

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 16, 2023 AT 3:00 PM

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

F1. Zoning Board Meeting - October 19, 2023

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

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

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

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

G3. Routine Agenda

1. Variance 2308ZB105:

(Deferred to October meeting, Tabled to November Meeting due to applicant not being present)

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

2. Variance 2311ZB125:

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

3. Variance 2311ZB127:

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

4. Variance 2311ZB128:

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

5. Variance 2311ZB130:

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

H. Discuss Other Business - Voting for Officers

I. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, October 19, 2023 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

A. **Prayer**: The Zoning Board led a prayer.

B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.

C. **Call to Order**: The meeting of the Planning Commission was called to order at 3:00 pm.

D. **Determination of a Quorum**:

BOARD MEMBERS PRESENT:

MARY ANN WIGINTON

LESLIE NORTH

ROBERT PHARR

MICHAEL DANIELS

NATHAN BODDIE

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:

SU-LIN FEATHERSTON

RHONDA GADDIS

LESLIE ERVIN

BRYCE CLUGH

COURT REPORTER:

NORMA SOROE-ABSENT

E. **Confirmation of Agenda**:

F. **Approval of Minutes**:

Motion by Mr. Boddie and seconded by Mrs. Wiginton to approve Minutes of the **September 14, 2023**, Zoning Board meeting was carried unanimously.

G. **Hearing of cases**:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Variance 2308ZB105: (Deferred to October meeting)
Tabled until November 16th meeting

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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Nathan Boddie – to table the case until November

Second: Mr. Pharr

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

Action: motion carried unanimously

2. Variance 2309ZB111: (Postponed by Applicant)
Withdrawn by applicant

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

3. Variance 2310ZB112:

Variance 2310ZB112, by agent Dax Alexander, is seeking approval for a front yard setback of 4 feet where 15 feet is required, Tax Parcel 1010M-01-013.000, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Dax Alexander

Speaking against the Petition: None

Motion: Mr. Boddie - to approve the request

Second: Mrs. Wiginton

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

Action: motion carried unanimously

4. Variance 2309ZB121:

Variance 2310ZB121, by owner Wesley Henry, is seeking approval for a 2000 square-foot detached accessory structure where 1000 square-feet is the size limit, Tax Parcel 0710O-02-020.001, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Wesley Henry

Speaking against the Petition: None

Motion: Mr. Boddie, to approve the request

Second: Mr. Pharr

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

Action: motion carried unanimously

5. Variance 2309ZB122:

Variance 2310ZB122, by owner Wesley Henry, is seeking approval for an additional accessory structure where only one is allowed, Tax Parcel 0710O-02-020.001, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Wesley Henry

Speaking against the Petition: None

Motion: Mr. Pharr – to approve the request

Second: Mr. Boddie

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

Action: Motion to approve

Adjournment:

Motion by Mr. Pharr to adjourn the meeting was seconded by Mr. Daniels and carried unanimously. The meeting adjourned 3:15 pm.

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

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Variance 2308ZB105:
(Deferred to October meeting, Tabled to November Meeting due to applicant not being present)

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

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB105

Hearing Date: November 16, 2023

Current Zoning/Use: B-1/ Commercial Structure

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

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to exceed the height limit by 250 feet, and for a 50-foot setback where 165 feet is required, for a wireless communication tower in a B-1 zoning district.

- (a) Applicant's claims that the special conditions are due to the required setbacks pushing the proposed wireless communication tower closer to the existing business, and further west would place the tower closer to Hwy 605, a Mississippi Scenic Byway, which is not in keeping with the Ordinances intent. Upon staff review, while there is room for the proposed tower to be moved towards the east, the required setbacks will push the proposed tower onto the existing business to the south.
- (b) Applicant states "the existing use of the parcel for a commercial business, existing servitudes, and the property's location near the Mississippi Scenic Byway Hwy 605 particular to the parent parcel and are not a result of actions of the Application." The parent parcel does have an existing commercial business use and is abutting Hwy 605. It should also be noted that the parent parcel is abutting, and adjacent to, parcels with residential uses to the north and the west.
- (c) Applicant claims that due to the nature of the property and the existing use, they would not be able to move the proposed tower to the south to meet the side yard setback of 125 feet from the property line to the north, nor would they be able to meet the front yard setback of 150 feet from the property line to the west. The applicant also states that while the placement of proposed wireless communication tower will not meet setbacks it will be in conformity with the ordinance in protection of the scenic byway. Due to the subject site abutting, and being adjacent to, residential uses a 15-foot buffer strip in compliance with Supplementary Yard Regulations in Appendix A, Sec. IV., (D) will be required along with the 125-foot side yard setback. The excessive height ordinance requires an increase to the setbacks by one foot for every two feet of excessive height. For B-1 zoning district a front yard setback of 25 feet is required with a zero foot setback for side and rear yards. With the tower being 250 feet in excess, the new setbacks are 150 feet for the front yard setback, and 125 feet for side and rear. With the required 15-foot buffer, the total setbacks are 165 feet for the front, and 140 for the sides and rear. The listed 175 feet in the legal was a typographical error.
- (d) Applicant states "telecommunication towers are a permitted use within the B-1 zoning district. Strict application of the Ordinance to require that the proposed tower meet all setback requirements given the current property development, existing servitudes, and location of the parent parcel to Hwy 605, a Mississippi Scenic Byway would deprive Vertical Bridge of reasonable development to the property as permitted within the B-1 zoning district." Per memorandum signed back in August of 2012, Macro-Cell Towers are permitted in B-1 zoning districts by right. However, no new towers shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the city that no existing tower of other structure can accommodate the applicant's engineering requirements.
- (e) The applicant states that granting approval of the variance will not confer, or impart, any special privileges as telecommunications towers are permitted in B-1 zoning districts. Macro-Cell Towers, or telecommunications towers, are permissible within B-1 zoning districts by right, but do require variances for their excessive height. There are other Macro-Cell Towers that have gotten approval throughout Gulfport.

Technical Report

VARIANCE

- (f) This property is zoned B-1, and a Macro-Cell Tower is permitted within this zoning district by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a variance of 250 feet to allow for a 300-foot tall Macro-Cell Tower where 50 feet is the height limit, and a variance of 115 feet where 165 feet is required. Due to the nature of the parcel of the subject site, the applicant's proposed Cell Tower cannot meet the required setbacks. The parcel has an existing commercial business to the south of the proposed Cell Tower and has a Mississippi Scenic Byway, Highway 605, to the east. The applicant claims that the proposed placement of the Cell Tower is to avoid building too close to Scenic Byway, and to avoid building too close to the existing commercial building. Upon staff review, the required setbacks would place the proposed Cell Tower closer to the Scenic Byway and less than ten feet from the existing commercial building. The subject site is also abutting and adjacent to parcels with residential uses. As the proposed Cell Tower does exceed the height limit for a B-1 zoning district, a variance for excessive height is required. There are other existing Macro-Cell Towers in Gulfport city limits.

Any approval should consider these conditions:

1. Engineering Department denied this project for the following: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway.
2. Public Works denied this project for the following: Provide study illustrating existing infrastructure owned by COG will not work for these antennae.
3. The plans submitted must meet higher windloads and must be designed, signed, sealed and dated by a Licensed Professional Engineer. The FAA and EPA require notification.
4. Approval allows for 300-foot tall Macro-Cell Tower in a B-1 zoning district, and allow for a setback of 50 feet where 165 is required.

DEPARTMENTAL CONDITIONS

Engineering:

Disapprove: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway. Memo dated 9/7/2023.

Public Works:

Disapprove: Provide study illustrating existing infrastructure owned by City of Gulfport or HCUA will not work for these antennae. Memo updated 10/5/2023.

Traffic and Safety:

No conditions. Memo updated 9/29/2023.

Building Code Services:

This will require FAA approval. Must meet all current building codes and City of Gulfport ordinances. Memo updated 9/25/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo updated 9/22/2023.

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

Fire Department: No conditions. Memo updated 9/22/2023.

City Arborist: No conditions. Memo updated 9/25/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB105

Hearing Date: October 19, 2023

Current Zoning/Use: B-1/ Commercial Structure

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

TECHNICAL DETAILS

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

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

Technical Report

VARIANCE

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- (b) Applicant states "the existing use of the parcel for a commercial business, existing servitudes, and the property's location near the Mississippi Scenic Byway Hwy 605 particular to the parent parcel and are not a result of actions of the Application." The parent parcel does have an existing commercial business use and is abutting Hwy 605. It should also be noted that the parent parcel is abutting, and adjacent to, parcels with residential uses to the north and the west.
- (c) Applicant claims that due to the nature of the property and the existing use, they would not be able to move the proposed tower to the south to meet the side yard setback of 125 feet from the property line to the north, nor would they be able to meet the front yard setback of 150 feet from the property line to the west. The applicant also states that while the placement of proposed wireless communication tower will not meet setbacks it will be in conformity with the ordinance in protection of the scenic byway. Due to the subject site abutting, and being adjacent to, residential uses a 15-foot buffer strip in compliance with Supplementary Yard Regulations in Appendix A, Sec. IV., (D) will be required along with the 125-foot side yard setback. The excessive height ordinance requires an increase to the setbacks by one foot for every two feet of excessive height. For B-1 zoning district a front yard setback of 25 feet is required with a zero foot setback for side and rear yards. With the tower being 250 feet in excess, the new setbacks are 150 feet for the front yard setback, and 125 feet for side and rear. With the required 15-foot buffer, the total setbacks are 165 feet for the front, and 140 for the sides and rear. The listed 175 feet in the legal was a typographical error.
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- (e) The applicant states that granting approval of the variance will not confer, or impart, any special privileges as telecommunications towers are permitted in B-1 zoning districts. Macro-Cell Towers, or telecommunications towers, are permissible within B-1 zoning districts by right, but do require variances for their excessive height. There are other Macro-Cell Towers that have gotten approval throughout Gulfport.

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VARIANCE

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Technical Report

VARIANCE

GIS: No conditions. Memo updated 9/22/2023.

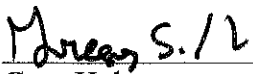
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DIRECTOR APPROVAL

This report has been reviewed and approved by:

_____

Greg Holmes

Director of Urban Development Department



Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB105

Hearing Date: August 17, 2023

Current Zoning/Use: B-1/ Commercial Structure

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

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- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
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(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

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Technical Report

VARIANCE

- (f) This property is zoned B-1, and a Macro-Cell Tower is permitted within this zoning district by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a variance of 250 feet to allow for a 300-foot tall Macro-Cell Tower where 50 feet is the height limit, and a variance of 115 feet where 165 feet is required. Due to the nature of the parcel of the subject site, the applicant's proposed Cell Tower cannot meet the required setbacks. The parcel has an existing commercial business to the south of the proposed Cell Tower and has a Mississippi Scenic Byway, Highway 605, to the east. The applicant claims that the proposed placement of the Cell Tower is to avoid building too close to Scenic Byway, and to avoid building too close to the existing commercial building. Upon staff review, the required setbacks would place the proposed Cell Tower closer to the Scenic Byway and less than ten feet from the existing commercial building. The subject site is also abutting and adjacent to parcels with residential uses. As the proposed Cell Tower does exceed the height limit for a B-1 zoning district, a variance for excessive height is required. There are other existing Macro-Cell Towers in Gulfport city limits.

Any approval should consider these conditions:

1. Engineering Department denied this project for the following: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway.
2. Public Works denied this project for the following: Provide study of existing infrastructure owned by Gulfport showing existing tanks etc. will not work
3. The plans submitted must meet higher windloads and must be designed, signed, sealed and dated by a Licensed Professional Engineer. The FAA and EPA require notification.
4. Approval allows for 300-foot tall Macro-Cell Tower in a B-1 zoning district, and allow for a setback of 50 feet where 165 is required.

DEPARTMENTAL CONDITIONS

Engineering:

Disapprove: Existing water towers within the area and throughout Gulf Port/Coast to attach antennas/equipment. Hwy 605 is a Scenic Byway; 300' tower will be visual pollution to this byway. Memo dated 8/7/2023.

Public Works:

Disapprove: Provide study of existing infrastructure owned by Gulfport showing existing tanks etc. will not work. Memo dated 8/7/2023.

Traffic and Safety:

No conditions. Memo dated 8/4/2023.

Building Code Services:

The plans submitted must meet higher windloads and must be designed, signed, sealed and dated by a Licensed Professional

Technical Report

VARIANCE

Engineer. The FAA and EPA require notification. Memo dated 7/27/2023.

GIS:

No conditions. Memo dated 7/27/2023.

Police Department:

No comment as of 8/7/2023.

Fire Department:

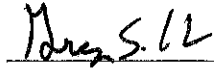
No conditions. Memo dated 7/27/2023.

City Arborist:

No conditions. Memo dated 7/27/2023.

DIRECTOR APPROVAL

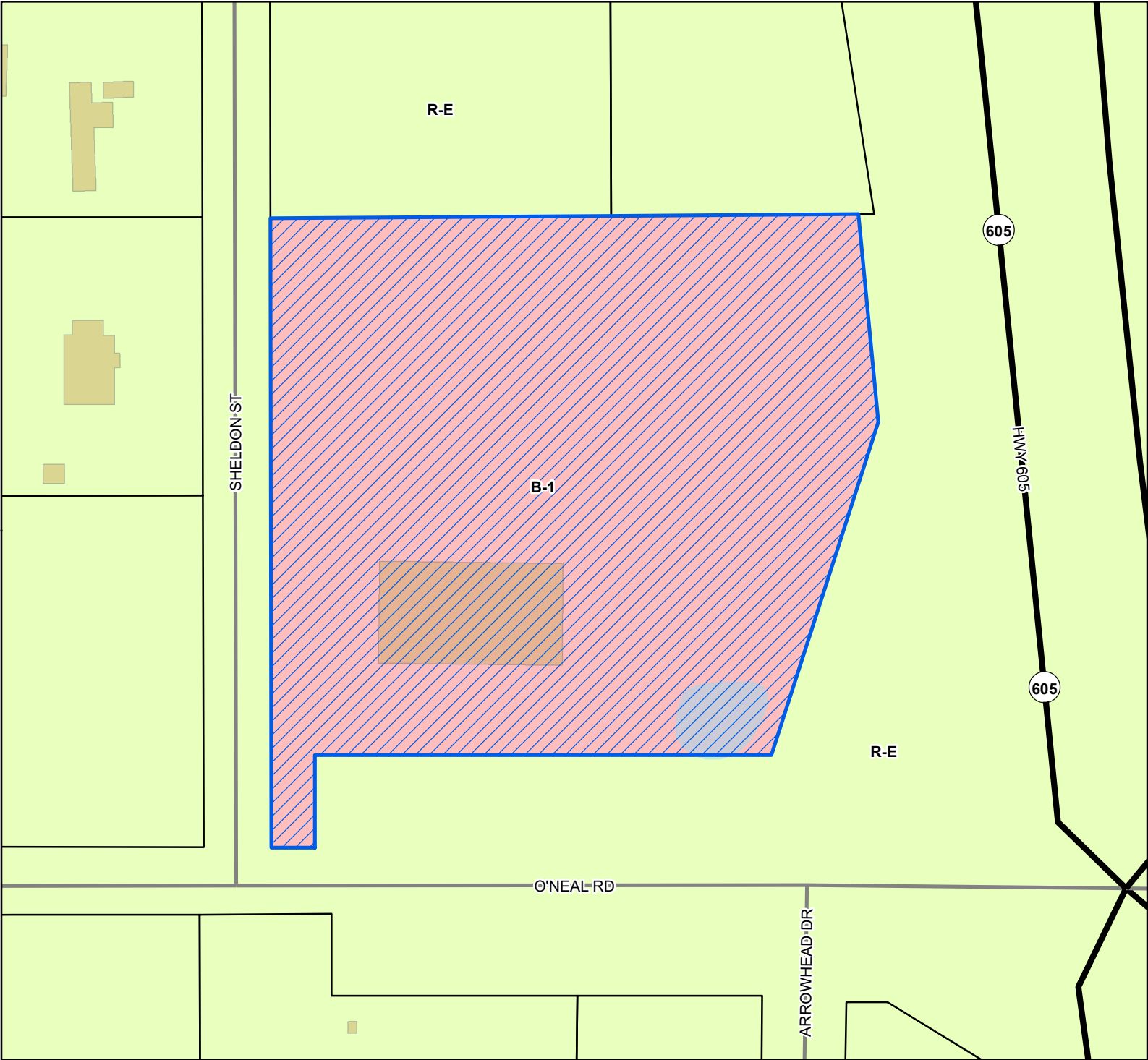
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

US or State Highway

Street

Parcels

Buildings

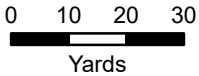
Water Features

Zoning

B-1 - Neighborhood Business District

R-E - Residence-Estate

Site Information
1007M-01-037.000
Zoning: B-1 (Neighborhood business)
Size: 3.7 acres
Flood: X



1 inch = 100 feet



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

Case Number
2308ZB105

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

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

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General Description of Request: Variance request to setback requirements in Section IV (C) (2) and approval
of excessive height for a 300' self-support wireless communication tower in the B-1 district.

Page 1 of 10

Important Notice

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

Submission Requirements

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

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

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

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

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

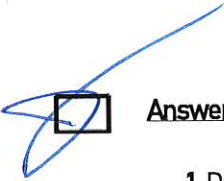
The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list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

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

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

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

Variance Submissions

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

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

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

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

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

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

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

LAURA E. CARLISLE, SHAREHOLDER
Direct Dial: 504.566.8643
E-Mail Address: lcarlisle@bakerdonelson.com

June 30, 2023

VIA ELECTRONIC MAIL
AND FEDERAL EXPRESS OVERNIGHT

City of Gulfport, Mississippi
Attn: Su-Lin Featherston, Planning Administrator
1410 24th Avenue
Gulfport, Mississippi 39501
Email: sbolin@gulfport-ms.gov

Re: *Proposed Telecommunications Facility*
Site Name: Biloxi River (US-MS-5127)
Address: Near 11330 O'Neal Rd., Gulfport, Mississippi 39503
Our File No.: 2961145.000013

Dear Ms. Featherston:

On behalf of VB BTS II, LLC ("Vertical Bridge" or "Applicant"), please find enclosed two applications related to Vertical Bridge's request to build a new 300' self-support telecommunications tower (the "Proposed Facility") on Parcel Number 1007M-01-037.000 within the City of Gulfport. The Proposed Facility will house equipment for T-Mobile with capacity to accommodate equipment from two (2) additional carriers. The parent parcel is owned by Valley Ranch Farm, LLC and zoned B-1 (Neighborhood Business).

I have enclosed the following: (1) Application for Excessive Height for Cell/Radio Tower and (2) Application for Variance from applicable setback requirements, along with supporting documents. In addition, allow this letter to further address each of these requests.

1. Application for Excessive Height for Cell/Radio Tower

Section III (D) (1) of the City of Gulfport, Mississippi Code of Ordinances, Appendix A - Zoning (the "Ordinance") governs the permitted uses and bulk regulations of the B-1 zoning district. Among other things, structures located within the district may not exceed a height of 50 feet. Vertical Bridge's Proposed Facility will be a 300-foot self-support tower, exceeding the district height limit by 250 feet. The excessive height is necessary for T-Mobile to provide needed wireless coverage along the Hwy 605 corridor; a reduction in height would reduce the effective coverage, all as demonstrated and certified in the Zoning Justification from T-Mobile's RF Engineering Department, which is attached as **Exhibit "8."**

2. Application for Variance from Setback Requirements

Vertical Bridge is also requesting a variance from the strict requirements of Section IV (C) (2) of the Ordinance, which provides as follows:

Upon application filed with the zoning board of adjustment and appeals, a hearing thereon and upon approval thereof, any main structure may be erected or altered in any district to a height in excess of that specified for the district in which the structure is located provided that the excessive height is in harmony with land uses and growth and development within the neighborhood and generally with existing and future development located within the city and that each dimension provided herein for required front, side and rear yard is increased one foot every two (2) feet of such excess height; provided, further, where no yard is required, the part of the structure exceeding the height specified for the district shall be set back from the vertical lane of the adjacent building site line one (1) foot for every two (2) feet of such excess height. The erection or alteration of any structure to a height exceeding fifty (50) feet shall be permitted only upon certification by the chief of the Gulfport Fire Department that the necessary facilities and equipment are available for protection of the higher structure.

Vertical Bridge requests a variance from the setbacks required to the northern and western property lines.

Pursuant to Section VIII (2) of the Ordinance, the Board of Adjustment has the power “to authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions and circumstances, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.”

Variance Application Responses:

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

In order to meet the required setbacks to the western and northern property line, Vertical Bridge would have to move the tower further south, which would place the tower closer to the existing business, and further east, which would place the tower closer to Dallas St./Hwy 605, a Mississippi Scenic Byway, which is not in keeping with the Ordinance’s intent. Therefore, special conditions and circumstances peculiar to the property exist which necessitate the requested variance.

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

The existing use of the parcel for a commercial business, existing servitudes, and the property's location near the Mississippi Scenic Byway Hwy 605 are particular to the parent parcel and are not a result of actions of the Application, all as shown on the enclosed Zoning Drawings, which are attached as **Exhibit "2."**

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

The proposed tower site is required to be set back an additional foot for every two feet in excessive height over the height limit of fifty feet. The maximum height for the B-1 district is 50', resulting in an excess height of 250'. The additional setback required on each side is 125', resulting in a total front yard requirement of 150' and a total side and rear yard requirement of 125'. The proposed tower site does not currently meet the required setbacks to the front (western property line) and one of the sides (northern property line). Due to the nature of the property for commercial development or use, it is not possible to relocate the tower further south to meet the side setback. In addition, the parent parcel is located along the Mississippi Scenic Byway, Highway 605. In order to protect the scenic byway and reduce the visual impact of the proposed tower, Vertical Bridge sought to locate the tower along the western property line away from the scenic byway. By locating the tower along the western property line, the setback requirement may not be met but is in conformity with the Ordinance in protection of the scenic byway. In addition, there is an existing servitude running north to south, through the middle of the property, which prohibits the placement of the lease area of the proposed tower within the servitude, all as shown on the enclosed Zoning Drawings attached as **Exhibit "2."**

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

Telecommunications towers are a permitted use within the B-1 zoning district. Strict application of the Ordinance to require that the proposed tower meet all setback requirements given the current commercial property development, existing servitudes, and location of the parent parcel to Hwy 605, a Mississippi Scenic Byway would deprive Vertical Bridge of the reasonable development of the property as permitted within the B-1 zoning district. The proposed tower will be designed such that in the unlikely event of tower failure, the tower will buckle and fold into

itself, resulting in a fall zone radius of 25,' which will be contained entirely within the parent parcel and pose no risk to adjacent properties.

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

Telecommunications towers are a permitted use within the B-1 zoning district. Granting the requested variance will not impart any special privilege on the Applicant or property not enjoyed by other properties within the B-1 district.

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

The proposed tower site is a use permissible by right with planning approval within the B-1 zoning district.

Thank for your consideration of these applications. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC

LAURA E. CARLISLE

Enclosures



Designation of Agent

I, Valley Ranch Farm, LLC, being property owner of Parcel ID: 1007M-01-037.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
 which is the subject of this application hereby authorize Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC to act as my
PRINT NAME
 representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

East Wilthrup
 Signature
 Title: President
 Owner: Valley Ranch Farm, LLC

6-5-2023
 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

W. Manning
 Notary Public

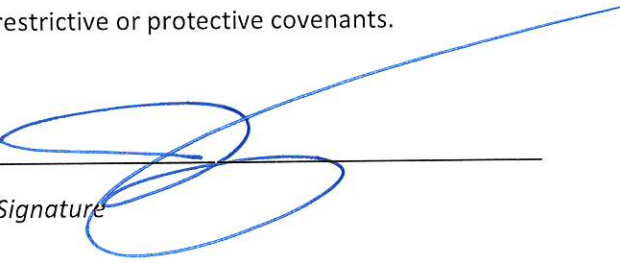
November 18th, 2025
 Commission Expiration



Covenant Affidavit

Jon F. Leyens, Jr. of Baker, Donelson,
I, Bearman, Caldwell, & Berkowitz, PC, being owner or agent of the property PID: 1007M-01-037.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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


Signature

5/30/23
Date

STATE OF LOUISIANA -- PARISH OF ORLEANS
~~STATE OF MISSISSIPPI | COUNTY OF HARRISON~~

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


Notary Public

PATRICK H. WILLIS
Notary Public
LSBA # 36088 / ID # 140524
Parish of Orleans, State of Louisiana
My Commission is issued for Life

Commission Expiration



GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
**BRAD
RAFFENSPERGER**

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	VALLEY RANCH FARM, LLC	Control Number:	0651709
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	2335 HWY 225 NORTH, CHATSWORTH, GA, 30705, USA	Date of Formation / Registration Date:	6/30/2006
State of Formation:	Georgia	Last Annual Registration Year:	2023

REGISTERED AGENT INFORMATION

Registered Agent Name: **Witherow, Earnest**
Physical Address: **2335 Hwy 225 North , Chatsworth, GA, 30705, USA**
County: **Murray**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

March 22, 2023

Heath McCall
VB BTS II, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487



B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Fall Certification Letter
Arcosa Designation: Arcosa Project Number: A016
Engineering Firm Designation: Arcosa Site Name: Biloxi River (US-MS-5127)
B+T Group Project Number: 167632.001.01.0003
Site Data: Biloxi River (US-MS-5127)
300' Self Support Tower

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of VB BTS II, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 300' Self Support Tower to be constructed at the **Biloxi River (US-MS-5127)** site.

This tower will be designed in accordance with the TIA 222-H standard for Harrison County, MS. The tower will be designed to support antennas and transmission lines for three wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 160mph 3-sec gust (no ice), 30mph 3-sec gust (0.5" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

295'—Wireless Carrier 1 (CaAa= 40,000 sq in w/ (12) 1 5/8" transmission lines
285'—Wireless Carrier 2 (CaAa= 30,000 sq in w/ (12) 1 5/8" transmission lines
275'—Wireless Carrier 3 (CaAa= 40,000 sq in w/ (12) 1 5/8" transmission lines

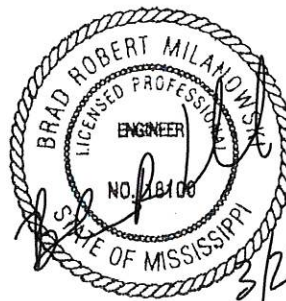
It is our understanding that this Self Support Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 25' from the base of the structure with the top portion of the tower buckling over on the tower. Although the tower would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this tower were to experience operational failure due to catastrophic wind loading, the design would enable the tower to fail through compression buckling. Failure in this manner would result in the upper portion of the tower buckling and folding over the lower portion, resulting in a fall radius of 25' from the base of the tower.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the self support tower.

Fall letter prepared by: Daniel Hast, E.I.
Respectfully submitted by B+T Engineering, Inc.
COA: E-00000545, Expires: 12/31/2023

Brad Milanowski, P.E.





FIRE DEPARTMENT

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5950
Fax: 228-868-5808

Vertical Bridge
US-MS-5127 / Biloxi River
Near 11330 O'Neal Rd
Gulfport, MS 39503

Central Station
1515 23rd Avenue
Gulfport, MS 39501

May 25, 2023

Internationally Accredited Gulfport Fire Department (GFD) is a full-spectrum life safety agency protecting a population of more than 72,000 citizens and a metro-population of greater than 416,000 people who live, work and play in Mississippi's second largest city. Gulfport Fire Department is one of only two Mississippi agencies that has an ISO Fire Suppression Rating of 2 out of 10 (with 1 being the highest rating). A total of 160 plus uniformed fire personnel protect life, property and the environment through their direct involvement in fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education and community service. An equally committed non-sworn cadre of professional support personnel provide technical and administrative expertise in their corresponding pursuit of the department's mission. The expansive capabilities of the department include high-angle rescue, special operations response and all-hazards mitigation to include multi-story (High Rise) occupancies. In consideration of the department's capabilities as applied to the proposed telecommunications tower near 11330 O'Neal Rd. Gulfport, Ms., the Gulfport Fire Department Fire Chief approves of this general plan. Compliance with applicable codes and standards assumed.

Sincerely,

A handwritten signature in black ink that reads "Billy Kelley". The signature is written in a cursive, flowing style.

Billy Kelley
Fire Chief City of Gulfport

Hunter, Hollie

From: Thomas M. Jones <MJones@flygpt.com>
Sent: Friday, May 26, 2023 10:35 AM
To: Hunter, Hollie
Cc: Operations All
Subject: Construction of Cell Tower

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I understand that you have reached out to us regarding approval for a cell tower that will be constructed. Thank you for reaching out. According to the Aeronautical Study that was attached to your original email, this tower will not affect the airport. If you have any questions about the approval document, please contact the FAA.

Thank you,
Michael

Thomas M. Jones
Operations Supervisor
Gulfport-Biloxi International Airport
14035-L Airport Rd. | Gulfport, MS 39503
(228) 863-5951 (o) | (228) 863-1908 (c)
www.FLYGPT.com

We Make Flying Easier.





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2022-ASO-35232-OE

Issued Date: 05/16/2023

Richard Hickey
VB BTS II, LLC
750 Park of Commerce Dr, Suite 200
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower US-MS-5127 Biloxi River
Location:	Gulfport, MS
Latitude:	30-28-22.12N NAD 83
Longitude:	89-01-48.67W
Heights:	25 feet site elevation (SE) 310 feet above ground level (AGL) 335 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 11/16/2024 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6430, or kelly.r.nelson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ASO-35232-OE.

Signature Control No: 553335744-586276271

(DNE)

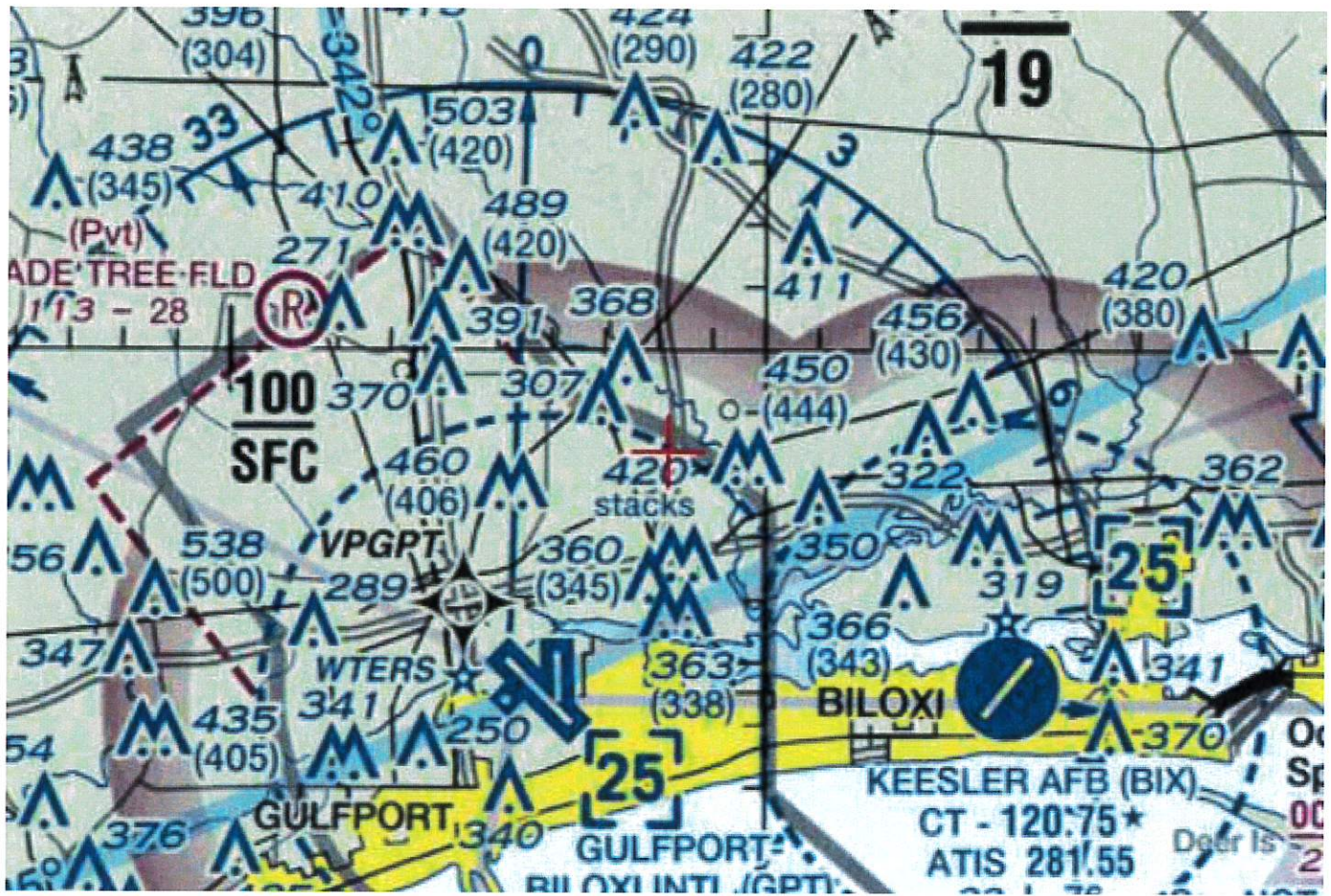
Kelly Nelson
Specialist

Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2022-ASO-35232-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



STATE OF Florida)

COUNTY OF Lake)

AFFIDAVIT OF TOM HOLIMAN

Personally appeared before the undersigned attesting officer duly authorized to administer oaths, Tom Holiman, who, after having first been duly sworn, states and deposes as follows:

1. My name is Tom Holiman. I am over 21 years of age, a resident of the State of FLORIDA, and make these statements freely based upon personal knowledge in conjunction with the zoning application filed by Vertical Bridge with the City of Gulfport, Mississippi Planning Department.

2. I am, and at all times relevant to this matter, have been employed by TriCom Real Estate LLC ("TriCom"), a company specializing in assisting wireless telecommunications companies identify, acquire or lease suitable property for telecommunications facilities. We were engaged by Telecad Engineering to assist with identifying a proposed site for a new telecommunications tower in the City of Gulfport.

3. As a first step in the site acquisition process, Telecad's client, in this case Vertical Bridge acting on behalf of T-Mobile, is typically provided a "search area" within which a wireless carrier's Radio Frequency ("RF") engineers have identified a need for sites to provide additional or improved coverage and/or capacity for the carrier's system.

4. When tasked with searching for a new site, the first step is to search for existing towers or other similar structures upon which to place T-Mobile's antennas. In this case, through a computer search and through personal visits to the area, I found there are no existing towers or suitable tall structures located within the boundaries of the search area upon which T-Mobile could place its equipment.

5. Since there are no other towers or other suitable structures within the search area boundary T-Mobile can locate its antennas to meet its demonstrated service needs, I was then forced to focus on identifying potential sites for a new tower.

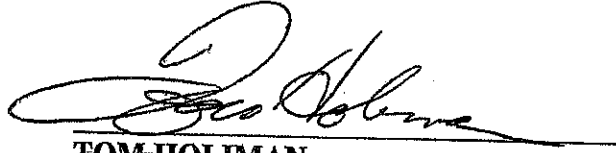
6. Once it was determined a new tower was needed, the next step in the site evaluation process required a detailed evaluation of each land parcel within the search area based on land elevation, parcel size, zoning classification, and other factors. The goal was to identify land upon which a new tower could be located that had sufficient elevation to satisfy T-Mobile's service requirements; could accommodate the construction of the facility with minimal disruption to adjoining properties; and had a zoning classification that permits telecommunications towers. After such evaluation, the proposed location was chosen.

7. In addition, the proposed tower has been designed to accommodate T-Mobile's equipment and space for two (2) additional carriers' equipment.

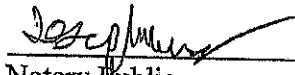
**[REST OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE AND NOTARIZATION APPEAR ON FOLLOWING PAGE]**

FURTHER AFFIANT SAYETH NOT.

This 29 day of June, 2023.


TOM HOLIMAN

Sworn to and subscribed
before me this the 29 day of June, 2023.


Notary Public

My Commission Expires: 3/28/2027

(Seal)



JOSEPH LLUVERAS
Notary Public
State of Florida
Comm# HH379945
Expires 3/28/2027

STATE OF FLORIDA, COUNTY OF LAKE

Sworn to and subscribed before me this

29 day of June 2023

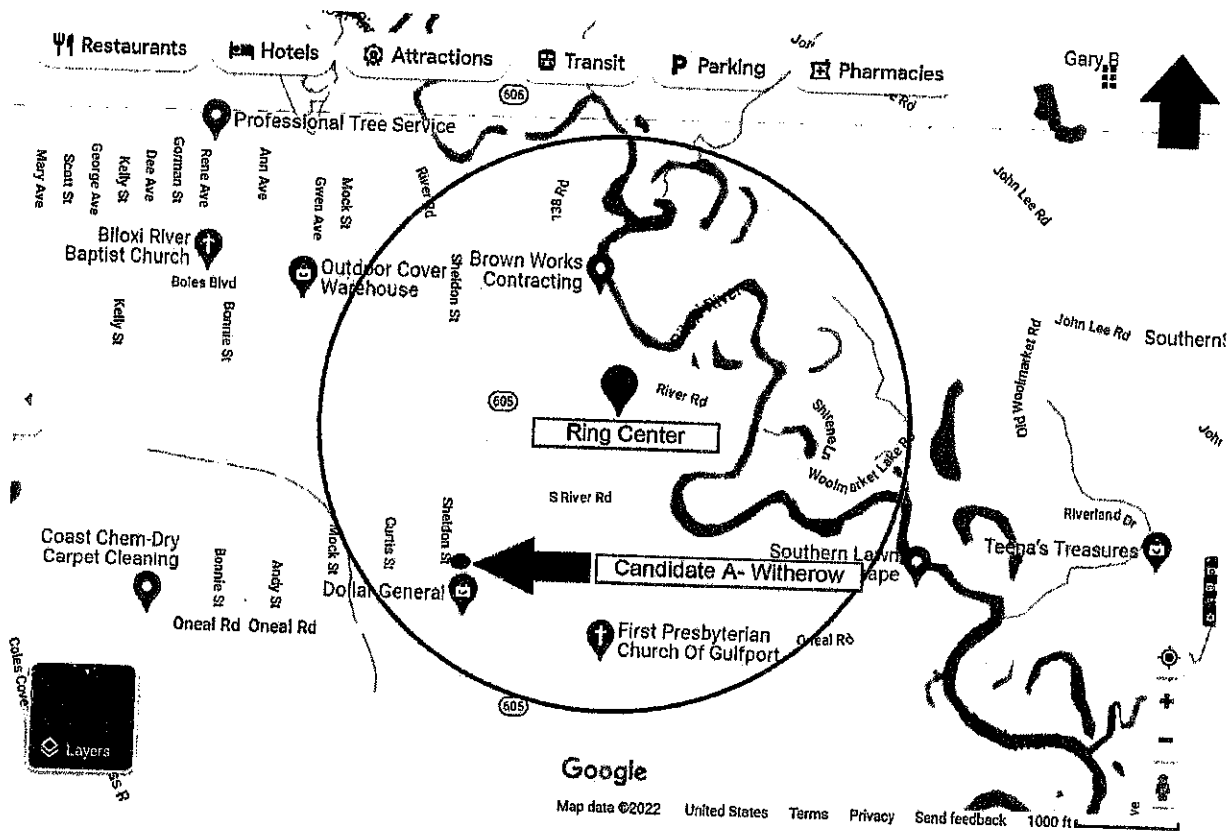

Signature of Notary Public, State of Florida

JOSEPH LLUVERAS
Print, Type Commissioned Name of Notary Public

Personally Known ☐ or ☒ produced identification

Type of identification produced FLDL

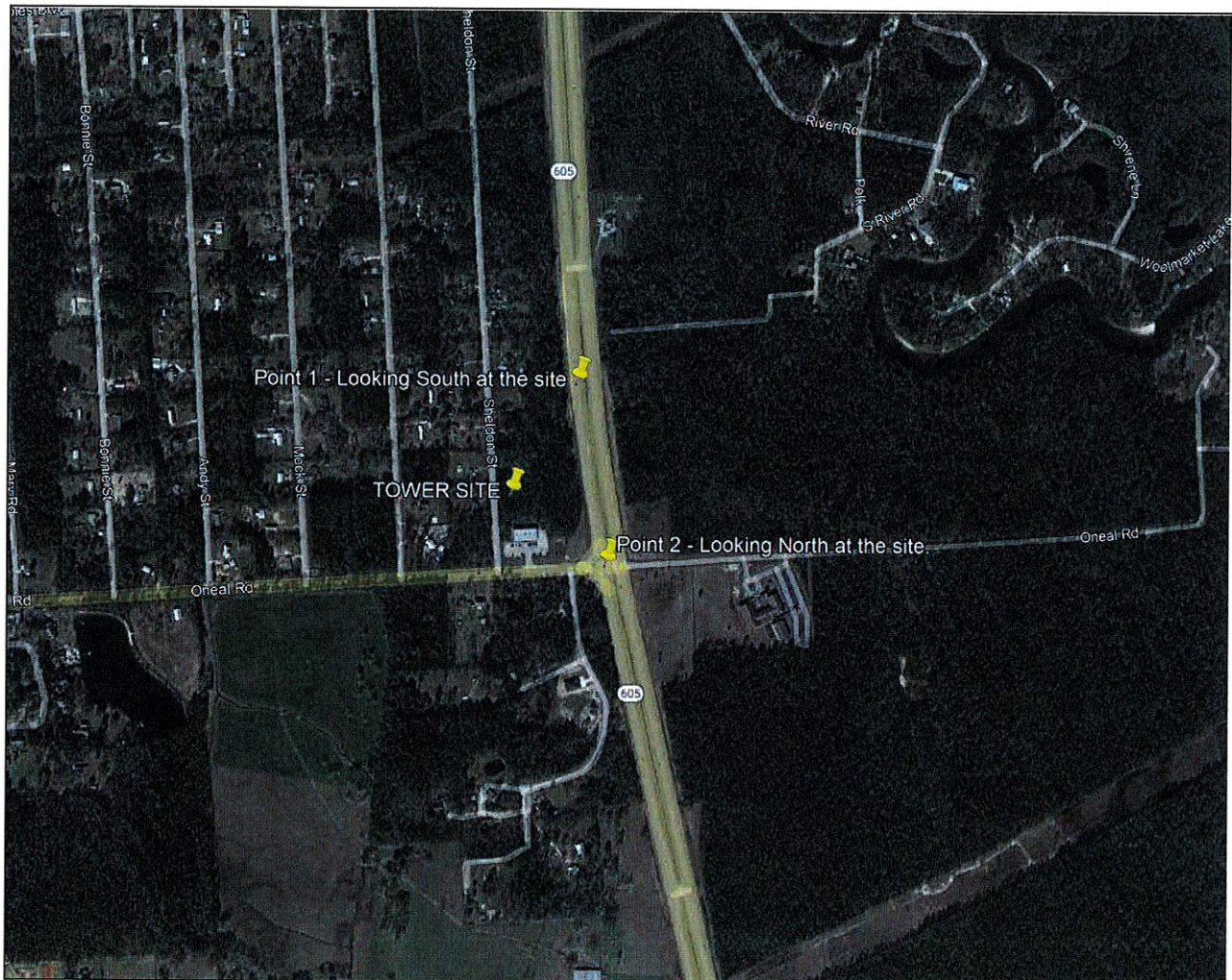
(Search Ring)





Map view of North and South viewpoints

US-MS-5127 Biloxi River





Map view looking North from I-10 and 605

US-MS-5127 Biloxi River

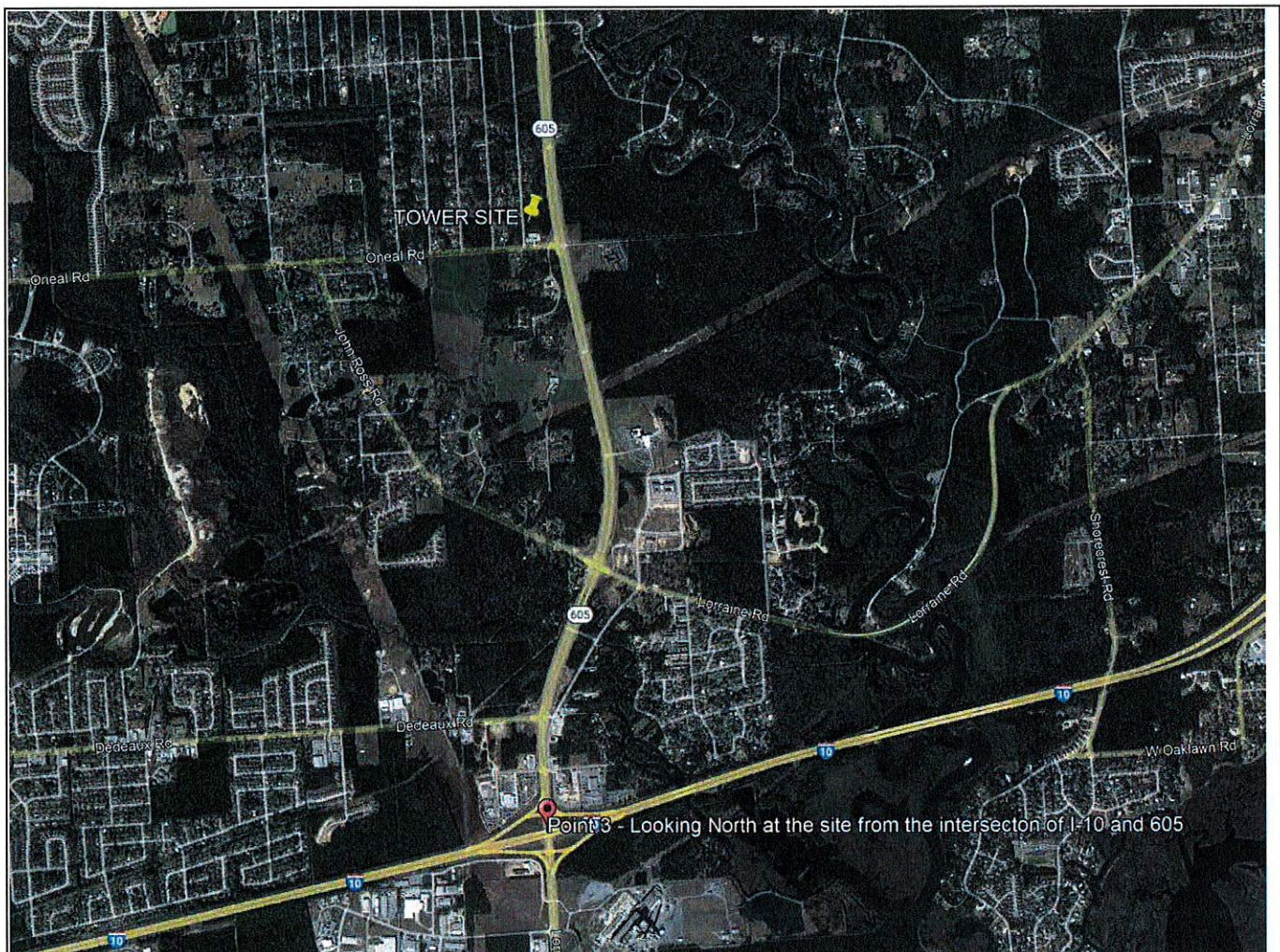


Photo 1 - This is looking South at the tower site from Point 1 on the map, without tower.



Photo 2 - This is looking South at the tower site from Point 1 on the map, with tower shown.



Photo 3 - This is looking North at the tower site from Point 2 on the map, without tower.

Intersection of 605 and Oneal Rd



Photo 4 - This is looking North at the tower site from Point 2 on the map, with tower shown.

Intersection of 605 and Oneal Rd



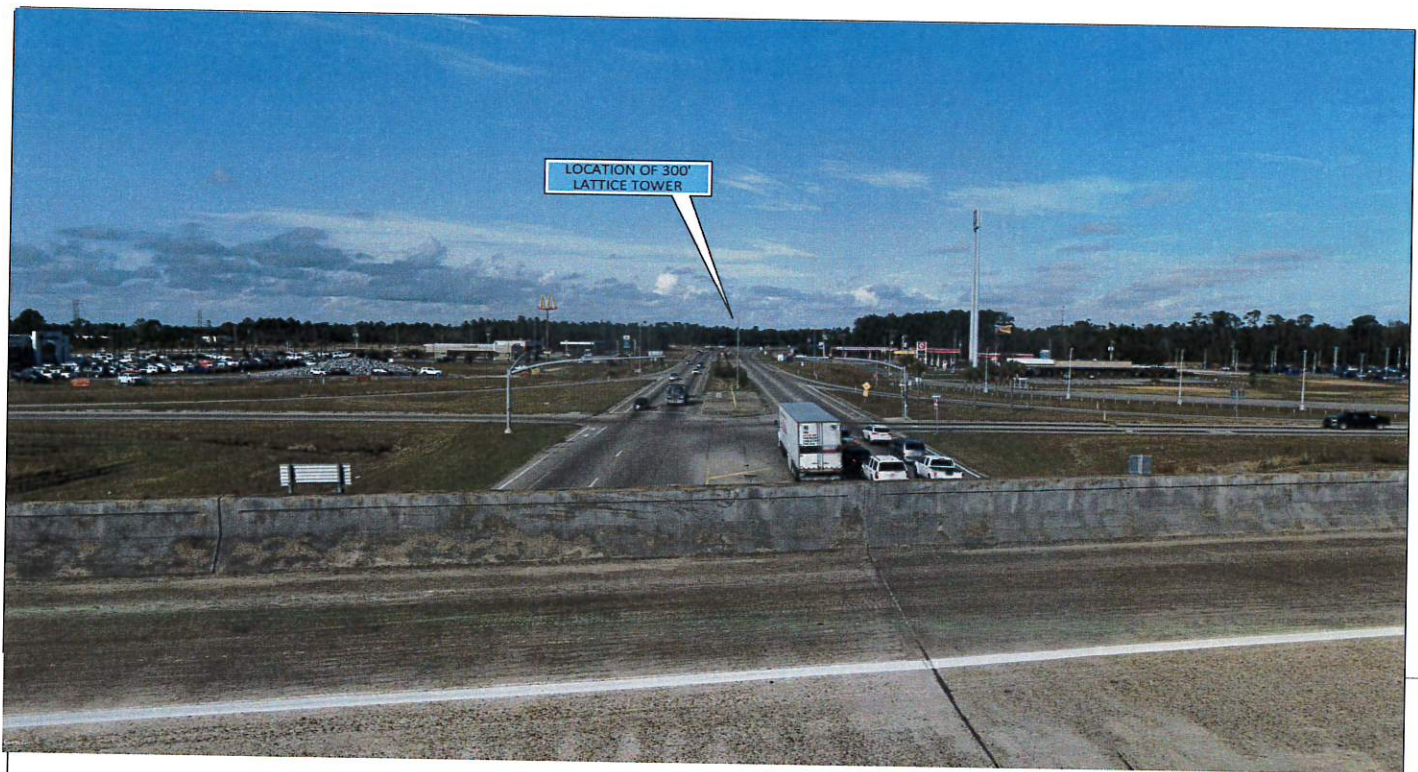
Photo 5 - This is looking North at the tower site from Point 3 on the map, without tower.

