AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS

CITY HALL COUNCIL CHAMBERS

THURSDAY, DECEMBER 21, 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 - November 16, 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:
(Tabled to December Meeting due to applicant request)

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

2. <u>Variance 2312ZB136:</u>

Variance 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

3. <u>Variance 2312ZB137:</u>

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

4. <u>Variance 2312ZB138:</u>

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

5. <u>Variance 2312ZB139:</u>

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

6. <u>Variance 2312ZB145:</u>

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

7. <u>Variance 2312ZB148:</u>

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

8. <u>Variance 2312ZB149:</u>

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

9. <u>Variance 2312ZB151:</u>

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, November 16, 2023 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

A. Prayer: The Zoning Board led a prayer.

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

C. Call to Order: The meeting of the Planning Commission was called to order at **3:01 pm.**

D. Determination of a Quorum:

BOARD MEMBERS PRESENT:
MARY ANN WIGINTON
LESLIE NORTH
ROBERT PHARR
MICHAEL DANIELS
NATHAN BODDIE

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT:
SU-LIN FEATHERSTON
RHONDA GADDIS
SAMUEL SWEETING

COURT REPORTER:
NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Boddie** and seconded by **Mr. Pharr** to approve Minutes of the **October 19, 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. <u>Routine Agenda</u>:

1. <u>Variance 2308ZB105: (Tabled to November meeting)</u>

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: Patton Hahn

Speaking against the Petition: Jeremy Harrison

Motion: Mr. Boddie – To table until the December meeting per applicant's 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**

2. <u>Variance 2311ZB125:</u>

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

Speaking for the Petition: Greg Mihalovich

Speaking against the Petition: None

Motion: Mr. Boddie – to approve the applicant's 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

3. <u>Variance 2311ZB127:</u>

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

Speaking for the Petition: Roy Freeman, Jeremy Harrison

Speaking against the Petition: None

Motion: Mr. Boddie – to approve the applicant's request

Second: Mr. Daniels

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

Action: **Motion Carried Unanimously**

4. <u>Variance 2311ZB128:</u>

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

Speaking for the Petition: Stephen Mitchell

Speaking against the Petition: None

Motion: Mrs. Wiginton

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 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

Speaking for the Petition: Myrtis Franke

Speaking against the Petition: Maraget Coleman, Janet Lawrence

Motion: Mr. Boddie – to approve the applicant's 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

Adjournment:

Motion by **Mr. Pharr** to adjourn the meeting was seconded by **Mrs. Wiginton** and carried unanimously. The meeting adjourned **4:00 pm.**

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

_____ Date: _____

Michael Daniels, Secretary

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: December 21, 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: December 21, 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: December 21, 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: December 21, 2023

Re: Variance 2308ZB105:
(Tabled to December Meeting due to applicant request)

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 Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2308ZB105

Hearing Date: December 21, 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 are 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.

(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: 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:

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(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 are 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.

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EXECUTIVE SUMMARY

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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

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Technical Report
VARIANCE

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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-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;

(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 are 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.

(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: August 17, 2023

Current Zoning/Use: B-1/ Commercial Structure

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

TECHNICAL DETAILS

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

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) The special conditions and circumstances do not result from the actions of the applicant;

(c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;

(d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;

(e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;

(f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

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

(a) Applicant's claims that the special conditions are due to the required setbacks pushing the proposed wireless communication tower closer to the existing business, and further west would place the tower closer to Hwy 605, a Mississippi Scenic Byway, which is not in keeping with the 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 are 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.

(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

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

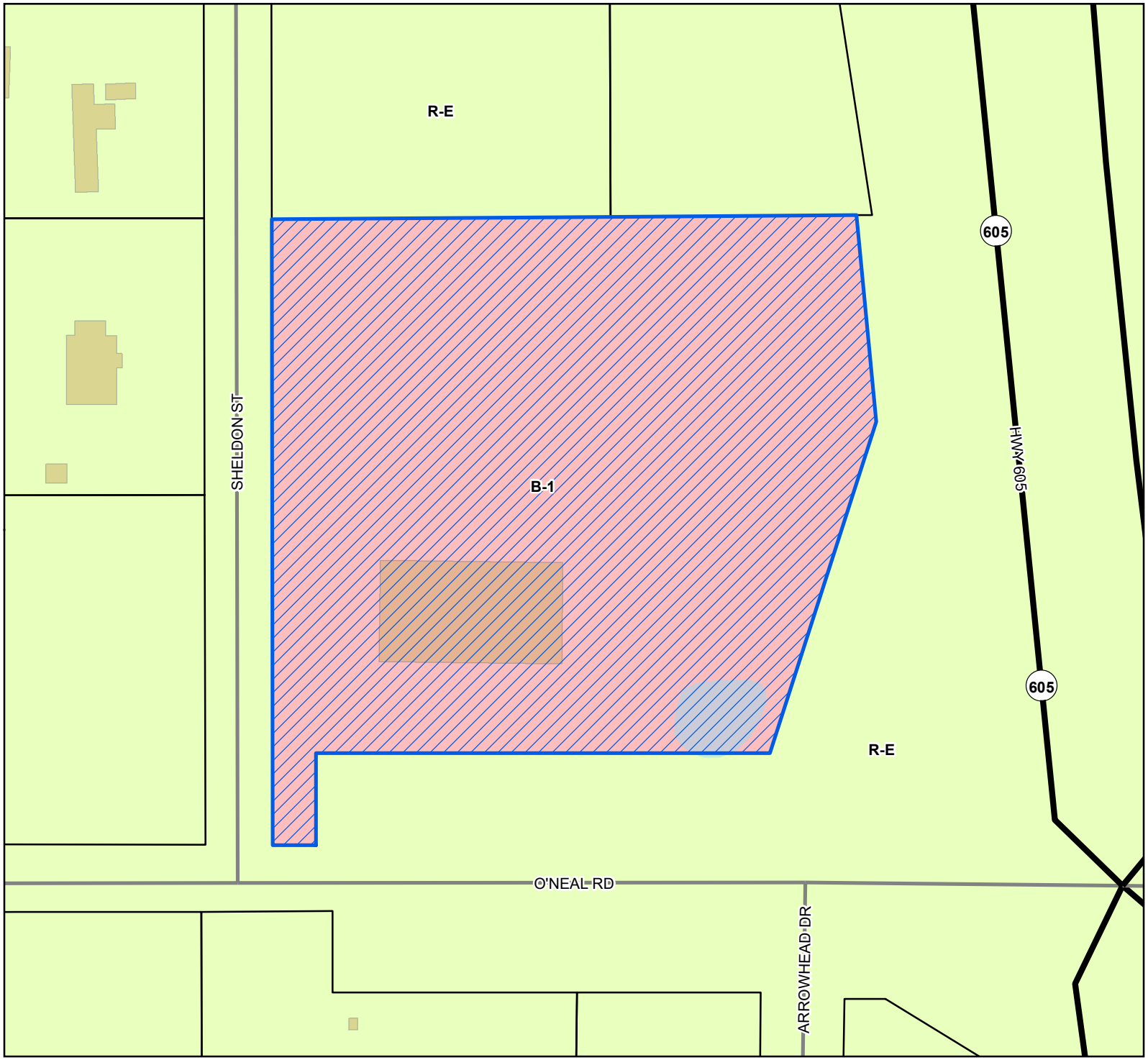
This report has been reviewed and approved by:

Greg S. H

Greg Holmes
Director of Urban Development Department

2308ZB105

Variance



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

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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

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

Case Number
2308ZB105

Zoning Board of Adjustments and Appeals Application

REQUESTED ACTION BY THE ZONING BOARD OF ADJUSTMENTS AND APPEALS

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

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

Tax Parcel Numbers

1007M-01-037.000	
- - .	- - .
- - .	- - .

Property Address: 11330 O'Neal Rd, Gulfport, MS 39503

Lot(s) 2, Block(s) 6, Subdivision Rolling Acres

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

OWNERSHIP AND CERTIFICATION

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

OWNER	AGENT
Valley Ranch Farm, LLC	Baker Donelson Bearman Caldwell & Berkowitz, PC
Printed Name of Owner	Printed Name of Agent
2335 Hwy 225 N.	201 St. Charles Avenue, Suite 3600
Mailing Address	Mailing Address
Chatsworth, GA 30705	New Orleans, Louisiana 70170
City / State / Zip code	City / State / Zip code
706-483-4426	504.566.8628
Home Phone / Work/Cell Phone	Home Phone / Work/Cell Phone
chipw81@gmail.com	jleyens@bakerdonelson.com
Email	Email
Signature of Owner	Signature of Agent

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.

2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.

3. **The following supplement pages are required per application type. Select one of the following:**

- ☐ Appeal of Planning Administrator (see page 4)
- ☐ Excessive Height (see page 5)
- ☐ Fence Variance (see page 6)
- ☐ Special Exception (see page 7)
- ☑ Variance (see page 8)

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

Submission Requirements

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

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

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

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

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

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

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

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

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

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.

BAKER DONELSON
BEARMAN, CALDWELL & BERKOWITZ, PC

201 ST. CHARLES AVENUE
SUITE 3600
NEW ORLEANS, LOUISIANA
70170
PHONE: 504.566.5200
FAX: 504.636.4000

www.bakerdonelson.com

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

Gulfport MISSISSIPPI ONE COAST

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.

Earl Wolthuis 6-5-2023

Signature *Date*

Title: President

Owner: Valley Ranch Farm, LLC

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of June, 20 23

W. Manning November 18th, 2025

Notary Public *Commission Expiration*

Gulfport MISSISSIPPI ONE COAST

Covenant Affidavit

I, Jon F. Leyens, Jr. of Baker, Donelson, 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

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March 22, 2023

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

B+T GRP

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**
Arcosa Site Name: Biloxi River (US-MS-5127)
Engineering Firm Designation: **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 ROBERT MILANOWSKI
LICENSED PROFESSIONAL ENGINEER
NO. 28100
STATE OF MISSISSIPPI
3/22/23

Brad Milanowski, P.E.

FIRE DEPARTMENT

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

Central Station
1515 23rd Avenue
Gulfport, MS 39501

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

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,

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)
__X__ 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

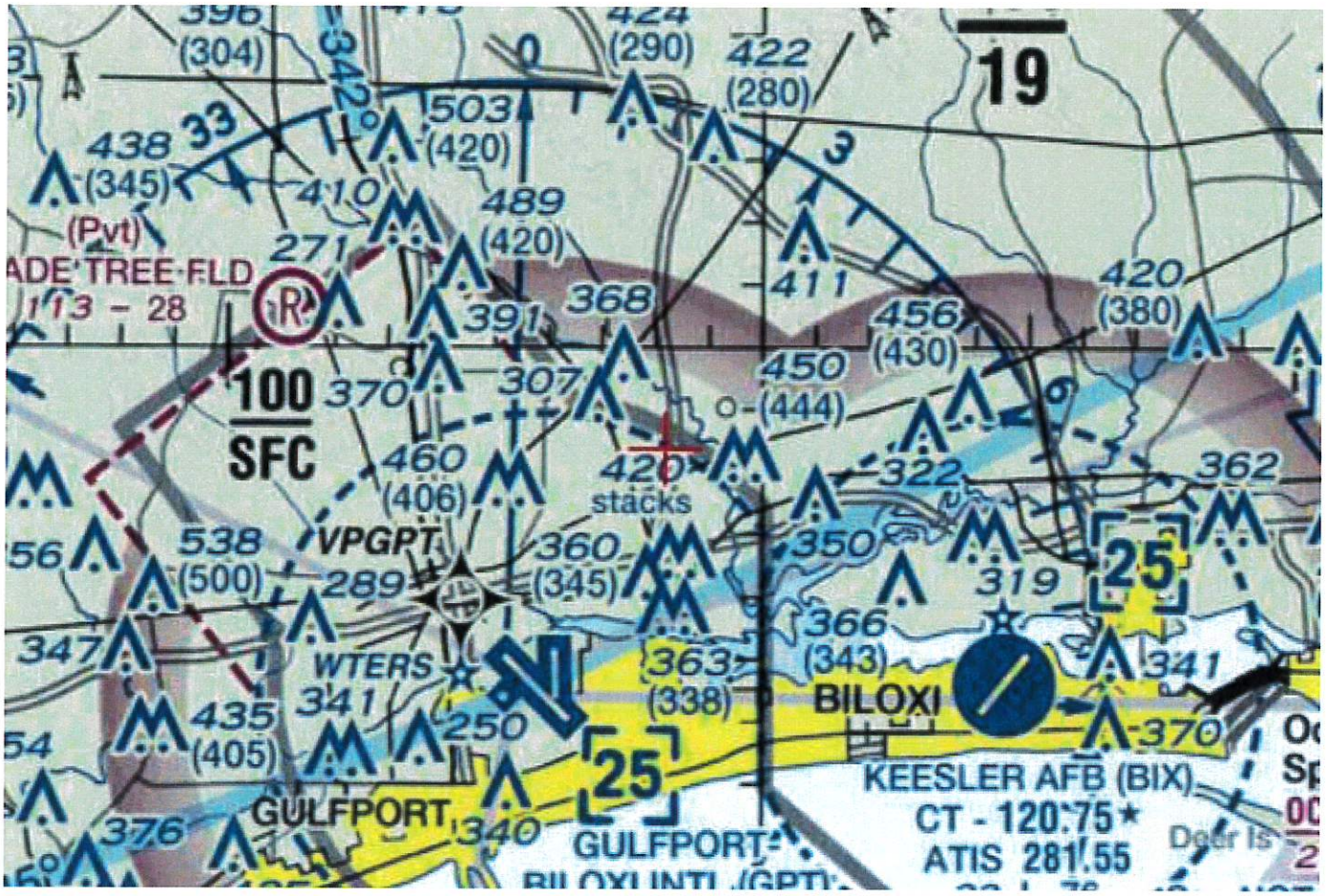
Attachment(s)
Frequency Data
Map(s)

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

Sectional Map for ASN 2022-ASO-35232-OE



STATE OF Florida)

COUNTY OF Lake)

AFFIDAVIT OF TOM HOLIMAN

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

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

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

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

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

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

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

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

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

FURTHER AFFIANT SAYETH NOT.

This 29 day of June, 2023.

TOM HOLIMAN

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

Notary Public

My Commission Expires: 3/28/2027

(Seal)

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

STATE OF FLORIDA, COUNTY OF LAKE

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

Signature of Notary Public, State of Florida

JOSEPH LLUVERAS

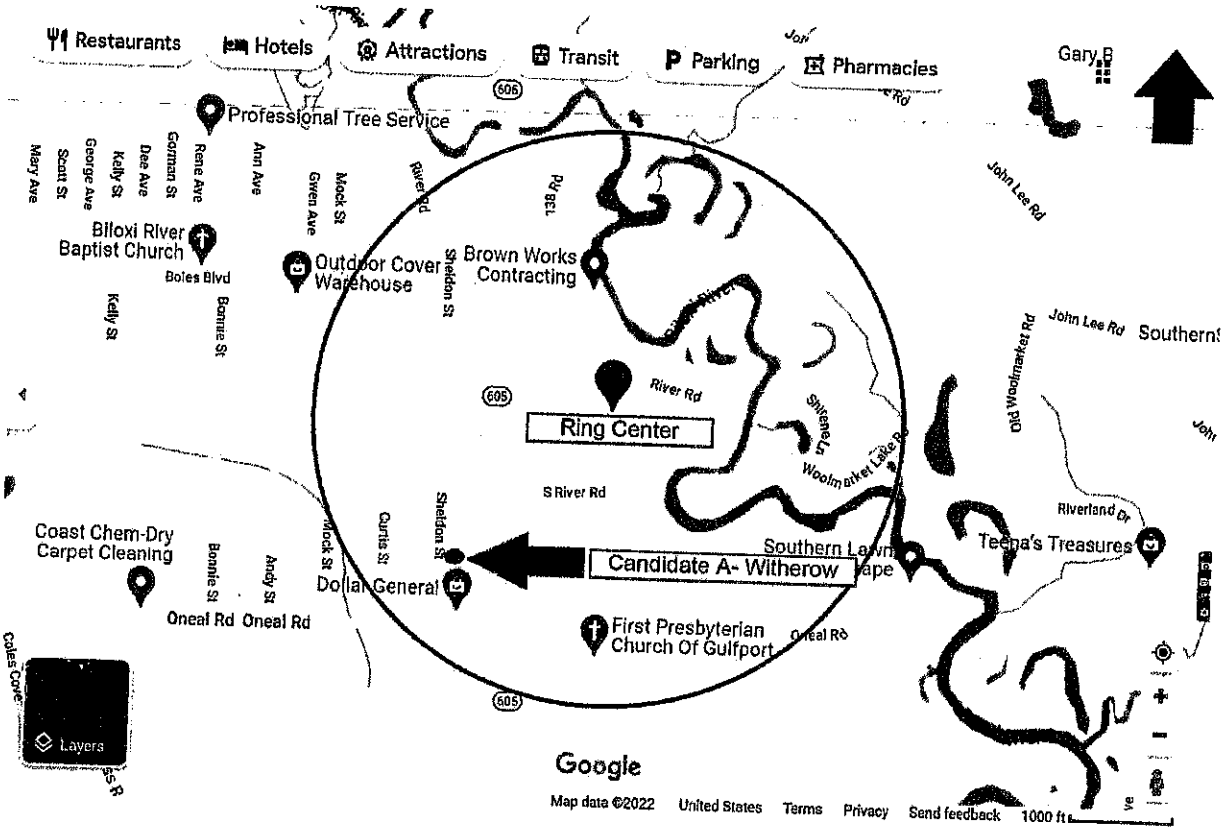
Print, Type Commissioned Name of Notary Public

Personally Known ☐ or ☑ produced identification

Type of identification produced FLDL

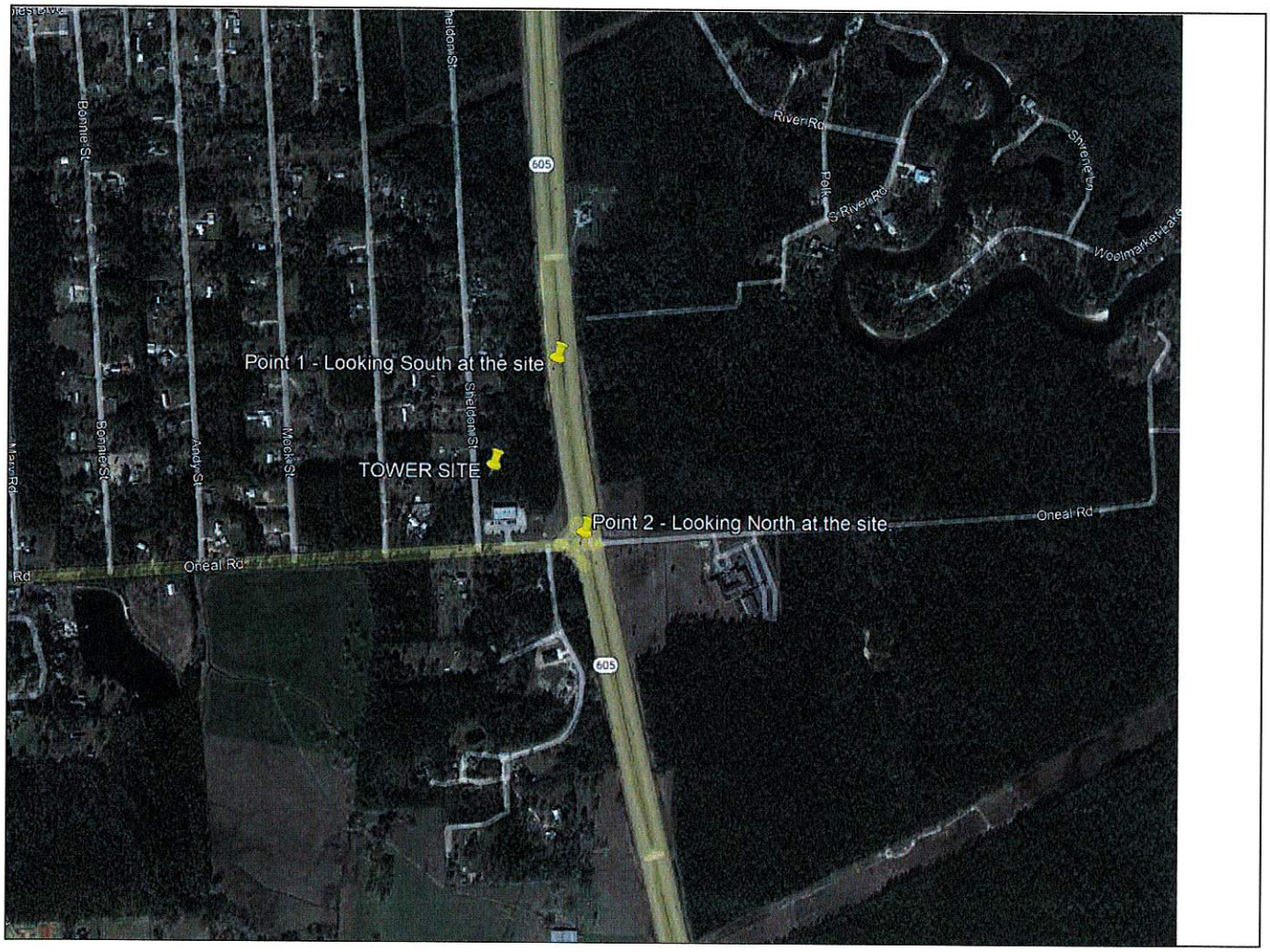
EXHIBIT "A"

(Search Ring)



Map view of North and South viewpoints

US-MS-5127 Biloxi River



Map view looking North from I-10 and 605

US-MS-5127 Biloxi River

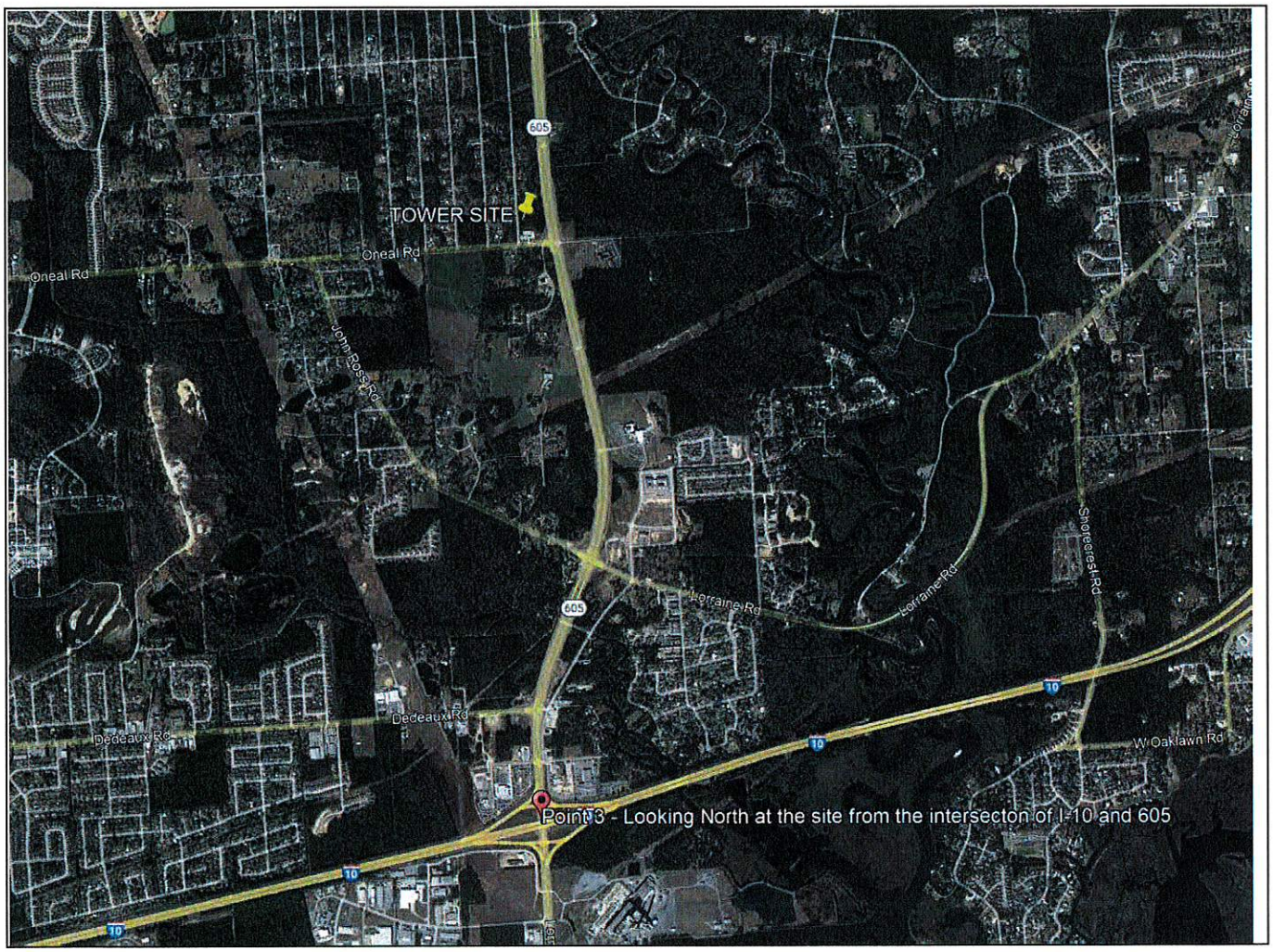


Photo 1 - This is looking South at the tower site from Point 1 on the map, without tower.

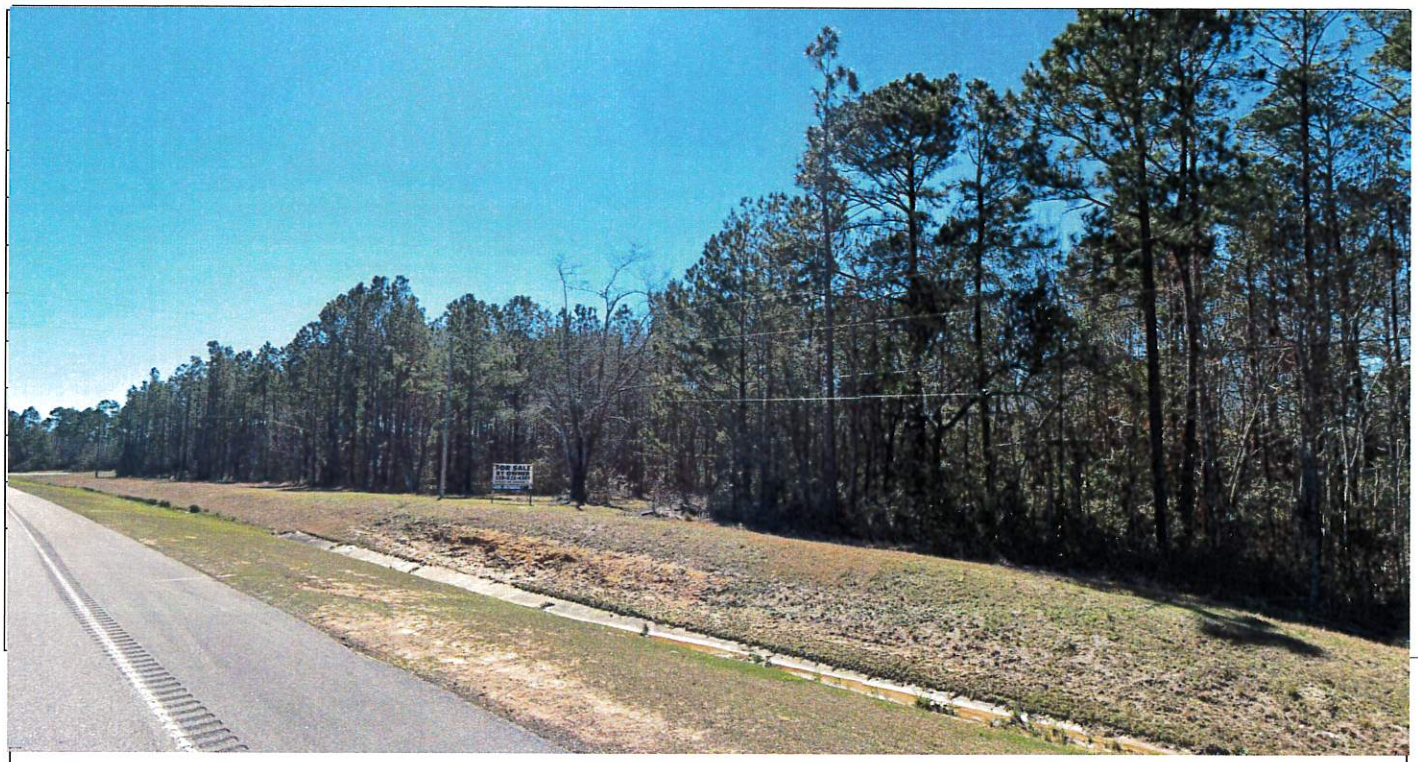


Photo 2 - This is looking South at the tower site from Point 1 on the map, with tower shown.

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

Intersection of 605 and Oneal Rd

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

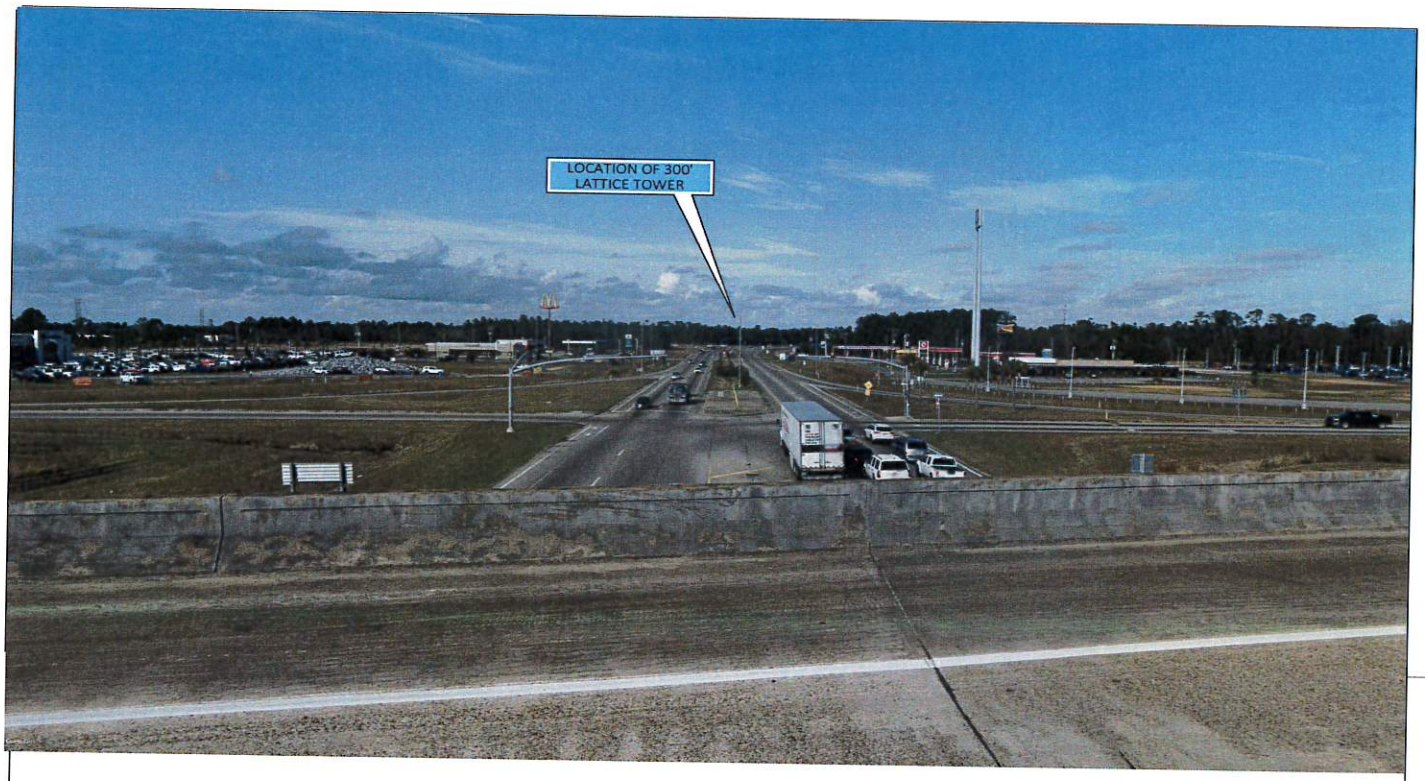
Intersection of 605 and Oneal Rd

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

Intersection of I-10 and 605

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

Intersection of I-10 and 605



T-Mobile

Zoning Justification

T-Mobile Site : 9MT3299A

T-Mobile Confidential

T-Mobile Site : 9MT3299A

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 smalls 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.

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T-Mobile Site : 9MT3299A

FCC ASR DATABASE SEARCH RESULTS

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 Result(s)

ADVANCED

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

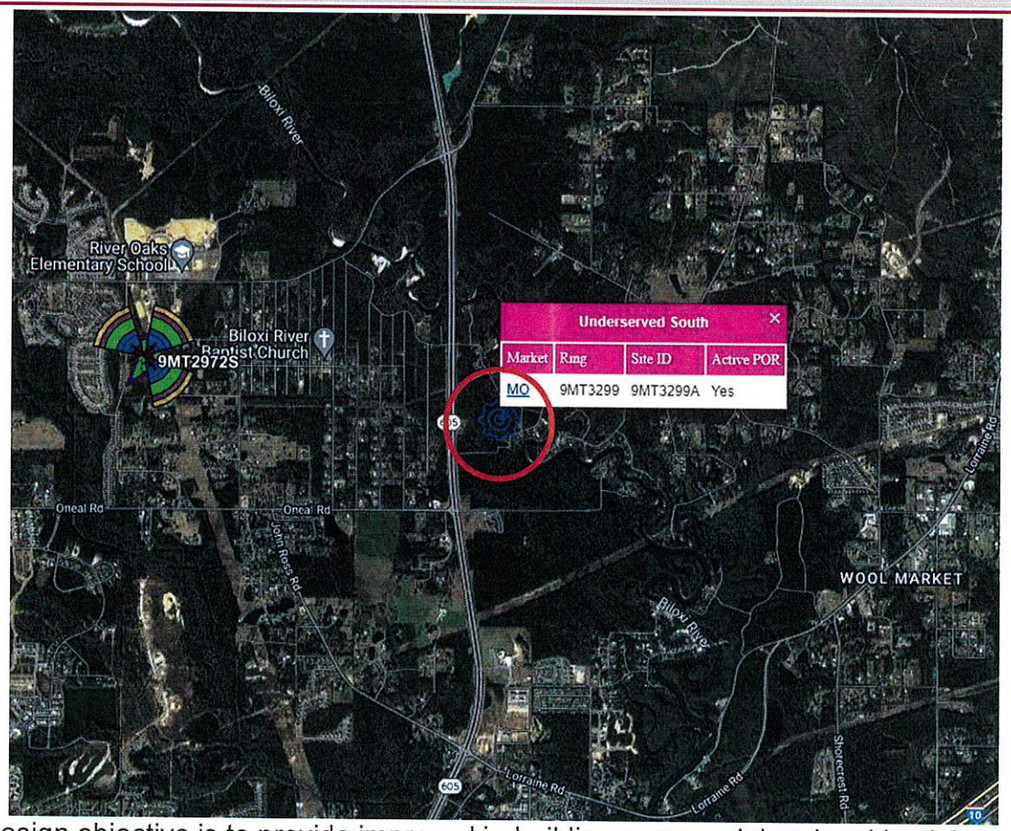
Display: Basic View GO

	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



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.

