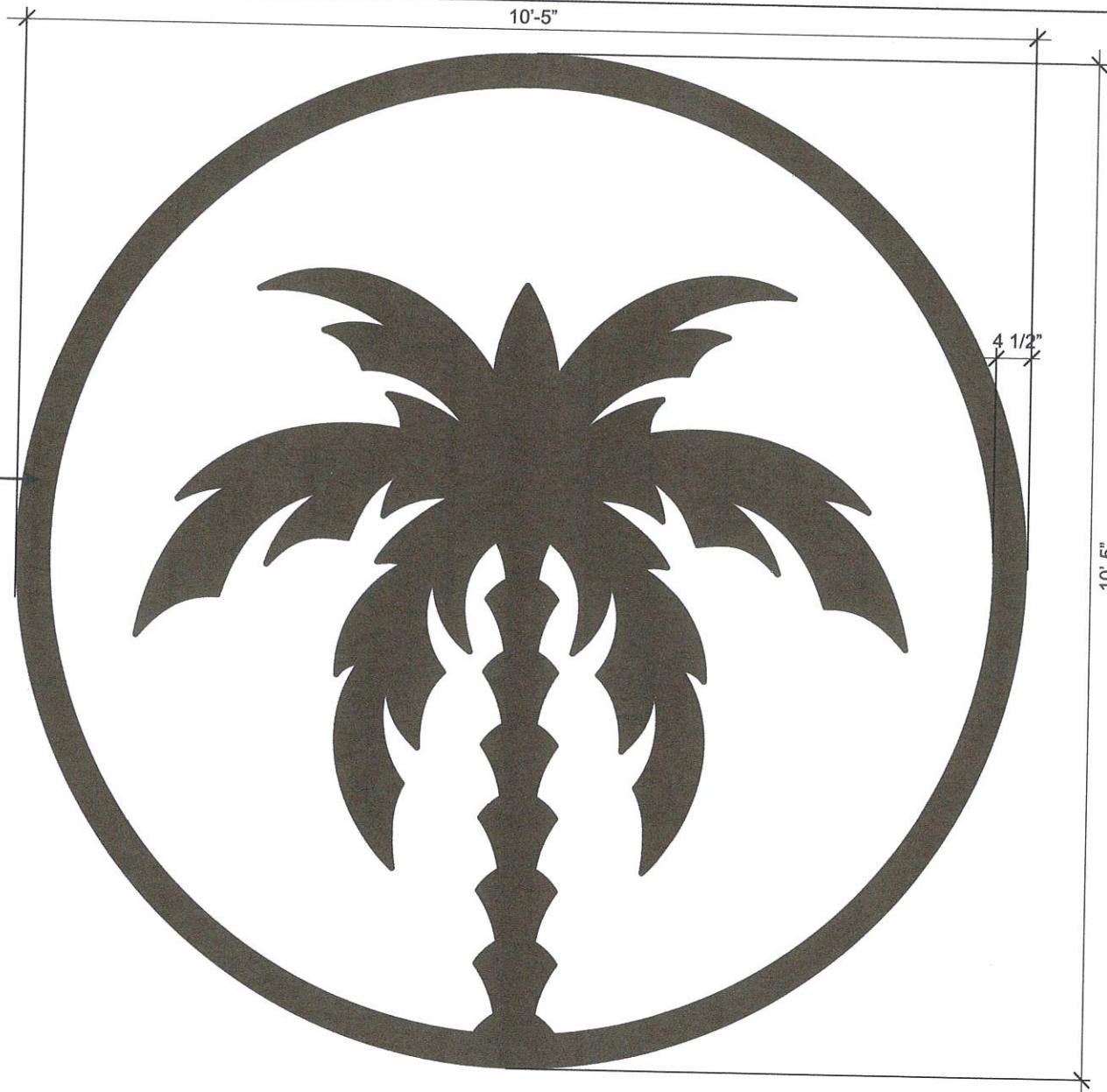
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10021 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-925-1150 • FAX: 225-925-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

1/2" THICK LASER CUT ALUMINUM
PANEL; COLOR: D



**BUILDING MOUNTED LOGO SIGN
SIGN TYPE E2.0**

SCALE: N.T.S.

* ARTWORK FILE TO BE PROVIDED BY OWNER *

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10821 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1150 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.2**

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FINIAL CAP BASIS OF DESIGN: MANUFACTURER: ORNAMENTAL POST & PANEL, BALL, ITEM NO: 3B; FINISH: MEDIUM BRONZE

LOGO ARTWORK PROVIDED BY OWNER

2 1/2" H VINYL TEXT
FONT SET 1
COLOR: A

1" H VINYL TEXT
FONT SET 1
COLOR: A

1/4" THICK ALUMINUM PANEL;
COLOR: E

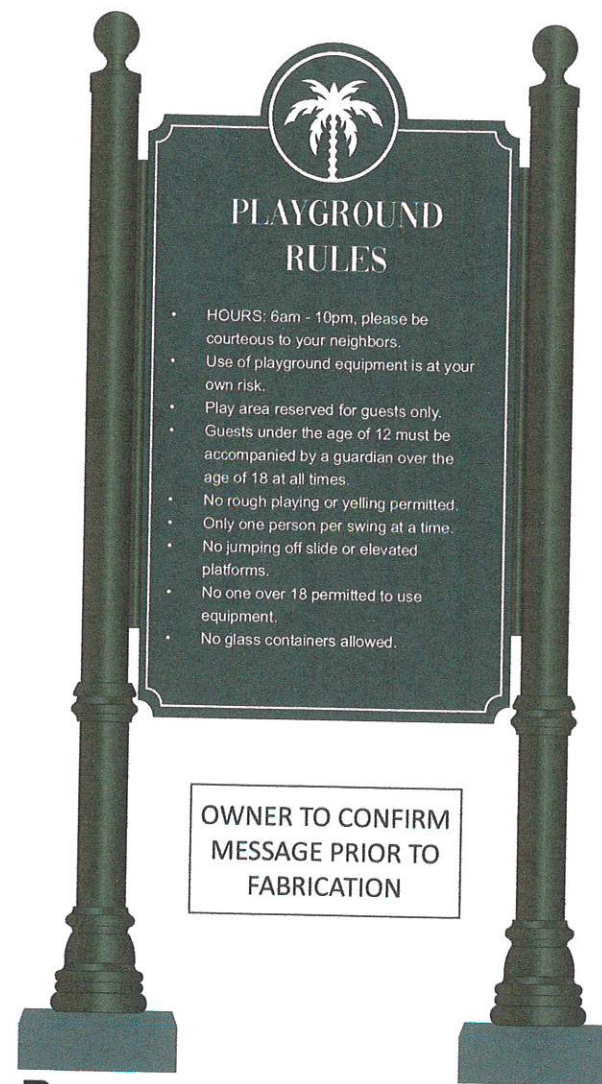
POST STRUCTURE BASIS OF DESIGN:
MANUFACTURER: ORNAMENTAL
POST & PANEL, ITEM NO: PS-C-3R,
FINISH: MEDIUM BRONZE; CHANNEL
MOUNT SIGN PANEL

3" ROUND POST; FINISH:
MEDIUM BRONZE

ROUND POST BASE BASIS OF DESIGN:
MANUFACTURER: ORNAMENTAL POST
& PANEL, 350 SERIES FIXED HEIGHT;
FINISH: MEDIUM BRONZE



A



B

DOUBLE POST-MOUNTED SIGN SIGN TYPE E3.0

SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23

FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET: **WF 2.3**

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ALL DIMENSIONS ARE VALID ON THE
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10821 PLAZA AMERICANA, SUITE A
LAFAYETTE, LOUISIANA 70506
PHONE: 225-928-1190 • FAX: 225-928-1199

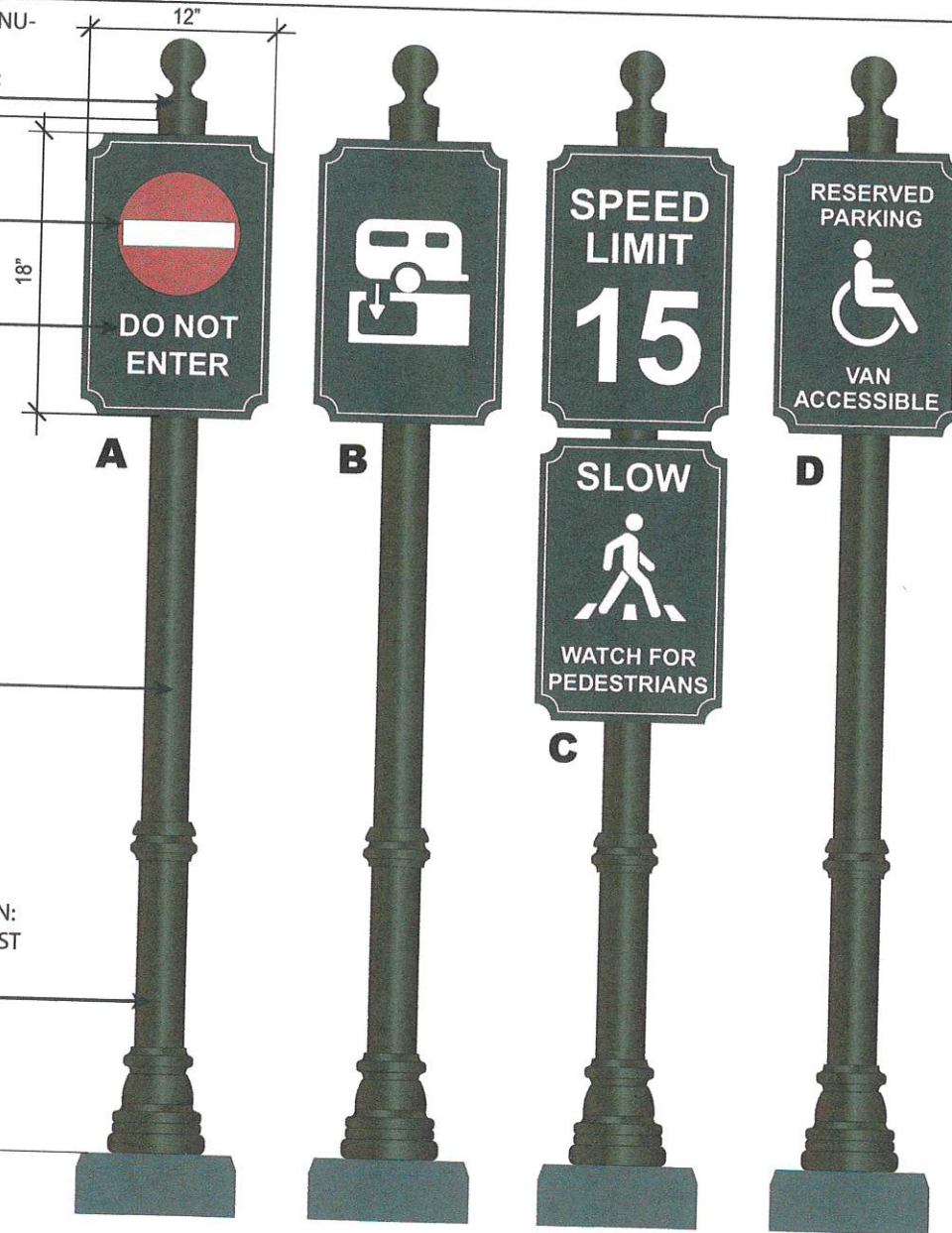
**GULFPORT
LUXURY RV RESORT
WAYFINDING**

FINIAL CAP BASIS OF DESIGN: MANUFACTURER: ORNAMENTAL POST & PANEL, BALL, ITEM NO: 3B; FINISH: MEDIUM BRONZE

6" VINYL SYMBOL
WHITE VINYL REFLECTIVE LETTERS, HEIGHT: 1 1/2"
COLOR: A

3" ROUND POST; FINISH: MEDIUM BRONZE

ROUND POST BASE BASIS OF DESIGN: MANUFACTURER: ORNAMENTAL POST & PANEL, 350 SERIES FIXED HEIGHT; FINISH: MEDIUM BRONZE



POST-MOUNTED SIGN SIGN TYPE E4.0

SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.4**

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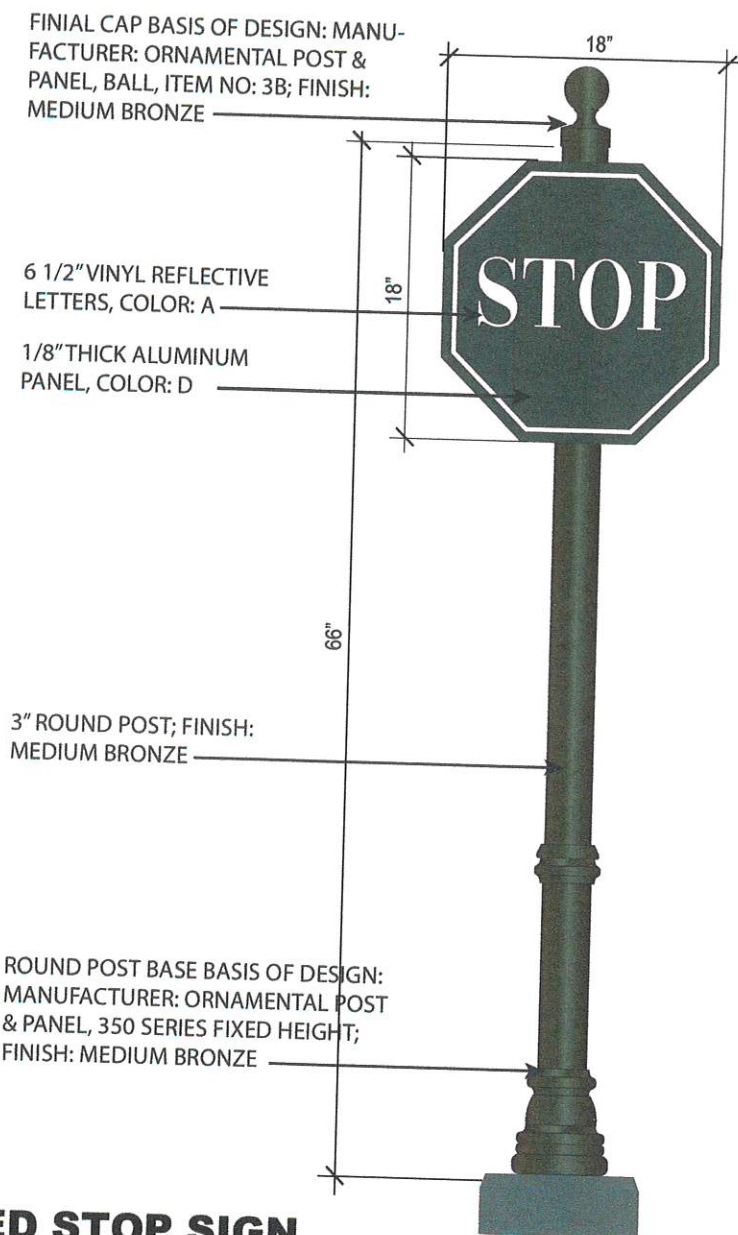


10021 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70804
PHONE: 225-928-1190 • FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

POST-MOUNTED STOP SIGN SIGN TYPE E5.0

SCALE: N.T.S.



SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10021 PLAZA AMERICANA, SUITE A
BAYON ROUGE, LOUISIANA 70816
PHONE: 225-928-1150 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.5**

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SCALES STATED HEREON ARE VALID ON THE CONDITION THAT ALL DIMENSIONS AND CONDITIONS SHOWN ARE SUBJECT TO THE DESIGNER'S DISCRETION, INCONSISTENCIES, OR OMISSIONS DISCOVERED.