Intersection of I-10 and 605



Photo 6 - This is looking North at the tower site from Point 3 on the map, with tower shown.

Intersection of I-10 and 605





Zoning Justification

T-Mobile Site : 9MT3299A

T-Mobile Confidential

The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Mobile market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

The primary purpose for the installation of this facility is to improve in-vehicle coverage along internet coverage improvement & good quality voice calls experience for TMO customer . The in-building residential coverage will also be improved for users to the north and surrounding areas. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide a better user experience for customers and non- customers alike. In particular, in-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

T-Mobile Site : 9MT3299A

Objective details

A tower and structure search was performed for any tower or structure 200ft or higher located within one (1) Mile radius of the search ring location. This search was completed utilizing Google Earth, the Antenna Structure Registration section of the FCC, and other tower data bases and confirmed that there is no antenna structure registered within a (1) Mile radius as indicated in the attached Google Earth Map view of the site (slide 5).

FCC tower database results (slide 4).

The proposed site is located in a suburban area where small cells will not be sufficient to provide coverage for a large area.

The existing coverage map without 9MT3299A shows a large gap in in-building and in-vehicle coverage (slide 7).

The proposed location for site 9MT3299A would provide improved in-vehicle coverage along Coverage objective road/area and in-building residential coverage for users in local city/town and surrounding areas (slide 8).

Slides 9 thru 15 show how much coverage area would be reduced if an antenna height of 295 ft. AGL (above ground level) is not achieved.

T-Mobile Site : 9MT3299A

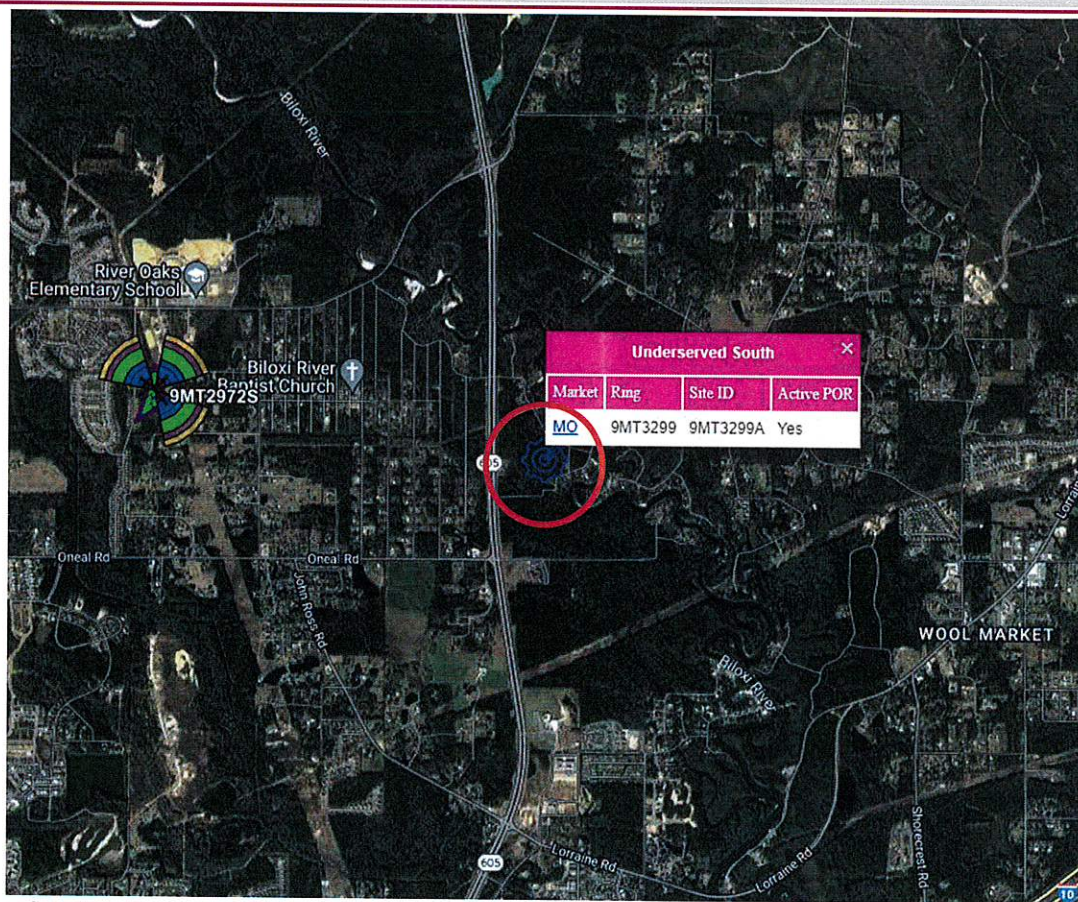
FCC ASR DATABASE SEARCH RESULTS

 Federal Communications Commission FCC Home Search Updates E-Filing Initiatives For Consumers Find People							
ASR Registration Search							
Registration Search Results New Search Refine Search Printable Page Query Download Map Results ADVANCEE							
Displayed Results							
Matches 1-7 (of 7)							
1							
Specified Search							
Latitude="30-28-22.1 N", Longitude="89-01-48.6 E", Radius=3.2 Kilometers							
Display: Basic View GO							
	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1052162	Constructed	A0061429	YATES, BRYAN L DBA = GULF ANSAPHONE	30-27-54.0N 089-00-20.0W	MISSISSIPPI CITY, MS	137.2
2	1229895	Cancelled	A0264813	Gulf Coast Wireless Limited Partnership	30-28-51.8N 089-03-04.1W	Gulfport, MS	86.9
3	1229942	Constructed	A1039237	American Towers LLC	30-29-30.6N 089-02-35.6W	Three Rivers, MS	105.1
4	1233550	Constructed	A0921087	Global Tower, LLC. through American Towers, LLC	30-28-51.8N 089-03-04.1W	Gulfport, MS	78.3
5	1265369	Constructed	A1027511	CCATT LLC	30-27-25.1N 089-01-29.3W	Gulfport, MS	72.0
6	1284071	Cancelled	A0776942	Cellular South	30-27-24.8N 089-01-20.1W	Gulfport, MS	60.9
7	1284075	Cancelled	A0838036	Cellular South	30-27-24.8N 089-01-20.1W	Gulfport, MS	60.9

No other tower structures with suitable height were found within 2 miles of the search ring during the FCC ASR Database search results.

T-Mobile Site : 9MT3299A

Search Ring Map



5

Primary design objective is to provide improved in-building commercial and residential coverage for customers in Biloxi River Area and in-vehicle coverage along HWY 605.

T-Mobile Confidential

T-Mobile

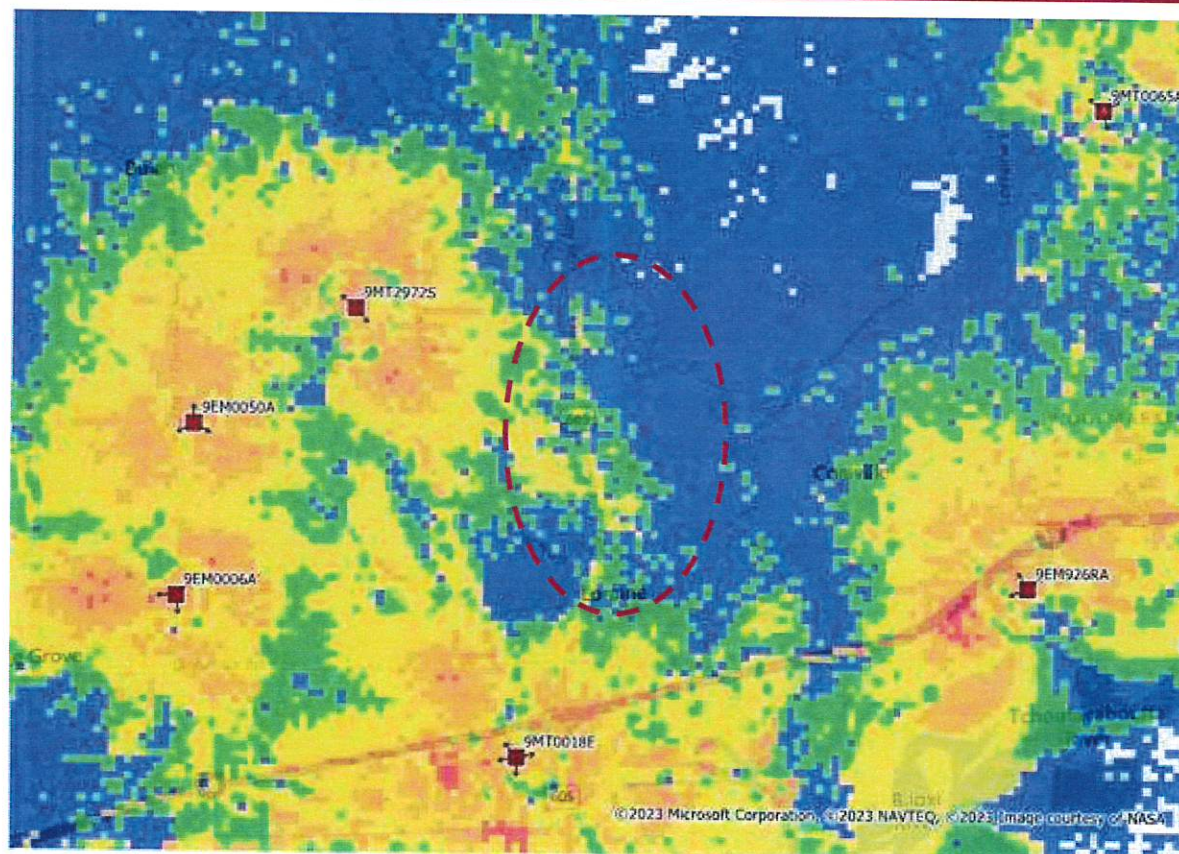
T-Mobile Site : 9MT3299A

Propagation without the **Proposed Site**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor.

■	-125 <= x < -115 dBm
■	-115 <= x < -100 dBm
■	-100 <= x < -95 dBm
■	-95 <= x < -85 dBm
■	-85 <= x < -70 dBm
■	-70 <= x < 0 dBm
■	0 <= x < -125 dBm



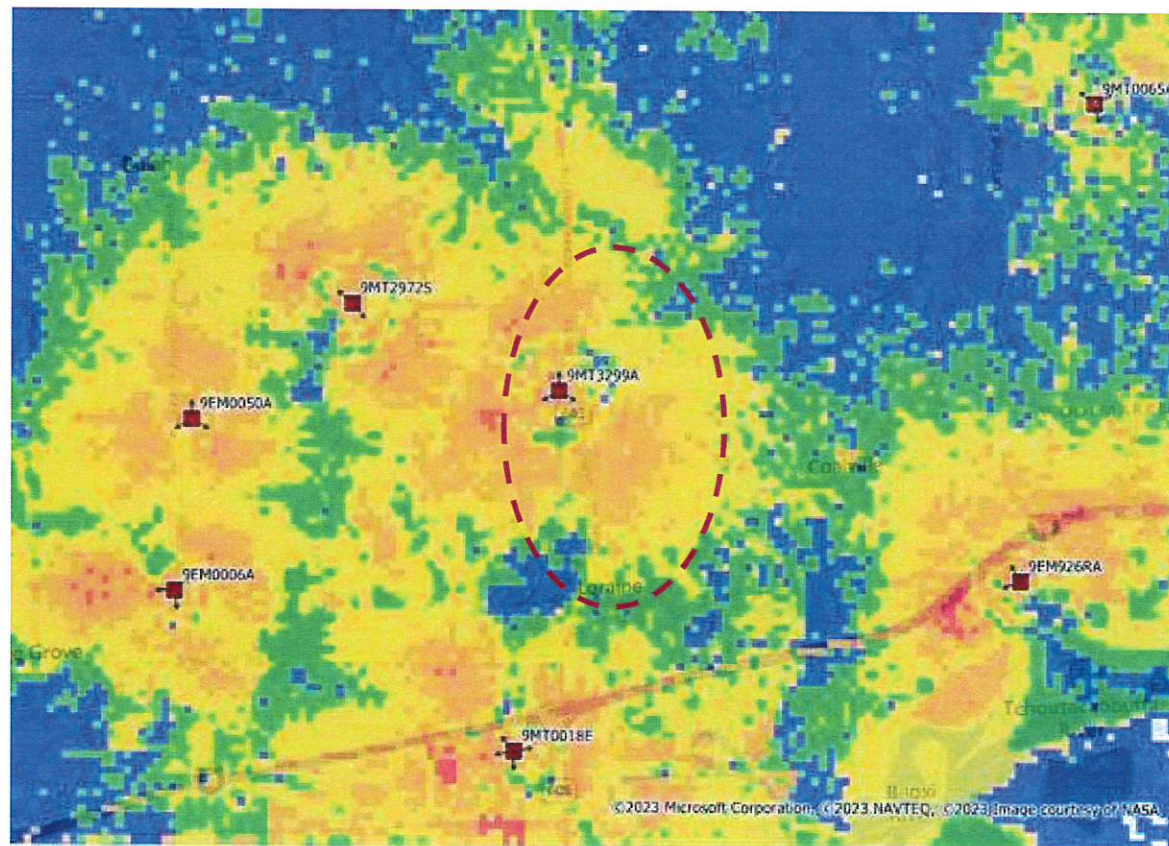
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 295'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



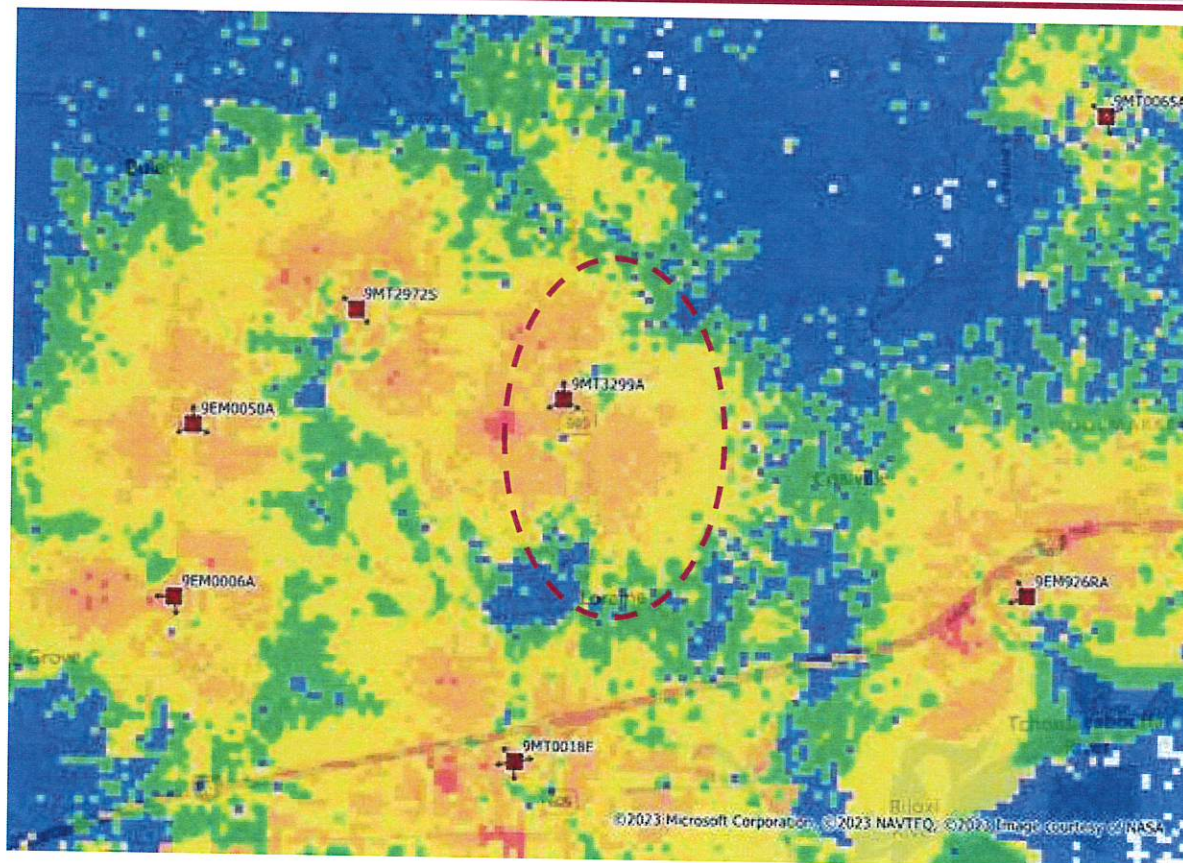
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 250'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



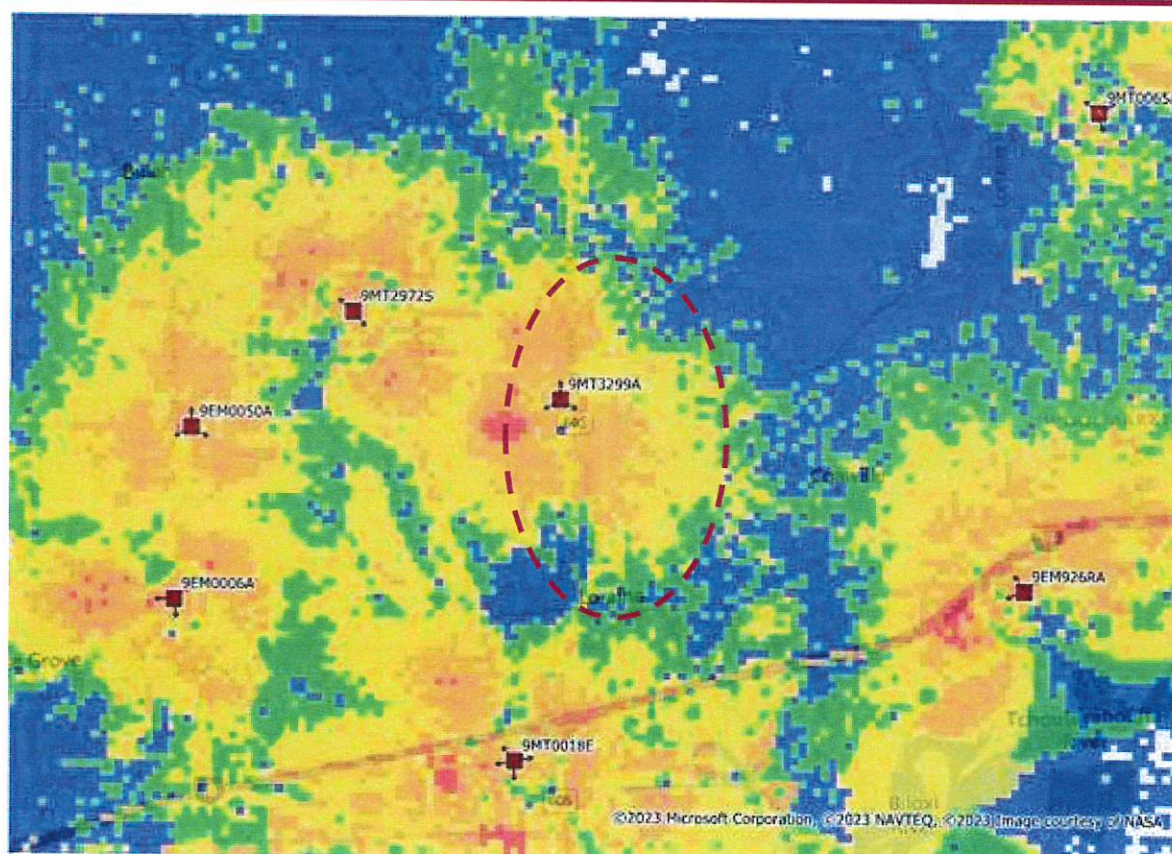
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 200'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

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



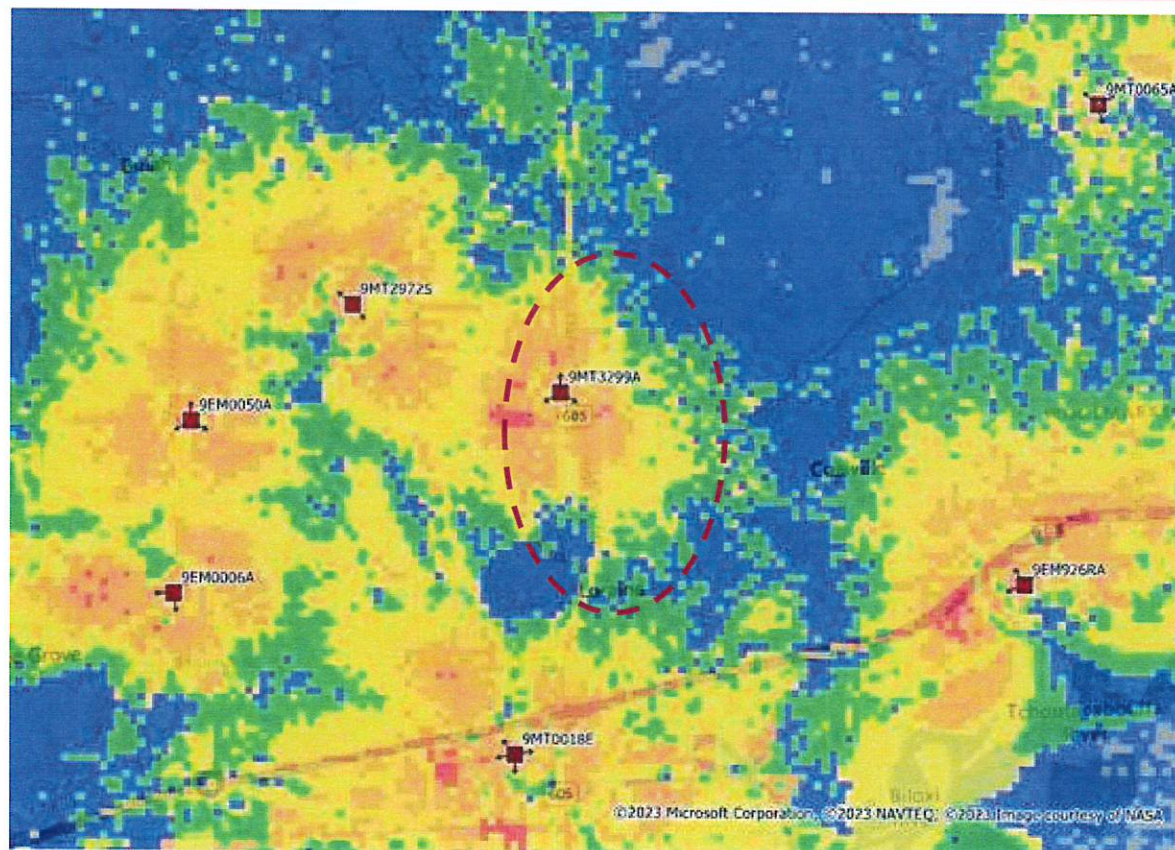
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 150'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

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



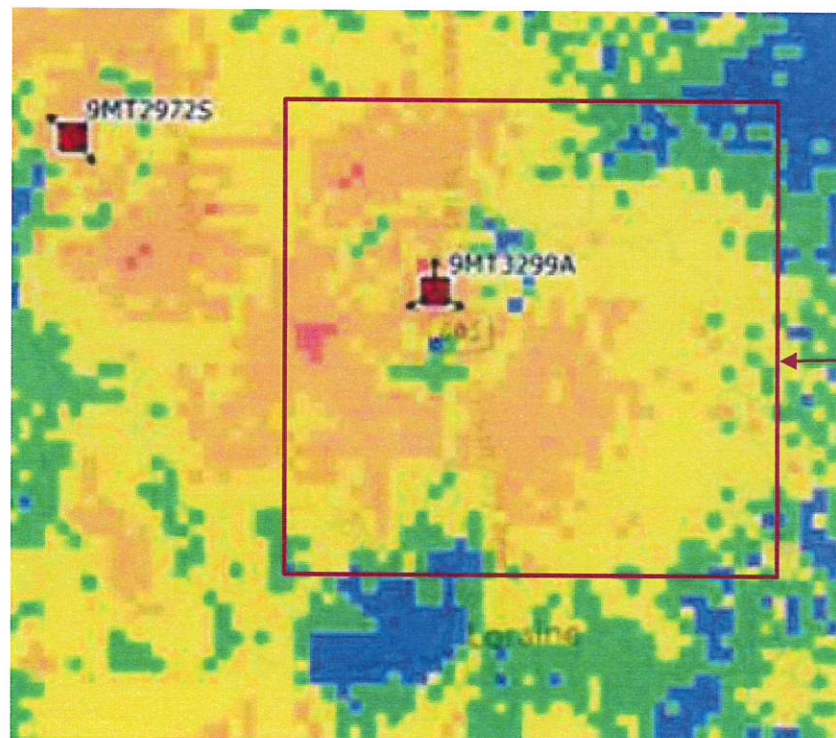
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 295'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

- 125 <= x < -115 dBm
- 115 <= x < -100 dBm
- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



Zoom-in view to show
the change/reduction in
coverage.

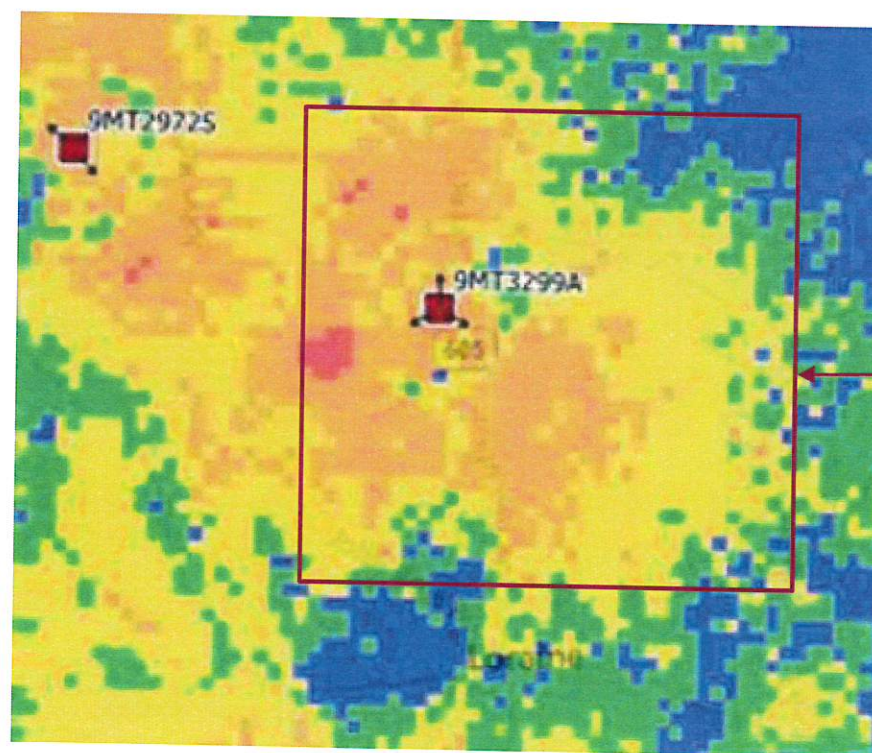
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 250'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor.

■	-125 <= x < -115 dBm
■	-115 <= x < -100 dBm
■	-100 <= x < -95 dBm
■	-95 <= x < -85 dBm
■	-85 <= x < -70 dBm
■	-70 <= x < 0 dBm
■	0 <= x < -125 dBm



Zoom-in view to show
the change/reduction in
coverage.

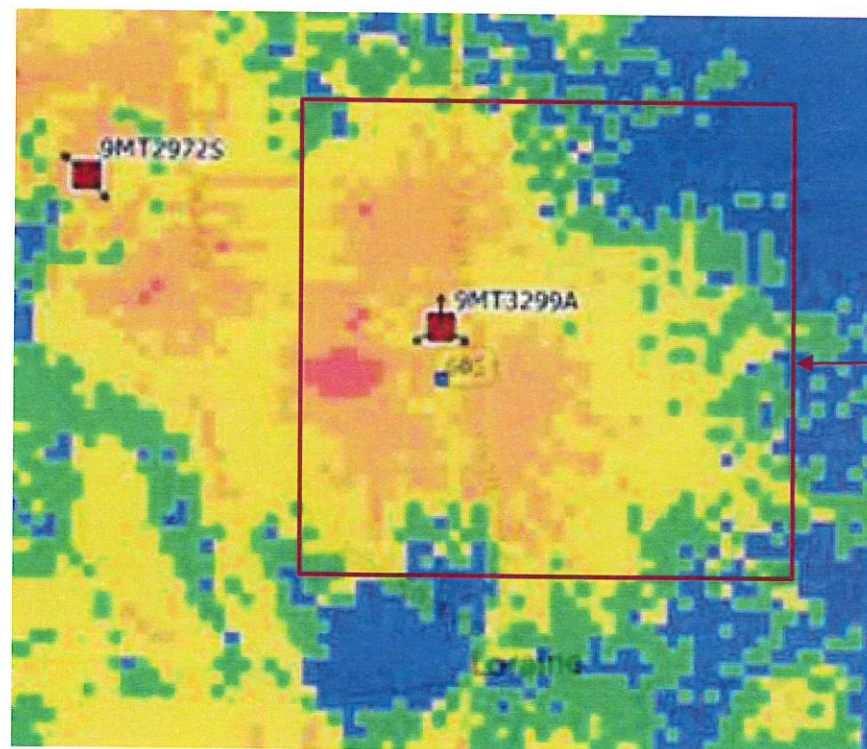
T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 200'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,

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- 100 <= x < -95 dBm
- 95 <= x < -85 dBm
- 85 <= x < -70 dBm
- 70 <= x < 0 dBm
- 0 <= x < -125 dBm



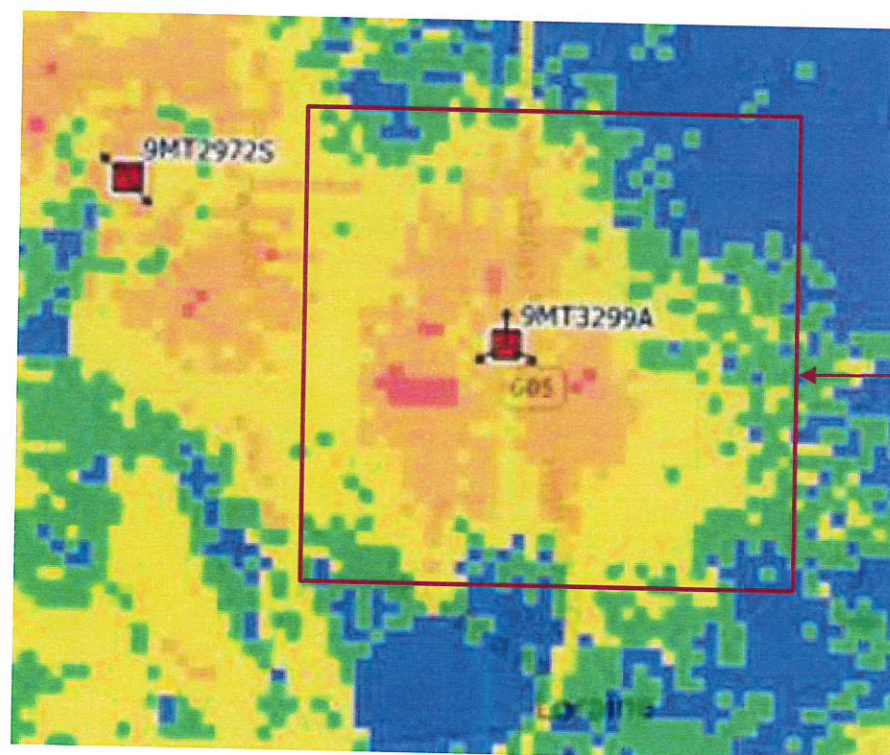
Zoom-in view to show
the change/reduction in
coverage.

T-Mobile Site : 9MT3299A

Propagation with the **Proposed Site RAD CL 150'**
MID BAND (2100 MHZ) LTE COVERAGE MAP (RSRP)

RSRP is range to evaluate
coverage strength with
color as below

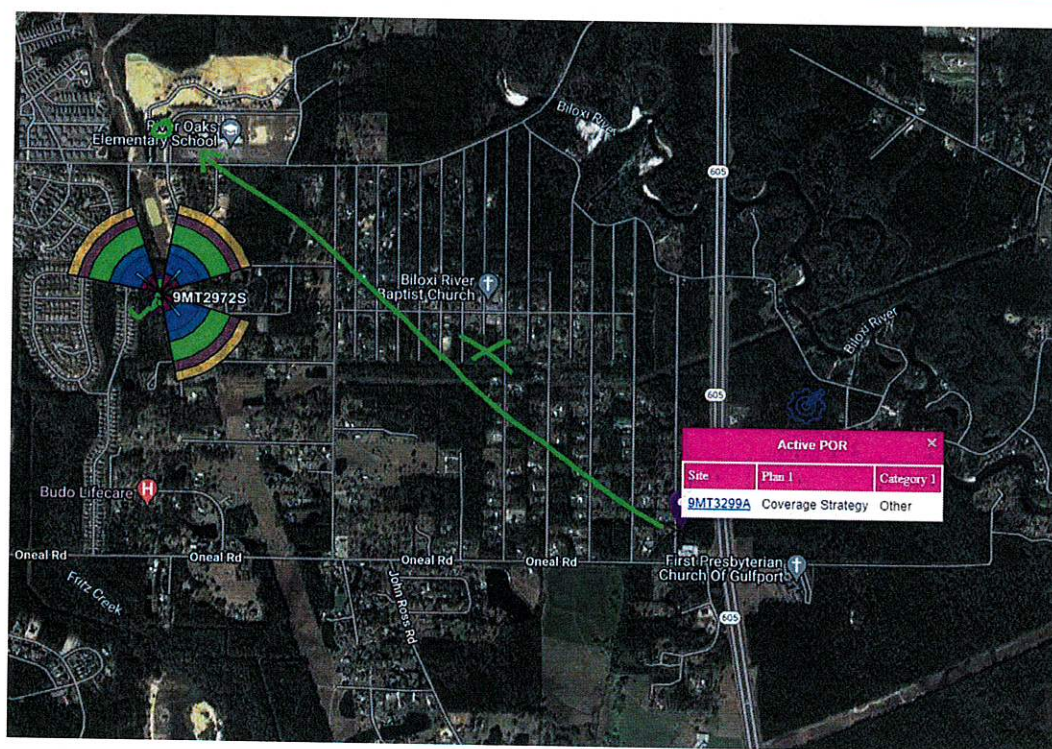
LTE: Best RSRP - PCC_GIS_LTE, Outdoor,



Zoom-in view to show
the change/reduction in
coverage.

T-Mobile Site : 9MT3299A

RF review of potentially using water tank on Three Rivers Rd



RF reviewed the water tank on Three Rivers Rd. and determined it was too close to T-Mobile existing site 9MT2972S.

Thank You



SCANNED



John D. ... 1st Judicial District
Instrument 2021 5009 D - J1
Filed/Recorded 4/13/2021 09:55 A
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lots 1, 2, 23 & 24, Blk 6, ROLLING ACRES SUBD

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **EARNEST WITHEROW, JR. and wife, PAMELA V. WITHEROW**, of 2335 Highway 225 N, Chatsworth, GA 30705, (706) 483-4426, do hereby sell, convey and warrant unto **VALLEY RANCH FARM, LLC**, a Georgia limited liability company, of 2335 Highway 225 N, Chatsworth, GA 30705, (706) 483-4426, the following described real property situated in Harrison County, State of Mississippi, described as:

Lots 1, 2, 23 and 24, Block 6, ROLLING ACRES SUBDIVISION, a subdivision located in Harrison County, First Judicial District, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County,

Mississippi, in Plat Book 23, Page 37, LESS AND EXCEPT that property sold to the Mississippi Transportation Commission by Chancery Court Order dated February 15, 2001, in Cause No. 99-02325, being the Conservatorship of Jimmy R. Ladner and said property was subsequently conveyed to the Mississippi Transportation Commission in Book 1534, Page 402-407.

And being further and additionally described as: A certain tract or parcel on land designated as "LOT 1-A", containing 4.067 acres or 177,150 square feet, Block 6, Rolling Acres Subdivision, located in Section 31, Township 6 South, Range 10 West, City of Gulfport, Harrison County, State of Mississippi, being more particularly described as follows: Commencing at the intersection of the northerly right of way line of Oneal Road and the easterly right of way line of Sheldon Street, said point being the "POINT OF BEGINNING" and labeled "P.O.B.," Then, continuing along the easterly right of way line of Sheldon Street, North 00 degrees 01 minutes 12 seconds West a distance of 451.62 feet to a point; then, departing said right of way line, North 89 degrees 52 minutes 36 seconds East a distance of 439.04 feet to a point, said point being located along the westerly right of way line of Jordon Road - Mississippi State Highway No. 605; then, continuing along said right of way line, proceeding along a non-tangent curve to the left having a delta of 00 degrees 45 minutes 43 seconds, a radius of 13,254.57 feet, an arc length of 176.24 feet, a chord bearing of South 02 degrees 48 minutes 07 seconds East and a chord distance of 176.24 feet to a point; then, South 17 degrees 45 minutes 14 seconds West a distance of 252.23 feet to a point; then, North 89 degrees 32 minutes 35 seconds West a distance of 328.75 feet to a point; then, South 00 degrees 27 minutes 25 seconds West a distance of 38.96 feet to a point; then, North 89 degrees 58 minutes 32 seconds West a distance of 41.53 feet to the "POINT OF BEGINNING."

All per survey prepared by Michael P. Blanchard, P.S., dated January 28, 2016.

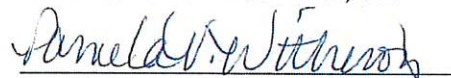
The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year and all subsequent year taxes are specifically assumed by the Grantee.

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

Witness the signatures of the Grantors this 9th day of April, 2021.


EARNEST WITHEROW, JR.


PAMELA V. WITHEROW

STATE OF Georgia
COUNTY OF Whitefield

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **EARNEST WITHEROW, JR. and wife, PAMELA V. WITHEROW**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 9th day of April, 2021.




NOTARY PUBLIC
My Commission Expires: _____

AFFIX SEAL



VERTICAL BRIDGE: US-MS-5127/BILOXI RIVER
T-MOBILE SITE ID: 9MT3299A
NEAR 11330 O'NEAL RD, GULFPORT, MS 39503
300' SELF-SUPPORT TOWER
RAW LAND CONSTRUCTION DRAWINGS

SITE INFORMATION

TOWER OWNER: VERTICAL BRIDGE HOLDINGS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

T-MOBILE OFFICE: 1110 MONTUMAR DR
MOBILE, AL 36609

SITE ADDRESS: NEAR 11330 O'NEAL RD
GULFPORT, MS 39503

COUNTY/PARISH: CITY OF GULFPORT

LATITUDE (NAD 83): 30.472811°

LONGITUDE (NAD 83): -89.030187°

GROUND ELEVATION: 24.5'

OCCUPANCY TYPE: UNMANNED

ZONING JURISDICTION: CITY OF GULFPORT, MS

ZONE: B-1

PARCEL NUMBER: 1007M-01-037.000

POWER PROVIDER: COASTAL ELECTRIC POWER ASSOCIATION
228-832-1761

TELCO PROVIDER: AT&T
1-800-288-2020

CONTACT INFORMATION

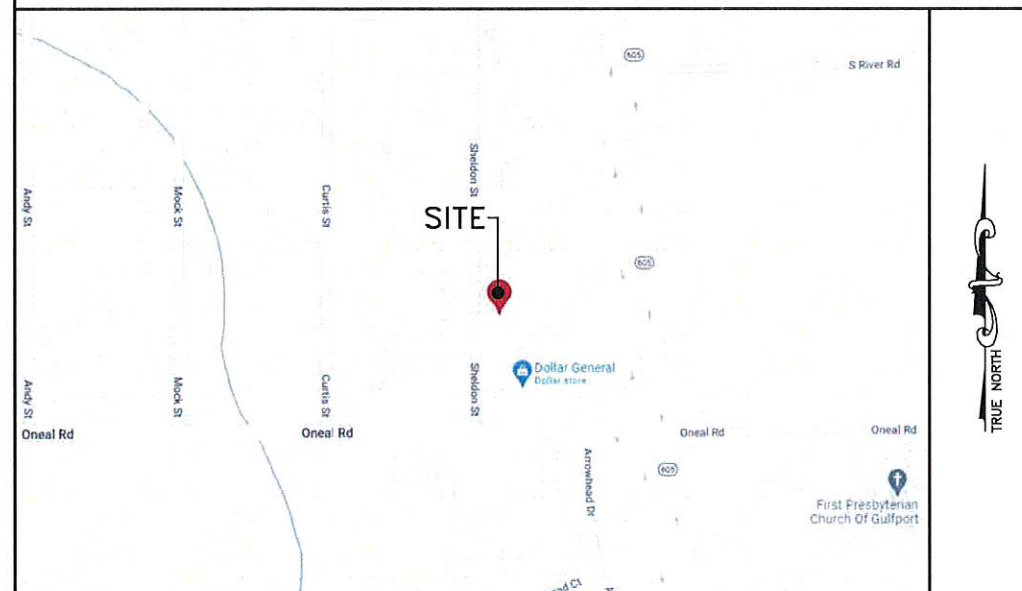
PROPERTY OWNER: EARNEST WITHEROW JR.
2335 HIGHWAY 225 N
CHATSWORTH, GA 30705
(706) 483-4426

APPLICANT: VERTICAL BRIDGE HOLDINGS, LLC
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487

ENGINEER: TOWER ENGINEERING INC.
556 JEFFERSON STREET, SUITE 201
LAFAYETTE, LA 70501

SURVEYOR: TURNER SURVEYS, LLC
P.O. BOX 74
LUMBERTON, MS 39455

VICINITY MAP



DIRECTIONS

FROM JACKSON, MS MERGE ONTO I-55 S, 0.7 MILES. USE THE RIGHT 2 LANES TO TAKE EXIT 94 TO MERGE ONTO US-49 S TOWARD HATTIESBURG, 83.6 MILES. USE THE RIGHT LANE TO MERGE ONTO I-59 S VIA THE RAMP TO NEW ORLEANS/GULF COAST, 8.1 MILES. TAKE EXIT 59 FOR US-98 E TOWARD LUCEDALE/MOBILE, 1.2 MILES. CONTINUE ONTO US-98 E/US-98 BYP E, 2.0 MILES. USE THE RIGHT LANE TO TAKE THE RAMP TO GULFPORT, 0.6 MILES. MERGE ONTO US-49 S, 41.8 MILES. USE THE RIGHT LANE TO TAKE THE MS-67 S RAMP TO D'IBERVILLE/BILOXI, 0.7 MILES. CONTINUE ONTO MS-67 S, 9.1 MILES. EXIT ONTO MS-605 S TOWARD GULFPORT, 0.6 MILES. MERGE ONTO MS-605 S, 5.4 MILES. TURN RIGHT ONTO O'NEAL RD, 0.1 MILES. TURN RIGHT ONTO SHELDON ST, 420 FT.

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFIRMING TO THESE CODES:

1. INTERNATIONAL BUILDING CODE (IBC LATEST EDITION)
2. TIA-222-H (LATEST EDITION)
3. NFPA 780 - LIGHTNING PROTECTION CODE
4. NATIONAL ELECTRICAL CODE (NEC LATEST EDITION)
5. ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES (LATEST EDITION)
6. CITY/COUNTY/PARISH ORDINANCES

DRAWING INDEX

T-1 TITLE SHEET AND PROJECT INFORMATION

NOTES:

N-1 GENERAL NOTES

N-2 GENERAL NOTES

SURVEY:

SU-1 SITE SURVEY

SU-2 SITE SURVEY

SU-3 TREE SURVEY

SU-4 TREE SURVEY

CIVIL:

C-1 PLOT PLAN

C-1A AERIAL OVERLAY

C-2 SITE PLAN

C-2A COMPOUND PLAN

C-2A.1 T-MOBILE EQUIPMENT PAD PLAN

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SCOPE OF WORK

THESE PLANS HAVE BEEN DEVELOPED FOR THE PLACEMENT OF THE TELECOMMUNICATION AND PUBLIC UTILITY FACILITY, CONSISTING OF A 300'-0" SELF-SUPPORT TOWER, SPACE FOR CARRIER EQUIPMENT AND A UTILITY RACK WITHIN A FENCED COMPOUND (NO WATER OR SEWER REQUIRED), IN ACCORDANCE WITH THE SCOPE OF WORK IN THE PLANS. THESE PLANS ARE CONSTRUCTION DRAWINGS ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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TEI PROJECT # 2122-220-1002-011

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SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

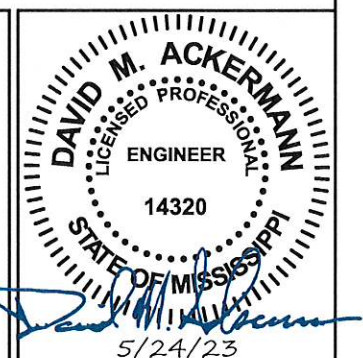
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SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF OWNER AND/OR LOCAL UTILITIES.
6. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

CONCRETE AND REINFORCING STEEL NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN. CONCRETE NOT EXPOSED TO EARTH OR WEATHER

CONCRETE EXPOSED TO EARTH OR WEATHER: OR NOT CAST AGAINST THE GROUND:

#6 AND LARGER.....2 IN. SLAB AND WALL.....3/4 IN.