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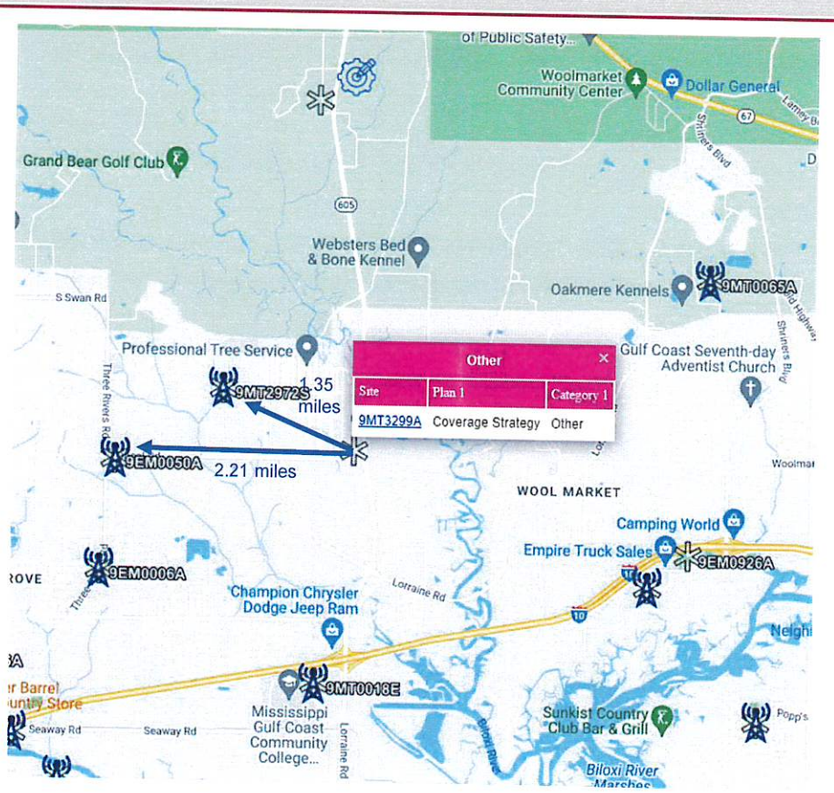
T-Mobile Site : 9MT3299A

Site Location

New Site will help internet coverage improvement & good quality voice calls experience for TMO customer



Proposed Site map with 2 closest neighboring sites with distance in miles

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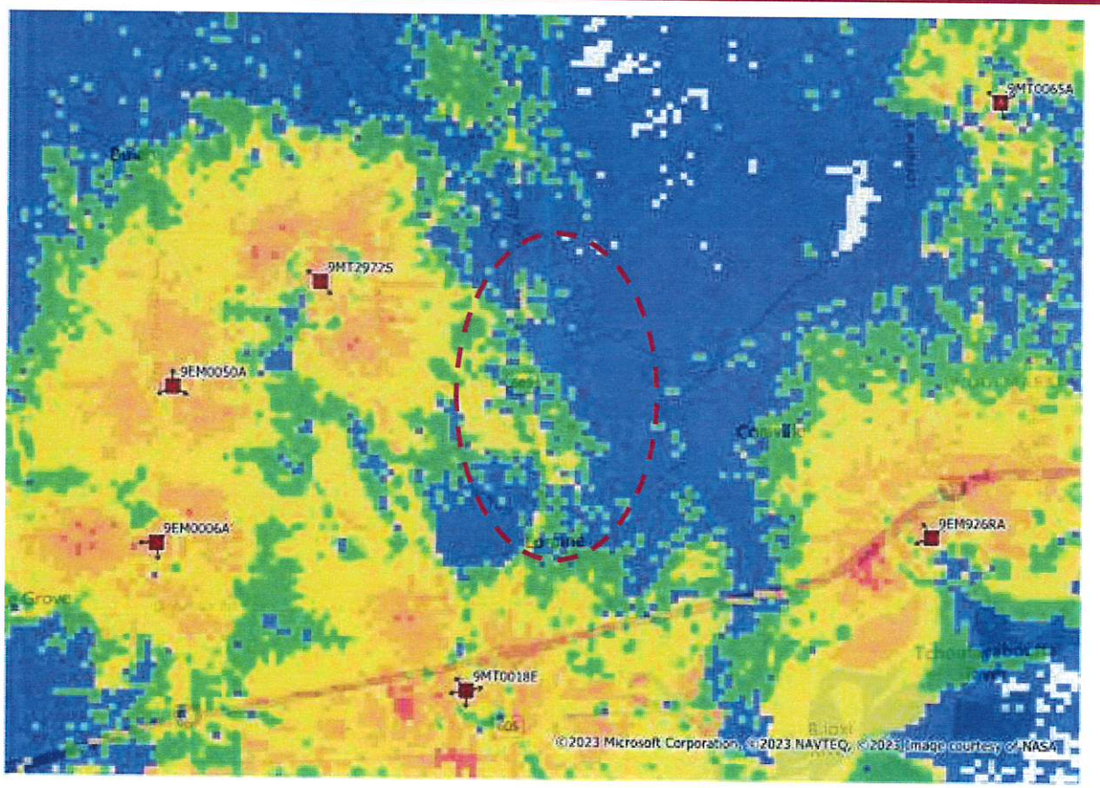
T-Mobile Site : 9MT3299A

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



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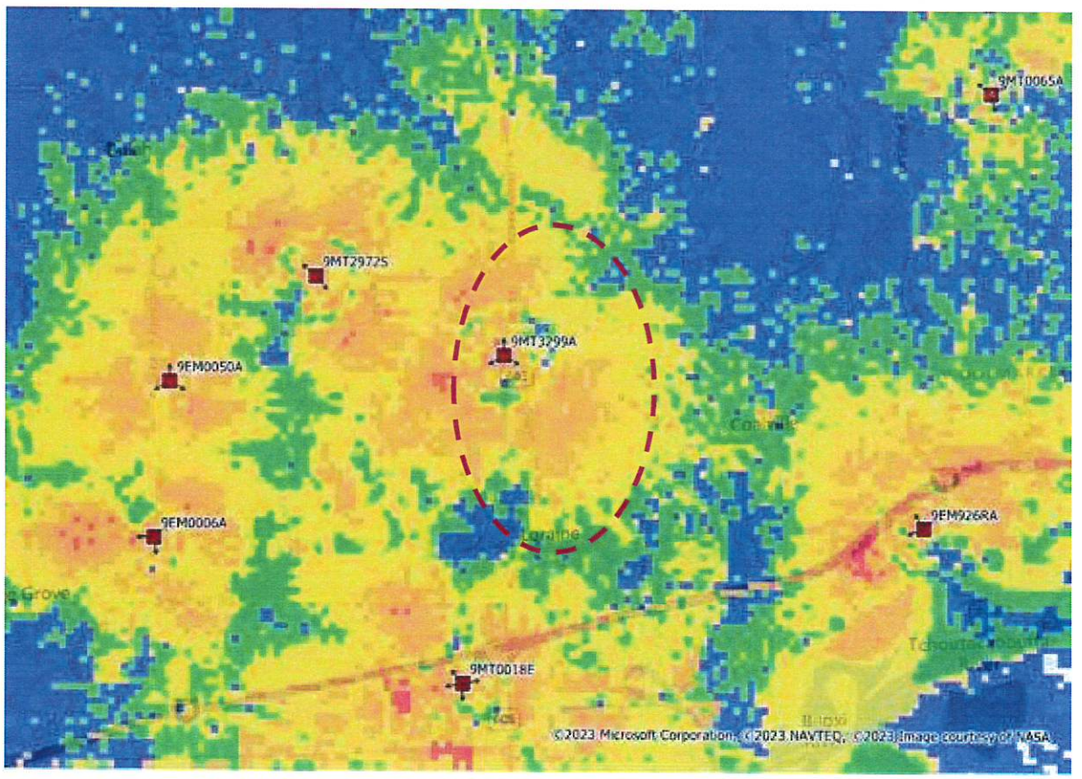
T-Mobile Site : 9MT3299A

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



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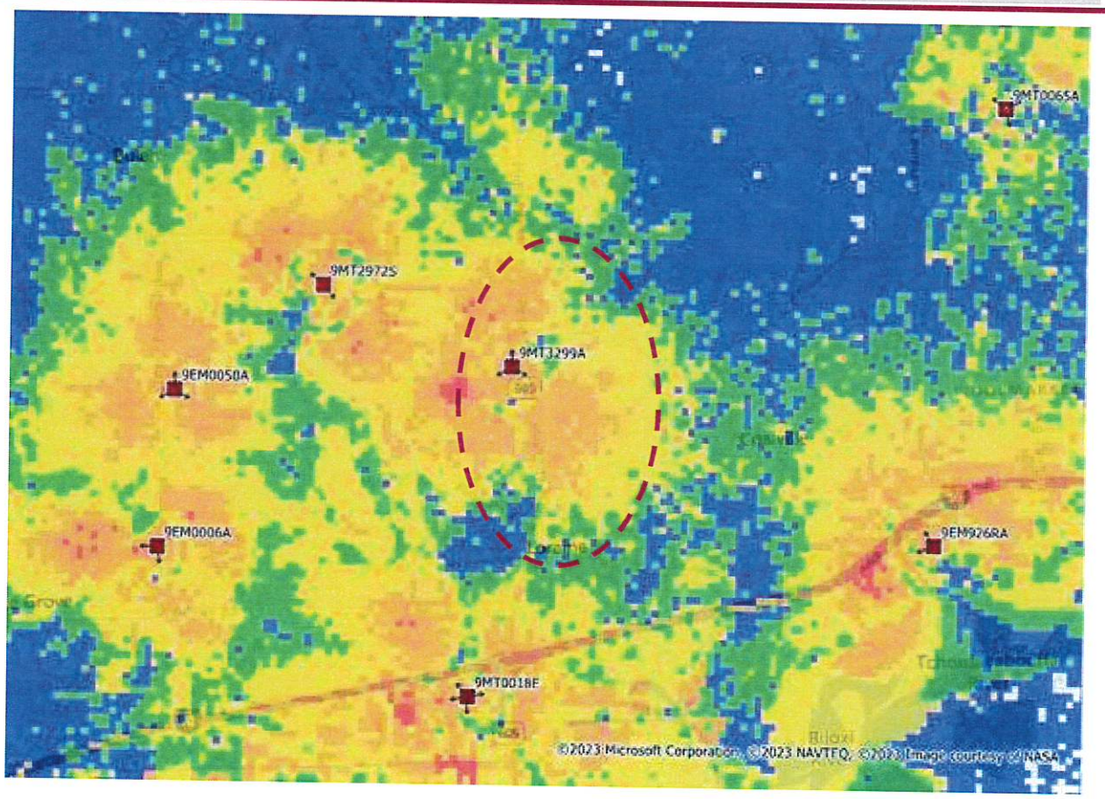
T-Mobile Site : 9MT3299A

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



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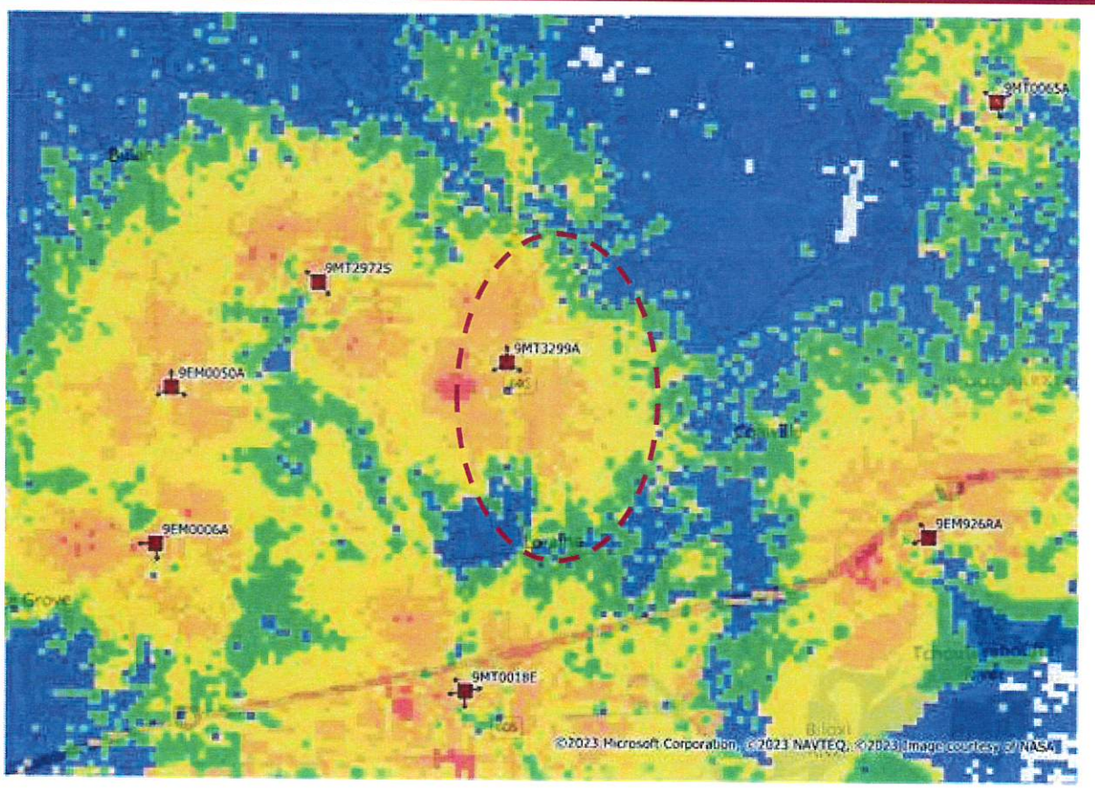
T-Mobile Site : 9MT3299A

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

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,
- -125 <= x < -115 dBm
- -115 <= x < -100 dBm
- -100 <= x < -95 dBm
- -95 <= x < -85 dBm
- -85 <= x < -70 dBm
- -70 <= x < 0 dBm
- 0 <= x < -125 dBm



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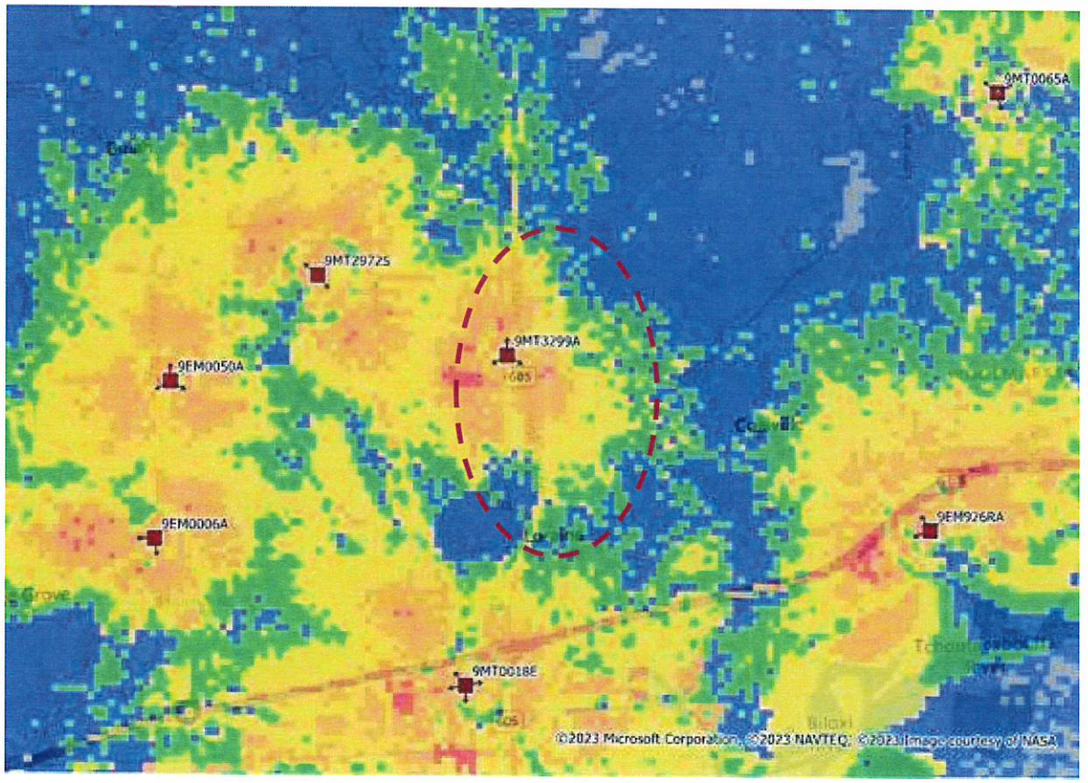
T-Mobile Site : 9MT3299A

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

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,
- -125 <= x < -115 dBm
- -115 <= x < -100 dBm
- -100 <= x < -95 dBm
- -95 <= x < -85 dBm
- -85 <= x < -70 dBm
- -70 <= x < 0 dBm
- 0 <= x < -125 dBm



T-Mobile

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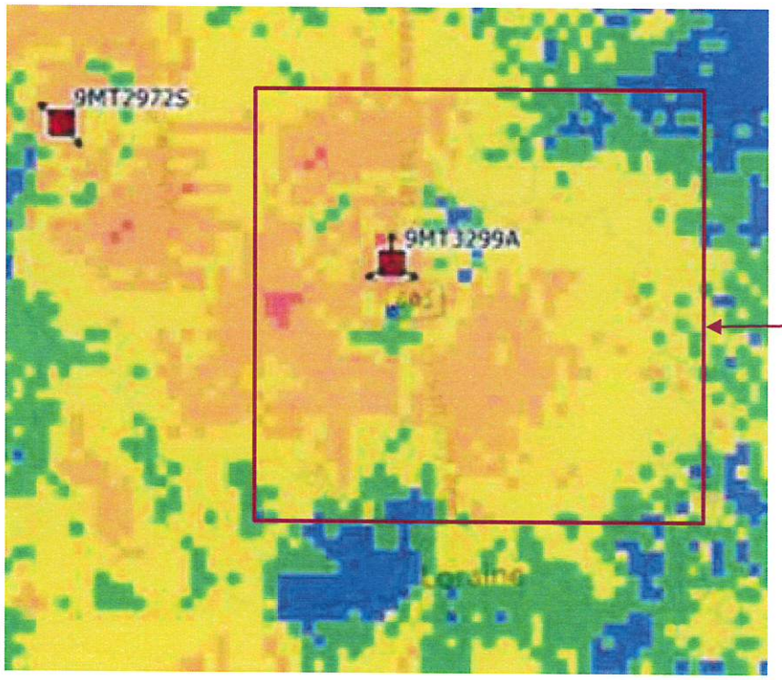
T-Mobile Site : 9MT3299A

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

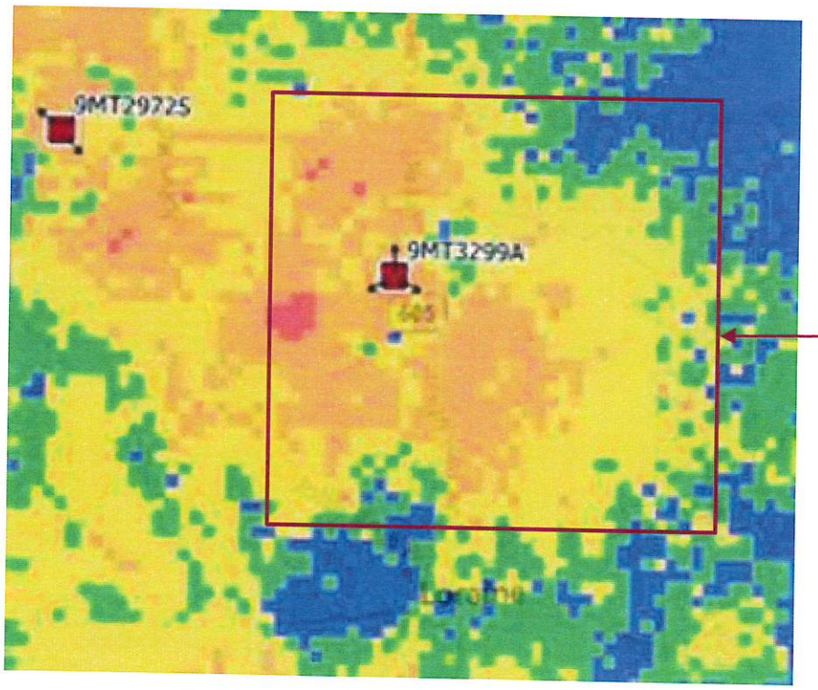
T-Mobile Confidential

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.

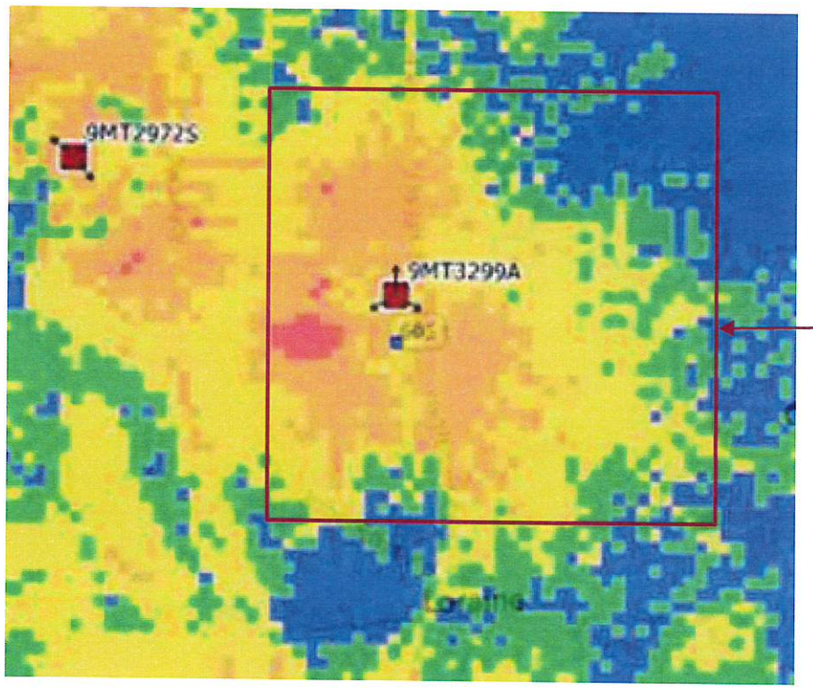
T-Mobile Confidential

T-Mobile Site : 9MT3299A

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

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,
- -125 <= x < -115 dBm
- -115 <= x < -100 dBm
- -100 <= x < -95 dBm
- -95 <= x < -85 dBm
- -85 <= x < -70 dBm
- -70 <= x < 0 dBm
- 0 <= x < -125 dBm



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

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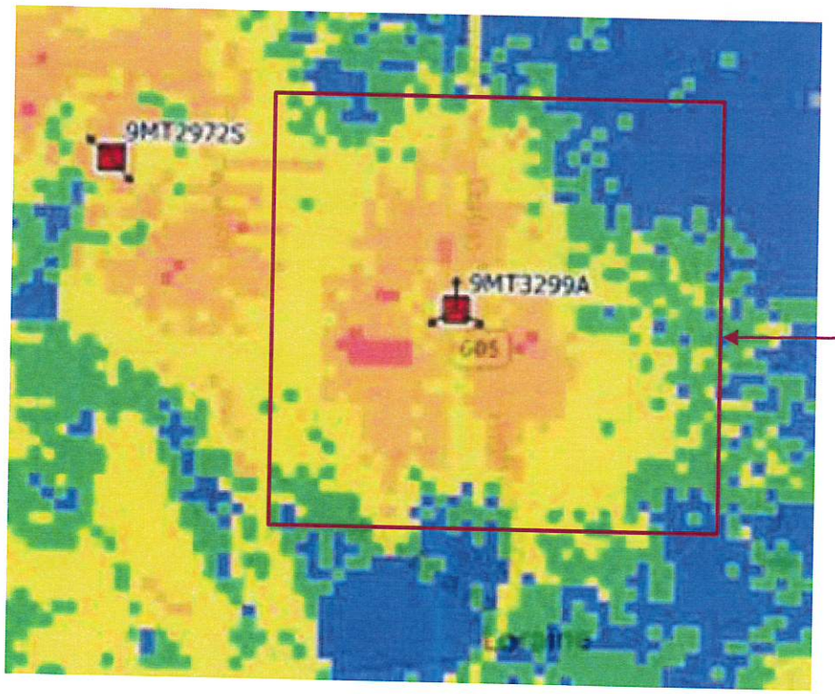
T-Mobile Site : 9MT3299A

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

RSRP is range to evaluate coverage strength with color as below

LTE: Best RSRP - PCC_GIS_LTE, Outdoor,
- -125 <= x < -115 dBm
- -115 <= x < -100 dBm
- -100 <= x < -95 dBm
- -95 <= x < -85 dBm
- -85 <= x < -70 dBm
- -70 <= x < 0 dBm
- 0 <= x < -125 dBm



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

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T··Mobile·

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.

T-Mobile Confidential

T · ·Mobile·

Thank You

REVIEWED

SCANNED

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

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

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

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

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

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

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

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

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

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

EARNEST WITHEROW, JR.

PAMELA V. WITHEROW

STATE OF Georgia

COUNTY OF Whitfield

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

JOHN T MINOR IV
MY COMMISSION EXPIRES
NOTARY
PUBLIC
SEPTEMBER 09, 2021
WHITFIELD COUNTY
GEORGIA

My Commission Expires:_____

AFFIX SEAL

T-Mobile®

verticalbridge

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 MONTLIMAR 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

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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.

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
0	05/24/23	FINAL ISSUE	NAS

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

SHEET TITLE: **TITLE SHEET**

SHEET NUMBER:
SHEET
T-1

SITE WORK GENERAL NOTES:

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

CONCRETE AND REINFORCING STEEL NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST–IN–PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
   - CONCRETE CAST AGAINST EARTH.....3 IN.
   - CONCRETE EXPOSED TO EARTH OR WEATHER:
     - #6 AND LARGER.....2 IN.
     - #5 AND SMALLER & WWF.....1 1/2 IN.
   - CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
     - SLAB AND WALL.....3/4 IN.
     - BEAMS AND COLUMNS.....1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.

RF NOTES

1. ACTUAL LENGTHS SHALL BE DETERMINED PER SITE CONDITION BY CONTRACTOR.
2. THE DESIGN IS BASED ON RF DATA SHEETS, SIGNED AND APPROVED.
3. RADIO SIGNAL CABLE AND RACEWAY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC, NFPA 70), CHAPTER 8.
4. ALL SPECIFIED MATERIAL FOR EACH LOCATION (E.G., OUTDOORS, INDOORS–OCCUPIED, INDOORS–UNOCCUPIED, PLENUMS, RISER SHAFTS, ETC.) SHALL BE APPROVED, LISTED, OR LABELED AS REQUIRED BY THE NEC.
5. RADIO SIGNAL CABLE SHALL BE SUPPORTED AT MINIMUM OF EVERY THREE (3) FEET EXCEPT INSIDE MONOPOLES OR LATTICE TOWERS WHERE CABLE AND CONNECTOR MANUFACTURERS SUPPORT RECOMMENDATIONS SHALL BE FOLLOWED. MANUFACTURER RECOMMENDED CABLE SUPPORT ACCESSORIES SHALL BE USED.
6. THE OUTDOOR CABLE SUPPORT SYSTEM SHALL BE PROVIDED WITH AN ICE SHIELD TO SUPPORT AND PROTECT ANTENNA CABLE RUNS.
7. DRIP LOOPS SHALL BE REQUIRED ON ALL OUTSIDE CABLES. CABLES SHALL BE SLOPED AWAY FROM THE BUILDING OR OUTDOOR BTS CABINETS TO PREVENT WATER FROM ENTERING THROUGH THE COAXIAL CABLE PORT.
8. ALL FEEDER LINE AND JUMPER CONNECTORS FOR T–MOBILE SHALL BE T–MOBILE APPROVED 7/16 DIN CABLE CONNECTORS THAT MEET IP68 STANDARDS.
9. 7/16 DIN CONNECTORS REQUIRE NO ADDITIONAL WEATHER PROOFING IN INDOOR APPLICATIONS IF INSTALLED AND TORQUED PROPERLY. IN OUTDOOR APPLICATIONS WEATHER PROOFING IS REQUIRED AND THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED:
   APPLY A "COURTESY" WRAP OF ONE LAYER OF 7MIL THICK VINYL ELECTRICAL TAPE EXTENDING APPROXIMATELY ONE (1) INCH ON EACH SIDE OF THE COAX CABLE/ CONNECTOR JUNCTURE.
10. USING WEATHERPROOFING KIT APPROVED BY CABLE MANUFACTURER AND CONTRACTOR. START TAPE APPROXIMATELY 5 INCHES FROM THE CONNECTOR AND WRAP 2 INCHES TOWARD THE CONNECTOR, THEN REVERSE THE TAPE SO THAT THE STICKY SIDE IS UP. TAPE OVER THE CONNECTOR OR SURGE ARRESTOR UNTIL THREE (3) TO FOUR (4) INCHES BEYOND THE CONNECTOR AND REVERSE AGAIN WITH THE STICKY SIDE DOWN FOR ANOTHER INCH OR TWO. ADD THE BUTYL RUBBER AND FINISH WITH A FINAL LAYER OF TAPE.
11. ANTENNAS SHALL BE PAINTED, WHEN REQUIRED, BY THE LANDLORD OR AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH ANTENNA MANUFACTURERS' SURFACE PREPARATION AND PAINTING REQUIREMENTS.
12. CABLE SHIELDS, AND TOWER CONDUITS SHALL BE GROUNDED AT THE TOP OF THE TOWER, WITHIN 10 FEET OF THEIR CONNECTORS, AND AT THE BOTTOM OF THE TOWER ABOUT 6 INCHES BEFORE THEY TURN TOWARD THE FACILITY. THEY SHALL BE GROUNDED AT THE MIDPOINT OF TOWERS THAT ARE BETWEEN 100 FEET AND 200 FEET HIGH, AND AT INTERVALS OF 100 FEET OR LESS ON TOWERS THAT ARE HIGHER THAN 200 FEET.
13. APPROVED GROUNDING KITS, WHICH INCLUDE GROUNDING STRAPS, SHALL BE USED TO GROUND THE COAXIAL CABLE SHIELDS, AND CONDUITS. THE GROUND CONDUCTORS FOR THE KITS AT THE TOP OF THE TOWER, AND IN THE MIDDLE SECTION OF THE TOWER, ARE BONDED DIRECTLY TO TOWER STEEL USING EXOTHERMIC, BOLTED, OR APPROVED CLAMP CONNECTIONS.
14. ALL RADIO SIGNAL CABLE SHALL BE LABELED PER MARKET REQUIREMENTS
15. RRU'S/TMA'S TO BE INSTALLED AT TOWER TOP, SHALL BE SUPPLIED TO THE CONTRACTOR (WHERE REQUIRED) AND INSTALLED BY THE CONTRACTOR.
16. ANTENNA FEED LINE SYSTEM SWEEP TESTING SHALL BE PERFORMED AND REPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF T–MOBILE SERVICES. CONTRACTOR WILL NOT ACCEPT A RADIO SIGNAL CABLE INSTALLATION WITH UNSATISFACTORY SWEEP TEST RESULTS.
17. SECTOR ORIENTATION/AZIMUTH WILL VARY FROM REGION TO REGION AND IS SITE SPECIFIC. REFER TO RF REPORT FOR EACH SITE TO DETERMINE THE ANTENNA LOCATION AND FUNCTION OF EACH TOWER SECTOR FACE.

GENERAL NOTES

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

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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2920 KINGMAN ST.
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TEI PROJECT # 2122–220–1002–011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

SHEET
N-1

GROUNDING NOTES

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

ELECTRICAL INSTALLATION NOTES

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

APPLICANT

T-Mobile

PREPARED FOR

verticalbridge

ENGINEER

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(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
A	12/01/22	PRELIMINARY ISSUE	NAS
B	12/09/22	REVISED PRELIMINARY ISSUE	MDL
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

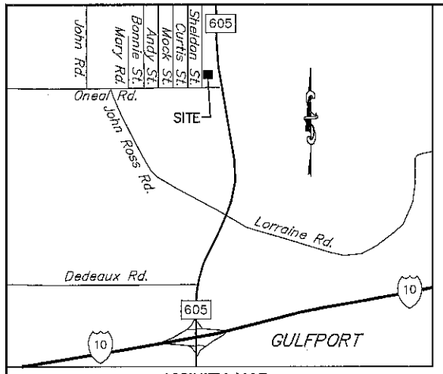
5/24/23

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

SHEET
N-2



VICINITY MAP
NOT TO SCALE

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.: 28047C0260H
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 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.

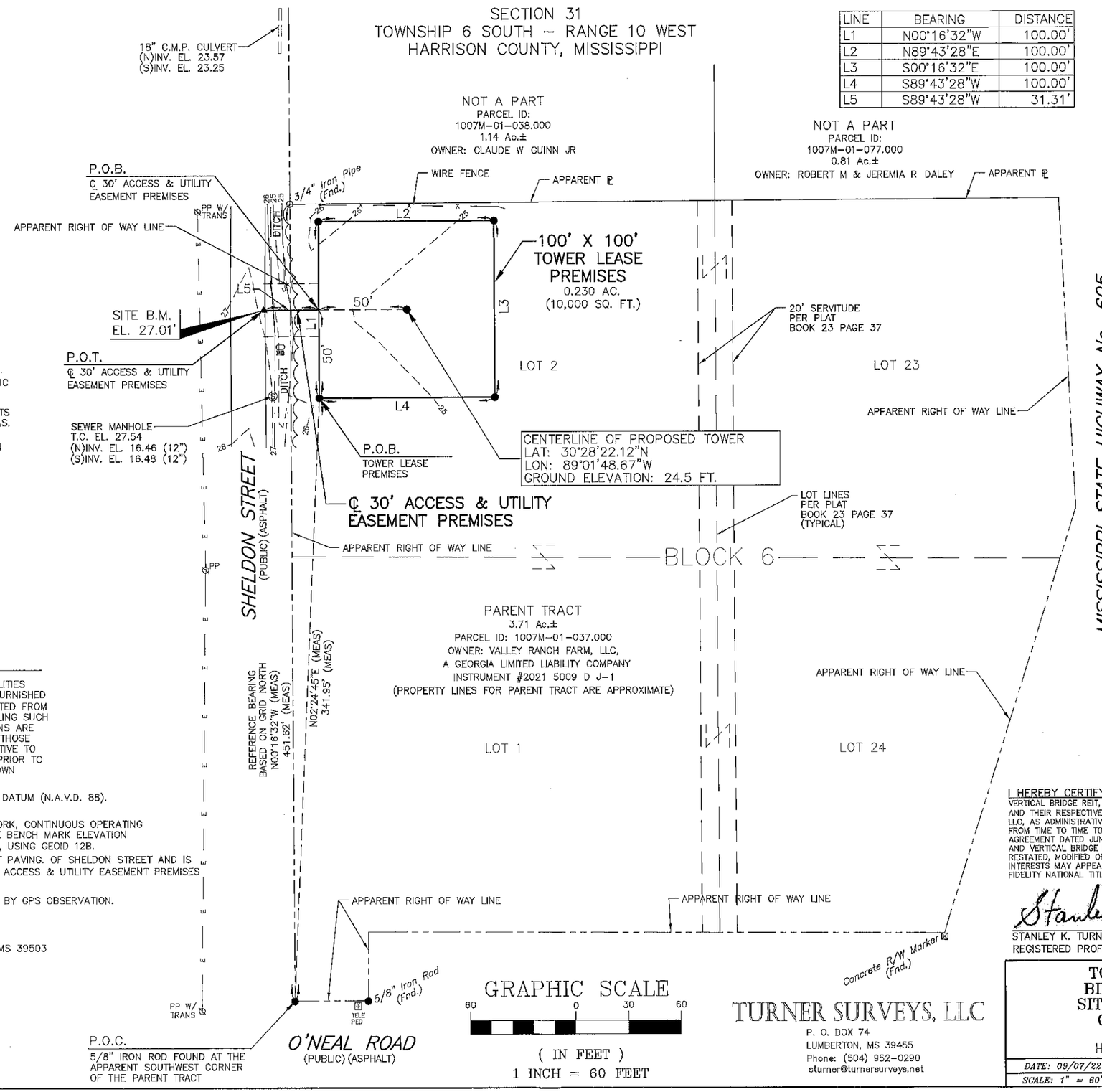
REFERENCE = LEGAL DESCRIPTION OF PARENT TRACT.

POSTED SPEED LIMIT: 30 M.P.H.