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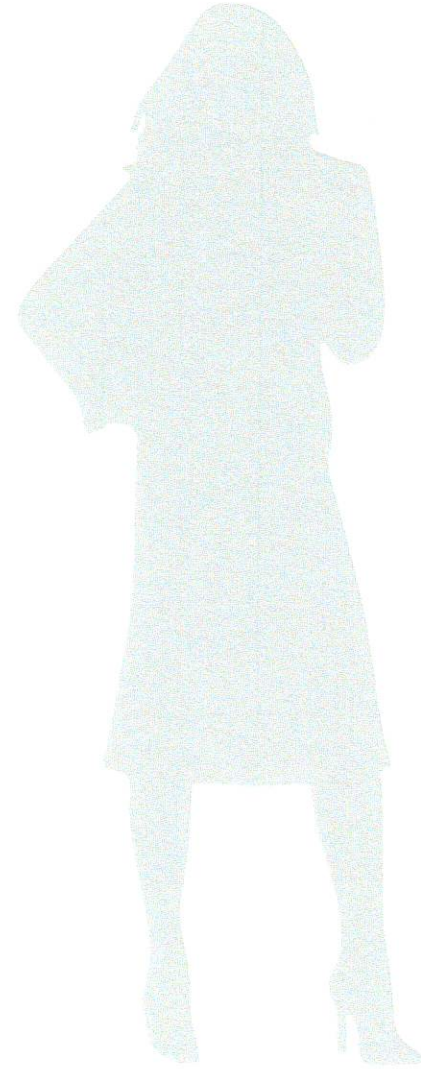
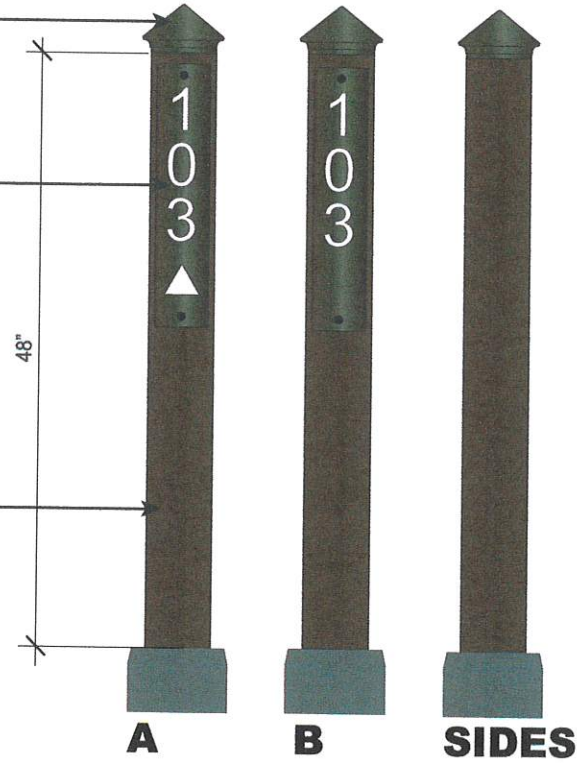
CAMP SITE IDENTIFICATION SIGN SIGN TYPE E6.0

SCALE: N.T.S.

DECORATIVE POST CAP, PAINTED
COLOR: C

1/4" THICK ALUMINUM PANEL, COLOR:
C WITH LASER CUT NUMBERS. REFLEC-
TIVE TAPE ON WOOD POST BEYOND

4" X 4" PRESSURE TREATED LUMBER
POST, STAINED TO MATCH DESIGNER
SAMPLE



SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.6**

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BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 - FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

1/8" ALUMINUM SIGN PANEL; FIRST
SURFACE PAINTED COLOR: D
CODE COMPLIANT RELIEVED RESTROOM
COPY; RAISED BRIGHT WHITE TACTILE
SYMBOL ; COLOR: A
5/8" H RELIEVED OUTLINE, 1/8" WIDE,
COLOR: A

1 1/2" LETTER; FONT SET 1; COLOR: A
24 PT BRAILLE GRADE 2, POSITION 3/8"
BELOW CORRESPONDING TEXT



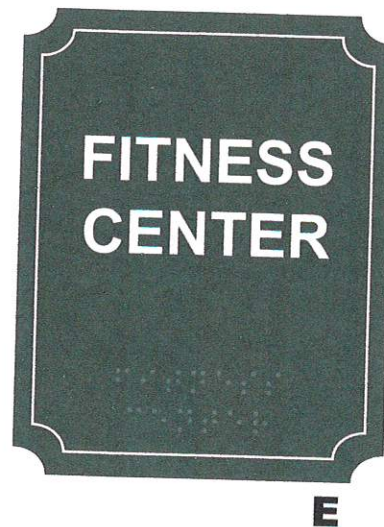
A



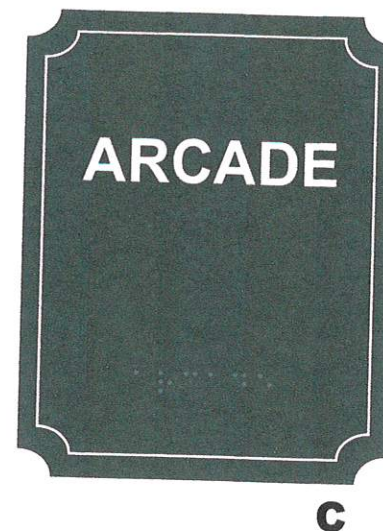
D



B



E



C



F

WALL MOUNTED SIGN SIGN TYPE E7.0

SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 2.7**

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BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 - FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

FROSTED WINDOW FILM SIGN TYPE 1.0

SCALE: N.T.S.

LOGO ARTWORK PROVIDED BY
OWNER

1" H VINYL LETTERS, COLOR: A
SECOND-SURFACE APPLIED



* EXACT WORDING / HOURS TO BE PROVIDED BY OWNER. VERIFY PRIOR TO FABRICATION. *

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

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DATE: 09/29/23

FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET: **WF 3.0**



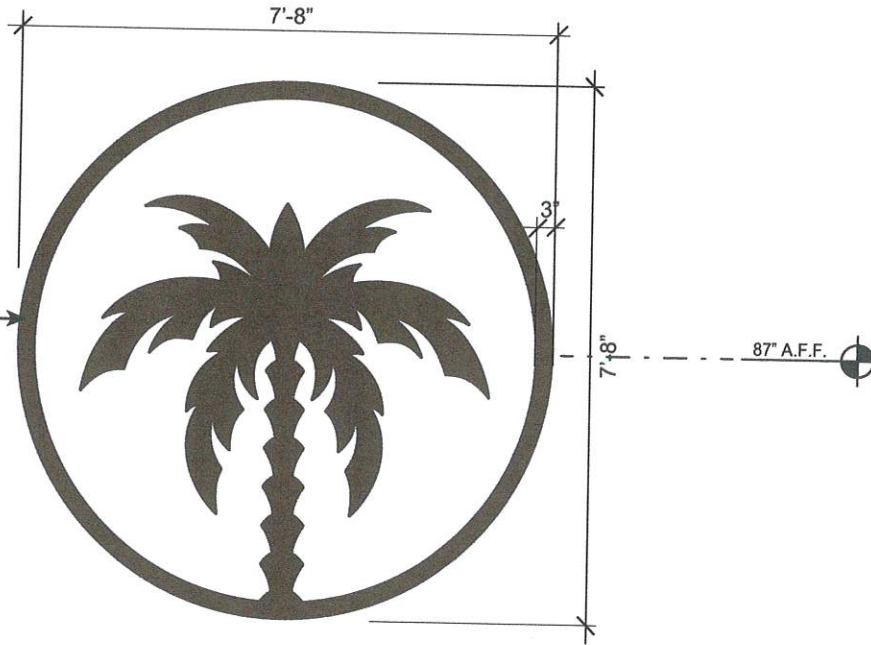
10821 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 - FAX: 225-928-1199

**GULFPORT
LUXURY RV RESORT
WAYFINDING**

**INTERIOR LOGO SIGN
SIGN TYPE 2.0**

SCALE: N.T.S.

1/2" THICK LASER CUT ACRYLIC
PANEL; COLOR: D



* ARTWORK FILE TO BE PROVIDED BY OWNER *

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10621 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1150 • FAX: 225-928-1199

DATE: 09/29/23

FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET: **WF 3.1**

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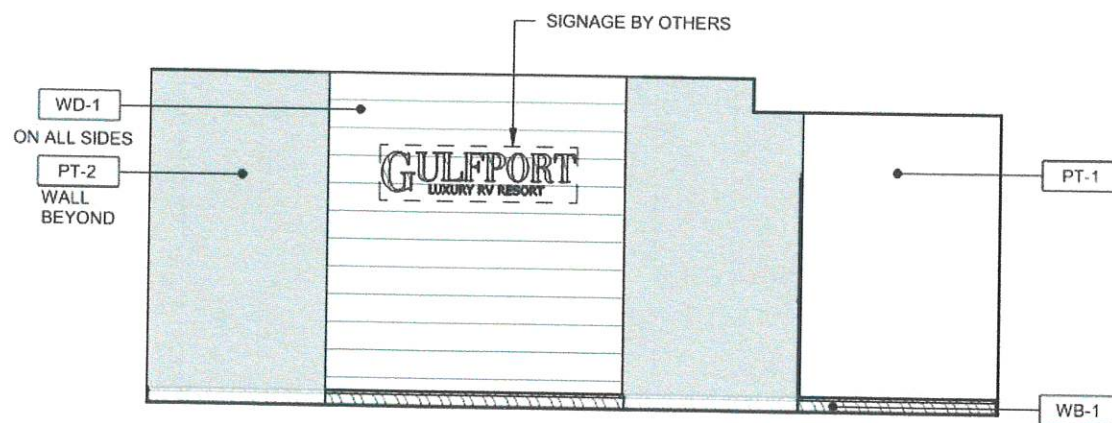
SCALES STATED HEREON ARE VALID ON THE
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1/2" THICK LASER CUT ACRYLIC
LETTER; FONT SET 2; COLOR: D

14" 10" 3"
GULFPORT
LUXURY RV RESORT

1/2" THICK LASER CUT ACRYLIC
LETTER; FONT SET 1; COLOR: A



INTERIOR LOGO SIGN SIGN TYPE 3.0

SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 3.2**

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BATON ROUGE, LOUISIANA 70816
PHONE: 225-926-1190 • FAX: 225-926-1199

GULFPORT
LUXURY RV RESORT
WAYFINDING

WALL-MOUNTED RULE SIGN SIGN TYPE 4.0

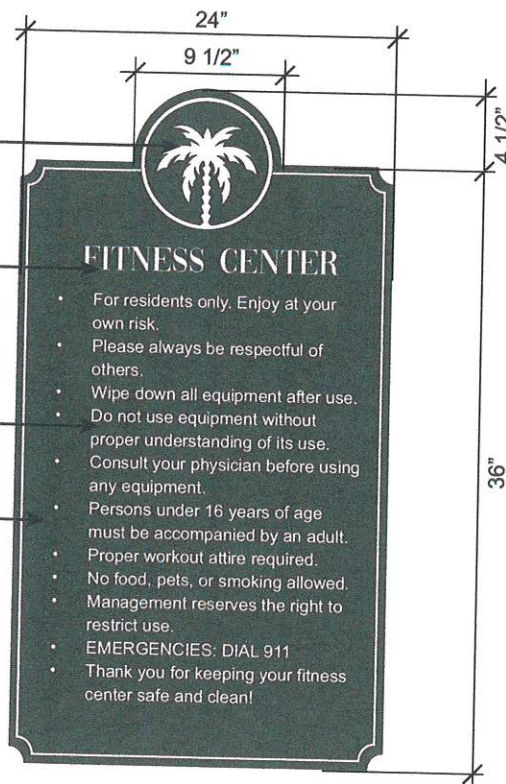
SCALE: N.T.S.

LOGO ARTWORK PROVIDED BY
OWNER

2 1/2" H VINYL TEXT
FONT SET 1
COLOR: A

1" H VINYL TEXT
FONT SET 1
COLOR: A

1/8" THICK MATTE ACRYLIC SIGN
PANEL; COLOR: E



OWNER TO CONFIRM
MESSAGE PRIOR TO
FABRICATION

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10021 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 • FAX: 225-928-1199

DATE: 09/29/23
FILE: GULFPORT RV RESORT
SCALE: AS NOTED
DB: A. FONTENOT
CB: M. EDMONDS
SHEET: **WF 3.3**

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OMISSIONS DISCOVERED.

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THE BEST OF OUR KNOWLEDGE COMPLY WITH
STATE AND LOCAL CODES.

1/8" MATTE ACRYLIC SIGN PANEL; FIRST
SURFACE PAINTED COLOR: D

CODE COMPLIANT RELIEVED RESTROOM
COPY; RAISED BRIGHT WHITE TACTILE
SYMBOL ; COLOR: A

5/8" H RELIEVED OUTLINE, 1/8" WIDE,
COLOR: A

1 1/2" LETTER; FONT SET 1; COLOR: A
24 PT BRAILLE GRADE 2, POSITION 3/8"
BELOW CORRESPONDING TEXT



A



B



C

WALL MOUNTED SIGN SIGN TYPE 5.0

SCALE: N.T.S.

SUBMIT SHOP DRAWINGS TO CDI SOLUTIONS FOR APPROVAL

**GULFPORT
LUXURY RV RESORT
WAYFINDING**



10821 PLAZA AMERICANA, SUITE A
BATON ROUGE, LOUISIANA 70816
PHONE: 225-928-1190 • FAX: 225-928-1199

THESE DRAWINGS ARE THE PROPERTY OF
COMMERCIAL DESIGN INTERIORS, LLC AND ARE
NOT TO BE REPRODUCED IN WHOLE OR IN PART.
THEY ARE ONLY TO BE USED FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED HEREIN.

SCALES STATED HEREON ARE VALID ON THE
ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL
CAREFULLY REVIEW ALL DIMENSIONS AND
CONDITIONS SHOWN AND REPORT TO THE
DESIGNER ANY ERRORS, INCONSISTENCIES, OR
OMISSIONS DISCOVERED.

THESE PLANS WERE PREPARED IN THIS OFFICE
AND TO THE BEST OF OUR KNOWLEDGE COMPLY WITH
STATE AND LOCAL CODES.

DATE: 09/29/23

FILE: GULFPORT RV RESORT

SCALE: AS NOTED

DB: A. FONTENOT

CB: M. EDMONDS

SHEET:

WF 3.4

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.

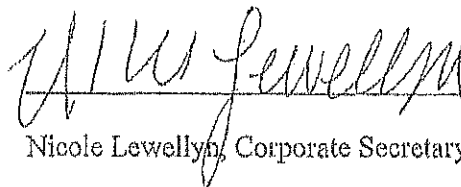
Upon motion made and second, the board unanimously named the following as officers of POC Holdings, Inc., and granted them the authority to execute sales contracts, warranty deeds, closing statements, and any other documents relating to the sale of real estate:

- 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:

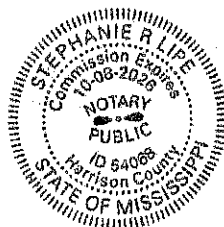
Michael Darin Inlow
MICHAEL DARIN INLOW, Member

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. Lyle
NOTARY PUBLIC

My Commission Expires: 10/08/2025

AFFIX SEAL

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

PS

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:

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.

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.

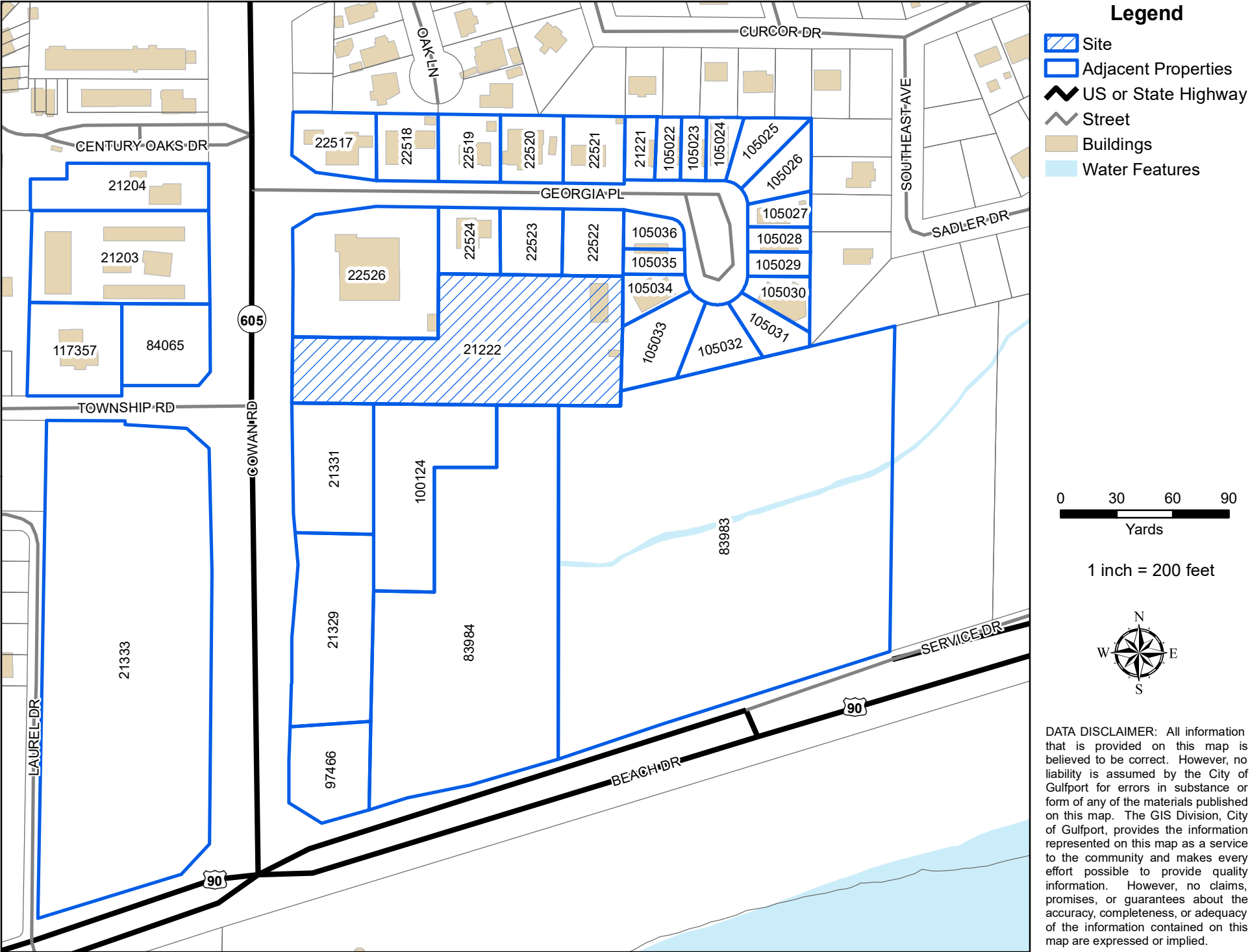


Rebecca Taylor
NOTARY PUBLIC

My Commission Expires: 02/18/2024

AFFIX SEAL

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			M&P COMMERCIAL DEVELOPMENT LLC				
			(OWNER)	1900 DESTREHAN AVE	HARVEY	LA	70058
			PETER VICARI (AGENT)	1900 DESTREHAN AVE	HARVEY	LA	70058
			Adjacent Property Owners (2310ARC020)				
	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
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	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
	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
	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



RE: Architectural Review Committee 2310ARC020, by agent Peter Vicari, is seeking approval for a new freestanding ground sign, Tax Parcel 1010N-04- 032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, October 12, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC021:

Architectural Review Committee 2310ARC021, by agent Advanced Specialties, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0811C-04-039.000, 2420 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC021

Hearing Date: October 12, 2023

Current Zoning/Use: T5 / Commercial Sign

Legal: Architectural Review Committee 2310ARC021, by agent Advanced Specialties, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0811C-04-039.000, 2420 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

TECHNICAL DETAILS

The applicant is seeking approval for a new freestanding ground sign. The sign presented in the site plan does meet the required setbacks and correct height for support poles made of stucco wrap or textured paint.