#5 AND SMALLER & WWF.....1 1/2 IN. BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

RF NOTES

1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY CONTRACTOR.
2. THE DESIGN IS BASED ON RF DATA SHEETS, SIGNED AND APPROVED.
3. RADIO SIGNAL CABLE AND RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8.
4. ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G., OUTDOORS, INDOORS--OCCUPIED, INDOORS--UNOCCUPIED, PLENUMS, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC.
5. RADIO SIGNAL CABLE SHALL BE SUPPORTED AT MINIMUM OF EVERY THREE (3) FEET EXCEPT INSIDE MONOPOLES OR LATTICE TOWERS WHERE CABLE AND CONNECTOR MANUFACTURERS SUPPORT RECOMMENDATIONS SHALL BE FOLLOWED. MANUFACTURER RECOMMENDED CABLE SUPPORT ACCESSORIES SHALL BE USED.
6. THE OUTDOOR CABLE SUPPORT SYSTEM SHALL BE PROVIDED WITH AN ICE SHIELD TO SUPPORT AND PROTECT ANTENNA CABLE RUNS.
7. DRIP LOOPS SHALL BE REQUIRED ON ALL OUTSIDE CABLES. CABLES SHALL BE SLOPED AWAY FROM THE BUILDING OR OUTDOOR BTS CABINETS TO PREVENT WATER FROM ENTERING THROUGH THE COAXIAL CABLE PORT.
8. ALL FEEDER LINE AND JUMPER CONNECTORS FOR T-MOBILE SHALL BE T-MOBILE APPROVED 7/16 DIN CABLE CONNECTORS THAT MEET IP68 STANDARDS.
9. 7/16 DIN CONNECTORS REQUIRE NO ADDITIONAL WEATHER PROOFING IN INDOOR APPLICATIONS IF INSTALLED AND TORQUED PROPERLY. IN OUTDOOR APPLICATIONS WEATHER PROOFING IS REQUIRED AND THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED:

APPLY A "COURTESY" WRAP OF ONE LAYER OF 7MIL THICK VINYL ELECTRICAL TAPE EXTENDING APPROXIMATELY ONE (1) INCH ON EACH SIDE OF THE COAX CABLE/ CONNECTOR JUNCTURE.
10. USING WEATHERPROOFING KIT APPROVED BY CABLE MANUFACTURER AND CONTRACTOR. START TAPE APPROXIMATELY 5 INCHES FROM THE CONNECTOR AND WRAP 2 INCHES TOWARD THE CONNECTOR, THEN REVERSE THE TAPE SO THAT THE STICKY SIDE IS UP. TAPE OVER THE CONNECTOR OR SURGE ARRESTOR UNTIL THREE (3) TO FOUR (4) INCHES BEYOND THE CONNECTOR AND REVERSE AGAIN WITH THE STICKY SIDE DOWN FOR ANOTHER INCH OR TWO. ADD THE BUTYL RUBBER AND FINISH WITH A FINAL LAYER OF TAPE.
11. ANTENNAS SHALL BE PAINTED, WHEN REQUIRED, BY THE LANDLORD OR AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH ANTENNA MANUFACTURERS' SURFACE PREPARATION AND PAINTING REQUIREMENTS.
12. CABLE SHIELDS, AND TOWER CONDUITS SHALL BE GROUNDED AT THE TOP OF THE TOWER, WITHIN 10 FEET OF THEIR CONNECTORS, AND AT THE BOTTOM OF THE TOWER ABOUT 6 INCHES BEFORE THEY TURN TOWARD THE FACILITY. THEY SHALL BE GROUNDED AT THE MIDPOINT OF TOWERS THAT ARE BETWEEN 100 FEET AND 200 FEET HIGH, AND AT INTERVALS OF 100 FEET OR LESS ON TOWERS THAT ARE HIGHER THAN 200 FEET.
13. APPROVED GROUNDING KITS, WHICH INCLUDE GROUNDING STRAPS, SHALL BE USED TO GROUND THE COAXIAL CABLE SHIELDS, AND CONDUITS. THE GROUND CONDUCTORS FOR THE KITS AT THE TOP OF THE TOWER, AND IN THE MIDDLE SECTION OF THE TOWER, ARE BONDED DIRECTLY TO TOWER STEEL USING EXOTHERMIC, BOLTED, OR APPROVED CLAMP CONNECTIONS.
14. ALL RADIO SIGNAL CABLE SHALL BE LABELED PER MARKET REQUIREMENTS
15. RRU'S/TMA'S TO BE INSTALLED AT TOWER TOP, SHALL BE SUPPLIED TO THE CONTRACTOR (WHERE REQUIRED) AND INSTALLED BY THE CONTRACTOR.
16. ANTENNA FEED LINE SYSTEM SWEEP TESTING SHALL BE PERFORMED AND REPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF T-MOBILE SERVICES. CONTRACTOR WILL NOT ACCEPT A RADIO SIGNAL CABLE INSTALLATION WITH UNSATISFACTORY SWEEP TEST RESULTS.
17. SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION TO REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR -- GENERAL CONTRACTOR (CONSTRUCTION)

OWNER -- T-MOBILE/VERTICAL BRIDGE

OEM -- ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED EQUIPMENT, ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, GROUNDING CABLES.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

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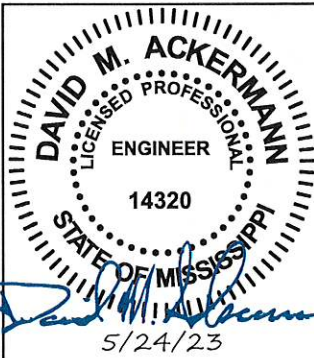
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GROUNDING NOTES

1. THE CONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TIA GROUNDING STANDARDS. THE CONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE OWNER FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWS COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIRE WAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIRE WAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE OWNER BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

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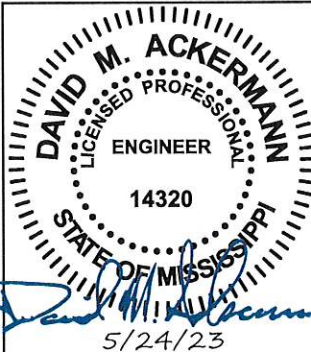
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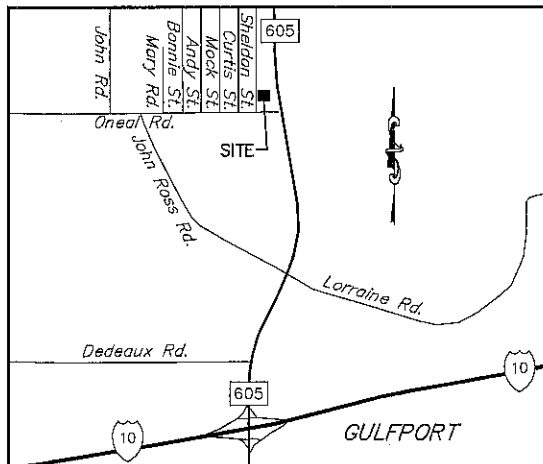


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N-2



DESCRIPTIONS:
(SEE SHEET No. 2 FOR DESCRIPTIONS)

SURVEYOR STATEMENTS

THIS SURVEY WAS PREPARED FOR VB BTS II, LLC.

THE ACCESS & UTILITY EASEMENT PREMISES GOES TO A PUBLIC RIGHT OF WAY.

AT THE TIME OF THE SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE TOWER PURCHASE PARCEL OR EASEMENT AREAS.

THE TOWER LEASE PREMISES AND EASEMENT AREAS LIE WITHIN THE PARENT PARCEL.

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and 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.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.

F. I. A. ZONE: ZONE "X"
BASE FLOOD ELEVATION: NOT INDICATED
COMMUNITY PANEL NO.: 280470260H
EFFECTIVE DATE: 12/21/2017

NOTE:
PLEASE CONTACT LOCAL OFFICIALS FOR POSSIBLE ADDITIONAL ELEVATION AND/OR SETBACK REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION.

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 88).
B.M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARK = TOPCON TOPNET REAL TIME NETWORK, CONTINUOUS OPERATING REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION DETERMINED BY GPS OBSERVATION, USING GEOID 12B.

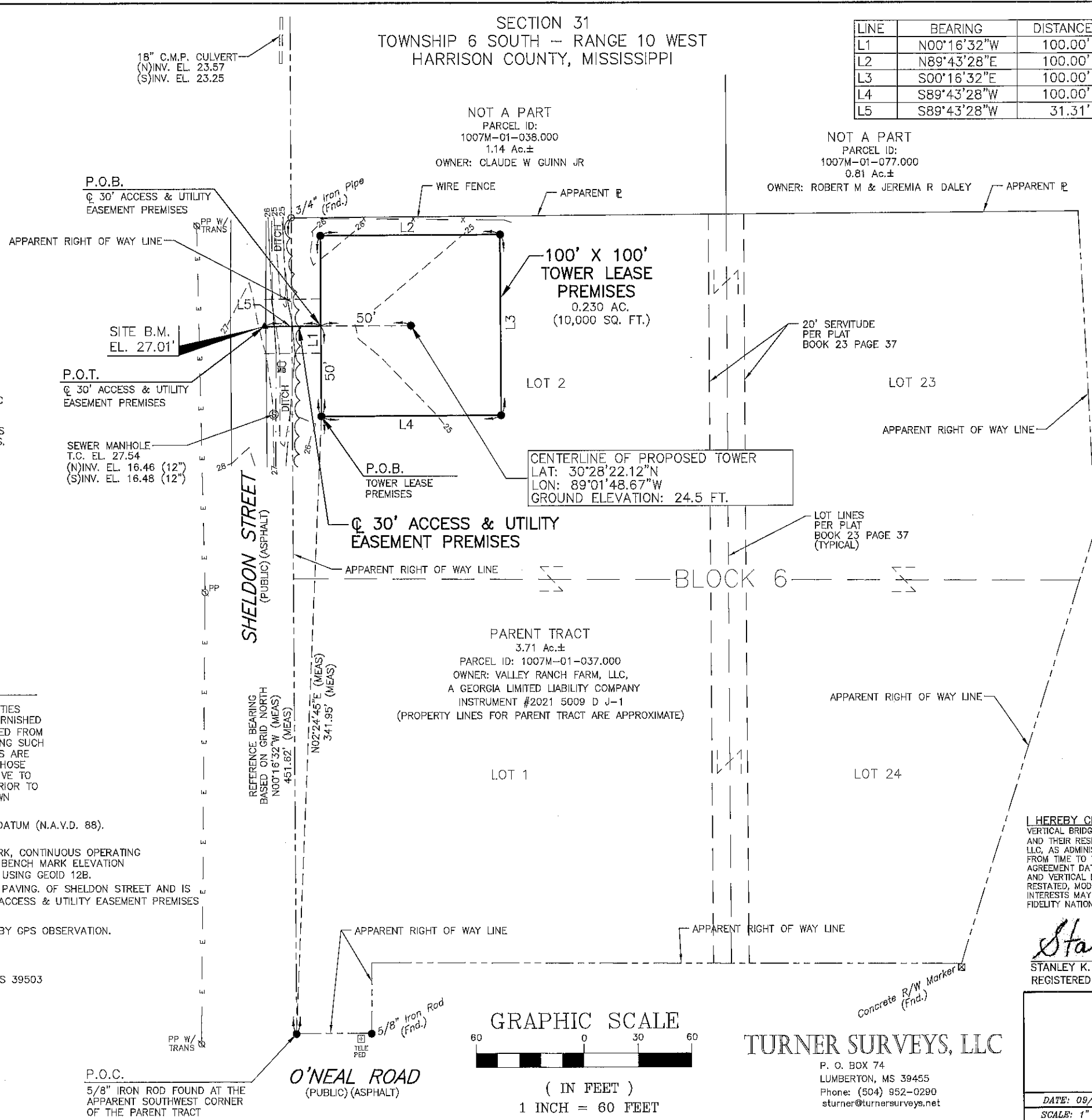
SITE BENCH MARK = MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF SHELTON STREET AND IS THE POINT OF TERMINATION FOR THE 30' ACCESS & UTILITY EASEMENT PREMISES EL. 27.01' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
REFERENCE = LEGAL DESCRIPTION OF PARENT TRACT.

POSTED SPEED LIMIT: 30 M.P.H.

TOWER SITE ADDRESS: NEAR 11330 O'NEAL ROAD, GULFPORT, MS 39503

DATE	DESCRIPTION	REVISED
10/05/22	TITLE COMMITMENT REVIEW	SKT
09/07/22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
REVISIONS		



LINE	BEARING	DISTANCE
L1	N00°16'32\"W	100.00'
L2	N89°43'28\"E	100.00'
L3	S00°16'32\"E	100.00'
L4	S89°43'28\"W	100.00'
L5	S89°43'28\"W	31.31'

LEGEND	
PP E	POWER POLE
TE T	TELEPHONE POLE
LP	LIGHT POLE
ANC	ANCHOR
TELE PED	TELEPHONE PEDESTAL
WM	WATER METER
S	SEWER MANHOLE
F	FIBER OPTIC SIGN
X	FENCE
MB	MAIL BOX
T	TRAFFIC SIGN
●	TREE
1/2\"	1/2\" IRON ROD SET UNLESS OTHERWISE STATED
80d OR MAG NAIL SET	80d OR MAG NAIL SET UNLESS OTHERWISE STATED
+	CROSS CUT IN CONCRETE
☒	CONCRETE RIGHT OF WAY MARKER
LAT.	LATITUDE
LONG.	LONGITUDE
T.B.M.	TEMPORARY BENCHMARK
AC.	ACRES
(REF)	FROM REFERENCE SURVEY
(MEAS)	MEASURED
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ. FT.	SQUARE FEET
A.G.L.	ABOVE GROUND LEVEL



I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

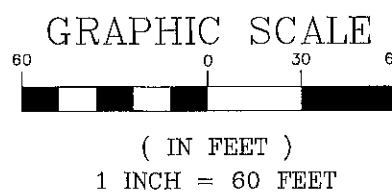
Stanley K. Turner
STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

TURNER SURVEYS, LLC

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



SECTION 31
TOWNSHIP 6 SOUTH -- RANGE 10 WEST
HARRISON COUNTY, MISSISSIPPI

DESCRIPTIONS:

100' X 100' TOWER LEASE PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, COUNTY OF HARRISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD AT THE APPARENT SOUTHWEST CORNER OF THE PARENT TRACT; THENCE N02°24'45"E A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING; THENCE N00°16'32"W A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE N89°43'28"E A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S00°16'32"E A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET; THENCE S89°43'28"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.230 ACRE (10,000 SQUARE FEET), AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

30' ACCESS & UTILITY EASEMENT PREMISES

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, COUNTY OF HARRISON, STATE OF MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH IRON ROD AT THE APPARENT SOUTHWEST CORNER OF THE PARENT TRACT; THENCE N02°24'45"E A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST CORNER OF THE 100' X 100' TOWER LEASE PREMISES; THENCE N00°16'32"W A DISTANCE OF 50.00 FEET TO A 60d NAIL SET ON THE WEST LINE OF SAID TOWER LEASE PREMISES AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES; THENCE S89°43'28"W A DISTANCE OF 31.31 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF SHELDON STREET, A PUBLIC ASPHALT STREET AND THE POINT OF TERMINATION FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES, AND IS SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

TITLE CERTIFICATE NOTES:

TURNER SURVEYS, LLC HAS REVIEWED TITLE COMMITMENT BY AURO SOLUTIONS, LLC DBA TOWER TITLE & CLOSING, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: AUGUST 1, 2022. TOWER TITLE FILE # VTB-137203-CI, PREPARED FOR VB BTS II, LLC. CUSTOMER REF.: (DEV)US-MS-5127 BILOXI RIVER AND MAKES NOTE OF THE FOLLOWING ITEMS IN THE CERTIFICATE:

SCHEDULE B, PART II,

ITEMS 1-9 ARE STANDARD EXCEPTIONS AND NOT ADDRESSED.

10. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "VICINITY MAP" DATED SEPTEMBER 9, 1963 AND RECORDED OCTOBER 15, 1963 IN (BOOK) 23 (PAGE) 37, IN HARRISON COUNTY, MISSISSIPPI. PLOTTED AS SHOWN: AFFECTS PARENT TRACT DOES NOT AFFECT TOWER LEASE PREMISES OR EASEMENT PREMISES.

11. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF LEASE BETWEEN DG DEVELOPMENT VI, LLC, A LIMITED LIABILITY COMPANY AND DOLGENCORP, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, DATED JUNE 4, 2015 AND RECORDED JUNE 9, 2015 IN (INSTRUMENT) 2015 3687, IN HARRISON COUNTY, MISSISSIPPI. THIS AFFECT PARENT TRACT, TOWER LEASE PREMISES AND EASEMENT PREMISES.

12. TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) HAZARD SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT BETWEEN VALLEY RANCH FARM, LLC AND TRUIST BANK, DATED APRIL 9, 2021 AND RECORDED APRIL 13, 2021 IN (INSTRUMENT) 2021 4694, IN HARRISON COUNTY, MISSISSIPPI. THIS AFFECT PARENT TRACT, TOWER LEASE PREMISES AND EASEMENT PREMISES.

PARENT TRACT

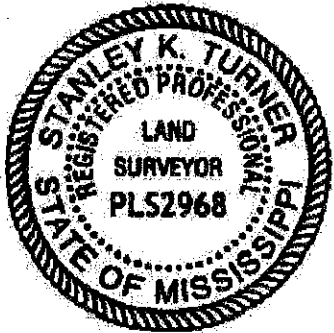
LOTS 1, 2, 23 AND 24, BLOCK 6, ROLLING ACRES SUBDIVISION, A SUBDIVISION LOCATED IN HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 23, PAGE 37, LESS AND EXCEPT THAT PROPERTY SOLD TO THE MISSISSIPPI TRANSPORTATION COMMISSION BY CHANCERY COURT ORDER DATED FEBRUARY 15, 2001, IN CAUSE NO. 99-02325, BEING THE CONSERVATORSHIP OF JIMMY R. LADNER AND SAID PROPERTY WAS SUBSEQUENTLY CONVEYED TO THE MISSISSIPPI TRANSPORTATION COMMISSION IN BOOK 1534, PAGE 402-407.

AND BEING FURTHER AND ADDITIONALLY DESCRIBED AS: A CERTAIN TRACT OR PARCEL ON LAND DESIGNATED AS "LOT 1-A", CONTAINING 4.067 ACRES OR 177,150 SQUARE FEET, BLOCK 6, ROLLING ACRES SUBDIVISION, LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, HARRISON COUNTY, STATE OF MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ONEAL ROAD AND THE EASTERLY RIGHT OF WAY LINE OF SHELDON STREET, SAID POINT BEING THE "POINT OF BEGINNING" AND LABELED "P.O.B.," THEN, CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF SHELDON STREET, NORTH 00 DEGREES 01 MINUTES 12 SECONDS WEST A DISTANCE OF 451.62 FEET TO A POINT; THEN, DEPARTING SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 52 MINUTES 36 SECONDS EAST A DISTANCE OF 439.04 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE WESTERLY RIGHT OF WAY LINE OF JORDON ROAD -- MISSISSIPPI STATE HIGHWAY NO. 605; THEN, CONTINUING ALONG SAID RIGHT OF WAY LINE, PROCEEDING ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 00 DEGREES 45 MINUTES 43 SECONDS, A RADIUS OF 13,254.67 FEET, AN ARC LENGTH OF 176.24 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 48 MINUTES 07 SECONDS EAST AND A CHORD DISTANCE OF 176.24 FEET TO A POINT; THEN, SOUTH 17 DEGREES 45 MINUTES 14 SECONDS WEST A DISTANCE OF 252.23 FEET TO A POINT; THEN, NORTH 89 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 328.75 FEET TO A POINT; THEN, SOUTH 00 DEGREES 27 MINUTES 25 SECONDS WEST A DISTANCE OF 38.96 FEET TO A POINT; THEN, NORTH 89 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 41.53 FEET TO THE "POINT OF BEGINNING."

ALL PER SURVEY PREPARED BY MICHAEL P. BLANCHARD, P.S., DATED JANUARY 28, 2016.

PARCEL ID#: 1007M-01-037.000 (PPIN 54074)

THIS BEING THE SAME PROPERTY CONVEYED TO VALLEY RANCH FARM, LLC, A GEORGIA LIMITED LIABILITY COMPANY FROM EARNEST WITHEROW, JR. AND WIFE, PAMELA V. WITHEROW, IN A DEED DATED APRIL 9, 2021 AND RECORDED APRIL 13, 2021, IN INSTRUMENT NO. 2021 5009, OF THE HARRISON COUNTY MISSISSIPPI RECORDS.



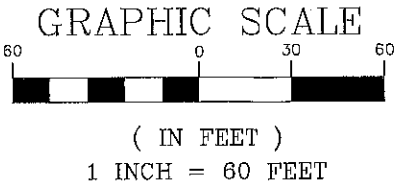
I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

Stanley K. Turner

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



TURNER SURVEYS, LLC

P. O. BOX 74
LUMBERTON, MS 39465
Phone: (504) 952-0290
turner@turnersurveys.net

DATE	DESCRIPTION	REVISED
10/06/22	TITLE COMMITMENT REVIEW	SKT
08/07/22	PRELIMINARY ISSUE	SKT
DATE	DESCRIPTION	REVISED
REVISIONS		

The map shows a network of roads in the Gulfport area. A vertical road on the left is labeled with a '605' shield. A horizontal road at the top is labeled '605'. A road labeled 'SITE' is marked with a black square. Other roads include Sheldon St., Curtis St., Mock St., Andy St., Bonnie St., Mary Rd., John Rd., Oneal Rd., John Ross Rd., Lorraine Rd., and Dedeaux Rd. A north arrow is located in the upper right. Highway shields for US-90 and MS-10 are shown at the bottom.

LINE	BEARING	DISTANCE
L1	N00°16'32"W	100.00'
L2	N89°43'28"E	100.00'
L3	S00°16'32"E	100.00'
L4	S89°43'28"W	100.00'
L5	S89°43'28"W	31.31'

LEGEND

- | | |
|---------|--|
| | POWER POLE |
| | TELEPHONE POLE |
| | LIGHT POLE |
| | ANCHOR |
| | TELEPHONE PEDESTAL |
| | WATER METER |
| | SEWER MANHOLE |
| | FIBER OPTIC SIGN |
| | FENCE |
| | MAIL BOX |
| | TRAFFIC SIGN |
| | TREE |
| | 1/2" IRON ROD SET
UNLESS OTHERWISE STATED |
| | 60d OR MAG NAIL SET
UNLESS OTHERWISE STATED |
| | CROSS CUT IN CONCRETE |
| | CONCRETE RIGHT OF WAY MARKER |
| LAT. | LATITUDE |
| LON. | LONGITUDE |
| T.B.M. | TEMPORARY BENCHMARK |
| AC. | ACRES |
| (REF) | FROM REFERENCE SURVEY |
| (MEAS) | MEASURED |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.T. | POINT OF TERMINATION |
| G.M.P. | CORRUGATED METAL PIPE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| SQ. FT. | SQUARE FEET |
| A.G.L. | ABOVE GROUND LEVEL |

MISSISSIPPI STATE HIGHWAY No. 605
(PUBLIC) (ASPHALT)

I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES,
AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS),
LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LEADERS PARTIES
TO THE CERTAIN SECOND AMENDED AND RESTATED LOAN
AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER,
AND VERTICAL BRIDGE HOLDCO PARENT, LLC AS PARENT, AS MAY BE AMENDED,
RESTITED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR
INTERESTS MAY APPEAR; AURO SOLUTIONS, LLC DBA TOWER TITLE AND CLOSING, AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY.

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 29
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE: 05/23/23	DRAWN BY: DAS	JOB NO.	DRAWING NO.
SCALE: 1" = 60'	CHECKED BY: SKT	23-0098A	

SECTION 31
TOWNSHIP 6 SOUTH - RANGE 10 WEST
HARRISON COUNTY, MISSISSIPPI

NOT A PART
PARCEL ID:
1007M-01-038,000
1.14 Ac.±
OWNER: CLAUDE W GUINN JR

NOT A PART
PARCEL ID:
1007M-01-077.000
0.81 Ac.±
OWNER: ROBERT M & JEREMIA R DALEY ☒ APPARENT E

PARENT TRACT
3.71 Ac.±
PARCEL ID: 1007M-01-037.000
OWNER: VALLEY RANCH FARM, LLC,
A GEORGIA LIMITED LIABILITY COMPANY
INSTRUMENT #2021 5009 D J-1
(PROPERTY LINES FOR PARENT TRACT ARE APPROXIMATE)

- GENERAL NOTES

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

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REFERENCE BENCH MARK = TOPCON TOPNET REAL TIME NETWORK, CONTINUOUS OPERATING
REFERENCE STATIONS (CORS). SITE BENCH MARK ELEVATION
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SITE BENCH MARK = MAG NAIL SET ON THE EASTERN EDGE OF PAVING, OF SHELDON STREET AND IS THE POINT OF TERMINATION FOR THE 30' ACCESS & UTILITY EASEMENT PREMISES EL. 27.01' N.A.V.D.

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
REFERENCE = LEGAL DESCRIPTION OF PARENT TRACT.

POSTED SPEED LIMIT: 30 M.P.H.

TOWER SITE ADDRESS: NEAR 11330 O'NEAL ROAD, GULFPORT, MS 39503

05/23/23	TREE SURVEY	SKY
DATE	DESCRIPTION	REVISED
	REVISIONS	

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

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

TURNER SURVEYS, LLC

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

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

LEGEND

	PP	—	POWER POLE
	TP	—	TELEPHONE POLE
	LP		LIGHT POLE
	ANC	←	ANCHOR
	TELE PED		TELEPHONE PEDESTAL
	WM		WATER METER
			SEWER MANHOLE
			FIBER OPTIC SIGN
	X	—	FENCE
	MB		MAIL BOX
			TRAFFIC SIGN
			TREE
			1/2" IRON ROD SET UNLESS OTHERWISE STATED
			60d OR MAG NAIL SET UNLESS OTHERWISE STATED
			CROSS CUT IN CONCRETE
	☒		CONCRETE RIGHT OF WAY MARKER
	LAT.		LATITUDE
	LON.		LONGITUDE
	T.B.M.		TEMPORARY BENCHMARK
	AC.		ACRES
	(REF)		FROM REFERENCE SURVEY
	(MEAS)		MEASURED
	P.O.B.		POINT OF BEGINNING
	P.O.C.		POINT OF COMMENCEMENT
	P.O.T.		POINT OF TERMINATION
	C.M.P.		CORRUGATED METAL PIPE
	R.C.P.		REINFORCED CONCRETE PIPE
	SQ. FT.		SQUARE FEET
	A.G.L.		ABOVE GROUND LEVEL

A	20" PINE
B	12" SWEET BAY
C	8" PINE
D	8" PINE
E	8" PINE
F	6" PINE
G	6" PINE
H	8" PINE
I	10" PINE
J	10" PINE
K	8" PINE
L	10" PINE
M	8" PINE
N	10" PINE
O	8" PINE
P	8" PINE
Q	8" PINE
R	10" PINE
S	8" PINE
T	8" PINE
U	15" RED MAPLE
V	8" PINE
W	9" PINE
X	15" PINE
Y	15" PINE
Z	15" PINE
AA	20" PINE



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

Stanley K. Lerner

STANLEY K. TURNER, P.L.S.; MS. REG. NO. 2968
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE: 05/23/23	DRAWN BY: DAS	JOB NO.	DRAWING NO. 2
SCALE: 1" = 60'	CHECKED BY: SKT	23-0098B	

LINE	BEARING	DISTANCE
L1	N00°16'32"W	100.00
L2	N89°43'28"E	100.00
L3	S00°16'32"E	100.00
L4	S89°43'28"W	100.00
L5	S89°43'28"W	31.31

GRAPHIC SCALE

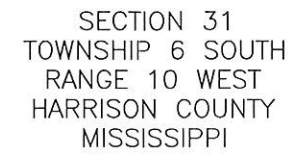
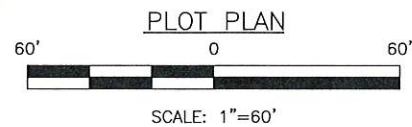


(IN FEET)
1 INCH = 20 FEET

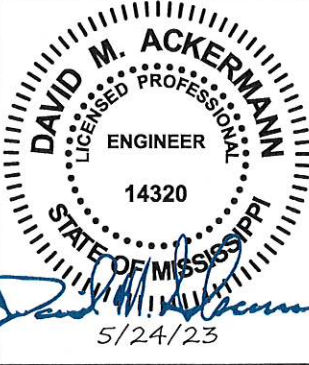
TURNER SURVEYS, LLC

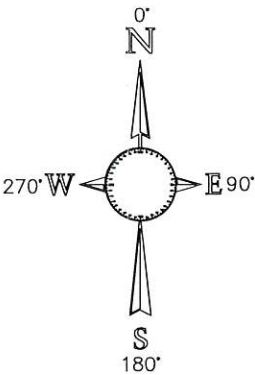
P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

05/23/23	TREE SURVEY	SKT
DATE	DESCRIPTION	REVISED
	REVISIONS	



NOTE:
CONTRACTOR TO TRIM/REMOVE ALL
TREES REQUIRED FOR CONSTRUCTION
OF SITE AND ACCESS TO SITE

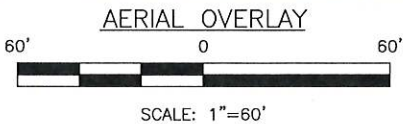
APPLICANT																							
PREPARED FOR																							
ENGINEER	 TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																						
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PROFESSIONAL STAMP																							
SHEET TITLE	PLOT PLAN																						
SHEET NUMBER	SHEET C-1																						



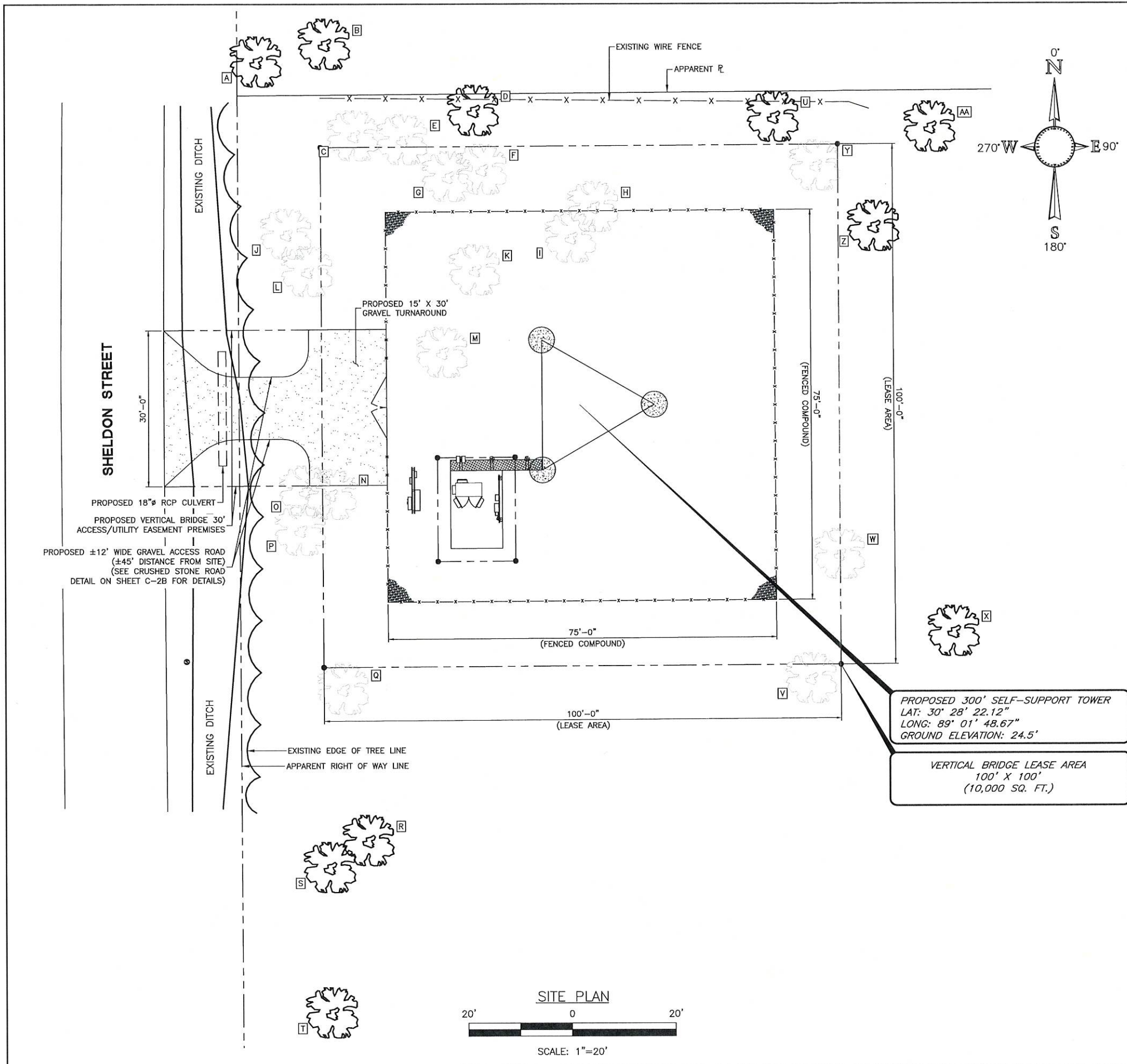
SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

NOTE:
CONTRACTOR TO TRIM/REMOVE ALL
TREES REQUIRED FOR CONSTRUCTION
OF SITE AND ACCESS TO SITE



APPLICANT	T-Mobile®		
PREPARED FOR	verticalbridge		
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011		
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	C	05/24/23	FINAL ISSUE NAS
PROFESSIONAL STAMP	REV	DATE	DESCRIPTION BY
SHEET TITLE	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23		
	AERIAL OVERLAY		
SHEET NUMBER	SHEET C-1A		



TREE SCHEDULE		
A	20" PINE	TO REMAIN
B	12" SWEET BAY	TO REMAIN
C	8" PINE	TO BE REMOVED
D	8" PINE	TO REMAIN
E	8" PINE	TO BE REMOVED
F	6" PINE	TO BE REMOVED
G	6" PINE	TO BE REMOVED
H	8" PINE	TO BE REMOVED
I	10" PINE	TO BE REMOVED
J	10" PINE	TO BE REMOVED
K	8" PINE	TO BE REMOVED
L	10" PINE	TO BE REMOVED
M	8" PINE	TO BE REMOVED
N	10" PINE	TO BE REMOVED
O	8" PINE	TO BE REMOVED
P	8" PINE	TO BE REMOVED
Q	8" PINE	TO BE REMOVED
R	10" PINE	TO REMAIN
S	8" PINE	TO REMAIN
T	8" PINE	TO REMAIN
U	15" RED MAPLE	TO REMAIN
V	8" PINE	TO BE REMOVED
W	9" PINE	TO BE REMOVED
X	15" PINE	TO REMAIN
Y	15" PINE	TO BE REMOVED
Z	15" PINE	TO REMAIN
AA	20" PINE	TO REMAIN

NOTE:
LEASE AREA IS HEAVILY WOODED WITH SMALL PINE TREES. TREES SHOWN ON SURVEY ARE GREATER THAN 8" DIAMETER (MEASURED 3' ABOVE GRADE)

SECTION 31
TOWNSHIP 6 SOUTH
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MISSISSIPPI

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NOTE:
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APPLICANT

T-Mobile®

PREPARED FOR

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

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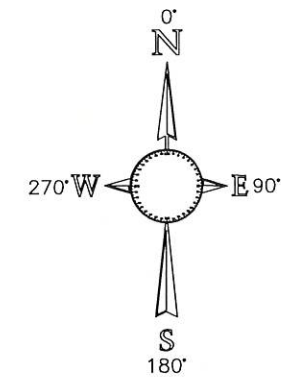
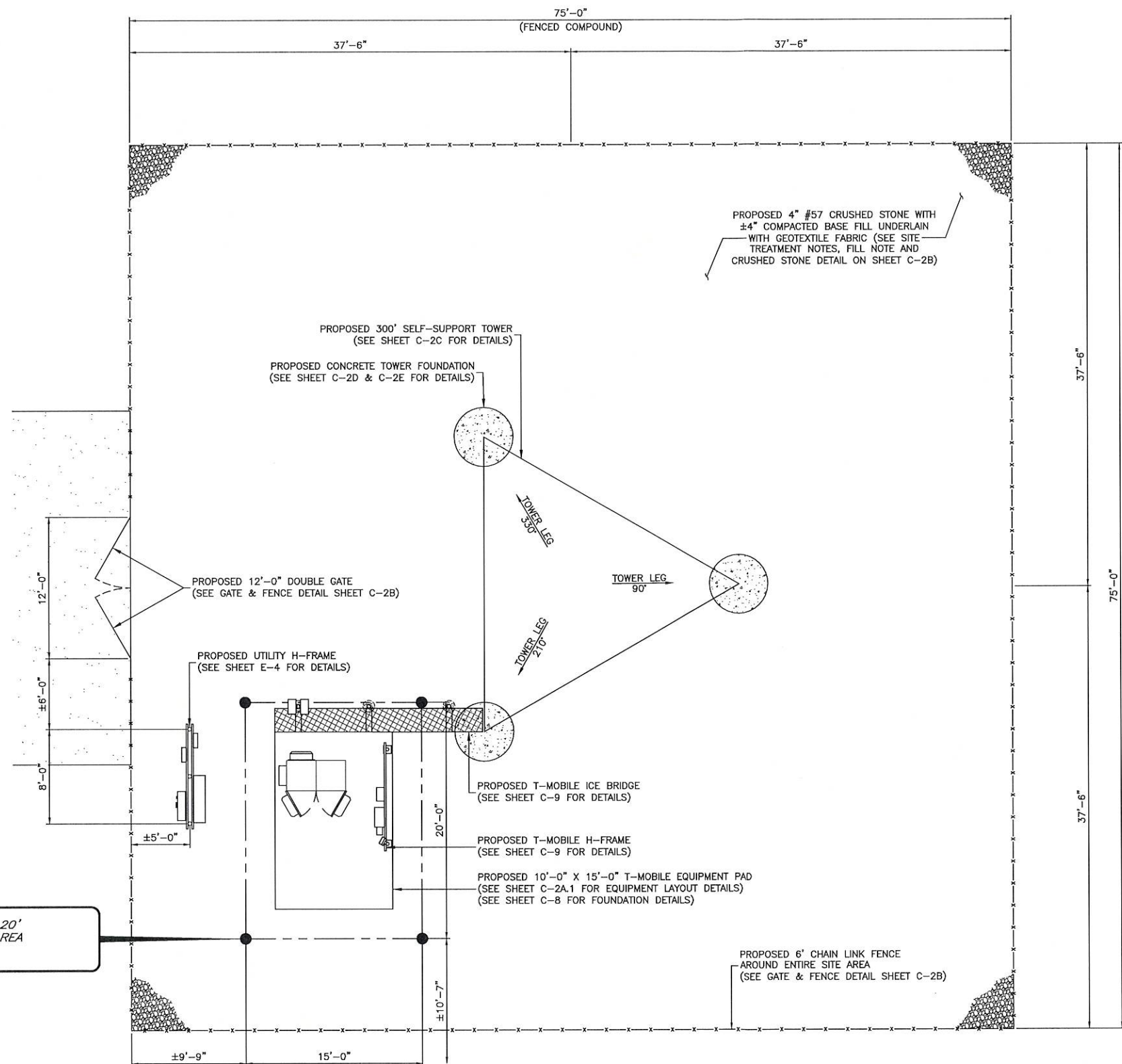
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SHEET TITLE

SITE PLAN

SHEET NUMBER

SHEET
C-2



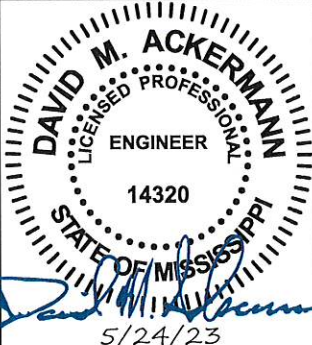
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MISSISSIPPI

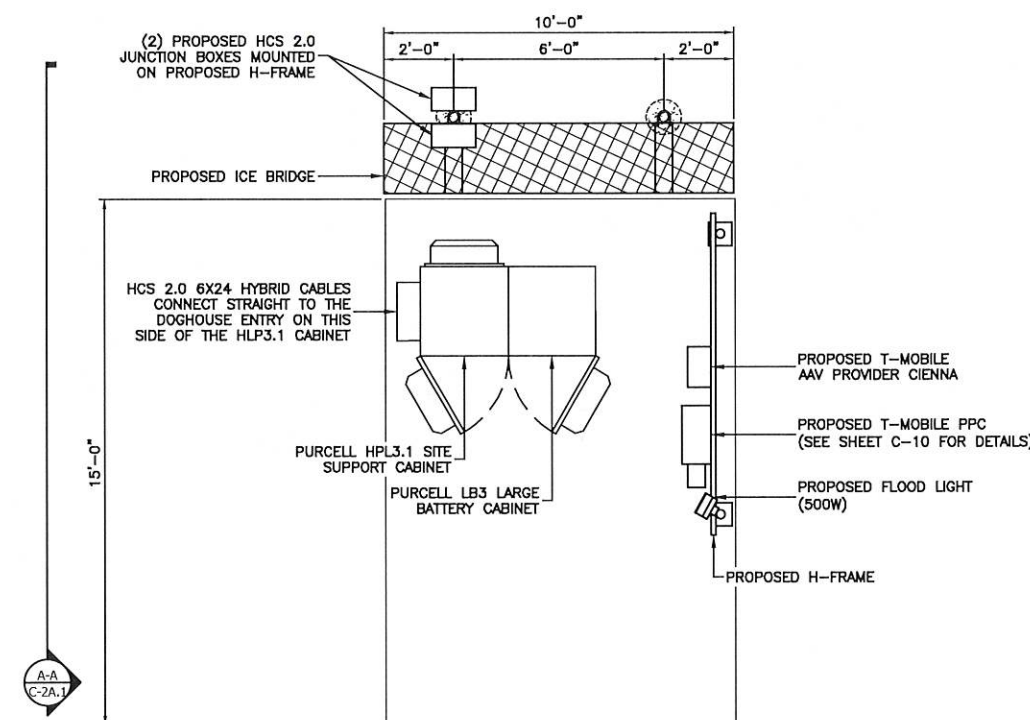
FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

COMPOUND PLAN

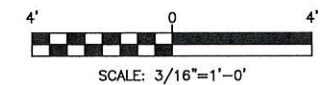
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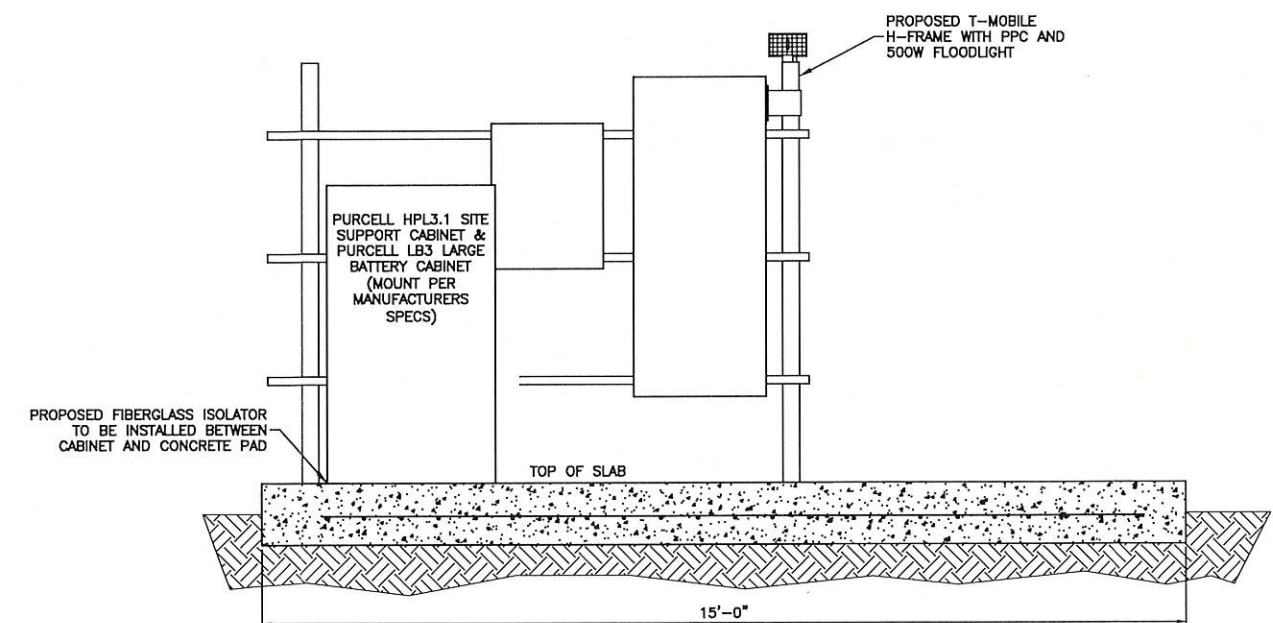
APPLICANT	T-Mobile®																										
PREPARED FOR																											
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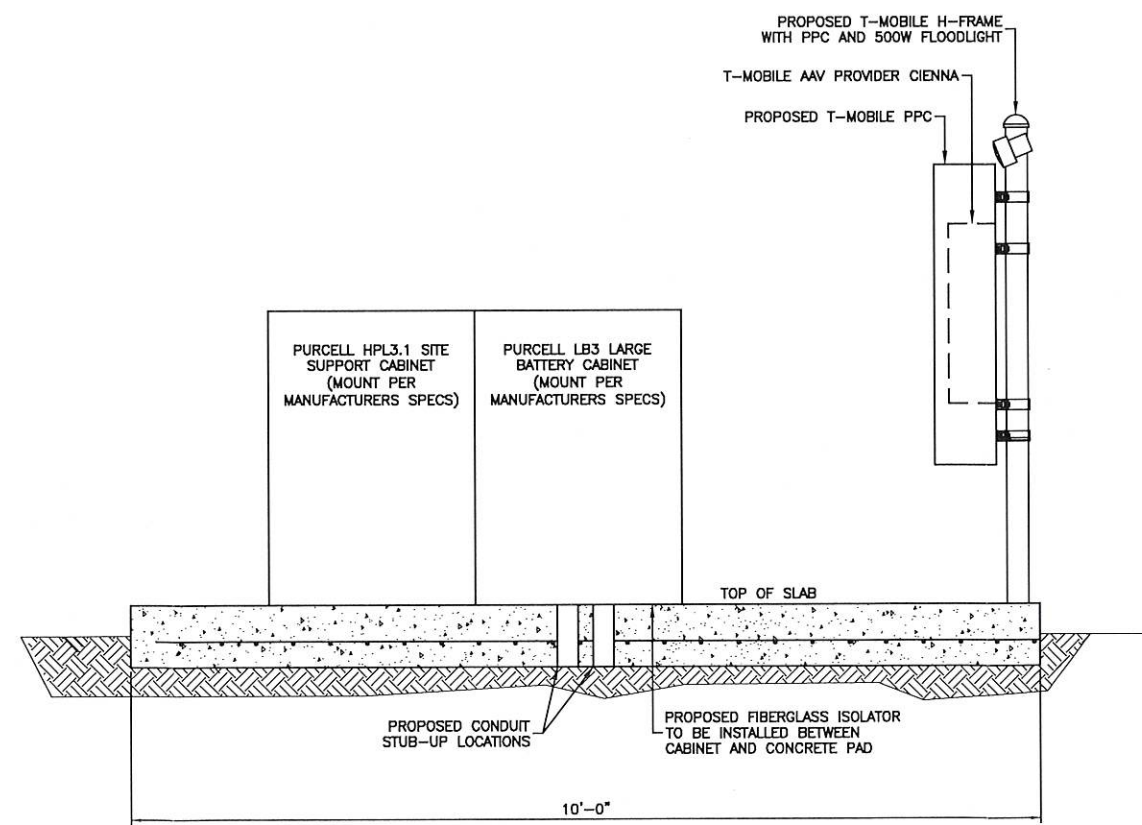
EQUIPMENT FOUNDATION LAYOUT



NOTE:
SEE SHEET E-7 FOR CONDUIT AND WIRING DETAILS.