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

DATE	DESCRIPTION	REVISED
10/06/22	TITLE COMMITMENT REVIEW	SKT
09/07/22	PRELIMINARY ISSUE	SKT

REVISIONS



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

LEGEND

PP E	POWER POLE
TP T	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

STANLEY K. TURNER
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS2968
STATE OF MISSISSIPPI

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

Stanley K. Turner

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

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

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

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

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

DESCRIPTIONS:

100' X 100' TOWER LEASE PREMISES

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

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

30' ACCESS & UTILITY EASEMENT PREMISES

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

COMMENCING AT A FOUND 5/8 INCH IRON ROD AT THE APPARENT SOUTHWEST CORNER OF THE PARENT TRACT; THENCE N02°24'45"E A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST CORNER OF THE 100' X 100' TOWER LEASE PREMISES; THENCE N00°16'32"W A DISTANCE OF 50.00 FEET TO A 60d NAIL SET ON THE WEST LINE OF SAID TOWER LEASE PREMISES AND THE POINT OF BEGINNING FOR THE CENTERLINE OF THE 30' ACCESS & UTILITY EASEMENT PREMISES; THENCE S89°43'28"W A DISTANCE OF 31.31 FEET TO A MAG NAIL SET ON THE EASTERN EDGE OF PAVING OF 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 13,254.57 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.

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.

STANLEY K. TURNER
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS2968
STATE OF MISSISSIPPI

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

DATE	DESCRIPTION	REVISED
10/06/22	TITLE COMMITMENT REVIEW	SKT
09/07/22	PRELIMINARY ISSUE	SKT

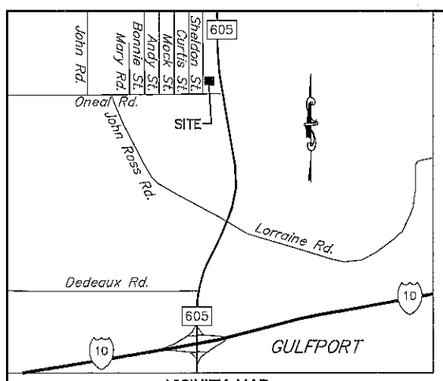
REVISIONS

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 INCH = 60 FEET

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

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

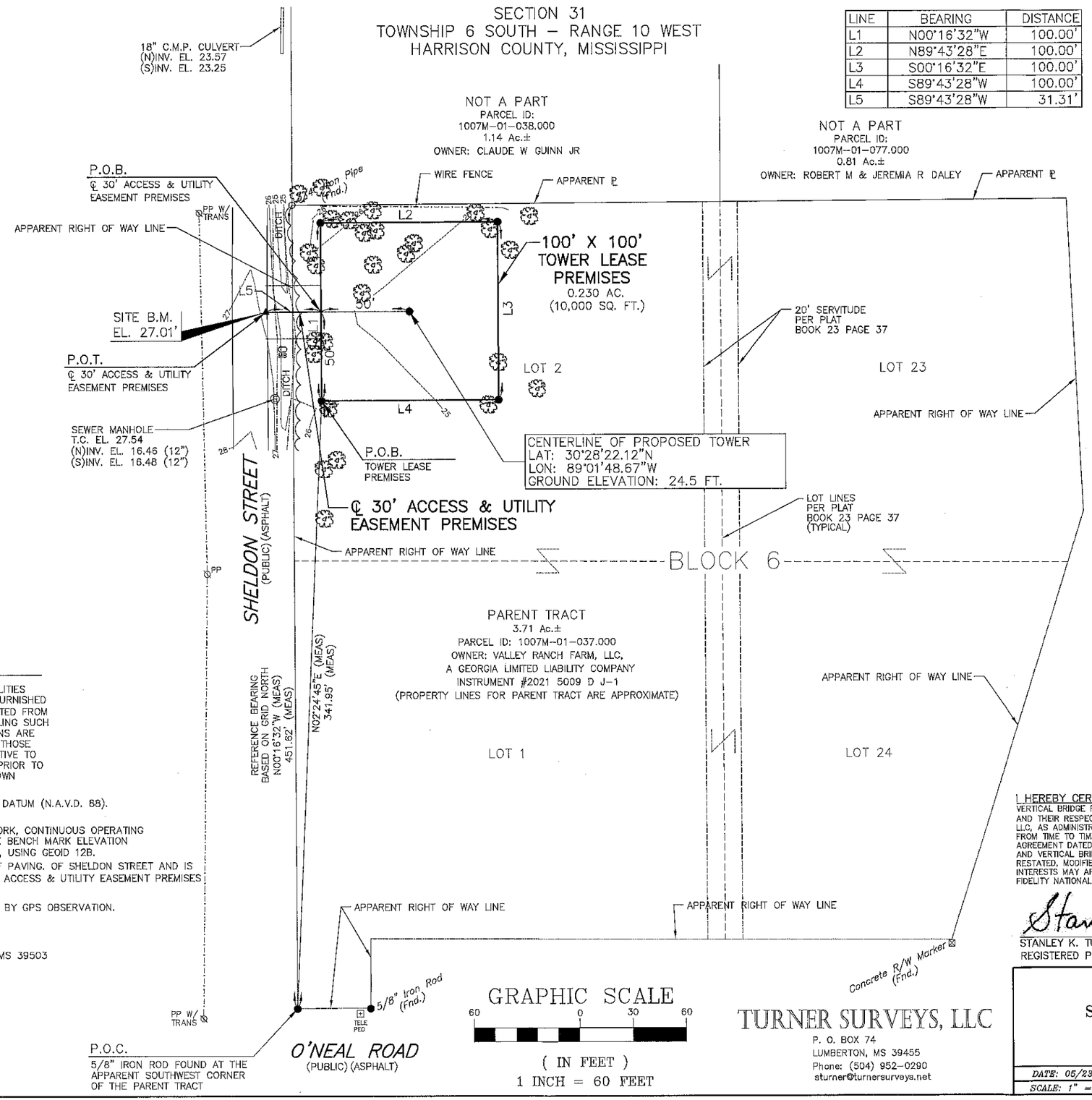
DATE: 09/07/22	DRAWN BY: DAS	JOB NO.	DRAWING NO. 2
SCALE: 1" = 60'	CHECKED BY: SKT	22-0121B	



VICINITY MAP
NOT TO SCALE

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

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
TP T	TELEPHONE POLE
LP	LIGHT POLE
ANC	ANCHOR
TELE PED	TELEPHONE PEDESTAL
WM	WATER METER
	SEWER MANHOLE
	FIBER OPTIC SIGN
	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

GENERAL NOTES

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

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

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

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

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.

REFERENCE = LEGAL DESCRIPTION OF PARENT TRACT.

POSTED SPEED LIMIT: 30 M.P.H.

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

DATE	DESCRIPTION	REVISED
05/23/23	TREE SURVEY	SKT

REVISIONS

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 INCH = 60 FEET

TURNER SURVEYS, LLC
P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
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STANLEY K. TURNER
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS2968
STATE OF MISSISSIPPI

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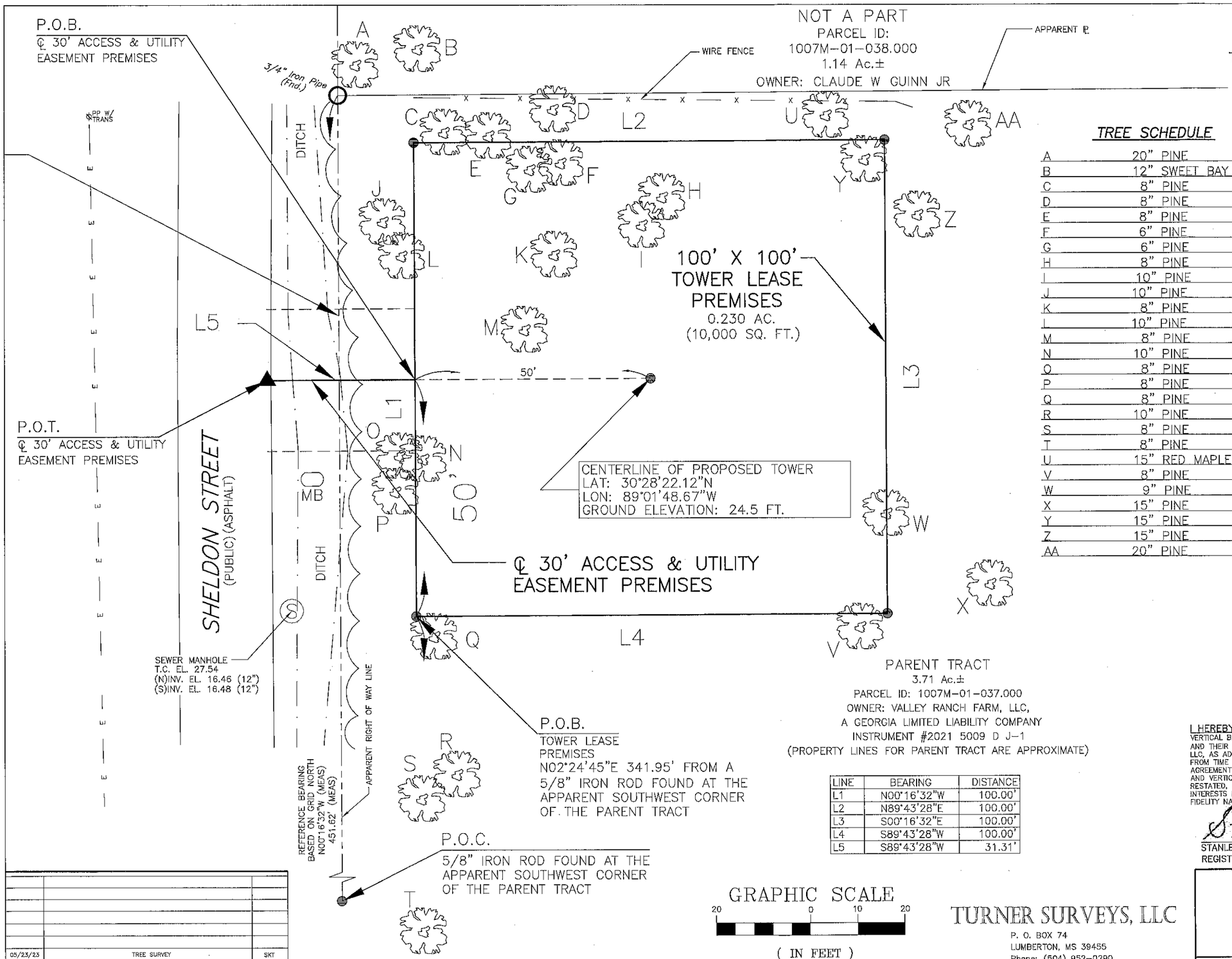
Stanley K. Turner

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. 1
SCALE: 1" = 60'	CHECKED BY: SKT	23-0098A	



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

TREE SCHEDULE

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

LEGEND

PP E	POWER POLE
TP T	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

STANLEY K. TURNER
REGISTERED PROFESSIONAL
LAND SURVEYOR
PLS2968
STATE OF MISSISSIPPI

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)

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'

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Stanley K. Turner

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

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET

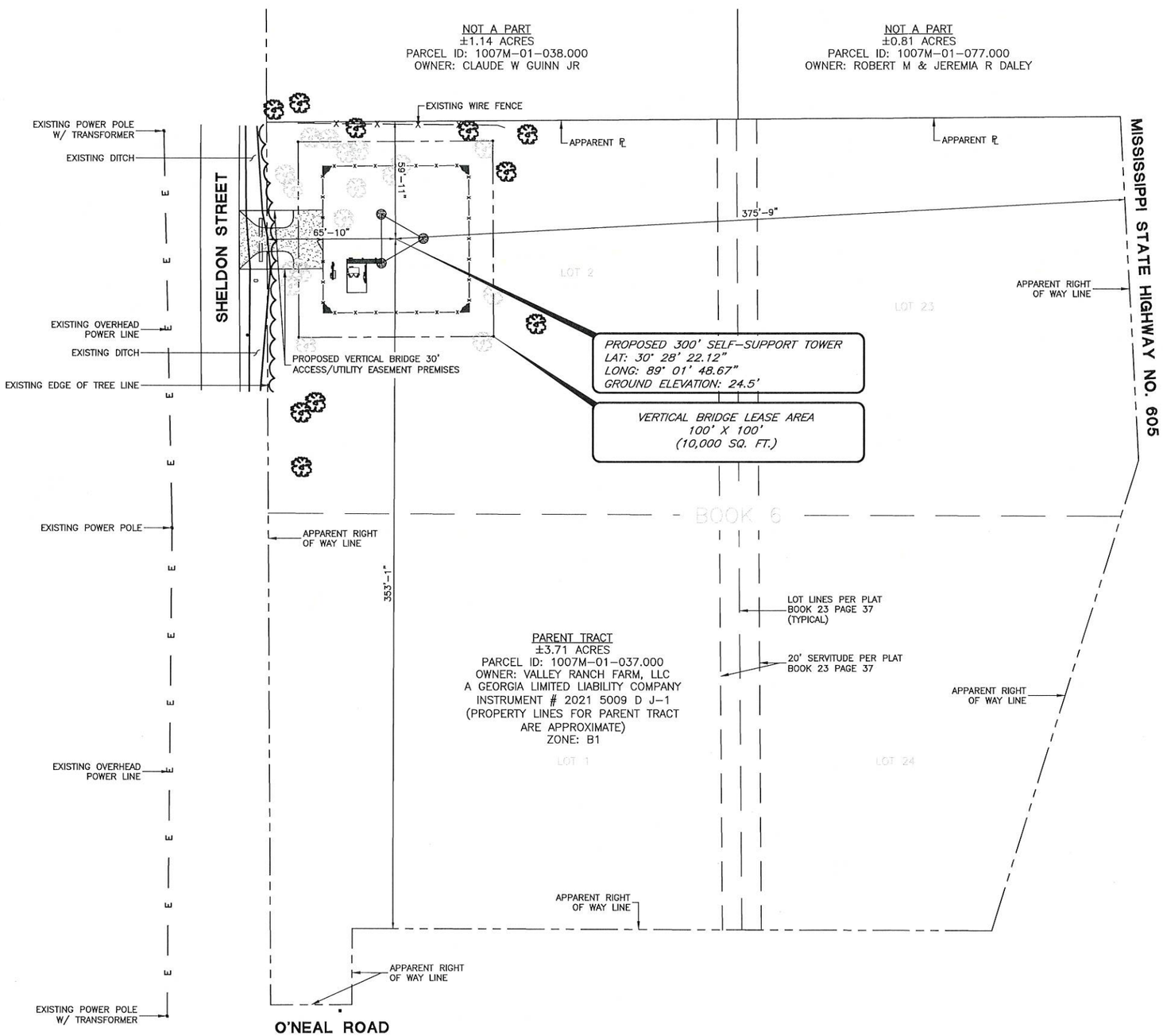
TURNER SURVEYS, LLC
P. O. BOX 74
LUMBERTON, MS 39455
Phone: (504) 952-0290
sturner@turnersurveys.net

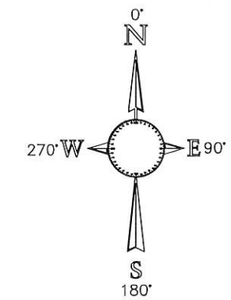
DATE	DESCRIPTION	REVISED
05/23/23	TREE SURVEY	SKT

REVISIONS

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	





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

PLOT PLAN

60' 0 60'

SCALE: 1"=60'

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
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

PLOT PLAN

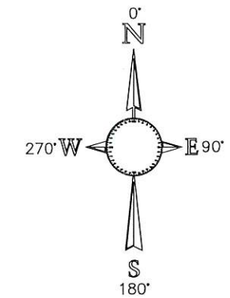
SHEET NUMBER

SHEET
C-1

AERIAL OVERLAY

60' 0 60'

SCALE: 1"=60'



SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

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

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

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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
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

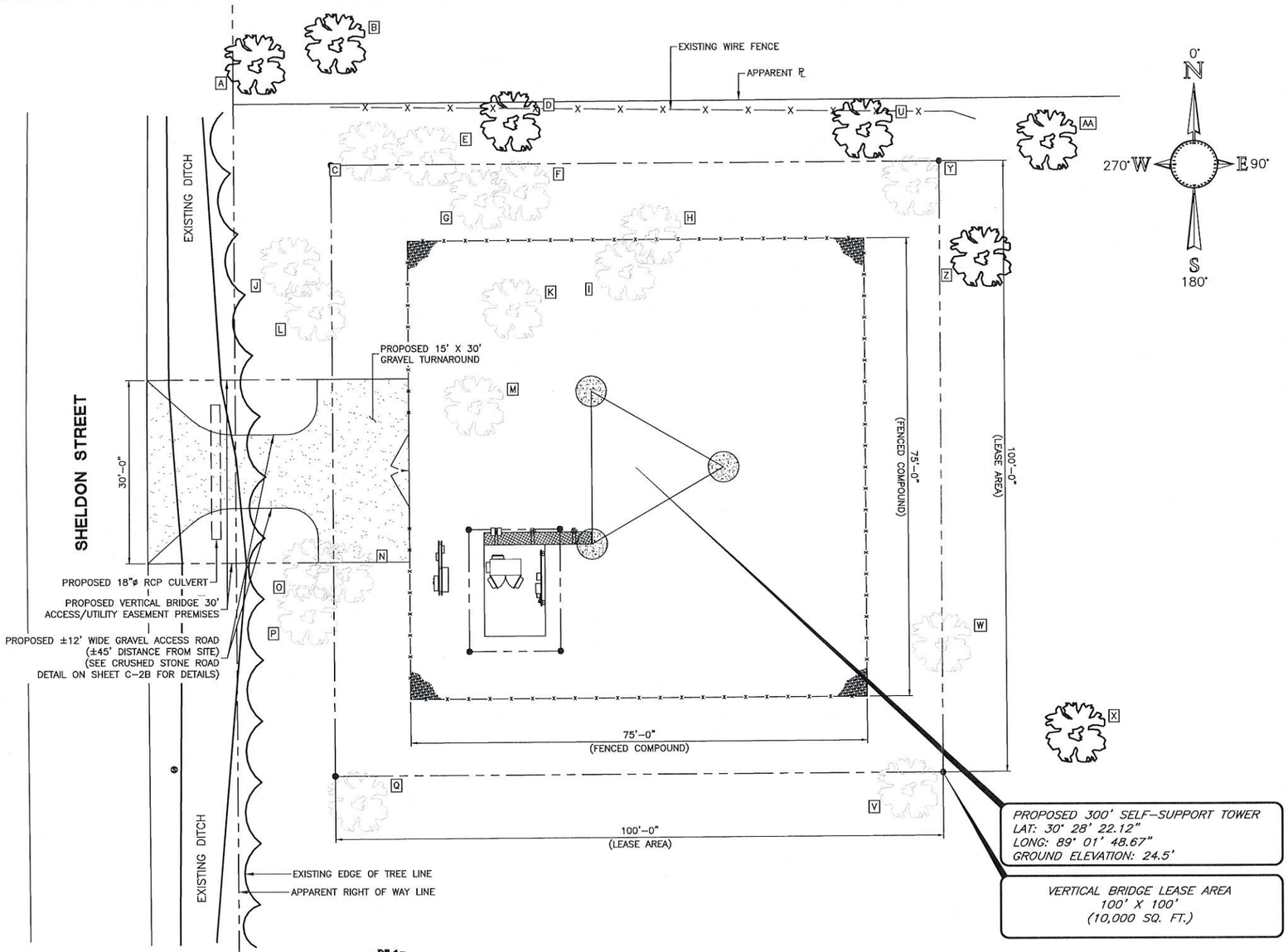
5/24/23

SHEET TITLE

AERIAL OVERLAY

SHEET NUMBER

SHEET
C-1A



SITE PLAN

20' 0 20'

SCALE: 1"=20'

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

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

SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

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

APPLICANT

T-Mobile

PREPARED FOR

verticalbridge

ENGINEER

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

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A	12/01/22	PRELIMINARY ISSUE	NAS
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0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

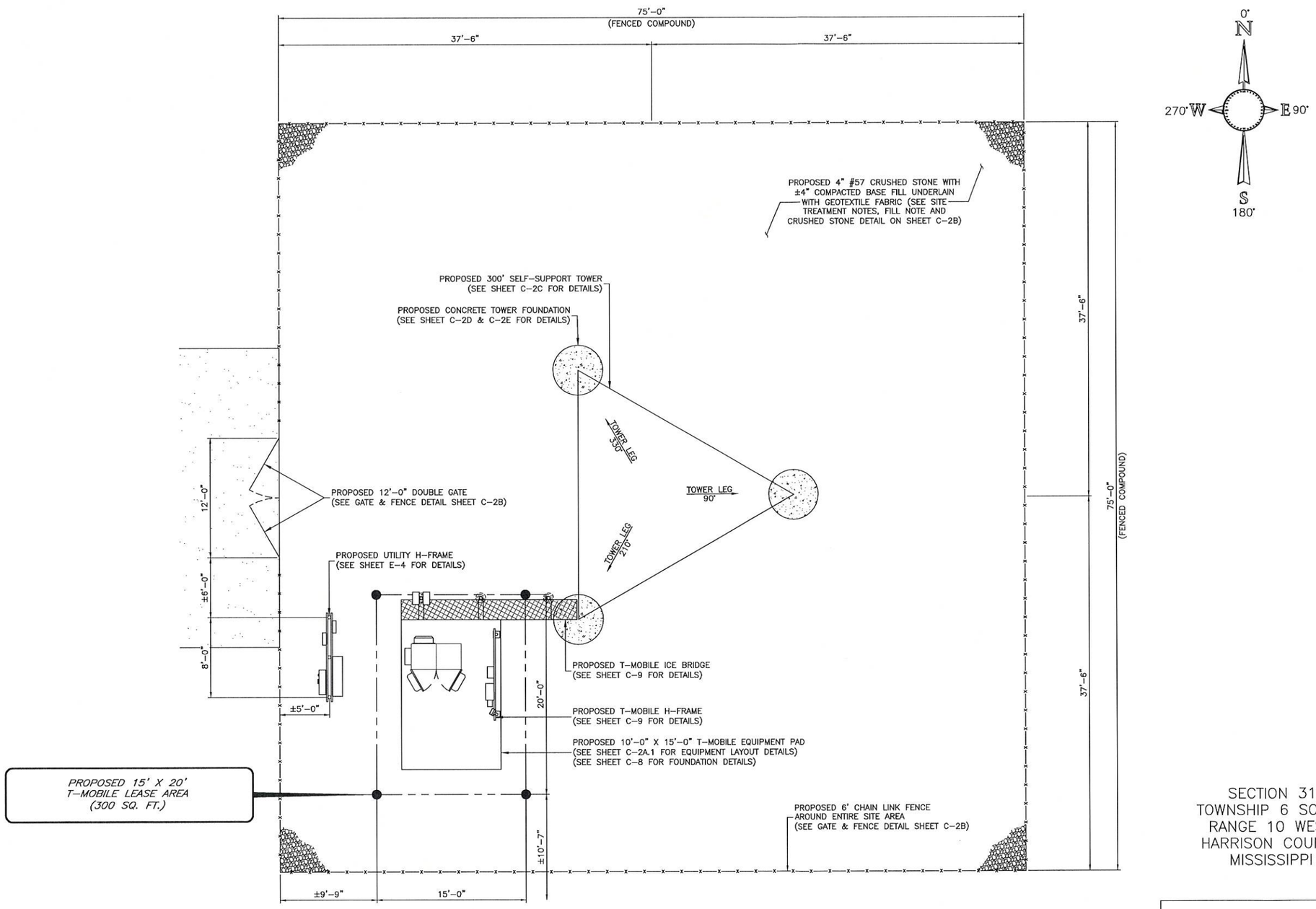
5/24/23

SHEET TITLE

SITE PLAN

SHEET NUMBER

SHEET
C-2



COMPOUND PLAN

8' 0 8'

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

SECTION 31
TOWNSHIP 6 SOUTH
RANGE 10 WEST
HARRISON COUNTY
MISSISSIPPI

FLOOD ZONE: "X"
NO BASE FLOOD ELEVATION

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

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SITE # US-MS-5127

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TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

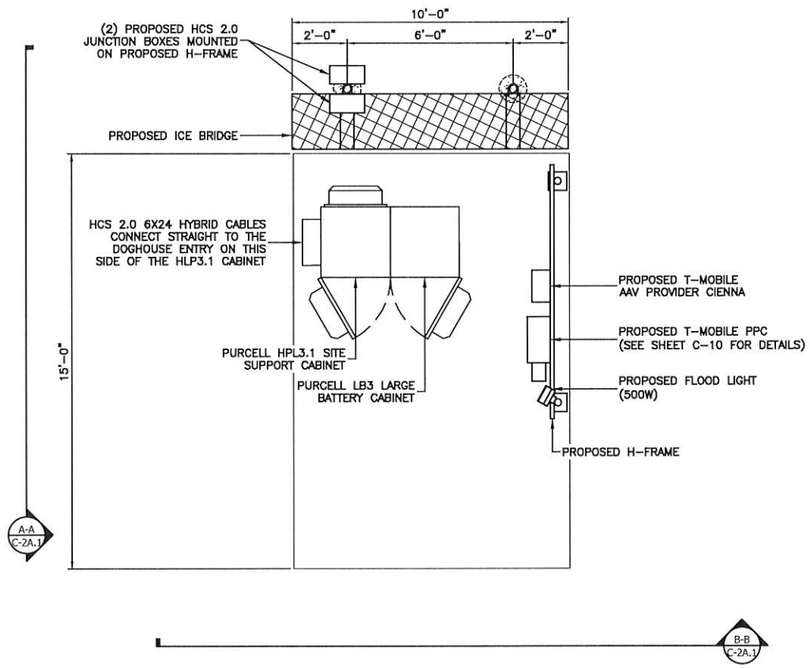
5/24/23

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

SHEET
C-2A



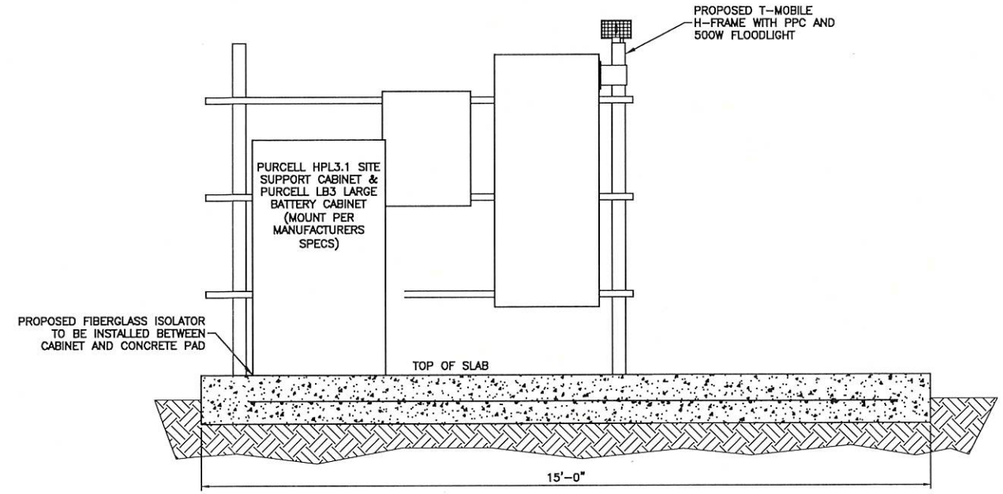
EQUIPMENT FOUNDATION LAYOUT

4' 0 4'

SCALE: 3/16"=1'-0'

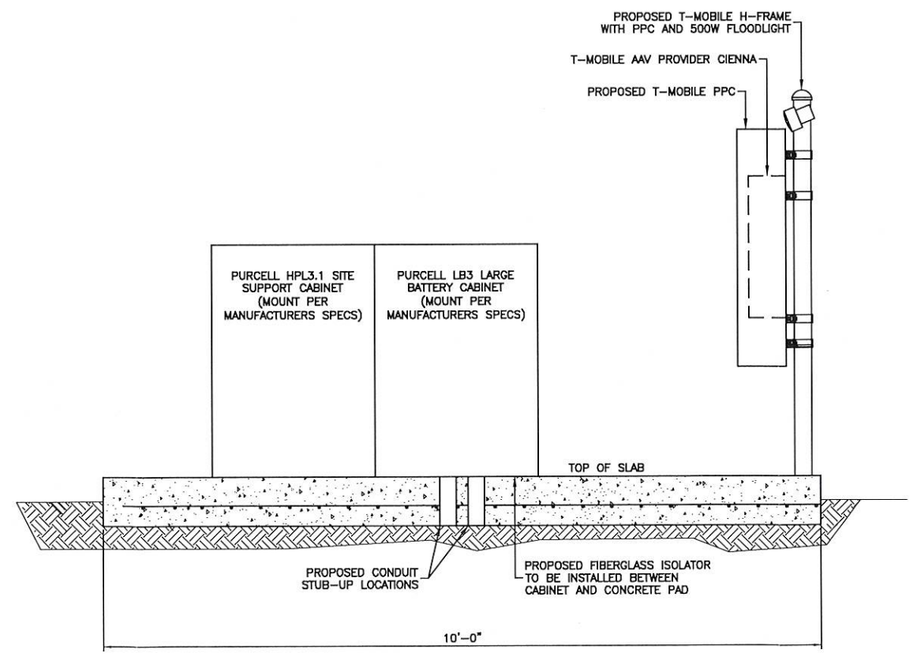
NOTE:

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.

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

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

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DESIGN RECORD

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0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

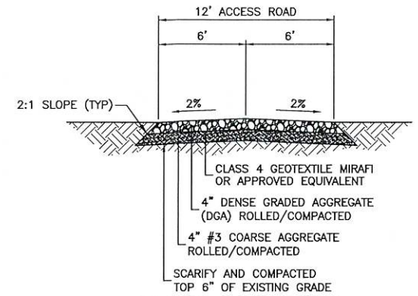
T-MOBILE EQUIPMENT PAD PLAN

SHEET NUMBER

SHEET
C-2A.1

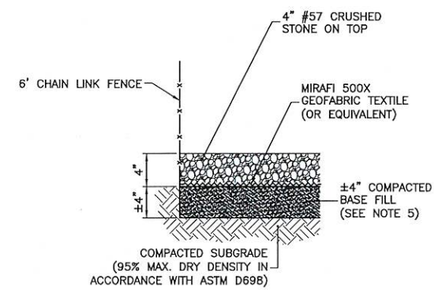
GENERAL NOTES:

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



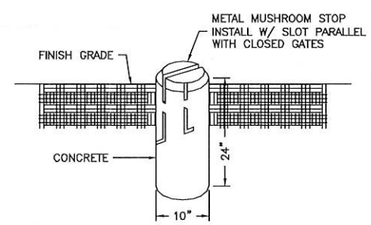
GRAVEL ROAD DETAIL

NOT TO SCALE



CRUSHED STONE DETAIL

NOT TO SCALE



MUSHROOM STOP DETAIL

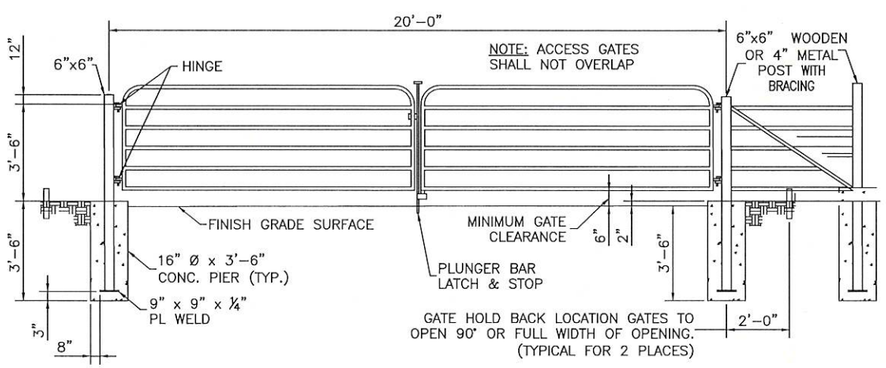
NOT TO SCALE

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:

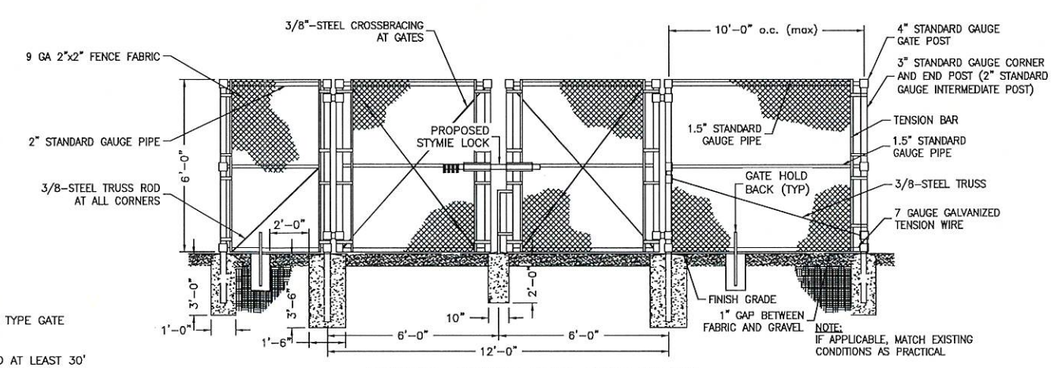
1. 6" CRUSHED STONE INSIDE FENCING LINE UNDERLAIN BY GEOTEXTILE FABRIC, SEE CRUSHED STONE DETAIL THIS SHEET.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SURFACE DRAINAGE AWAY FROM ALL FOUNDATIONS PRIOR TO THE INITIATION OF CONSTRUCTION OPERATIONS AND AFTER COMPLETION OF CONSTRUCTION.
3. GRADES SHALL BE 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.



ROAD ACCESS GATE

NOT TO SCALE

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.