According to Appendix A, Article IV. Sec 9, 103, b, 1-4

- (1) All freestanding permanent signs, structures or poles shall be self-supporting structures erected on or permanently attached to concrete foundations or meet wind load requirements as specified in the building code, or any amendment thereto, adopted by the city.
- (2) Sign structure support pole(s) shall be wrapped with a masonry, stucco, stone and/or a similar synthetic material, from the ground level to a height not to exceed ten (10) feet above said ground level.
- (3) A decorative buttress shall be constructed at the ground/base level of the façade.
- (4) A decorative cap or crown shall be constructed at the top of the façade.

Any portion of the sign structure's support pole(s) between the façade and the display of the sign that is greater than ten (10) feet above ground level shall be finished with a stucco wrap or a textured paint.

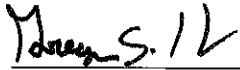
EXECUTIVE SUMMARY

The applicant is seeking approval for a new freestanding ground sign that was installed without a permit or ARC approval. The proprietor changed their branding and as a result have created a new sign. The new design triggered the need for ARC review for design standards. The applicant has been required to go before the committee to indemnify the city for the work that was done prior to approval. Neither a decorative buttress nor a decorative top is included in the design. However, if the applicant would submit a corporate letter regarding the decorative top, stating that this is the design for their standard sign nationwide, that would be acceptable for Planning and Zoning.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

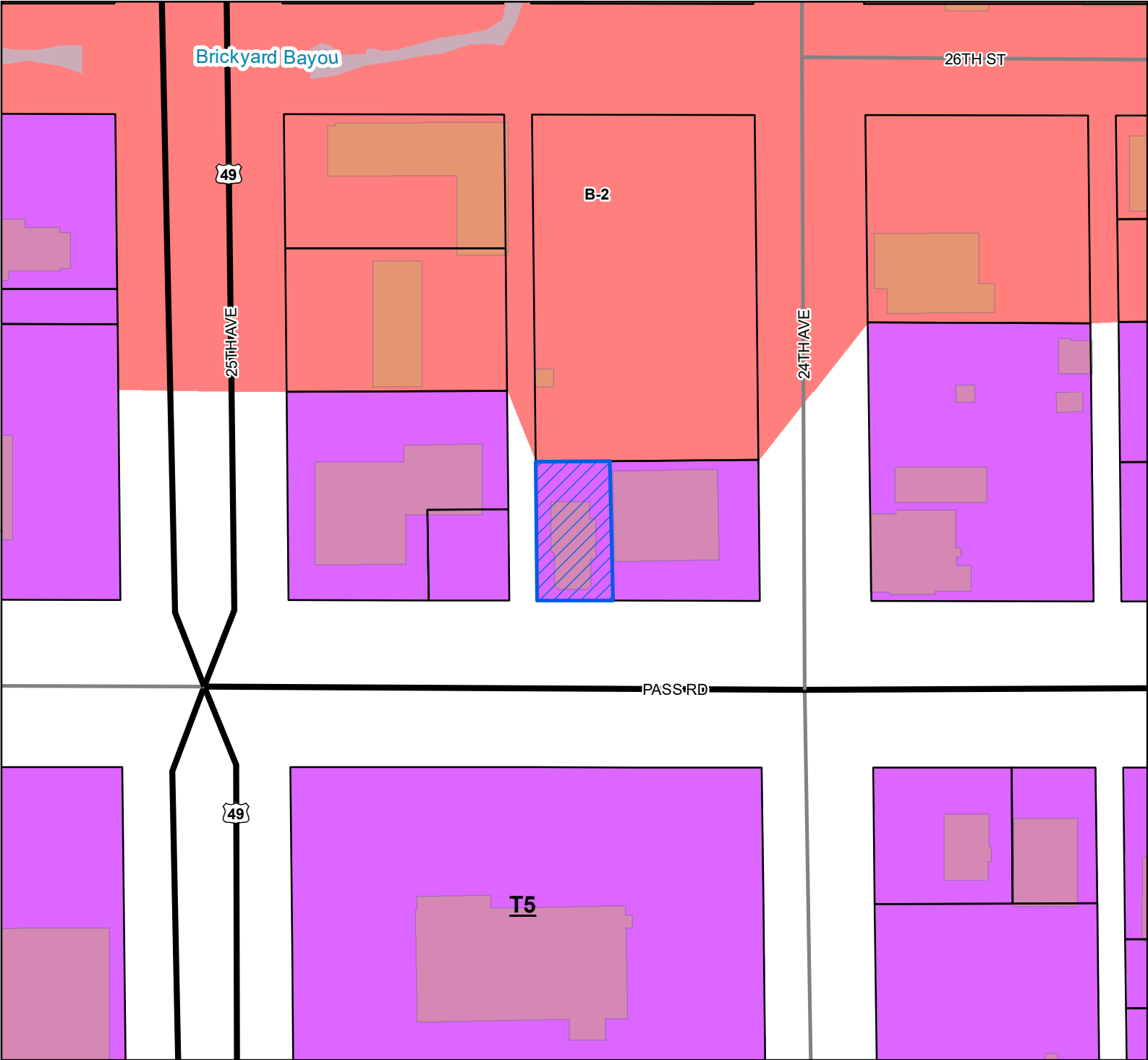
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

Water Features

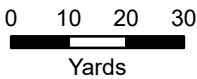
Smart Code

T5

Zoning

B-2 - General Business District

Site Information
0811C-04-039.000
Zoning: T5 (Urban Center Zone)
Size: 5411.86 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.

OWNER:Metro Foods of Gulfport South, LLC

Printed Name of Owner

204 N. I-10 Service Rd. E.Email Address: rsalvag@aol.com

Mailing Address

MetairieLA70005

City

State

Zip Code

AGENT:Advanced Building Specialties, Inc.Signature: 

Joe McMurry Jr. - President

Printed Name of Agent

213 North Main St.Email Address: joe@themcmurrycompany.com

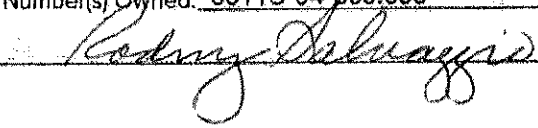
Mailing Address

PetalMS39465

City

State

Zip Code

Name of Owner (PRINT) Metro Foods of Gulfport South, LLC - Rodney SalvaggioAddress (Street, City, State, Zip Code) 204 N. I-10 Service Rd. E., Metairie, LA 70005Phone (Home) 504 - 421 - 6514 (Work) _____ (Cell) 504 - 421 - 6514Tax Parcel Number(s) Owned: 0811C-04-039.000Signature: 

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (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 Architectural Review Committee 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. All boxes 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 **11" by 17"** 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)

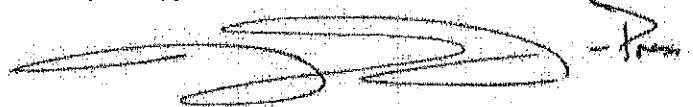
If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.) (see page 9)

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.

State hardship of why design standards cannot be met Individually and throughly as a separate attachment

I the owner/agent acknowledge this is a complete application





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Metro Foods of Gulfport South, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1138047
Status:	Good Standing
Effective Date:	02/02/2018
State of Incorporation:	LA
Principal Office Address:	204 N. I-10 Service Rd. E. Metairie, LA 70005

Registered Agent

Name
Michael Whitehead 759 Vieux Marche Mall Biloxi, MS 39530

Officers & Directors

Name	Title
Rodney Salvaggio 204 N. I-10 Service Rd. E. Metairie, LA 70005	Manager

LIMITED POWER	*	UNITED STATES OF AMERICAN
OF	*	STATE OF LOUISIANA
ATTORNEY	*	PARISH OF ORLEANS

BE IT KNOWN, that on this 29th day of September, 2023,

BEFORE ME, the undersigned Notary Public, duly commission and qualified, and in the presence of the two (2) witnesses herein named and undersigned,

PERSONALLY CAME AND APPEARED: RODNEY SALVAGGIO (the "Affiant"), who declared, unto me, Notary, that he is the Manager of Metro Foods of Gulfport South, L.L.C., a Louisiana limited liability company, whose address is 204 N. I-10 Service Rd. E., Metairie, Louisiana 70005 (the "LLC").

Pursuant to the Articles of Organization and the Operating Agreement of the LLC, Affiant is authorized to conduct all of the business affairs of the LLC.

Affiant declared that it is in the best interest of the LLC to authorize Advanced Buildings Specialties, Inc., whose President is Joe McMurry, Jr., to represent the LLC before the Architectural Review Committee (the "Committee") with respect to plans and approval in connection with certain signs and other architectural matters before the Committee.

Affiant further declared he hereby certifies that Advanced Buildings Specialties, Inc., is its duly qualified representative and that it is hereby authorized to represent the LLC before the Committee.

THUS DONE AND SIGNED at New Orleans, Orleans Parish, Louisiana, on the date, month and year set forth above in the presence of the two (2) undersigned competent witnesses, who hereunto sign their names with Affiant and me, Notary Public, after reading of the whole.

METRO FOODS OF GULFPORT SOUTH, L.L.C.

By: 
Rodney Salvaggio, Its Manager

WITNESSES:

Sign: 
Print Name: Jessica Zelaya

Sign: 
Print Name: DEBORAH B. COMEAUX

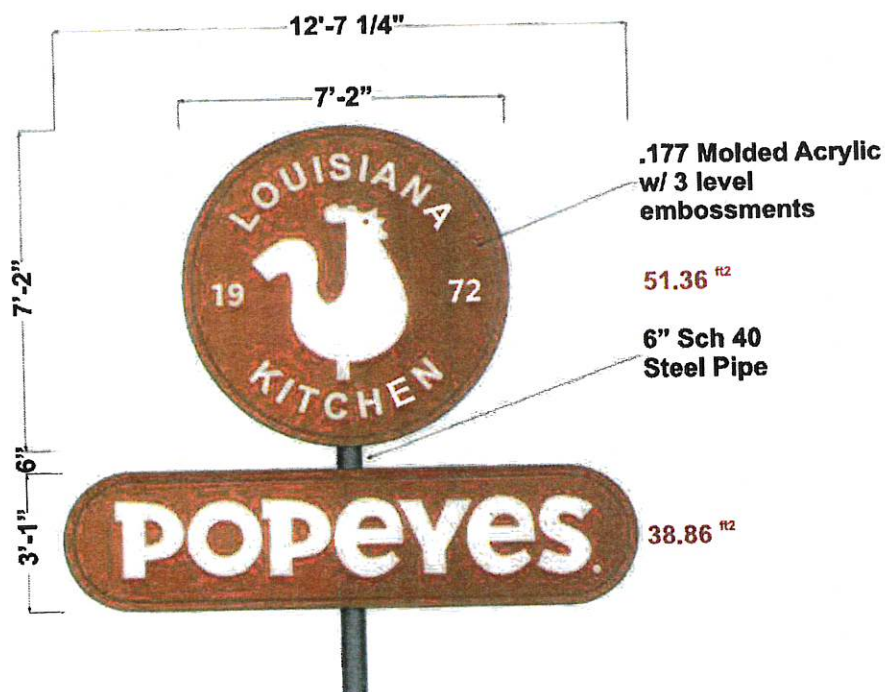

A. ALBERT AJUBITA, Notary Public
LA Bar Roll #2361

GRAPHIC COLORS

- A** PMS 3654C / 3630-84 Tangerine
- B** White - Arlon
- C** Black C Matthew

P-80

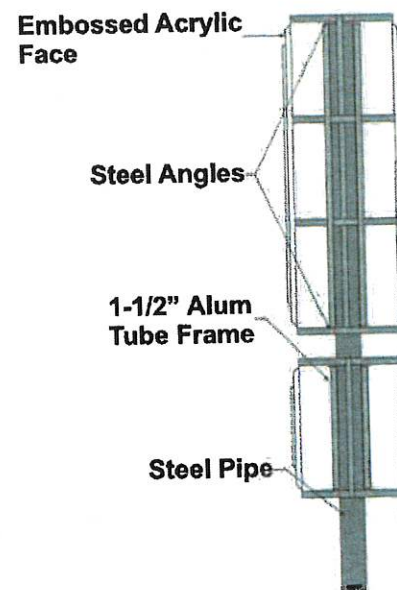
FRONT VIEW



SIDE VIEW



SECTION VIEW



CAPITAL
SIGNS & AWNINGS
902 NW Main St.
Bunkie, LA 71322
www.ccsigns.com
318-346-9898

Client:



Location:
Gulfport, MS

Date:
4-4-2023

Designed By:
M.Carreno

Qty:

Client Signature:

Notes:

Send Black Paint
so they can paint
readerboard and
existing pole

The data in this document
incorporate proprietary rights of
Capital Sign & Awnings. Any Party
accepting this document does so
in confidence and agrees that it
shall not be duplicated, in whole
or in part, nor disclosed to others
without written consent of
Capital Signs & Awnings.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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, and the assumption of that certain indebtedness as evidenced by Note in favor of Finova Capital Corporation, #583600, the undersigned METROPOLITAN ACCEPTANCE CORPORATION, a Louisiana Corporation, does hereby sell, convey and warrant unto METRO FOODS OF GULFPORT SOUTH, INC., a Louisiana Corporation, the following described land and property located and being situated in the County of Harrison, First Judicial District, State of Mississippi and being more particularly described as follows, to-wit:

Lots 1 through 10, inclusive, Block 31, ORIGINAL GULFPORT, 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 11 at Page 9 (Copy Book 4A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

AND ALSO:

The West 55 feet of Lots 11 through 14, inclusive, Block 31, ORIGINAL GULFPORT, 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 11 at Page 9 (Copy Book 4A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

AND ALSO:

The East 60 feet of Lots 15 and 16, and the South 15 feet of the East 60 feet of Lot 17, Block 31, ORIGINAL GULFPORT, 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 11 at Page 9 (Copy Book 4A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservation of any oil, gas and other minerals.

IT IS AGREED and understood that advalorem taxes for the current year have been prorated and assumed by the Grantee herein.

EXECUTED, this the 11th day of FEBRUARY 2000.

METROPOLITAN ACCEPTANCE CORPORATION

BY: James E. Winchester

STATE OF MISSISSIPPI

COUNTY OF HARRISON

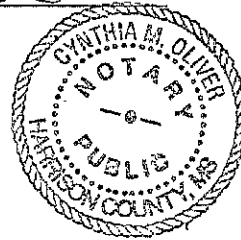
PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 11th day of February 2000, within my jurisdiction, the within named JAMES E. WINCHESTER, who acknowledged that he is PRESIDENT of the above corporation and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after first being duly authorized so to do.