SECTION A-A
NOT TO SCALE

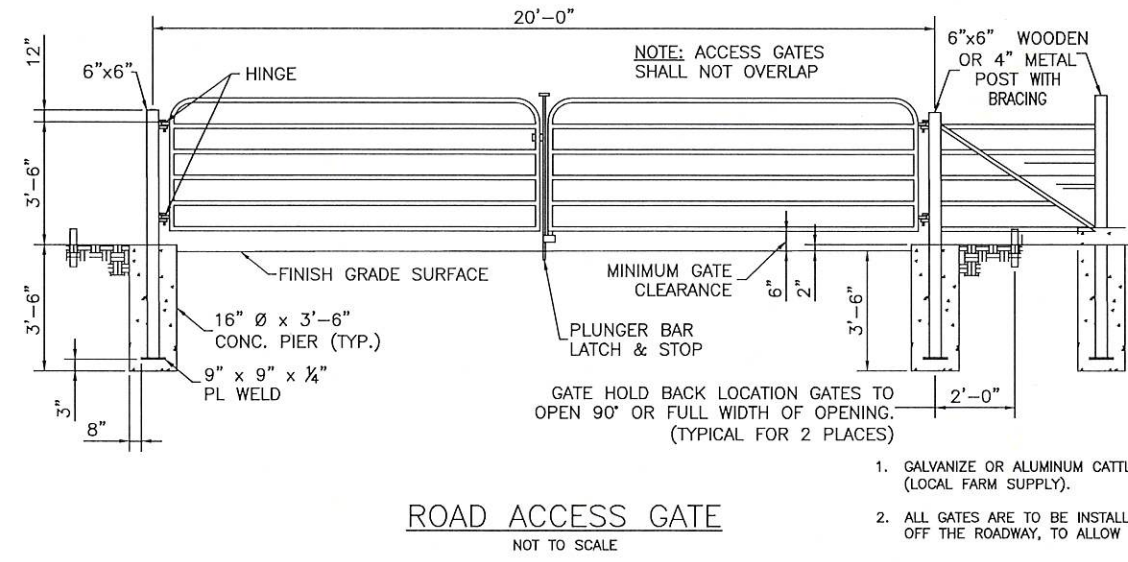
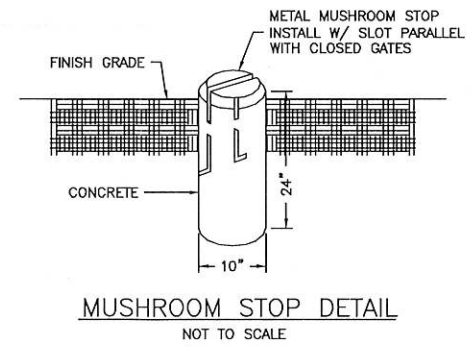
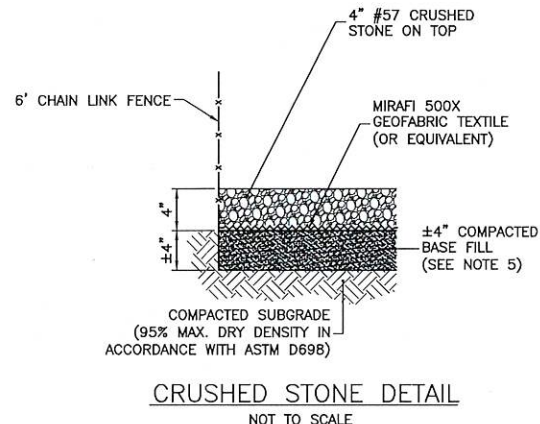
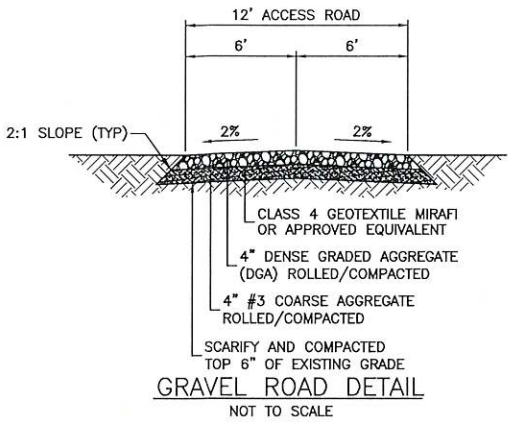


SECTION B-B
NOT TO SCALE

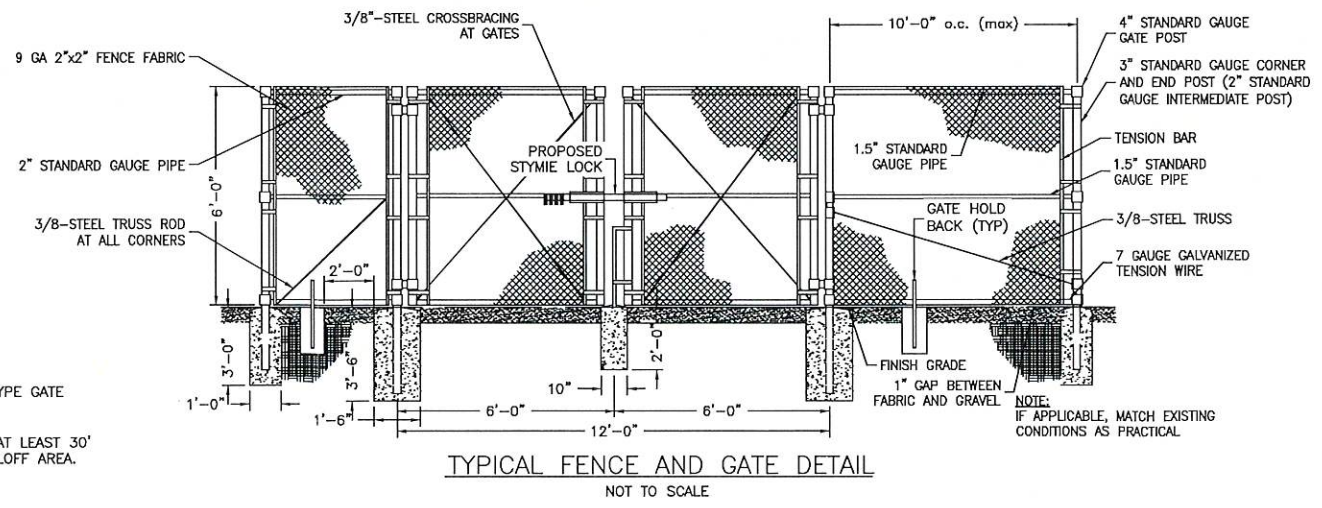
APPLICANT	T-Mobile®																						
PREPARED FOR	verticalbridge																						
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEL PROJECT # 2122-220-1002-011																						
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PROFESSIONAL STAMP																							
SHEET TITLE	T-MOBILE EQUIPMENT PAD PLAN																						
SHEET NUMBER	SHEET C-2A.1																						

GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATION AT SITE.
9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
MAXIMUM SOIL LIFTS:
JUMPING JACK - 3"
CROWS FOOT TRENCH ROLLER - 6"
HOE OPERATED VIBRATORY PLATE - 8"
WHEELED VIBRATORY SOIL COMPACTOR - 12"
*LEFT HEIGHTS MAY NEED TO BE ADJUSTED DEPENDING ON SOIL TYPES AND MOISTURE CONTENT.
17. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS (REFER TO GRADING PLAN).
19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
21. AT&T CONTRACTOR RESPONSIBILITIES:
 - A. ALL WORK IN THE AT&T LEASED AREA EXCEPT POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARC WHICH SHALL BE INSTALLED BY BUILD-TO-SUIT VENDOR.
 - B. INSTALLATION OF WAVEGUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
 - C. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
 - D. AT&T ANTENNAS, RRUS, AND APPURTENANT AT&T EQUIPMENT ON ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.



1. GALVANIZE OR ALUMINUM CATTLE TYPE GATE (LOCAL FARM SUPPLY).
2. ALL GATES ARE TO BE INSTALLED AT LEAST 30' OFF THE ROADWAY, TO ALLOW PULLOFF AREA.



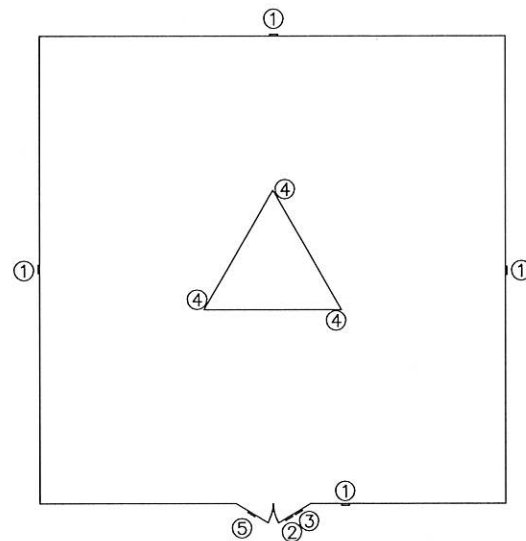
ROAD CONSTRUCTION NOTES:

1. CONTRACTOR TO ADEQUATELY GRUB ALL STONE PLACEMENT AREAS FOR THE FULL LENGTH OF THE ACCESS ROAD INSTALLATION.
2. CONTRACTOR TO PROOF-ROLL THE GRUBBED AREA WITH A WEIGHTED-RUBBER TIRED VEHICLE.
3. CONTRACTOR SHOULD MITIGATE ALL ENCOUNTERED AREAS WHICH CONTAIN WEAK, YIELDING OR PUMPING SOIL MATERIALS.
4. IF LARGE MITIGATION AREAS ARE OBSERVED, THE CONTRACTOR SHOULD CONTACT THE ENGINEER FOR ADDITIONAL ROAD INSTALLATION DETAILS.
5. CONTRACTOR TO REFER TO THE SITE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

SITE TREATMENT NOTES:

1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE SET TO ENSURE POSITIVE DRAINAGE OF WATER AWAY FROM ALL FOUNDATIONS.
4. SEE GEO-TECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. CONTRACTOR TO PLACE BACKFILL AND FILL MATERIAL ON ALL SIDES OF SITE. CONTRACTOR TO REMOVE VEGETATION, BREAK UP SLOPED SURFACED STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE.

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

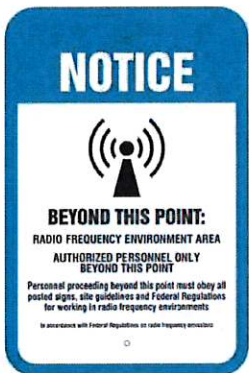


NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS
DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

OVERALL SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



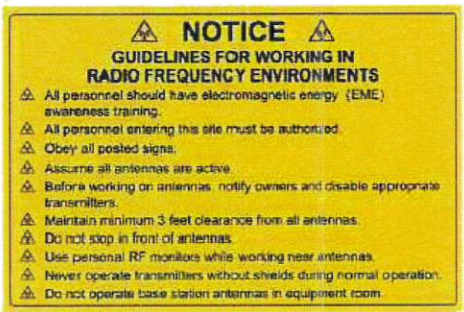
① NO-TRESPASSING SIGN
10"x14" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



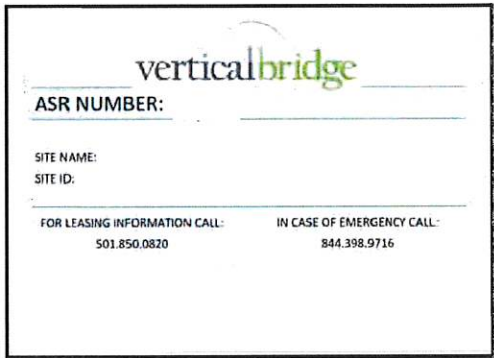
② NOTICE - RF SIGN (BLUE)
8"x12" DIGITAL PRINT MOUNTED
TO 0.40 THICK ALUMINUM



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

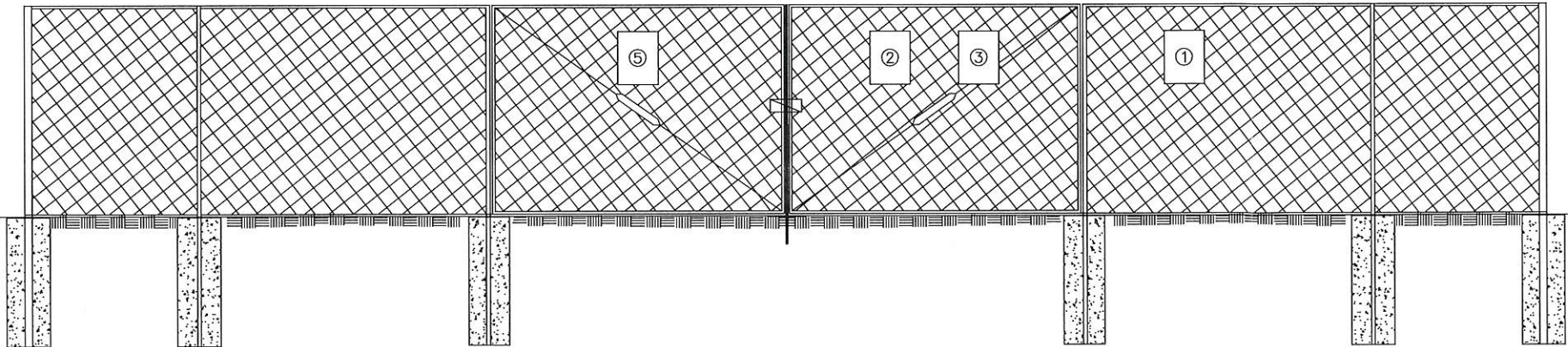


④ WORK GUIDELINES
8"x12"



⑤ VERTICAL BRIDGE SIGN
18"x24"

TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE



SITE SIGNAGE FRONT GATE VIEW
NOT TO SCALE

SIGNAGE NOTES:

1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

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

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REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP

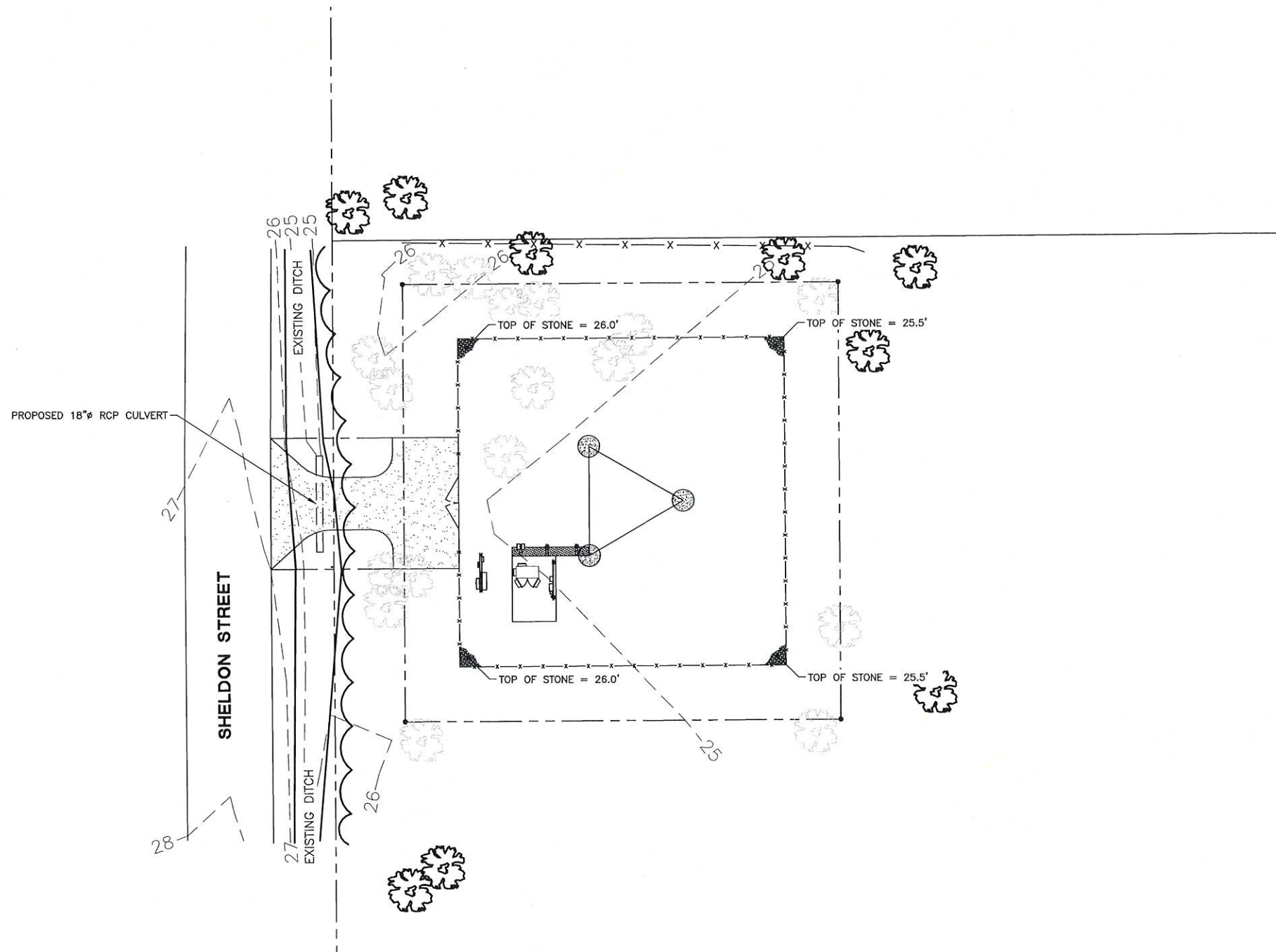
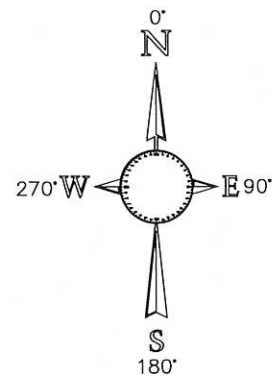


SHEET TITLE

SITE SIGN
DETAILS

SHEET NUMBER

SHEET
C-2B.1



NOTES:

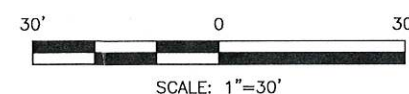
1. CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
2. TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.
3. DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
4. DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
5. DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 13 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.

MAINTENANCE STATEMENT:
EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR.

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

GRADING, EROSION & SEDIMENT CONTROL PLAN



NPDES PERMIT WILL NOT BE REQUIRED DUE TO SITE DEVELOPMENT/DISTURBED AREA IS LESS THAN 1 ACRE.

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

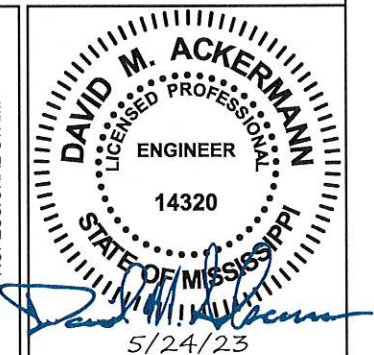
SITE INFORMATION

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

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
D	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

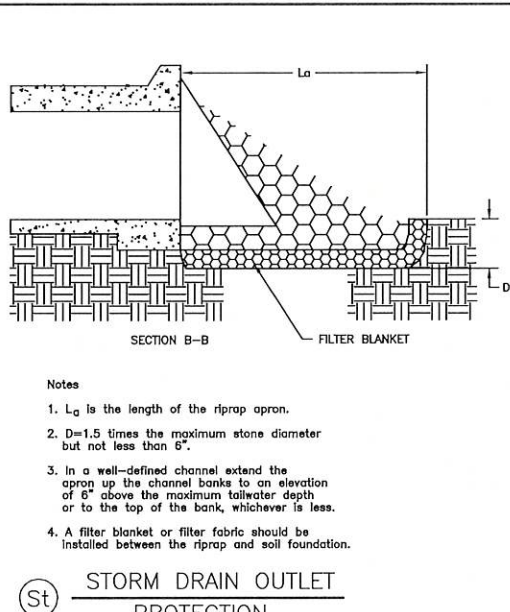
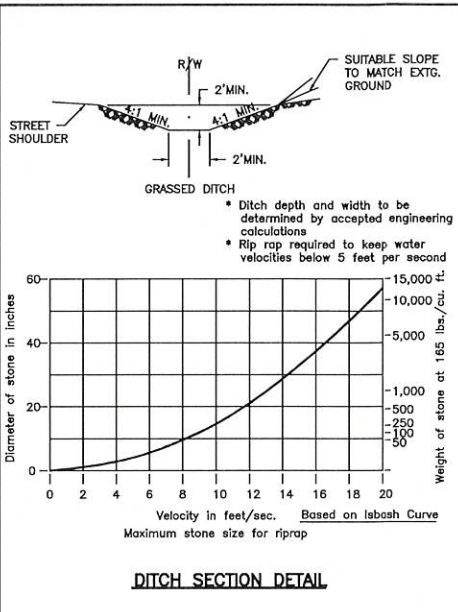
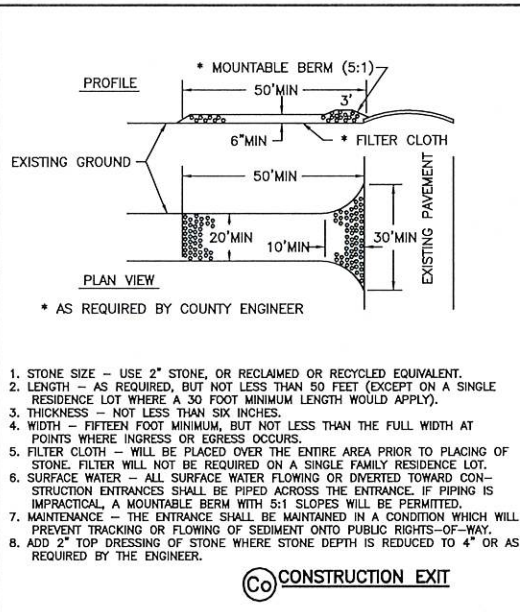
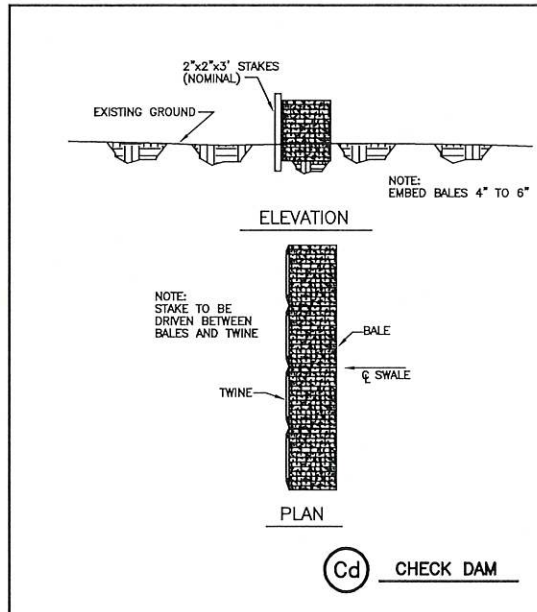


SHEET TITLE

GRADING, EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

SHEET
C-3



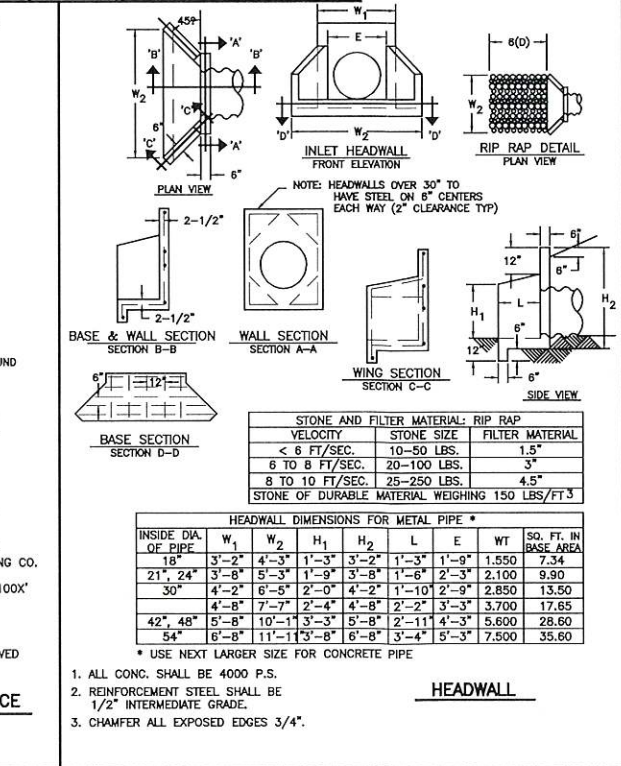
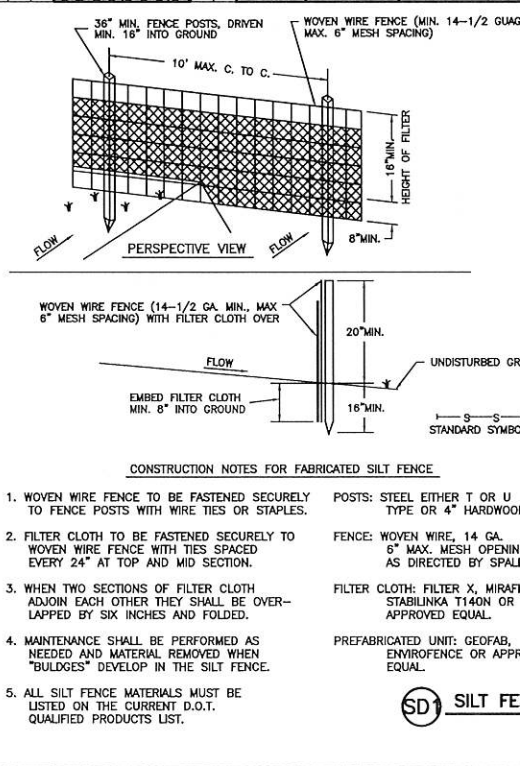
	ACTIVITY SCHEDULE							
	FIRST	SECOND	THIRD	FOURTH	FIFTH	SIXTH	SEVENTH	EIGHTH
SEDIMENT CONTROL								
CLEARING/GRUBBING								
ROUGH GRADING								
EROSION CONTROL								
TEMPORARY VEGETATION								
PERMANENT VEGETATION								
STORM SEWER								
TOWER FOUNDATIONS								
TOWER CONSTRUCTION								
FINE GRADING								
SET EQUIPMENT								
FINAL INSPECTION								
CLEANOUT STORM SEWER								

VEGETATIVE MEASURES					STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION	CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			AN UNDISTURBED NATURAL "GREEN BELT" SEPARATING THE LAND-DISTURBED SITE FROM SURROUNDING PROPERTY AND BORDERING STREAMS. IT SERVES TO REDUCE WATER VELOCITY AND REMOVE SOME SEDIMENT. IT IS ALSO AT TIMES A NOISE OR "VISION POLLUTION" BARRIER.	Sd	SEDIMENT BARRIER			A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOGS, OR LEGUMES ON DISTURBED AREAS.	Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.	St	STORM DRAIN OUTLET PROTECTION			A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Du	DUST CONTROL ON DISTURBED AREAS			CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS AND SIMILAR SITES.	Co	CONSTRUCTION EXIT			A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

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

¹USE A MINIMUM OF 40 LBS. SCARIFIED SEED. REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.

²USE EITHER COMMON SERALA, OR INTERSTATE SERICEA LESPEDEZA.



DEFINITION

A STRIP OF UNDISTURBED, ORIGINAL LAND OR VEGETATION SURROUNDING THE LAND-DISTURBING SITE, OR BORDERING STREAMS.

PURPOSE

TO PROVIDE A BUFFER ZONE SERVING ONE OR MORE OF THE FOLLOWING PURPOSES:

- REDUCE STORM RUNOFF VELOCITIES.
- FILTER SEDIMENT IN RUNOFF WATER.
- ACT AS SCREEN FOR "VISION POLLUTION."
- REDUCE CONSTRUCTION NOISE.
- IMPROVE AESTHETICS ON THE LAND DISTURBED.

CONDITIONS

GENERALLY, A NATURAL STRIP OF VEGETATION SHOULD BE PRESERVED AND, IF NEEDED, SUPPLEMENTED TO FORM THE BUFFER ZONE. REFER TO THE MINIMUM REQUIREMENTS IN ACT 599 (O.C.G.A. 12-7-1, et seq.). WHERE NECESSARY, A BUFFER ZONE MAY BE INSTALLED USING THE VEGETATIVE PRACTICES INCLUDED IN THIS MANUAL.

IN MOST CASES, THE BUFFER ZONE WILL BE INCORPORATED INTO THE PERMANENT VEGETATIVE COVER.

DESIGN CONDITIONS

A WIDTH SHOULD BE SELECTED TO PERMIT THE ZONE TO SERVE THE PURPOSE(S) AS LISTED ABOVE. SUPPLEMENTAL PLANTINGS MAY BE USED TO INCREASE THE EFFECTIVENESS OF THE BUFFER ZONE.

BUFFER ZONE

Bf

SOIL & EROSION CONTROL NOTES

1) THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

2) THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

3) EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

4) ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER IS INSTALLED.

5) CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN REQUIRED BY THE ENGINEER. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

6) THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.

7) FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.

8) ALL CONSTRUCTION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS.

9) A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

10) PROVIDE CONSTRUCTION EXIT AS SHOWN ON PLANS AND MAINTAIN DURING CONSTRUCTION.

11) PROVIDE SILT GATES AT ALL INLETS.

12) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 13 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

13) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.

APPLICANT

PREPARED FOR

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

SHEET TITLE

SHEET NUMBER

REVISIONS

REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
C	05/24/23	FINAL ISSUE	NAS

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

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY

EROSION & SEDIMENT CONTROL DETAILS

SHEET
C-4

T-Mobile

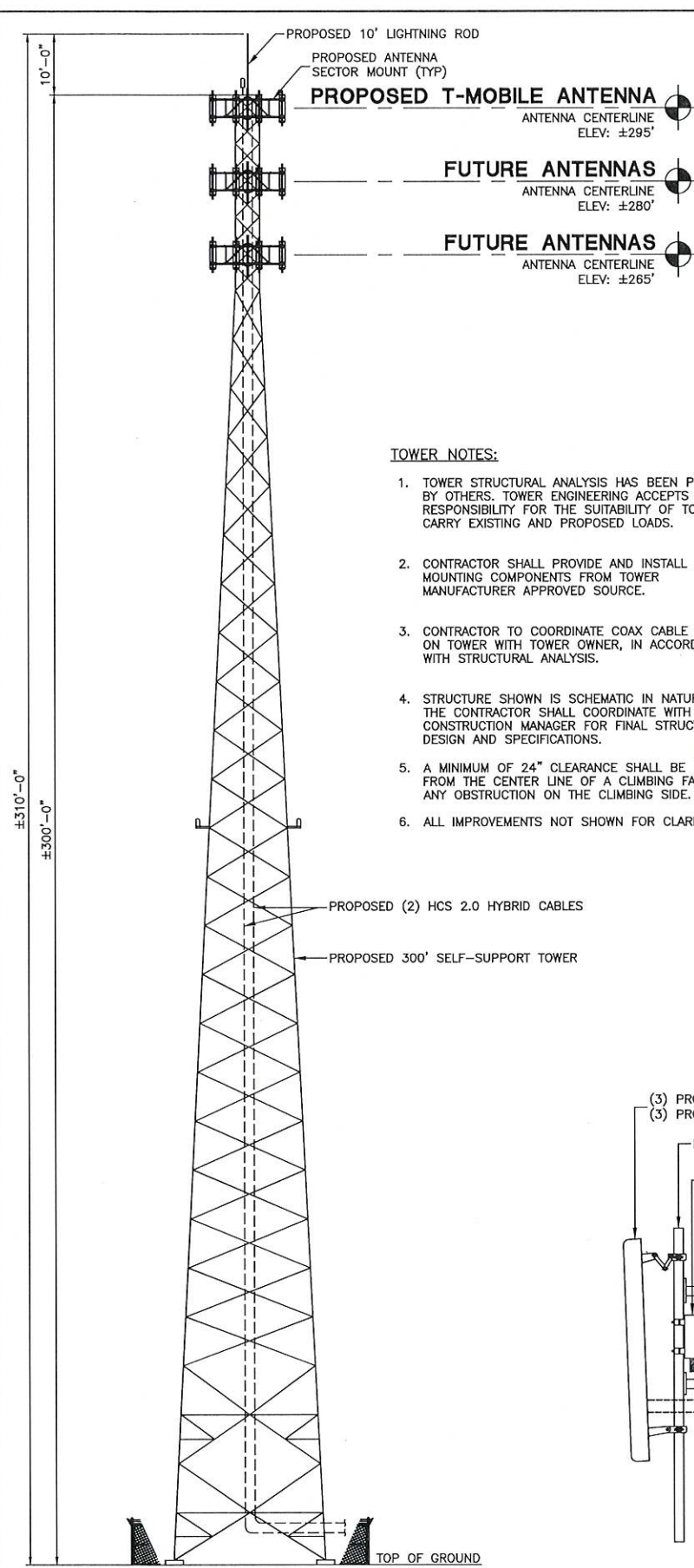
verticalbridge

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

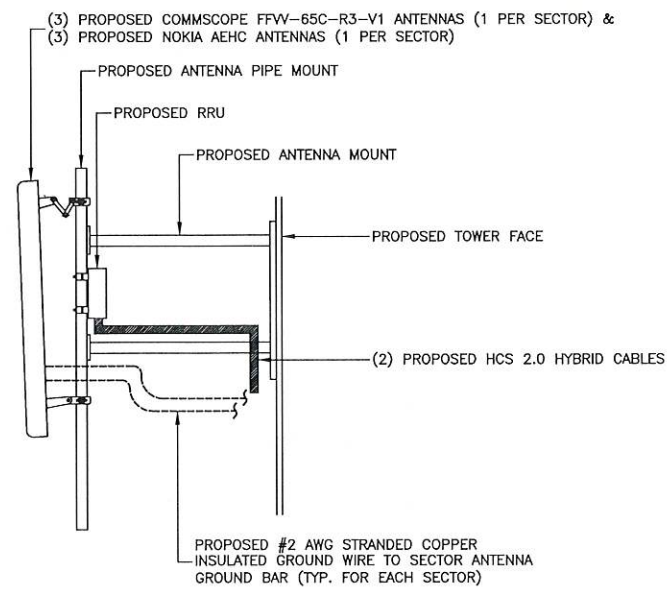
TEI PROJECT # 2122-220-1002-011



TOWER NOTES:

1. TOWER STRUCTURAL ANALYSIS HAS BEEN PERFORMED BY OTHERS. TOWER ENGINEERING ACCEPTS NO RESPONSIBILITY FOR THE SUITABILITY OF TOWER TO CARRY EXISTING AND PROPOSED LOADS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL ANTENNA MOUNTING COMPONENTS FROM TOWER MANUFACTURER APPROVED SOURCE.
3. CONTRACTOR TO COORDINATE COAX CABLE LOCATION ON TOWER WITH TOWER OWNER, IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
4. STRUCTURE SHOWN IS SCHEMATIC IN NATURE ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER FOR FINAL STRUCTURE DESIGN AND SPECIFICATIONS.
5. A MINIMUM OF 24" CLEARANCE SHALL BE PROVIDED FROM THE CENTER LINE OF A CLIMBING FACILITY TO ANY OBSTRUCTION ON THE CLIMBING SIDE.
6. ALL IMPROVEMENTS NOT SHOWN FOR CLARITY

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



ANTENNA MOUNTING DETAIL
NOT TO SCALE

FINAL ANTENNA SCHEDULE					
ANTENNA SECTOR	ANTENNA MODEL	ANTENNA AZIMUTH	RRH MODEL	TOWER TOP COVP MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	COMMSCOPE FFV-65C-R3-V1 (P)	0°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)	(2) HCS 2.0 BREAKOUT (P)	(2) HCS 2.0 HYBRID CABLES (P)
ALPHA	NOKIA AEHC (P)	0°	--		
BETA	COMMSCOPE FFV-65C-R3-V1 (P)	120°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
BETA	NOKIA AEHC (P)	120°	--		
GAMMA	COMMSCOPE FFV-65C-R3-V1 (P)	240°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
GAMMA	NOKIA AEHC (P)	240°	--		

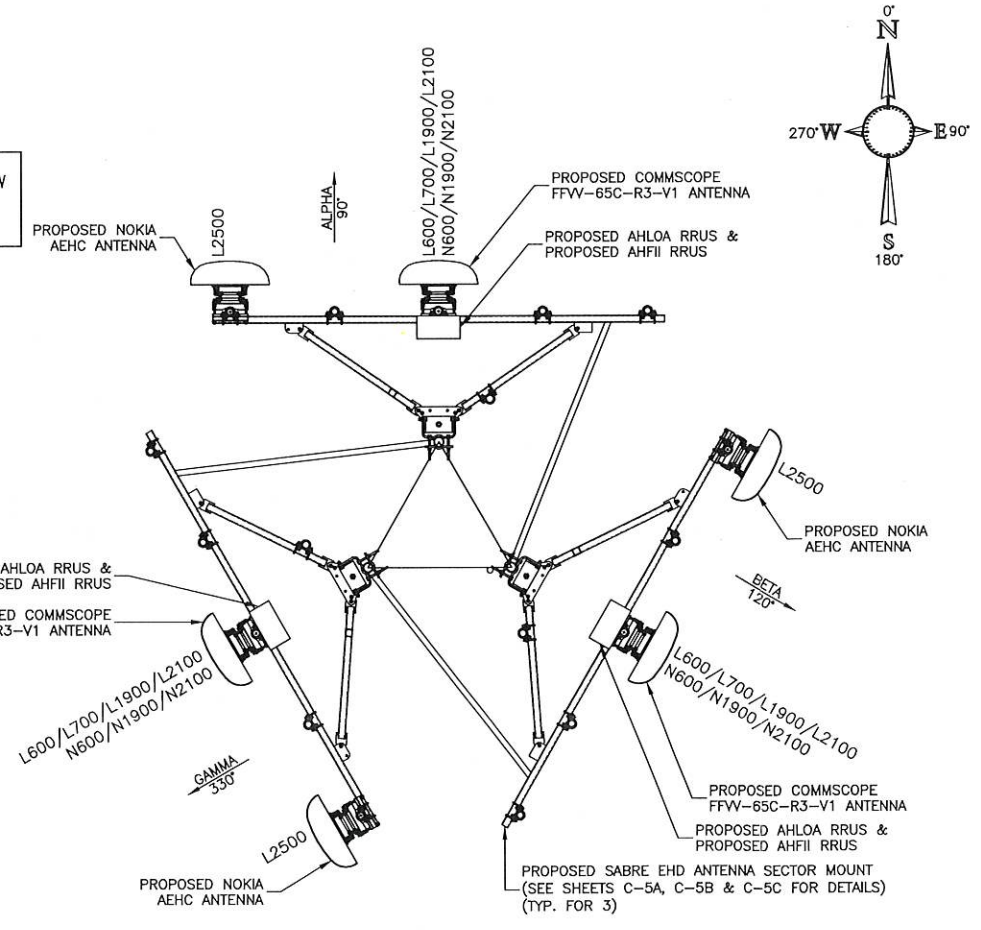
(P) PROPOSED
(E) EXISTING

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

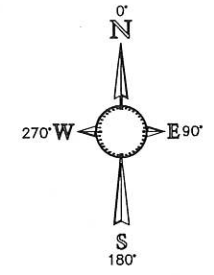
ALL ANTENNA/EQUIPMENT PLACEMENT ON/WITHIN THE MOUNT MUST BE FIELD VERIFIED/APPROVED BY T-MOBILE CM

TOWER STRUCTURAL ANALYSIS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

JUMPERS TO BE INSTALLED PER RF PLUMBING DIAGRAM



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



APPLICANT	T-Mobile®																		
PREPARED FOR	verticalbridge																		
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																		
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																		
DESIGN RECORD	REVISIONS <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>A</td> <td>12/01/22</td> <td>PRELIMINARY ISSUE</td> <td>NAS</td> </tr> <tr> <td>B</td> <td>12/09/22</td> <td>REVISED PRELIMINARY ISSUE</td> <td>MDL</td> </tr> <tr> <td>C</td> <td>05/24/23</td> <td>FINAL ISSUE</td> <td>NAS</td> </tr> </table>			REV	DATE	DESCRIPTION	BY	A	12/01/22	PRELIMINARY ISSUE	NAS	B	12/09/22	REVISED PRELIMINARY ISSUE	MDL	C	05/24/23	FINAL ISSUE	NAS
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C	05/24/23	FINAL ISSUE	NAS																
PROFESSIONAL STAMP																			
SHEET TITLE	TOWER ELEVATION & ANTENNA ORIENTATION PLAN																		
SHEET NUMBER	SHEET C-5																		

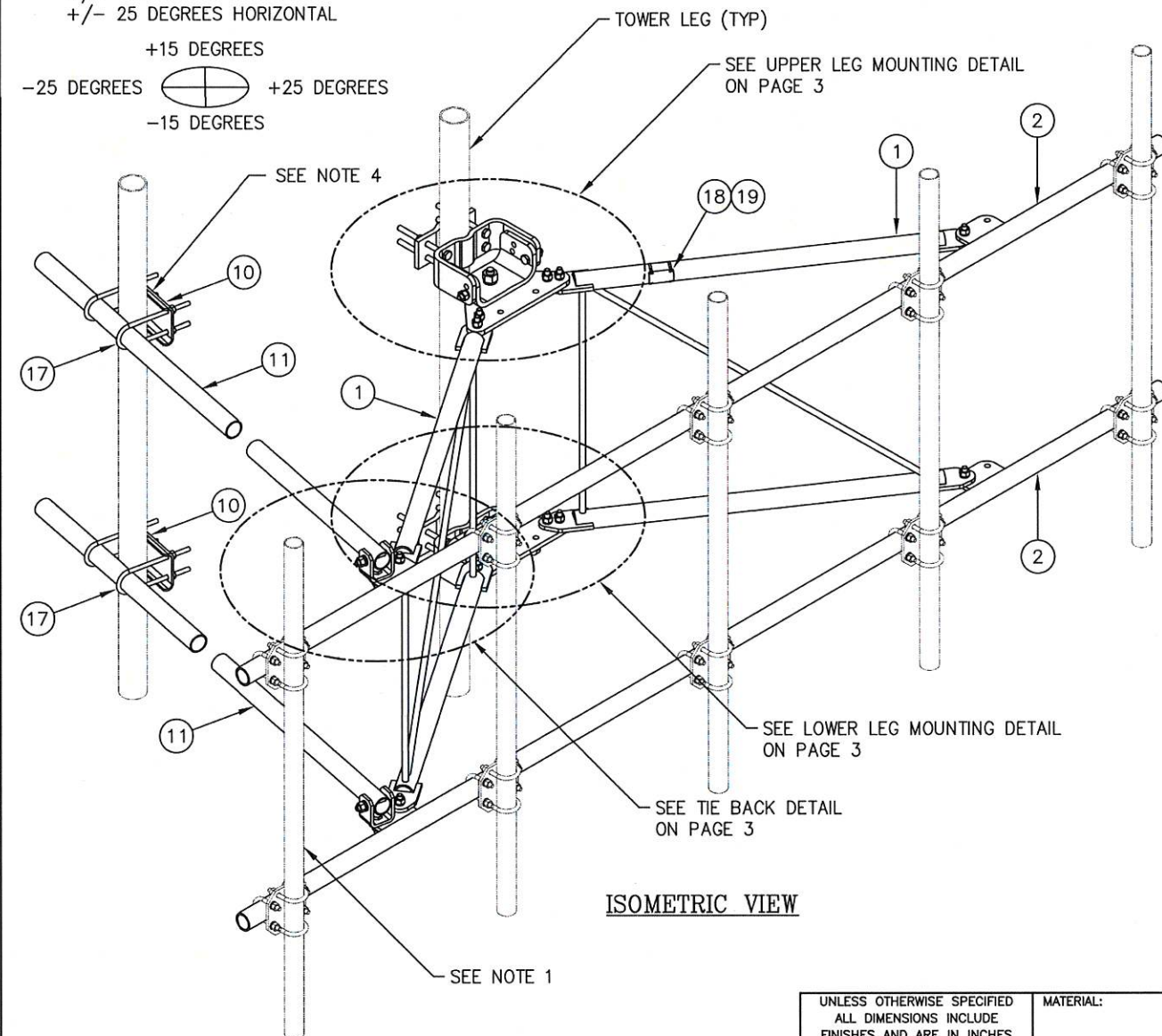
TOWER ELEVATION SAME FROM ALL SIDES
(NORTH, SOUTH, EAST, WEST)
NOT TO SCALE

+/- 15 DEGREES VERTICAL
+/- 25 DEGREES HORIZONTAL

+15 DEGREES

-25 DEGREES +25 DEGREES

-15 DEGREES



1. MOUNTING PIPES & CROSSOVER PLATE KITS MUST BE PURCHASED SEPARATELY.
2. QUANTITIES SHOWN IN LISTS OF MATERIAL ARE FOR ONE (1) V-BOOM ONLY.
3. THIS V-BOOM WILL MOUNT TO THE FOLLOWING: 1 1/2" Ø TO 5 9/16" Ø ROUND LEG.
4. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED ABOVE IN THE TIEBACK ANGLE RANGE DETAIL UNLESS APPROVED BY THE ENGINEER OF RECORD.

[illegible]

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		SIZE	DRAWING NO.		REV
DATE	02/29/16	B	C10857007C		0
DRAWN BY	WRF			SCALE	PAGE
CHECKED BY	KLE			None	1 OF 3

C10857007C 12' EHD V-BOOM ASSEMBLY W/TIEBACKS				
ITEM	QTY.	PART NO.	DESCRIPTION	WEIGHT
1.	2	CW01222	WELDMENT, STANDOFF ARM	126
2.	2	CW01223	WELDMENT, FACE PIPE	147
3.	2	CS03109	PLATE, ROTATING	34
4.	1	CS03110	PLATE, PIVOTING (UPPER)	16
5.	1	CS03111	PLATE, LEG CLAMP (UPPER)	17
6.	1	CS03112	PLATE, PIVOTING (LOWER)	14
7.	1	CS03113	PLATE, LEG CLAMP (LOWER)	17
8.	2	CS03114	PLATE, LEG CLAMP (BACK)	14
9.	2	CS00098	PLATE, TIE BACK SWIVEL	5
10.	2	CS03285	PLATE, TIE BACK CLAMP	9
11.	2	CS03333	PIPE, TIE BACK	76
12.	2	C40026073	BOLT ASSEMBLY, 1 ϕ X 3 A325	4
13.	8	C40140004	BOLT ASSEMBLY, 5/8 ϕ X 8 A307	13
14.	2	C40026033	BOLT ASSEMBLY, 5/8 ϕ X 4 1/2 A325	2
15.	12	C40026025	BOLT ASSEMBLY, 5/8 ϕ X 2 1/2 A325	6
16.	6	C40026024	BOLT ASSEMBLY, 5/8 ϕ X 2 1/4 A325	3
17.	4	C40034183	U-BOLT ASSEMBLY, 1/2 ϕ X 2 9/16 C-C	6
18.	1	Z30992017	MOUNT CLASSIFICATION TAG C10857007C	1
19.	2	C40062103	STAINLESS STEEL SELF-LOCKING CABLE TIE	1
			TOTAL WEIGHT	511

CK00386 INCLUDES ITEMS 1, 3, 4, 5, 6, 7, 12 & 15 (8 QTY)
CK00392 INCLUDES ITEMS 2, 8, 9, 10, 11, 13, 14, 15 (4 QTY), 16, 17, 18 & 19

T-Mobile®



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TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

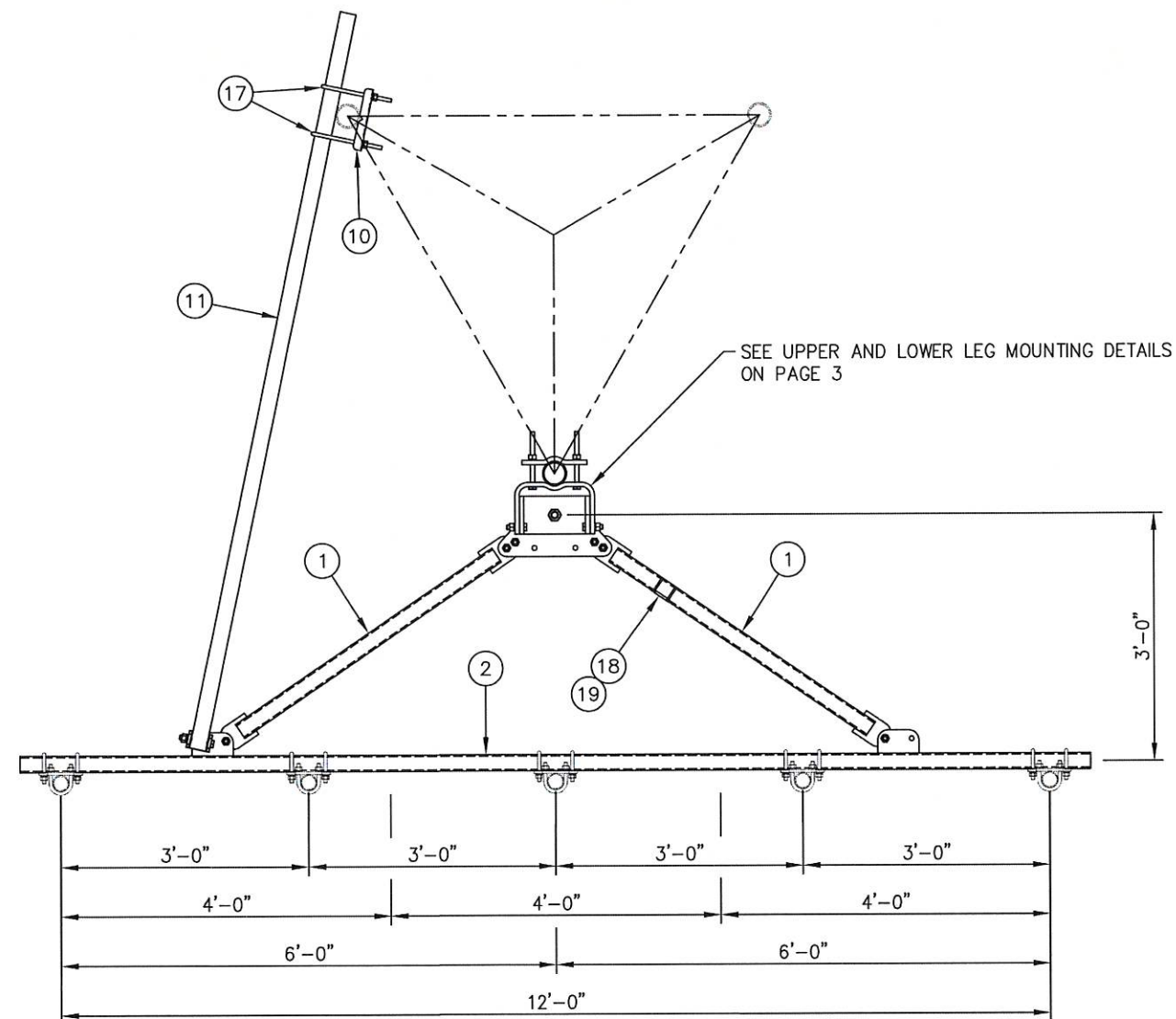
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

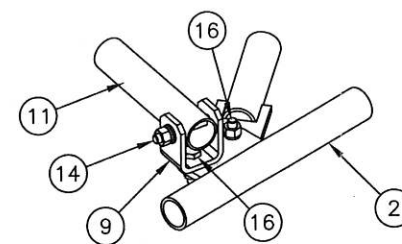
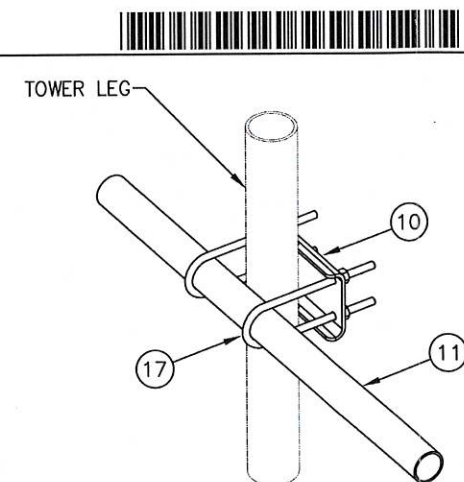
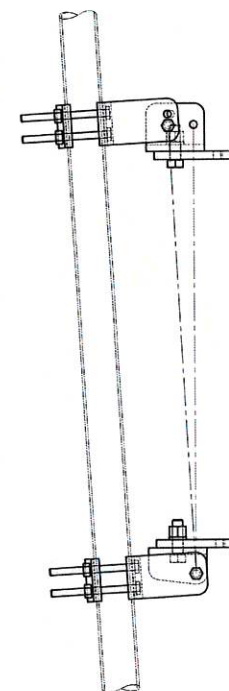
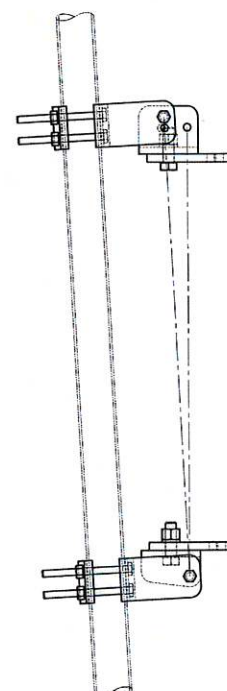
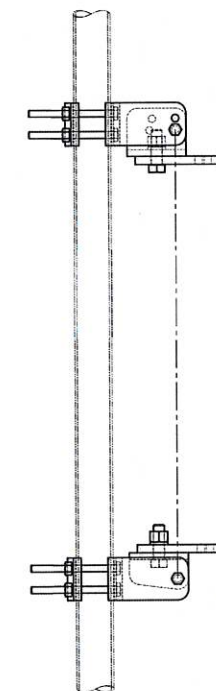
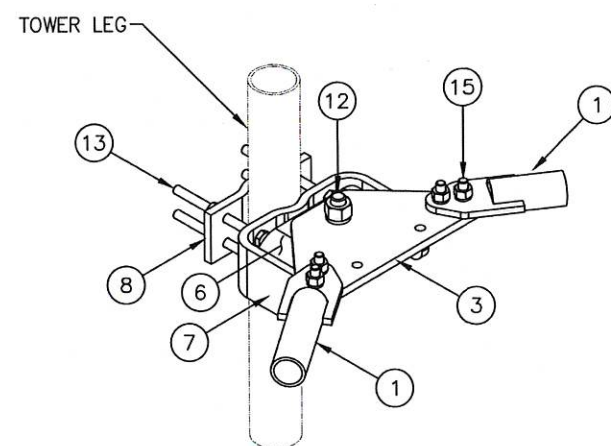
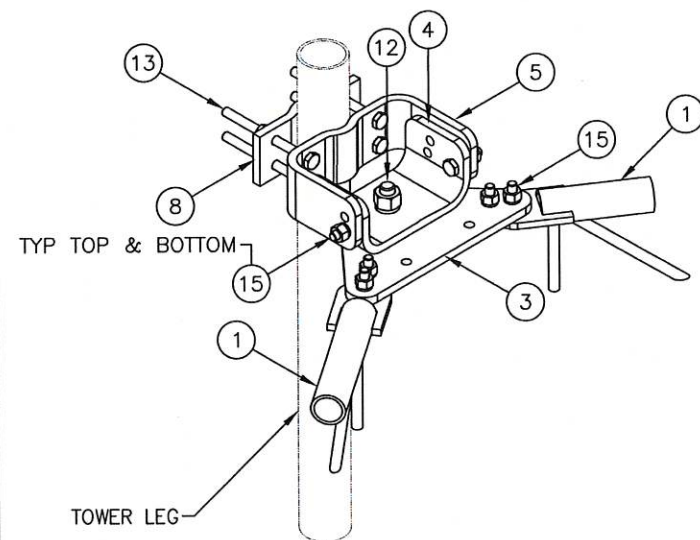
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B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
O	05/24/23	FINAL ISSUE	NAS
REV	DATE	DESCRIPTION	BY

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

SHEET
C-5A



SIDE VIEW



-----PIVOTING OPTIONS-----

[illegible]

Sabre Industries™
Towers and Poles

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

		SIZE B	DRAWING NO.		REV
DATE	02/29/16		C10857007C		0
DRAWN BY	WRF				
CHECKED BY	KLE			SCALE None	PAGE 3 OF 3

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.