TYPICAL FENCE AND GATE DETAIL

NOT TO SCALE

APPLICANT

T-Mobile®

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ENGINEER

TOWER ENGINEERING, INC.
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2920 KINGMAN ST.
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(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

DESIGN RECORD

REVISIONS

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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

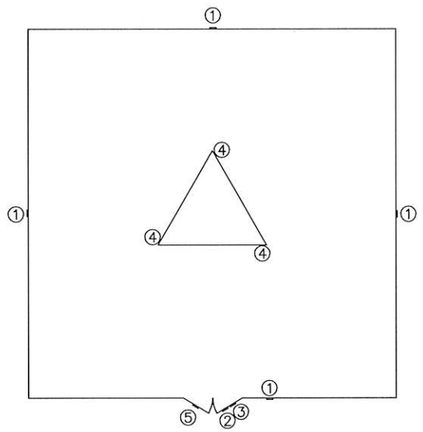
5/24/23

SHEET TITLE

COMPOUND PLAN DETAILS

SHEET NUMBER

SHEET
C-2B



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

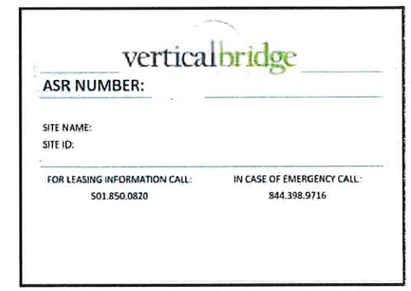
OVERALL SIGN PLACEMENT PLAN VIEW
NOT TO SCALE

① NO–TRESSPASSING 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

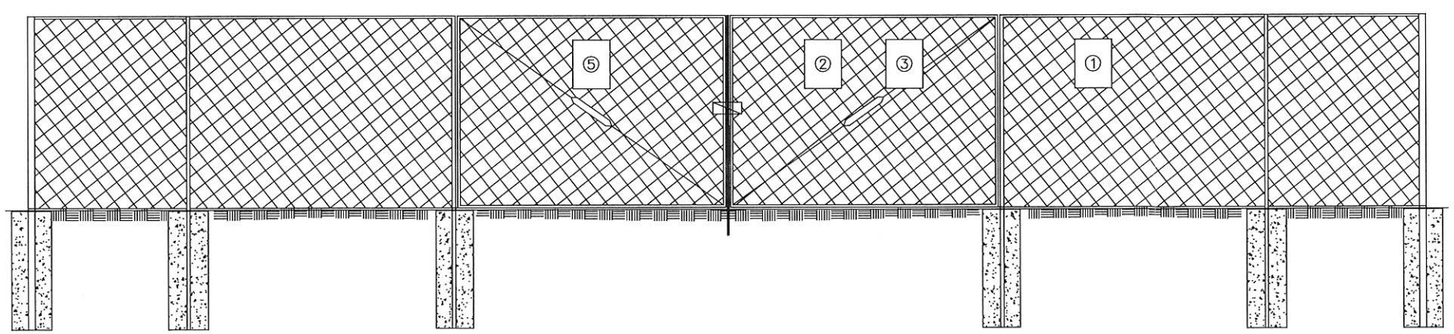
③ CAUTION – RF SIGN (YELLOW)
8"x12" DIGITAL PRINT MOUNTED TO 0.40 THICK ALUMINUM

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

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TEI PROJECT # 2122–220–1002–011

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14320
STATE OF MISSISSIPPI

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SITE SIGN DETAILS

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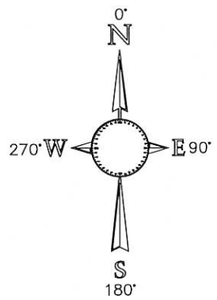
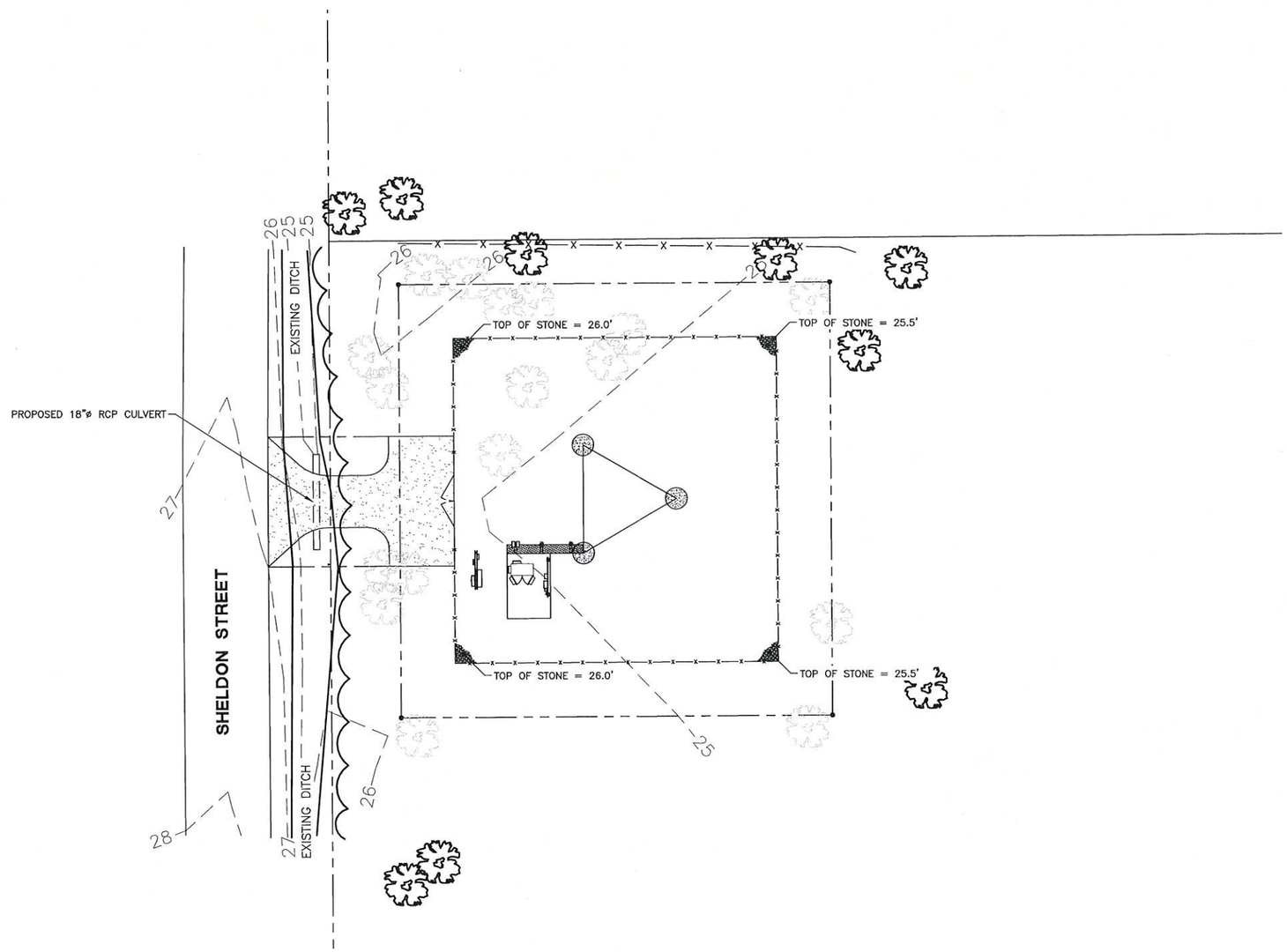
SHEET
C-2B.1





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.

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

GRADING, EROSION & SEDIMENT CONTROL PLAN

30' 0 30'

SCALE: 1"=30'

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
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PROFESSIONAL STAMP

DAVID M. ACKERMANN
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14320
STATE OF MISSISSIPPI

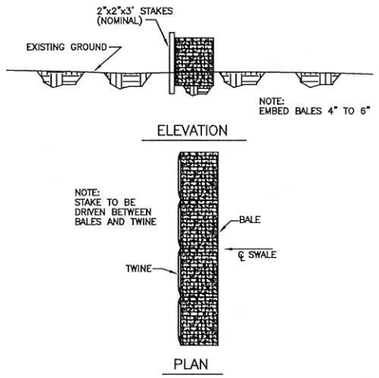
5/24/23

SHEET TITLE

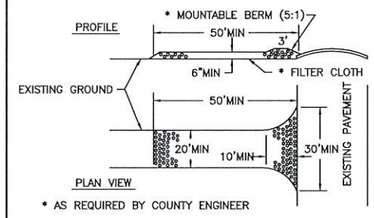
GRADING, EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

SHEET
C-3

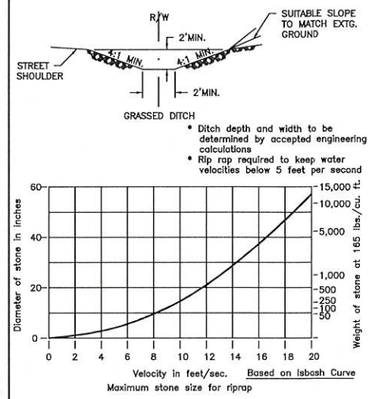


Cd CHECK DAM

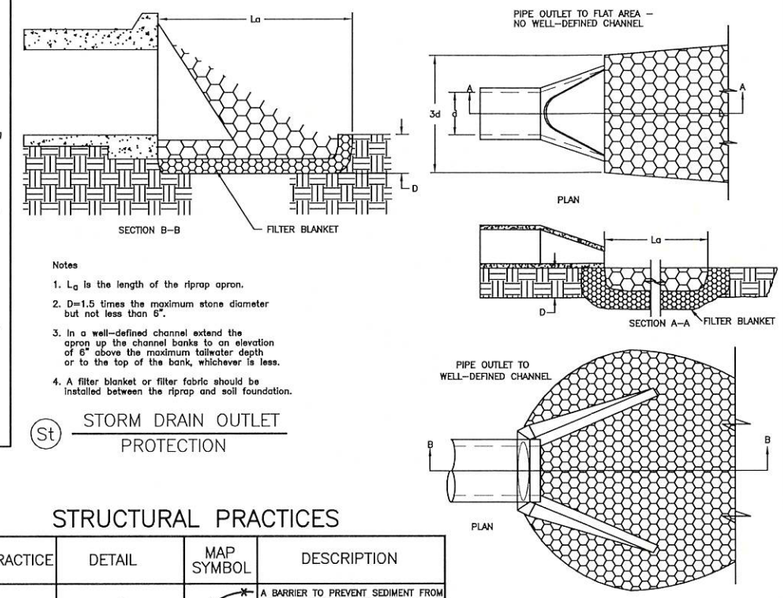


1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX INCHES.
4. WIDTH – FIFTEEN FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY.
8. ADD 2" TOP DRESSING OF STONE WHERE STONE DEPTH IS REDUCED TO 4" OR AS REQUIRED BY THE ENGINEER.

Co CONSTRUCTION EXIT



DITCH SECTION DETAIL

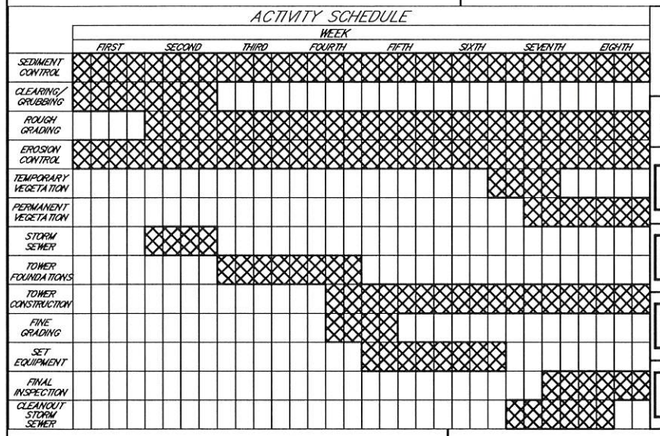


Notes

1. L_a is the length of the riprap apron.
2. D=1.5 times the maximum stone diameter but not less than 6".
3. In a well–defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth or to the top of the bank, whichever is less.
4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

St STORM DRAIN OUTLET PROTECTION

ACTIVITY SCHEDULE



VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (Label)	AN UNDISTURBED NATURAL "GREEN BELT" SEPARTING THE LAND–DISTURBED SITE FROM SURROUNDING PROPERTY AND BORDERING STREAMS. IT SERVES TO REDUCE WATER VELOCITY AND REMOVE SOME SEDIMENT. IT IS ALSO AT TIMES A NOISE OR "VISION POLLUTION" BARRIER.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGATATION)		Ds3	ESTABLISHING PERMANENT VEGATATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	ESTABLISHING A TEMPORARY VEGATATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
Du	DUST CONTROL ON DISTURBED AREAS		Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROAD–WAYS AND SIMILAR SITES.

STRUCTURAL PRACTICES

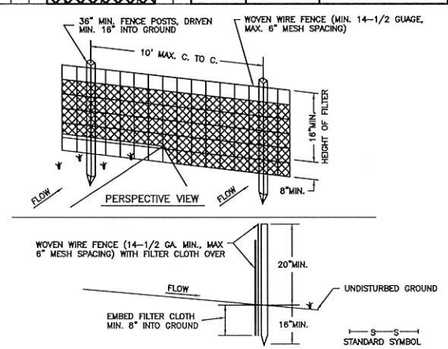
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd	SEDIMENT BARRIER		TYPE (Indicate type)	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE. THE BARRIERS ARE USUALLY TEMPORARY AND INEXPENSIVE.
Cd	CHECKDAM			A SMALL TEMPORARY BARRIER OR DAM CONSTRUCTED ACROSS A SWALE, DRAINAGE DITCH OR AREA OF CONCENTRATED FLOW.
St	STORM DRAIN OUTLET PROTECTION		St	A PAVED OR SHORT SECTION OF RIPRAP CHANNEL AT THE OUTLET OF A STORM DRAIN SYSTEM PREVENTING EROSION FROM THE CONCENTRATED RUNOFF.
Co	CONSTRUCTION EXIT		Co (Label)	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

PIEDMONT VEGETATIVE COVERS

MONTH	TEMPORARY SEED	RATE/ACRE	PERMANENT SEED	RATE/ACRE
1. JANUARY	RYEGRASS	40–50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA[2]	8–10 LB. 30–40 LB.[1]
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA[2] FESCUE	8–10 LB. 30–40 LB. 30–50 LB.
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVEGRASS	2–3 BU. 20–25 LB. 4–6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA2 FESCUE	8–10 LB. 30–40 LB. 30–50 LB.
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2–3 BU. 30–40 LB. 20–25 LB. 35 LB.	WEEPING LOVEGRASS HULLED BERMUDA BAHIA	4–6 LB. 5–6 LB. 40–60 LB.
5. MAY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4–6 LB. 35 LB. 30–40 LB.	WEEPING LOVEGRASS HULLED BERMUDA BAHIA	4–6 LB. 5–6 LB. 40–60 LB.
6. JUNE	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4–6 LB. 35 LB. 30–40 LB.	WEEPING LOVEGRASS HULLED BERMUDA BAHIA	4–6 LB. 5–6 LB. 40–60 LB.
7. JULY	WEEPING LOVEGRASS SUDAN GRASS BROWN TOP MILLET	4–6 LB. 35 LB. 30–40 LB.		
8. AUGUST	RYEGRASS WEEPING LOVEGRASS	40–50 LB. 4–6 LB.		
9. SEPTEMBER			TALL FESCUE	30–50 LB.
10. OCTOBER	WHEAT	2–3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA[2] FESCUE	8–10 LB. 30–40 LB. 30–50 LB.
11. NOVEMBER	WHEAT	2–3 BU.	UNHULLED BERMUDA FESCE SERICEA LESPEDEZA	8–10 LB. 30–50 LB. 30–40 LB.
12. DECEMBER	RYE RYEGRASS WHEAT	2–3 BU. 40–50 LB. 2–3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8–10 LB. 30–40 LB. 30–50 LB.

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

[2]USE EITHER COMMON SERALA, OR INTERSTATE SERICEA LESPEDEZA.



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULDGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE MATERIALS MUST BE LISTED ON THE CURRENT D.O.T. QUALIFIED PRODUCTS LIST.

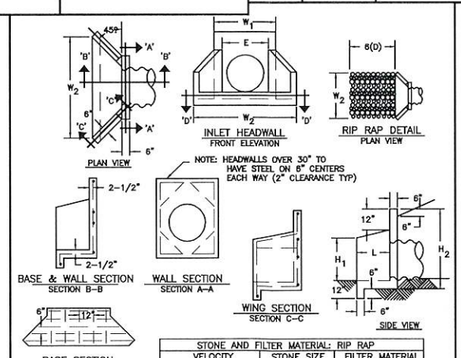
POSTS: STEEL EITHER T OR U TYPE OR 4" HARDWOOD.

FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING. AS DIRECTED BY SPALDING CO.

FILTER CLOTH: FILTER X, MIRAFI 100X' STABILINKA T140N OR APPROVED EQUAL.

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

SD1 SILT FENCE



STONE AND FILTER MATERIAL: RIP RAP		
VELOCITY	STONE SIZE	FILTER MATERIAL
< 6 FT/SEC.	10–50 LBS.	1.5"
6 TO 8 FT/SEC.	20–100 LBS.	3"
8 TO 10 FT/SEC.	25–250 LBS.	4.5"
STONE OF DURABLE MATERIAL WEIGHING 150 LBS/FT 3		

HEADWALL DIMENSIONS FOR METAL PIPE *									
INSIDE DIA. OF PIPE	W_1	W_2	H_1	H_2	L	E	WT	SQ. FT. IN BASE AREA
18"	3'–2"	4'–3"	1'–3"	3'–2"	1'–3"	1'–9"	1.550	7.34
21", 24"	3'–8"	5'–3"	1'–9"	3'–8"	1'–6"	2'–3"	2.100	9.90
30"	4'–2"	6'–5"	2'–0"	4'–2"	1'–10"	2'–9"	2.850	13.50
	4'–8"	7'–7"	2'–4"	4'–8"	2'–2"	3'–3"	3.700	17.65
42", 48"	5'–8"	10'–1"	3'–3"	5'–8"	2'–11"	4'–3"	5.600	28.60
54"	6'–8"	11'–11"	3'–8"	6'–8"	3'–4"	5'–3"	7.500	35.60

* USE NEXT LARGER SIZE FOR CONCRETE PIPE

1. ALL CONC. SHALL BE 4000 P.S.
2. REINFORCEMENT STEEL SHALL BE 1/2" INTERMEDIATE GRADE.
3. CHAMFER ALL EXPOSED EDGES 3/4".

HEADWALL

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 AONE. 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 BARICADES 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 DEPOSITES 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 CON–STRUCTION. 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

T-Mobile

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.
556 JEFFERSON ST.
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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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0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

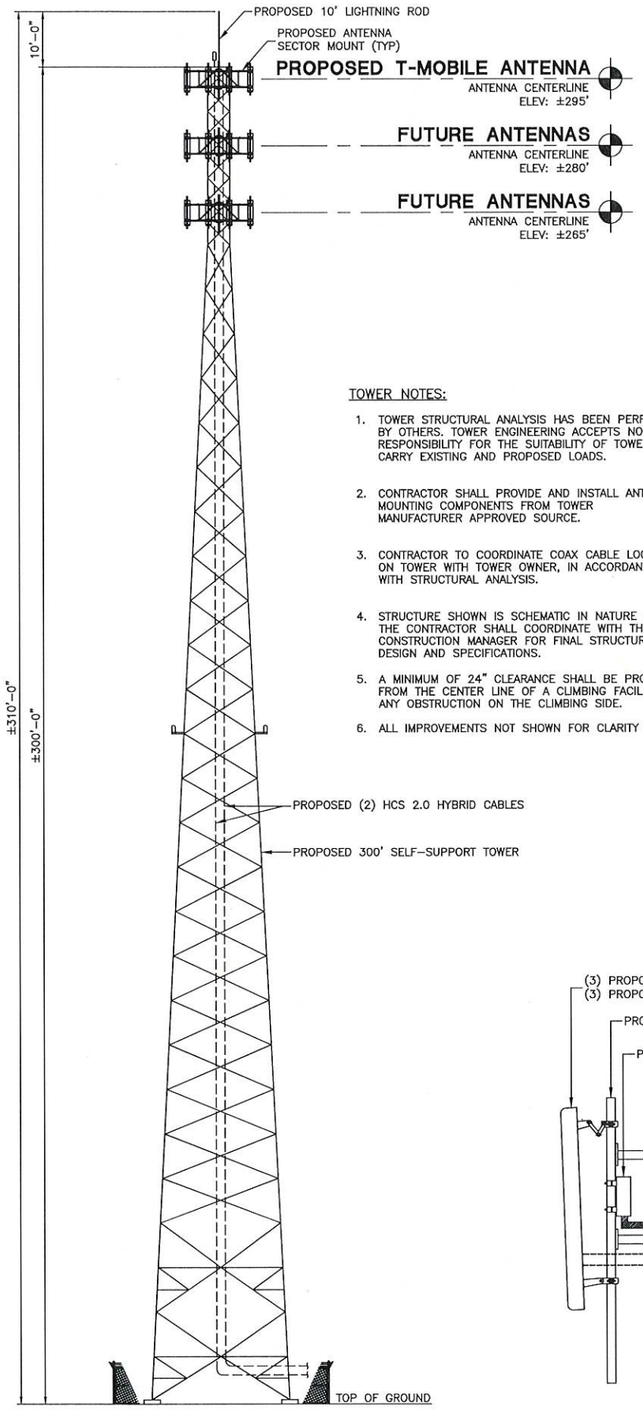
DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

SHEET TITLE

EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

SHEET
C-4



TOWER ELEVATION SAME FROM ALL SIDES (NORTH, SOUTH, EAST, WEST)

NOT TO SCALE

TOWER NOTES:

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

FINAL ANTENNA SCHEDULE

ANTENNA SECTOR	ANTENNA MODEL	ANTENNA AZIMUTH	RRH MODEL	TOWER TOP COVP MODEL	ANTENNA CABLE DESCRIPTION
ALPHA	COMMSCOPE FFVV-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 FFVV-65C-R3-V1 (P)	120°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
BETA	NOKIA AEHC (P)	120°	--		
GAMMA	COMMSCOPE FFVV-65C-R3-V1 (P)	240°	(1) NOKIA AHLOA (P) (1) NOKIA AHFII (P)		
GAMMA	NOKIA AEHC (P)	240°	--		

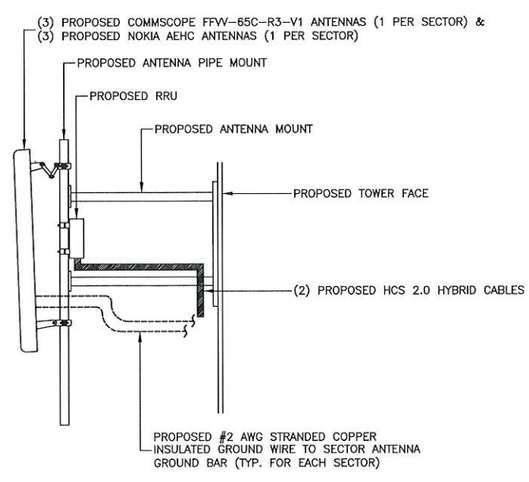
(P) PROPOSED
(E) EXISTING

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

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

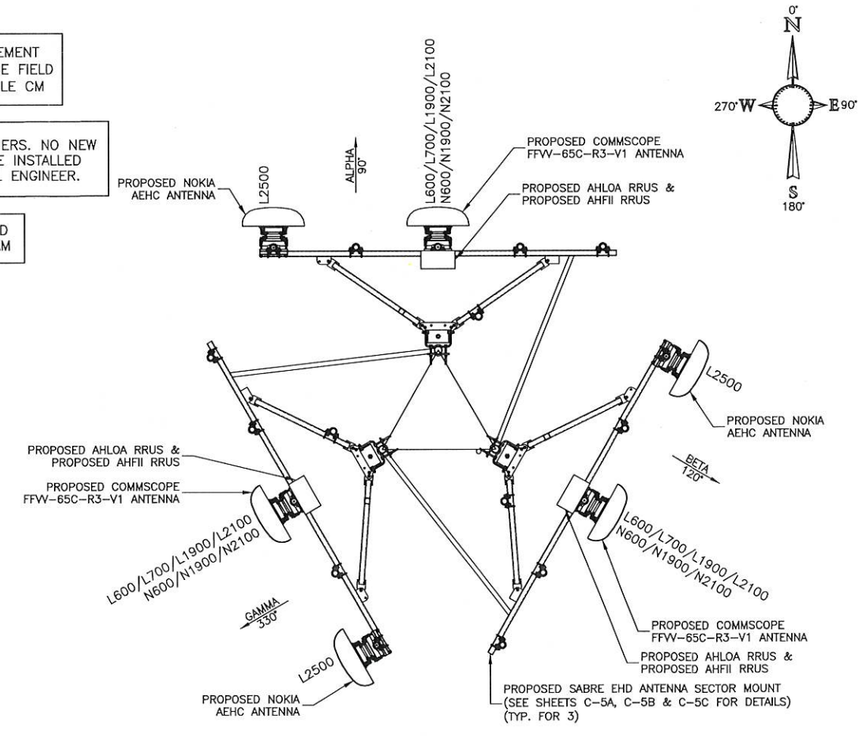
TOWER STRUCTURAL ANALYSIS BY OTHERS. NO NEW ANTENNAS OR EQUIPMENT SHALL BE INSTALLED WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

JUMPERS TO BE INSTALLED PER RF PLUMBING DIAGRAM



ANTENNA MOUNTING DETAIL

NOT TO SCALE



ANTENNA ORIENTATION PLAN

4' 0 4'

SCALE: 3/16"=1'-0'

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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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

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

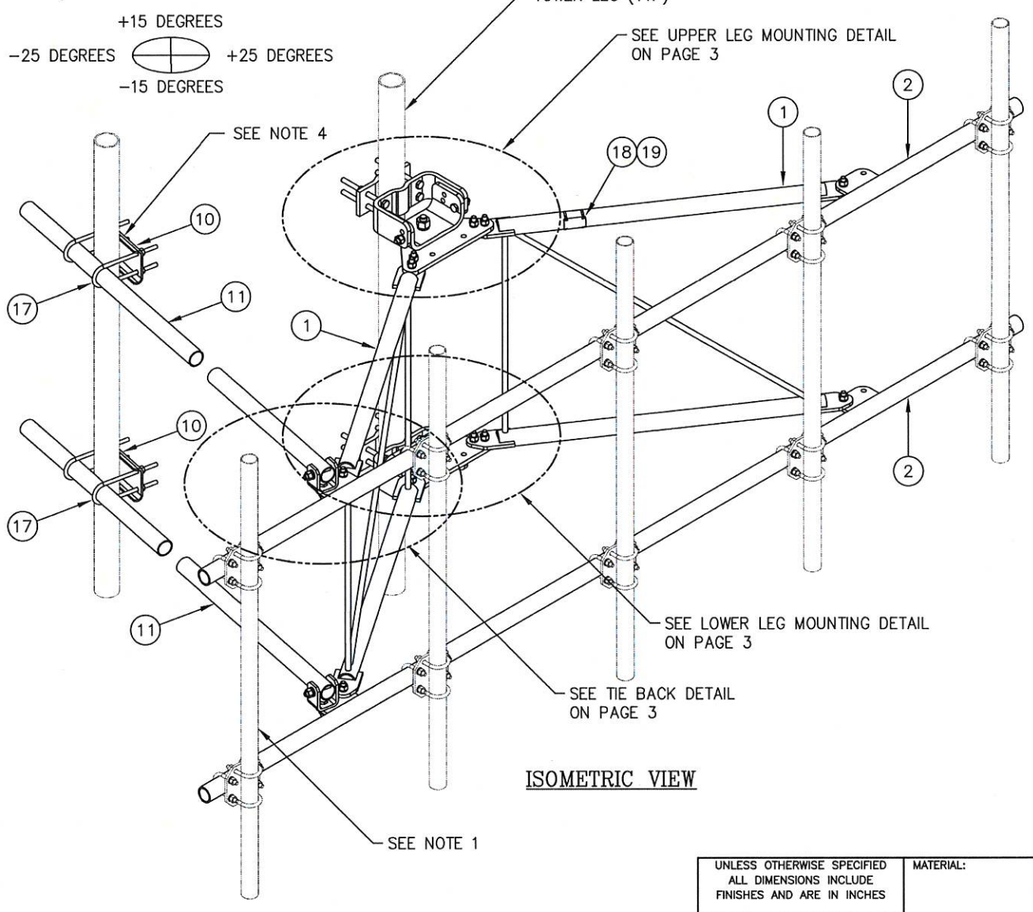
TOWER ELEVATION & ANTENNA ORIENTATION PLAN

SHEET NUMBER

SHEET
C-5

TIEBACK ANGLE RANGE DETAIL

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



ISOMETRIC VIEW

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 ø X 3 A325	4
13.	8	C40140004	BOLT ASSEMBLY, 5/8 ø X 8 A307	13
14.	2	C40026033	BOLT ASSEMBLY, 5/8 ø X 4 1/2 A325	2
15.	12	C40026025	BOLT ASSEMBLY, 5/8 ø X 2 1/2 A325	6
16.	6	C40026024	BOLT ASSEMBLY, 5/8 ø X 2 1/4 A325	3
17.	4	C40034183	U-BOLT ASSEMBLY, 1/2 ø X 2 9/16 C-C	6
18.	1	Z30992017	MOUNT CLASSIFICATION TAG C10857007C	1
19.	2	C40062103	STAINLESS STEEL SELF-LOCKING CABLE TIE	1
			TOTAL WEIGHT	511

PACKAGING NOTE

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

NOTES:

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

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"
MATERIAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL

REV	DATE	DRW	CHK	DESCRIPTION

Sabre Industries™ Towers and Poles

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

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

APPLICANT: T-Mobile®

PREPARED FOR: verticalbridge

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

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

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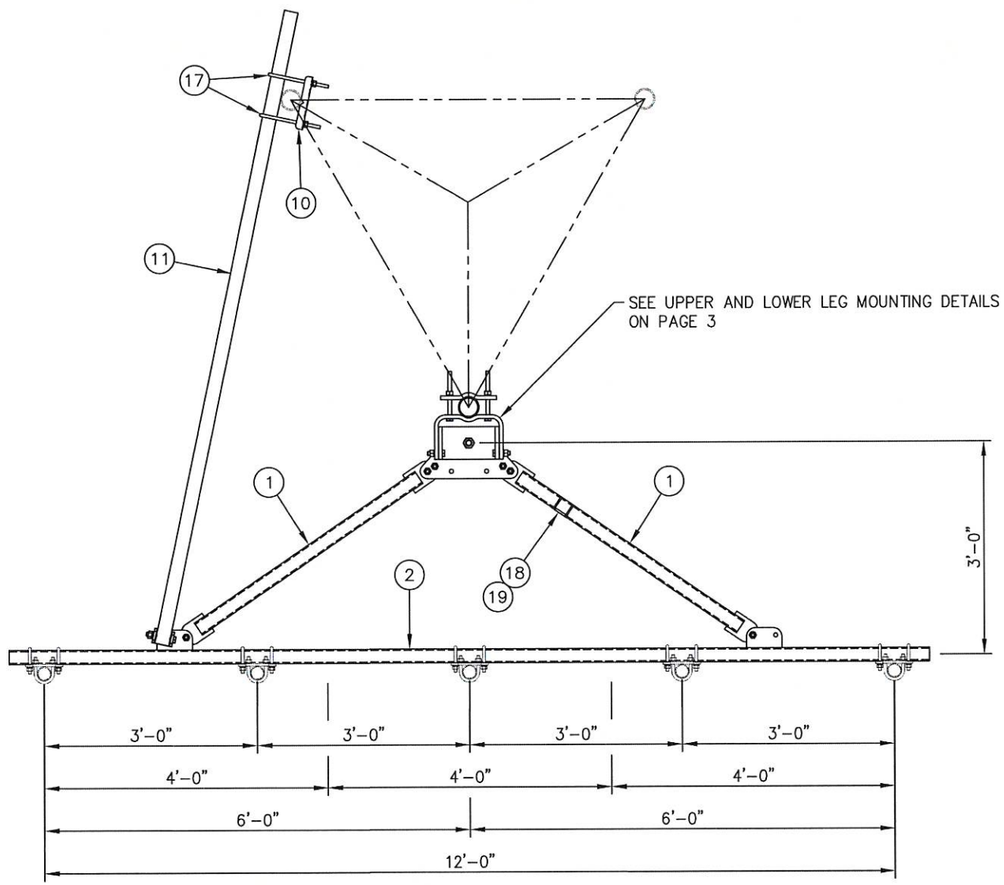
PROFESSIONAL STAMP:
DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

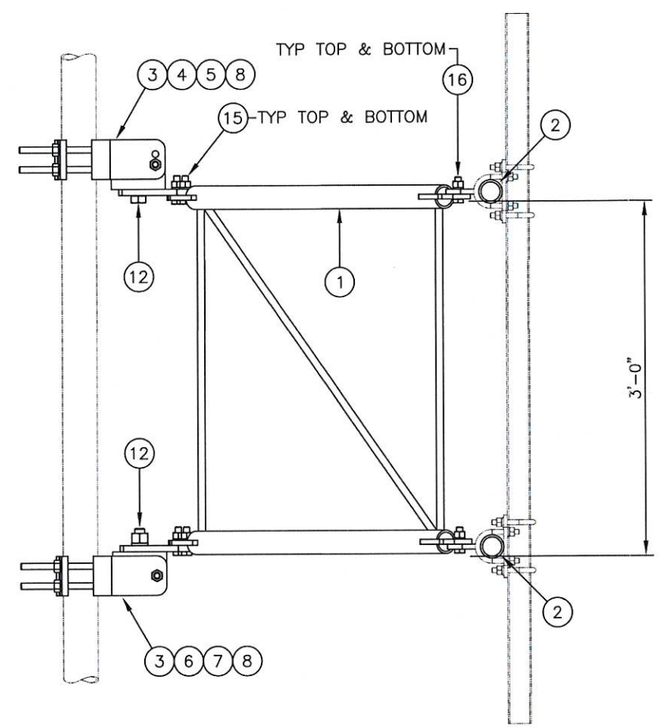
SHEET TITLE:
SABRE 12' EHD V-BOOM ASSEMBLY SPECIFICATIONS (PART # C10857007C)

SHEET NUMBER:
SHEET C-5A



MOUNTING OPTIONS

SHOWING MOUNTING PIPE PLACEMENTS



SIDE VIEW

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REV	DATE	DRW	CHK	DESCRIPTION

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

		SIZE	DRAWING NO.	REV
DATE	02/29/16	B	C10857007C	0
DRAWN BY	WRF		SCALE	PAGE
CHECKED BY	KLE		None	2 OF 3

APPLICANT: T-Mobile®

PREPARED FOR: verticalbridge

ENGINEER:
TOWER ENGINEERING, INC.
556 JEFFERSON ST.
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METAIRIE, LA 70006
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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION:
BILOXI RIVER
SITE # US-MS-5127
NEAR 11330 O'NEAL ROAD
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TOWNSHIP 6 SOUTH
RANGE 10 WEST
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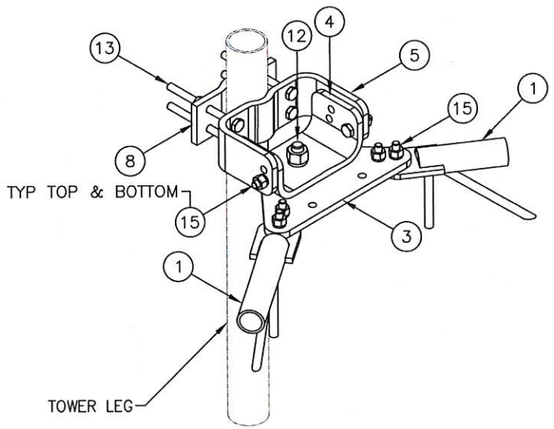
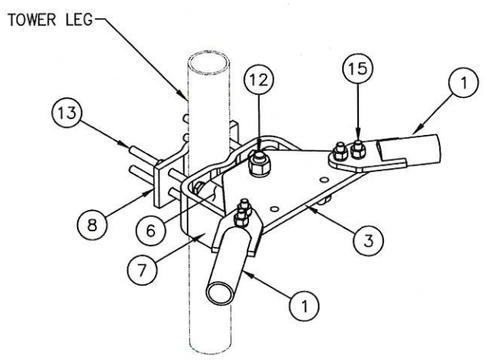
PROFESSIONAL STAMP:
DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI
5/24/23

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

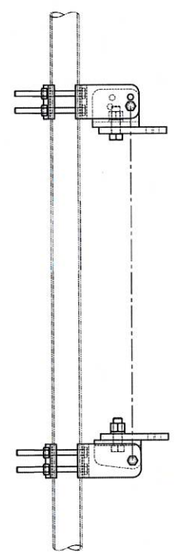
SHEET NUMBER:
SHEET
C-5B



UPPER LEG MOUNTING DETAIL

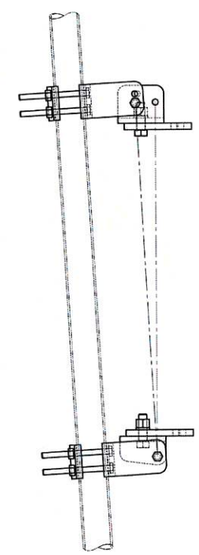


LOWER LEG MOUNTING DETAIL



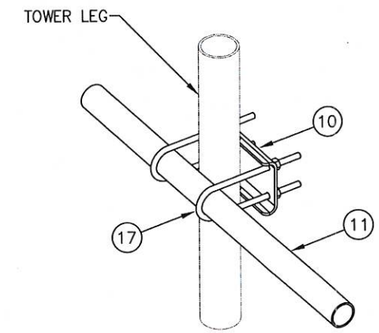
STRAIGHT
TOWER SECTION

TAPERED
1'–9 IN 20' SLOPE

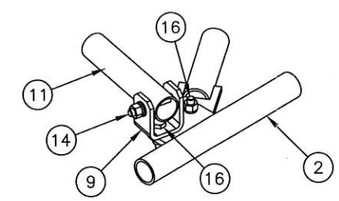


TAPERED
2' IN 20' SLOPE

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



TIE BACK DETAIL
AT TOWER LEG



TIE BACK DETAIL
AT ANTENNA MOUNTING FRAME

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REV	DATE	DRW	CHK	DESCRIPTION

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Towers and Poles

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

		SIZE	DRAWING NO.	REV
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CHECKED BY	KLE		None	3 OF 3

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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
0	05/24/23	FINAL ISSUE	NAS

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

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

SHEET NUMBER
SHEET
C-5C

FFVV-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

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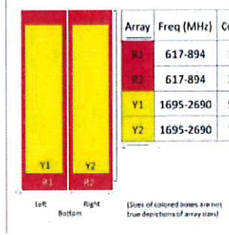
COMMSCOPE®

FFVV-65C-R3-V1

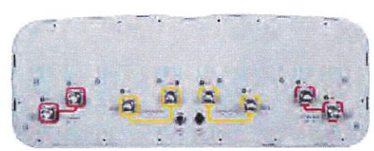
Length	2437 mm | 95.945 in

Array Layout



Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	617-894	1-2	1	ANxxxxxxxxxxxxxxx1
R2	617-894	3-4		
Y1	1695-2690	5-6	2	ANxxxxxxxxxxxxxxx2
Y2	1695-2690	7-8	3	ANxxxxxxxxxxxxxxx3

Port Configuration



Electrical Specifications

Impedance	50 ohm

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FFVV-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	1.5|14.0	1.5|14.0	1.3|18.0	1.3|17.0	1.3|14.0	1.5|14.0	1.3|14.0
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 14°: 15.6	2°: 17.3 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°: 18.5 12°: 18.0

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APPLICANT

T··Mobile®

PREPARED FOR

verticalbridge

ENGINEER

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(337) 886-7176 TEL.