Cynthia M. Oliver

Notary Public

My Commission Expires:

1/12/2002



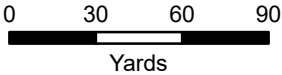
GRANTOR:
2111 St Charles Ave
New Orleans, LA 70130
504-566-0207

GRANTEE:
1700 Josephine St.
New Orleans, LA 70113



Legend

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



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			METRO FOODS OF GULFPORT SOUTH, LLC (OWNER)	204 N I-10 SERVICE RD E	METAIRIE	LA	70005
			ADVANCED BUILDING SPECIALITES, INC (AGENT)	213 NORTH MAIN STREET	PETAL	MS	39465
			Adjacent Property Owners (2310ARC021)				
96948	0811C-04-041.002	DGK LLC		825 OLD FORGE RD	CHAPIN	SC	29036
18940	0811C-04-040.000	SAINATH INVESTMENTS LLC		2500 25TH AVE	GULFPORT	MS	39501
87984	0811C-03-099.000	EST GULFPORT LLC #5923-01		C/O ALTUS GROUP US INC.	COCKEYSVILLE	MD	21030
18937	0811C-04-038.000	PALMETTO CORPORATION		4137 AUDUBON DR E	MOBILE	AL	36619
18941	0811C-04-041.000	ARGUELLES T L -TRUSTEE-		16347 SWEET CARLOYN RD	BILOXI	MS	39532
19051	0811C-03-072.000	LOVELESS LARRY & PENNY		1119 36TH ST	GULFPORT	MS	39501

RE: Architectural Review Committee 2310ARC021, by agent Advanced Specialities, Inc., seeking approval for a new freestanding ground sign, Tax Parcel 0811C-04-039.000, 2420 Pass Road, Zoned T5 (Urban Center Zone), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 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 Architectural Review Committee for **Thursday, October 12, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee Permits

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC016:

Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC016

Hearing Date: October 12, 2023

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations; (3) Commercial Projects

Design Standards (a) (1.5) (iii)

1.5. Storage, utilities, and mechanical equipment.

- iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

EXECUTIVE SUMMARY

The applicant requests a waiver not to be required to build an enclosure around the dumpster; which is a required design standard for commercial projects. The applicant believes that since the dumpster pad is already placed within a gated area and located behind the building, that it is already hidden from the street. However, other buildings with similar circumstances has been required to adhere to the design standards. Therefore, approval of the waiver would confer on the applicant special privileges that is denied by this ordinance to other lands, structures or buildings in the same district.

DIRECTOR APPROVAL

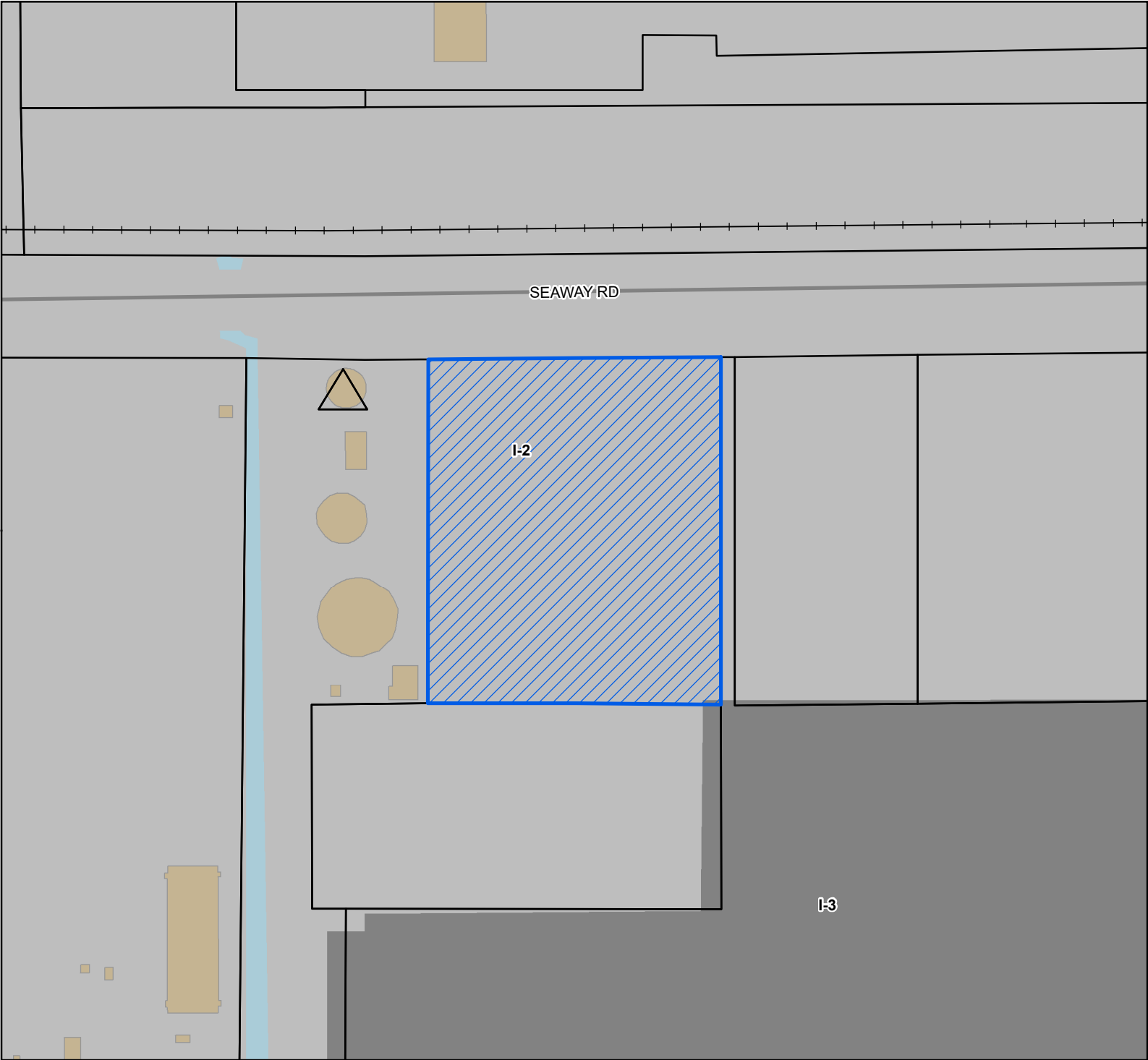
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





 Site

 Street

 Railroad

 Parcels

 Buildings

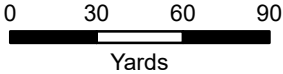
 Water Features

Zoning

 I-2 - Heavy Industry District

 I-3 - Planned Industrial District

Site Information
0909F-01-001.004
Zoning: I-2 (Heavy Industry)
Size: 5 acres
Flood: AE



1 inch = 200 feet



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CASE NUMBER

2310ARC016

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☒ **Architectural Design Review**
☐ **Signs**

TAX PARCEL NUMBERS

#0909F-01-001.008 (Parcel A)																				
#0909F-01-001.004 (Parcel B)																				

Property Address:

Seaway Road (no other address currently available)

*See the attached survey for additional information.

Lot(s) 5 Block(s) N/A Subdivision 2

Both parcels are located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport.

General Description of Request:

1. We were notified by the planning department that an enclosure is required around the dumpster pad. Since the dumpster pad is already placed within a gated area and located behind the building (hidden from the street), we are requesting approval to keep the dumpster pad designed as is. Doing so will provide additional savings to the owner.

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:Shawn Folks, CEO

Printed Name of Owner

16248 Perkins Road

Mailing Address

Baton RougeLA70810

City

State

Zip Code

AGENT:Jim King, Gulfport Branch Manager

Printed Name of Agent

10550 Outdoor Way Suite F

Mailing Address

GulfportMS39503

City

State

Zip Code

Name of Owner (PRINT) Shawn Folks, CEOAddress (Street, City, State, Zip Code) 16248 Perkins Road, Baton Rouge, LA 70810Phone (Home) _____ (Work) (225) 753-8682 (Cell) _____Tax Parcel Number(s) Owned: #0909F-01-001.008 & #0909F-01-001.004Signature: **X** Jim King For SHAWN Folks**Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (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 Architectural Review Committee 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. All boxes 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 **11" by 17"** site plan.

- LP • The property lines and dimensions have been provided on the drawing.
- LP • All buildings and structures located on the property have been identified.
- LP • All dimensions of buildings and structures have been noted on the site plan.
- LP • All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- LP • Street names have been provided which abut the property.
- LP • Traffic flow, parking and driveways have been identified.
- LP • If required buffer strips have been identified
- LP • 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.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application

X 

RANDALL | SEGREST
ATTORNEYS AND COUNSELORS

1030 NORTHPARK DRIVE
RIDGELAND, MISSISSIPPI 39157
TEL: (601)956-2615
www.randallsecrest.com

August 24, 2023

FOLKS INVESTMENTS, LLC
16248 PERKINS ROAD
BATON ROUGE, LA 70810

Property Address: Seaway Rd
Gulfport, MS 39503
Our File No.: RS23-07-0413

Dear Shawn Folks:

In connection with the closing referenced above, we have enclosed the following:

1. Original Special Warranty Deed recorded on August 22, 2023 in Instrument Number 2023-0016545-D-J1.

These documents should be retained in a secure place.

Thank you for the opportunity to be of service to you. Should you require real estate closing or legal services in the future, please consider our firm. A complete listing of our firm's areas of practice may be found at www.randallsecrest.com.

If the closing referenced above was for a new primary residence, remember to file for homestead exemption with your county tax assessor between January 1 and April 1 of the year following your purchase.

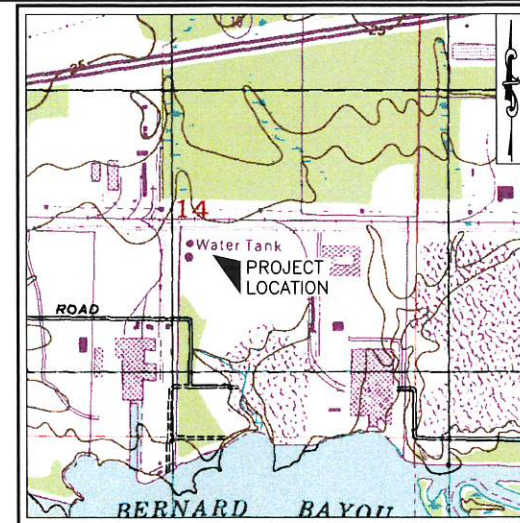


LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊙
EXISTING POWER POLE WITH LIGHT	⊙
EXISTING GUY ANCHOR	—
EXISTING ELECTRIC PEDESTAL	⊙
EXISTING OVERHEAD POWER LINE	—
EXISTING UNDERGROUND POWER LINE	—
EXISTING TELEPHONE PEDESTAL	⊙
EXISTING TELEPHONE LINE	—
EXISTING CABLE TV PEDESTAL	⊙
EXISTING CABLE TV LINE	—
EXISTING CHAIN LINK FENCE	—
ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING SPOT ELEVATION	X 10.63
EXISTING GROUND CONTOUR LINE	—
EXISTING GRAVITY SEWER LINE	—
EXISTING SUBSURFACE DRAINAGE	—
EXISTING FIRE HYDRANT	⊙
EXISTING WATER LINE	—
EXISTING REINFORCED CONCRETE PIPE	18" RCP

THE DOCK ROAD
ASPHALT ROADWAY

S 89°44'34" E - 166.39'

N 00°52'21" W - 292.26'



VICINITY MAP
SCALE 1" = 1000'

RECORD LEGAL DESCRIPTION

PARCEL "A"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 91.79 feet along said south margin to an iron rod set and the Point of Beginning, thence continue N 89°22'15" E 215.41 feet to an iron rod set on said south margin, thence S 00°27'55" E 498.34 feet to an iron rod set, thence S 88°42'13" W 216.29 feet to an iron rod set, thence N 00°27'55" E 500.87 feet to the Point of Beginning. Said parcel contains 107,807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL "B"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 307.20 feet along said south margin to an iron rod set and the Point of Beginning, thence continue N 89°22'15" E 215.53 feet to an iron rod set on said south margin, thence S 00°27'42" W 495.77 feet to an iron rod set, thence S 88°42'13" W 217.69 feet to an iron rod set, thence N 00°22'15" E 498.34 feet to the Point of Beginning. Said parcel contains 107,640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL "C"

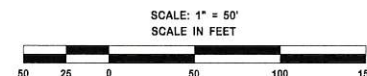
A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 522.73 feet to an iron rod found on said south margin, thence S 00°27'42" W 495.77 feet to an iron rod set and the Point of Beginning, thence continue S 00°27'42" W 302.63 feet, thence N 89°52'18" W 595.14 feet to an iron rod set on the east margin of a roadway, thence N 00°52'21" W 292.26 feet to an iron rod set on said east margin, thence S 89°44'34" E 166.39 feet to an iron rod set, thence N 89°42'13" E 433.98 feet to the Point of Beginning. Subject to a 30 foot Access Easement across the north line. Said parcel contains 176,802 square feet or 4.06 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

NOTES:

- 1) Zoning: I-3
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2) Reference Maps:
A) Plot showing survey of Seaway Road Bernard Bayou Industrial Park. Prepared by Gary A. Durbin, P.L.S. dated May 29, 2019.
B) Survey sketch of parcel of land located in Section 23, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi for Maritime Development Center, LLC. Prepared by Acadia Land Surveying, LLC dated December 6, 2019.
- 3) Basis of Bearings:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on August 3, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on August 3, 2021.
- 5) Flood Note: The property hereon is located in Flood Zone "AE (EL 15)" in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C0266G, dated June 16, 2009, for Harrison County, Mississippi.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 6) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- 7) No attempt has been made by Cassady-Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 8) Cassady-Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Cassady-Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 9) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 10) Site T.B.M.'s (Temporary Bench Marks):
#1 - Set iron rod in Seaway Road as shown on plot.
Elevation = 15.41 feet NAVD.88
#2 - Top fire hydrant near North property line as shown on plot.
Elevation = 14.82 feet NAVD.88

PLAT SHOWING BOUNDARY
TOPOGRAPHIC SURVEY
OF
PT LOT 5, SD NO 2,
BERNARD INDUSTRIAL DISTRICT
LOCATED IN SECTION 14,
TOWNSHIP 7 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI



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

Michael P. Blanchard, P.S.
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

PS 02834
Reg. No. 2834

CASSADY - ACADIA
LAND SURVEYING, LLC

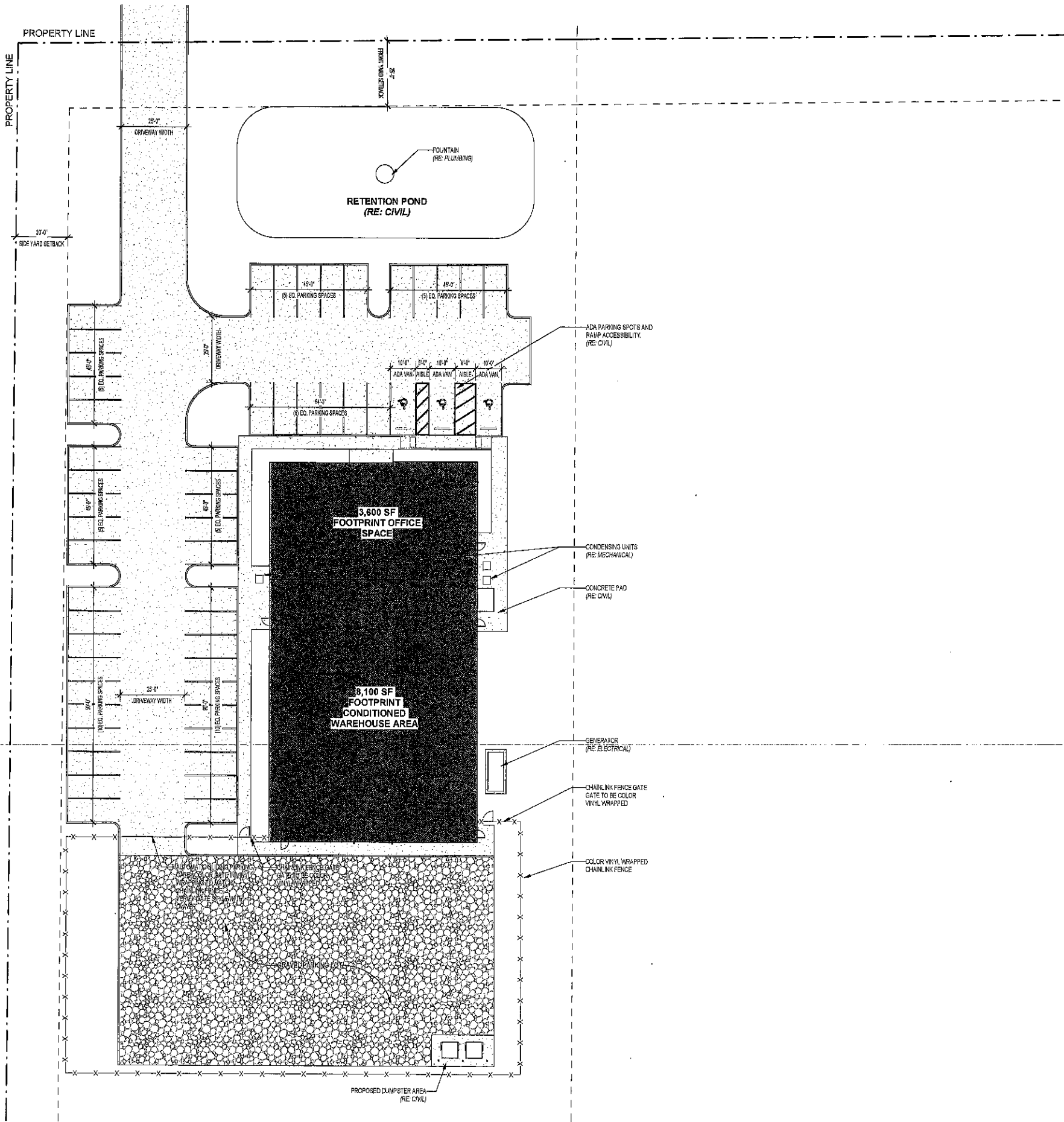
LOUISIANA - MISSISSIPPI - TEXAS - ALABAMA