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SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

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B	12/09/22	REVISED PRELIMINARY ISSUE	MD
0	05/24/23	FINAL ISSUE	NA
REV	DATE	DESCRIPTION	B

PROFESSIONAL STAMP

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

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SHEET
C-5C

FFVW-65C-R3-V1



8-port sector antenna, 4x 617-894 and 4x 1695-2690 MHz, 65° HPBW, 3x RET

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Effective Projective Area (EPA), frontal	0.99 m² 10.656 ft²
Effective Projective Area (EPA), lateral	0.33 m² 3.552 ft²
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Performance Note	Outdoor usage
Radome Material	Fiberglass, UV resistant
Radiator Material	Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	4
RF Connector Quantity, total	8

Remote Electrical Tilt (RET) Information, General

RET Interface	8 pin DIN Female 8 pin DIN Male
RET Interface, quantity	1 female 1 male

Dimensions

Width	640 mm 25.197 in
Depth	235 mm 9.252 in

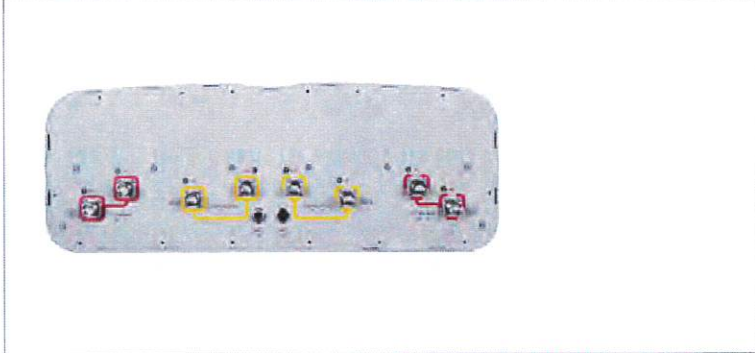
FFVW-65C-R3-V1

Length 2437 mm | 95.945 in

Array Layout

Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	617-894	1-2	1	ANxxxxxxxxxxxxx1
R2	617-894	3-4		
Y1	1695-2690	5-6	2	ANxxxxxxxxxxxxx2
Y2	1695-2690	7-8	3	ANxxxxxxxxxxxxx3

Port Configuration



Electrical Specifications

Impedance 50 ohm

FFVW-65C-R3-V1

Operating Frequency Band	1695 – 2690 MHz 617 – 894 MHz
Polarization	±45°
Total Input Power, maximum	900 W @ 50 °C
Remote Electrical Tilt (RET) Information, Electrical	
Protocol	3GPP/AISG 2.0 (Single RET)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	10 W
Input Voltage	10-30 Vdc
Internal RET	High band (2) Low band (1)

Electrical Specifications

Frequency Band, MHz	617-698	698-894	1695-1880	1850-1990	1920-2200	2300-2500	2500-2690
Gain, dBi	16	16.3	17.6	18	18.6	18.5	18.6
Beamwidth, Horizontal, degrees	65	63	68	65	61	57	61
Beamwidth, Vertical, degrees	10.2	8.5	5.6	5.4	5.1	4.4	4.1
Beam Tilt, degrees	2-13	2-13	2-12	2-12	2-12	2-12	2-12
USLS (First Lobe), dB	17	19	19	20	22	19	18
Front-to-Back Ratio at 180°, dB	30	33	34	38	36	31	32
Isolation, Cross Polarization, dB	25	25	25	25	25	25	25
Isolation, Inter-band, dB	28	28	28	28	28	28	28
VSWR Return loss, dB	1:1140	1:1140	1:1140	1:1110	1:1140	1:1140	1:1140
PIM, 3rd Order, 2 x 20 W, dBc	-150	-153	-153	-153	-153	-153	-153
Input Power per Port at 50°C, maximum, watts	250	250	200	200	200	200	200

Electrical Specifications, BASTA

Frequency Band, MHz	617-698	698-894	1695-1880	1850-1990	1920-2200	2300-2500	2500-2690
Gain by all Beam Tilts, average, dBi	15.5	15.8	17.3	17.7	18.2	18.2	18.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.6	±0.3	±0.4	±0.6	±0.4	±0.5
Gain by Beam Tilt, average, dBi	2°:15.4 7°:15.7 13°:15.6	2°:15.7 7°:16.0 13°:15.6	2°:17.2 7°:17.4 12°:17.3	2°:17.7 7°:17.8 12°:17.6	2°:18.0 7°:18.3 12°:18.2	2°:18.1 7°:18.5 12°:18.1	2°:18.1 7°:18.6 12°:18.0

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SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

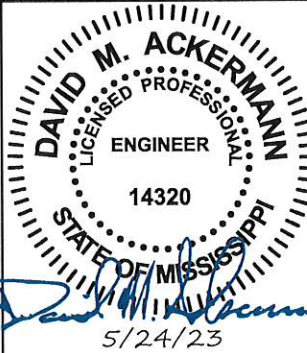
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

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RANGE 10 WEST

HARRISON COUNTY

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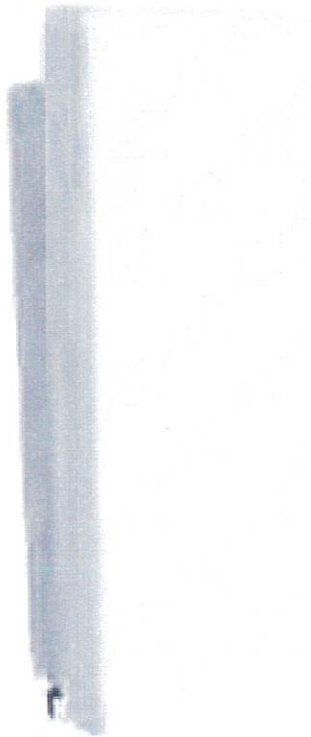
ANTENNA
SPECIFICATIONS

SHEET
C-6

AEHC AirScale MAA 64T64R 192AE n41 240W

Preliminary Technical datasheet

Specification	3GPP/ FCC compliant, TDD
Frequency range	2495 - 2690 MHz
Max. supported modulation	256 QAM
Number of TX/RX paths	64T / 64R
MIMO streams	16
Instantaneous bandwidth IBW	194 MHz
Occupied bandwidth OBW	194 MHz
Total average EIRP	79.3 dBm
Max. output power per TRX	3.75 W / TRX (240 W total)
Antenna configuration	12 rows, 8 columns, 2 (±45° X-polarized)
Max. Antenna gain	25.5dBi
Horizontal beamwidth	15° (boresight)
Vertical beamwidth	6° (boresight)
Horizontal coverage angle	±45° (3 dB), ±60° (5 dB)
Vertical steering angle	±6°
Dimensions	TBD; 900 mm (H) x 560 mm (W) x 210 mm (D)
Volume / Windward area	TBD; <110 L / <0.6m²
Weight	<45kg (without mounting brackets)
Supply voltage / Connector type	DC -40.5 V ... -57 V / 2 pole connector
Power consumption	900 W typical (75% DL duty cycle, 30% RF load) 1300 W max. (75% DL duty cycle, 100% RF load)



Optical ports	4 x SFP28, 10/25GE eCPRI (with R2CT)
Other interfaces / Connector type	Control AISG RF monitor port / SMA Female External Alarms / HDR26 status LED
Operational temperature range	-40 °C ... +55 °C
Cooling	Natural convection cooling
Ingress protection class	IP65
Installation options	Pole / Wall, ± 5° vertical adjustment
Surge protection	Class II 20 kA

NOKIA

APPLICANT

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SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
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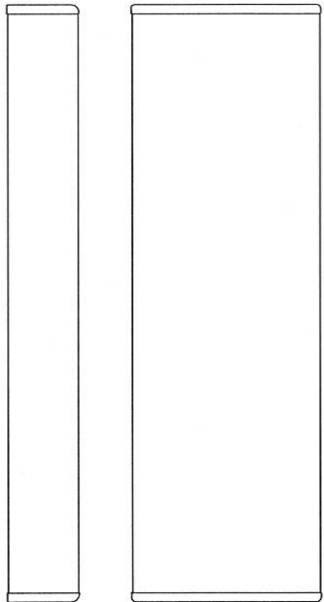


SHEET TITLE

ANTENNA
SPECIFICATIONS

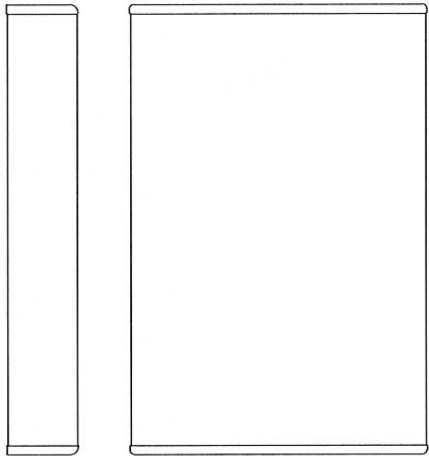
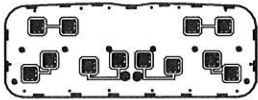
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SHEET
C-6A



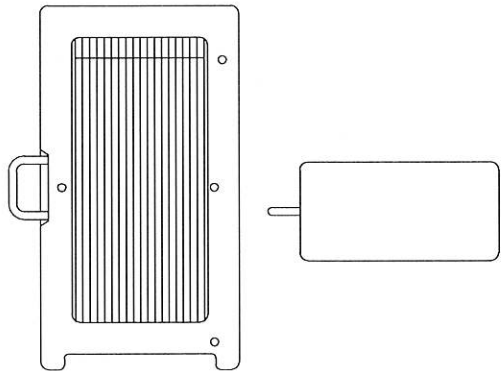
COMMSCOPE - FFVV-65C-R3-V1
WEIGHT (WITHOUT MOUNTING HARDWARE): 124.56 LBS
SIZE (HxWxD): 95.95x25.20x9.25 IN.
RATED WIND VELOCITY: 150.0 MPH

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



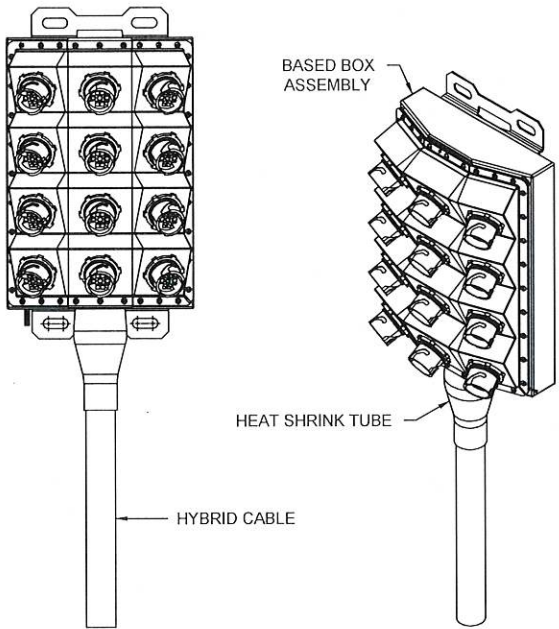
NOKIA - AEHC
WEIGHT (WITHOUT MOUNTING HARDWARE): 99.2 LBS
SIZE (HxWxD): 35.4x22.8x8.3 IN.

NOKIA — AEHC
NOT TO SCALE



NOKIA - AHLOA
WEIGHT (FULLY EQUIPPED): 83.8 LBS
SIZE (HxWxD): 22.1x12.1x7.4 IN.
CONNECTOR TYPE: 4.3-1 FEMALE

NOKIA — AHLOA
NOT TO SCALE



COMMSCOPE - HCS 2.0 PART 1 PENDANT
WEIGHT (WITHOUT MOUNTING HARDWARE): 23.5 LBS.
SIZE (HxWxD): 14.0x16.0x8.0 IN.

COMMSCOPE — HCS 2.0
NOT TO SCALE

APPLICANT

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

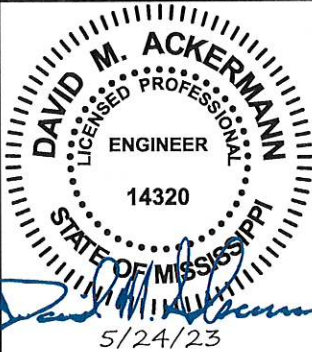
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

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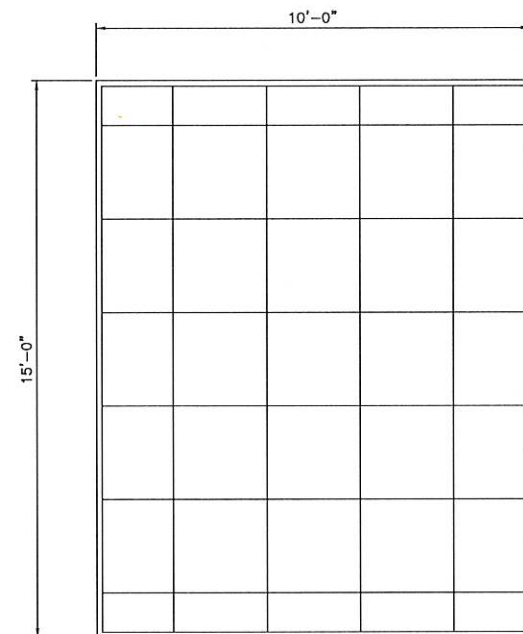


SHEET TITLE

**RADIO & ANTENNA
DETAILS**

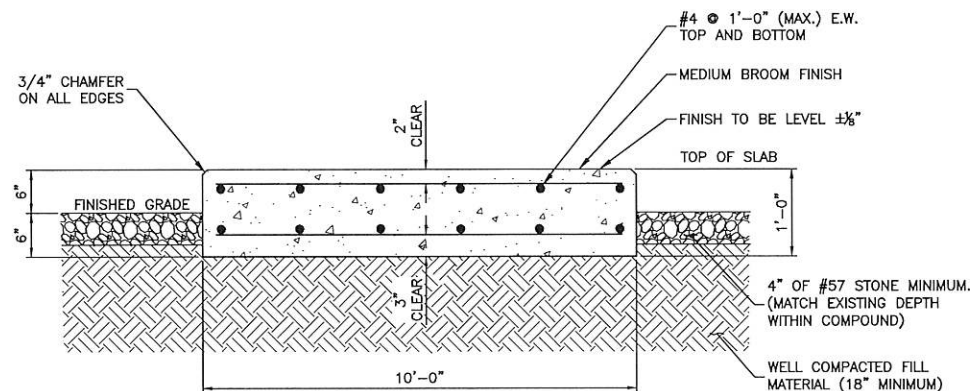
SHEET NUMBER

SHEET
C-7



EQUIPMENT FOUNDATION — PLAN VIEW
NOT TO SCALE

NOTE:
REFER TO THE SITE PLAN ON SHEET
C-1 FOR EQUIPMENT FOUNDATION
LOCATION AND ORIENTATION.



EQUIPMENT FOUNDATION SECTION A-A
NOT TO SCALE

GENERAL

- FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- EXCAVATE A MINIMUM 18" BELOW EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

MATERIALS

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
- REINFORCING BARS SHALL CONFORM TO THE LATEST REVISION OF ASTM-A615 GRADE 60 SPECIFICATIONS AND BE DETAILED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318.
- CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" X 45° CHAMFER, UNLESS OTHERWISE NOTED.
- CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY CONSTRUCTION MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED.

ELECTRICAL

- CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDOR'S SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

TOLERANCES

- TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION REQUIRED.

APPLICANT

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

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SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

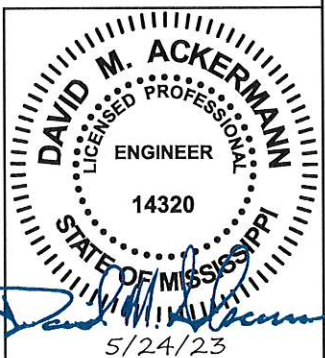
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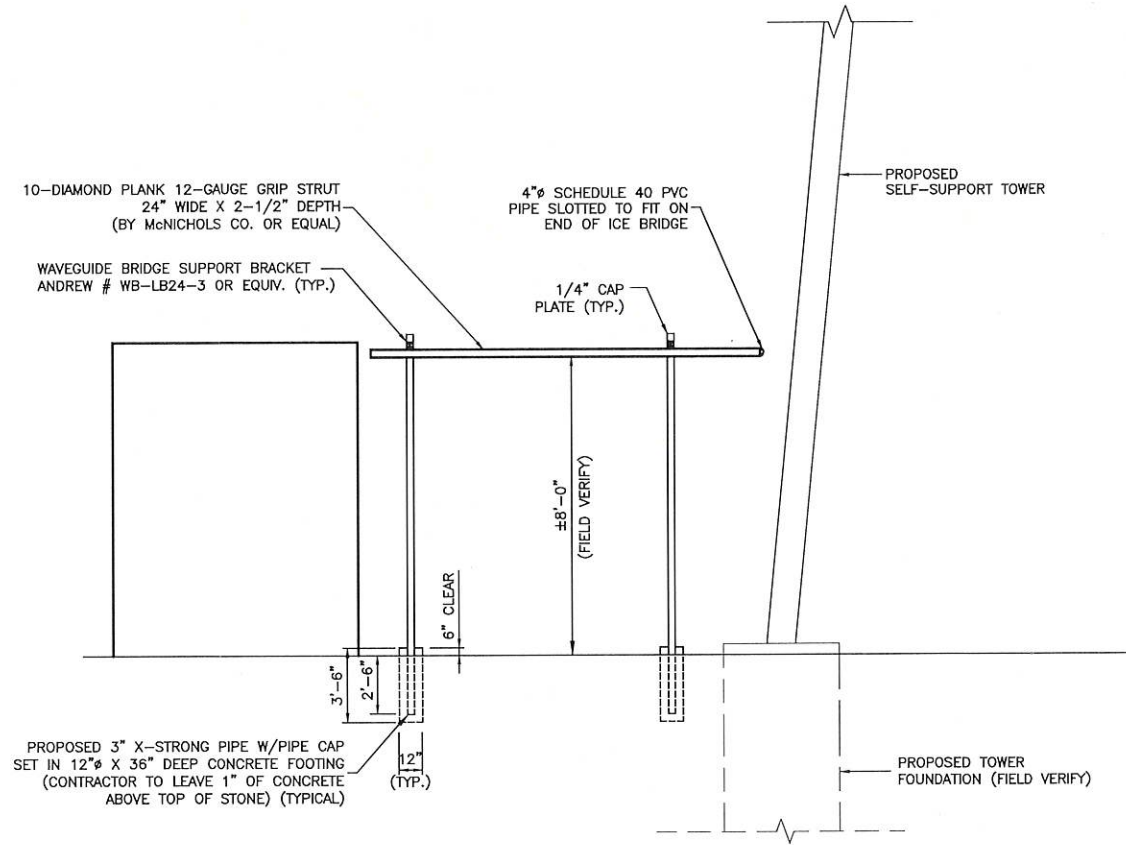
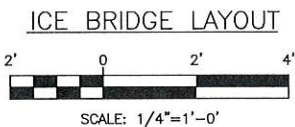
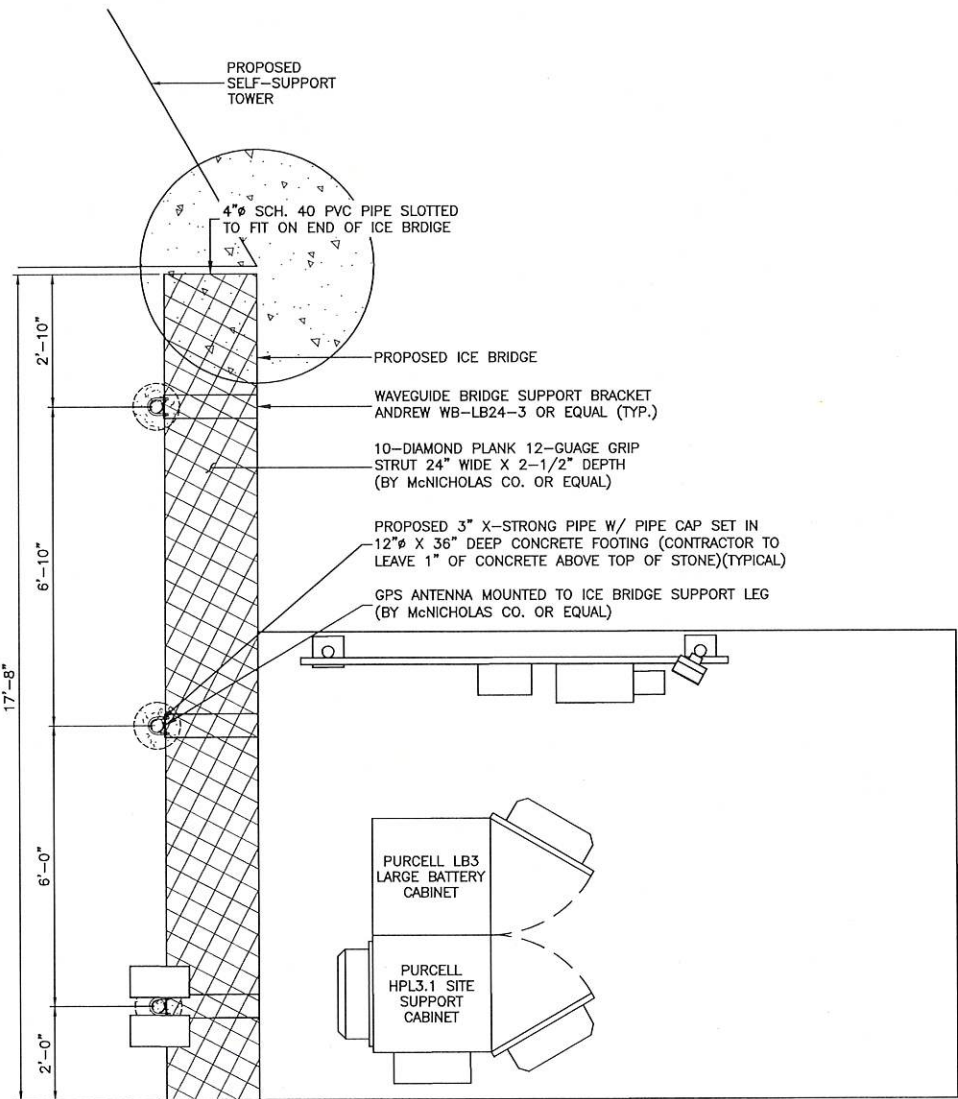


SHEET TITLE

**T-MOBILE
EQUIPMENT
FOUNDATION
DETAILS**

SHEET NUMBER

SHEET
C-8



ICE BRIDGE ELEVATION VIEW
SCALE: NTS

APPLICANT	T-Mobile®																				
PREPARED FOR	verticalbridge																				
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																				
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																				
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12/01/22</td> <td>PRELIMINARY ISSUE</td> <td>NAS</td> </tr> <tr> <td>B</td> <td>12/09/22</td> <td>REVISED PRELIMINARY ISSUE</td> <td>MDL</td> </tr> <tr> <td>D</td> <td>05/24/23</td> <td>FINAL ISSUE</td> <td>NAS</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	A	12/01/22	PRELIMINARY ISSUE	NAS	B	12/09/22	REVISED PRELIMINARY ISSUE	MDL	D	05/24/23	FINAL ISSUE	NAS
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SHEET TITLE	T-MOBILE ICE BRIDGE LAYOUT & DETAILS																				
SHEET NUMBER	SHEET C-9																				



Delta PPC with Cam-Lok Connectors and Loss of Commercial Power Relay
New Product Introduction Notification
(Revision 1 – 02Nov2020)

PURPOSE

To introduce the new Delta Power Protection Cabinet with the Cam-Lok Connectors found on most rental generators. The Delta PPC will also come with a relay indicating Loss of Commercial Power.

BACKGROUND INFORMATION

A Power Protection Cabinet (PPC) is the interface between the utility and our site. It includes the main service breaker controlling the utility feed, surge protection, a generator interface, a transfer mechanism and an AC distribution panel.

The Delta PPCs currently come equipped with an Appleton connector as its method of connecting a mobile generator. Newer generators and most rental generators now come equipped with Cam-Lok connectors. This has required a pigtail with an Appleton plug on one end and Cam-Lok connectors on the other to connect the generator to the PPC.

At T-Mobile’s request, Delta has redesigned their PPC to come equipped with Cam-Lok Connectors rather than an Appleton Plug.

At T-Mobile’s request, Delta has added a relay intended to create a dry contact alarm indicating the presence or lack of commercial power. This relay is intended to show when power has been lost and restored via the base station’s dry contact alarms.

USAGE GUIDELINE

Any site needing a new PPC. Either a new build site or a site needing upgrade beyond the capacity supported by the current power protection system. This would most often be a site needing upgrade to 200A AC service with a PPC only rated for 100A.

TIMELINES:

As the legacy product with Appleton plug is depleted, the version with the Cam-Lok connectors will automatically be stocked and used. The Loss of Commercial Power relay will come in approximately one quarter. Until that time, a retrofit kit will be made available.

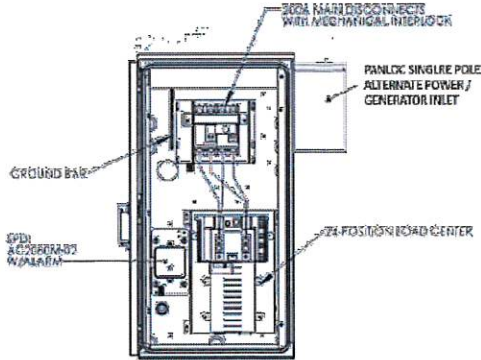
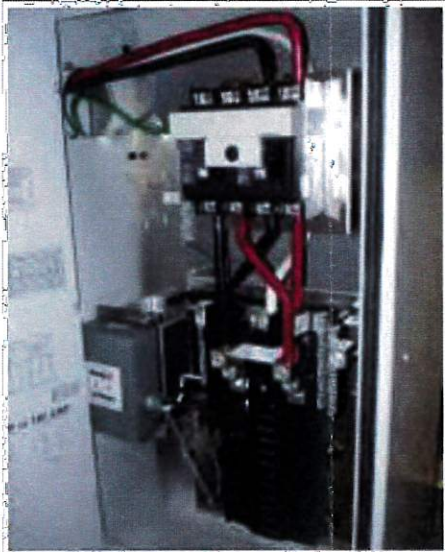
AFFECTED CONFIGURATIONS:

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

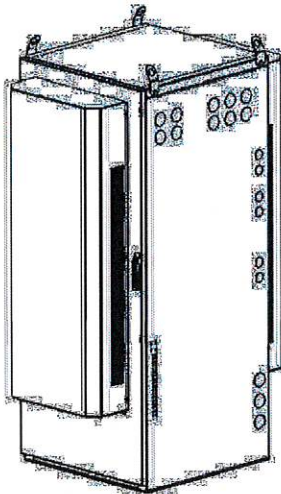
PRODUCT DESCRIPTION:

The new Delta PPCs come equipped with CamLock connectors as its method of connecting a mobile generator. This aligns with most rental generators which now come equipped with Cam-Lok connectors. Other features of the PPC have not changed.

Dimensions (H x W x D)	40" x 20" x 10"
Weight	80 lbs.
Service	200A
AIC Fault Current Rating	65 kAIC
AC Load Center	24-postion, 200A
Generator Inlet	200A Cam-Lok on right side



APPLICANT	T-Mobile®																				
PREPARED FOR	verticalbridge																				
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEL PROJECT # 2122-220-1002-011																				
SITE INFORMATION	BILOXI RIVER SITE # US-MS-5127 NEAR 11330 O'NEAL ROAD GULFPORT, MS 39503 TOWNSHIP 6 SOUTH RANGE 10 WEST HARRISON COUNTY																				
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PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23																				
SHEET TITLE	DELTA PPC SPECIFICATIONS																				
SHEET NUMBER	SHEET C-10																				

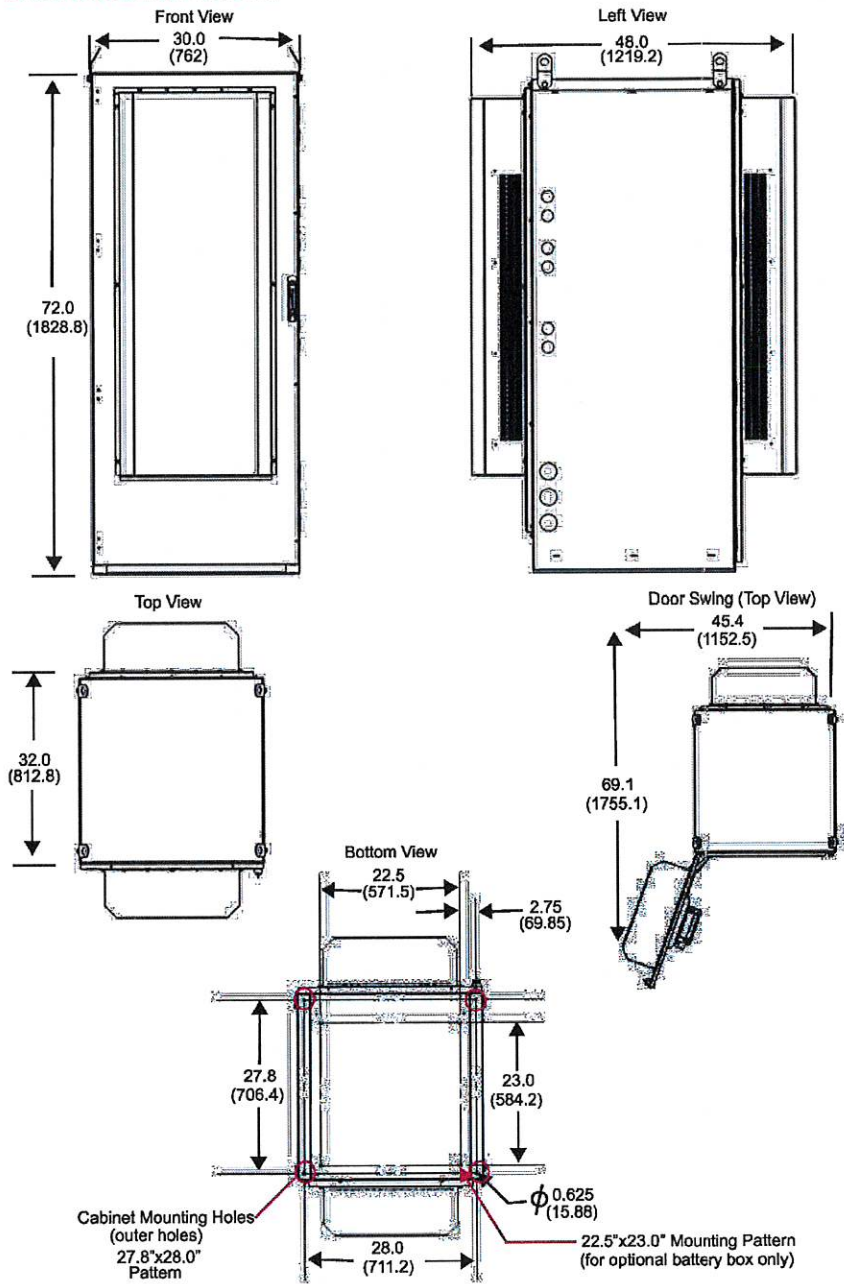


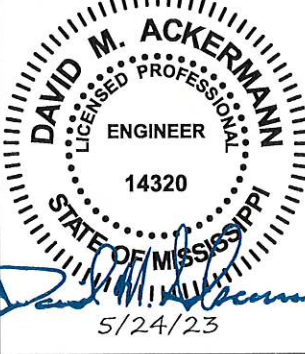
Large Site Support Cabinet - HPL3
Installation Manual



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

Cabinet Dimensions



APPLICANT	T-Mobile®																										
PREPARED FOR																											
ENGINEER	 TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																										
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PROFESSIONAL STAMP																											
SHEET TITLE	PURCELL HPL3.1 SITE SUPPORT CABINET SPECIFICATIONS																										
SHEET NUMBER	SHEET C-11																										

Purcell HPL3
Large Battery Cabinet

(4) -48V 190Ahr Battery Strings

The Battery Cabinet is designed to house four -48V strings of 190Ahr batteries as part of the HPL3 Site Support Lineup

Cabinet Features

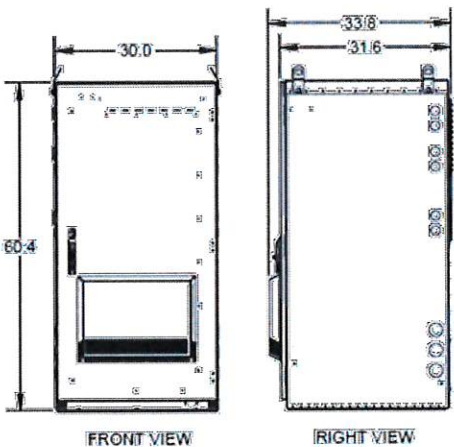
- Polyester powder coated aluminum, GR-487 process control, off white, texture
- Weight: 350 lbs.
- Four battery shelves / four batteries per shelf
- Front door pad lockable with three point latching system
- Left and Right lineup interconnections or remote mounting

Thermal Management

- Direct Air Cooling (DAC) with two fans
- Ambient operating temperature -40°C to +50°C
- Battery heater mats included – one mat per shelf
- Universal mounting plinth included

Standards

- UL 508A standards
- Designed to standard GR-487, issue 5, hydrogen out gassing, external paint, zone 4 seismic loading, safety, thermal, intrusion and impact



16125 East Euclid Avenue ■ Spokane, Washington 99216
509.755.0341 ■ www.purcellsystems.com

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verticalbridge

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

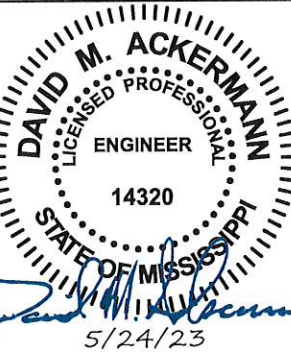
NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

REVISIONS

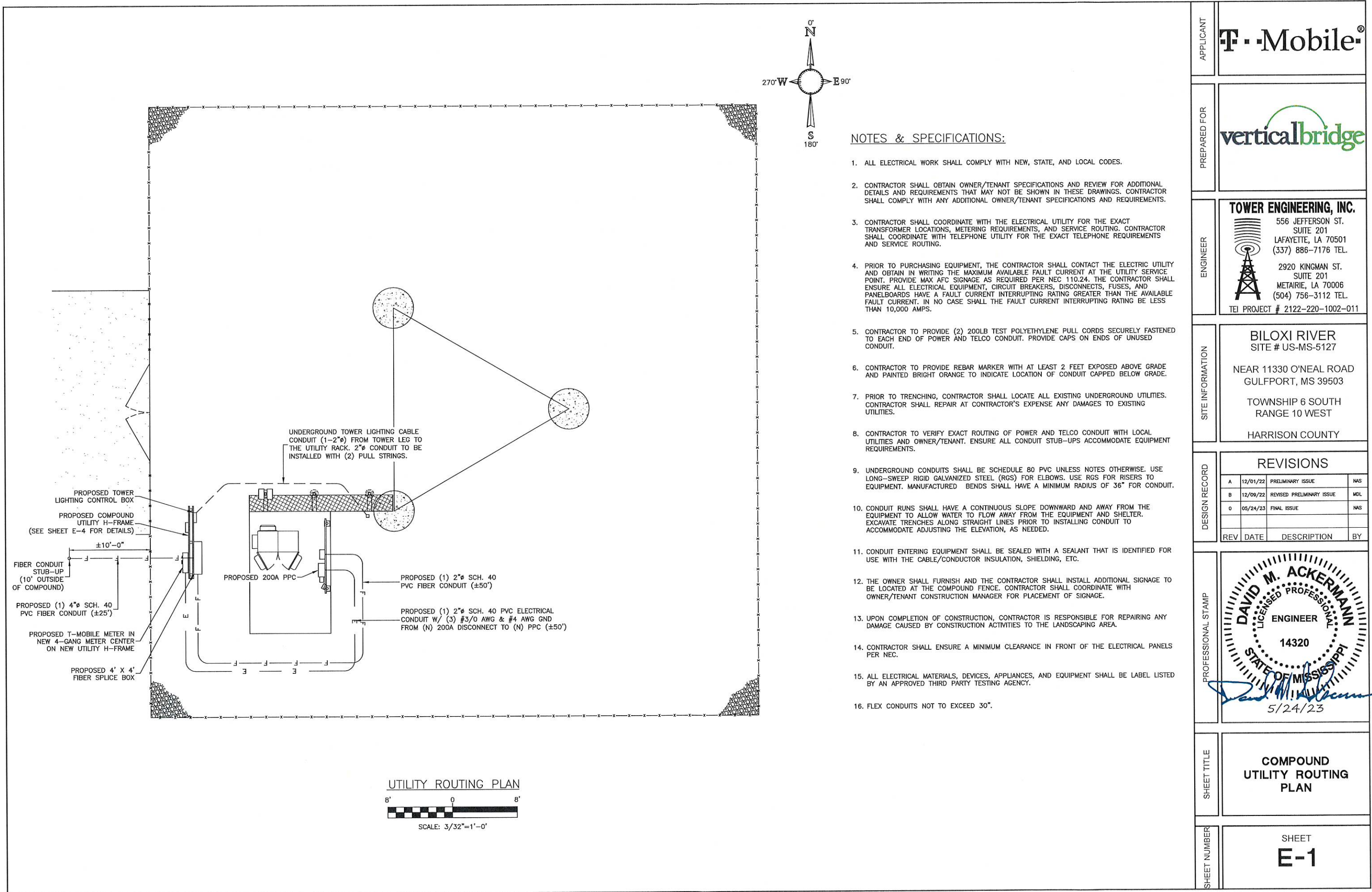
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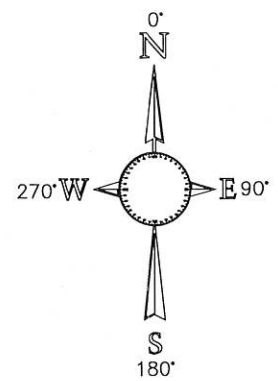
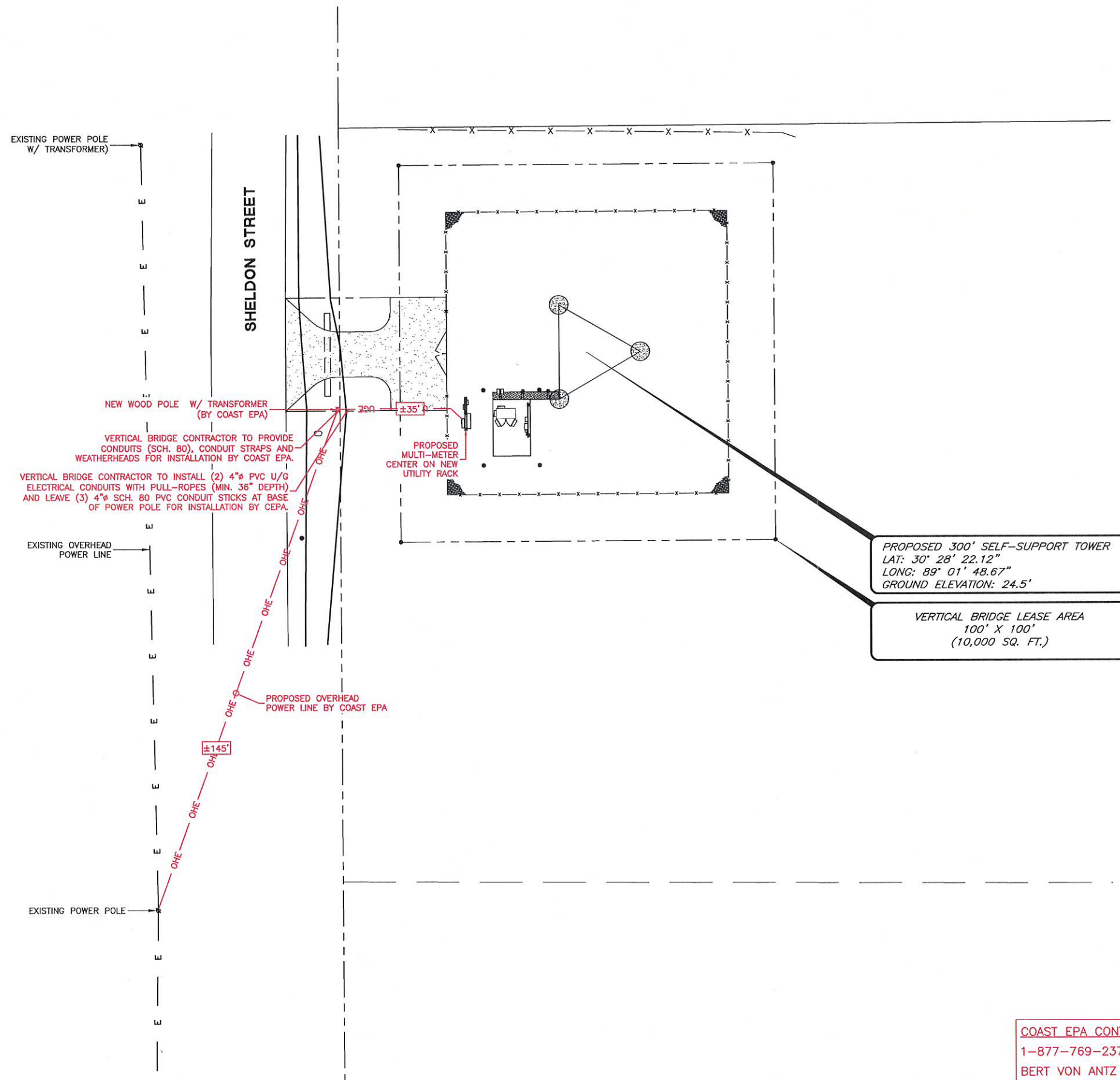
PURCELL LB3 LARGE
BATTERY CABINET
SPECIFICATIONS

SHEET

C-12



APPLICANT	T-Mobile®																						
PREPARED FOR	verticalbridge																						
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011																						
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PROFESSIONAL STAMP	DAVID M. ACKERMANN LICENSED PROFESSIONAL ENGINEER 14320 STATE OF MISSISSIPPI 5/24/23																						
SHEET TITLE	COMPOUND UTILITY ROUTING PLAN																						
SHEET NUMBER	SHEET E-1																						



APPLICANT
T-Mobile®

PREPARED FOR
verticalbridge

ENGINEER
TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
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(337) 886-7176 TEL.
2920 KINGMAN ST.
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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION
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SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
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TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

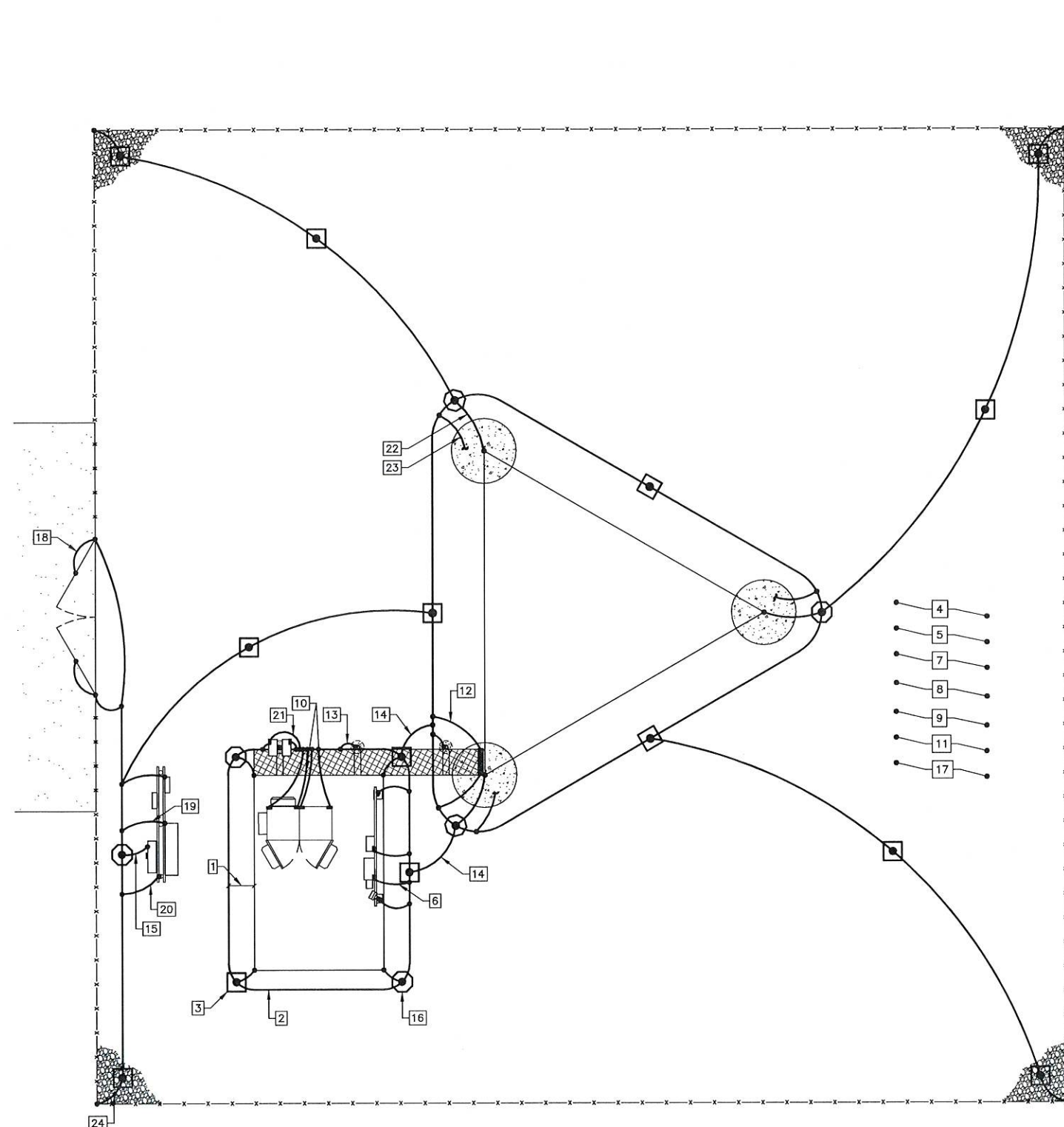
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REV	DATE	DESCRIPTION	BY