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

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

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STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

ANTENNA SPECIFICATIONS

SHEET NUMBER

SHEET
C-6

AEHC AirScale MAA 64T64R 192AE n41 240W

Preliminary Technical datasheet

Specification	3GPP/FCC compliant, TDD
Frequency range	2496 - 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 580 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

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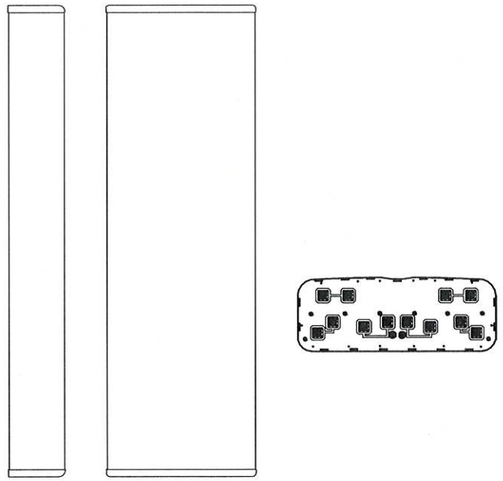
SHEET TITLE

ANTENNA SPECIFICATIONS

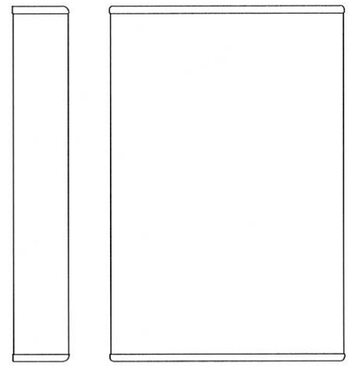
SHEET NUMBER

SHEET
C-6A



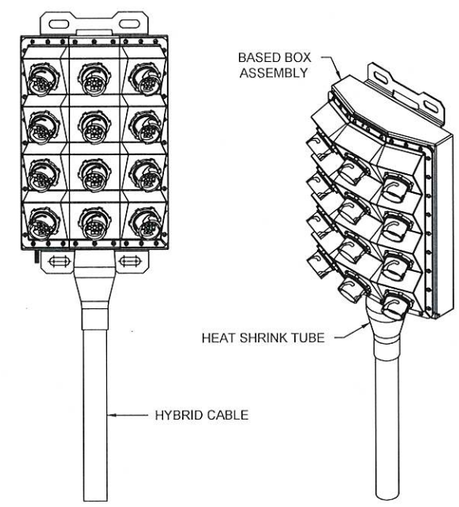
COMMSCOPE - FFVV-65C-R3-V1
WEIGHT (WITHOUT MOUNTING HARDWARE): 124.56 LBS
SIZE (HxWxD): 95.95x25.20x9.25 IN.
RATED WIND VELOCITY: 150.0 MPH

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



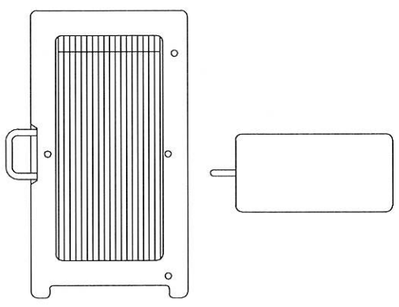
NOKIA - AEHC
WEIGHT (WITHOUT MOUNTING HARDWARE): 99.2 LBS
SIZE (HxWxD): 35.4x22.8x8.3 IN.

NOKIA – AEHC
NOT TO SCALE



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



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

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14320
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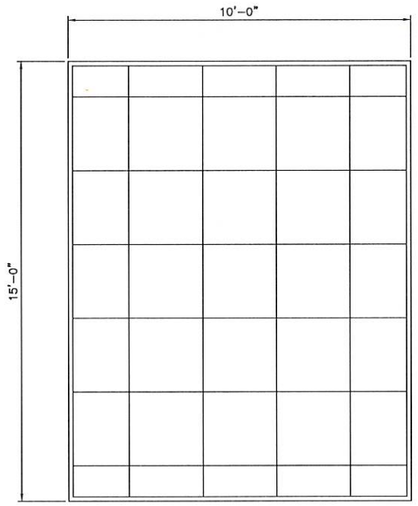
5/24/23

SHEET TITLE

RADIO & ANTENNA DETAILS

SHEET NUMBER

SHEET
C-7

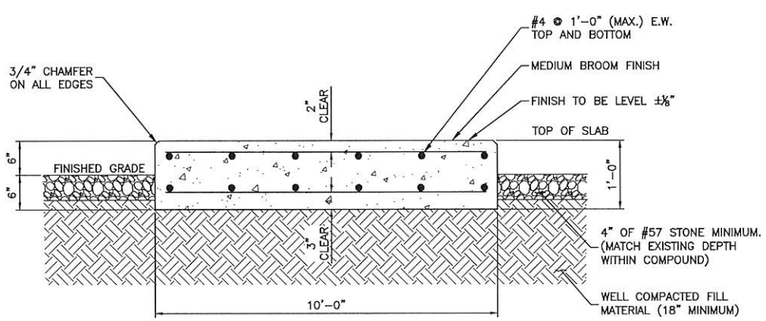


EQUIPMENT FOUNDATION – PLAN VIEW

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

1. FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
2. EXCAVATE A MINIMUM 18" BELOW EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL–COMPACTED MATERIAL.
3. 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.
4. 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

1. 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.
2. CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".
3. 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.
4. CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH 3/4" X 45° CHAMFER, UNLESS OTHERWISE NOTED.
5. 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

1. 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

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

APPLICANT

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(337) 886-7176 TEL.

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(504) 756-3112 TEL.

TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

BILOXI RIVER
SITE # US-MS-5127

NEAR 11330 O'NEAL ROAD
GULFPORT, MS 39503

TOWNSHIP 6 SOUTH
RANGE 10 WEST

HARRISON COUNTY

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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

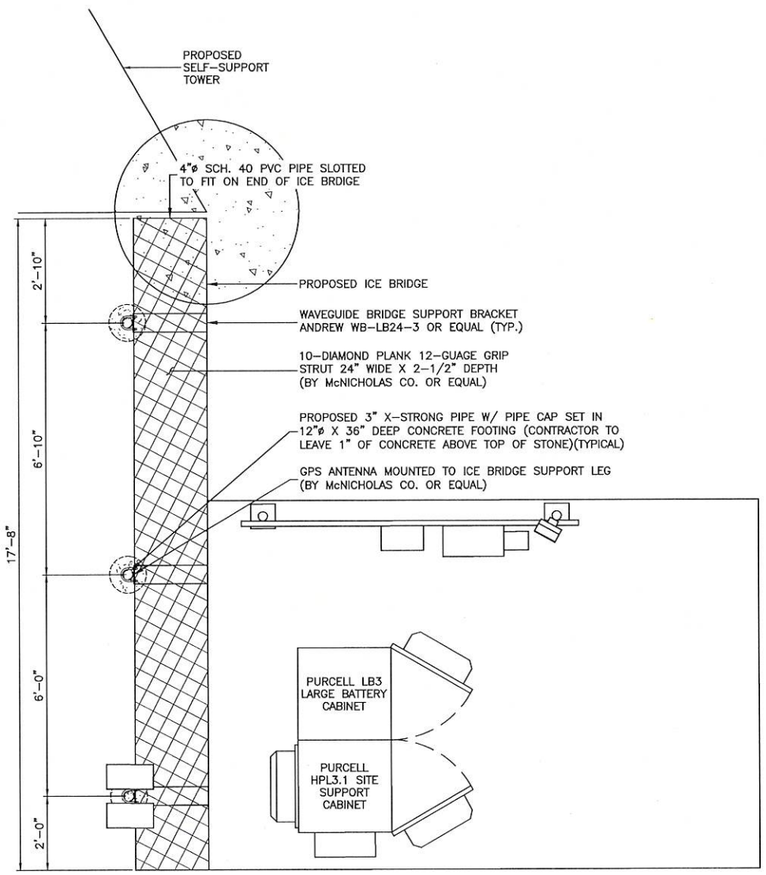
5/24/23

SHEET TITLE

T-MOBILE
EQUIPMENT
FOUNDATION
DETAILS

SHEET NUMBER

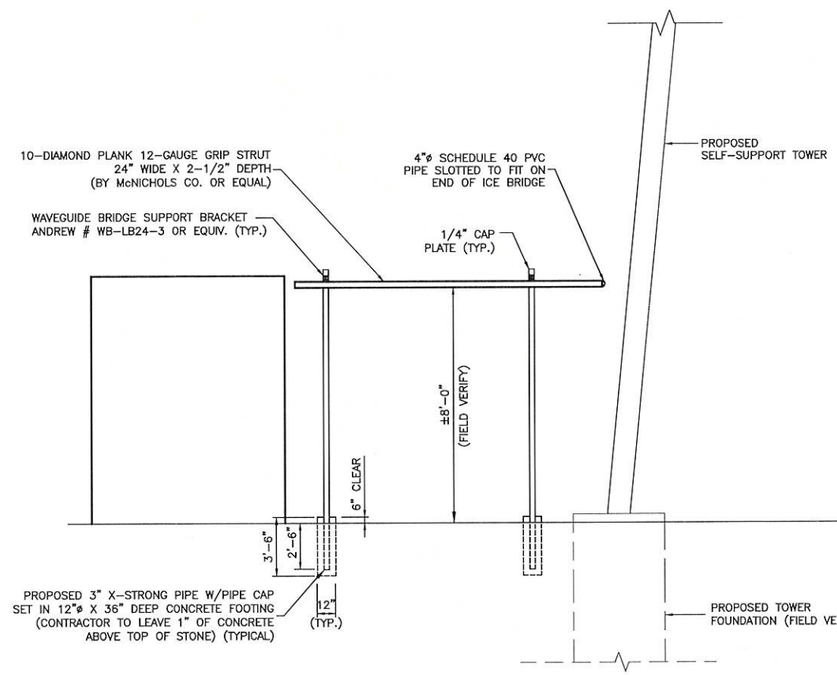
SHEET
C-8



ICE BRIDGE LAYOUT

2' 0 2' 4'

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



ICE BRIDGE ELEVATION VIEW

SCALE: NTS

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STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

T-MOBILE
ICE BRIDGE
LAYOUT & DETAILS

SHEET NUMBER

SHEET
C-9

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

PURPOSE

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

BACKGROUND INFORMATION

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

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

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

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

USAGE GUIDELINE

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

TIMELINES:

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

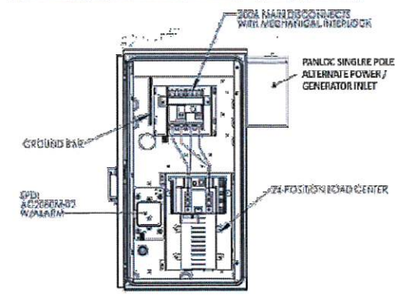
AFFECTED CONFIGURATIONS:

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

PRODUCT DESCRIPTION:

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

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



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verticalbridge

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14320
STATE OF MISSISSIPPI

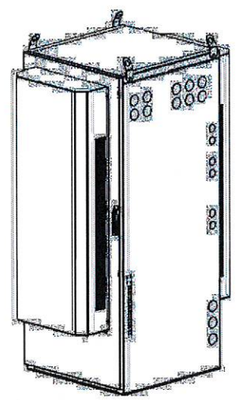
5/24/23

SHEET TITLE

DELTA PPC SPECIFICATIONS

SHEET NUMBER

SHEET
C-10

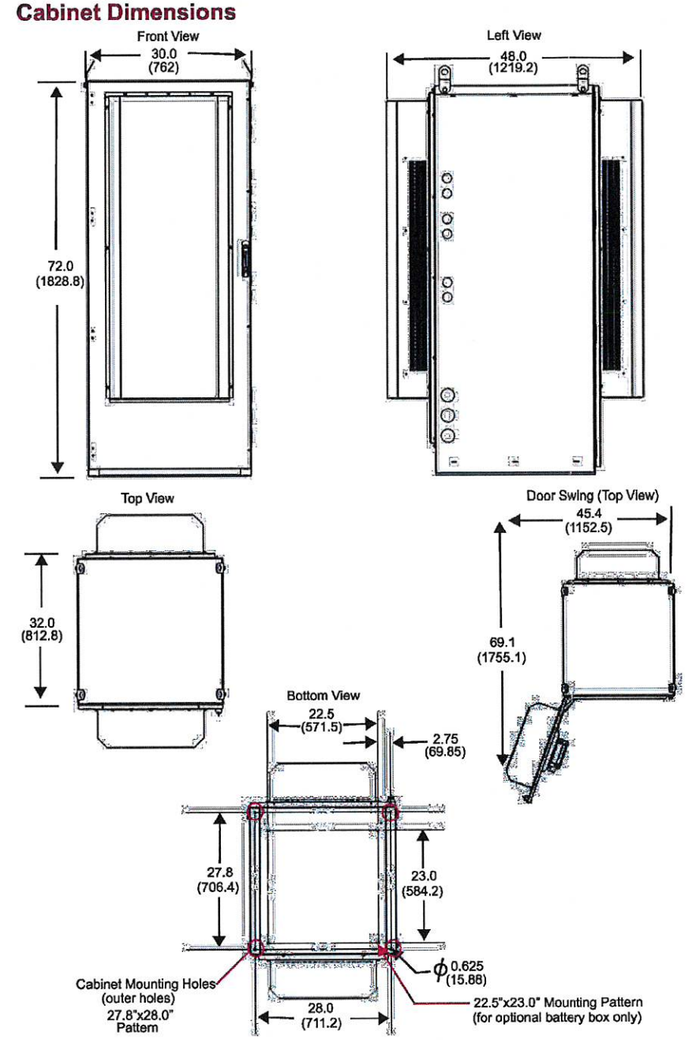


Large Site Support Cabinet - HPL3

Installation Manual

Purcell SYSTEMS
an EnerSys company

Cabinet Dimensions



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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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
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

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

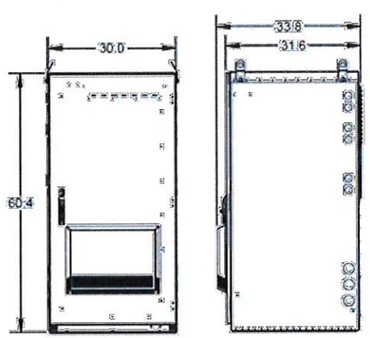
Thermal Management

- 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

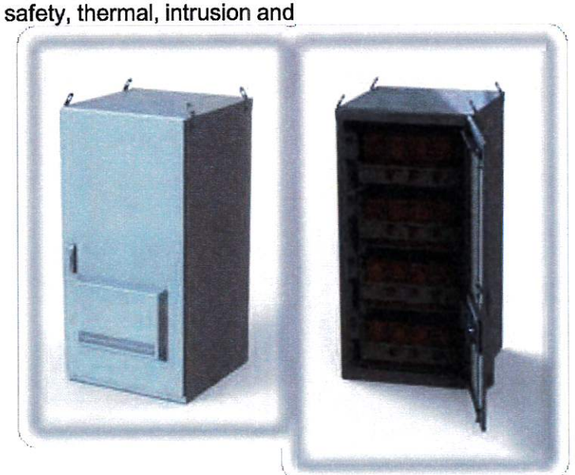
T-Mobile SAP	Purcell PN	Description
33966	2000005434	Battery Cabinet (4 string)

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



FRONT VIEW RIGHT VIEW



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

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APPLICANT: T-Mobile

PREPARED FOR: verticalbridge

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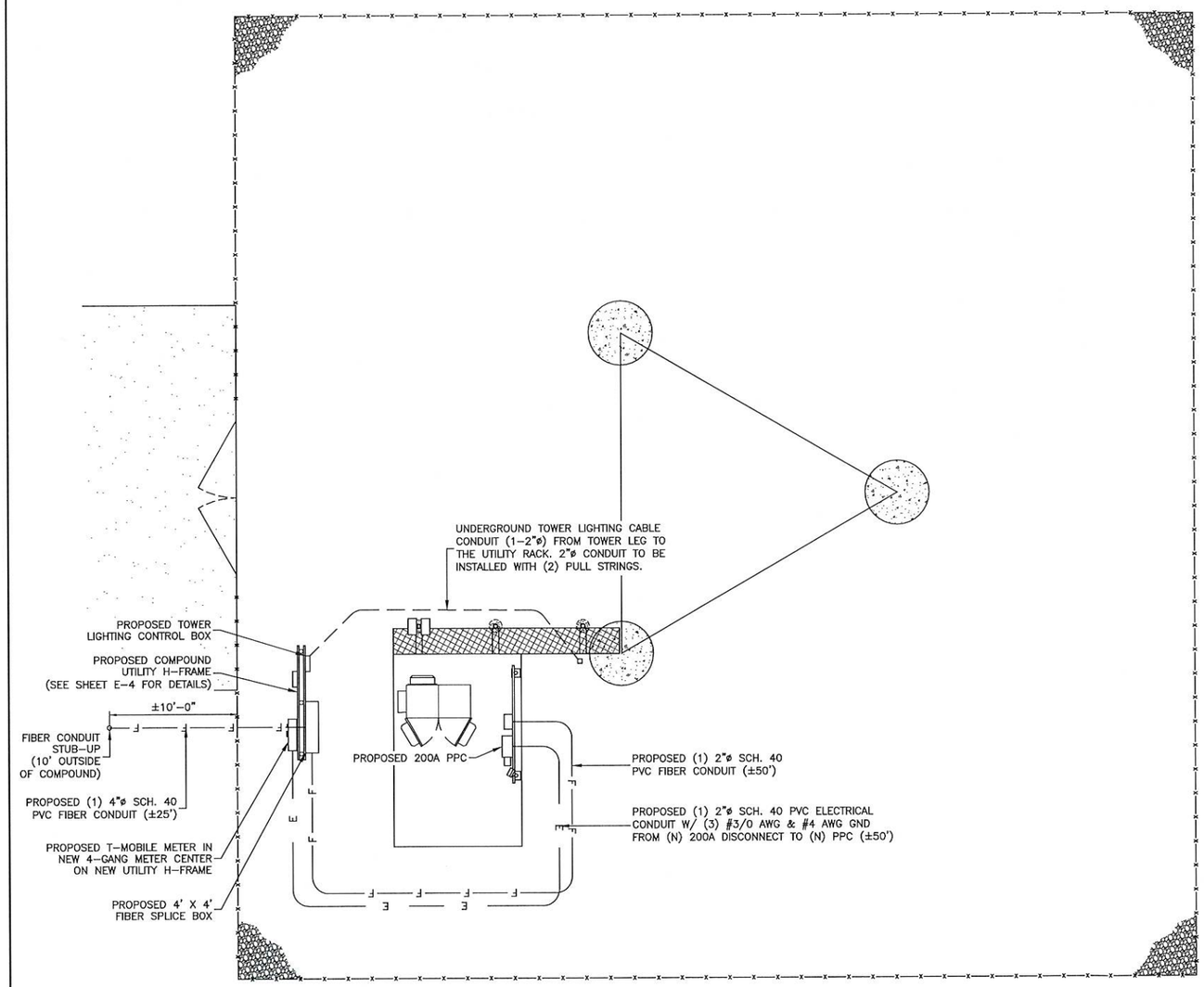
PROFESSIONAL STAMP: DAVID M. ACKERMANN, LICENSED PROFESSIONAL ENGINEER, 14320, STATE OF MISSISSIPPI
5/24/23

SHEET TITLE: PURCELL LB3 LARGE BATTERY CABINET SPECIFICATIONS

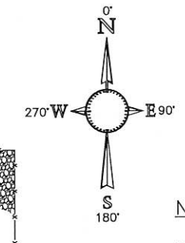
SHEET NUMBER: SHEET C-12



UTILITY ROUTING PLAN

8' 0 8'

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



NOTES & SPECIFICATIONS:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH NEW, STATE, AND LOCAL CODES.
2. CONTRACTOR SHALL OBTAIN OWNER/TENANT SPECIFICATIONS AND REVIEW FOR ADDITIONAL DETAILS AND REQUIREMENTS THAT MAY NOT BE SHOWN IN THESE DRAWINGS. CONTRACTOR SHALL COMPLY WITH ANY ADDITIONAL OWNER/TENANT SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL UTILITY FOR THE EXACT TRANSFORMER LOCATIONS, METERING REQUIREMENTS, AND SERVICE ROUTING. CONTRACTOR SHALL COORDINATE WITH TELEPHONE UTILITY FOR THE EXACT TELEPHONE REQUIREMENTS AND SERVICE ROUTING.
4. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT. PROVIDE MAX AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT. IN NO CASE SHALL THE FAULT CURRENT INTERRUPTING RATING BE LESS THAN 10,000 AMPS.
5. CONTRACTOR TO PROVIDE (2) 200LB TEST POLYETHYLENE PULL CORDS SECURELY FASTENED TO EACH END OF POWER AND TELCO CONDUIT. PROVIDE CAPS ON ENDS OF UNUSED CONDUIT.
6. CONTRACTOR TO PROVIDE REBAR MARKER WITH AT LEAST 2 FEET EXPOSED ABOVE GRADE AND PAINTED BRIGHT ORANGE TO INDICATE LOCATION OF CONDUIT CAPPED BELOW GRADE.
7. PRIOR TO TRENCHING, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL REPAIR AT CONTRACTOR'S EXPENSE ANY DAMAGES TO EXISTING UTILITIES.
8. CONTRACTOR TO VERIFY EXACT ROUTING OF POWER AND TELCO CONDUIT WITH LOCAL UTILITIES AND OWNER/TENANT. ENSURE ALL CONDUIT STUB-UPS ACCOMMODATE EQUIPMENT REQUIREMENTS.
9. UNDERGROUND CONDUITS SHALL BE SCHEDULE 80 PVC UNLESS NOTES OTHERWISE. USE LONG-SWEEP RIGID GALVANIZED STEEL (RGS) FOR ELBOWS. USE RGS FOR RISERS TO EQUIPMENT. MANUFACTURED BENDS SHALL HAVE A MINIMUM RADIUS OF 36" FOR CONDUIT.
10. CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE EQUIPMENT TO ALLOW WATER TO FLOW AWAY FROM THE EQUIPMENT AND SHELTER. EXCAVATE TRENCHES ALONG STRAIGHT LINES PRIOR TO INSTALLING CONDUIT TO ACCOMMODATE ADJUSTING THE ELEVATION, AS NEEDED.
11. CONDUIT ENTERING EQUIPMENT SHALL BE SEALED WITH A SEALANT THAT IS IDENTIFIED FOR USE WITH THE CABLE/CONDUCTOR INSULATION, SHIELDING, ETC.
12. THE OWNER SHALL FURNISH AND THE CONTRACTOR SHALL INSTALL ADDITIONAL SIGNAGE TO BE LOCATED AT THE COMPOUND FENCE. CONTRACTOR SHALL COORDINATE WITH OWNER/TENANT CONSTRUCTION MANAGER FOR PLACEMENT OF SIGNAGE.
13. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE LANDSCAPING AREA.
14. CONTRACTOR SHALL ENSURE A MINIMUM CLEARANCE IN FRONT OF THE ELECTRICAL PANELS PER NEC.
15. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
16. FLEX CONDUITS NOT TO EXCEED 30".

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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

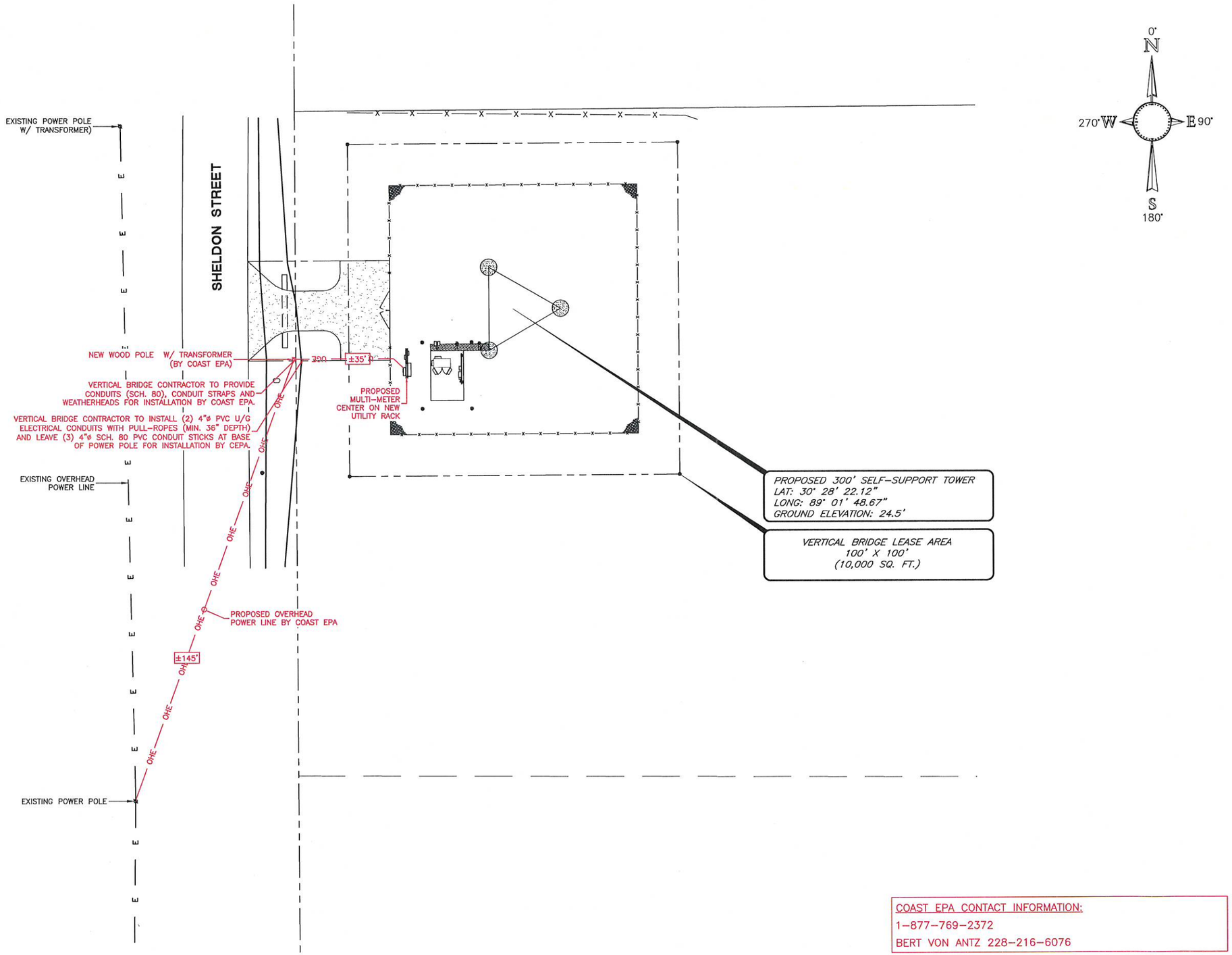
5/24/23

SHEET TITLE

COMPOUND UTILITY ROUTING PLAN

SHEET NUMBER

SHEET
E-1



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

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STATE OF MISSISSIPPI

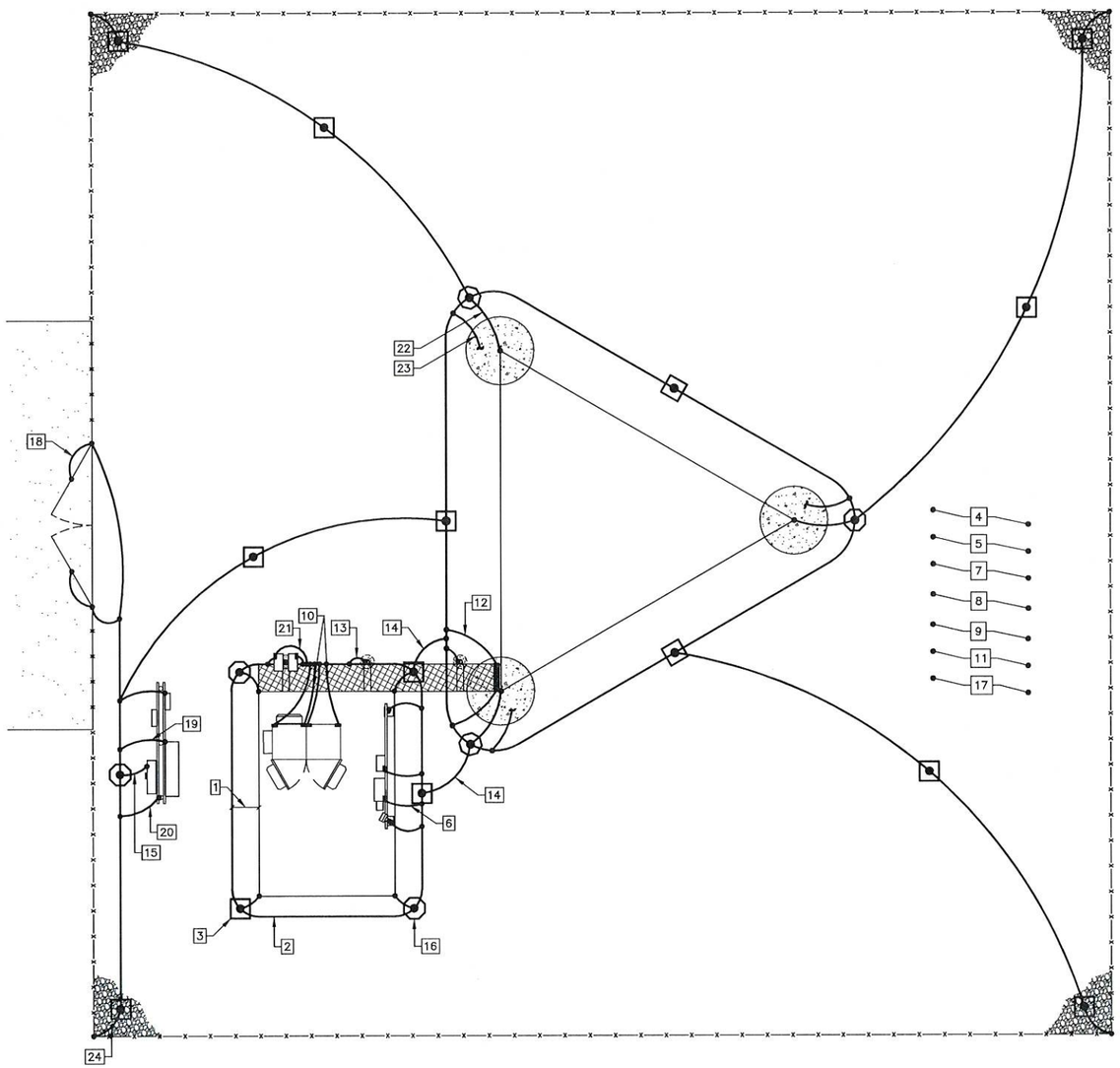
5/24/23

SHEET TITLE

UTILITY ROUTING PLAN
(ELECTRICAL)

SHEET NUMBER

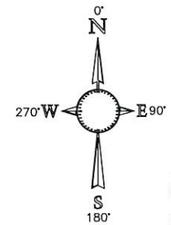
SHEET
E-1A



GROUNDING PLAN

8' 0 8'

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



GROUNDING NOTES

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

LEGEND

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

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PROFESSIONAL STAMP

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ENGINEER
14320
STATE OF MISSISSIPPI

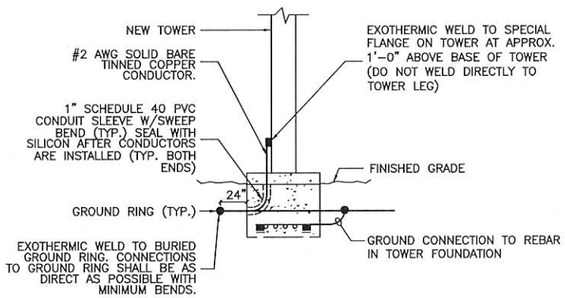
5/24/23

SHEET TITLE

GROUNDING PLAN

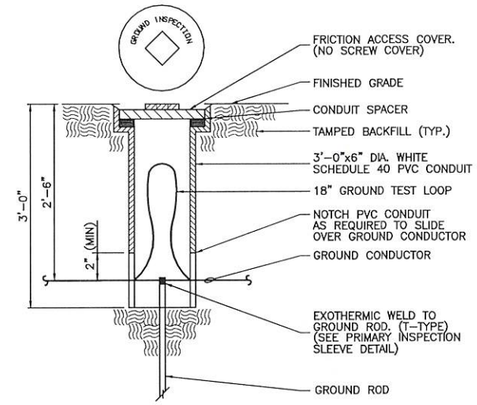
SHEET NUMBER

SHEET
E-2



TOWER GROUNDING DETAIL

NO SCALE



GROUND INSPECTION SLEEVE DETAIL

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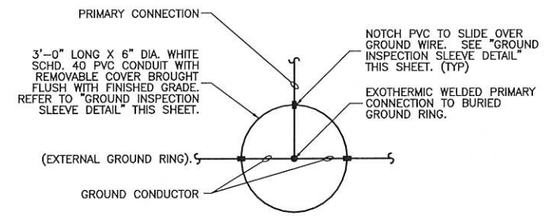
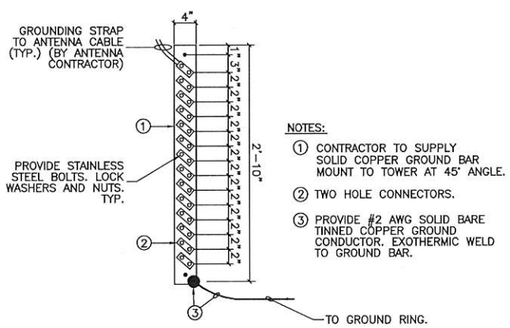


PRIMARY CONNECTION INSPECTION SLEEVE DETAIL

NO SCALE

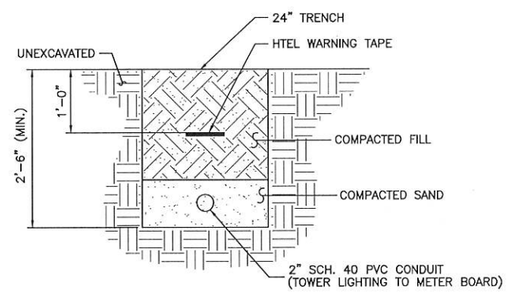


NOTES:

1. CONTRACTOR TO SUPPLY SOLID COPPER GROUND BAR MOUNT TO TOWER AT 45° ANGLE.
2. TWO HOLE CONNECTORS.
3. PROVIDE #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR. EXOTHERMIC WELD TO GROUND BAR.