1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fx: (228) 896-8405
Email - Surveys@Cassady-Acadia.com

Revised 10/27/2021 to show additional sewer markings

DRAWN BY: JET
CHECKED BY: MMV
APPROVED BY: MPB

FIELD BOOK: *** PG. 11-11
FIELD WORK COMPLETED ON: AUGUST 3, 2021
CALC FILE: 21-02-43462.dwg



- GENERAL SITE PLAN NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
 - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
 - VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
 - ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
 - CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
 - ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.
 - CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
 - CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
 - CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
 - SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 - ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
 - CONCRETE AND ASPHALT PLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNINGS IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNINGS ARE REQUIRED AT BUT NOT LIMITED TO, CURB RAMPS AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE, PEDESTRIAN AT-RADAR RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECTED BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SITE PLAN LEGEND

[Symbol]	GRASS
[Symbol]	CONCRETE DRIVEWAY / SIDEWALK
[Symbol]	GRAVEL PARKING
[Symbol]	BUILDING FOOTPRINT

PARKING CALCULATIONS

FIRST FLOOR	
OFFICE (3,600 SF GROSS) (200)	12 PARKING SPACES
WAREHOUSE (8,100 SF GROSS) (1 PER 1.5 EMPLOYEES AT MAX WORK SHIFT) (15 EMPLOYEES)	10 PARKING SPACES
TOTAL PARKING	22 PARKING SPACES
HANDICAP PARKING SPACES REQ'D (% OF 60+ SPACES)	3 (INCLUDED IN REQ'D SPACES)
TOTAL PARKING SPACES PROVIDED	51 SPACES (SEE PARKING NOTES)

PARKING NOTES

1. PARKING BASED ON GULFPORT, MISSISSIPPI ZONING ORDINANCES.
2. THE OPEN CONCRETE DRIVEWAY AT THE REAR OF PARKING LOT CAN BE UTILIZED AS ADDITIONAL UNMARKED PARKING SPACES. THESE ADDITIONAL UNMARKED PARKING SPACES CAN BE DESIGNATED AND STRIPED AT A LATER DATE, IF DESIRED BY OWNER.

A NEW FACILITY FOR

GUARANTEE RESTORATION - GULFPORT

SEAWAY ROAD
GULFPORT, MISSISSIPPI

GA PROJECT NO. 21-18A



REVISION NO.	DATE	REMARKS

IFC SET	
DATE	08/04/2023
DRAWN BY	CCN
CHECKED BY	LMP

SITE PLAN



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0018545-D-J1
FILED/RECORDED 8/22/2023 10:07:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601-956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

Instrument Numbers:
2021-8437 DJ1 and 2021-8439 DJ1

Grantor/Grantee:

11811 Delaney Lane
Baton Rouge, LA 70809
225-753-8682

Indexing Instructions:

Lot 5, Subdivision Number 2,
Bernard Bayou Industrial Division
First Judicial District,
Harrison County, Mississippi

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **DTF LAND DEVELOPMENT, LLC, a Louisiana limited liability company ("Grantor(s)")** does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **FOLKES INVESTMENTS, LLC, a Louisiana limited liability company ("Grantee(s)")** that certain parcel of property lying and being situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

This Document Was Electronically Recorded
On 8/22/23 at 10:07 A.M.
Instrument No. 2023-0016545-D-11
In Harrison County, Mississippi
Certified To Be A True And Correct Copy
RANDALL SEGREST
www.randallsegrest.com
601-956-2615

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601- 956-2615 (voice)
randallsegrest.com
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Page 2

Also remember you will likely not receive a tax invoice from the county and/or city tax collector until the end of the year following your purchase. Taxes are due for the current and future years whether you receive an invoice or not. Real property taxes are usually payable after December 1 and are late after February 1.

Sincerely,

RANDALL SEGREST PLLC

A handwritten signature in black ink, appearing to read "P. Randall, M".

Paul Randall

Road; thence N 89 degrees 22' 15" E 91.79 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.41 feet to an iron rod set on said South margin; thence South 00 degrees 22' 15" W 498.34 feet to an iron rod set; thence S 88 degrees 42' 13" W 216.29 feet to an iron rod set; thence N 00 degrees 27' 56" E 500.87 feet to the Point of Beginning. Said parcel contains 107807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL B: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway Road; thence N 89 degrees 22' 15" E 307.20 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.53 feet to an iron rod found on said South margin; thence S 00 degrees 07' 42" W 495.77 feet to an iron rod set; thence S 88 degrees 42' 13" W 217.69 feet to an iron rod set; thence N 00 degrees 22' 15" E 498.34 feet to the Point of Beginning. Said parcel contains 107640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance and will be paid by the Grantor(s) when due. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

DTF Land Development, LLC

By: William ///lll
Printed Name: William Shawn Folks
Title: CEO/owner

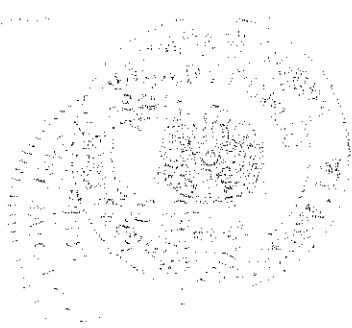
STATE OF Louisiana
Parish
COUNTY OF E Baton Rouge

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of August 2023, within my jurisdiction, the within named William Shawn Folks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]
Notary Public
Printed Name: Dajuana W. Moore, Notary Public No. 88583

My commission expires: "Commissioned for Life"

(Affix official seal, if applicable)



Mail	PPIN	Parcel ID	Name	Address	City	State
Y			SHAWN FOLKS (OWNER)	16248 PERKINS RD	BATON ROUGE	LA
			JIM KING (AGENT)	10550 OUTDOOR WAY STE F	GULFPORT	MS
			Adjacent Property Owners (2310ARC016)			
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS
	112171	0909F-01-001.007	MARITIME DEVELOPMENT CENTER LLC	P O BOX 381	GULFPORT	MS
	133036	0909F-01-001.012	MARITIME DEVELOPMENT CENTER LLC	P O BOX 340	PASS CHRISTIAN	MS
	138039	0909F-01-001.013	CELLULAR SOUTH REAL ESTATE -LESSEE-	1018 HIGHLAND COLONY PKWY STE 330	RIDGELAND	MS
	103529	0909F-01-001.003	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS
	146239	0909F-01-001.004	DTF LAND DEVELOPMENT LLC	11811 DUNLAY LANE	BATON ROUGE	LA

ZIP

70810

39503

39501

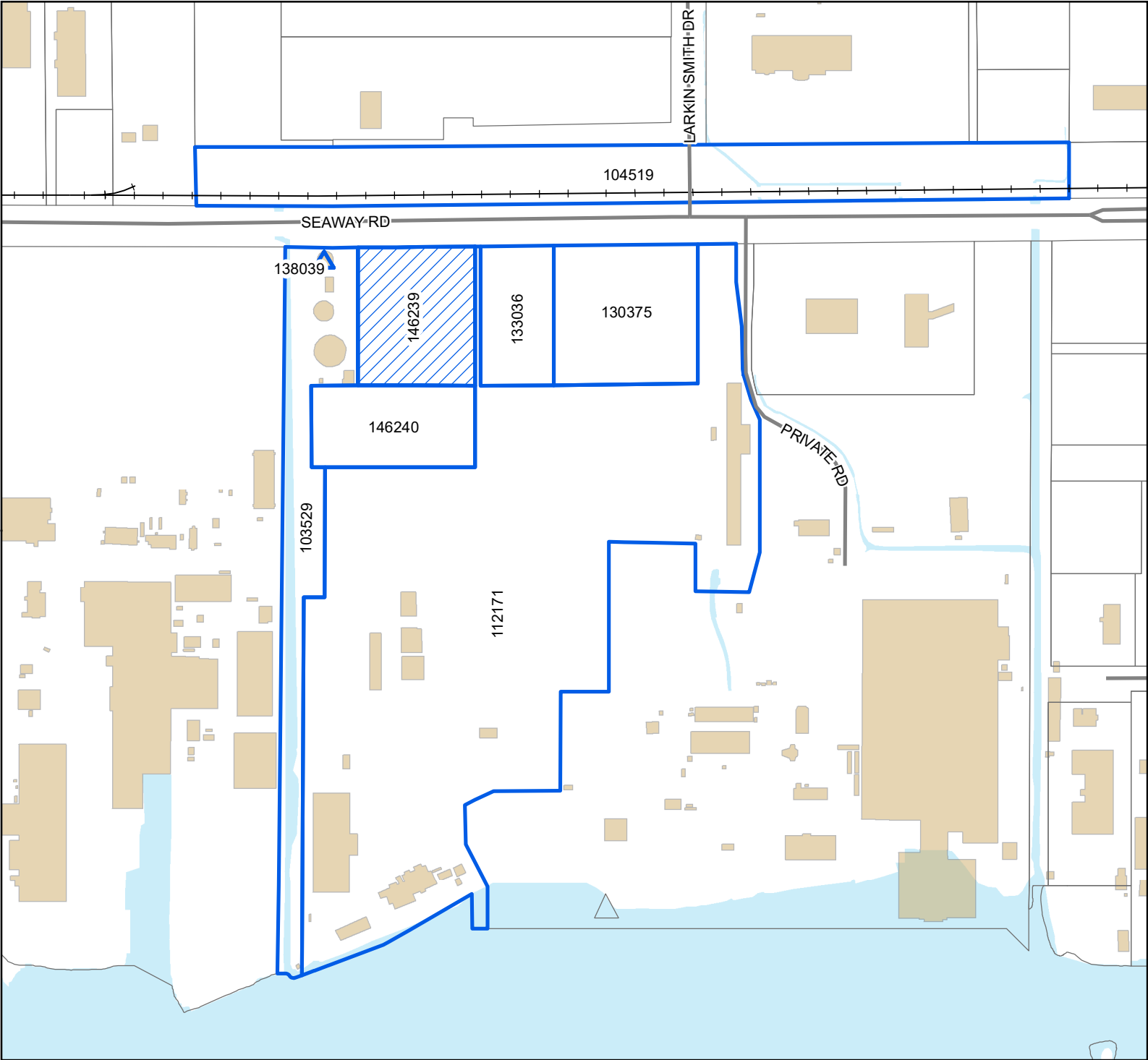
39502

39571

39157

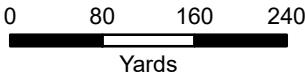
39502

70809



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- 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: Architectural Review Committee, by agent Jim King, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required ,Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 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 Architectural Review Committee for **Thursday, October 12, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC017:

Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Seaway Rd, Zoned I-2 (Heavy Industry), Ward 5

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC017

Hearing Date: October 12, 2023

Current Zoning/Use: I-2 / Commercial Structure

Legal: Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

TECHNICAL DETAILS

The applicant is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material. The applicant requests a waiver not to meet the required design standard for Appendix A, Sec. IV Supplementary Regulations (2.7) (i-v)

2.7. Materials and finishes.

- i. There should be a visual distinction between the base (ground-floor façades), middle (upper-level floors) and top of buildings. This can be accomplished by using different materials and/or colors for storefronts and upper stories.
- ii. Predominant exterior building material surfaces should be high quality materials, including, but not limited to, architectural block, brick, concrete with an architectural finish, stucco, glass, wood, sandstone, or other native stone and tinted/textured concrete masonry units. Exterior building materials should not include unfinished or unpainted concrete panels, metal panels or smooth face concrete block.
- iii. Storefront primary cladding materials should be brick, stone, or carved wood panels. Wood, when used, should be painted or stained. Doors should match storefront window frames, and should be made of crafted wood, stainless steel, bronze, or other ornamental metals.
- iv. Façade colors should be neutral or muted colors. The use of bright "primary" colors should be prohibited. Accent colors may be brighter and more intense but should harmonize with the dominant building color.
- v. For additions or renovations of existing buildings, siding and detail materials used should generally match or be consistent with the original building materials.

EXECUTIVE SUMMARY

A waiver for the exterior building material to be metal paneling as a façade material and the placement, is in harmony with the industrial and commercial nature of the surrounding area.

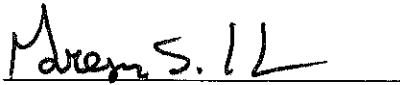
Technical Report
ARCHITECTURAL REVIEW COMMITTEE

Any approval should consider these conditions:

1. Approval allows the exterior building materials to be metal panels.

DIRECTOR APPROVAL

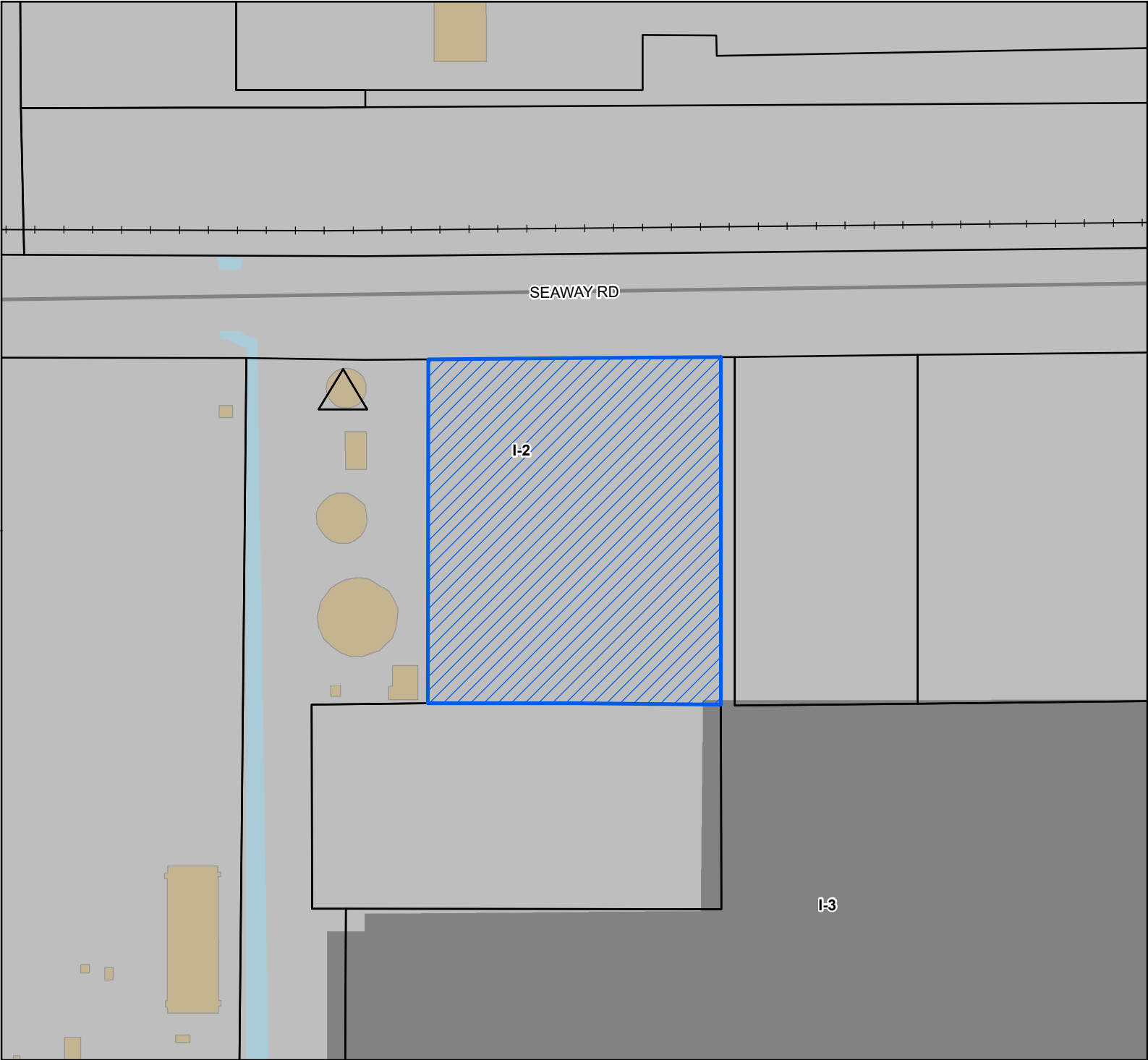
This report has been reviewed and approved by:

A handwritten signature in black ink, appearing to read "Greg Holmes", written over a horizontal line.