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

SHEET TITLE
**UTILITY ROUTING PLAN
(ELECTRICAL)**

SHEET NUMBER
SHEET
E-1A

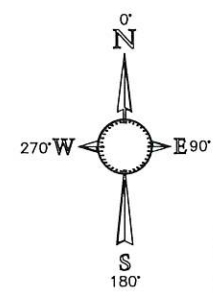
COAST EPA CONTACT INFORMATION:
1-877-769-2372
BERT VON ANTZ 228-216-6076



GROUNDING PLAN

8' 0 8'

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



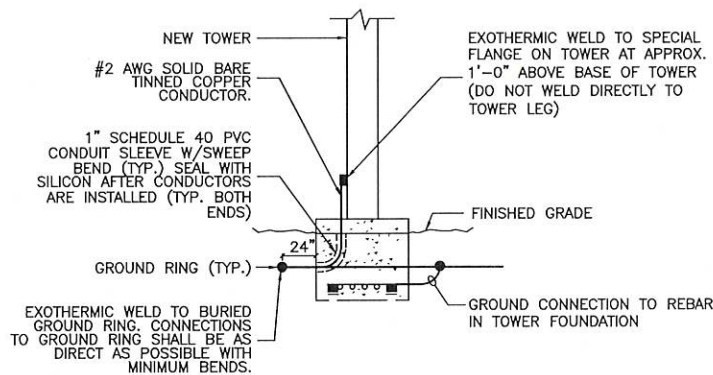
GROUNDING NOTES

1. BURIED GROUND RING SHALL BE INSTALLED 2'-0" FROM EQUIPMENT FOUNDATION.
2. BURIED GROUND RING SHALL BE #2 AWG, SOLID, TINNED COPPER CONDUCTOR INSTALLED 30" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED. AN ANTI-OXIDE COMPOUND SHALL BE APPLIED TO ALL EXTERIOR, ABOVE GRADE GROUND CONNECTIONS.
3. GROUND RODS SHALL BE 3/4" X 8' LONG, COPPER CLAD TYPE. TOP OF ROD SHALL BE 30" BELOW FINISHED GRADE. GROUND RODS SHALL BE FURNISHED WITH AN INSPECTION SLEEVE. SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHEET E-3. ALL GROUND RODS SHALL BE DRIVEN STRAIGHT DOWN, PERPENDICULAR TO FINISHED GRADE. SUITABLE PROTECTION SHALL BE PROVIDED ON END OF RODS TO PREVENT MUSHROOMING DURING INSTALLATION.
4. GROUND CONNECTIONS TO NEW TOWER, BUILDING COMPONENTS, ETC. SHALL BE MADE WITH THE SAME TYPE AND SIZE CONDUCTOR AS THE BURIED GROUND RING CONDUCTOR UNLESS OTHERWISE NOTED.
5. ALL MATERIALS AND LABOR REQUIRED FOR THE GROUNDING SYSTEM AS INDICATED ON THE PLANS AND DETAILS, AND AS DESCRIBED HEREIN AND IN THE SPECIFICATIONS, SHALL BE FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. #2 AWG, SOLID, TINNED COPPER CONDUCTOR FROM THE PROPOSED PPC TO THE PROPOSED BURIED GROUND RING.
7. ALL UNDERGROUND CONNECTIONS TO BURIED GROUND RING SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL).
8. ANY FENCE POST WITHIN 6'-0" OF THE BURIED GROUND RING SHALL BE BONDED TO THE GROUND RING AT EVERY OTHER FENCE POST. (ALL REQUIRED CONNECTIONS TO OBJECTS ARE NOT NECESSARILY INDICATED ON THE PLAN)
9. EXACT LOCATION OF GROUND RODS AND GROUND CONNECTION POINTS SHALL BE DETERMINED IN FIELD. ADJUST LOCATIONS INDICATED ON PLANS ACCORDING TO ACTUAL EQUIPMENT AND BUILDING COMPONENT LOCATIONS TO KEEP THE GROUND CONNECTION CABLES AS SHORT AS PRACTICAL. GROUND CONDUCTORS SHALL HAVE 9" MIN. BENDING RADIUS AND 90° MAXIMUM BEND.
10. #2 AWG, SOLID, TINNED COPPER CONDUCTOR FROM THE PROPOSED T-MOBILE EQUIPMENT CABINETS TO THE PROPOSED BURIED GROUND RING.
11. CONNECT GROUND CONDUCTORS FURNISHED WITH T-MOBILE EQUIPMENT CABINETS TO GROUND RING.
12. CONNECTION TO TOWER EXIT GROUND BAR. INSTALL GROUND CONDUCTOR IN 3/4" PVC CONDUIT FROM GROUND BAR TO 12" ABOVE FINISHED GRADE. GROUND CONDUCTOR CONNECTION TO GROUND BAR SHALL BE MADE USING EXOTHERMIC WELD PROCESS (CADWELD OR EQUAL). SEE "TOWER EXIT GROUND BAR DETAIL" ON SHEET E-3.
13. ICE BRIDGE GROUND CONNECTION (CADWELD OR EQUAL). ALL METALLIC COMPONENTS ON ICE BRIDGE, INCLUDING EXTERIOR HATCH PLATE AND SUPPORT LEGS, SHALL BE BONDED TOGETHER WITH GROUND CONDUCTORS. SEE "ICE BRIDGE GROUNDING DETAIL" ON SHEET E-3.
14. EQUIPMENT GROUND RING TO TOWER GROUND RING CONNECTION (TYPICAL @ 2 LOCATIONS).
15. NEW 200A METER GROUND CONNECTION (GROUND PER MANUFACTURER'S SPECIFICATIONS).
16. FRICTION ACCESS COVERS FOR GROUND INSPECTION SLEEVE SHALL BE BROUGHT FLUSH WITH STONE, FINISHED GRADE OR CONCRETE (TYPICAL ALL LOCATIONS). SEE "GROUND INSPECTION SLEEVE DETAIL" ON SHEET E-3.
17. THE ELECTRICAL CONTRACTOR, UPON COMPLETION OF HIS WORK, SHALL PROVIDE AS-BUILT INFORMATION ON EXACT LOCATIONS OF UNDERGROUND SERVICES. INFORMATION SHOULD BE GIVEN TO THE GENERAL CONTRACTOR FOR INCLUSION IN FINAL AS-BUILT SURVEY DOCUMENTS.
18. GATE POST AND GATE GROUND CONNECTIONS. PROVIDE GATE JUMPERS TO ALLOW FULL TRAVEL OF GATE. (SEE FENCE GROUND DETAIL ON SHEET E-3)
19. FIBER DEMARC BOX GROUND CONNECTION (GROUND PER MANUFACTURER'S SPECIFICATIONS).
20. UTILITY H-FRAME POST GROUND CONNECTION (TYPICAL)
21. HCS 2.0 JUNCTION BOXES GROUND CONNECTION
22. TOWER GROUND CONNECTION (TYPICAL)
23. TOWER FOUNDATION GROUND CONNECTION (TYPICAL)
24. FENCE CORNER POST GROUND CONNECTION (TYPICAL)

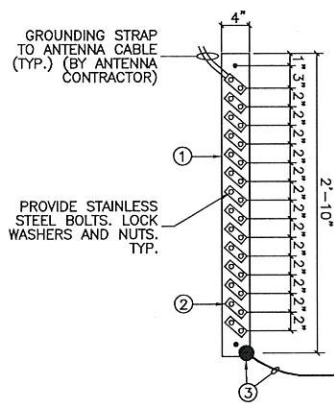
LEGEND

- ⊙ GROUND INSPECTION SLEEVE/GROUND ROD
- GROUND ROD
- GROUND CONNECTION (CADWELD)
- GROUND CONNECTION (TWO-HOLE LUG)

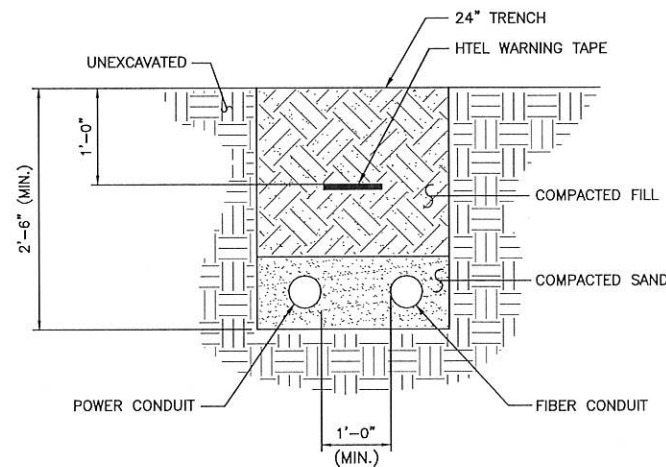
APPLICANT	T-Mobile®																				
PREPARED FOR	verticalbridge																				
ENGINEER	TOWER ENGINEERING, INC. 556 JEFFERSON ST. SUITE 201 LAFAYETTE, LA 70501 (337) 886-7176 TEL. 2920 KINGMAN ST. SUITE 201 METAIRIE, LA 70006 (504) 756-3112 TEL. TEI PROJECT # 2122-220-1002-011														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



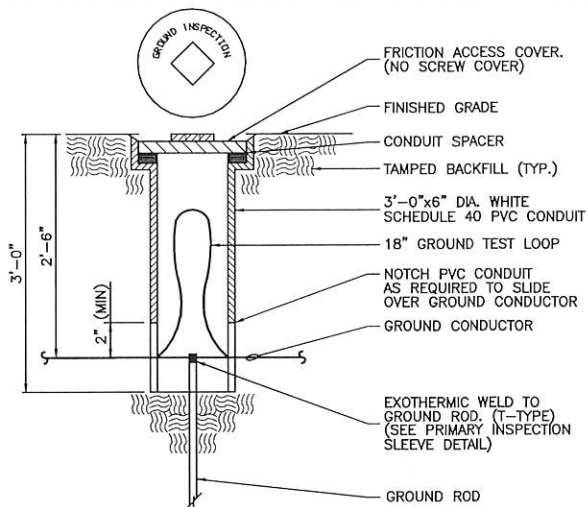
TOWER GROUNDING DETAIL
NO SCALE



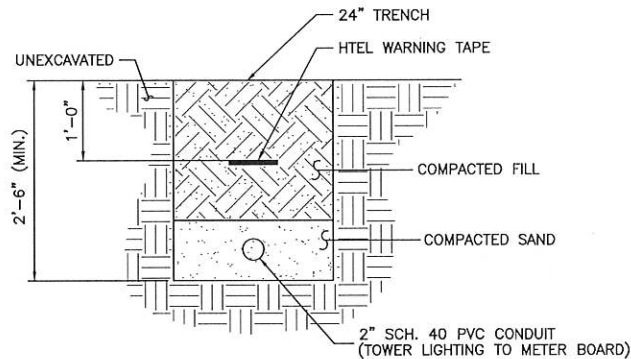
TOWER EXIT GROUND BAR DETAIL
NO SCALE



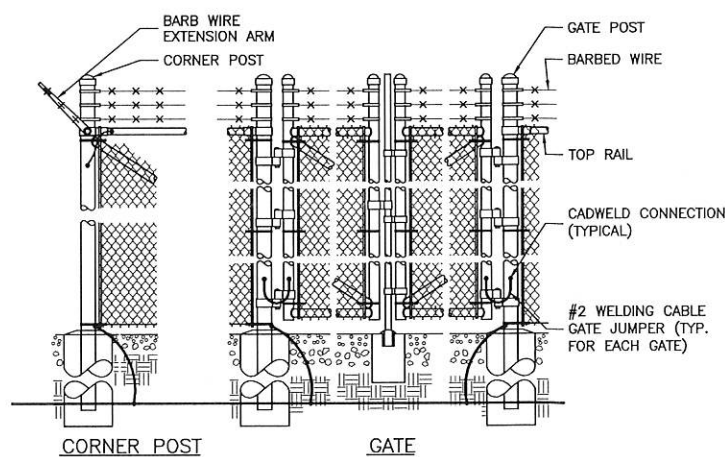
UTILITY DISTRIBUTION TRENCH DETAIL
NO SCALE



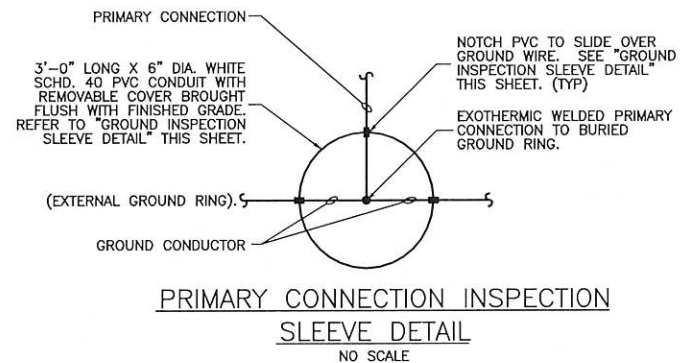
GROUND INSPECTION SLEEVE DETAIL
NO SCALE



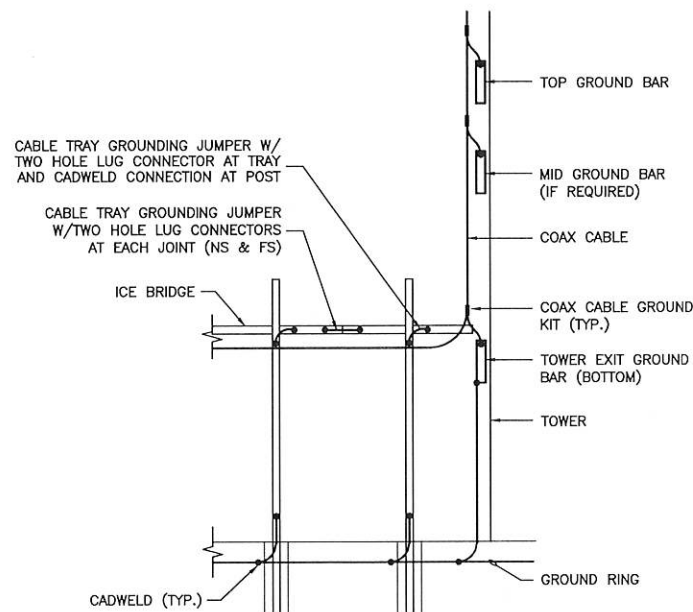
TOWER LIGHTING TRENCH DETAIL
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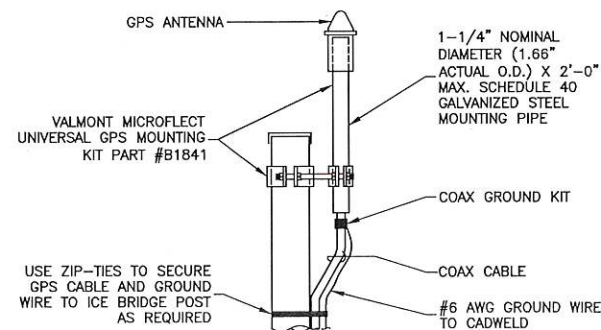
FENCE GROUNDING DETAIL
NOT TO SCALE



PRIMARY CONNECTION INSPECTION SLEEVE DETAIL
NO SCALE



ICE BRIDGE GROUNDING DETAIL
NO SCALE



- NOTES:**
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
 3. 2" STRIP OF ELECTRICAL TAPE 3 LAYERS THICK WHERE COAX ENTERS 1 1/4" PIPE TO PROTECT COAX INSULATION.

GPS ANTENNA PIPE MOUNT DETAIL
NOT TO SCALE

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

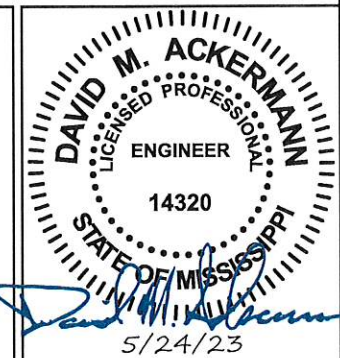
TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS			
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PROFESSIONAL STAMP

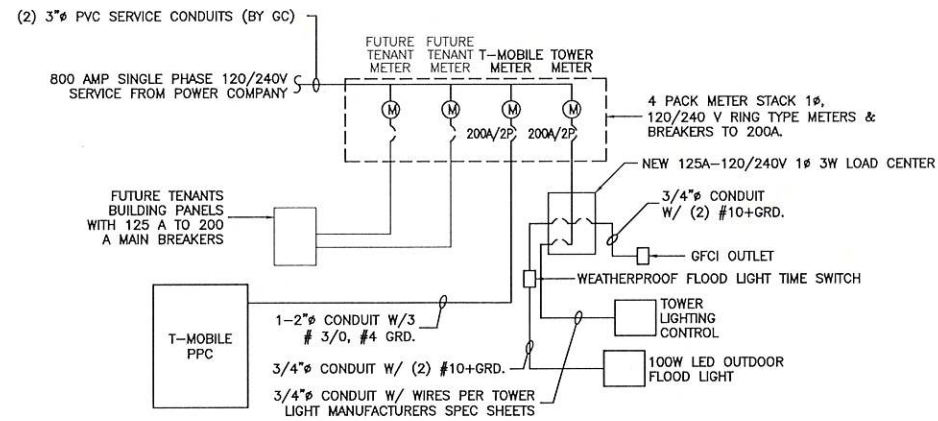


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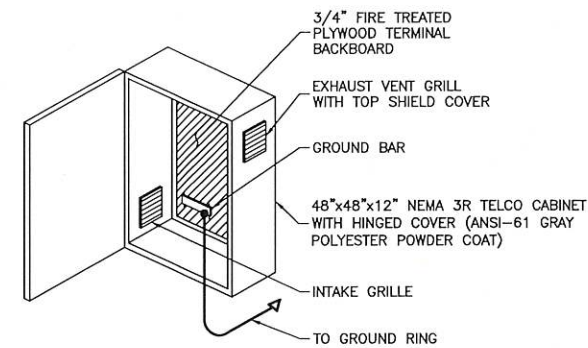
ELECTRICAL & GROUNDING DETAILS

SHEET NUMBER

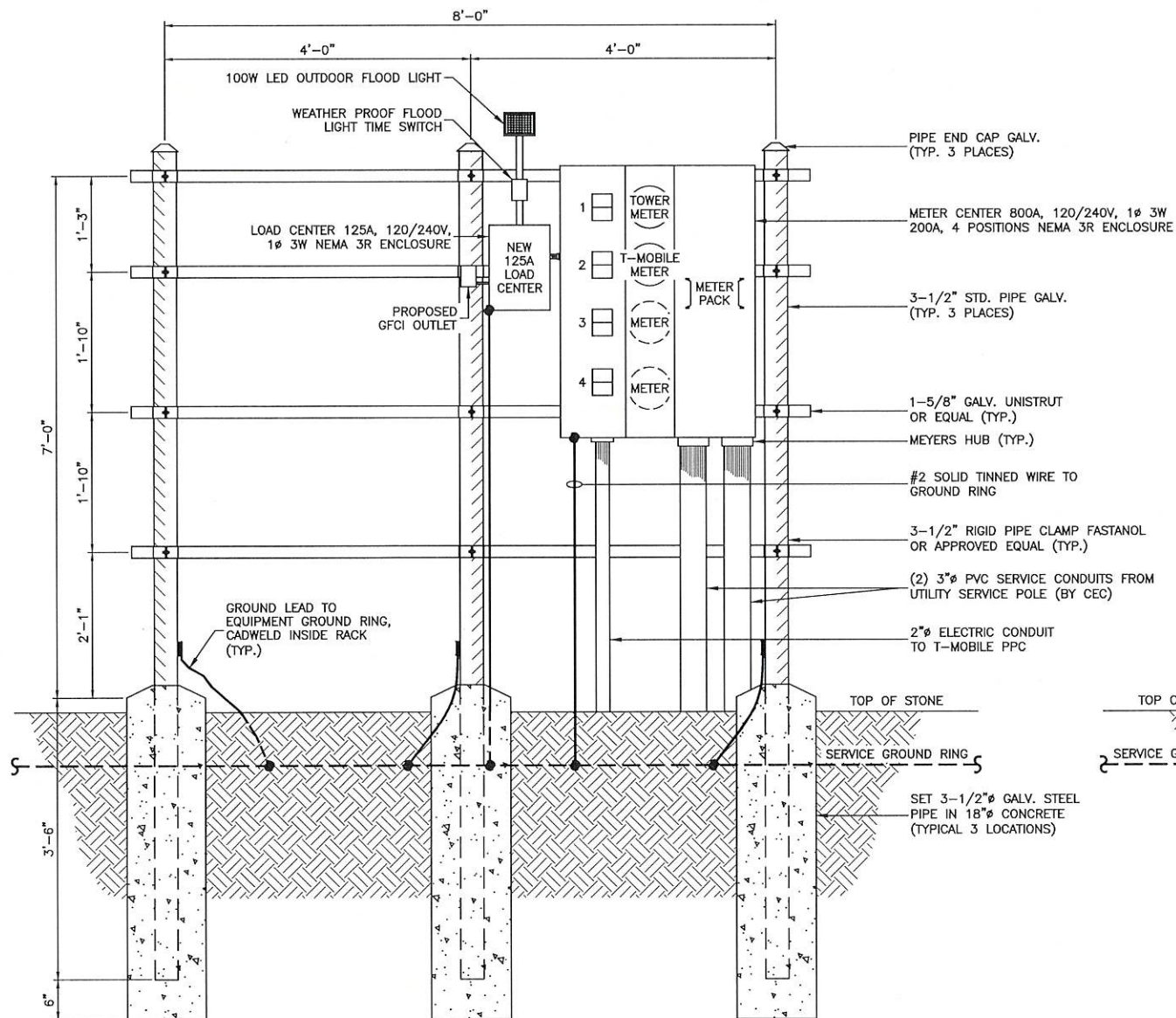
SHEET
E-3



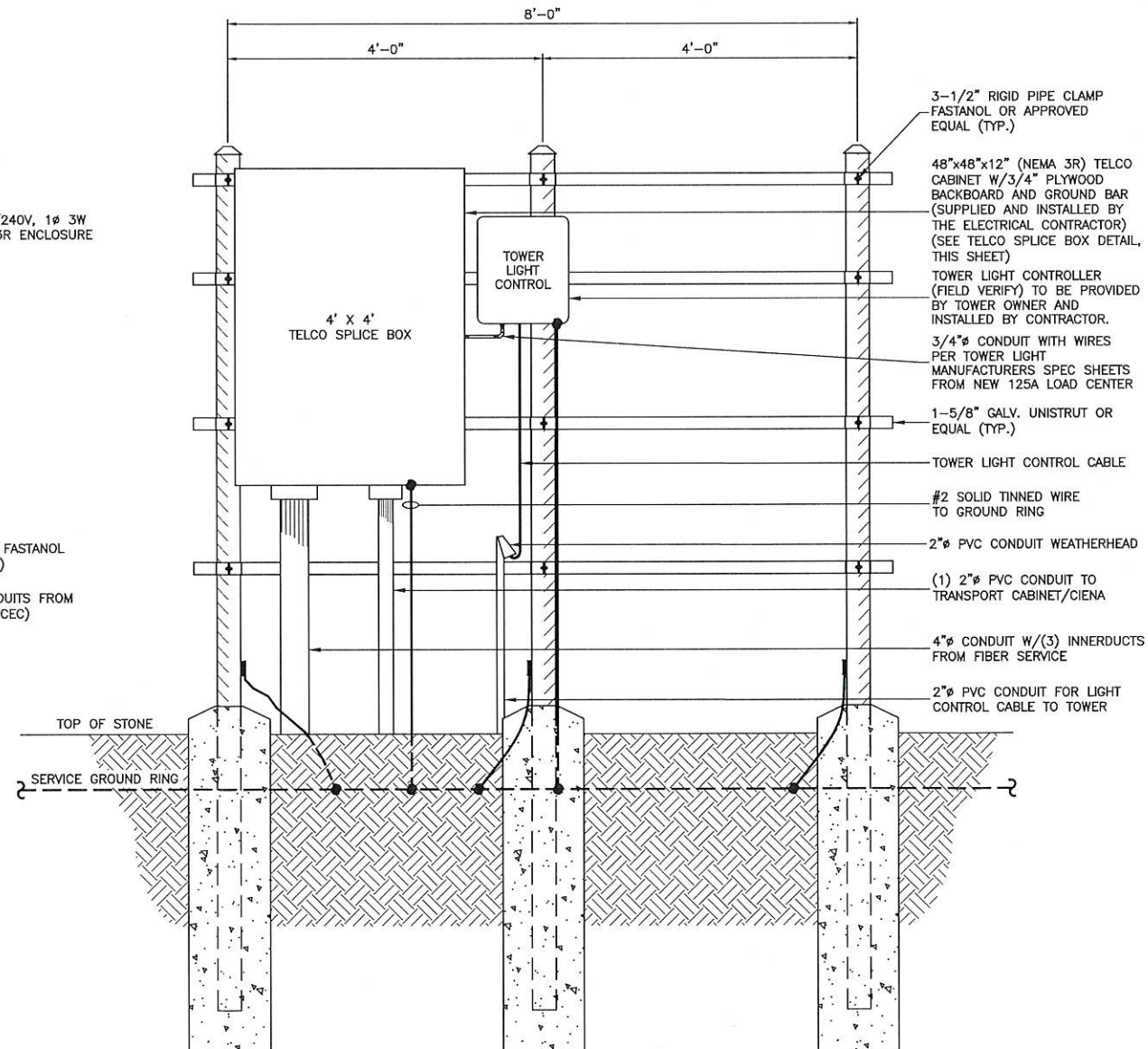
ONE-LINE DIAGRAM-120/240V 1Ø 3W 800A
POWER/TELCO BOARD
NO SCALE



TELCO SPLICE BOX DETAIL
NOT TO SCALE



FRONT ELEVATION
(TELCO SERVICE EQUIPMENT NOT
SHOWN FOR CLARITY)



REAR ELEVATION
(ELECTRICAL SERVICE EQUIPMENT NOT
SHOWN FOR CLARITY)

COMPOUND UTILITY H-FRAME DETAILS
NOT TO SCALE

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.
2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

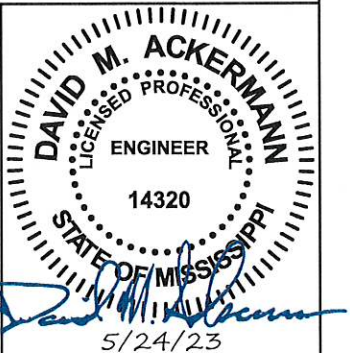
SITE INFORMATION

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

DESIGN RECORD

REVISIONS				
REV	DATE	DESCRIPTION	BY	
A	12/01/22	PRELIMINARY ISSUE	NAS	
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL	
C	05/24/23	FINAL ISSUE	NAS	

PROFESSIONAL STAMP

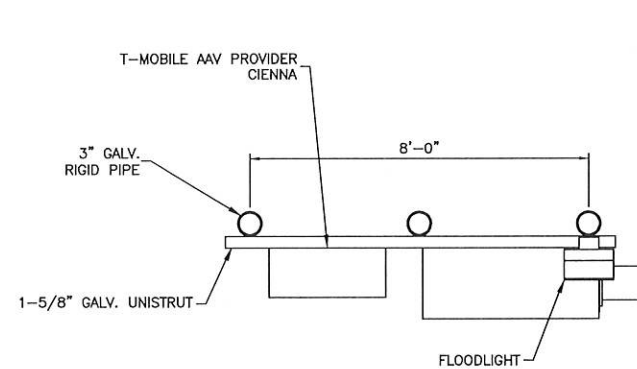


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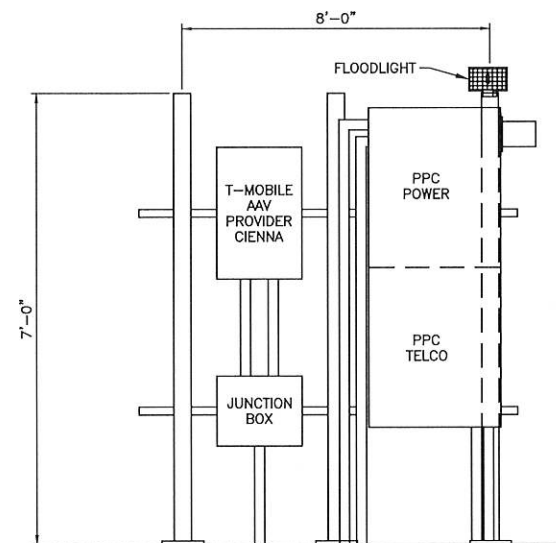
COMPOUND UTILITY
H-FRAME DETAILS

SHEET NUMBER

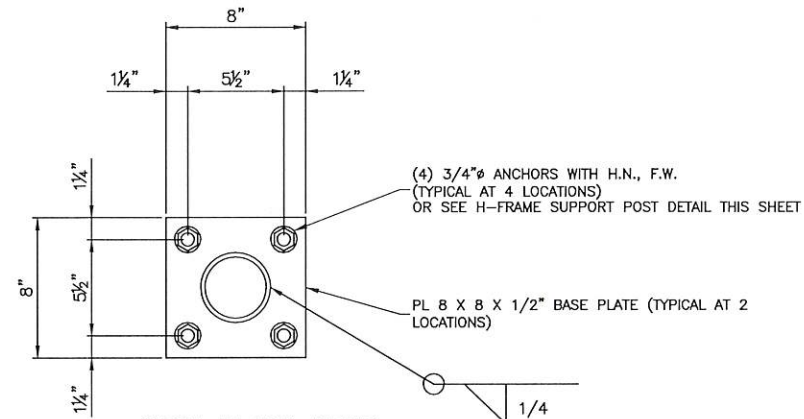
SHEET
E-4



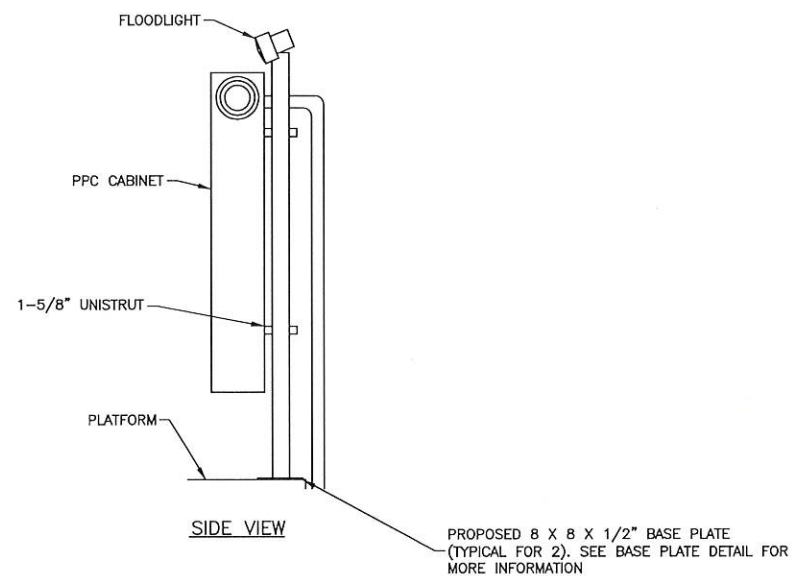
PLAN VIEW



FRONT VIEW



BASE PLATE DETAIL
NOT TO SCALE



SIDE VIEW

T-MOBILE UTILITY H-FRAME DETAILS
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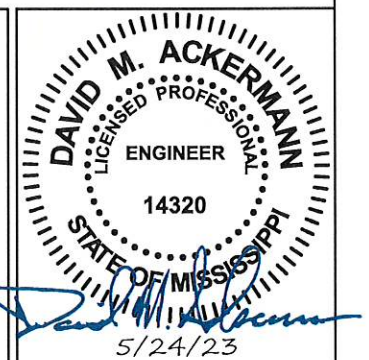
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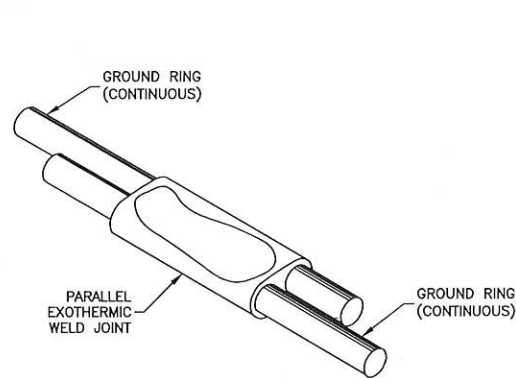


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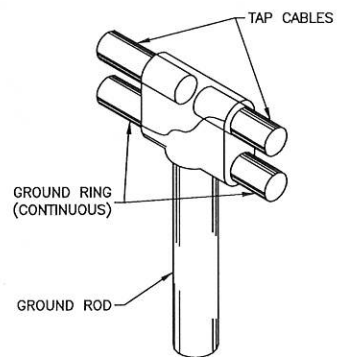
**T-MOBILE UTILITY
H-FRAME DETAILS**

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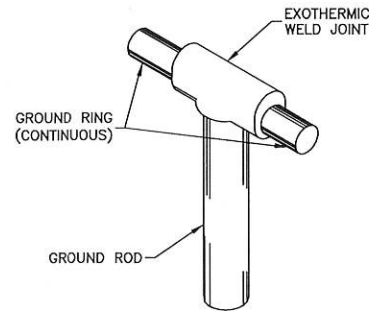
SHEET
E-5



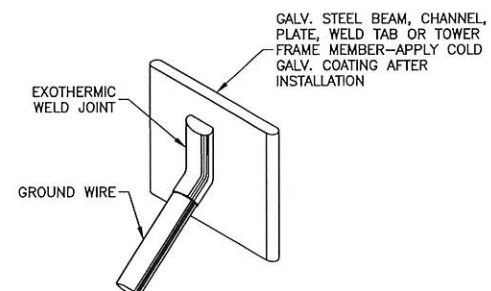
DETAIL A
GROUND RING
CONNECTION OR SPLICE



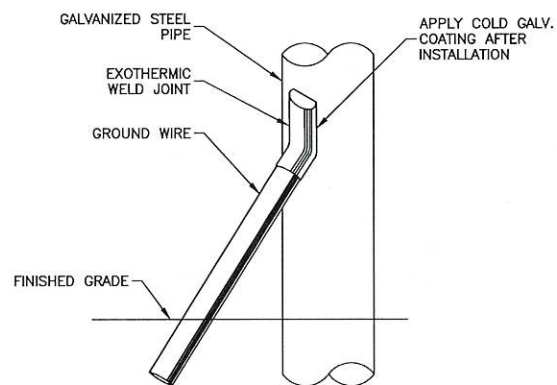
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



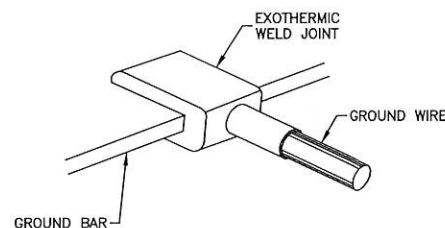
DETAIL C
TEE OF HORIZONTAL
RUN



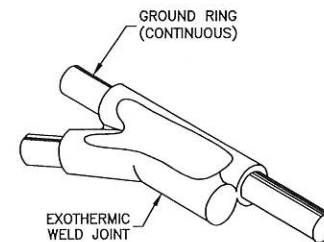
DETAIL D
MISC. STEEL
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL F
GROUND-BAR
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

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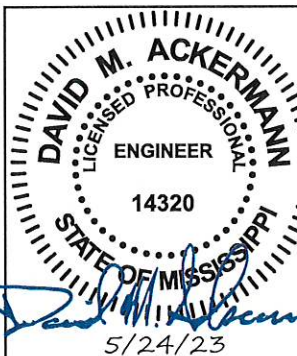
HARRISON COUNTY

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D	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP



SHEET TITLE

**WELD CONNECTION
DETAILS**

SHEET NUMBER

SHEET
E-6

CONTRACTOR INSTALLATION NOTES

1. SCOPE:
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
3. PERMITS:
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC..
4. COORDINATION:
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
AS REQUIRED BY THE NEC.
15. CONDUCTORS:
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

T-MOBILE NOTES

- P1

200A/2P BREAKER IN AC POWER PANEL FOR POWER TO HPL3 CABINET.
- P2

(3) #2 AWG & (1) #8 GRD CONDUCTORS IN A 2"Ø BURIED OR FLEX CONDUIT FROM THE AC POWER PANEL TO THE HPL3 CABINET. TERMINATE CONDUCTORS IN SSC CABINET PER MANUFACTURER'S SPECIFICATIONS.
- P3

(2) 2"Ø FLEX CONDUIT FOR DC CONDUCTOR FROM THE HPL3 CABINET TO THE LB3 BATTERY CABINET. SIZE DC CONDUCTORS AND BREAKERS PER MANUFACTURER'S SPECIFICATIONS.
- P4

(1) 3/4"Ø CONDUIT w/ CONDUCTORS TO AREA LIGHT FOR POWER (2) #12 + #8 GRD.
- P5

(1) 2"Ø PVC CONDUIT w/ (3) 3/0 AWG (1) #4 GRD CONDUCTORS ROUTED FROM ATS TO GENERATOR.
- P6

(2) 1" CONDUITS W/ 2 #10 + #8 GRD FOR CHARGER AND BLOCK HEATER
- T1

(1) 1 1/4"Ø CONDUIT FROM FIBER JUNCTION BOX TO FIBER UNIT.
- T2

2"Ø BURIED CONDUIT FROM THE FIBER SPLICE BOX AT THE UTILITY RACK TO PROPOSED CIENA CABINET.
- T3

(1) 1"Ø FLEX CONDUIT w/ PULLSTRING FROM THE PPC TO THE HPL3 CABINET FOR TELCO.
- T4

(2) 1-1/4" FLEX CONDUITS FROM FIBER UNIT TO HPL3 CABINET FOR DC POWER AND FIBER.
- T5

(1) 1"Ø PVC CONDUIT w/ CAT 5/6 CABLES AND PULLSTRING FOR ALARMS ROUTED FROM PROPOSED GENERATOR TO ATS TO PROPOSED HPL3 CABINET.
- T6

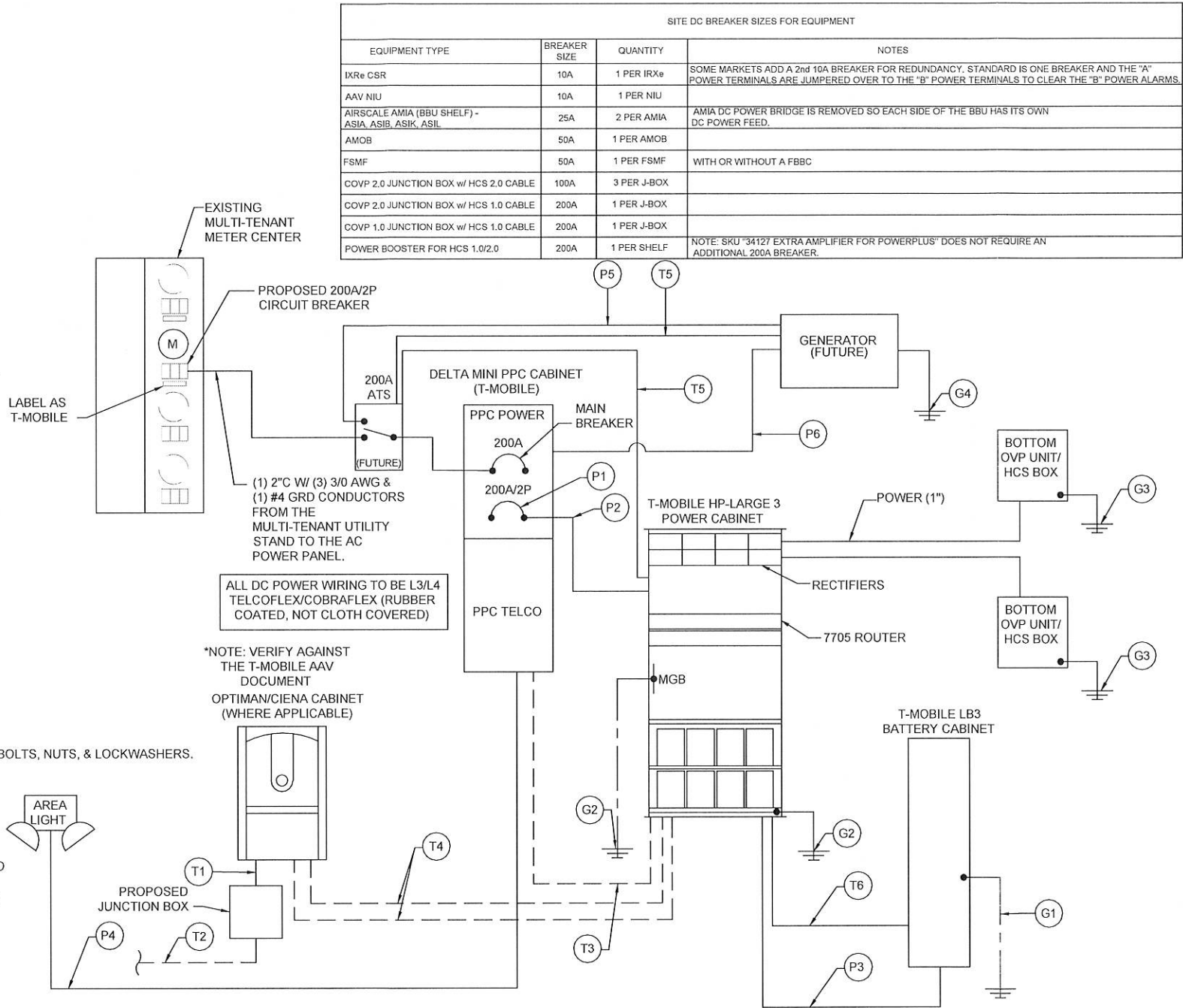
(2) 1"Ø FLEX CONDUITS FOR FIBER CABLES FROM THE HPL3 CABINET TO THE LB3 BATTERY CABINET
- G1

GROUND MODULE PLYNTH AND LB3 BATTERY CABINET TO GROUND RING WITH A #2 BARE TINNED SOLID COPPER GROUND WIRE.
- G2

GROUND HPL3 CABINET MAIN GROUND BAR TO GROUND RING WITH A #2 BARE TINNED SOLID COPPER GROUND WIRE. PROVIDE TWO-HOLE LUG CONNECTION TO CABINET CHASSIS AND CADWELD CONNECTION TO GROUND RING (TYP) *** ONLY REQUIRED IF HPL3 CABINET IS NOT INTERNALLY GROUNDED***
- G3

GROUND BOTTOM COVP UNIT TO GROUND RING OR GROUND BAR PER MANUFACTURER'S SPECIFICATIONS (TYP).
- G4

GROUND GENERATOR TO GROUND RING w/ #2 BARE TINNED SOLID COPPER PER MANUFACTURER'S SPECIFICATIONS.



SITE DC BREAKER SIZES FOR EQUIPMENT			
EQUIPMENT TYPE	BREAKER SIZE	QUANTITY	NOTES
IXRe CSR	10A	1 PER IXRe	SOME MARKETS ADD A 2nd 10A BREAKER FOR REDUNDANCY. STANDARD IS ONE BREAKER AND THE "A" POWER TERMINALS ARE JUMPERED OVER TO THE "B" POWER TERMINALS TO CLEAR THE "B" POWER ALARMS.
AAV NIU	10A	1 PER NIU	
AIRSCALE AMIA (BBU SHELF) - ASIA, ASIB, ASIK, ASIL	25A	2 PER AMIA	AMIA DC POWER BRIDGE IS REMOVED SO EACH SIDE OF THE BBU HAS ITS OWN DC POWER FEED.
AMOB	50A	1 PER AMOB	
FSMF	50A	1 PER FSMF	WITH OR WITHOUT A FBBC
COVP 2.0 JUNCTION BOX w/ HCS 2.0 CABLE	100A	3 PER J-BOX	
COVP 2.0 JUNCTION BOX w/ HCS 1.0 CABLE	200A	1 PER J-BOX	
COVP 1.0 JUNCTION BOX w/ HCS 1.0 CABLE	200A	1 PER J-BOX	
POWER BOOSTER FOR HCS 1.0/2.0	200A	1 PER SHELF	NOTE: SKU "34127 EXTRA AMPLIFIER FOR POWERPLUS" DOES NOT REQUIRE AN ADDITIONAL 200A BREAKER.

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

TOTAL KVA CONTINUOUS	30.4
TOTAL KVA CONTINUOUS x 1.25	38.0
TOTAL KVA NON-CONTINUOUS	0
FINAL TOTAL KVA	38.0
(KVA / 0.24) FINAL TOTAL AMPS	158.3

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TEI PROJECT # 2122-220-1002-011

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PROFESSIONAL STAMP

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

SHEET TITLE

T-MOBILE EQUIPMENT SCHEMATIC

SHEET NUMBER

SHEET E-7

Section 1 - Site Information

Site ID: 9MT3299A

Status: Final

Version: 1

Project Type: Coverage Strategy

Approved: 03/16/2023 3:46:44 PM

Approved By: Diwakar.Sharma1@T-Mobile.com

Last Modified: 03/16/2023 3:46:44 PM

Last Modified By: Diwakar.Sharma1@T-Mobile.com

Site Name: Witherow-Vertical Bridge

Site Class: Self Support Tower

Site Type: Structure Non Building

Plan Year: 2022

Market: MOBILE AL

Vendor: Nokia

Landlord: Vertical Bridge

Latitude: 30.472825

Longitude: -89.030249

Address: 11330 O'Neal Road

City, State: Gulfport, MS

Region: SOUTH

RAN Template: 56790EAH_SR_T

AL Template: 56790EAH_SR_T

Sector Count: 3

Antenna Count: 6

Coax Line Count: 0

TMA Count: 0

RRU Count: 6

Proposed RAN Equipment

Template: 56790EAH_SR_T

Enclosure	1	2	3	4
Enclosure Type	Tower Top Mount (Nokia)	Purcell HPL3 600A Site Support Cabinet	Ancillary Equipment (Nokia)	Purcell LB3 Battery Cabinet (4 strings)
Radio	AHFII (x3) N1900N2100 (DARK)L1900L2100 AHLOA (x3) N600L600L700 (DARK)			
Baseband		ASIA L600L700 (DARK)L1900L2100 ASIL N2500 ASIL N600N1900N2100 (DARK)		
Hybrid Cable System			350' HCS 2.0 Trunk - 12#4AWG 24 SM FIBER PR (Tower) (x2) Extra Amplifier Module for Raycap PowerPlus Voltage Booster Raycap PowerPlus S2 Voltage Booster w/ 2 Modules (Only compatible with HCS 1.0/2.0)	
Baseband Submodule		ABIA (x2) L1900L2100 ABIA L600L700 (DARK) ABIL (x2) N1900N2100 (DARK) ABIO N2500		
Baseband Subrack		AMIA (x2)		
Power subsystem				Batteries *Select size* Breakers *Select size* Rectifier Shelf *Select size*
Transport System		CSR IXRe V2 (Gen2)		
Junction Box			Nokia HCS 2.0 Tower Junction Box (x2)	

RAN Scope of Work:

03/16/2023: RAD CL 295 updated from 300 ft. as per Dev team request.

10/13/2022:(APrajap5) Phase 2Y updated per latest guidelines with Purcell cabinet

09/27/2022 (Ysharma6)9MT3299A-0002221190 Coverage Strategy Regional Coverage Active September 2021 Soft Cost Approved Coverage New Build Phase 2Y updated as per latest guidelines.