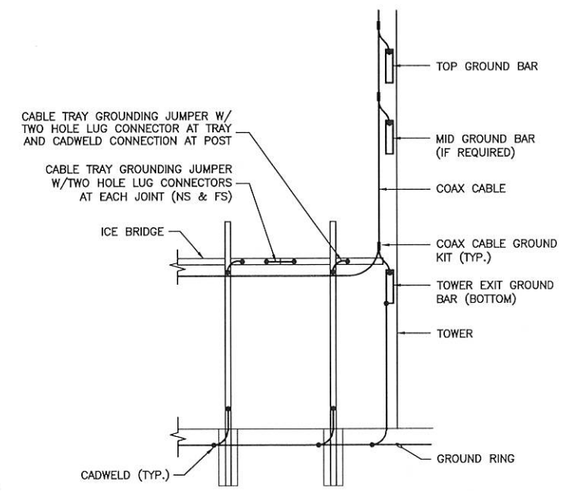
TOWER EXIT GROUND BAR DETAIL

NO SCALE



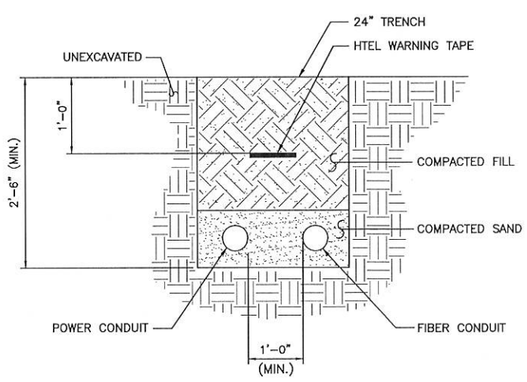
TOWER LIGHTING TRENCH DETAIL

NO SCALE



ICE BRIDGE GROUNDING DETAIL

NO SCALE



UTILITY DISTRIBUTION TRENCH DETAIL

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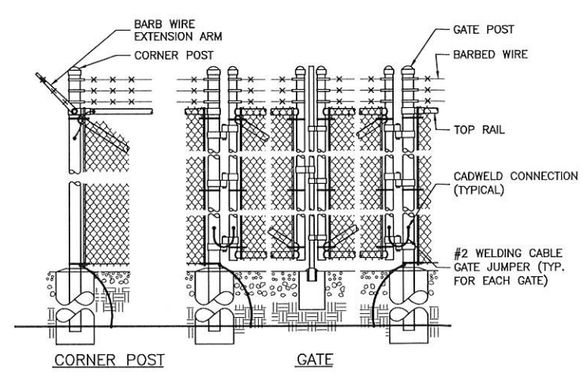
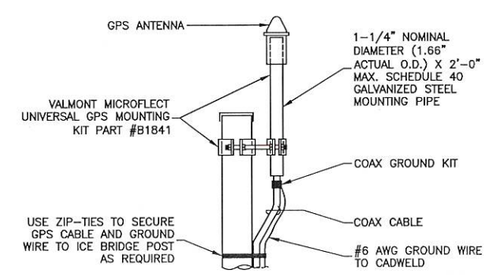


FENCE GROUNDING DETAIL

NOT TO SCALE



ELEVATION

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

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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

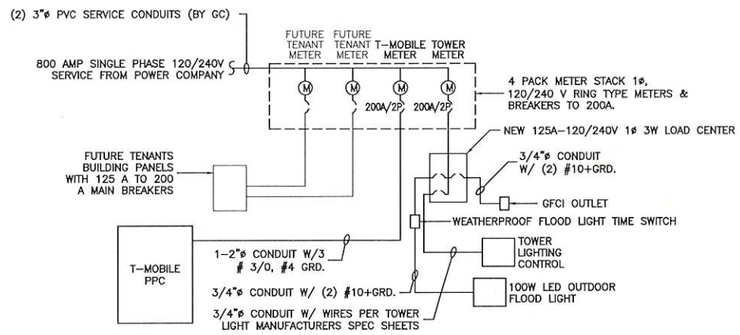
5/24/23

SHEET TITLE

ELECTRICAL & GROUNDING DETAILS

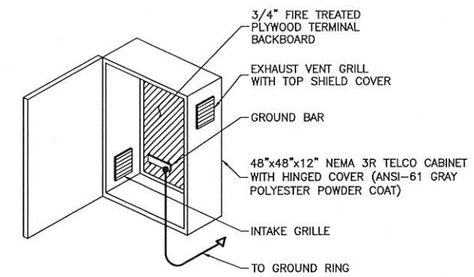
SHEET NUMBER

SHEET
E-3



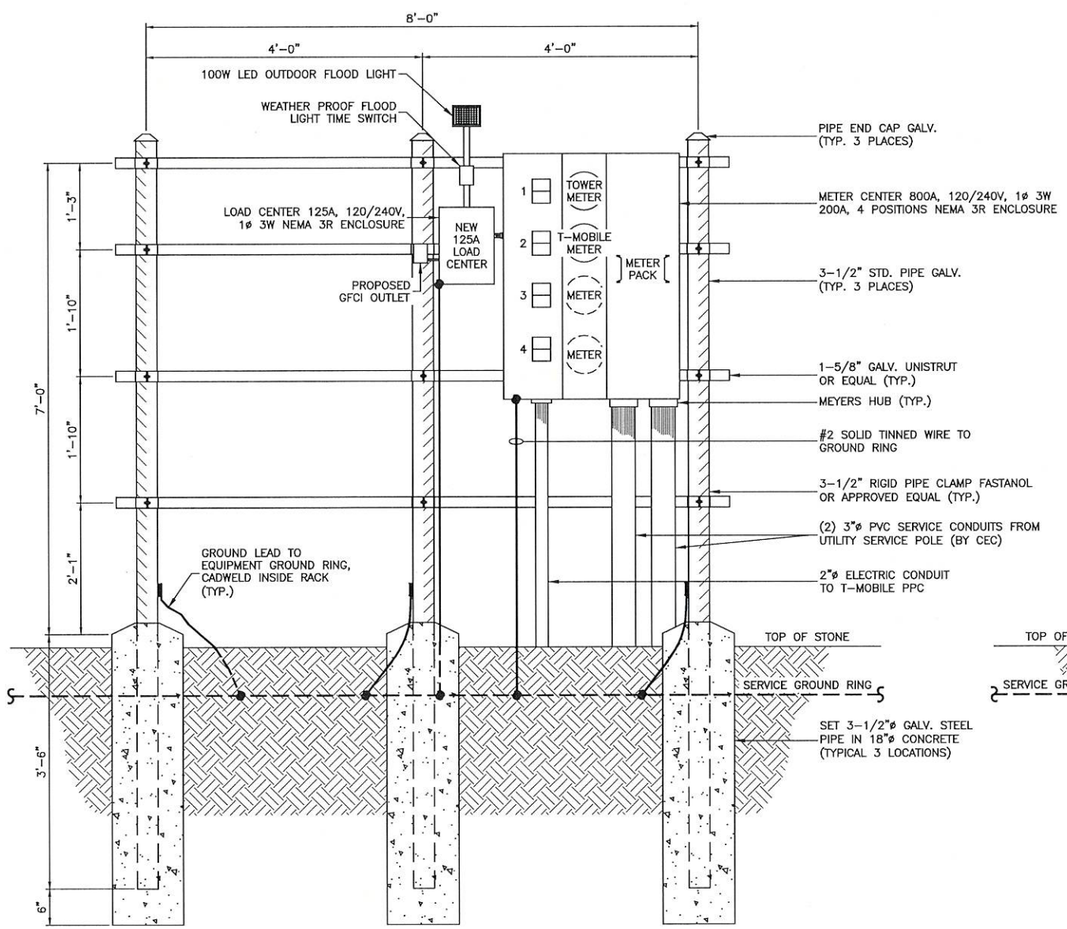
ONE-LINE DIAGRAM-120/240V 1Ø 3W 800A POWER/TELCO BOARD

NO SCALE



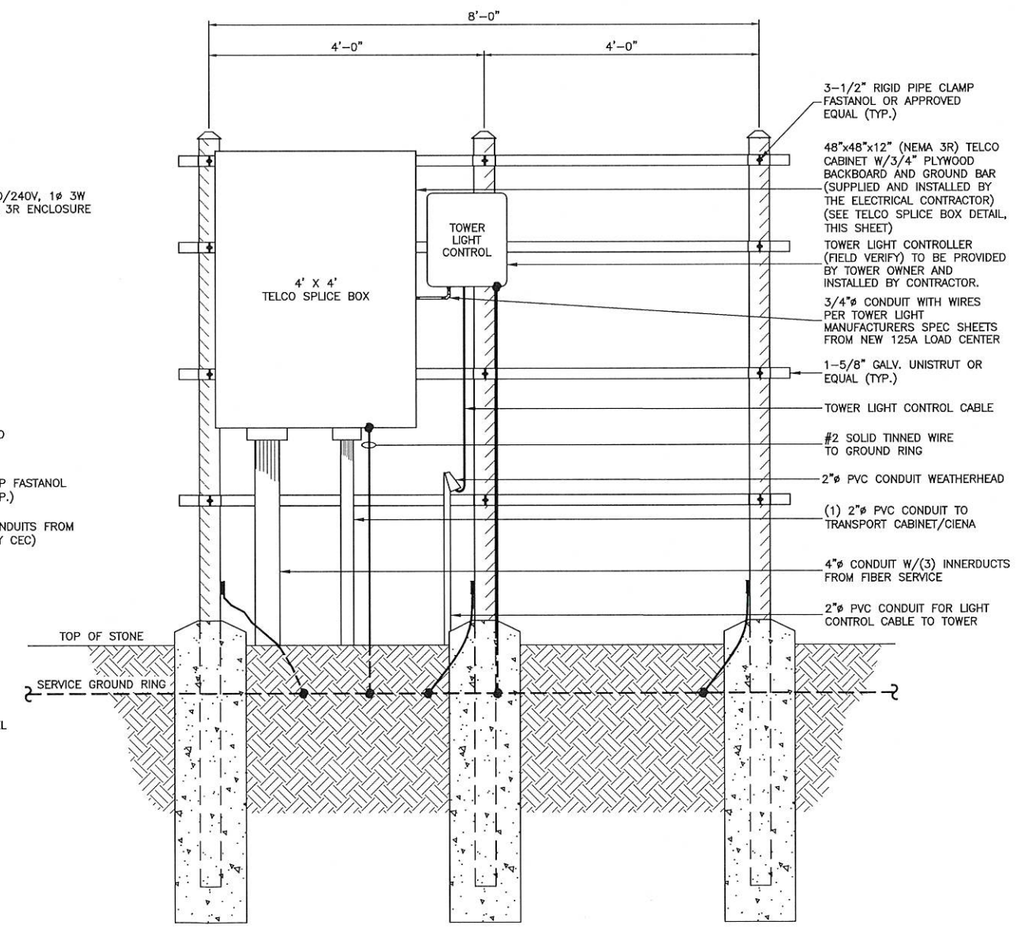
TELCO SPLICE BOX DETAIL

NOT TO SCALE



FRONT ELEVATION

(TELCO SERVICE EQUIPMENT NOT SHOWN FOR CLARITY)



REAR ELEVATION

(ELECTRICAL SERVICE EQUIPMENT NOT SHOWN FOR CLARITY)

COMPOUND UTILITY H-FRAME DETAILS

NOT TO SCALE

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
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

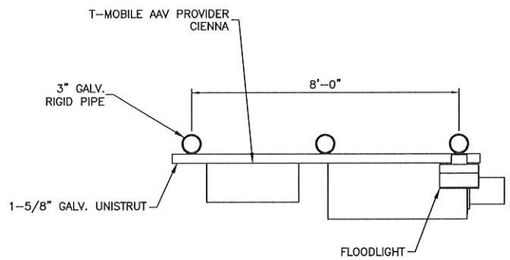
5/24/23

SHEET TITLE

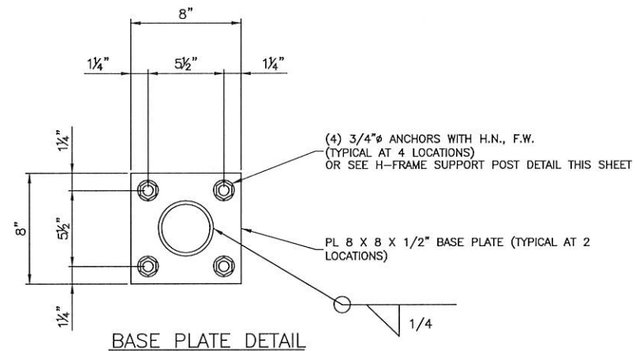
COMPOUND UTILITY H-FRAME DETAILS

SHEET NUMBER

SHEET
E-4

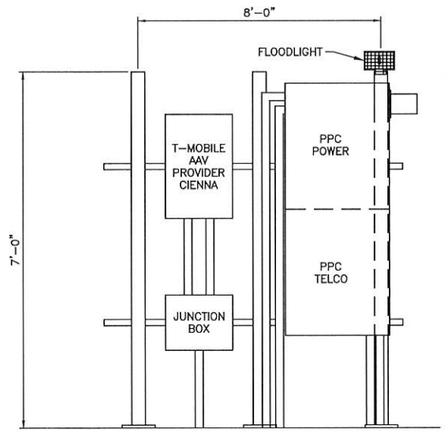


PLAN VIEW

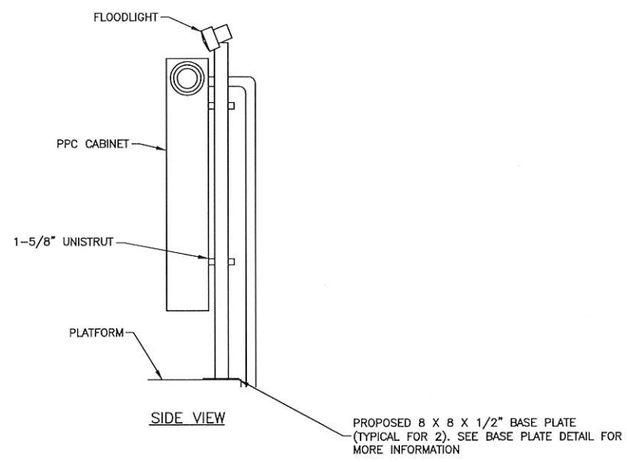


BASE PLATE DETAIL

NOT TO SCALE



FRONT VIEW



SIDE VIEW

T-MOBILE UTILITY H-FRAME DETAILS

NOT TO SCALE

APPLICANT

T-Mobile®

PREPARED FOR

verticalbridge

ENGINEER

TOWER ENGINEERING, INC.

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TEI PROJECT # 2122-220-1002-011

SITE INFORMATION

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NEAR 11330 O'NEAL ROAD
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PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

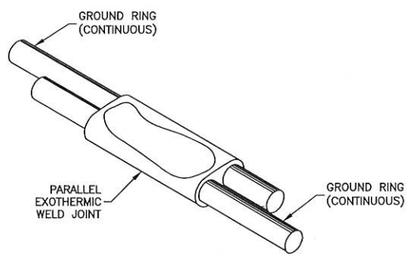
SHEET TITLE

T-MOBILE UTILITY H-FRAME DETAILS

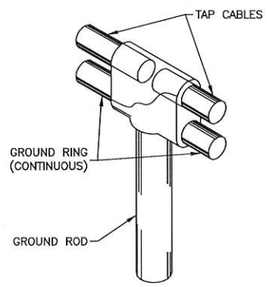
SHEET NUMBER

SHEET

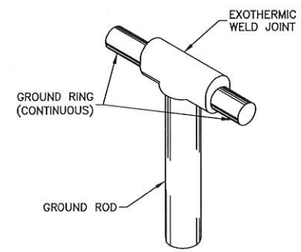
E-5



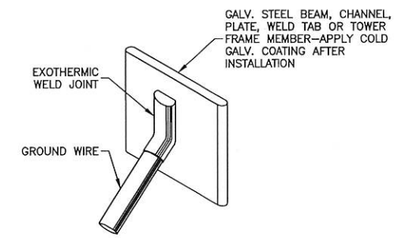
DETAIL A
GROUND RING
CONNECTION OR SPLICE



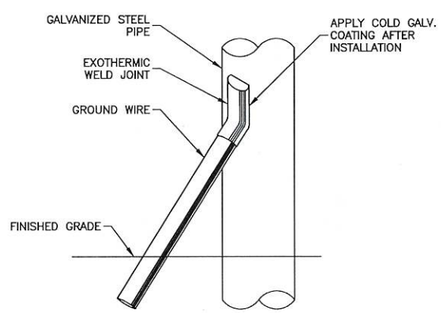
DETAIL B
TEE OF HORIZONTAL RUN
AND TWO TAP CABLES



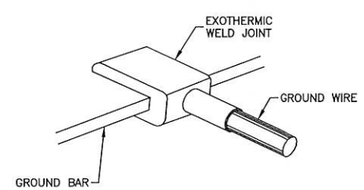
DETAIL C
TEE OF HORIZONTAL
RUN



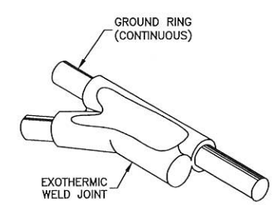
DETAIL D
MISC. STEEL
CONNECTION



DETAIL E
PIPE
CONNECTION



DETAIL F
GROUND BAR
CONNECTION



DETAIL G
TAP CABLE TO
GROUND RING

APPLICANT

T··Mobile®

PREPARED FOR

verticalbridge

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TEI PROJECT # 2122-220-1002-011

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NEAR 11330 O'NEAL ROAD
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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

WELD CONNECTION DETAILS

SHEET NUMBER

SHEET
E-6

CONTRACTOR INSTALLATION NOTES

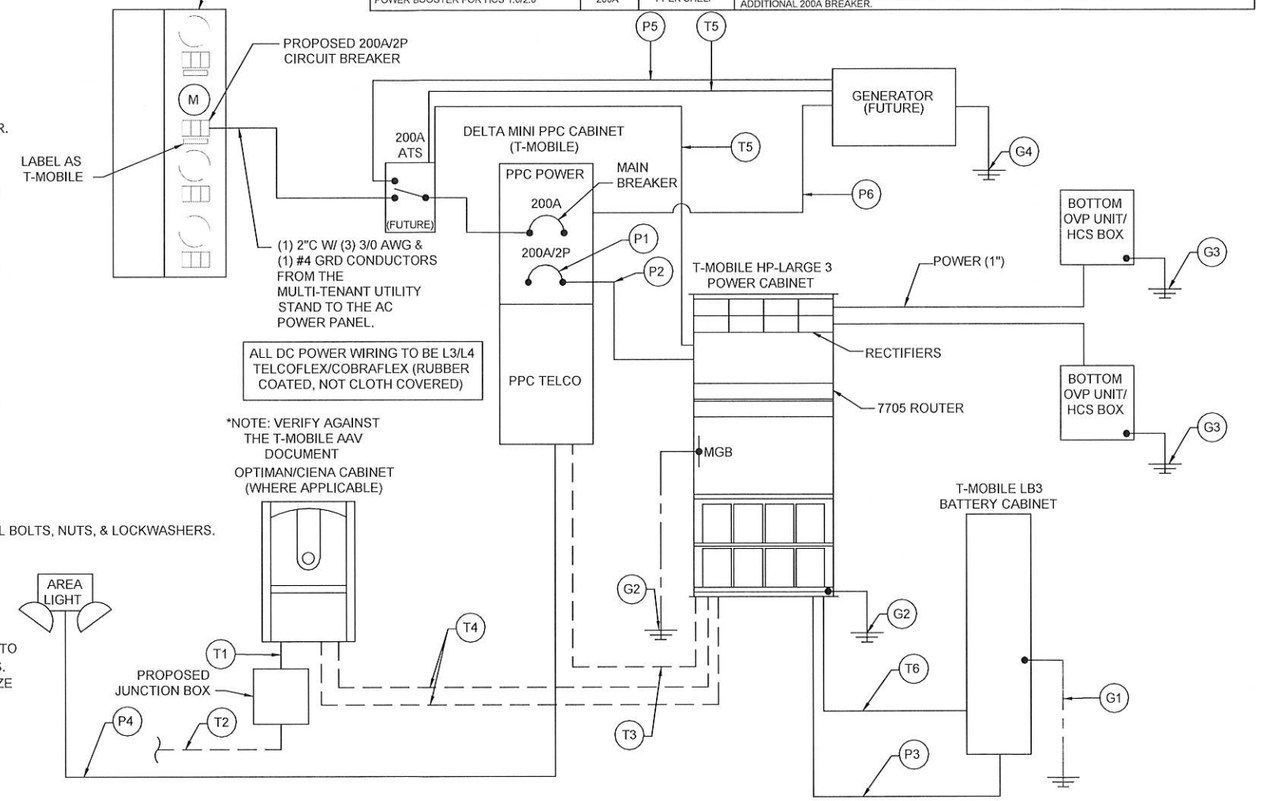
1. SCOPE:
   PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
   INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON GN-1.
3. PERMITS:
   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 IRXe	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	SIZE	CKT
1	60	TVSS SURGE PROTECTOR	0		0.4		INSIDE GFI RECEPT	15	2
3				0		15.0	LARGE SSC	200	4
									6
5	15	COOLING FAN	0.2		15.0				
7	20	OUTSIDE LIGHT		0.4		0	SPARE	--	8
SUBTOTAL CONTINUOUS			0.2	0.4	15.4	15.0			
SUBTOTAL NON-CONTINUOUS			0	0	0	0			

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

APPLICANT: T-Mobile

PREPARED FOR: verticalbridge

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

SHEET TITLE:
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): N1900, N2100 (DARK), L1900, L2100 AHLOA (x3): N600, L600, L700 (DARK)			
Baseband		ASIA: L600, L700 (DARK), L1900, L2100 ASIL: N2500 ASIL: N600, N1900, N2100 (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): L1900, L2100 ABIA: L600, L700 (DARK) ABIL: N600 ABIL (x2): N1900, N2100 (DARK) ABIO: N2500		
Baseband Subrack		AMIA (x2)		
Power subsystem				Batteries *Select size* Breakers *Select size* Rectifier Shelf *Select size*
Transport System		CSR IXRe V2 (Gen2)		
Junction Box			Nokia HCS 2.0 Tower Junction Box (x2)	

RAN Scope of Work:

03/16/2023: RAD CL 295 updated from 300 ft. as per Dev team request.
10/13/2022:(APrajap5) Phase 2Y updated per latest guidelines with Purcell cabinet

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

APPLICANT

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14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

RFDS

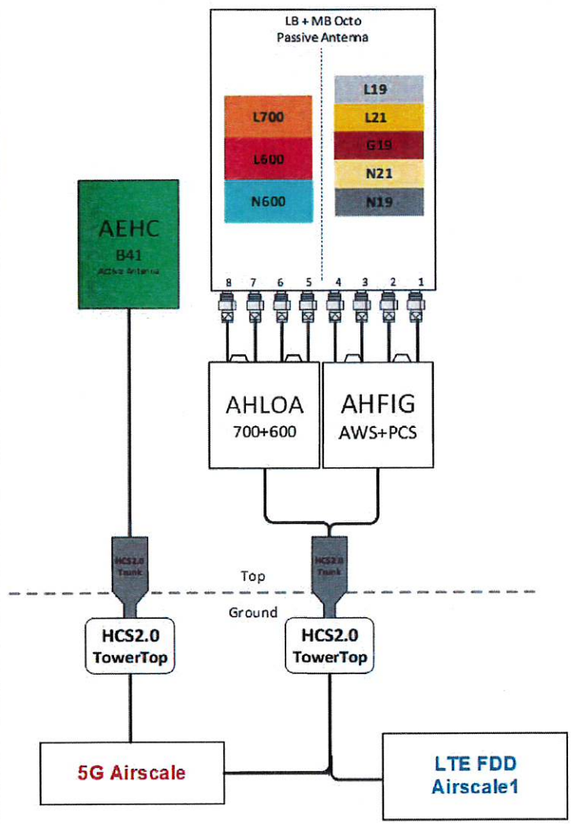
SHEET NUMBER

SHEET
RF-1

Configuration 56790EZ_SR_T

* For 5G and LTE Airscale BB dimensioning refer to Fiber Port matrices.

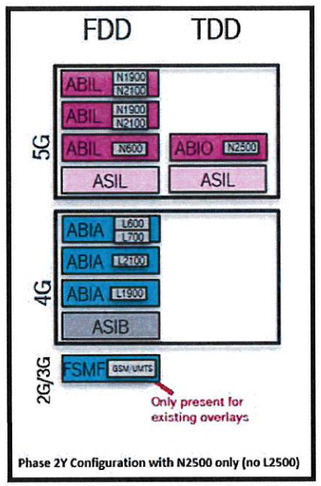
(Alpha, Beta & Gamma)



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

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

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

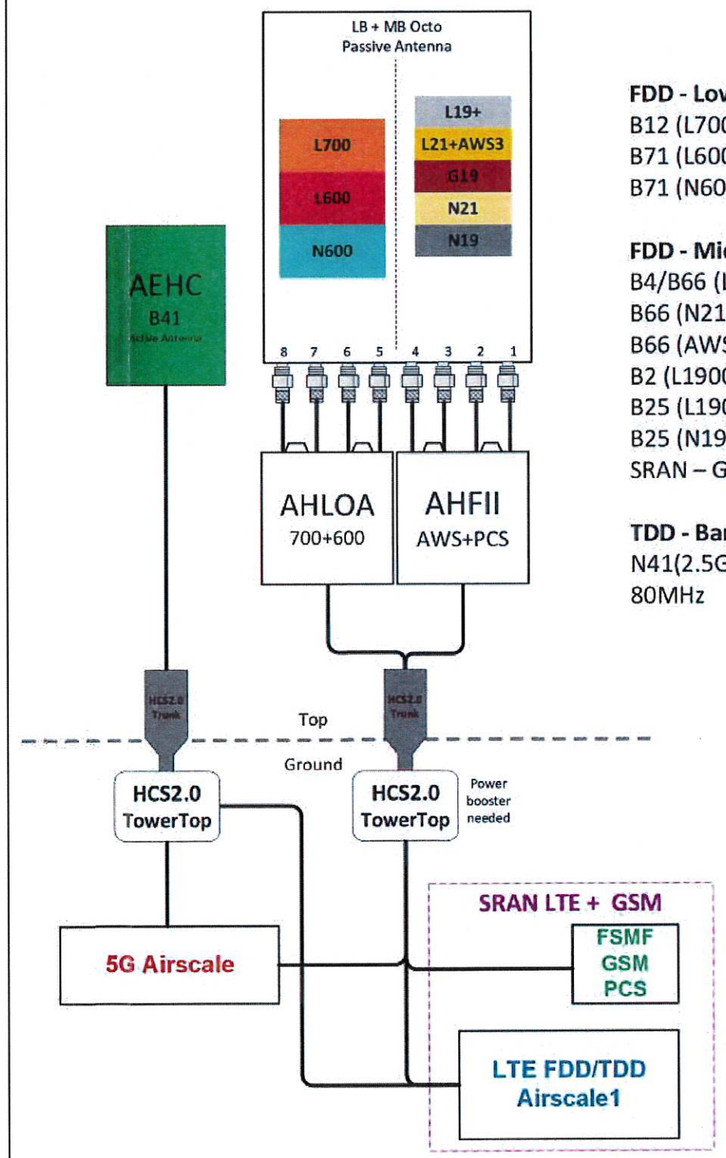


Notes:

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

Notes:

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
0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

RFDS

SHEET NUMBER

SHEET
RF-2

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

Coverage Type	A - Outdoor Macro				
Antenna	1				2
Antenna Model	Commscope - FFVV-65C-R3-V1 (Octo)				AEHC (Active Antenna - Massive MIMO)
Azimuth	0				0
M. Tilt	0				0
Height (ft)	295				295
Ports	P1	P2	P3	P4	P5
Active Tech	L600 N600	L600 N600	L2100 L1900 N1900	L2100 L1900 N1900	N2500
Dark Tech	L700	L700	N2100	N2100	
Restricted Tech					
Decomm. Tech					
E. Tilt					
Cables					
TMAs					
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					
TMAs					
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					
TMAs					
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

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
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0	05/24/23	FINAL ISSUE	NAS

PROFESSIONAL STAMP

DAVID M. ACKERMANN
LICENSED PROFESSIONAL
ENGINEER
14320
STATE OF MISSISSIPPI

5/24/23

SHEET TITLE

PLUMBING DIAGRAM

SHEET NUMBER

SHEET
RF-3

T Mobile®

RECEIVED 12/12/23

December 4, 2023

City of Gulfport, MS
Planning Department
1410 24th Ave.
Gulfport, MS 39501

RE: T-Mobile site 9MT3299A
Vertical Bridge site US-MS-5127
Proposed New Tower Construction

To Whom It May Concern,

The question regarding the possibility of a collocation on an existing tower at 11609 Loraine Rd. rather than constructing a new one at the proposed location near 11330 O'Neal Rd. in Gulfport was researched by T-Mobile. It is not possible to collocate T-Mobile's proposed equipment on the Loraine Rd. tower due to the following reasons.

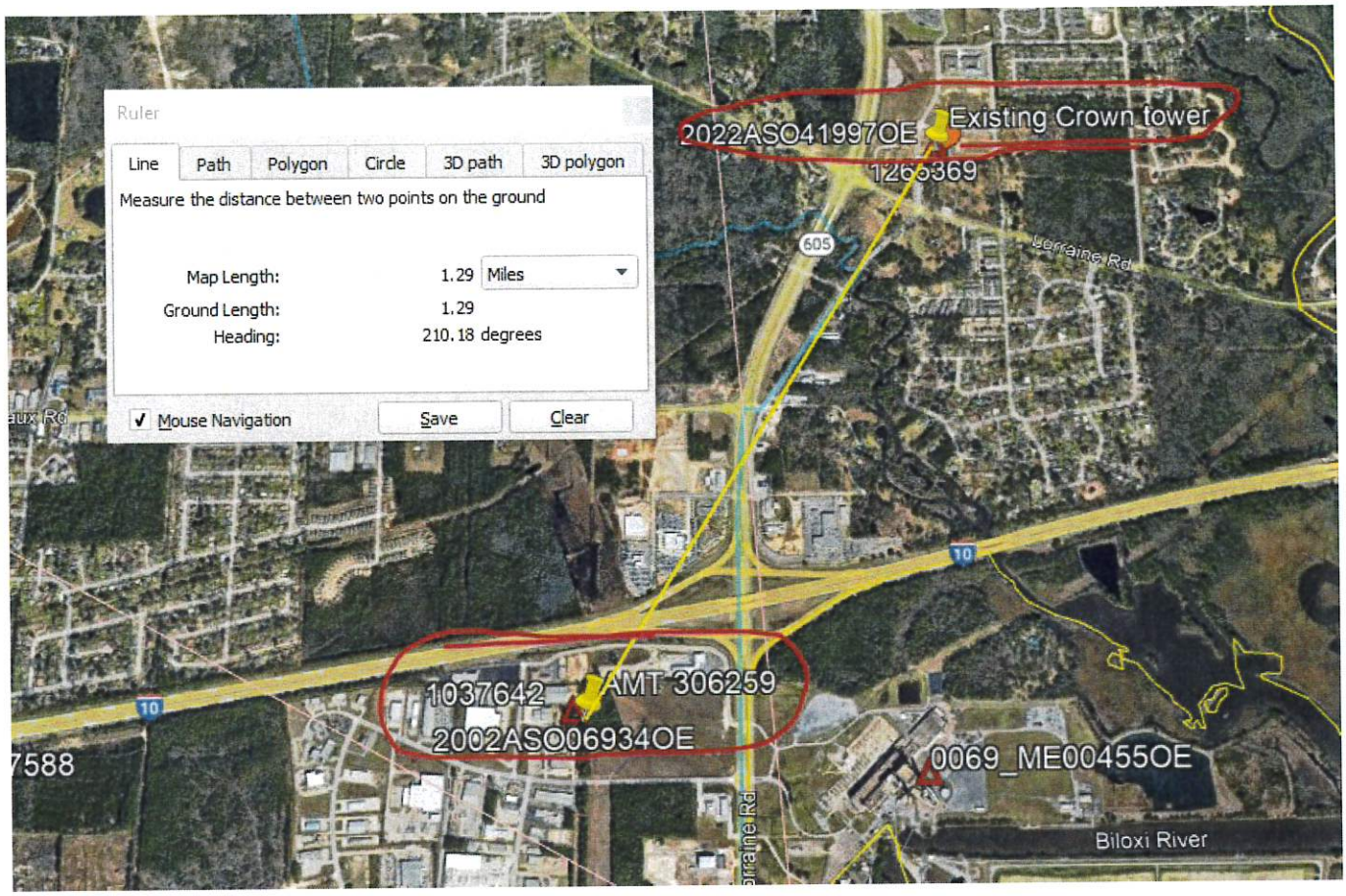
- The location is too close to an existing T-Mobile tower located on Joe Boardman Jr. Rd. which is 1.3 miles from the tower in question on Loraine Rd. Locating on the tower on Loraine Rd. would cause interference with T-Mobile's equipment located on the existing tower located on Joe Boardman Jr. Rd.
- According to the Loraine Rd tower owner, Crown Castle, the tower is already at capacity with 4 carriers and cannot accommodate additional equipment or loading. Further, the antenna height needed by T-Mobile is not available on the Loraine Rd. tower, and thus would not provide coverage far enough to the North on Hwy 605 to deliver the customer service T-Mobile is trying to achieve.
- The fenced compound area below the tower on Loraine Rd is also at capacity and does not have sufficient ground space required for T-Mobile's equipment.

Picture of existing carriers on the tower at Loraine Rd.

Engineering & Operations
3757 Halls Mill Road
Mobile, Alabama 36693-5607

T Mobile®

Proximity of the tower on Loraine Rd. to the existing T-Mobile tower on Joe Boardman Jr. Rd.



Sincerely,

DocuSigned by:
Teresa Shempert
D93D350ECDD84A7...

Site Development Manager

T Mobile

Engineering & Operations
3757 Halls Mill Road
Mobile, Alabama 36693-5607

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

2308ZB105

Variance

Legend

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

0 40 80 120
Yards

1 inch = 300 feet

N W E S

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-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

To Applicants and Adjacent Property Owners:

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

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

RE: Variance 2308ZB105, by agent Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, is seeking approval for a 300-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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McCLATCHY

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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McCLATCHY

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

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

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE
PUBLIC HEARING

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

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

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

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

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

This the 23th day of August 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
The PO 210200
IPL0136900
Aug 30 2023

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

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

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

Stefani Beard

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

Stephanie Hatcher

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

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McCLATCHY

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	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

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

Variance 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

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 3rd day of October in the year of 2023

Stephanie Hatcher

Notary Public
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STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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McCLATCHY

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-feet high wireless communication tower, where 50-feet is the height limit, and setback of 50-feet, where 175-feet is required by excessive height ordinance, Tax Parcel 1007M-01-037.000, 11330 O'Neal Rd, Zoned B-1 (Neighborhood business), Ward 6

Variance 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: <u>Variance 2312ZB136:</u>

Variance 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB136

Hearing Date: December 21, 2023

Current Zoning/Use: R-1-7.5 / Vacant Lot

Legal: Variance 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (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

Applicant is seeking approval for three 20-foot front yard setbacks. More specifically, the applicant is requesting for 5-foot variance on all frontages for 20-foot setbacks where 25 feet is required.

(a) Applicant states in the application that the special conditions particular to the property is due to the property being abutting roads on the northern, western, and southern sides. Upon staff review, the property shows to be directly abutting roadways along the northern, western and southern property lines.
(b) Applicant does not fully address this question. Upon staff review of the subject site, the special conditions that require the variance result from the three street frontages that abut the property.
(c) Applicant claims that the hardship is due to the shape and location of the property, as abutting three roadways means that they have three frontages which require 25-foot setbacks. Upon staff review, the property does have three frontages and is zoned R-1-7.5, which requires 25 feet for front-yard setbacks.
(d) Applicant claims that the literal interpretations of the ordinance limits development that will be consistent with residents in the area. Upon staff review of the surrounding area, there are nearby properties with pre-existing nonconforming structures that do not meet setback requirements.
(e) Applicant claims that granting the variance will not confer any special privileges. Upon staff review, there are other pre-existing nonconforming structures that do not meet the setbacks for the same zoning district that are nearby the subject property.
(f) This property is zoned R-1-7.5, and a single-family residence is allowed by right.

EXECUTIVE SUMMARY

Applicant is seeking for 20-foot front yard setbacks on all frontages due to the subject property abutting three streets to its north, west, and south. While the six hardship criteria has not been met, the physical characteristic on the property abutting three public right of ways creating three frontages does qualify as a hardship for the variance. Upon staff review of the surrounding area, there are other properties with houses that were built before the current district regulations that do not meet required setbacks. The applicant's request for reduced setbacks on all frontages would be in harmony with the surrounding neighborhood.

Any approval should consider these conditions:

1. Must meet all current building Codes and City of Gulfport Ordinances.
2. Approval allows for 20-foot setbacks on all frontages where 25 feet is required.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/1/2023.