Greg Holmes

Director of Urban Development Department

A handwritten signature in black ink, appearing to read "Su-Lin", written below the printed name.



Site

Street

Railroad

Parcels

Buildings

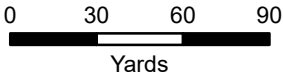
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

Site Information
0909F-01-001.004
Zoning: I-2 (Heavy Industry)
Size: 5 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.



CASE NUMBER
2310ARC017

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

ARCHITECTURAL REVIEW

REQUESTED ACTION BY THE Architectural Review Committee
(A separate submission form is required for each request)

- ☒ **Architectural Design Review**
☐ **Signs**

TAX PARCEL NUMBERS

#0909F-01-001.008 (Parcel A)																				
#0909F-01-001.004 (Parcel B)																				

Property Address:

Seaway Road (no other address currently available)

*See the attached survey for additional information.

Lot(s) 5 Block(s) N/A Subdivision 2

Both parcels are located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport.

General Description of Request:

1. We were notified by the planning department that we are not allowed to have a building design with metal panels as a facade material. The front facade of the building is designed to be a stucco or EIFS system with vertical and horizontal reveals as indicated in the drawings. We would like to keep the side and rear walls as vertical metal panels (R-Panels) in order to keep building costs low. We were informed by the planning department that additional landscaping may be required as a compromise in keeping the vertical metal panels as an exterior material. The owner is fine with having additional landscaping installed.

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:Shawn Folks, CEO

Printed Name of Owner

16248 Perkins Road

Mailing Address

Baton RougeLA70810

City

State

Zip Code

AGENT:Jim King, Gulfport Branch Manager

Printed Name of Agent

10550 Outdoor Way Suite F

Mailing Address

GulfportMS39503

City

State

Zip Code

Name of Owner (PRINT) Shawn Folks, CEOAddress (Street, City, State, Zip Code) 16248 Perkins Road, Baton Rouge, LA 70810Phone (Home) _____ (Work) (225) 753-8682 (Cell) _____Tax Parcel Number(s) Owned: #0909F-01-001.008 & #0909F-01-001.004Signature: **X** Jim King For SHAWN FOLKS**Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (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 Architectural Review Committee 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. All boxes 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 **11" by 17"** site plan.

- LP • The property lines and dimensions have been provided on the drawing.
- LP • All buildings and structures located on the property have been identified.
- LP • All dimensions of buildings and structures have been noted on the site plan.
- LP • All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
- LP • Street names have been provided which abut the property.
- LP • Traffic flow, parking and driveways have been identified.
- LP • If required buffer strips have been identified
- LP • 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.

State hardship of why design standards cannot be met individually and thoroughly as a separate attachment

I the owner/agent acknowledge this is a complete application

X



RANDALL | SEGREST
ATTORNEYS AND COUNSELORS

1030 NORTHPARK DRIVE
RIDGELAND, MISSISSIPPI 39157
TEL: (601)956-2615
www.randallsegrest.com

August 24, 2023

FOLKS INVESTMENTS, LLC
16248 PERKINS ROAD
BATON ROUGE, LA 70810

Property Address: Seaway Rd
Gulfport, MS 39503
Our File No.: RS23-07-0413

Dear Shawn Folks:

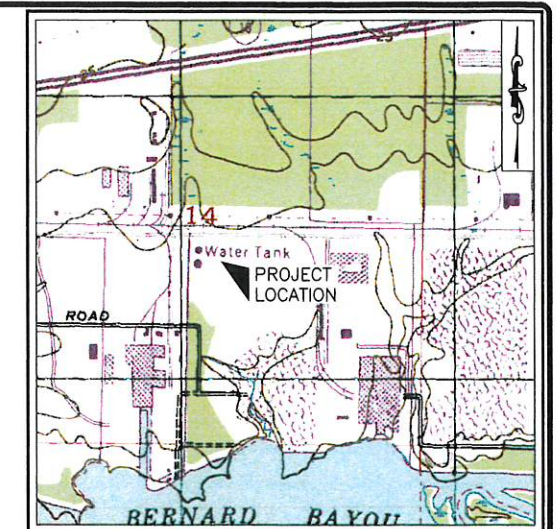
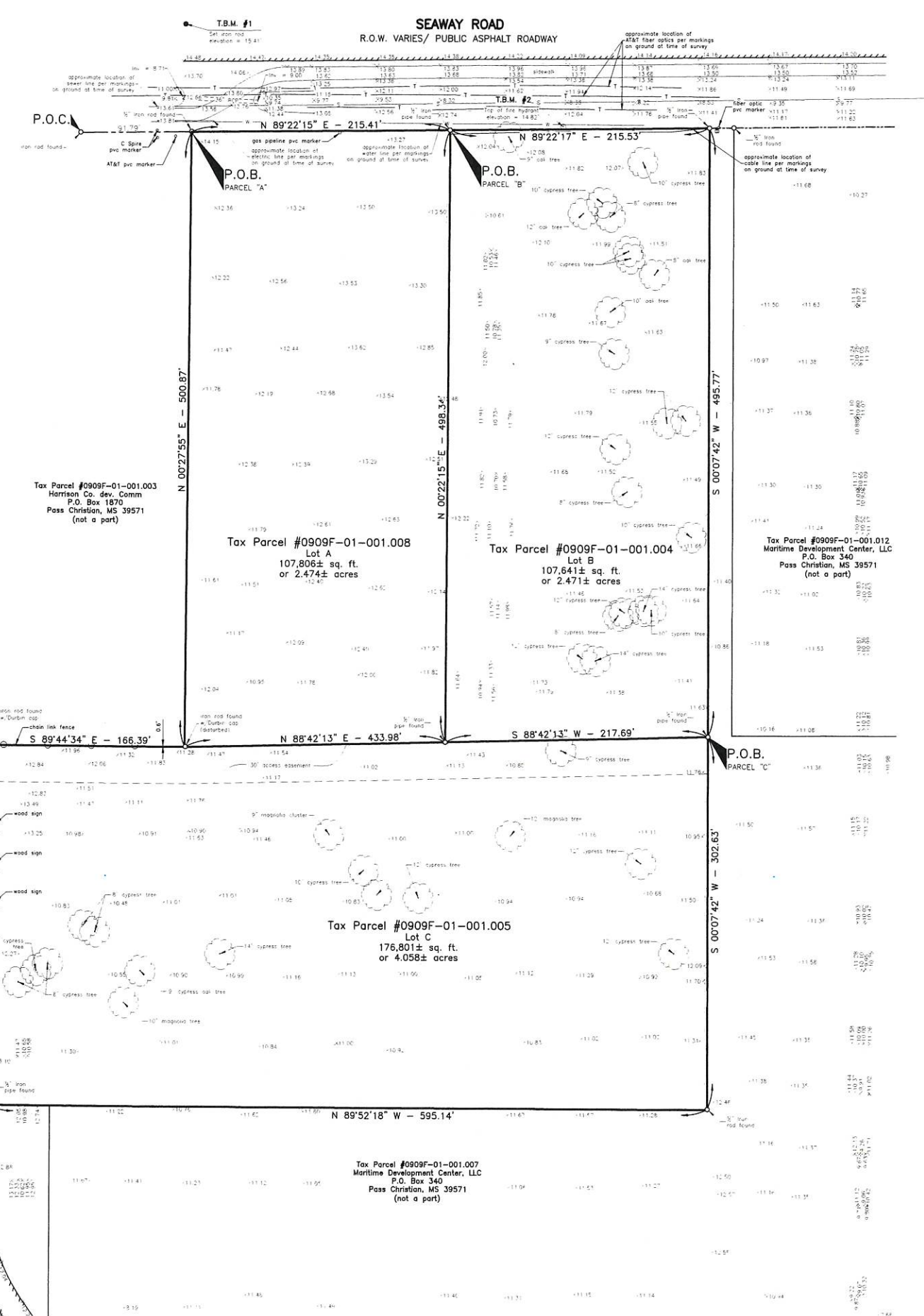
In connection with the closing referenced above, we have enclosed the following:

1. Original Special Warranty Deed recorded on August 22, 2023 in Instrument Number 2023-0016545-D-J1.

These documents should be retained in a secure place.

Thank you for the opportunity to be of service to you. Should you require real estate closing or legal services in the future, please consider our firm. A complete listing of our firm's areas of practice may be found at www.randallsegrest.com.

If the closing referenced above was for a new primary residence, remember to file for homestead exemption with your county tax assessor between January 1 and April 1 of the year following your purchase.



VICINITY MAP
SCALE 1" = 1000'±

LEGEND	
FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊕
EXISTING POWER POLE WITH LIGHT	⊕
EXISTING GUY ANCHOR	⊕
EXISTING ELECTRIC PEDESTAL	⊕
EXISTING OVERHEAD POWER LINE	—○—
EXISTING UNDERGROUND POWER LINE	—UE—
EXISTING TELEPHONE PEDESTAL	⊕
EXISTING TELEPHONE LINE	—T—
EXISTING CABLE TV PEDESTAL	⊕
EXISTING CABLE TV LINE	—C—
EXISTING CHAIN LINK FENCE	—○—
ELEVATION OF BOTTOM OF STRUCTURE	INV. = 15.00
EXISTING SPOT ELEVATION	X 10.63
EXISTING GROUND CONTOUR LINE	---A---
EXISTING GRAVITY SEWER LINE	—S—
EXISTING SUBSURFACE DRAINAGE	=====
EXISTING FIRE HYDRANT	⊕
EXISTING WATER LINE	—W—
EXISTING REINFORCED CONCRETE PIPE	18" RCP

RECORD LEGAL DESCRIPTION

PARCEL "A"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 91.79 feet along said south margin to an iron rod set and the Point of Beginning, thence continue N 89°22'15" E 215.41 feet to an iron rod set on said south margin, thence S 00°22'15" W 498.34 feet to an iron rod set, thence S 88°42'13" W 216.29 feet to an iron rod set, thence N 00°27'55" E 500.87 feet to the Point of Beginning. Said parcel contains 107,807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL "B"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 307.20 feet along said south margin to an iron rod set and the Point of Beginning, thence continue N 89°22'15" E 215.53 feet to an iron rod set on said south margin, thence S 00°07'42" W 495.77 feet to an iron rod set, thence S 88°42'13" W 217.69 feet to an iron rod set, thence N 00°22'15" E 498.34 feet to the Point of Beginning. Said parcel contains 107,640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

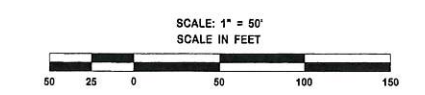
PARCEL "C"

A parcel of land located in the SE 1/4 of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plot of Subdivision Number 2, as recorded in Plot Book 25, Page 26, said point being on the South margin of Seaway Road, thence N 89°22'15" E 522.73 feet to an iron rod found on said south margin, thence S 00°07'42" W 495.77 feet to an iron rod set and the Point of Beginning, thence continue S 00°07'42" W 302.63 feet, thence N 89°52'18" W 595.14 feet to an iron rod set on said east margin of a roadway, thence S 89°44'34" E 166.39 feet to an iron rod set, thence N 89°42'13" E 433.98 feet to the Point of Beginning. Subject to a 30 foot Access Easement across the north line. Said parcel contains 176,802 square feet or 4.06 acres. Bearings based on GPS Observation Mississippi East zone, convergence angle -0.130449, scale factor 0.999960 per survey by Gary A. Durbin, P.L.S. dated May 9, 2019.

- NOTES:**
- 1.) Zoning: I-3
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - 2.) Reference Maps:
A.) Plat showing survey of Seaway Road Bernard Bayou Industrial Park. Prepared by Gary A. Durbin, P.L.S. dated May 29, 2019.
B.) Survey sketch of parcel of land located in Section 23, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi for Maritime Development Center, LLC. Prepared by Acadia Land Surveying, LLC dated December 6, 2019.
 - 3.) Basis of Bearings:
The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on August 3, 2021.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 4.) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on August 3, 2021.
 - 5.) Flood Note: The property hereon is located in Flood Zone "AE (EL 15)" in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C0266, dated June 16, 2009, for Harrison County, Mississippi.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - 6.) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/structures.
 - 7.) No attempt has been made by Cassidy-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, appurtenances or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 8.) Cassidy-Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Cassidy-Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 10.) Site T.B.M.'s (Temporary Bench Marks):
#1 - Set iron rod in Seaway Road as shown on plot.
Elevation = 15.41 feet NAVD.88
#2 - Top fire hydrant near North property line as shown on plot.
Elevation = 14.92 feet NAVD.88

**PLAT SHOWING BOUNDARY
TOPOGRAPHIC SURVEY
OF
PT LOT 5, SD NO 2,
BERNARD INDUSTRIAL DISTRICT
LOCATED IN SECTION 14,
TOWNSHIP 7 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI**



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

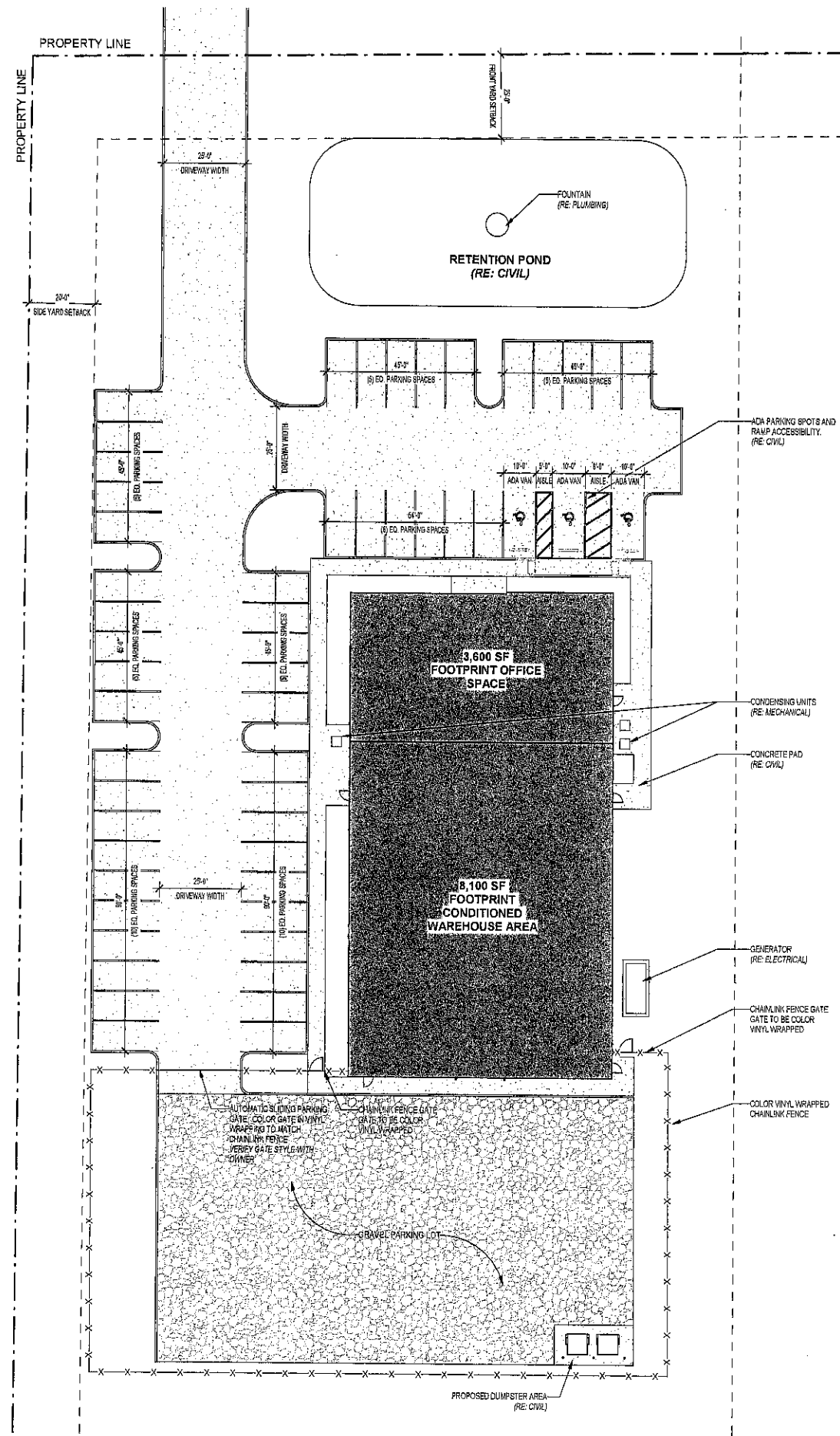
Michael P. Blanchard, P.S.
Michael P. Blanchard, P.S.
This survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

**CASSADY - ACADIA
LAND SURVEYING, LLC**

LOUISIANA - MISSISSIPPI - TEXAS - ALABAMA

1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fx: (228) 896-8405
Email - Surveys@Cassady-Acadia.com