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14320
STATE OF MISSISSIPPI

5/24/23

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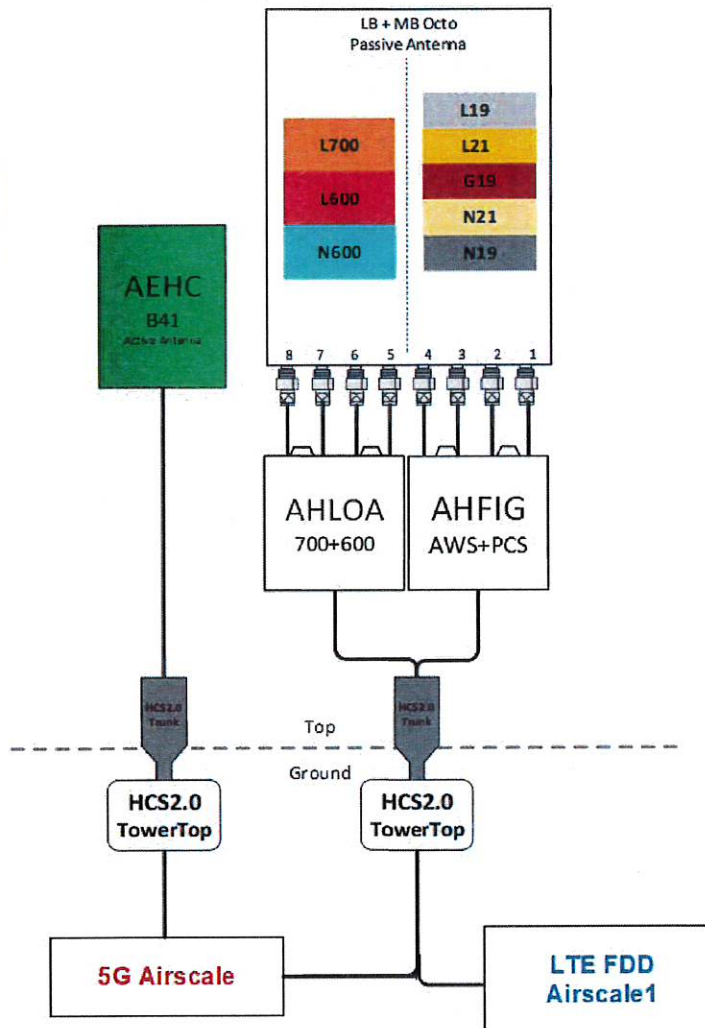
RFDS

SHEET NUMBER

SHEET
RF-1

Configuration 56790EZ_SR_T

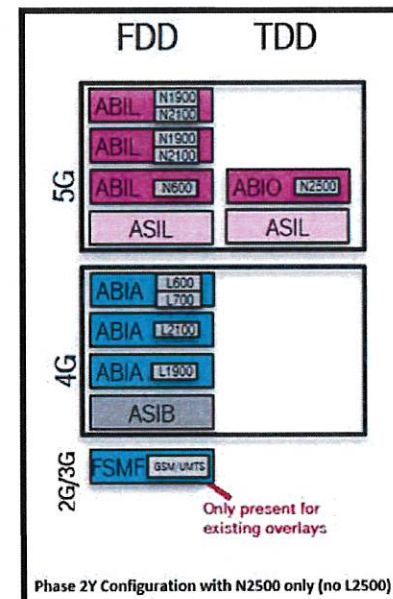
* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.
(Alpha, Beta & Gamma)



FDD - Lowband
B12 (L700) – 5 MHz
B71 (L600) –10 MHz
B71 (N600) – 15 MHz

FDD - Midband
B4/B66 (L2100) – 20 MHz
B66 (N2100) – 20MHz
B2 (L1900) – 20 MHz
B25 (L1900) – 20 MHz
B25 (N1900) – 20MHz
SRAN – GSM PCS

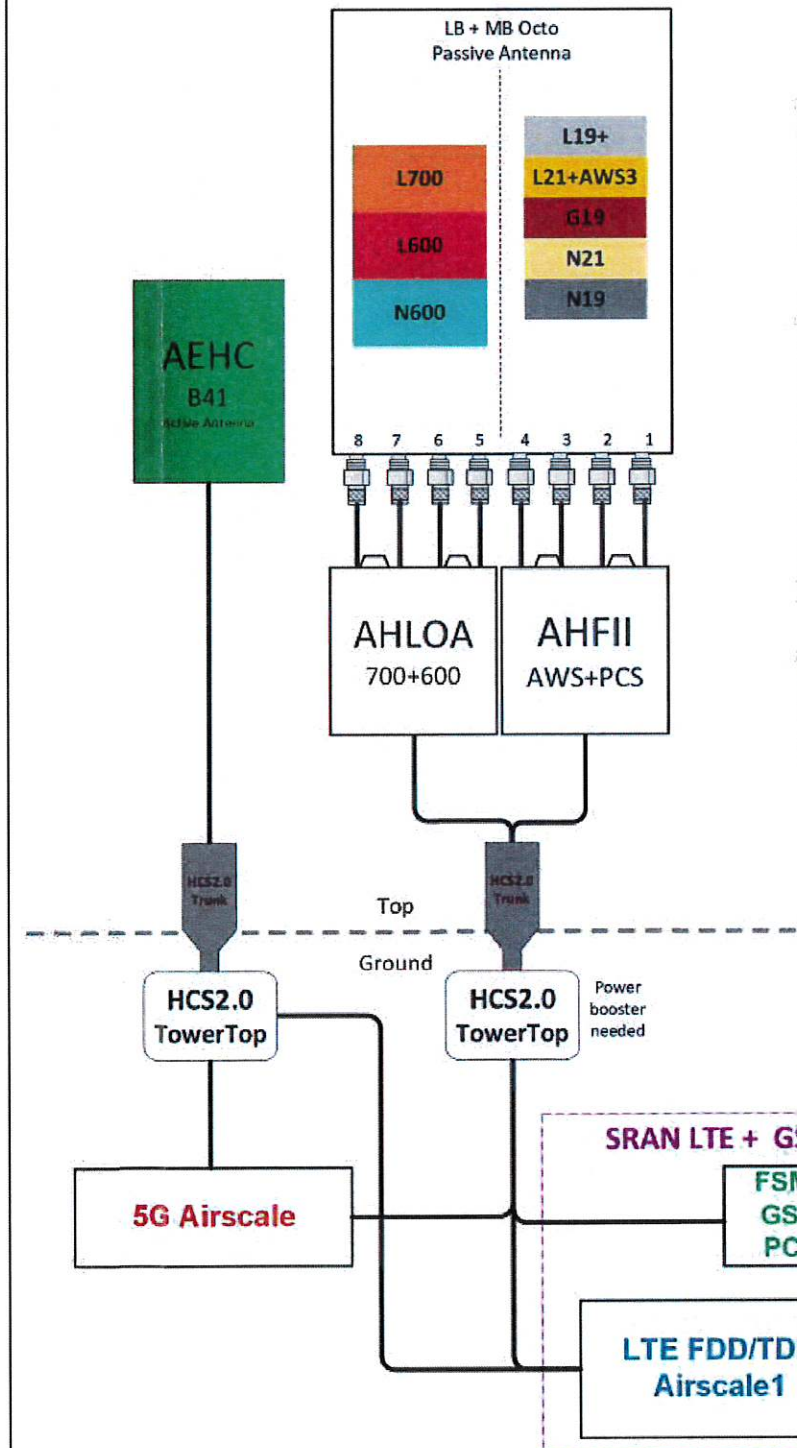
TDD - Band 41
N41(2.5GHz) – 100MHz
+2nd carrier (<=80MHz)



Phase 2Y Configuration with N2500 only (no L2500)

Configuration 56790EAH_SR_T

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



FDD - Lowband
B12 (L700) – 5 MHz
B71 (L600) –10 MHz
B71 (N600) – 15 MHz

FDD - Midband
B4/B66 (L2100) – 20 MHz
B66 (N2100) – 20MHz
B66 (AWS3) – 5MHz
B2 (L1900) – 20 MHz
B25 (L1900) – 20 MHz
B25 (N1900) – 20MHz
SRAN – GSM PCS

TDD - Band 41
N41(2.5GHz) – 100MHz +
80MHz

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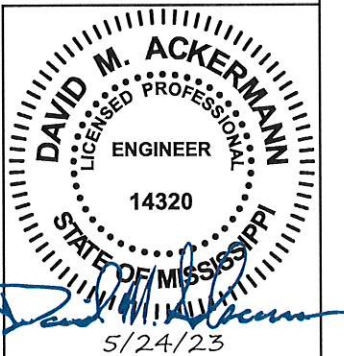
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PROFESSIONAL STAMP



SHEET TITLE

RFDS

SHEET NUMBER

SHEET
RF-2

Sector 1 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	0		0		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

Sector 2 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	120		120		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

Sector 3 (Proposed) view from front (Note: the images show view from behind)

Coverage Type	A - Outdoor Macro				
Antenna	1		2		
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)		AEHC (Active Antenna - Massive MIMO)		
Azimuth	240		240		
M. Tilt	0		0		
Height (ft)	295		295		
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMA's					
Diplexer / Combiners					
Radio					
Sector Equipment					
Unconnected Equipment:					
Scope of Work:					
FOR SITES THAT HAVE EXISTING B41 LTE - THEN ADD L2500 BACK TO ACTIVE TECH B41 RADIO UNTIL B41 LTE SHUTDOWN IS ENABLED					

APPLICANT

PREPARED FOR

ENGINEER

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

SHEET TITLE

SHEET NUMBER

T-Mobile®

verticalbridge

TOWER ENGINEERING, INC.

556 JEFFERSON ST.
SUITE 201
LAFAYETTE, LA 70501
(337) 886-7176 TEL.

2920 KINGMAN ST.
SUITE 201
METAIRIE, LA 70006
(504) 756-3112 TEL.
TEI PROJECT # 2122-220-1002-011

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

REVISIONS

A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
O	05/24/23	FINAL ISSUE	NAS

REV DATE DESCRIPTION BY

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

PLUMBING DIAGRAM

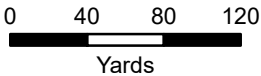
SHEET
RF-3

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			VALLEY RANCH FARM LLC(OWNER)	2335 HWY 225 N	CHATSWORTH	GA	30705
			BAKER DONELSON BEARMAN CALDWELL & BERKOWITZ(AGENT)	201 ST. CHARLES AVE, SUITE 3600	NEW ORLEANS	LA	70710
			Adjacent Property Owners(2308ZB105)				
	54072	1007M-01-063.000	MEJIA ARTURO & RINA	3612 CONNECTICUT AVE	KENNER	LA	70065
	54075	1007M-01-038.000	CASTILLO ROSA RIO & FLORES DENIS	11387 GOULD RD, APT #I-5	GULFPORT	MS	39503
	81174	1008D-01-017.000	CURTIS WANDA L	21538 D'HERDE RD	GULFPORT	MS	39503
	54071	1007M-01-061.000	HULL HEATHER	10678 E BAYTREE DR	GULFPORT	MS	39503
	54073	1007M-01-062.000	BENHART CHERYL	13049 SHELDON ST	GULFPORT	MS	39503
	81171	1008D-01-015.000	TORJUSSEN JONATHAN TOBIAS & WANDA	21538 D'HERDE RD	GULFPORT	MS	39503
	81175	1008D-01-018.000	HERSEY STEPHEN G & AUDREY	11381 O'NEAL RD	GULFPORT	MS	39503
	137655	1007M-01-077.000	DALEY ROBERT M & JEREMIA R	PO BOX 4273	GULFPORT	MS	39502
N	54074	1007M-01-037.000	VALLEY RANCH FARM LLC	2335 HIGHWAY 225 N	CHATSWORTH	GA	30705



Legend

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



1 inch = 300 feet



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

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

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 17, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, August 17, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	449679	Print Legal Ad-IPL01332530 - IPL0133253		\$76.60	1	68 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, August 17, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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

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

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

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

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

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

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

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

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

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

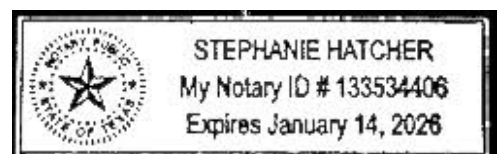
Stefani Beard

Sworn to and subscribed before me this 2nd day of August in the year of 2023

Stephanie Hatcher

Notary Public

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



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Bellingham Herald
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Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
33468	459668	Print Legal Ad-IPL01369000 - IPL0136900	210200	\$77.80	2	38 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, September 14, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

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

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

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

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

This the 23th day of August 2023

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

IPL0136900
Aug 30 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
08/30/23

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

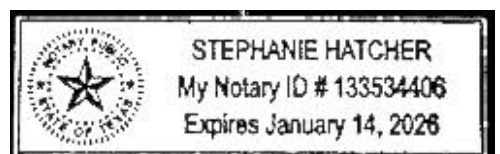
Stefani Beard

Sworn to and subscribed before me this 31st day of August in the year of 2023

Stephanie Hatcher

Notary Public

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



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Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	470848	Print Legal Ad-IPL01410380 - IPL0141038		\$65.95	1	54 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII. of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, October 19, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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Variance 2310ZB112, by agent Dax Alexander, is seeking approval for a front yard setback of 4 feet where 15 feet is required, Tax Parcel 1010M-01-013.000, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2310ZB121, by owner Wesley Henry, is seeking approval for a 2000 square-foot detached accessory structure where 1000 square-feet is the size limit, Tax Parcel 0710O-02-020.001, Zoned R-2 (Single-family), Ward 1

Variance 2310ZB122, by owner Wesley Henry, is seeking approval for an additional accessory structure where only one is allowed, Tax Parcel 0710O-02-020.001, Zoned R-2 (Single-family), Ward 1

This the 22nd day of September 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0141038
Oct 4 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
10/04/23

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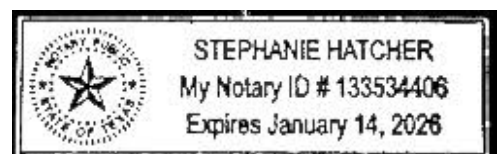
Stefani Beard

Sworn to and subscribed before me this 3rd day of October in the year of 2023

Stephanie Hatcher

Notary Public

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The State - Columbia
Sun Herald - Biloxi

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The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483644	Print Legal Ad-IPL01453800 - IPL0145380	PO 210200	\$74.50	1	63 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

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Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
This the 25th day of October 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0145380
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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11/01/23

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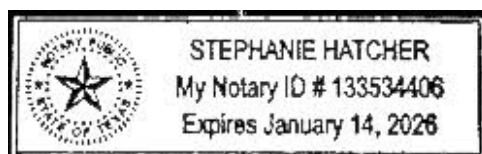
Stefani Beard

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public

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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Variance 2311ZB125:

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2311ZB125

Hearing Date: November 16, 2023

Current Zoning/Use: R-2 / Single Family

Legal: Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

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

- (a) Applicant states that people are cutting through the yard between and behind the home. However this answer is not appropriate to the question listed.
- (b) The intent is to screen this property from the unsightly yard of the property to the east. Applicant states that the intent to screen the property is based on the usage of campers on this adjacent property as well as people crossing through their yard. The applicant's statement is not appropriate to the question special conditions and circumstances to this property.
- (c) Applicant claims other fences in that area are chain link and wood in a state of disrepair. The applicant's statement is not appropriate to the question of whether this is a relevant hardship.
- (d) Applicant's intent is to install an 8 foot privacy fence to block trespassers and the applicant states that there should be no impact on the alley. Upon staff review of the surrounding area, while most fence heights along the rear and sides of properties go to 6 feet in height, there is a neighboring property that has 8 foot high privacy fences that got approval from Zoning Board from case number 2308ZB088.
- (e) Applicant states that the property to the east is a nuisance and a hazard. Granting approval to this property will not grant special privileges that would be denied to other properties in the same district, as a similar variance was requested in August for case 2308ZB088 and was approved.
- (f) This property is zoned R-2, and a single family dwelling and fence are allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a variance for the eight-foot fence. A six-foot fence with a two-foot decorative top will provide the applicant with the desired privacy as well as provide the deterrence of trespassing, the applicant is seeking. Additionally, there was a previous case from applicant that was approved for the same use in the same area.

Any approval should consider these conditions:

- 1. Must not obstruct view of traffic
- 2. Approval allows for 8 foot fence when 6 feet is the height limit.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 11/02/2023.

Public Works: No conditions. Memo dated 11/02/23.

Traffic and Safety: No conditions. Memo dated 10/26/2023.

Building Code Services: Must not obstruct view of traffic. Memo dated 10/27/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 10/26/2023.

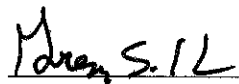
Police Department: No comment as of 10/26/2023.

Fire Department: No conditions. Memo dated 10/26/2023.

City Arborist: No conditions. Memo dated 10/26/2023.

DIRECTOR APPROVAL

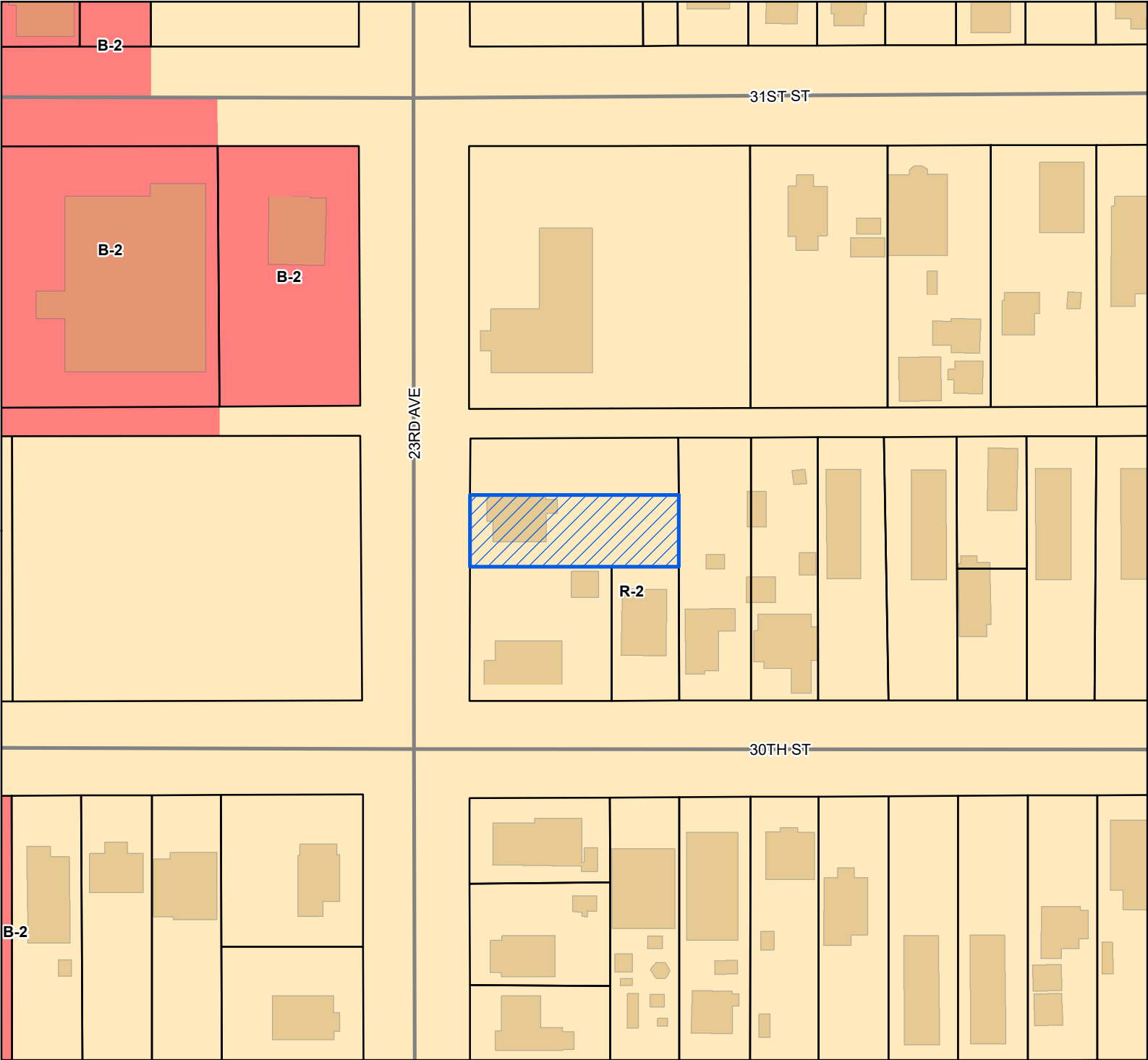
This report has been reviewed and approved by:

_____

Greg Holmes

Director of Urban Development Department





Site

Street

Parcels

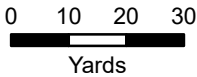
Buildings

Zoning

B-2 - General Business District

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

Site Information
0810N-03-010.000
Zoning: R-2 (Single-Family)
Size: 7798.62 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:Signaturez Gulf Coast Properties, LLC

Printed Name of Owner

1715 21st Avz.

Mailing Address

Gulfport MS 39501

City

State

Zip Code

662-37-0243.

Home Phone

Work/Cell Phone

greg.mihalovich@signaturezgulfcoast.com

Email

Greg mihalovich

Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Home Phone

Work/Cell Phone

Email

Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

Name of Owner (PRINT) _____

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: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Signature Gulf Coast Properties, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	970400
Status:	Good Standing
Effective Date:	08/17/2010
State of Incorporation:	Mississippi
Principal Office Address:	1715 21st Avenue Gulfport, MS 39501

Registered Agent

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

Officers & Directors

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



COVENANT AFFIDAVIT

I, Greg Mihalovich being property owner or agent of the property 3010 23rd Ave.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

SIGNATURE

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

NOTARY PUBLIC

COMMISSION EXPIRATION





1715 21st Avenue
Gulfport, MS 39501-2942
228-202-1056
www.SignatureGulfCoast.com

Currently people are cutting through the yard between and behind the home. We have seen them climb the 6-foot on the neighboring property to the East (back) of the property.

The intent is to screen this property from the unsightly yard of the property to the East (back) and South (right). This includes campers, tents tarps, and other junk that at time appears they are living in.

Current fences, belonging to neighbors are either chain-link and/or wooden but in disrepair.

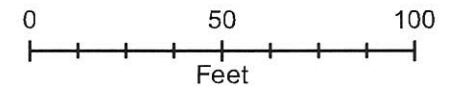
I requested and was granted an 8-foot fence for the adjoining property located at 3012 23rd Ave. in August 2023. This fence will be of the same design.

This requested fence is for the entire back 50 feet of the property and roughly 100 feet south beginning at the back property line. As such it has no safety of visual impact to streets, alleyways, or water bodies. It is being build to screen this property from the unsightly condition of the properties to the South and East of this property.

[illegible]

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: August 2, 2023











Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 23-088

**STATE OF MISSISSIPPI
HARRISON COUNTY
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 considerations, the receipt and sufficiency of which is hereby acknowledged, I

**Samantha Fabacher
11556 Azalea Trace
Gulfport, MS 39503
228-236-4536**

do hereby sell, convey and warrant unto

**Signature Gulf Coast Properties, LLC
1715 21st Avenue
Gulfport, MS 39501
228-202-1056**

that certain tract, piece or parcel of land situated and being located in First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

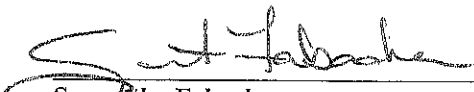
THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

INDEXING INSTRUCTIONS: EXEMPT

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

IT IS AGREED and understood that the taxes for the current year are assumed by the Grantee.

WITNESS MY SIGNATURE, this the 14th day of July, 2023.


Samantha Fabacher

STATE OF MISSISSIPPI

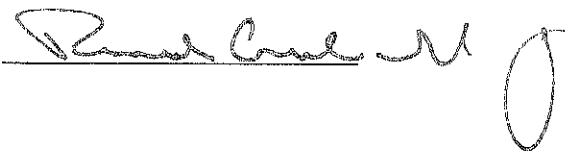
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Samantha Fabacher** who acknowledged that she signed and delivered the foregoing Warranty Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 14th day of July, 2023.

MY COMMISSION EXPIRES:

NOTARY PUBLIC



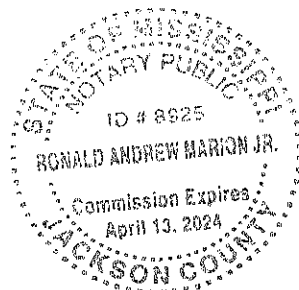


Exhibit "A"

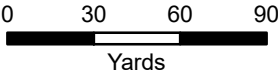
Beginning at the SW corner of Lot 13, Block 6, Standard Land Addition to the City of Gulfport and running thence North along the eastern margin of 23rd Avenue a distance of 100 feet for a starting point; thence running East 150 feet to the eastern margin of Lot 15 of said Block 6, Standard Land Addition; thence North 50 feet along the eastern margin of said Lot 15; thence West 150 feet to the eastern margin of 23rd Avenue; thence South 50 feet to the point of beginning, also known as the North 50 feet of the South 150 feet of Lots 13 through 15, inclusive, Block 6, Standard Land Company Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 2 at Page 14 (Copy Book 1 at Page 36).

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			SIGNATURE GULF COAST PROPERTIES LLC(Owner)	1715 21ST AVE	GULFPORT	MS	39501
			Adjacent Property Owners(2311ZB125)				
87654	0810N-03-005.000		COZART FAITH M & MCCOY DARRYL G SR	11169 WOODLEY DR	GULFPORT	MS	39503
35078	0810N-03-027.000		WAHEED ALFONSO	2204 33RD ST	GULFPORT	MS	39501
109668	0810N-03-016.001		SIGNATURE GULF COAST PROPERTIES LLC	1715 21ST AVE	GULFPORT	MS	39501
34998	0810N-03-015.000		DEEP PORTAGE HOLDINGS LLC	2106 128TH AVE NW	COON RAPIDS	MN	55448
35003	0810N-04-001.000		BLUE DIAMOND ENERGY INC	1261 PASS RD	GULFPORT	MS	39501
34997	0810N-03-014.000		PERKINS TAMMY	2226 30TH ST	GULFPORT	MS	39501
35072	0810N-03-022.000		TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
109409	0810N-03-025.001		JOHNSON DARIUS	2235 30TH ST	GULFPORT	MS	39501
35079	0810N-03-026.000		WILSON BETTY J	2237 30TH ST	GULFPORT	MS	39501
35074	0810N-03-024.000		PHILLIPS STEVEN R	2231 30TH ST	GULFPORT	MS	39501
34994	0810N-03-010.000		FABACHER SAMANTHA	11556 AZALEA TRACE	GULFPORT	MS	39503
35046	0810N-04-024.000		VALDEZ FIDENCIO O R & PUENTE M C	2331 30TH ST	GULFPORT	MS	39501
34993	0810N-03-012.000		TRAVIS ELON CARNELL	24880 KNOLLWOOD DR	PASS CHRSTIAN	MS	39571
87655	0810N-03-016.000		ATWOOD PROPERTIES LLC	21355 HWY 49	SAUCIER	MS	39574
87659	0810N-03-025.000		HANS JOHN C III	1520 HEWES AVE	GULFPORT	MS	39507
34992	0810N-03-011.000		MICHUA AUSENCIO	3000-23RD AVE	GULFPORT	MS	39501
34996	0810N-03-013.000		COLEMAN BETTY A	9146 LOBUOY RD	PASS CHRISTIAN	MS	39571
35077	0810N-03-028.000		TRUE VISION CENTER OF HOPE INC	2727 22ND AVE	GULFPORT	MS	39501
35073	0810N-03-023.000		TOMOHAWK PROPERTIES LLC	7247 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
132271	0810N-03-015.001		NOBLE MICHAEL T	19024 FIELDSTONE CT	SALINAS	CA	93908
34990	0810N-03-007.000		TRUMPET IN ZION FELLOWSHIP INC	P O BOX 933	AUGUSTA	GA	30903
144790	0810N-04-023.001		LEISY LEISA	2325 30TH ST	GULFPORT	MS	39501
35043	0810N-04-022.000		JOHNSON LAQUITA	2317 30TH ST	GULFPORT	MS	39501
138024	0810N-04-022.001		HALFKENNY LINDA -ESTATE-	184 E BOND RD	WIGGINS	MS	39577
87683	0810N-04-023.000		BREAZEALE VOETRESS L LADNER-TRUSTEE	6006 VISTA CIR	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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RE: Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, November 16, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483644	Print Legal Ad-IPL01453800 - IPL0145380	PO 210200	\$74.50	1	63 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
This the 25th day of October 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0145380
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
11/01/23

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

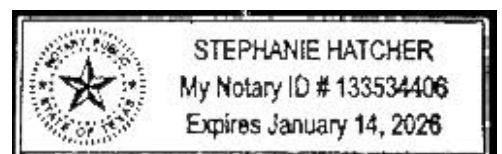
Stefani Beard

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Variance 2311ZB127:

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2311ZB127

Hearing Date: November 16, 2023

Current Zoning/Use: R-B / Single Family

Legal: Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 6-feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance of two (2) feet in order to exceed the required six-foot fence height requirement. The applicant submitted the answers below regarding the need for the variance:

1. My property is safe with itself and adjacent property. I have only one neighbor. It is safe in regards to ingress, egress, streets, alleyways and bodies of water. Unfortunately, the applicants answer does not address this hardship.
2. There is no visual impact concerning adjacent properties, streets, alleyways, and bodies of water. Unfortunately, the applicants answer does not address this hardship.
3. My property is designed in accordance to Adams Homes structure regarding other lots and adjacent properties and the neighborhood. Unfortunately, the applicants answer does not address this hardship.
4. There is no impact on ingress and egress concerning this property. Unfortunately, the applicants answer does not address this hardship.
5. There is no concern with screening, buffering or separation of any nuisance or hazards concerning this property. Unfortunately, the applicants answer does not address this hardship.
6. This property is zoned R-B and a single-family home with a fence is allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request. City ordinance requires 6 hardship conditions to be met in order to justify a variance for the eight-foot fence. A single-family home with a fence is allowed by right in this R-B zone. A six-foot fence with a two-foot decorative top may have provided the applicant with the desired privacy he's seeking. Upon completing a site visit, the staff discovered the applicant has already installed the 8-foot fence around his home. The fence is not placed on the front façade of the property and therefore the fence does not obstruct traffic views to vehicles.

Any approval should consider these conditions:

1. Must not obstruct view of traffic.
2. Approval allows a variance of 2 feet for an 8-foot fence, where 6-feet is the limit.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 11/02/23.

Public Works: No conditions. Memo dated 11/02/23.

Traffic and Safety: No conditions. Memo dated 10/26/23.

Building Code Services: Must not obstruct view of traffic. Memo dated 10/27/23.

Technical Report

VARIANCE

Building Code Services: Must not obstruct view of traffic. Memo dated 10/27/23.

GIS: No conditions. Memo dated 10/26/23.

Police Department: No conditions. Memo dated 10/26/23.

Fire Department: No conditions. Memo dated 10/26/23.

City Arborist: No conditions. Memo dated 10/26/23.

DIRECTOR APPROVAL

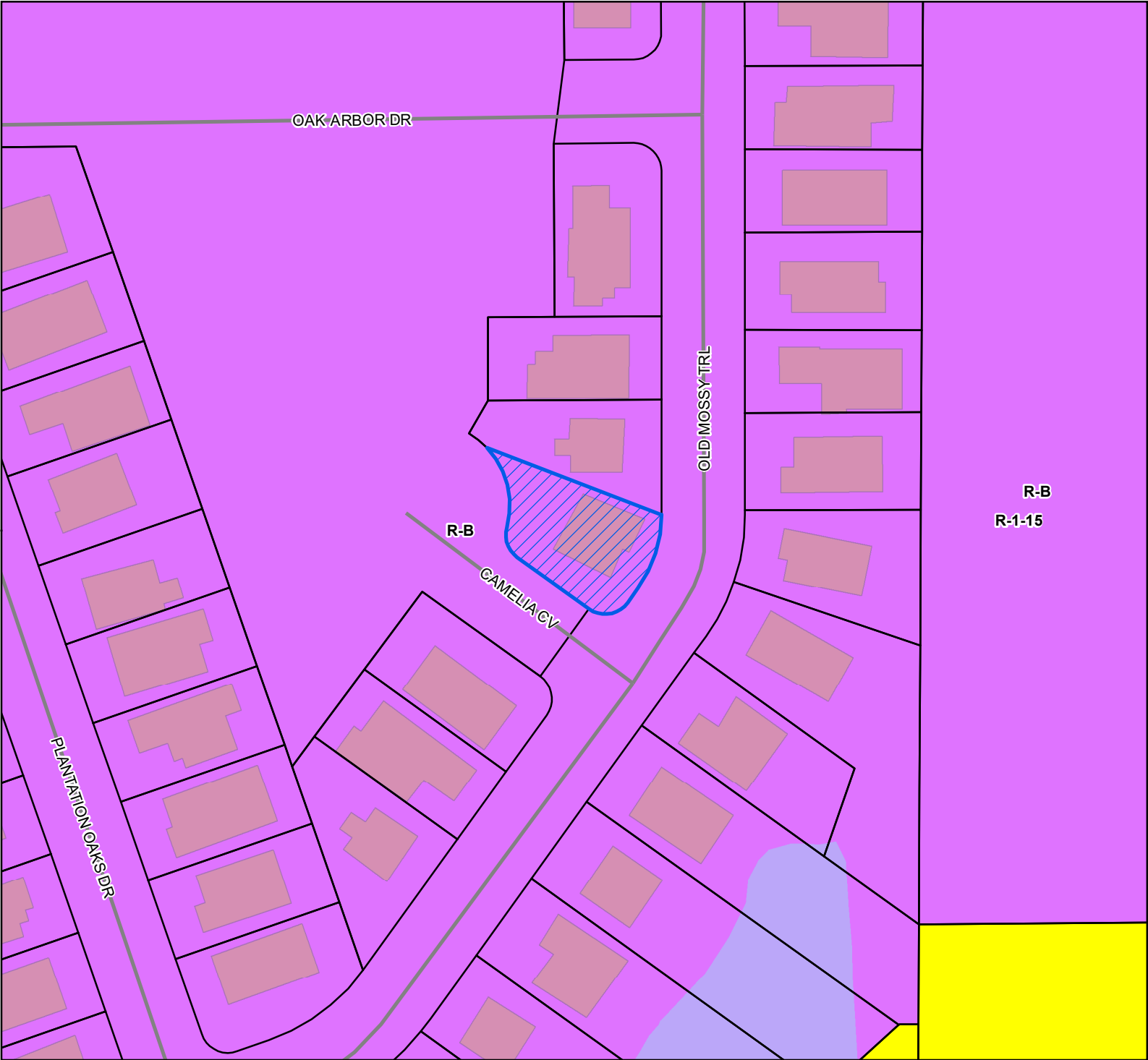
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

Street

Parcels

Buildings

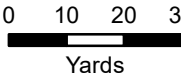
Water Features

Zoning

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

R-B - Residence-Business District

Site Information
0907J-01-001.085
Zoning: R-B (Residence-Business)
Size: 8179.89 sqft
Flood: X



1 inch = 100 feet



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



CASE NUMBER

23112B127

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

ZONING BOARD OF ADJUSTMENTS AND APPEALS APPLICATION

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS
(A separate submission form is required for each request)

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

TAX PARCEL NUMBERS

09	075	-	01	-	001	-	085												

Property Address:

14073 Old Mossy Trail Gulfport, Ms. 39503

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

General Description of Request: 8 foot Fence around Property.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct.

I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request. We can only accept applications with **original signatures**.

OWNER:Roy Freeman

Printed Name of Owner

Mailing Address

14073 Old Mossy Trail

City

Gulfport

State

MS.

Zip Code

39503

Home Phone

(760) 540-2087

Work/Cell Phone

Email

Roy

Signature of Owner

AGENT:

Printed Name of Agent

Mailing Address

City

State

Zip Code

Home Phone

Work/Cell Phone

Email

Signature of Agent

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

Name of Owner (PRINT) _____

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: _____

Name of Owner (PRINT) _____

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

Phone (Home) _____

(Work) _____

(Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____



COVENANT AFFIDAVIT

I, Roy Freeman being property owner or agent of the property 14073 Old Mossy Trail
PRINT NAME PRIMARY ADDRESS OR PARCEL Gulfport MS.
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

Roy Freeman
SIGNATURE

9/15/2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

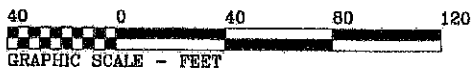
Given under my hand and seal of office this the 15th day of September, 20 23

Samuel Sweeting
NOTARY PUBLIC



05/22/2027
COMMISSION EXPIRATION

Plot Plan



LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- SPIKE FOUND
- SPIKE SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- LIGHTARD KNOT FOUND
- POWER POLE



1" = 40'

ELEVATION BASIS:

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) SOLUTIONS REPORTS. (GEOID15 CURRENT DATUM) HAVING AN ESTIMATED VERTICAL PRECISION= 0.035M (0.11' +/-)

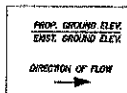
ADDITIONAL TIES WERE MADE TO N.G.S. BENCHMARK "X-145" (PID# BH1082) WITH FOLLOWING VERTICAL CONFORMATION:
NAVD 1988 PUBLISHED ELEV.= 32.83'
GEOID 2009 PUBLISHED ADJUSTED
ELEV.= 32.3'

GPS CURRENT GEOID 2018 MEASURED ELEVATION AT TIME OF THIS SURVEY, ELEV.= 32.1'

ADDITIONAL TIES WERE MADE TO CITY OF GULFPORT BENCHMARK "S-234-07" WITH FOLLOWING VERTICAL CONFORMATION:
NAVD 1988 PUBLISHED ELEV.= 34.13'
GPS CURRENT GEOID 2018 MEASURED ELEVATION AT TIME OF THIS SURVEY, ELEV.= 33.9'

SURVEY RECORD:

ORIGINAL SITE PLAN: FEB. 9, 2022
STAKEOUT: APRIL 1, 2022
RE-STAKE: MAY 3, 2022



LANDSCAPE NOTES:

PROPOSED LANDSCAPE AREA SHOWN HEREON WILL CONSIST OF A MIXTURE OF PLANTS NOT LIMITED TO BOXWOODS, AZALEAS, KNOCK-OUT ROSES, GARDENIAS, DIANELLA, CREPE MYRTLES, PAMPAS AND MONKEY GRASS, ETC.

★ PROPOSED LANDSCAPE/SHADE TREE

■ PROPOSED LANDSCAPE AREAS

MINIMUM BUILDING SETBACKS:

(AS PER RECORDED PLAT)
FRONT YARD - 25 FEET
REAR YARD - 8 FEET
SIDE YARD - 8 FEET
SIDE YARD ABUTTING STREET - 25 FEET

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, 2010 EDITION.
- 2.) HARRISON COUNTY OWNERSHIP MAPS, 2009 EDITION.
- 3.) HARRISON COUNTY AERIAL TOPOGRAPHIC MAPS, 2002 EDITION.
- 4.) RECORDED SUBDIVISION PLAT OF PLANTATION OAKS PHASE ONE.

AN UPDATED SITE PLAN AND SURVEY OF LOT 42, PLANTATION OAKS SUBDIVISION, PHASE ONE, CITY OF GULFPORT, HARRISON COUNTY, MISSISSIPPI.



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

GENE PAUL STENUM, P.L.S. #2752

MAY 3, 2022

DATE OF FIELD SURVEY

THIS PROPERTY IS LOCATED IN F.A.R.M. FLOOD ZONE		ST. AREA OUTSIDE OF F.A.R.M. FLOOD ZONE	NOTE: THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
ACCORDING TO MAP NUMBER 28047C0280H		DATED DEC. 21, 2017	
SURVEY CLASS - "B"	FOR: ADAMS HOMES	BEARINGS SHOWN HEREON ARE DERIVED BY: TRUE GRID NORTH BY GPS OBSERVATION	
SCALE: 1" = 40'			
STENUM SURVEYING, LLC.		DATE: MAY 6, 2022	
PROFESSIONAL LAND SURVEYORS		PARTY CHIEF: GPS	
24008 SUCCESS ROAD		DRAWN BY: MOG	
SAUCIER, MS. 39574 PHONE: (228) 392-5552		DRAWING NUMBER: 2021055 LOT 42C.DWG	
EMAIL: stenumsurvey@gmail.com		REVISED:	

Fence Variance Submissions

B

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

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

Fence Variance Submissions

1. Safety in regards to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water.

- My property is safe with itself and adjacent property, I have only one neighbor. It's also safe in regards to ingress, egress, streets, alleyways and bodies of water.

2. There is no visual impact concerning adjacent properties, streets, alleyways, and water bodies.

3. My property is designed in accordance to Adams Homes structure regarding other lots, adjacent properties and the neighborhood.

4. There is no impact on ingress and egress concerning this property.

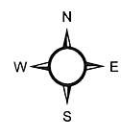
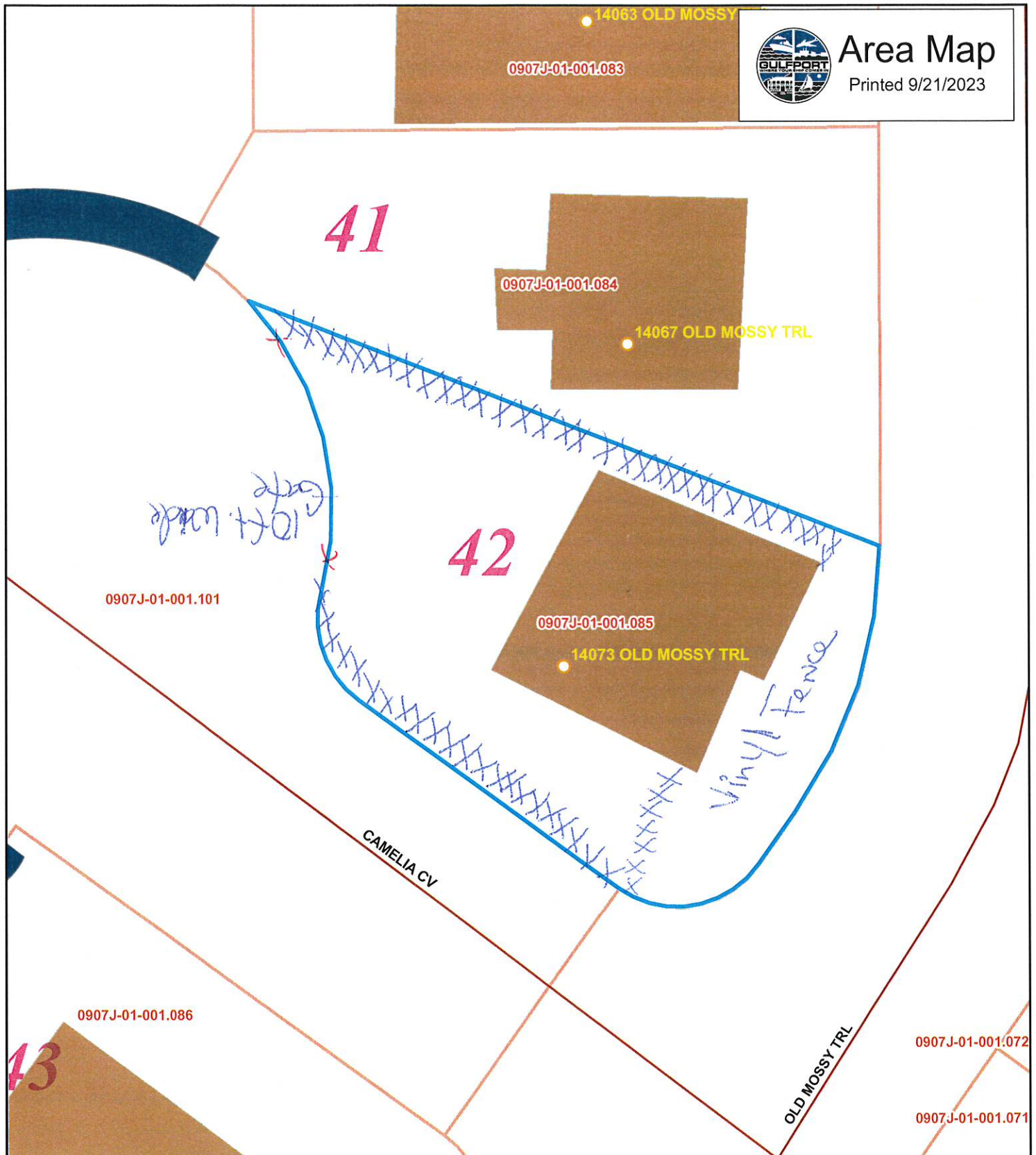
5. There are no concerns with screening, buffering or separation of any nuisance or hazards concerning this property.

6. The compatibility with adjacent properties is the landscaping and there are other homes structured the same.



Area Map

Printed 9/21/2023



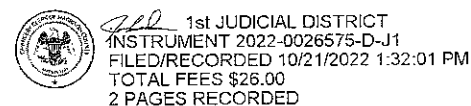
1 inch = 25 feet

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.

Address points
Parcel
side DBO Streets

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100



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 which is hereby acknowledged, the undersigned, for and on behalf of

ADAMS HOMES, LLC,
an Alabama Limited Liability Company,
100 West Garden Street
Pensacola, FL 32502
(850) 934-0470

does hereby sell, convey and specially warrant unto

ROY D. FREEMAN
14073 Old Mossy Trail
Gulfport, MS 39503
(760)540-2087

the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Lot 42, Plantation Oaks Subdivision, Phase 1, 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 55 at Page 49 thereof.

INDEXING INSTRUCTIONS: Lot 42, Plantation Oaks Subdivision, Phase 1

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

Ad valorem taxes for the year 2022 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due.

WITNESS my signature on this the 21st day of October, 2022.

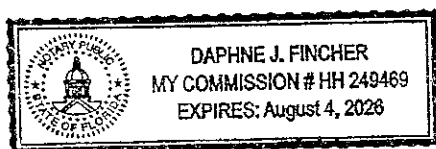
ADAMS HOMES, LLC
An Alabama Limited Liability Company

By:

Don J. Adams
DON J. ADAMS
Authorized Agent

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of October, 2022, within my jurisdiction, the within named DON J. ADAMS, who acknowledged to me that he is an Authorized Agent of Adams Homes, LLC, an Alabama Limited Liability Company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

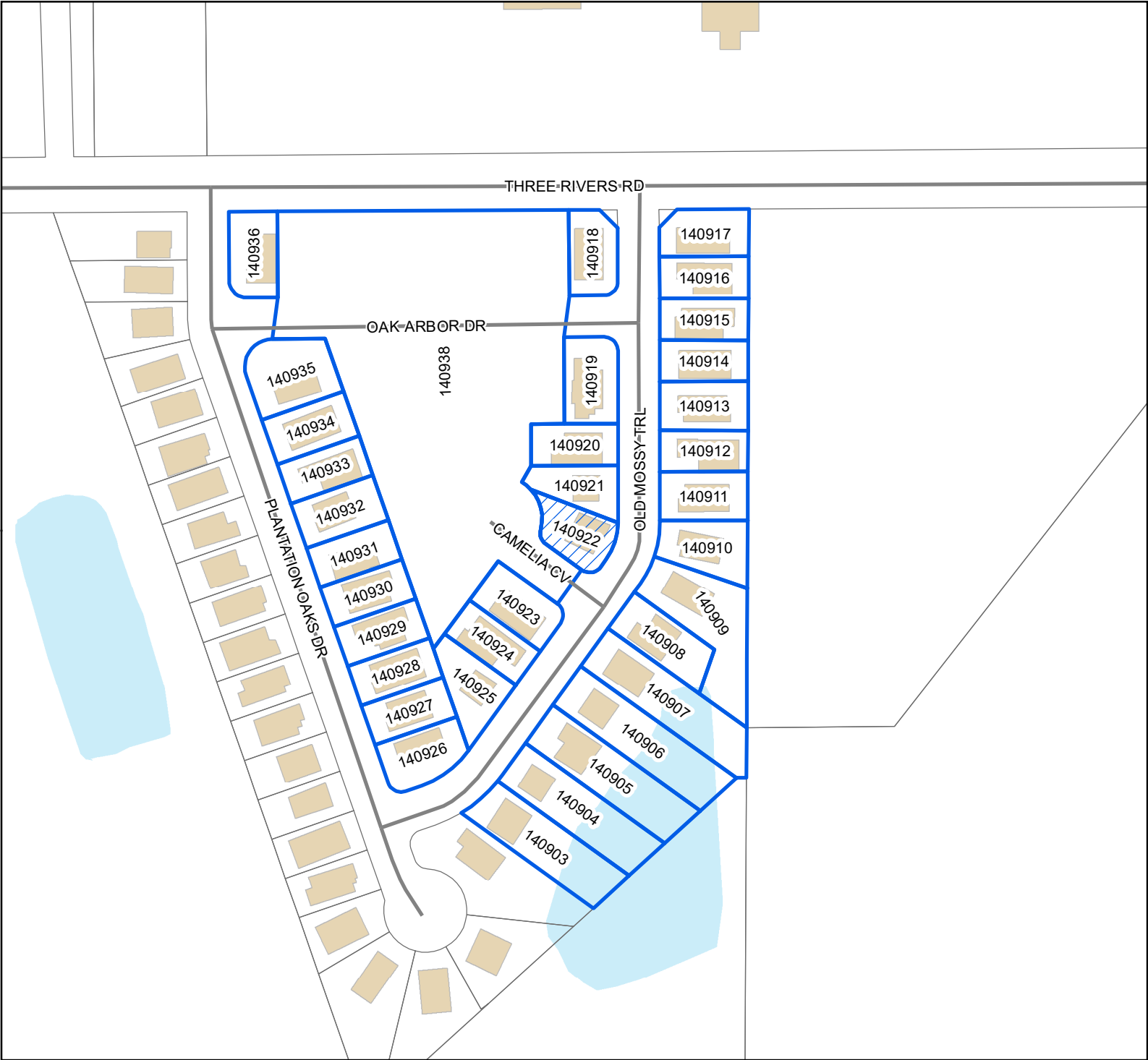


My Commission Expires:

8-4-26
(SEAL)

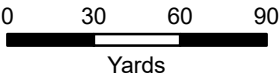
Daphne J. Fincher
NOTARY PUBLIC

61934



Legend

- Site
- Adjacent Properties
- 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			ROY FREEMAN (Owner)	14073 OLD MOSSY TRAIL	GULFPORT	MS	39503
			Adjacent Property Owners(2311ZB127)				
140936	0907J-01-001.099		ADAMS HOMES LLC	100 W GARDEN ST	PENSACOLA	FL	32502
140909	0907J-01-001.072		BELGIN GERALD T & DIANE	14074 OLD MOSSY TRAIL	GULFPORT	MS	39503
140926	0907J-01-001.089		BERRY CHARLES RICKEY & RAMONA F	14068 PLANTATION OAKS DR	GULFPORT	MS	39503
140932	0907J-01-001.095		BRANNUM JOHNNY & LEEANN	14038 PLANTATION OAKS DR	GULFPORT	MS	39503
140913	0907J-01-001.076		BUCKLEY CHANELL & JIMMY DALE JR	14054 OLD MOSSY TRAIL	GULFPORT	MS	39503
140903	0907J-01-001.066		BURTON CHRISTOPHER P	14104 PLANTATION OAKS DR	GULFPORT	MS	39503
140905	0907J-01-001.068		BURTON CORINN	14094 OLD MOSSY TRAIL	GULFPORT	MS	39503
140930	0907J-01-001.093		ESTES STEPHEN FREDERICK JR	14048 PLANTATION OAKS DR	GULFPORT	MS	39503
140934	0907J-01-001.097		FORD MARVIN W & CYNTHIA B	14028 PLANTATION OAKS DR	GULFPORT	MS	39503
140912	0907J-01-001.075		FRATANTUONO GENENDAL PRICE & GERALD	14058 OLD MOSSY TRAIL	GULFPORT	MS	39503
140904	0907J-01-001.067		GREEN ERIC & KLAUS KELLY	14098 OLD MOSSY TRAIL	GULFPORT	MS	39503
140928	0907J-01-001.091		HALEY WILLIAM R & MARY B	14058 PLANTATION OAKS DR	GULFPORT	MS	39503
140916	0907J-01-001.079		HARDER CLIFFORD J SR & MARY J	14038 OLD MOSSY TRAIL	GULFPORT	MS	39503
140924	0907J-01-001.087		HAYES TRISHA MARIE	14093 OLD MOSSY TRAIL	GULFPORT	MS	39503
140923	0907J-01-001.086		HENRY DALLAS F & SONIA KAY	14087 OLD MOSSY TRAIL	GULFPORT	MS	39503
140914	0907J-01-001.077		HILSON SONOVIA	14048 OLD MOSSY TRAIL	GULFPORT	MS	39503
140919	0907J-01-001.082		HOLIFIELD MITCHELL RAY II -ETAL-	14057 OLD MOSSY TRAIL	GULFPORT	MS	39503
140908	0907J-01-001.071		MAGEE ALVIN & SHEREKA S LEWIS	14078 OLD MOSSY TRAIL	GULFPORT	MS	39503
140910	0907J-01-001.073		MANRY LARRY M & MICHELLE R	14068 OLD MOSSY TRAIL	GULFPORT	MS	39503
140931	0907J-01-001.094		MILLER KYLE S & ADKINS CHELSIE D	14044 PLANTATION OAKS DR	GULFPORT	MS	39503
140929	0907J-01-001.092		MUSSA CARL J & LISA J	14054 PLANTATION OAKS DR	GULFPORT	MS	39503
140927	0907J-01-001.090		OSBORN ROLL III & BILLIE RUTH	14064 PLANTATION OAKS DR	GULFPORT	MS	39503
140938	0907J-01-001.101		PLANTATION OAKS LLC	P O BOX 268	BILOXI	MS	39533
140907	0907J-01-001.070		POLUKEY DUANE R & HELEN L	14084 OLD MOSSY TRAIL	GULFPORT	MS	39503
140933	0907J-01-001.096		QUILLIN GREGORY ROSS & SHAN	14034 PLANTATION OAKS DR	GULFPORT	MS	39503
140920	0907J-01-001.083		ROBIN BRENT A & KIMBERLY K	14063 OLD MOSSY TRAIL	GULFPORT	MS	39503
140935	0907J-01-001.098		ROBINSON DAVID L SR & LINDA A	14024 PLANTATION OAKS DR	GULFPORT	MS	39503
140915	0907J-01-001.078		SMITH ROBERT BOYD & DIANA L	14044 OLD MOSSY TRAIL	GULFPORT	MS	39503
140911	0907J-01-001.074		WALTON TERRANCE & CHERI	14064 OLD MOSSY RD	GULFPORT	MS	39503

RE: Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, November 16, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483644	Print Legal Ad-IPL01453800 - IPL0145380	PO 210200	\$74.50	1	63 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
This the 25th day of October 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0145380
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
11/01/23

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

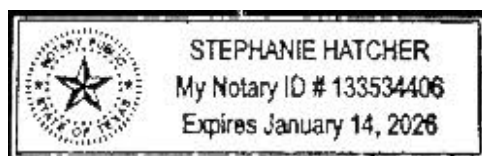
Stefani Beard

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Variance 2311ZB128:

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2311ZB128

Hearing Date: November 16, 2023

Current Zoning/Use: R-2 / Single-Family Home

Legal: Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval to create lot sizes of 7,350 square feet where ordinance requires 7,500 square feet for R-2 (Single-family) zoning districts.