Public Works: No conditions. Memo dated 11/30/2023.

Traffic and Safety: No conditions. Memo dated 11/20/2023.

Technical Report

VARIANCE

Building Code Services:	Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 11/20/2023.
GIS:	No conditions. Memo dated 11/21/2023.
Police Department:	No comment as of 11/30/2023.
Fire Department:	No conditions. Memo dated 11/20/2023.
City Arborist:	No conditions. Memo dated 11/27/2023.

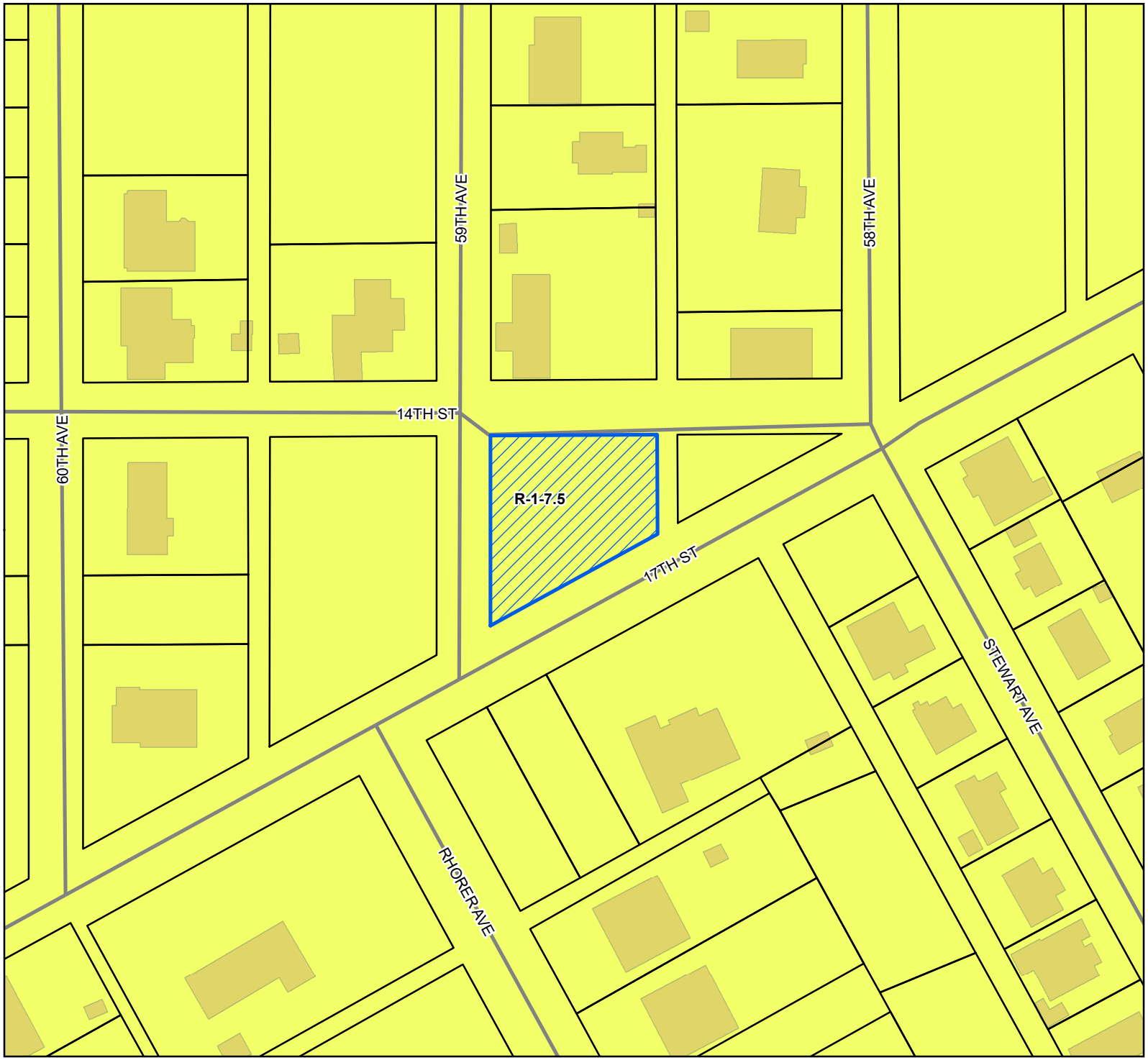
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB136

Variance



Site
Street
Parcels
Buildings

Zoning

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

Site Information

0711L-01-069.000
Zoning:R-1-7.5 (Single Family Residence)
Size: 12664.20 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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.

Gulfport
MISSISSIPPI

CASE NUMBER
23|2ZB|36

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

0711L-01-069.000	

Property Address:
Pine Grove addition lot 2-5, Gulfport MS 39501

Lot(s) 2-5 Block(s) _____ Subdivision _____

General Description of Request: Request variance for frontage setback along 17th street for parcel 0711L-01-069.000, ~~SIDE~~ frontage abst SETBACK for 59th AVE and ~~REAR~~ Frontage abst SETBACK for 14th street due to property abutted by ROADS.

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.***

a07

OWNER:	AGENT:
Antonio Boyd	
Printed Name of Owner	Printed Name of Agent
8205 Maravder Drive	
Mailing Address	Mailing Address
Tampa FL 33621	
City State Zip Code	City State Zip Code
228 284 7649 228 284 7649	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
tonioboyd@yahoo.com	
Email	Email
Signature of Owner	Signature of Agent

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

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

Name of Owner (PRINT) Fatima BoyD

Address (Street, City, State, Zip Code) 8205 Maravder Drive

Phone (Home) 228 284 8087 (Work) _____ (Cell) 228 284 8087

Tax Parcel Number(s) Owned: 0711 L - 01 - 069.000

Signature: Fatima Boyd

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: _____

ABB

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)
   - [x] Variance (See page 8)

4. All 10 will need to be ***initialed by applicant*** with required documentation before application can be accepted.

Submission Requirements:

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

ABB **Site plan.** Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

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

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

N/A 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.**

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

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

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

ABD

Gulfport
MISSISSIPPI

COVENANT AFFIDAVIT

I, Fatima Boyd, Antonio Boyd being property owner or agent of the property D711L-01-069.000
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.

Fatima B
Antonio B
SIGNATURE

20231013
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Kellie Martin
NOTARY PUBLIC

STATE OF MISSISSIPPI
KELLIE MARTIN
NOTARY PUBLIC
Harrison County
My Commission Expires June 11, 2026
COMMISSION NUMBER 109233

06/11/2026
COMMISSION EXPIRATION

VARIANCE SUBMISSIONS

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

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

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

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

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

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

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

Questions for Frontage setback variance:

1. What is special about your property that you need to request a variance?

-The main point is the property is abutted by roads on each side and has no neighboring lots. The rock/gravel road that runs along the East side of the lot is only utilized by the city of and is not a designated as a road. Granting a variance will allow us to develop the property consistent with the residential properties in the R-1.7.5 zone and enjoy our property with the same convenience i.e., having a backyard and side yard with designated setbacks consistent with the community and not all frontage setbacks.

2. Show that you did not cause the need for the variance?

-We utilized the City of Gulfport plot map website to do our initial planning, understanding that it is not true to scale it listed the lot size substantially bigger. Once the actual survey was completed the lot was substantially smaller by 28 ft on the west side, 24 ft on the east side creating a more narrower lot size that restricted the build, which led to requesting this variance.

3. 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?)

-Due to the shape and location of the lot, the required 25' frontage from the N/S/W property line makes the lot only suitable for a smaller house that can't exceed 25' x 44'. It limits a single family, creates a clustered environment, creates a solitude lifestyle, and will affect our quality of life. This hardship is unique to this property due to the triangle layout (creating 3 frontages) and not your normal square block style with no designated rear and side yard due to abutted by roads and not neighboring lots. It also limits the ability to provide privacy, safety, and storage because the lot narrows to a point that doesn't leave room for fencing, a garage, covered parking or storage sheds.

4. 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.)

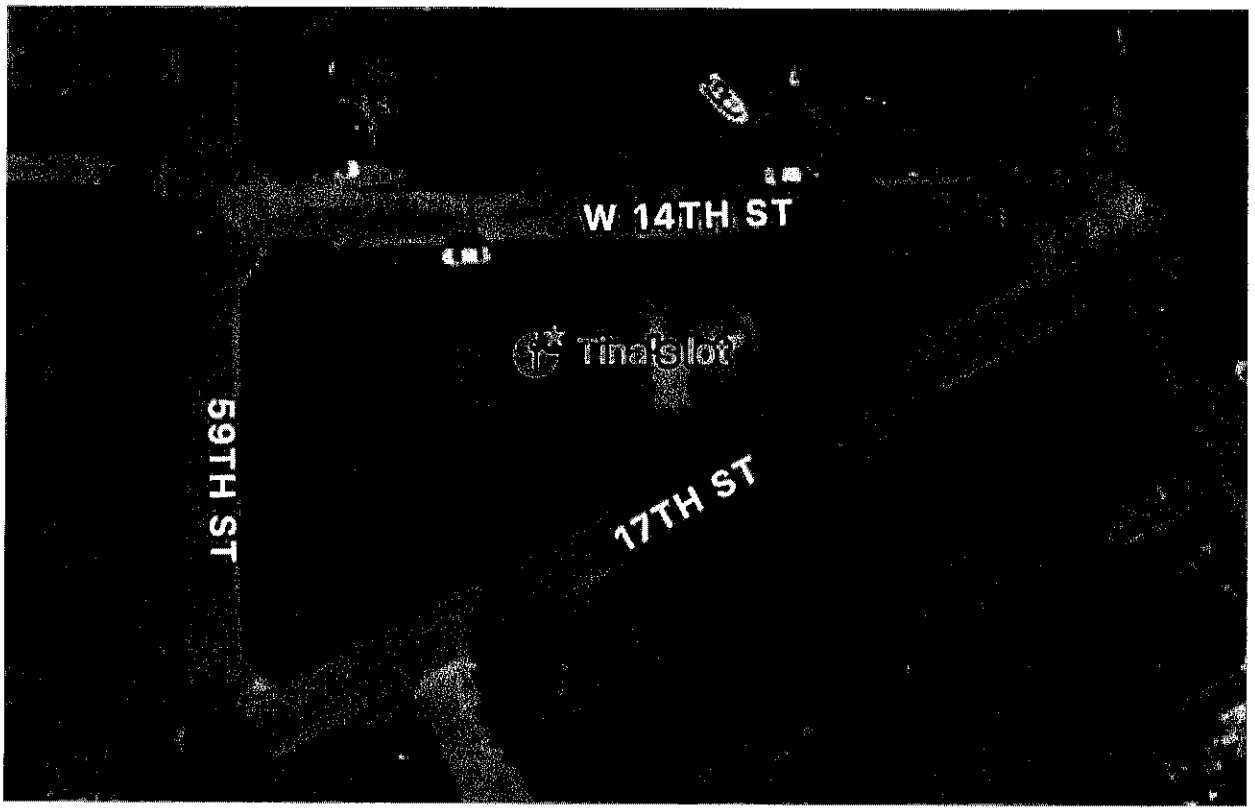
The current zoning ordinance impacts the ability to sale the lot due to the location and dimensions of the property that limits any development that will be consistent with residents in the area. A granted variance will allow residential development of the property that will be consistent with neighboring properties., i.e backyard setback, side setback improving the ability to resale if need be.

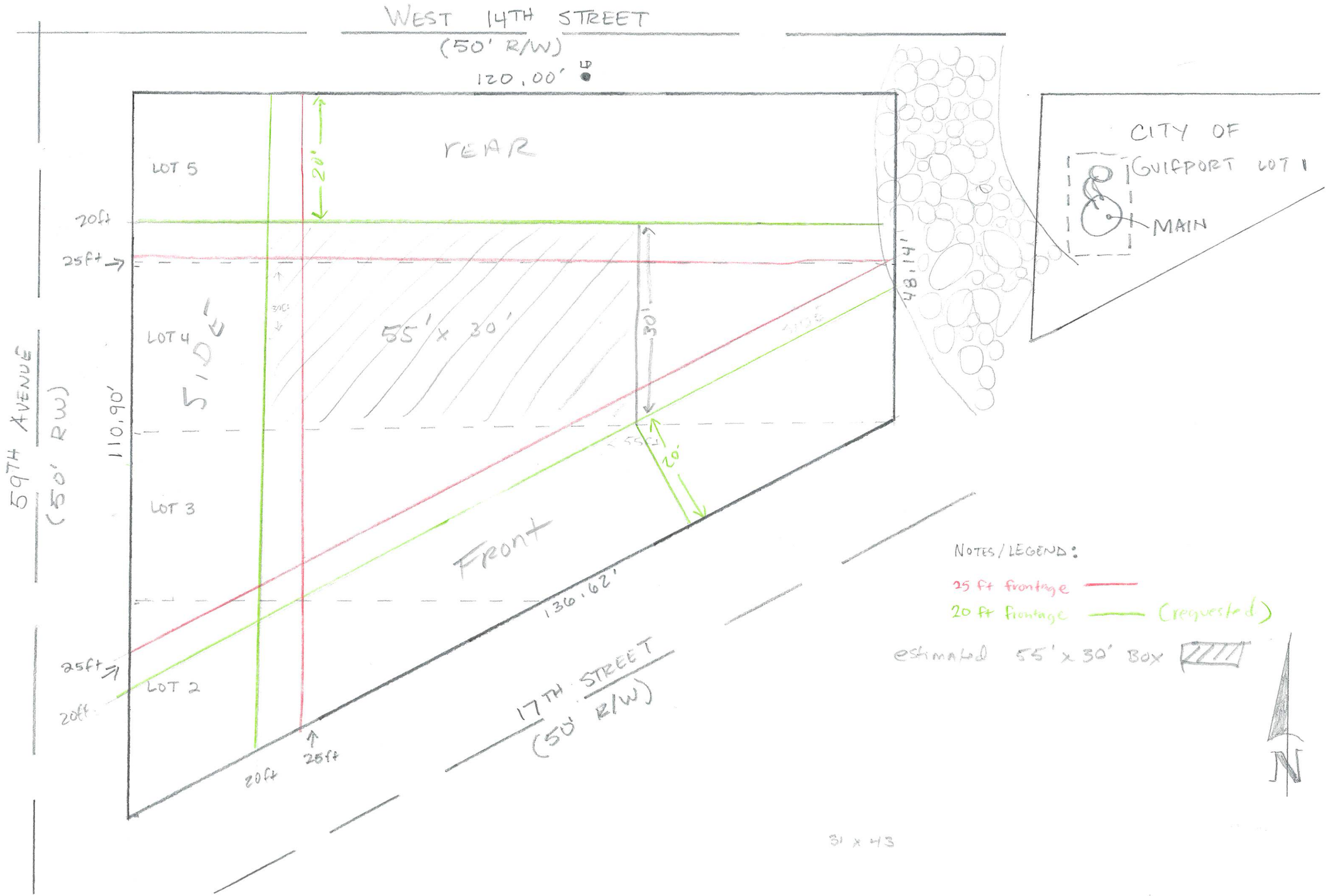
5. Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

No special benefit will be received, asking that the front of the house have a 20 ft frontage setback facing 17th street, E/W required setbacks for side yard and the rear facing 14th street have the required setback for rear yard consistent with neighboring properties.

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 is permissible with planning approval with special consideration respective to the lot location and dimensions.


59TH ST
17TH ST
Tina's Slot
W 14TH ST


WEST 14TH STREET
(50' R/W)
120.00'
REAR
LOT 5
20'
20ft
25ft
LOT 4
5, D
55' x 30'
30'
48.14'
CITY OF
GULFPORT LOT 1
MAIN
59TH AVENUE
(50' R/W)
110.90'
LOT 3
Front
20'
136.62'
NOTES/LEGEND:
25 ft frontage
20 ft frontage (requested)
estimated 55' x 30' Box
25ft
20ft
LOT 2
17TH STREET
(50' R/W)
20ft
25ft
N
31 x 43

*Shaded area with 3' 25ft frontage setbacks allows for 25' x 40' House plan. South frontage facing 17th st NEEDS to be between 15' & 20' to be suitable for building

SURVEYOR'S NOTES

1. TYPE OF SURVEY: BOUNDARY SURVEY
2. BEARING BASED RECORD PLAT, SETBACKS PROVIDED BY CLIENT
3. PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 28047C PANEL NO. 0357 SUFFIX G, DATED JUNE 16, 2009

LEGEND

IS = 1/2" CAPPED REBAR IRON SET
LP = LIGHT POLE
MBSL = MINIMUM BUILDING SETBACK LINE
--X--X-- = FENCE LINE
--P--P-- = POWER LINE
(R) = RECORD
(A) = ACTUAL

= ROCK DRIVE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF;

LOTS 2, 3, 4, AND 5, BLOCK 17, PINE GROVE ADDITION, HARRISON COUNTY, MISSISSIPPI, AS PER MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI.

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

ACCORDING TO MY SURVEY THIS, THE 4TH DAY OF OCTOBER, 2023.

J. Brett Orrell Digitally signed by J. Brett Orrell Date: 2023.10.09 13:58:00 -05'00'

J. BRETT ORRELL, P.L.S., MS. REG. NO. PS-29503

REVISED
10/9/2023

SEAL: J. BRETT ORRELL REGISTERED PROFESSIONAL PS-29503 LAND SURVEYOR STATE OF MISSISSIPPI

POLY SURVEYING

SERVING ALABAMA, FLORIDA & MISSISSIPPI

CORPORATE OFFICE
5588 JACKSON RD
MOBILE, AL 36619
P: (251) 666-2010

WWW.POLYSURVEYING.COM

11"x17" PRINT SCALE: 1"=20'	S-(42)
FILE NAME:	2309-4103
SURVEY DATE:	10/4/2023
FIELD DATE:	10/2/2023
DRAWN BY:	JGS
CHECKED BY:	JBO

M:\!!!Drawings\2023\2309\2309-4103\2309-4103.dwg, Oct 09, 2023 - 1:57:35PM, CAD-12

a603

1st Judicial District
Instrument 2009 2135 D -J1
Filed/Recorded 3 30 2009 10 26 A
Total Fees 15.00
2 Pages Recorded

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, OMA POWELL ODOM, do hereby sell, convey and warrant unto ANTONIO BOYD and FATIMA BOYD, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and real property being located in the First Judicial District of Harrison County, Mississippi, together with all improvements situated thereon, and being more particularly described as follows, to-wit:

> Lots 2, 3, 4 and 5, Block 17, PINE GROVE ADDITION, Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

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

TAXES for the current year are hereby pro-rated and assumed by the Grantees herein. The above property is no part of my homestead.

WITNESS MY SIGNATURE, this the 27th day of March, 2009.

Oma Powell Odom
OMA POWELL ODOM

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the above and within named OMA POWELL ODOM, who being by me first duly sworn acknowledged that she signed, executed and delivered the foregoing Warranty Deed on the day and year herein mentioned as her voluntary act and deed.

Oma Powell Odom
OMA POWELL ODOM

SWORN to and subscribed before me, this the 27th day of March, 2009.

Easter B. Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES DEC. 14, 2010
My Commission Expires

EASTER B. LEE, HARRISON COUNTY, MS NOTARY PUBLIC

GRANTOR

Oma Powell Odom
1802 - 59th Avenue
Gulfport, MS 39501
228-864-3718

GRANTEES

Antonio Boyd
Fatima Boyd
2708 Southwind Cove
Oxford, MS 38655
662-259-2864

INDEXING INSTRUCTIONS

PINE GROVE ADDITION
Block 17, Lots 2, 3, 4 & 5
1st JD - Harrison Co., MS

TITLE NOT CHECKED

PREPARED BY:

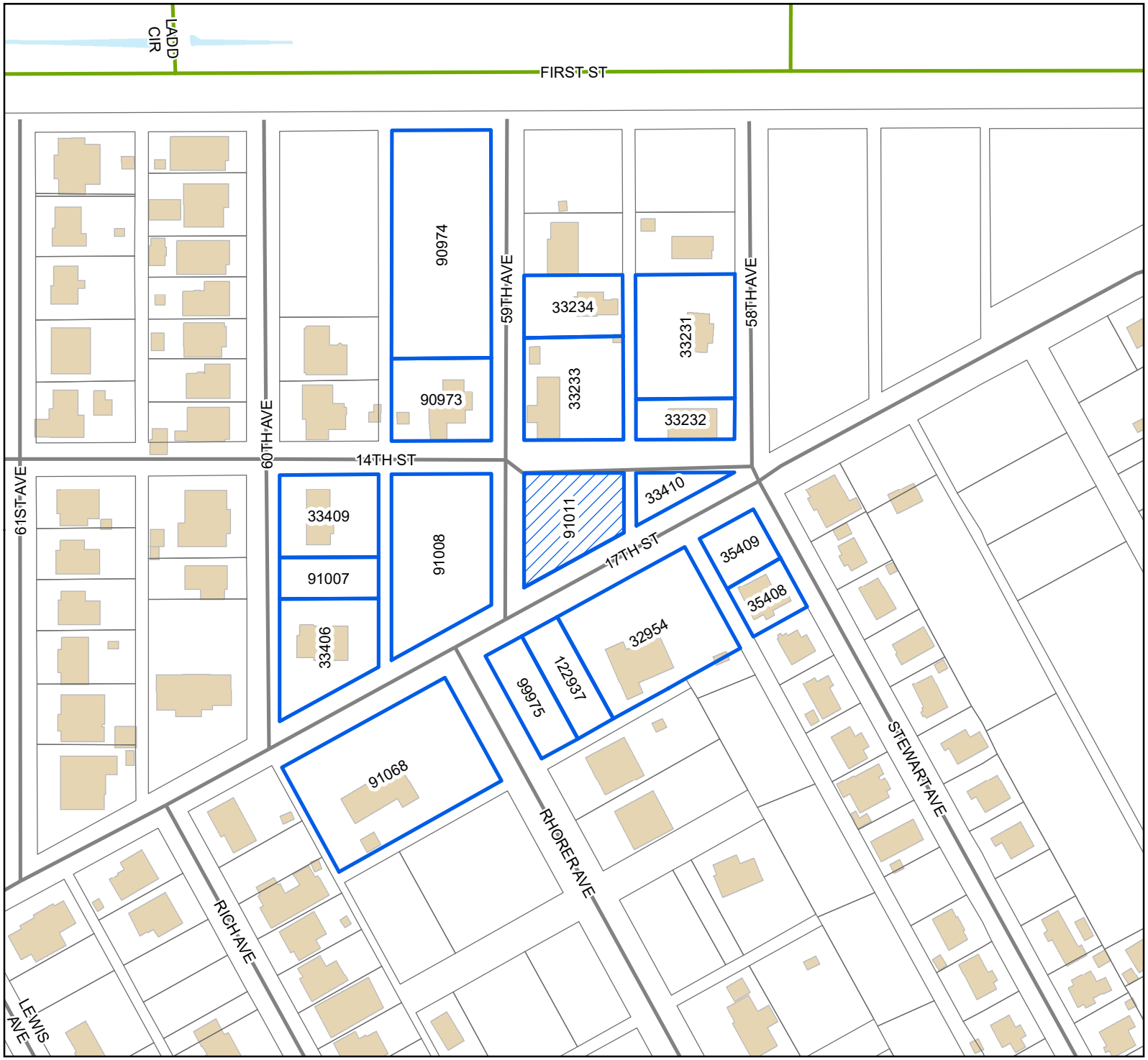
JOSEPH P. HUDSON
HUDSON & SMITH, ATTORNEYS
P. O. Box 908
Gulfport, MS 39502
228-863-3095

decd.OMA POWELL ODOM (b)

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0711L-01-069.000	BOYD ANTONIO & FATIMA (OWNER)	8205 MARAUDER DRIVE	TAMPA	FL	33621
			Adjacent Property Owners (2312ZB136)				
	33409	0711L-01-065.000	ODOM WILFRED JR	1710 60TH AVE	GULFPORT	MS	39501
	91011	0711L-01-069.000	BOYD ANTONIO & FATIMA	2708 SOUTHWIND COVE	OXFORD	MS	38655
	91008	0711L-01-068.000	CURRIE SHEILA M ETAL	2304 5TH AVE	GULFPORT	MS	39501
	90973	0711L-01-011.000	ODOM WILFRED SR & OMA	1802 59TH AVE	GULFPORT	MS	39501
	91068	0711L-02-050.000	ADKINS VELMA GREER	P O BOX 6183	GULFPORT	MS	39507
	33233	0711L-01-010.000	POWELL RAYMOND A -L/E-	5814 14TH ST	GULFPORT	MS	39501
	33232	0711L-01-003.000	CAPLES VERTYE B	1801 58TH AVE	GULFPORT	MS	39501
	33231	0711L-01-004.000	STRIBLING BARBARA J & LEWIS PAULA	1805 58TH AVE	GULFPORT	MS	39501
	33234	0711L-01-009.000	MORAIS ANTONIO A	744 CARTER DR #5	GULFPORT	MS	39507
	35409	0711L-02-009.000	GROVES TIMOTHY	15575 PERDIDO DR	GULFPORT	MS	39503
	35408	0711L-02-010.000	GULF REAL ESTATE INVESTMENT GROUP	5416 C BYRD	OCEAN SPRINGS	MS	39564
	33406	0711L-01-067.000	GILLEYLEN CATHERINE	5920 17TH ST	GULFPORT	MS	39501
	99975	0711L-02-024.001	MAYS NATASHA	104 GARY STREET	GULFPORT	MS	39503
	32954	0711L-02-023.000	GHOLAR LOUIS EDWARD & MARTHA	5109 17TH ST	GULFPORT	MS	39501

2312ZB136

Variance



Legend

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

0 25 50 75
Yards

1 inch = 167 feet

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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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:

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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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: **Variance 2312ZB137:**

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB137

Hearing Date: December 21, 2023

Current Zoning/Use: T4+ / Single Family

Legal: Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) The special conditions and circumstances do not result from the actions of the applicant;

(c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;

(d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;

(e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;

(f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests a variance for the additional accessory structures of a pergola and outdoor kitchen where only one additional accessory structure is allowed.

(a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant provides no comments that reflect on the property or structures.
(b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are adding an additional detached accessory structure where only one is allowed.
(c) Applicant states that the property does not suffer any hardship.
(d) Applicant does not adequately address the question. Upon inspection of Google Street View as well as GIS, there were little to no observable properties that had more than 1 accessory structure.
(e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed additional structures will not go against established setbacks or square footage requirements.
(f) This property is zoned T4+ and a single family home with an accessory structure 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 of an additional accessory structure. Applicant is ultimately intending to put a total of 3 accessory structures on the property, as they claim that reasonably a household with a pool would have multiple accessory structures. The proposed structures do meet the required setbacks within the zoning district however, upon inspection of the neighborhood, little to none of the properties have an additional accessory structure.

Any approval should consider these conditions:

1. Must meet all current building codes and City of Gulfport Ordinances.
2. Approval allows additional accessory structures where only one is allowed.

DEPARTMENTAL CONDITIONS

Engineering:	No conditions. 12/01/2023.
Public Works:	No conditions. Memo dated 11/30/2023.
Traffic and Safety:	No conditions. Memo dated 11/20/2023.
Building Code Services:	Must meet all current building codes and City of Gulfport Ordinances. 11/20/2023.
GIS:	No conditions. Memo dated 11/21/2023.

Technical Report
VARIANCE

Police Department: No comment as of 3/8/2018.

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

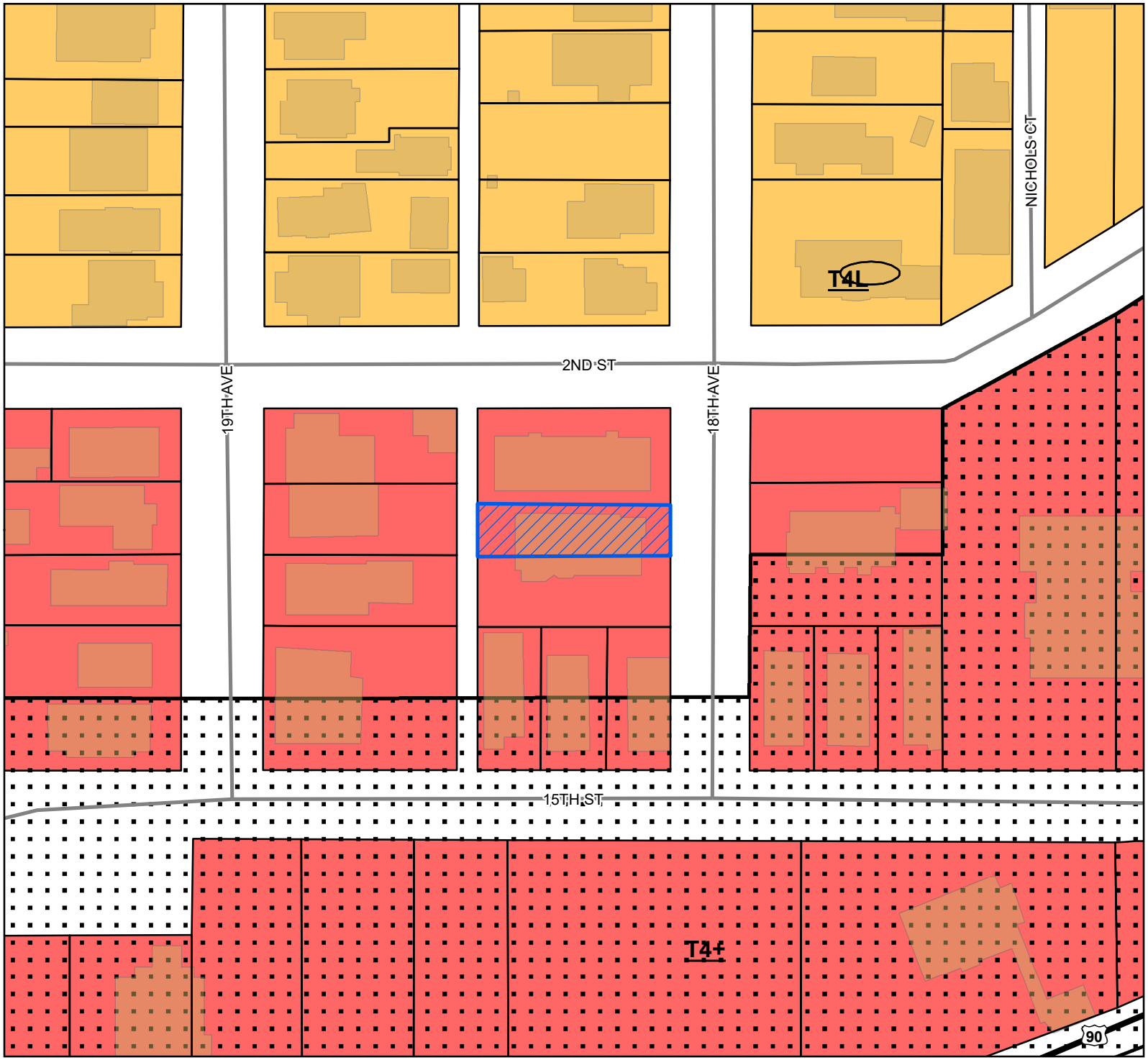
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB137

Variance



Site
US or State Highway
Street
Parcels
Buildings

Smart Code

T4+
T4L

Site Information

0811G-06-011.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 5228 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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Gulfport
MISSISSIPPI

CASE NUMBER
23122B137

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

0811G-06-011.000	

Property Address:
1511 18th AVE, 6PT

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request:
VARIANCE FOR MULTIPLE STRUCTURES

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:

J. J. HARRIS

Printed Name of Owner

1511 18th AVE

Mailing Address

GPT MS

City State Zip Code

228-596-8821

Home Phone Work/Cell Phone

JJ@PMIBILOXI.COM

Email

JJ Harris

Signature of Owner

AGENT:

J. R. WALSH

Printed Name of Agent

700 W. RAILROAD ST -

Mailing Address

LB MS 39560

City State Zip Code

317-509-1333

Home Phone Work/Cell Phone

JR@JRWALSH.COM

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) JJ. HARRIS

Address (Street, City, State, Zip Code) 1511 18th AVE GPT

Phone (Home) 228-596-8821 (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: 0811G-06-011.000

Signature: JJ Harris

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: _____

Gulfport
MISSISSIPPI

DESIGNATION OF AGENT

I, J. J. Hardis (PRINT NAME) being property owner of 1511 - 18TH AVE (PRIMARY ADDRESS OR PARCEL) which is the subject of this application hereby authorize J. R. WALSH (PRINT NAME) to act as 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 petiton.

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

SIGNATURE

10/25/2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

Jasmin Seferovic
NOTARY PUBLIC

3/20/2027
COMMISSION EXPIRATION

STATE OF MISSISSIPPI
JASMIN SEFEROVIC
ID NO. 347530
Commission Expires
03/20/2027
NOTARY PUBLIC
HARRISON COUNTY

COVENANT AFFIDAVIT

I, J.R. WALSH (PRINT NAME) being property owner or agent of the property 1511 18th AVE (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 10.25.23

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

NOTARY PUBLIC _____

STATE OF MISSISSIPPI
JASMIN SEFEROVIC
ID NO. 347530
Commission Expires
03/20/2027
NOTARY PUBLIC
HARRISON COUNTY

COMMISSION EXPIRATION 3/20/2027

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.

1. 1511 18th street is an assemblage of two parcels. FOr the neighborhood, the square footage of the combined parcel is greater than the majority of my neighbors. We ask for this board to vie this opportunity as we do for an enhancement of our property that benefits the local neighborhood, livability, and enjoyment of the greater 2nd street and downtown area.
2. NA
3. The property does not suffer hardship. As stated in number 1, the property is a uniquely large parcel for the neighborhood. The addition of multiple structures does not have negative impacts on the greenspace requirements dictated by local code.
4. Homes in the district with similarly sized parcels often have swimming pools and those, reasonably, also have additional outbuildings including pool houses, pergolas, and or outdoor kitchens.
5. We feel that our variance request is not excessive and not outside of the scope of reasonability in regards to other homes in the area of similar size and acreage, of which there are many.
6. My interpretation of the ordinance is that the request is by right with planning approval and would in no way require special exception.