Revised 10/27/2021 to show additional sewer markings	INT	
DRAWN BY: JET	CHECKED BY: WNV	APPROVED BY: MPB
FIELD BOOK: *** PG 44-45	FIELD WORK COMPLETED ON: AUGUST 3, 2021	CALS FILE 21-02-43462.dwg



- GENERAL SITE PLAN NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR NEW AND/OR EXISTING WORK AT THE SITE PRIOR TO COMMENCING WORK. REPORT ANY CONDITIONS OR DISCREPANCIES NOT DOCUMENTED ON THESE DRAWINGS TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.
 - CONTRACTOR TO PROTECT ANY AND ALL EXISTING STRUCTURES ADJACENT TO THE SITE FROM DAMAGES AND EROSION. ANY ADJACENT IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE EXPENSE OF CONTRACTOR.
 - VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
 - CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGED AREAS DURING CONSTRUCTION TO MEET OR EXCEED THE EXISTING CONDITIONS.
 - ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE DUST CONTROL DURING EXCAVATION, DURING CONSTRUCTION, AND WHEN COMPLETING WORK.
 - CONTRACTOR TO PROTECT EXISTING OVERHEAD UTILITY LINES AND POWER POLES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN. ALL EXISTING UTILITIES NOT SHOWN, AND ALL PROPOSED UTILITIES ON THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR TO LOCATED EXISTING UTILITIES BEFORE EXCAVATING. VERIFY LOCATIONS OF PUBLIC RIGHT OF WAY AND ANY UTILITY EASEMENTS.
 - ALL EQUIPMENT SHOWN IS IN CLOSE PROXIMITY, SIZE, TYPE, AND LOCATION. THE CONTRACTOR MUST VERIFY EXISTING CONDITIONS TO CONFIRM THE ACTUAL SIZE, TYPE, AND LOCATION OF EQUIPMENT. COORDINATE WITH MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANTS FOR PROVIDING UTILITIES TO NEW.
 - CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER AND UTILITY COMPANY.
 - CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND LOCAL UTILITY COMPANY FOR THE NEW CONNECTION OF THE SITE UTILITY AND THE NEW BUILDING UTILITY. CONTRACTOR TO VERIFY LOCATION.
 - CONTRACTOR TO COORDINATE AND ESTABLISH FOUNDATION WALL HEIGHTS, FOOTING ELEVATIONS, AND ALL FINISH FLOOR ELEVATIONS IN RELATION TO FINAL GRADING ELEVATION. DESIGN ELEMENTS RELATING TO FINAL GRADING SUGGESTED ON THESE DRAWINGS AND THROUGHOUT THE CONTRACT DOCUMENTS ARE FOR COORDINATION PURPOSES ONLY AND DO NOT REFLECT REQUIREMENTS OF FINAL GRADING AS ESTABLISHED IN THE FIELD BY CONTRACTOR.
 - SLOPE ALL TOPOGRAPHY AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
 - ALL WOOD CONSTRUCTION MATERIALS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADING. COORDINATE TOP OF WALL ELEVATIONS AS REQUIRED.
 - CONCRETE AND ASPHALT FLATWORK, RETAINING WALLS, AND OTHER LANDSCAPE ELEMENTS SHOWN INDICATE GENERAL SCOPE OF WORK ONLY. CONTRACTORS TO ESTABLISH AND REVIEW FINAL DESIGN ELEMENTS AND LAYOUT WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE AND INSTALL DETECTABLE WARNING IN ACCORDANCE WITH ADAAG R305 ALONG SIDEWALKS DUE TO THE HAZARDOUS VEHICLE TRAFFIC POSE TO PEDESTRIANS WITH VISION IMPAIRMENTS. DETECTABLE WARNING IS REQUIRED AT BUT NOT LIMITED TO, CURB RAMP AND BLENDED TRANSITIONS AT STREET CROSSINGS, CUT-THROUGH PEDESTRIAN REFUGE ISLANDS (EXCLUDING THOSE LESS THAN SIX FEET WIDE, PEDESTRIAN AT-GRADE RAIL CROSSINGS, EDGES OF BOARDING PLATFORMS NOT PROTECTED BY SCREENS OR GUARDS, AND BOARDING AND ALIGHTING AREAS OF SIDEWALK OR STREET LEVEL RAIL VEHICLE STOPS NOT PROTECT BY SCREENS OR GUARDS ON THE SIDE FACING RAIL VEHICLES. DETECTABLE WARNING SURFACES TO BE AT LEAST TWO FEET DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SITE PLAN LEGEND

[Symbol]	GRASS
[Symbol]	CONCRETE DRIVEWAY / SIDEWALK
[Symbol]	GRAVEL PARKING
[Symbol]	BUILDING FOOTPRINT

PARKING CALCULATIONS

FIRST FLOOR	
OFFICE (3,600 SF GROSS) (3,000 SF NET)	12 PARKING SPACES
WAREHOUSE (18,100 SF GROSS) (15,000 SF NET)	10 PARKING SPACES
(1 PER 1.5 EMPLOYEES AT MAX WORK SHIFT)	
(15 EMPLOYEES)	
TOTAL PARKING	22 PARKING SPACES
HANDICAP PARKING SPACES REQUIRED (MIN OF 50+ SPACES)	3 (INCLUDED IN REQUIRED SPACES)
TOTAL PARKING SPACES PROVIDED	25 SPACES (SEE PARKING NOTES)

PARKING NOTES

- PARKING BASED ON GULFPORT, MISSISSIPPI ZONING ORDINANCES.
- THE OPEN CONCRETE DRIVEWAY AT THE REAR OF PARKING LOT CAN BE UTILIZED AS ADDITIONAL UNMARKED PARKING SPACES. THESE ADDITIONAL UNMARKED PARKING SPACES CAN BE DESIGNATED AND STRIPED AT A LATER DATE, IF DESIRED BY OWNER.

1 SITE PLAN
SCALE: 1" = 20'-0"

GREENLEAF ARCHITECTS

404 E GIBSON ST STE 1 | COVINGTON LA

GREENLEAFARCH.COM | 985.778.2080

A NEW FACILITY FOR

GUARANTEE RESTORATION - GULFPORT

SEAWAY ROAD,
GULFPORT, MISSISSIPPI

GA PROJECT NO. 21-18A

REGISTERED ARCHITECT
JUSTIN M. GREENLEAF
5131
STATE OF MISSISSIPPI

REVISION NO.	DATE	REMARKS

IFC SET

DATE: 08/04/2023

DRAWN BY: CGN

CHECKED BY: LMP

SITE PLAN

A1.1

COPYRIGHT 2023, GREENLEAF ARCHITECTS, APAC



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0018545-D-J1
FILED/RECORDED 8/22/2023 10:07:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601-956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

Instrument Numbers:
2021-8437 DJ1 and 2021-8439 DJ1

Grantor/Grantee:

11811 Delaney Lane
Baton Rouge, LA 70809
225-753-8682

Indexing Instructions:

Lot 5, Subdivision Number 2,
Bernard Bayou Industrial Division
First Judicial District,
Harrison County, Mississippi

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, DTF **LAND DEVELOPMENT, LLC**, a Louisiana limited liability company ("Grantor(s)") does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **FOLKES INVESTMENTS, LLC**, a Louisiana limited liability company ("Grantee(s)") that certain parcel of property lying and being situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

PARCEL A: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

This Document Was Electronically Recorded
On 9/23/23 at 10:07 A.M.
Instrument No. 2023-0016545-D-11
In Harrison County, Mississippi
Certified To Be A True And Correct Copy
RANDALL SEGREST
www.randallsegrest.com
601-956-2615

Instrument Prepared by and Return to:

R. Paul Randall, Jr.
Miss. Bar Roll No.: 99960
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
601- 956-2615 (voice)
randallsegrest.com
File No.: RS23-07-0413

Property Derivation:

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2021-8437 DJ1 and 2021-8439 DJ1

Grantor/Grantee:

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Harrison County, Mississippi

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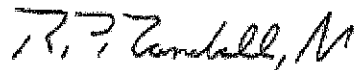
PARCEL A: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway

Also remember you will likely not receive a tax invoice from the county and/or city tax collector until the end of the year following your purchase. Taxes are due for the current and future years whether you receive an invoice or not. Real property taxes are usually payable after December 1 and are late after February 1.

Sincerely,

RANDALL SEGREST PLLC

A handwritten signature in black ink, appearing to read "R. P. Randall, M". The signature is written in a cursive, slightly slanted style.

Paul Randall

Road; thence N 89 degrees 22' 15" E 91.79 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.41 feet to an iron rod set on said South margin; thence South 00 degrees 22' 15" W 498.34 feet to an iron rod set; thence S 88 degrees 42' 13" W 216.29 feet to an iron rod set; thence N 00 degrees 27' 56" E 500.87 feet to the Point of Beginning. Said parcel contains 107807 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

PARCEL B: A parcel of land located in the SE ¼ of Section 14, Township 7 South, Range 11 West, and being a part of Lot 5, Subdivision Number 2, Bernard Bayou Industrial District, City of Gulfport, First Judicial District of Harrison County, Mississippi, better described as follows, to-wit:

Commencing at an iron rod found at the Northwest corner of Lot 5 as per Plat of Subdivision Number 2, as recorded in Plat Book 25, Page 26, said point being on the South margin of Seaway Road; thence N 89 degrees 22' 15" E 307.20 feet along said South margin to an iron rod set and the Point of Beginning; thence continue N 89 degrees 22' 15" E 215.53 feet to an iron rod found on said South margin; thence S 00 degrees 07' 42" W 495.77 feet to an iron rod set; thence S 88 degrees 42' 13" W 217.69 feet to an iron rod set; thence N 00 degrees 22' 15" E 498.34 feet to the Point of Beginning. Said parcel contains 107640 square feet or 2.47 acres. Bearings based on GPS Observation Mississippi East Zone, convergence angle -0.130449, scale factor 0.999960 per survey of Gary A. Durbin, P.L.S. dated May 9, 2019.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance and will be paid by the Grantor(s) when due. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

DTF Land Development, LLC

By: William [Signature]
Printed Name: William Shawn Folks
Title: CEO/owner

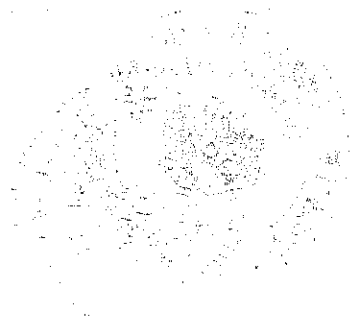
STATE OF Louisiana
Parish
COUNTY OF E Baton Rouge

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of August 2023, within my jurisdiction, the within named William Shawn Folks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

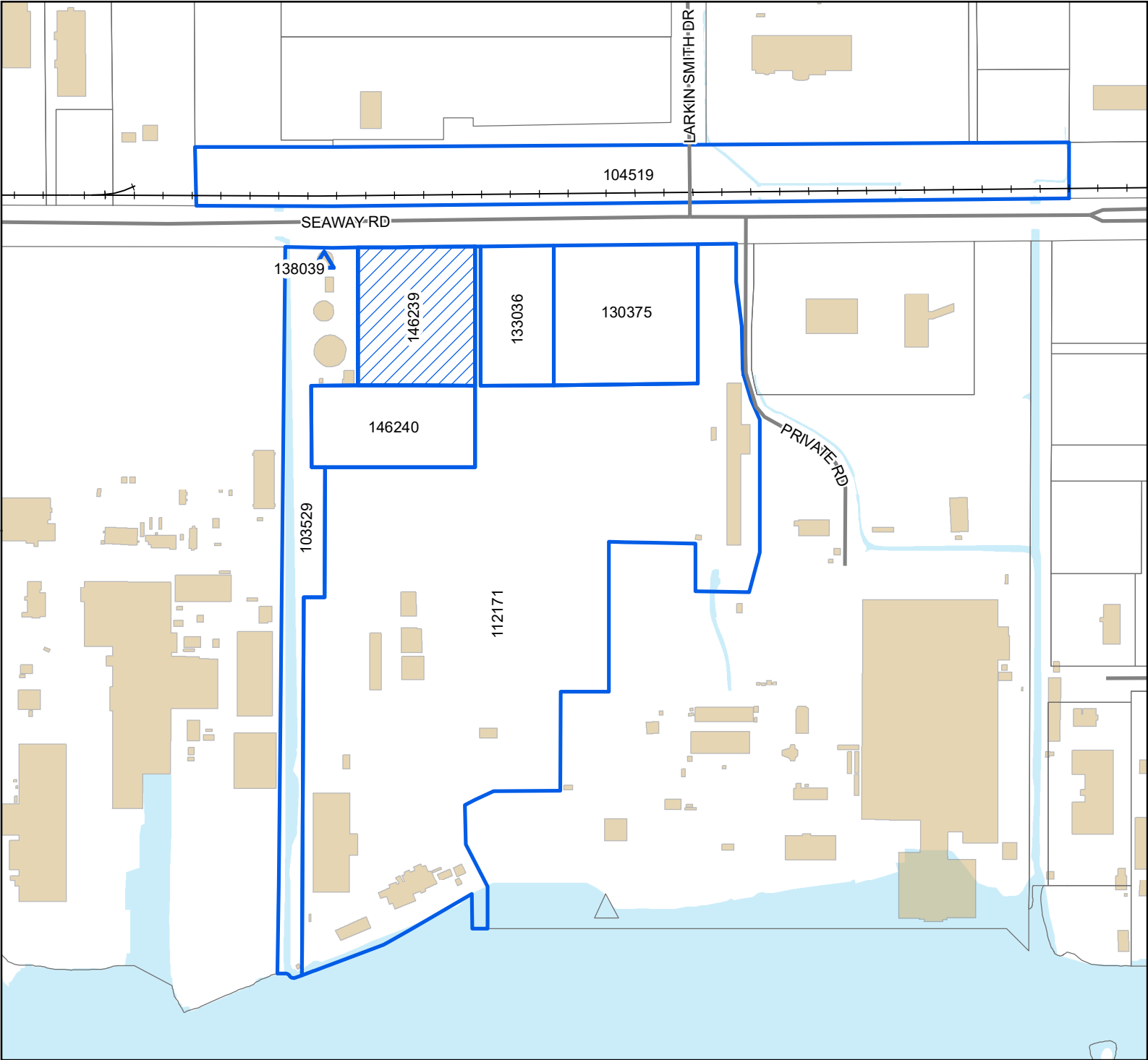
[Signature]
Notary Public
Printed Name: Dajuana W. Moore, Notary Public No. 62523

My commission expires: "Commissioned for Life"

(Affix official seal, if applicable)

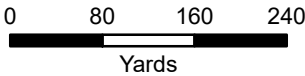


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SHAWN FOLKS (OWNER)	16248 PERKINS RD	BATON ROUGE	LA	70810
			JIM KING (AGENT)	10550 OUTDOOR WAY STE F	GULFPORT	MS	39503
			Adjacent Property Owners (2310ARC017)				
	104519	0909F-01-002.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
	112171	0909F-01-001.007	MARITIME DEVELOPMENT CENTER LLC	P O BOX 381	GULFPORT	MS	39502
	133036	0909F-01-001.012	MARITIME DEVELOPMENT CENTER LLC	P O BOX 340	PASS CHRISTIAN	MS	39571
	138039	0909F-01-001.013	CELLULAR SOUTH REAL ESTATE -LESSEE-	1018 HIGHLAND COLONY PKWY STE 330	RIDGELAND	MS	39157
	103529	0909F-01-001.003	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
	146239	0909F-01-001.004	DTF LAND DEVELOPMENT LLC	11811 DUNLAY LANE	BATON ROUGE	LA	70809



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- 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: Architectural Review Committee 2310ARC017, by agent Jim King, is seeking approval to waiver from the architectural design standards regarding metal paneling as facade material, Tax Parcels 0909F-01-001.004, 0909F-01-001.008, Zoned I-2 (Heavy Industry), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 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 Architectural Review Committee for **Thursday, October 12, 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.

MEMORANDUM

To: City of Gulfport Planning Commission

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

Date of Hearing: October 12, 2023

Re: Architectural Review Committee 2310ARC019:

Architectural Review Committee 2310ARC019, by agent Peter G. Vicari, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcel 1010N-04-032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

ARCHITECTURAL REVIEW COMMITTEE

GENERAL INFORMATION

Case File Number: 2310ARC019

Hearing Date: April 13, 2023

Current Zoning/Use: B-2 / Vacant Lot

Legal: Architectural Review Committee 2310ARC019, by agent Peter G. Vicari, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcel 1010N-04-032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

TECHNICAL DETAILS

The applicant requests a waiver not to meet the required design standards regarding a dumpster enclosure where a dumpster closure is required. The specific requirements are spelled out in Appendix A, Sec. IV Supplementary Regulations, Commercial Projects; Design Standards (a) (1.5) (iii)

1.5 Storage, utilities, and mechanical equipment.

- iii. Trash enclosures should be located remotely from project access points, building entries, public view corridors, and main circulation paths, but must be accessible to truck traffic for pick up. Enclosures should be constructed of six (6) foot high masonry walls with solid metal gates or wood gates. Enclosure finishes should match the building in color and texture and should include stonework, landscaping, wood and other natural elements.