- (a) Applicant claims that the property in question was part of an existing platted subdivision that allowed for zero lot lines, with many of these lots being combined to form larger lots. Upon review of the property, the subject site is a part of the Gulfport Heights platted subdivision that has existing homes that have been built abutting lot lines.
- (b) Applicant claims the circumstances for the variances that the property values in the immediate area do support the construction of a single house on the current lot size.
- (c) The applicant did not address this section, instead the applicant restated their variance request of approval for lot size of 7350 square feet where 7500 square feet is required.
- (d) Applicant has stated for this section that “by dividing the single lot into two lots, it will allow for the development and construction of two single family dwellings resulting in a property commensurate with the property values of other properties in the district.”
- (e) The applicant did not address this section. Upon review of the properties in the surrounding area, there are other properties in the immediate area that have single family homes built upon them and do not meet the lot size requirements. However, said properties are also pre-existing and are built upon lots of record.
- (f) This property is zoned R-2, and single-family homes are allowed by right.

EXECUTIVE SUMMARY

Applicant is seeking approval to create smaller lot sizes of 7,350 square feet where ordinance requires 7,500 square feet for building single family homes on non-conforming lots. There are existing lots in the nearby surrounding area that are smaller than the required 7,500 square feet, with single family homes built on them. However, these lots are pre-existing lots of record that are part of the Gulfport Heights platted subdivision.

Any approval should consider these conditions:

- 1. Must meet all current Building Codes and other City of Gulfport Ordinances.
- 2. Provide separate sewer & water services for each parcel.
- 3. Approval allows for creation of parcels of 7,350 square feet where ordinance requires 7,500 square feet.

DEPARTMENTAL CONDITIONS

Engineering: Conditions: Provide separate sewer & water service to each lot. Memo dated 11/2/2023.

Public Works: Conditions: Provide separate sewer & water service to each lot. Memo dated 11/2/2023.

Traffic and Safety: No conditions. Memo dated 10/26/2023.

Building Code Services: Must meet all current Building Codes and other City of Gulfport Ordinances. Memo dated 10/27/2023.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 10/26/2023.

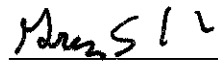
Police Department: No conditions. Memo dated 10/26/2023.

Fire Department: No conditions. Memo dated 10/26/2023.

City Arborist: No conditions. Memo dated 10/26/2023.

DIRECTOR APPROVAL

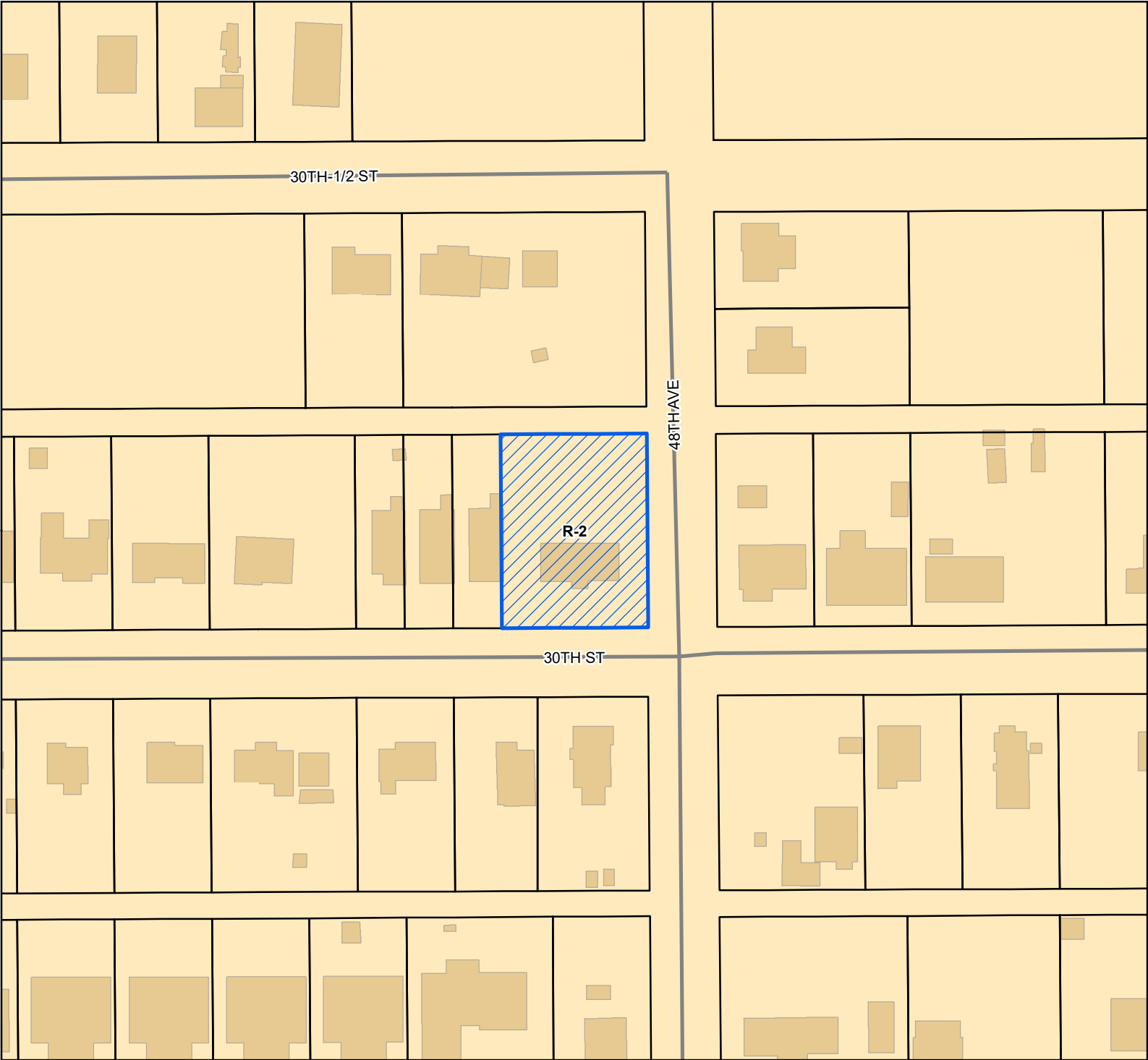
This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Site

Street

Parcels

Buildings

Zoning

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

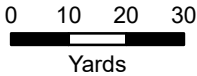
Site Information

07100-02-084.000

Zoning: R-2 (Single-family)

Size: 14682.96 sqft

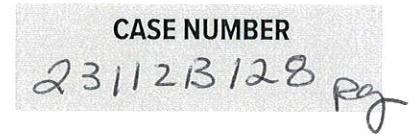
Flood: X



1 inch = 100 feet



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OWNER:

Printed Name of Owner

Habitat for Humanity - MGC

Mailing Address

2214 34th Street

City

Gulfport

State

MS

Zip Code

39501

Home Phone

Work/Cell Phone

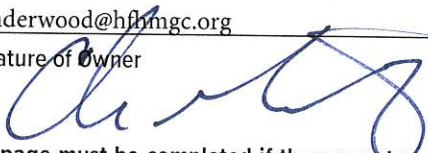
228-678-9100

Email

sunderwood@hfhmgc.org

Signature of Owner

x

**AGENT:**

Printed Name of Agent

Stephen Mitchell

Mailing Address

2214 34th Street

City

Gulfport

State

MS

Zip Code

39501

Home Phone

Work/Cell Phone

228-678-9100

Email

smitchell@hfhmgc.org

Signature of Agent

x



This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

Name of Owner (PRINT) _____

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: _____

Name of Owner (PRINT) _____

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

Phone (Home) _____

(Work) _____

(Cell) _____

Tax Parcel Number(s) Owned: _____

Signature: _____



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name

Habitat for Humanity of the Mississippi Gulf Coast, Inc.
HARRISON COUNTY HABITAT FOR HUMANITY, INC.

Name Type

Legal
Previous Legal

Business Information

Business Type: Non Profit Corporation
Business ID: 8705826
Status: Good Standing
Effective Date: 12/01/1987
State of Incorporation: Mississippi
Principal Office Address: 2214 34Th Street
Gulfport, MS 39501

Registered Agent

Name

Monforton, Chris
2214 34th Street
Gulfport, MS 39501

Officers & Directors

Name**Title**

Daniel W Alexander
One Hancock Plaza, Suite 1200
Gulfport, MS 10000

Incorporator

Frank Genzer
One Hancock Plaza, Suite 1200
Gulfport, MS 10000

Incorporator

Lee N Perry
Suite 1209, One Hancock Plaza
Gulfport, MS 39502

Incorporator

Chris Monforton
2214 34Th Street
Gulfport, MS 39501

President

Bernie Cousins
19640 Hwy 67

Treasurer

Biloxi, MS 39532

Monica Walker
188 Porter Ave
Biloxi, MS 39530

Secretary

Ricky Cox
1310 25th Ave
Gulfport, MS 39501

Director

Stacey Miles
18196 Fairway View Dr
Biloxi, MS 39532

Director, Chairman

Richard Widdows
676 Bayview Avenue
Biloxi, MS 39530

Director

Rick August
394 Forrest Ave
Biloxi, MS 39530

Director

Collette Poppendieck
2214 34th Street
Gulfport, MS 39501

Director, Chief Financial Officer

4800 30th Street
Habitat for Humanity MGC

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

The existing subdivision was platted with zero lot line lots with a width of 35 ft. Many of the lots in the area have been combined to produce 70' wide lots. The lot we desire to subdivide was originally platted to be three individual lots.

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

The property values in the immediate area do not support the construction of a single house on the current lot size. We would like to subdivide the existing lot resulting in two lots of 7,350 square foot each. The current Zoning Ordinance requirement is 7,500 sf min area for a single lot.

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

Resizing a single conforming lot with an area of 14,700 sf into two (2) non-conforming lots with an area of 7,350 sf each (7,500 sf is the minimum required).

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

By dividing the single lot into two (2) lots, it will allow for the development and construction of two single family dwellings resulting in a property value commensurate with the property values of other properties in the district.

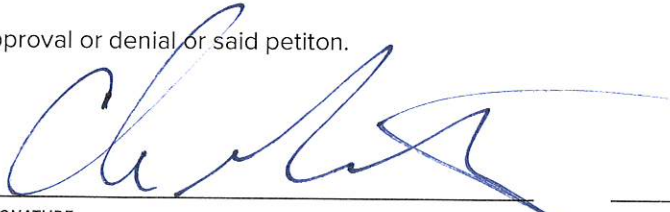


DESIGNATION OF AGENT

Chris Monforton, CEO
I, Habitat for Humanity - MGC being property owner of 07100-02-084.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Stephen Mitchell 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.

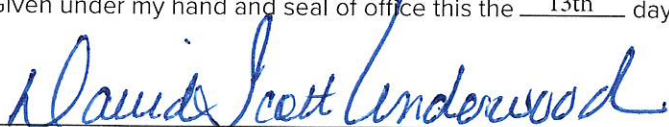
Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations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

 9/13/2023
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of September, 20 23


NOTARY PUBLIC COMMISSION EXPIRATION

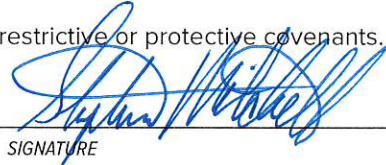




COVENANT AFFIDAVIT

I, Stephen Mitchell being property owner or agent of the property 07100-02-084.000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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


SIGNATURE

9/13/2023

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

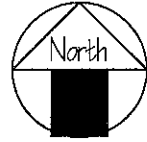
Given under my hand and seal of office this the 13th day of September, 20 23


NOTARY PUBLIC

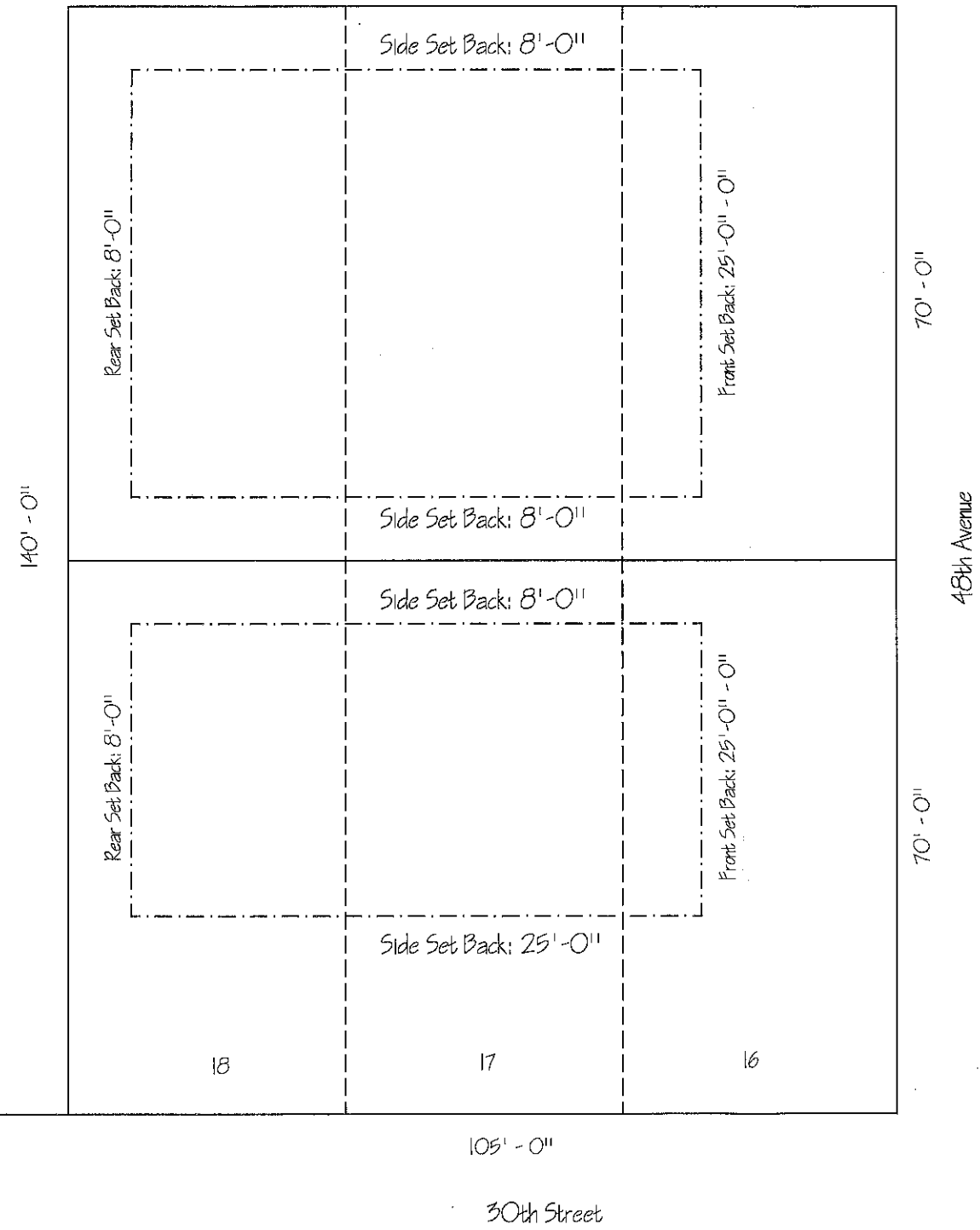


COMMISSION EXPIRATION

Tax Parcel No. 07100-02-084.000



Request to sub-divide a single,
conforming lot (paercl no.
071000-02-084.000) into
two (2), non-conforming lots of
7,350 sf / per lot



SCANNED



J. Henderson 1st Judicial District
Instrument 2016 8839 D - J1
Filed/Recorded 11/23/2016 01:25 P
Total Fees \$ 14.00
2 Pages Recorded

Prepared by & Return to:
Pringle & Roemer, PLLC
P.O. Box 211
Biloxi, MS 39533
228-374-1747

Indexing instructions:
Lots 16, 17 & 18, Block 13,
Gulfport Heights Subdivision,
City of Gulfport



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

CORRECTED
WARRANTY DEED

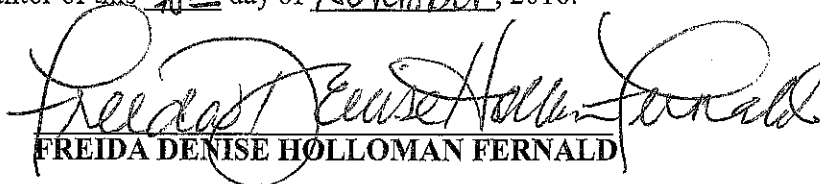
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, the undersigned, **FREIDA DENISE HOLLOMAN FERNALD**, 23433 Susana Ave., Torrance, CA 90505, 310.415.5449 (hereinafter referred to as "Grantor"), do hereby sell, convey, warrant and deliver unto **HABITAT FOR HUMANITY OF THE MISSISSIPPI GULF COAST, INC.**, a Mississippi non-profit corporation, 2214 34th St., Gulfport, MS 39501, 228-678-9100 (hereinafter referred to as "Grantee"), the following described real property, together with the improvements thereon and all rights thereunto appertaining, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lots 16, 17 and 18 of Block 13 of Gulfport Heights Subdivision to the City of Gulfport less 50 feet by 50 feet in the Northeast corner of Block 13 of the same Gulfport Heights Subdivision as more specifically described in Gulfport Heights Subdivision, Plat Book No. 3, Page 13.

The above described property and this conveyance thereof is subject to any easements, rights-of-way, mineral reservations, restrictions and/or restrictive covenants of record relative thereto.

Ad valorem taxes for the year 2016 and after are assumed by the Grantee herein.

WITNESS the signature of the Grantor of this 11 day of November, 2016.


FREIDA DENISE HOLLOMAN FERNALD

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

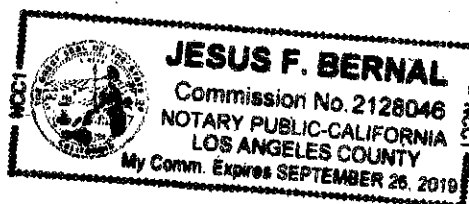
Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **FREIDA DENISE HOLLOMAN FERNALD**, who acknowledged before me that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her own free voluntary act and deed.

GIVEN under my hand and seal of office on this 11 day of November, 2016.


NOTARY PUBLIC

My Commission Expires: 9/26/19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.





John H. ... 1st Judicial District
Instrument 2016 9406 D - J1
Filed/Recorded 12/20/2016 11:16 A
Total Fees \$ 14.00
2 Pages Recorded

SCANNED



John H. ... 1st Judicial District
Instrument 2016 8839 D - J1
Filed/Recorded 11/23/2016 01:25 P
Total Fees \$ 14.00
2 Pages Recorded

Prepared by & Return to:
Pringle & Roemer, PLLC
P.O. Box 211
Biloxi, MS 39533
228-374-1747

Indexing instructions:
Lots 16, 17 & 18, Block 13,
Gulfport Heights Subdivision,
City of Gulfport

REVIEWED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

CORRECTED
WARRANTY DEED

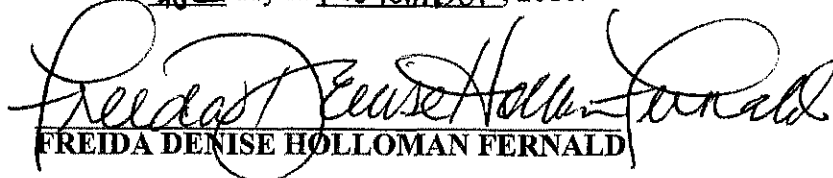
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, together with other good and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, the undersigned, **FREIDA DENISE HOLLOMAN FERNALD**, 23433 Susana Ave., Torrance, CA 90505, 310.415.5419 (hereinafter referred to as "Grantor"), do hereby sell, convey, warrant and deliver unto **HABITAT FOR HUMANITY OF THE MISSISSIPPI GULF COAST, INC.**, a Mississippi non-profit corporation, 2214 34th St., Gulfport, MS 39501, 228-678-9100 (hereinafter referred to as "Grantee"), the following described real property, together with the improvements thereon and all rights thereunto appertaining, lying and being situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lots 16, 17 and 18 of Block 13 of Gulfport Heights Subdivision to the City of Gulfport less 50 feet by 50 feet in the Northeast corner of Block 13 of the same Gulfport Heights Subdivision as more specifically described in Gulfport Heights Subdivision, Plat Book No. 3, Page 13.

The above described property and this conveyance thereof is subject to any easements, rights-of-way, mineral reservations, restrictions and/or restrictive covenants of record relative thereto.

Ad valorem taxes for the year 2016 and after are assumed by the Grantee herein.

WITNESS the signature of the Grantor of this ^{11/12} ~~11/11~~ day of November, 2016.


FREIDA DENISE HOLLOMAN FERNALD

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, **FREIDA DENISE HOLLOMAN FERNALD**, who acknowledged before me that she signed and delivered the above and foregoing instrument on the day and year therein mentioned as her own free voluntary act and deed.

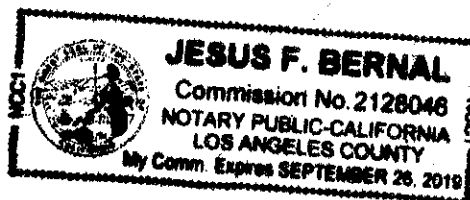
GIVEN under my hand and seal of office on this 11 day of November, 2016.



NOTARY PUBLIC

My Commission Expires: 9/26/19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

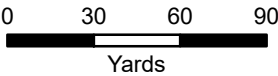


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			HABITAT FOR HUMANITY (OWNER)	2214 34TH STREET	GULFPORT	MS	39501
			STEPHAN MITCHELL (AGENT)	2214 34TH STREET	GULFPORT	MS	39501
			Adjacent Property Owners (2311ZB128)				
	29769	07100-02-092.000	PAZ REINA	4817 30TH ST	GULFPORT	MS	39506
	29768	07100-02-091.000	PARTHENON INVESTMENTS LLC	9147 HONEYSUCKLE LANE	GULFPORT	MS	39503
	29757	07100-02-055.000	NECAISE BUFORD A	4620 30TH ST	GULFPORT	MS	39501
	100875	07100-02-056.001	DANIELS RICHARD A JR & JAMIE G	20188 LOVERS LANE	LONG BEACH	MS	39560
	29758	07100-02-056.000	WATSON CARL A	311 CHARLES AVE	LONG BEACH	MS	39560
	29747	07100-02-088.000	MARIA A C LLC	4824 30TH ST	GULFPORT	MS	39501
	29748	07100-02-089.000	LUGO MARCELA GUADALUPE	4828 30TH STREET	GULFPORT	MS	39501
	90777	07100-02-084.000	HABITAT FOR HUMANITY OF MGC	2214 34TH ST	GULFPORT	MS	39501
	29772	07100-02-095.000	ROWELL IRA I	4807 30TH ST	GULFPORT	MS	39501
	29749	07100-02-057.000	KEBLAITIS JUNE ELIZABETH	3008 48TH AVE	GULFPORT	MS	39501
	29780	07100-02-049.000	BRIDGES STEFANIE & SAM	12107 GRAND OAKS DR	GULFPORT	MS	39503
	29779	07100-02-048.000	BRIDGES SAMUEL HOLLAND	12107 GRAND OAKS DR	GULFPORT	MS	39503
	29778	07100-02-047.000	SANCHEZ FRANCO	4627 30TH ST	GULFPORT	MS	39501
	29771	07100-02-094.000	NICHOLS CAROLYN M ETAL	1502 MILL RD	GULFPORT	MS	39507
	29767	07100-02-090.000	ROBERTSON DONALD L -EST- & DEBRA D	2950 49TH AVE	GULFPORT	MS	39501
	29745	07100-02-086.000	CHAPUIS SCOTT ANTHONY	4816 30TH ST	GULFPORT	MS	39501
	29746	07100-02-087.000	KAMGA SIEGFRIED & BECKY A TAMUFOR	150 LESLEY LN	PEARL RIVER	LA	70452
	117804	07100-02-095.001	FRYOU VINCENT L	2995 48TH AVE	GULFPORT	MS	39501
	29770	07100-02-093.000	POWELL FRANCIS	4815 30TH ST	GULFPORT	MS	39501
	29751	07100-02-059.000	OUSTERHOUT LLOYD	514 HARRELL RD	PELAHATCHIE	MS	39145
	29750	07100-02-058.000	TOP ROCK HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	136367	07100-02-082.003	UNDERHILL JAMES	5033 COVE VIEW CT	ST CLOUD	FL	34771
	134941	07100-02-085.001	JOBES CHARMAINE EILEEN	4808- 30TH STREET	GULFPORT	MS	39501
	134942	07100-02-085.002	GREEN LINDA L	4812-30TH STREET	GULFPORT	MS	39501
	29740	07100-02-082.000	GUY TAMIKA N	4813 -30TH 1/2 STREET	GULFPORT	MS	39501
	133460	07100-02-082.001	WILLIAMS ERIC T & DEIRDRE L	4809 30-1/2 ST	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 200 feet



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

RE: Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, November 16, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483644	Print Legal Ad-IPL01453800 - IPL0145380	PO 210200	\$74.50	1	63 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
This the 25th day of October 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0145380
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
11/01/23

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

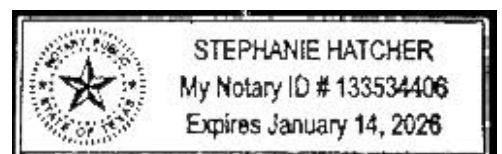
Stefani Beard

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public

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



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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: November 16, 2023

Re: Variance 2311ZB130:

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2311ZB130

Hearing Date: November 16, 2023

Current Zoning/Use: R-1-7.5 / Vacant Lot

Legal: Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant is seeking approval for a six-foot fence in the front of a vacant lot where four feet is the height limit between the primary and continuous front façade line and the front property line.

- (a) Applicant did not address this section. Applicant instead addressed the fence variance submissions questions claiming that the proposed fence will not cause safety issues with their neighbor.
- (b) Applicant did not address this section. Applicant addressed the fence variance submissions questions claiming that the proposed fence will not impose any visual impacts.
- (c) Applicant does not address this section. Applicant does not present any unnecessary hardships created by the physical character of the property.
- (d) The applicant does not address this question. There are other properties in the area that have similar fences. These fences are pre-existing and permitted before the fence ordinance.
- (e) The applicant states that the proposed is “in harmony with the surrounding neighborhood”. There are fences that are existing that are pre-date the fence ordinance that are similar to what the applicant is requesting approval for.
- (f) This property is zoned R-1-7.5, and is a vacant lot.

EXECUTIVE SUMMARY

Applicant is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit. While the six hardship criteria has not been met, there are other properties with fences in the nearby area that are similar to what the applicant is seeking approval for, meaning the applicant’s request would be in harmony with the surrounding area.

Any approval should consider these conditions:

- 1. Must not obstruct the view of traffic.
- 2. Approval allows for six-foot fence where four feet is the height limit between the primary and continuous front façade line and the front property line.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 11/2/2023.

Public Works: No conditions. Memo dated 11/2/2023.

Traffic and Safety: No conditions. Memo dated 10/26/2023.

Building Code Services: Must not obstruct the view of traffic. Memo dated 10/27/2023.

GIS: No conditions. Memo dated 10/26/2023.

Police Department: No conditions. Memo dated 10/26/2023.

Technical Report

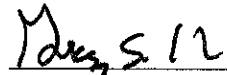
VARIANCE

Fire Department: No conditions. Memo dated 10/26/2023.

City Arborist: No conditions. Memo dated 10/26/2023.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department





Legend

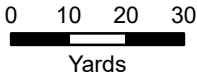
- Site
- US or State Highway
- Street
- Alley
- Parcels
- Buildings

Zoning

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

Site Information

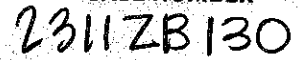
0811H-02-035.000
Zoning: R-1-7.5 (Single-Family)
Size: 6955.96 sqft
Flood: X



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:

Kay Webber Cochran
 Printed Name of Owner
386-A Hwy 7 South
 Mailing Address
Oxford MS 38655
 City State Zip Code
662-380-3811 cell
 Home Phone Work/Cell Phone
Kaybowenwebber@gmail.com
 Email

Signature of Owner



This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application. We can only accept applications with original signatures.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

Name of Owner (PRINT) _____
 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: _____

Name of Owner (PRINT) _____
 Address (Street, City, State, Zip Code) _____
 Phone (Home) _____ (Work) _____ (Cell) _____
 Tax Parcel Number(s) Owned: _____
 Signature: _____

AGENT:

Myrtis Franke
 Printed Name of Agent
1238 E. Beach Blvd.
 Mailing Address
Gulfport MS 39501
 City State Zip Code
228-861-4157 cell
 Home Phone Work/Cell Phone

Email

myrtisfranke@gmail.com

Signature of Agent





DESIGNATION OF AGENT

I, Kay Webben Cochran being property owner of 1526 Olive Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Myrtis Franke 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.

Myrtis Franke
SIGNATURE

9/26/23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of September, 20 23

[Signature]
NOTARY PUBLIC



COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Kay W. Cochran being property owner or agent of the property 1526 Olive Ave
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Kay W. Cochran
SIGNATURE

9/26/23
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26 day of September, 20 23

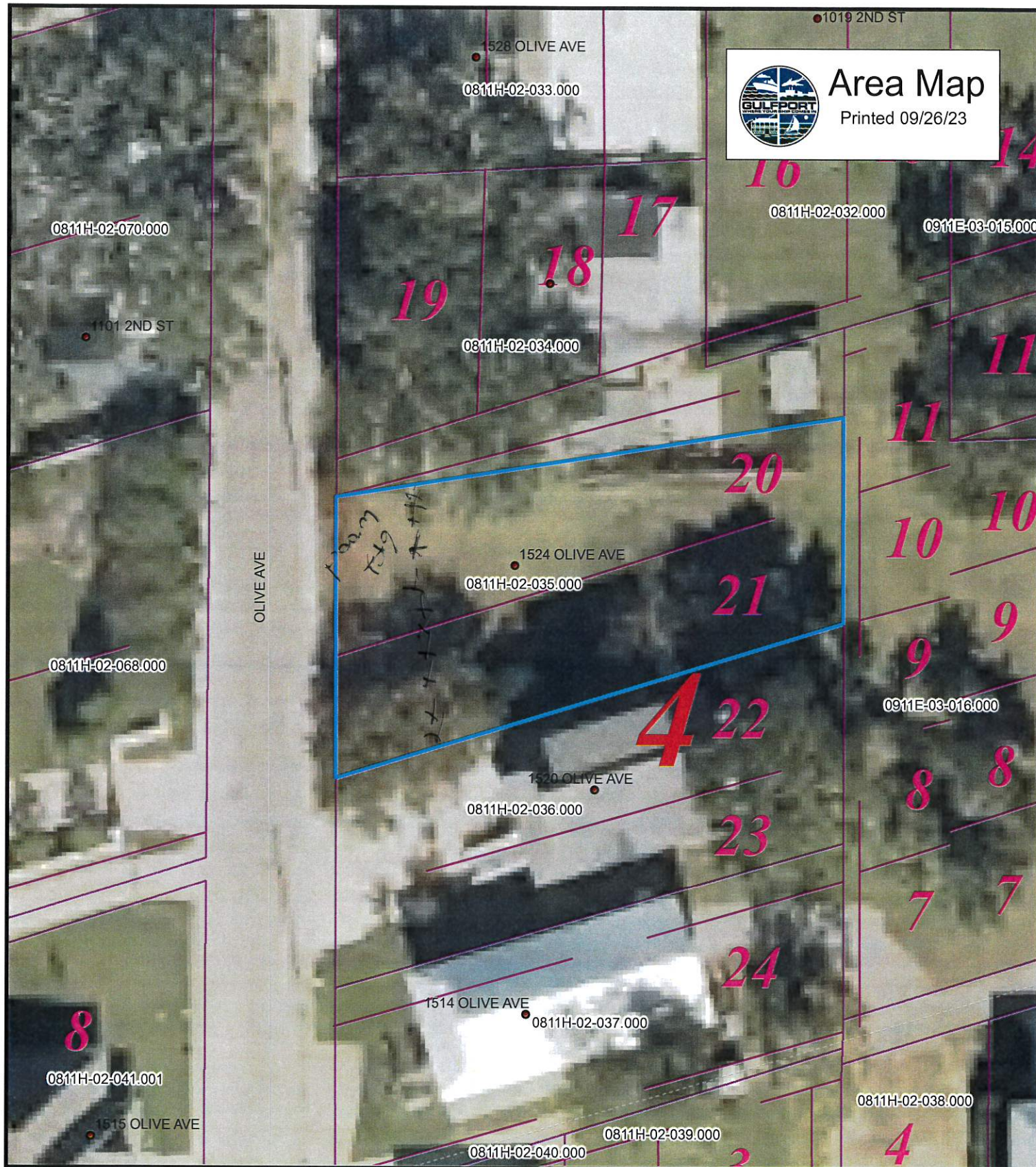
[Signature]
NOTARY PUBLIC



Fence Variance Submissions

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

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies; *This will not cause a safety issue for my neighbor.*
2. Visual impact on adjacent properties, streets, alleyways, and water bodies; *There will be no visual impacts*
3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood; *This is kept in harmony with the surrounding neighborhood.*
4. Impact on ingress and egress, if applicable; *will not block ingress or egress.*
5. Screening, buffering or separation of any nuisance or hazardous feature; *N/A*
6. Compatibility with adjacent properties; *Less than others that also provide privacy*



Area Map
Printed 09/26/23

- Addresspoints
- ▭ Parcels



1 inch = 30 feet

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SCANNED

STATE OF Mississippi

COUNTY OF Harrison

WARRANTY DEED



J. Jordan 1st Judicial District
Instrument 2020 2244 D -J1
Filed/Recorded 2/27/2020 02:30 P
Total Fees \$ 36.00
3 Pages Recorded

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **Reynolds Engineering, LLC, a Mississippi Limited Liability Company** does hereby grant, bargain, sell, convey and warrant unto **Kay Webber Cochran** fee simple title in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:



SEE ATTACHED EXHIBIT "A"

This conveyance is subject to any and all prior restrictive covenants, reservations and easements of record as well as prior reservations of all gas and minerals.

The above described real property is no part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, as likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS MY SIGNATURE, this the 24 day of Feb, 2020

GRANTOR

[Signature]
President Reynolds Eng

EXHIBIT "A"

Lots 20 and 21 of Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, as per official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi,

LESS AND EXCEPT: Commencing at the Northwest corner of Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, and from said point of beginning run thence in a Northeasterly direction along the North line of said Lot 20 a distance of 120 feet to the Northeast corner of said Lot 20; thence run South along the East line of said Lot 20 a distance of 15.73 feet; thence run Southwesterly a distance of 116.47 feet, more or less, to point of beginning and being a part of said Lot 20, Block 4, MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, Harrison County, Mississippi.

LESS AND EXCEPT:

A part of Lot 20, Block 4, MISSISSIPPI LAND and ABSTRACT COMPANY'S SUBDIVISION of East Gulfport Addition, as shown in Deed Book 54, Page 257 of the Land Deed Books, First Judicial District, City of Gulfport, Harrison County, Mississippi and being more particularly described as: Commencing at the Northwest corner of said Lot 20; thence run North 80 degrees 46 minutes East a distance of 24.6 feet to the point of beginning; thence continue North 80 degrees 46 minutes East a distance of 91.87 feet to the East line of said Lot 20; thence run South along the said East line of Lot 20 a distance of 11.89 feet; thence run South 88 degrees 12 minutes West a distance of 90.72 feet to the point of beginning. Containing 539 square feet.

Together with an easement for ingress and egress over that certain parcel being more particularly described as follows:

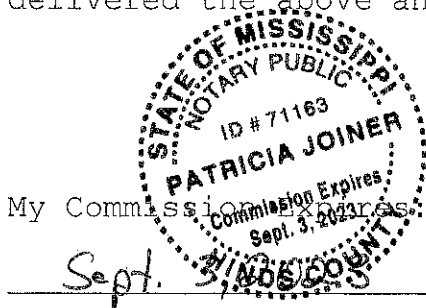
A parcel of land being a part of a vacated alley lying between Lot 20 Block 4 and Lot 19 Block 4 of MISSISSIPPI LAND AND ABSTRACT COMPANY'S SUBDIVISION, of East Gulfport, more particularly described as: Begin at the Northwest corner of said Lot 20 and then run North along the East margin of Olive Street a distance of 10 feet to the Southwest corner of Lot 19; thence run in a Northeasterly direction along the South line of said Lot 19 a distance of 25 feet; thence run South and parallel to the East margin of Olive Street a distance of 12 feet, more or less, to the North line of the property conveyed by this instrument to Grantee; thence in a Westerly direction along the said North line of the property conveyed to Grantee 25 feet, more or less, to the Northwest corner of said Lot 20 and being the point of beginning.

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of February, 2020, within my jurisdiction, the within named Carl Ray Furr who acknowledged that he/she/they executed and delivered the above and foregoing instrument.



Patricia Joiner
NOTARY PUBLIC

Grantor:
Reynolds Engineering, LLC,
460 Brianwood Drive
Ste. 115
Jackson, MS 39205

601-209-7777

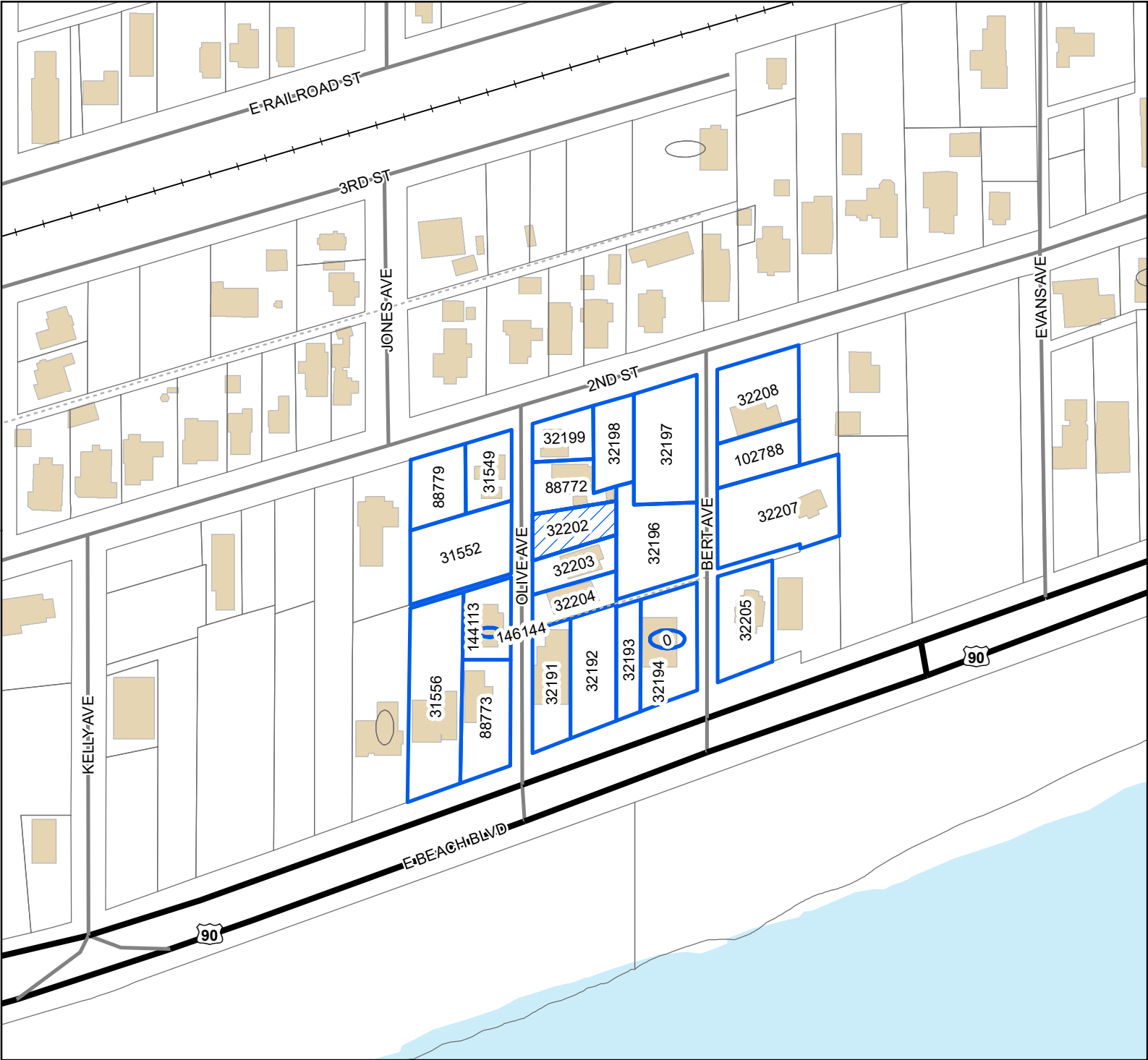
Prepared by and return to:
Franke & Salloum, PLLC
P.O. Drawer 460
Gulfport, MS 39502
(228) 868-7070

Grantees:
Kay Webber Cochran
Olive Street
Gulfport, MS 39501

662-380-3811

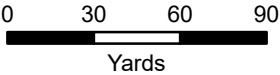
TITLE NOT EXAMINED

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			KAY WEBBER COCHRAN	386A HWY 7 SOUTH	OXFORD	MS	38655
			MYRTIS FRANKE	1238 E. BEACH BLVD.	GULFPORT	MS	39501
			Adjacent Property Owners (2311ZB130)				
	31556	0811H-02-042.000	ROBICHAUX LINDA HOOKS	120 LINEAGE LANE	FLOWOOD	MS	39232
	32193	0811H-02-038.000	DOT LLC	507 DAVID WORK DR	ROSEDALE	MS	38769
	32191	0811H-02-040.000	HOPKINS GEORGE P III & BECKY T	1016 E BEACH BLVD	GULFPORT	MS	39501
	32199	0811H-02-033.000	COLEMAN RONALD	1528 OLIVE AVE	GULFPORT	MS	39501
	88773	0811H-02-041.000	BARBER DENNIS N	P O BOX 803	GULFPORT	MS	39502
	88772	0811H-02-034.000	WEBBER KAY B	386 A HWY 7 SOUTH	OXFORD	MS	38655
	32205	0911E-03-019.000	SAYLOR BRUCE V & LANA T -TRUSTEES	960 E BEACH BLVD	GULFPORT	MS	39501
	32203	0811H-02-036.000	JACOBSON DANIEL A & KATIE MULLINS	1761 HELANE CT	BENICIA	CA	94510
	32208	0911E-03-014.000	FANCA GEORGIA A & CYRIL T JR	1526 BERT AVENUE	GULFPORT	MS	39501
	32192	0811H-02-039.000	BAILEY SHERWOOD R JR	P O BOX 6039	GULFPORT	MS	39506
	31552	0811H-02-068.000	POPE CARL J	P O BOX 283	GULFPORT	MS	39502
	32204	0811H-02-037.000	BEVERLY FRANK B	1514 OLIVE AVE	GULFPORT	MS	39501
	31549	0811H-02-070.000	CULVEYHOUSE JAMES BERNARD	1101 2ND ST	GULFPORT	MS	39501
	32196	0911E-03-016.000	BROWN JACQUELINE	931 OLD TOWNE STREET	GULFPORT	MS	39507
	32198	0811H-02-032.000	LAWRENCE JANET S	P O BOX 8974	GULFPORT	MS	39506
	32197	0911E-03-015.000	KAIGLER DELIA H	1529 MAGNOLIA ST #10	GULFPORT	MS	39507
	102788	0911E-03-014.001	FANCA GEORGIA ANNE & CYRIL T JR	1526 BERT AVE	GULFPORT	MS	39501
	144113	0811H-02-041.001	SMITH CHRISTINE	1515 OLIVE AVE	GULFPORT	MS	39501



Legend

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



1 inch = 200 feet



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RE: Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, November 16, 2023**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, November 16, 2023**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



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

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

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

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

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	483644	Print Legal Ad-IPL01453800 - IPL0145380	PO 210200	\$74.50	1	63 L

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

accountspayable@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, November 16, 2023 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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

Variance 2311ZB125, by owner Signature Gulf Coast Properties LLC, seeking approval for an 8-foot fence where 6 feet is the height limit, Tax Parcel 0810N-03-010.000, 3010 23rd Avenue, Zoned R-2 (Single-family), Ward 3

Variance 2311ZB127, by owner Roy Freeman, is seeking approval for 8-foot fence where 4 feet is the height limit and where 6 feet is the height limit, Tax Parcel 0907J-01-001.085, 14073 Old Mossy Trail, R-B (Residence-Business) Ward 6

Variance 2311ZB128, by agent Stephen Mitchell, is seeking approval to create lot sizes of 7,350 square feet each out of 14, 682 square feet where the ordinance requires 7,500 square feet each, Tax Parcel 0710O-02-084.000, 4800 30th Street, Zoned R-2 (Single-family), Ward 1

Variance 2311ZB130, by agent Myrtis Franke, is seeking approval for a six-foot fence on a vacant lot where 4 feet is the height limit, Tax Parcel 0811H-02-035.000, 1524 Olive Ave, Zoned R-1-7.5 (Single-family), Ward 2
This the 25th day of October 2023

A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0145380
Nov 1 2023

STATE OF MISSISSIPPI COUNTY OF HARRISON

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

1 insertion(s) published on:
11/01/23

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

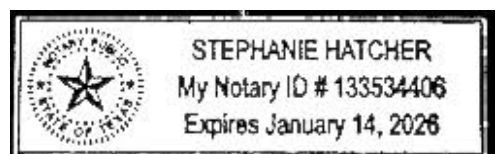
Stefani Beard

Sworn to and subscribed before me this 1st day of November in the year of 2023

Stephanie Hatcher

Notary Public

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



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