EXECUTIVE SUMMARY

The applicant requests a waiver not to meet the required design standards regarding a dumpster enclosure, where a dumpster closure is required. The design and materials presented do meet the requirements, however the required location: away from main access points, and main circulation paths, away from remote entry and public view corridors, while allowing for truck loading is not the most accommodating location for this site. During the applicant's Design Review Process, it was determined, that in this particular situation, it is appropriate to consider allowing a waiver for the proposed enclosed dumpster to be placed in the builder's requested location.

Technical Report
ARCHITECTURAL REVIEW COMMITTEE

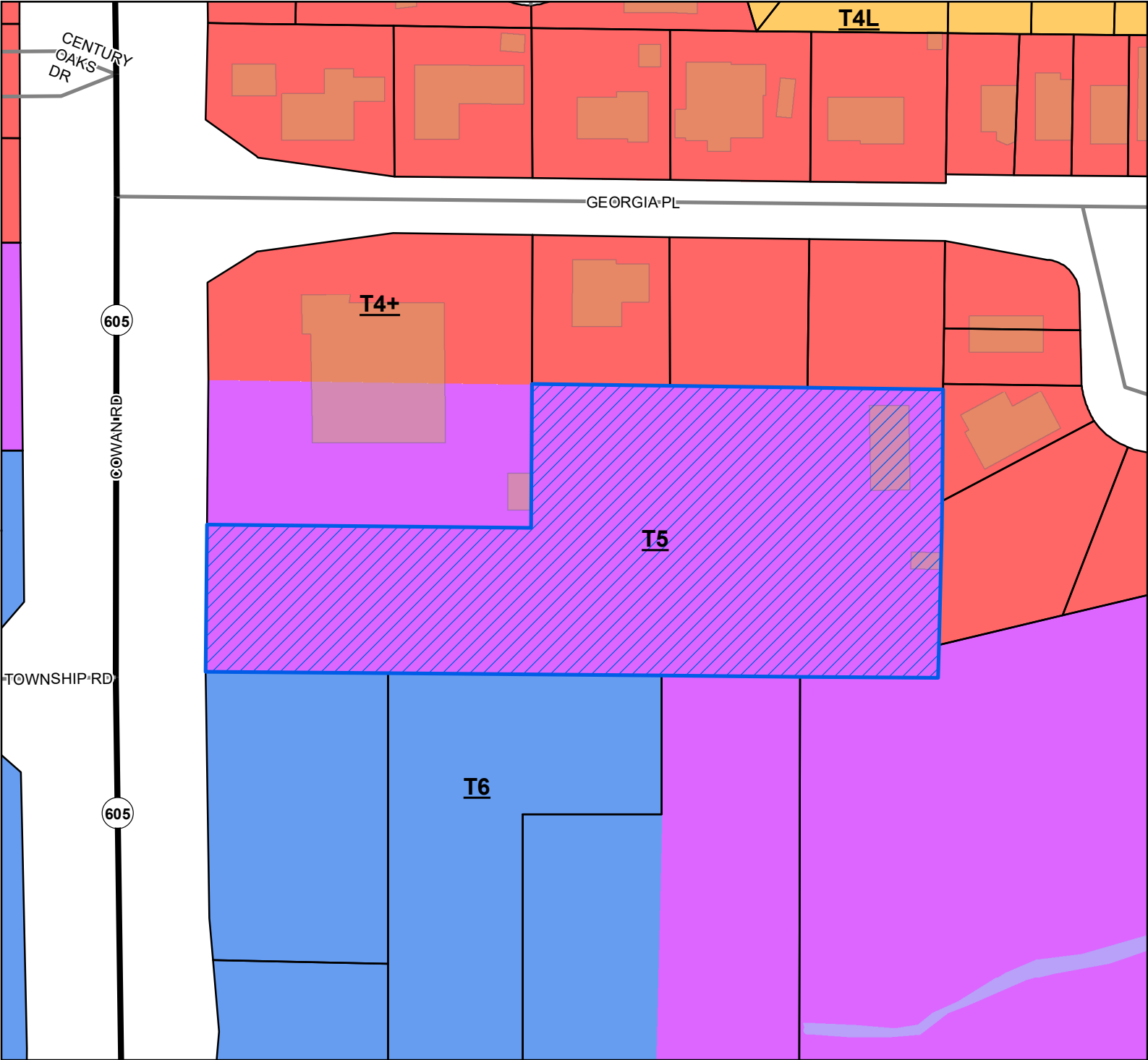
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





 Site

 US or State Highway

 Street

 Parcels

 Buildings

 Water Features

Smart Code

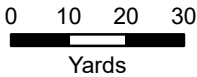
 T6

 T5

 T4+

 T4L

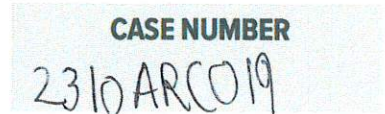
Site Information
 1010N-04-032.000
 Zoning:T5
 Size: 86316.68 sqft
 Flood: AE



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.



OWNER:M&P Commercial Development LLC

Printed Name of Owner

1900 Destrehan Ave

Mailing Address

Harvey, LA 70058

City

State

Zip Code

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

Name of Owner (PRINT) Peter J. VicariAddress (Street, City, State, Zip Code) 1900 Destrehan Ave, Harvey, LA 70058Phone (Home) none (Work) 504-347-1196 (Cell) 504-329-1301Tax Parcel Number(s) Owned: 1010N-04-032.000Signature:  9/27/23**SIGN HERE****Name of Owner (PRINT)** Michael VicariAddress (Street, City, State, Zip Code) 1900 Destrehan Ave, Harvey, LA 70058Phone (Home) none (Work) 504-347-1196 (Cell) 504-875-0837Tax Parcel Number(s) Owned: 1010N-04-032.000Signature:  9/27/23**SIGN HERE****Name of Owner (PRINT)** _____

Address (Street, City, State, Zip Code) _____

Phone (Home) _____ (Work) _____ (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 Architectural Review Committee 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. All boxes 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 **11" by 17"** site plan.

INITIAL HERE

- 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)

INITIAL HERE

✓ 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.

INITIAL HERE

✓ **State hardship of why design standards cannot be met** individually and throughly as a separate attachment

INITIAL HERE

I the owner/agent acknowledge this is a complete application

INITIAL HERE



DESIGNATION OF AGENT

I, Peter J. Vicari being property owner of 200 Cowan Rd, Gulfport MS
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Peter G. Vicari to act as
PRINT NAME
my 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.

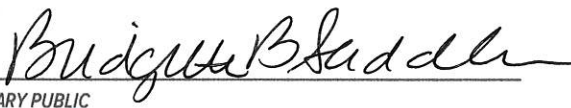
Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations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

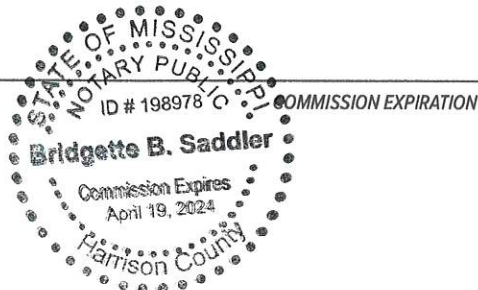
The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

 9-27-23
SIGNATURE Peter J. Vicari DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of September, 2023


NOTARY PUBLIC





COVENANT AFFIDAVIT

I, Peter J. Vicari being property owner or agent of the property 200 Cowan Rd, Gulfport, MS
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.

Peter J. Vicari
SIGNATURE Peter J. Vicari

9-27-23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of September, 20 23

Bridgette B. Saddler
NOTARY PUBLIC



COMMISSION EXPIRATION

Architectural Design Review

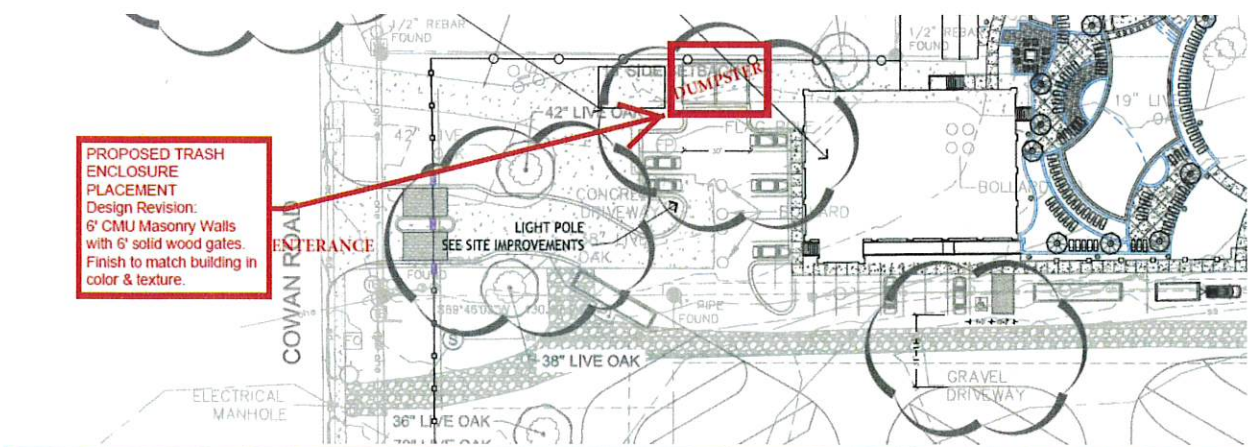
Variance Request – Trash Enclosure Placement

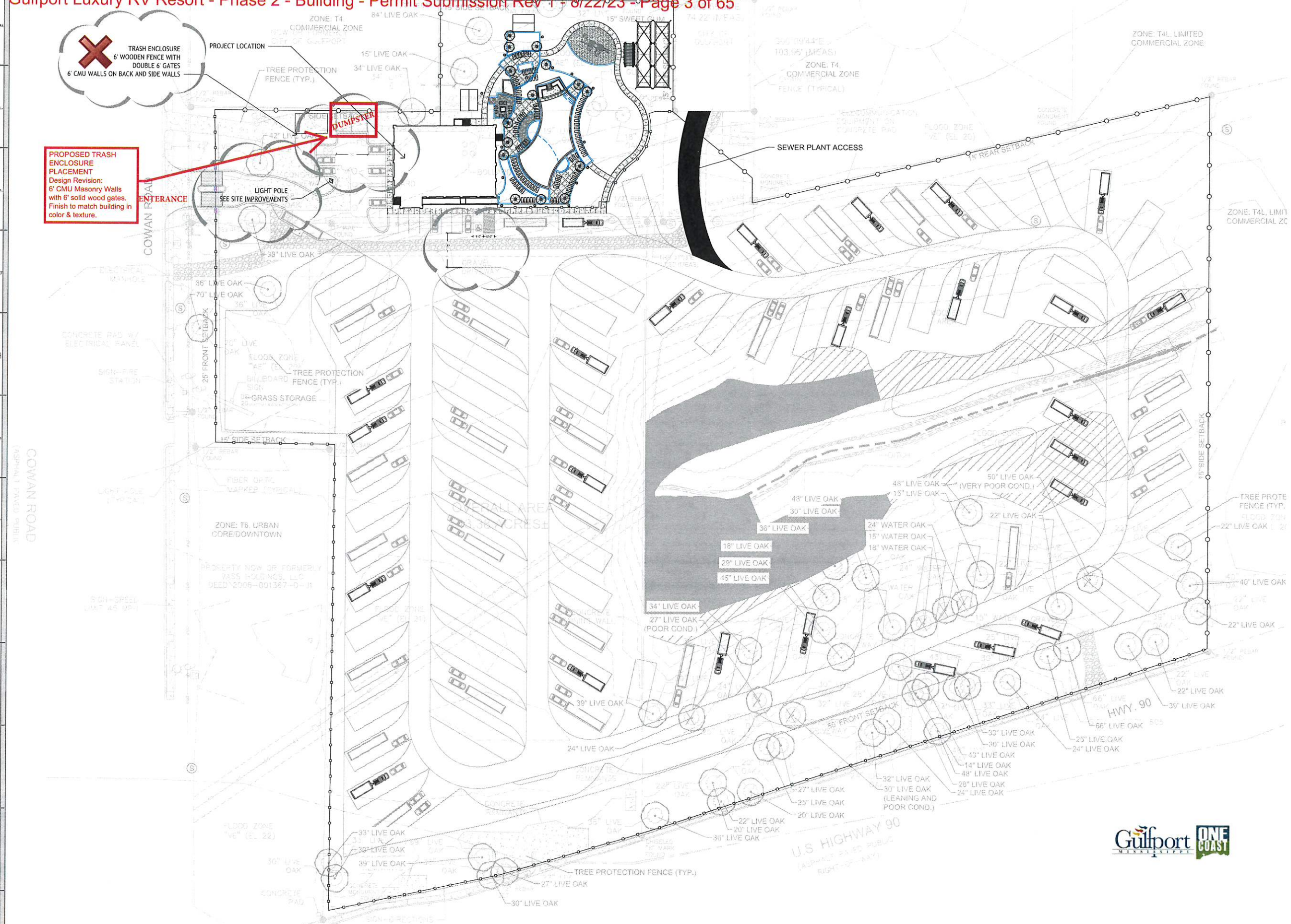
We have modified the original design of the trash enclosure to meet the design standards required by Ordinance Appendix X, Section IV, E, 2, a, 1, 1.5 III, however, certain circumstances have caused a hardship regarding the placement of the trash enclosure. We appreciate your consideration in waiving such requirement and allow placement of the trash enclosure at the proposed location described below based on the following reasons.

- Tree preservation – During planning and permitting, we agreed to preserve a number of trees throughout the resort which limits our options for available space for dumpster placement at the entrance.
- If forced to comply with ordinance, it would not be pleasing or welcoming to our guests if the first thing you see is a trash enclosure at the entry of the RV Resort.
- The proposed location is easily accessible by truck for pick up without having to drive through resort disturbing guests.
- The proposed location does not interfere with parked cars and is away from guests.
- The resort provides trash pickup from guests RV sites and is responsible for disposal to dumpster, so guests do not need access.

We have looked at every possible option for the best place possible and concluded the most logical placement would be in the back of the parking lot just shortly after you enter the RV Resort (snap shot below).

PROPOSED LOCATION





Rev 1 8/22/23

A-1	Site Plan
-----	-----------

$$1'' = 40' - 0''$$

FOR CONSTRUCTION - Printed 9/12/23

MICHAEL TABEL
RESIDENTIAL DESIGN
2010-2013
ASAPRAE 90.1

100 PSF
20 PSF
142 MPH
123 MPH
CATEGORY B
0
1.0
ALL CASES
100 PSF
130 PSF
170 PSF
72.10 PSF
ZONE X

DATE: 12/15/2011
SITE PLAN

2290

Date: 02.27.2021

PHASE
CONSTRUCTION DOCUMENTS

☐ Deputy Manager

A.0.0

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

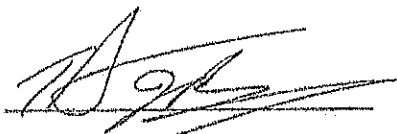
A special meeting of the Board of Directors was held today with the following members present: Robert Barnes, Odean Busby, and Martha Underwood. The purpose of the meeting was to consider procedures necessary to sell real estate owned by the company.

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.

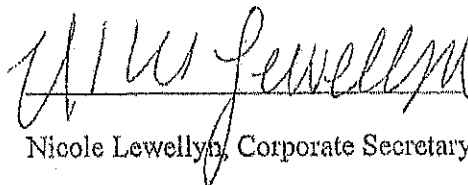
Upon motion made and second, the board unanimously named the following as officers of POC Holdings, Inc., and granted them the authority to execute sales contracts, warranty deeds, closing statements, and any other documents relating to the sale of real estate:

- 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: 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

RS

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:

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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

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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

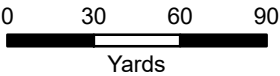
AFFIX SEAL

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			M&P COMMERCIAL DEVELOPMENT LLC				
			(OWNER)	1900 DESTREHAN AVE	HARVEY	LA	70058
			PETER VICARI (AGENT)	1900 DESTREHAN AVE	HARVEY	LA	70058
			Adjacent Property Owners (2310ARC019)				
	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
	84065	1010M-03-006.000	ZIEGLER TERRY M	P O BOX 6460	GULFPORT	MS	39506
	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
	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
	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
- Buildings
- Water Features



1 inch = 200 feet



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

RE: Architectural Review Committee 2310ARC019, by agent Peter G. Vicari, is seeking approval to waiver from architectural design standards regarding a dumpster enclosure where a dumpster enclosure is required, Tax Parcel 1010N-04-032.000, 200 Cowan Rd, Zoned T5 (Urban Center Zone), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Architectural Review Committee will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 12, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Architectural Review Committee for **Thursday, October 12, 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.