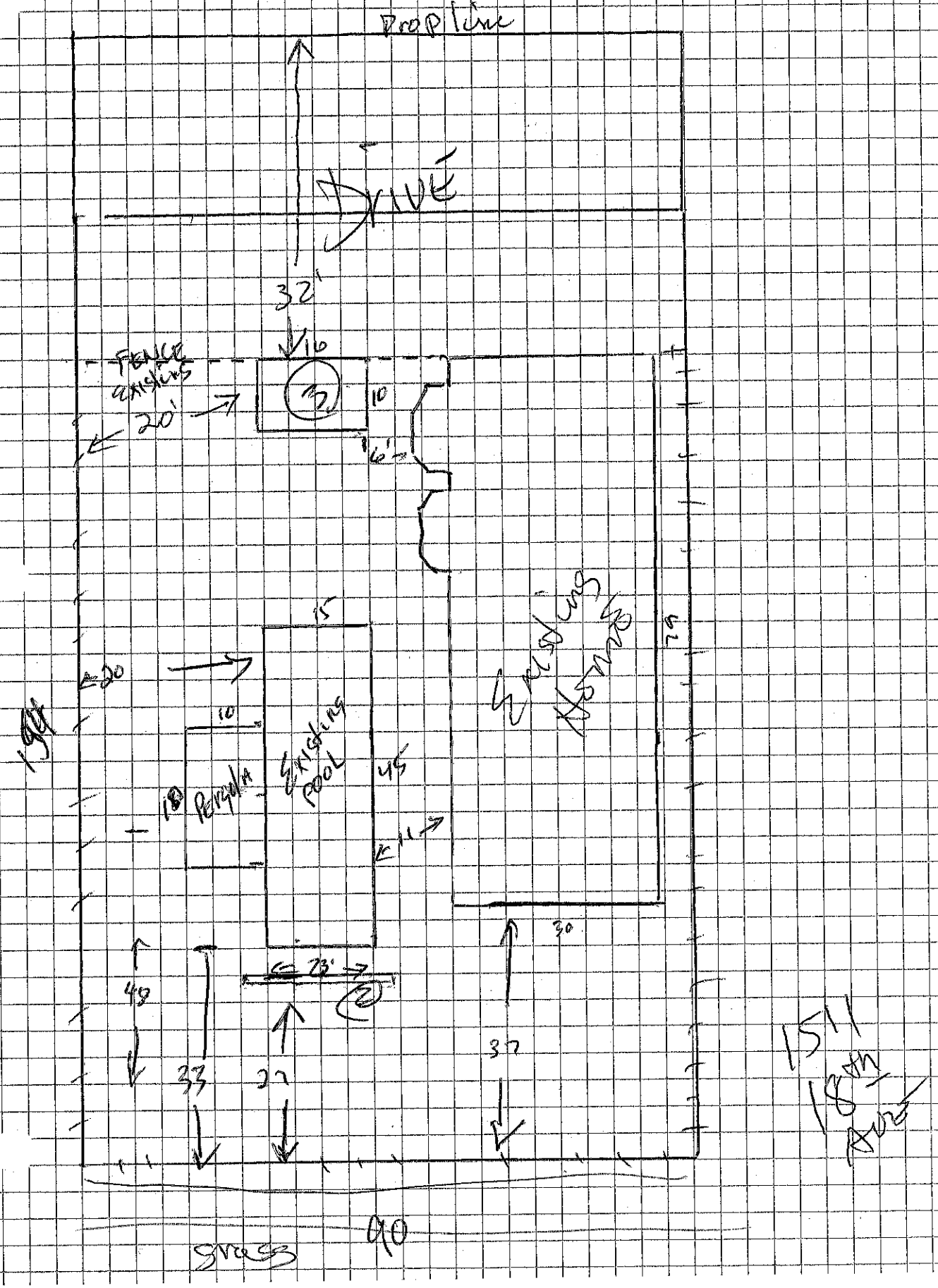
1. Proposed Pergola
   - 4 posts, open sided, typical open rafter structure

2. Proposed Stone Wall Screen
   - built of cinder blocks, painted decoratively,
   - primary need is to block visibility of pool from 18th Ave

3. Proposed outdoor kitchen / bath
   - Frame Construction.
   - Hardi Siding to match house
   - Paint to match house
   - Roof to match house

* primary use for pool bath, out door kitchen + storage

① Proposed Pergola 8' HEIGHT (10'x 18')
② Proposed Stone wall Screen 90" HEIGHT (25'x 1')
③ Proposed OUTDOOR KITCHEN / BATHROOM / Storage 16'x10' "11' HEIGHT



J1 - GULFPORT DISTRICT
Instrument 2022-0007144-D-J1
Filed/Recorded 03/29/2022 4:25:01 PM
Total Fees 26.00
2 Pages Recorded

Indexing: S 10' Lot 3 & Lots 4,5,6, Blk 18, McAlpin Addn
Now known as Parcels E & F

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File# 3822

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JENNIFER DAVI, A SINGLE PERSON
2082 BEACH BLVD
GULFPORT MS 39507
(228) 224-5337

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

JOHN M. HARRIS, JR. AND WIFE, SERRE HARRIS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
1511 18TH AVE
GULFPORT MS 39501
(228) 596-8821

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

> THE SOUTH 10' OF LOT 3, ALL OF LOTS 4, 5 AND 6, BLOCK 18, MCALPIN ADDITION TO THE CITY OF GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 2 at Page 7 (Copy Book 1 at Page 29).
>
> NOW KNOWN AS Parcel E and Parcel F by survey of Larry R. Smith, dated 2/3/12 and recorded as Instrument No. 2012-3555-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and further described as:

PARCEL E:
Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street, thence N 00 degrees 08' 05" East along the west margin of 18th Avenue a distance of 104.4 feet to the POINT OF BEGINNING; thence N 89 degrees 41' 55" West a distance of 139.0 feet; thence N 00 degrees 02' 09" East a distance of 48.77 feet; thence S 89 degrees 46' 58" East a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" West along said west margin a distance of 48.98 feet to the POINT OF BEGINNING.

PARCEL F:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street; thence N 00 degrees 08' 05" E along the west margin of 18th Avenue a distance of 153.38 feet to the POINT OF BEGINNING; thence N 89 degrees 46' 58" W a distance of 139.0 feet; thence N 00 degrees 02' 09" E a distance of 39.51 feet; thence S 89 degrees 46' 41" E a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" W along said west margin a distance of 39.63 feet to the POINT OF BEGINNING.

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

TAXES for the year 2022 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED on this the 25th day of March, 2022.

Jennifer Davi

Jennifer Davi

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this the 25th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she executed and delivered the above and foregoing instrument.

Elizabeth R. Hasty

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 50321 ELIZABETH R. HASTY Commission Expires June 21, 2025 HARRISON COUNTY

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOHN M HARRIS (OWNER)	1511 18TH AVE	GULFPORT	MS	39501
			J. R. WALSH (AGENT)	700 W. RAILROAD ST	LONG BEACH	MS	39560
			Adjacent Property Owners (2312ZB137)				
	32723	0811G-06-010.000	MARCEL PROPERTIES LLC	1808 2ND STREET	GULFPORT	MS	39501
	32720	0811G-03-051.000	ALMANETT LLC	10211 SOUTH PARK DR	GULFPORT	MS	39503
	32703	0811G-06-009.000	MARCEL JEANNE A DUHE & HENRY	1808 2ND ST	GULFPORT	MS	39501
	32730	0811G-06-017.000	YOSTE CHRISTIE L & HARRY M JR	1514 19TH AVE	GULFPORT	MS	39501
	32704	0811G-06-019.000	HALDERMAN DIANNE	1824 2ND ST	GULFPORT	MS	39503
	32731	0811G-06-018.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	32725	0811G-06-012.000	BLANNER JOSEPH C & JESSICA L	3181 HWY FF	EUREKA	MO	63025
	32724	0811G-06-011.000	HARRIS JOHN M JR & SERRE	1511 18TH AVE	GULFPORT	MS	39501
	140336	0811G-06-013.001	BENNETT ELIZABETH A	1802 15TH STREET	GULFPORT	MS	39501
	32726	0811G-06-013.000	HARRIS JOHN MICHAEL JR & SERRE	1808 15TH ST	GULFPORT	MS	39501
	141450	0811G-03-053.002	MORRIS JUDE A & SHALECE	1732 15TH ST	GULFPORT	MS	39501
	32722	0811G-03-053.000	KATHMANN BRETT S	1740 15TH ST	GULFPORT	MS	39501
	141449	0811G-03-053.001	BROOKS JAYSSON TREVOR & BRITTANY E	1818 E NORTHSIDE DR	JACKSON	MS	39211
	32721	0811G-03-052.000	ALMANETT LLC	P O BOX 6216	GULFPORT	MS	39506
	32727	0811G-06-014.000	ALBRIGHT RUSSELL E JR -TRUSTEE-	25 CECIL TAYLOR RD	LAUREL	MS	39443
	32729	0811G-06-016.000	CLELAND WILLIAM H & GYANNE C	1510 19TH AVE	GULFPORT	MS	39501
	32719	0811G-03-026.000	DUHE' DAVID NOLAN & CHRISTEN HARTLE	1600 18TH AVE	GULFPORT	MS	39501

2312ZB137

Variance

Legend

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

0 10 20 30
Yards

1 inch = 100 feet

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W E
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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 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), 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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

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Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:
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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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: **Variance 2312ZB138:**

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB138

Hearing Date: December 21, 2023

Current Zoning/Use: T4+ / Single Family

Legal: Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

TECHNICAL DETAILS

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

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) The special conditions and circumstances do not result from the actions of the applicant;

(c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;

(d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;

(e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;

(f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests a variance to install a 7.5 foot wall facing the street on the property.

(a) The applicant states since their property is an assemblage of two parcels, they wish to have more than one accessory structure on the property. However, the applicant's statements do not pertain to this request.
(b) Applicant does not address this section. The applicant's actions do directly result in these special conditions as they are wanting to the wall to rest over the 6 feet maximum for a wall.
(c) Applicant states that the property does not suffer any hardship.
(d) Applicant does not adequately address the question. Upon inspection, little to no properties in that area had any fence, wall, or hedge resting above the 6 feet maximum.
(e) Applicant states that the requested variance is not excessive and not outside the scope of reasonability. Upon staff review, the proposed wall will not go against any other of the established ordinances pertaining to walls.
(f) This property is zoned T4+ and a wall 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 height variance of a wall. Applicant is asking for a 7.5 foot wall as a way to screen their property from the public right of way. The proposed wall does not go against any of the established ordinances for walls however, no other observable property in that area has a fence, wall, or hedge that goes above the 6 foot maximum.

Any approval should consider these conditions:

1. Must meet all current building codes and City of Gulfport Ordinances.
2. Approval allows for a 7.5 foot wall
3. Must meet 160 mph windload ult.
4. Must not block view of traffic.

DEPARTMENTAL CONDITIONS

Engineering:	No conditions. 12/01/2023.
Public Works:	No conditions. Memo dated 11/30/2023.
Traffic and Safety:	No conditions. Memo dated 11/20/2023.
Building Code Services:	Must meet all current building codes and City of Gulfport Ordinances. Must meet 160 mph windload ult. Must not block view of traffic. 11/20/2023.
GIS:	No conditions. Memo dated 11/21/2023.
Police Department:	No comment as 12/01/2023.

Technical Report
VARIANCE

Fire Department: No conditions. Memo dated 11/20/2023.

City Arborist: No conditions. Memo dated 11/27/2023.

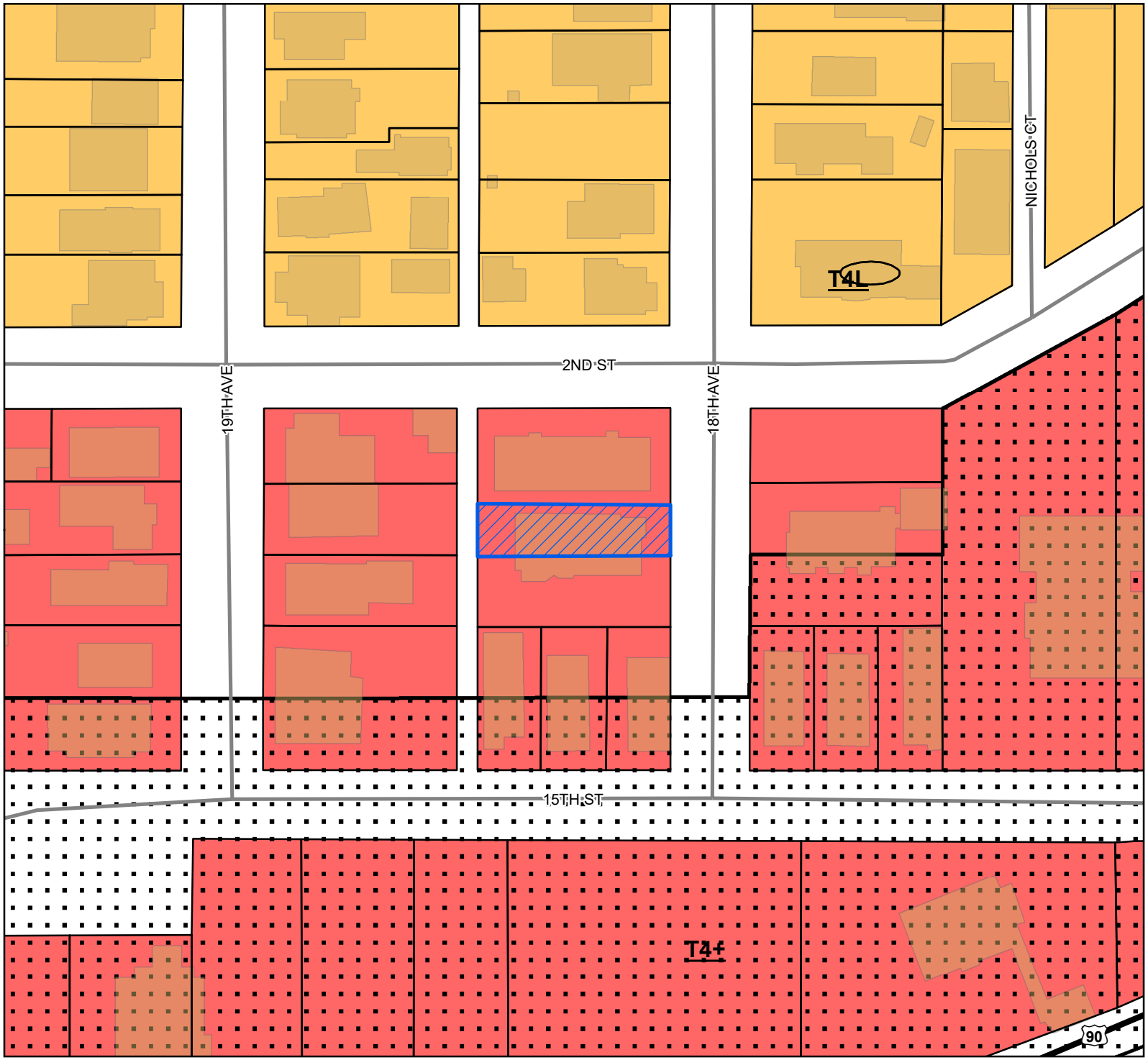
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB138

Variance



Site
US or State Highway
Street
Parcels
Buildings

Smart Code

T4+
T4L

Site Information

0811G-06-011.000
Zoning: T4+ (General Urban Zone "Plus")
Size: 5228 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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Gulfport
MISSISSIPPI

CASE NUMBER
23122B138

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**
- [x] **Fence Variance**, Wall
- [ ] **Special Exception**
- [ ] **Variance**

TAX PARCEL NUMBERS

0811G-06-011.000	- - .
- - .	- - .
- - .	- - .

Property Address:
1511 18th AVE 6PT

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request:
VARIANCE FOR ~~MULTIPLE STRUCTURES~~
90" TALL X 23' W X 1' THICK STONE WALL "SCREEN"
STRUCTURE.

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:

J.J. HARRIS

Printed Name of Owner

~~1513~~ 1511 18th AVE

Mailing Address

GPT MS

City State Zip Code

228-596-8821

Home Phone Work/Cell Phone

JJ@PMIBiloxi.com

Email

Signature of Owner

AGENT:

J.R. Walsh

Printed Name of Agent

700 W. RAILROAD ST.

Mailing Address

LB MS 39560

City State Zip Code

317-509-1333

Home Phone Work/Cell Phone

JR@JRWALSH.COM

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) J.J. HARRIS

Address (Street, City, State, Zip Code) 1511 18th AVE GPT

Phone (Home) 228-596-8821 (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: _____

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)
   - [x] 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 **11" by 17"** site plan.

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

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

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

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

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

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

I the owner/agent acknowledge this is a complete application

DESIGNATION OF AGENT

I, J. J. HARRIS (PRINT NAME) being property owner of 1511 18th Ave (PRIMARY ADDRESS OR PARCEL) which is the subject of this application hereby authorize J. R. WALSH (PRINT NAME) to act as 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 petiton.

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

SIGNATURE

10/25/2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

Jasmin Seferovic
NOTARY PUBLIC

3/20/2027
COMMISSION EXPIRATION

STATE OF MISSISSIPPI
JASMIN SEFEROVIC
ID NO. 347530
Commission Expires
03/20/2027
NOTARY PUBLIC
HARRISON COUNTY

COVENANT AFFIDAVIT

I, J. R. WALSH (PRINT NAME) being property owner or agent of the property 1511 18TH AVE (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 10.25.23

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25TH day of OCT, 20 23

NOTARY PUBLIC _____

STATE OF MISSISSIPPI
JASMIN SEFEROVIC
ID NO. 347530
Commission Expires
03/20/2027
NOTARY PUBLIC
HARRISON COUNTY

COMMISSION EXPIRATION 3/20/2027

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?)

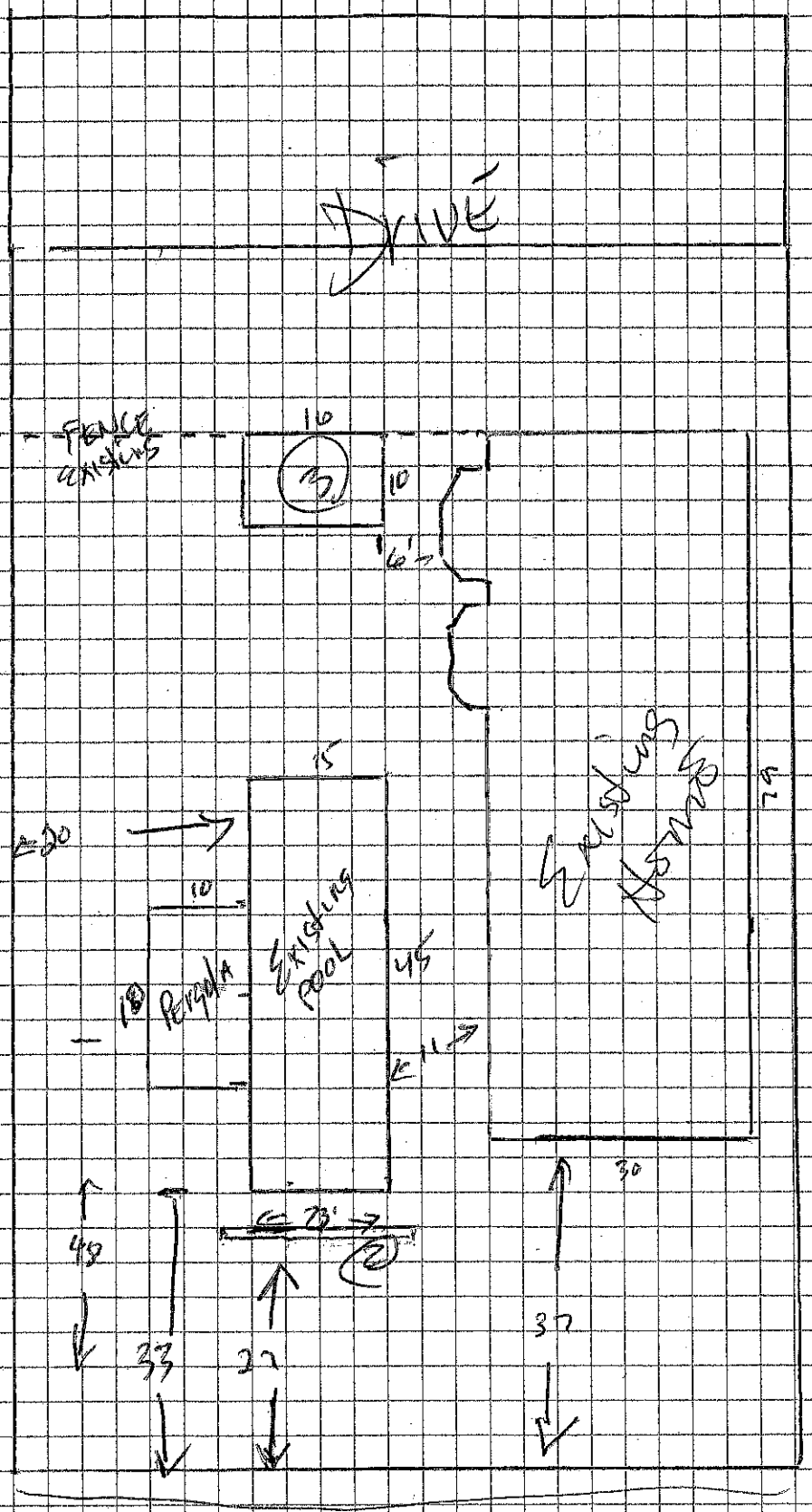
6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

1. 1511 18th street is an assemblage of two parcels. FOr the neighborhood, the square footage of the combined parcel is greater than the majority of my neighbors. We ask for this board to vie this opportunity as we do for an enhancement of our property that benefits the local neighborhood, livability, and enjoyment of the greater 2nd street and downtown area.
2. NA
3. The property does not suffer hardship. As stated in number 1, the property is a uniquely large parcel for the neighborhood. The addition of multiple structures does not have negative impacts on the greenspace requirements dictated by local code.
4. Homes in the district with similarly sized parcels often have swimming pools and those, reasonably, also have additional outbuildings including pool houses, pergolas, and or outdoor kitchens.
5. We feel that our variance request is not excessive and not outside of the scope of reasonability in regards to other homes in the area of similar size and acreage, of which there are many.
6. My interpretation of the ordinance is that the request is by right with planning approval and would in no way require special exception.

RE: 90" tall "SCREEN"

- WE ARE REQUESTING A HEIGHT VARIANCE. FROM 48" TO 90" FOR A "VISUAL SCREENING BARRIER" BETWEEN THE POOL AND 18th AVE. THE "SCREEN" WILL BE DECORATIVE IN NATURE, LOOKING MORE LIKE "ARTWORK" COVERED IN PLANTS THAN A WALL

① Proposed Pergola 8' Height (10'x 18')
② Proposed Stone wall Screen 90" Height (85'x 1')
③ Proposed outdoor kitchen/Bathroom/Storage 16'x10' "11" Height



1. Proposed Pergola
   - 4 posts, open sided, typical open rafter structure

2. Proposed Stone Wall Screen
   - built of cinder blocks, painted decoratively,
   - primary need is to block visibility of pool from 18th Ave

3. Proposed outdoor kitchen / bath
   - Frame Construction.
   - Hardi Siding to match house
   - Paint to match house
   - Roof to match house

* primary use for pool bath, outdoor kitchen + storage

J1 - GULFPORT DISTRICT
Instrument 2022-0007144-D-J1
Filed/Recorded 03/29/2022 4:25:01 PM
Total Fees 26.00
2 Pages Recorded

Indexing: S 10' Lot 3 & Lots 4,5,6, Blk 18, McAlpin Addn
Now known as Parcels E & F

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File# 3822

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JENNIFER DAVI, A SINGLE PERSON
2082 BEACH BLVD
GULFPORT MS 39507
(228) 224-5337

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

JOHN M. HARRIS, JR. AND WIFE, SERRE HARRIS
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
1511 18TH AVE
GULFPORT MS 39501
(228) 596-8821

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

THE SOUTH 10' OF LOT 3, ALL OF LOTS 4, 5 AND 6, BLOCK 18, MCALPIN ADDITION TO THE CITY OF GULFPORT, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 2 at Page 7 (Copy Book 1 at Page 29).

NOW KNOWN AS Parcel E and Parcel F by survey of Larry R. Smith, dated 2/3/12 and recorded as Instrument No. 2012-3555-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi and further described as:

PARCEL E:
Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street, thence N 00 degrees 08' 05" East along the west margin of 18th Avenue a distance of 104.4 feet to the POINT OF BEGINNING; thence N 89 degrees 41' 55" West a distance of 139.0 feet; thence N 00 degrees 02' 09" East a distance of 48.77 feet; thence S 89 degrees 46' 58" East a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" West along said west margin a distance of 48.98 feet to the POINT OF BEGINNING.

PARCEL F:

Commencing at the intersection of the west margin of 18th Avenue with the north margin of 15th Street; thence N 00 degrees 08' 05" E along the west margin of 18th Avenue a distance of 153.38 feet to the POINT OF BEGINNING; thence N 89 degrees 46' 58" W a distance of 139.0 feet; thence N 00 degrees 02' 09" E a distance of 39.51 feet; thence S 89 degrees 46' 41" E a distance of 139.0 feet to the west margin of 18th Avenue; thence S 00 degrees 02' 21" W along said west margin a distance of 39.63 feet to the POINT OF BEGINNING.

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

TAXES for the year 2022 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

EXECUTED on this the 25th day of March, 2022.

Jennifer Davi

Jennifer Davi

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally, appeared before me, the undersigned authority in and for the said county and state on this the 25th day of March, 2022, within my jurisdiction, the within named Jennifer Davi, who acknowledged that she executed and delivered the above and foregoing instrument.

Elizabeth R. Hasty

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 50321 ELIZABETH R. HASTY Commission Expires June 21, 2025 HARRISON COUNTY

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JOHN M HARRIS (OWNER)	1511 18TH AVE	GULFPORT	MS	39501
			J. R. WALSH (AGENT)	700 W. RAILROAD ST	LONG BEACH	MS	39560
			Adjacent Property Owners (2312ZB138)				
	32723	0811G-06-010.000	MARCEL PROPERTIES LLC	1808 2ND STREET	GULFPORT	MS	39501
	32720	0811G-03-051.000	ALMANETT LLC	10211 SOUTH PARK DR	GULFPORT	MS	39503
	32703	0811G-06-009.000	MARCEL JEANNE A DUHE & HENRY	1808 2ND ST	GULFPORT	MS	39501
	32730	0811G-06-017.000	YOSTE CHRISTIE L & HARRY M JR	1514 19TH AVE	GULFPORT	MS	39501
	32704	0811G-06-019.000	HALDERMAN DIANNE	1824 2ND ST	GULFPORT	MS	39503
	32731	0811G-06-018.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	32725	0811G-06-012.000	BLANNER JOSEPH C & JESSICA L	3181 HWY FF	EUREKA	MO	63025
	32724	0811G-06-011.000	HARRIS JOHN M JR & SERRE	1511 18TH AVE	GULFPORT	MS	39501
	140336	0811G-06-013.001	BENNETT ELIZABETH A	1802 15TH STREET	GULFPORT	MS	39501
	32726	0811G-06-013.000	HARRIS JOHN MICHAEL JR & SERRE	1808 15TH ST	GULFPORT	MS	39501
	141450	0811G-03-053.002	MORRIS JUDE A & SHALECE	1732 15TH ST	GULFPORT	MS	39501
	32722	0811G-03-053.000	KATHMANN BRETT S	1740 15TH ST	GULFPORT	MS	39501
	141449	0811G-03-053.001	BROOKS JAYSSON TREVOR & BRITTANY E	1818 E NORTHSIDE DR	JACKSON	MS	39211
	32721	0811G-03-052.000	ALMANETT LLC	P O BOX 6216	GULFPORT	MS	39506
	32727	0811G-06-014.000	ALBRIGHT RUSSELL E JR -TRUSTEE-	25 CECIL TAYLOR RD	LAUREL	MS	39443
	32729	0811G-06-016.000	CLELAND WILLIAM H & GYANNE C	1510 19TH AVE	GULFPORT	MS	39501
	32719	0811G-03-026.000	DUHE' DAVID NOLAN & CHRISTEN HARTLE	1600 18TH AVE	GULFPORT	MS	39501

2312ZB138

Variance

Legend

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

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), 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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

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Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:

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Stefani Beard

Sworn to and subscribed before me this 6th day of December in the year of 2023

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STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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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: December 21, 2023

Re: <u>Variance 2312ZB139:</u>

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB139

Hearing Date: December 21, 2023

Current Zoning/Use: I-1 / Commercial Structure

Legal: Variance 2312ZB139, by agent Munn Enterprises, Inc, seeking approval for a 4'-11 1/8" x 15'-1" wall sign not facing a dedicated right of way, Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

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 place an additional wall sign on a newly constructed building. ARC is required due to the sign not facing the dedicated right-of-way (605/Lorraine Rd). The applicants' responses to the hardship questions are stated below:

(a) "This new building will have great visibility for traffic traveling from South to North. The building height is perfect for a highly visible identification sign for the traffic driving from the south direction to the north. The facility has a freestanding sign but is located approximately 500 feet from where this sign will be located on the side of the building. We feel to control traffic flow, the sign is needed and will be useful to direct traffic into the correct business entrance." The answer supplied by the applicant does not adequately address the question.

(b) "The business did not cause the need for a variance. Due to the existing placement of the pylon to the new additional building and entrance, we feel a great need for an additional sign for control purposes." The answer supplied by the applicant does not adequately address the question.

(c) "The hardship is visibility for consumers driving from the south toward the north on Highway 605/Lorraine Road. The existing pylon is installed at the complete opposite end of the property which has a very long street frontage. The new building sign we are asking for is approximately 500 feet from the existing freestanding sign. The visibility of the free-standing sign is lacking from this distance. The new building sign will give an extremely needed visual identification sign for this traffic."

(d) If approved, this sign would add value to the business which will help the business grow and develop. Signage is a necessary part of a successful business. Not only signage, but visible signage. As the business grows, this puts more tax dollars into the district/city/county."

(e) The applicant believes the business will not receive any special privilege if the variance is granted. However, the answer supplied by the applicant does not adequately address the question.

(f) This property is zoned I-1. The business and signage are permitted uses and are allowed by right.

EXECUTIVE SUMMARY

The applicant requests a variance to place a second wall sign on a newly constructed building. The sign is to be placed on the South elevation for oncoming traffic to see. The second sign will not face the frontage along 605/Lorraine Rd as is required by the ordinance. Approval of the variance to add an additional wall sign would be in harmony with other structures in the surrounding area.

Any approval should consider these conditions:

1. Approval allows for an second wall sign, where only one sign is allowed to face the frontage road.

Technical Report
VARIANCE

DEPARTMENTAL CONDITIONS

Engineering:	No conditions. Memo dated 12/01/23.
Public Works:	No conditions. Memo dated 11/30/23.
Traffic and Safety:	No conditions. Memo dated 11/20/23.
Building Code Services:	No conditions. Memo dated 11/20/23.
GIS:	No conditions. Memo dated 11/21/23.
Police Department:	No comment as of 12/1/23.
Fire Department:	No conditions. Memo dated 11/20/23.
City Arborist:	No conditions. Memo dated 11/17/23.

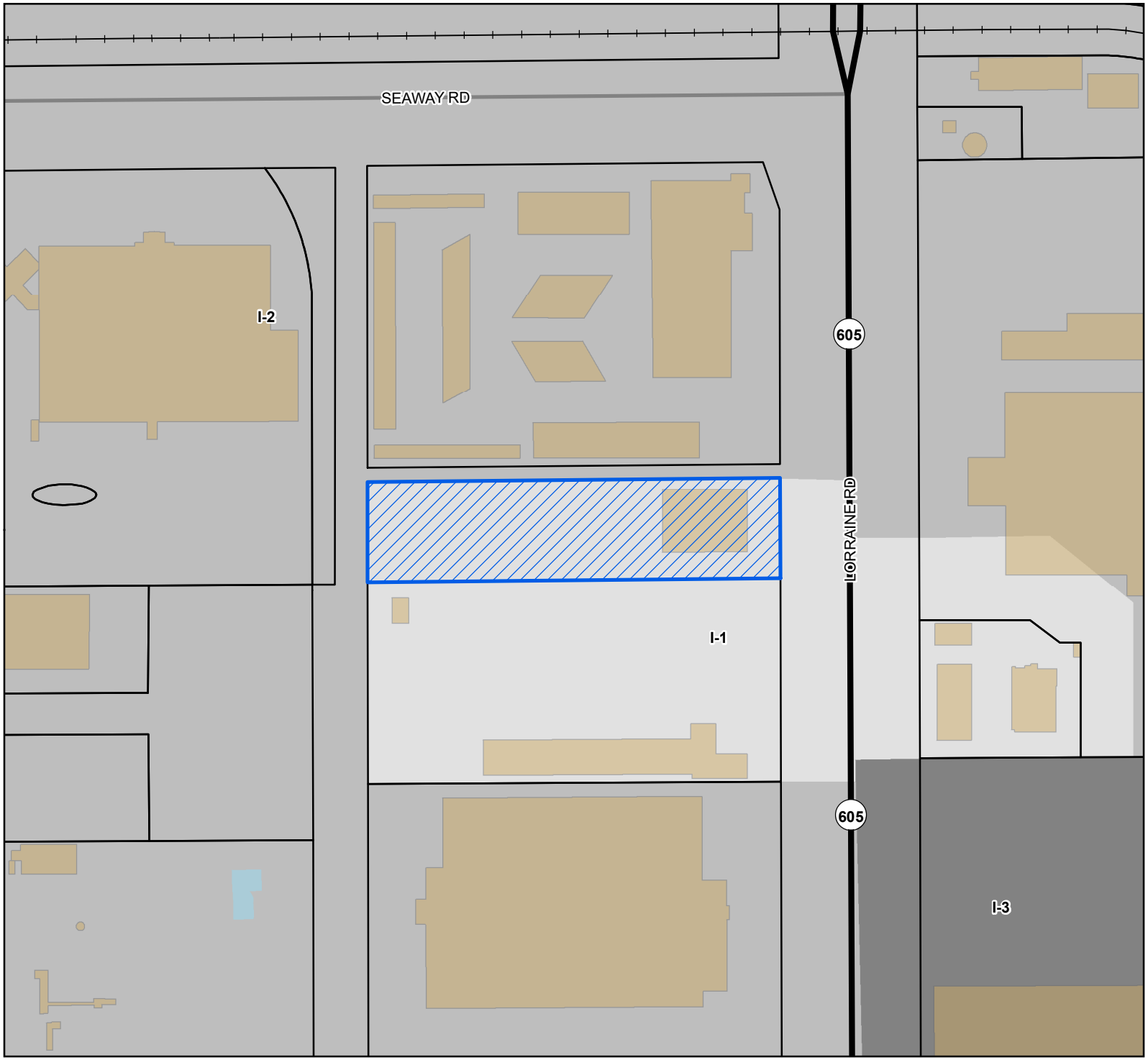
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB139

Variance



Site
US or State Highway
Street
Railroad
Parcels
Buildings
Water Features

Zoning

I-1 - Light Industry District
I-2 - Heavy Industry District
I-3 - Planned Industrial District

Site Information

1009E-02-002.001
Zoning: I-1 (Light Industry)
Size: 2 Acres
Flood: X

0 30 60 90
Yards

1 inch = 200 feet

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CASE NUMBER
23122B139

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

1009E-02-002..001	- - .
- - .	- - .
- - .	- - .

Property Address:
10213 Loraine Road, Gulfport, MS 39503

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request: Requesting one additional set of reverse channel Letters back lit with LED mounted on stand offs 4'-11 1/8" H x 15'-1""W @ 74.3 sf to be mounted to the south elevation for on coming traffic to see

OWNERSHIP AND CERTIFICATION:

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

OWNER:	**AGENT:**
John Fayard Self Storage LLC	Munn Enterprises, Inc.
Printed Name of Owner	Printed Name of Agent
P.O. Box 2069	7712 Highway 49 North
Mailing Address	Mailing Address
Gulfport MS 39505	Hattiesburg, MS 3940
City State Zip Code	City State Zip Code
228-365-6558	601.264.7446 x 1002 (o) 601.270.4220
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
janet@johnfayardwarehouse.com	KerriL@munnenterprises.com
Email	Email
Signature of Owner	Signature of Agent

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

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

Name of Owner (PRINT) John R. Fayard, Jr

Address (Street, City, State, Zip Code) 19 Lawrence Place, Gulfport, MS 39507

Phone (Home) _____ (Work) 228-864-2262 (Cell) 228-365-6558

Tax Parcel Number(s) Owned: 1009E-02-002.001

Signature: John R. Fayard, Jr.

Name of Owner (PRINT) Janet Fayard McDonald

Address (Street, City, State, Zip Code) 16 Lawrence Place, Gulfport, MS 39507

Phone (Home) _____ (Work) 228-864-2262 (Cell) 228-669-6422

Tax Parcel Number(s) Owned: 1009E-02-002.001

Signature: Janet Fayard McDonald

Name of Owner (PRINT) Sandra Fayard Jeschke

Address (Street, City, State, Zip Code) 945 Savannah Place Gulfport, MS 39507

Phone (Home) _____ (Work) _____ (Cell) 228-324-3237

Tax Parcel Number(s) Owned: 1009E-02-002.001

Signature: Sandra Fayard Jeschke

OWNER:	AGENT:
	Munn Enterprises, Inc.
Printed Name of Owner	Printed Name of Agent
	7712 Highway 49 North
Mailing Address	Mailing Address
	Hattiesburg, MS 3940
City State Zip Code	City State Zip Code
	601.264.7446 x 1002 (o) 601.270.4220
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
	KerriL@munnenterprises.com
Email	Email
Signature of Owner	Signature of Agent

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

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

Name of Owner (PRINT) Alicia Jo Frommeyer

Address (Street, City, State, Zip Code) 20 Lawrence Place

Phone (Home) _____ (Work) 228-864-2262 (Cell) 228-365-6558

Tax Parcel Number(s) Owned: 1009E-02-002.001

Signature: Alicia Jo Frommeyer

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date.** The 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)
   - [x] Variance (See page 8)

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

Submission Requirements:

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

KMC **Site plan.** Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

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

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

KMC 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.**

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

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

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

DESIGNATION OF AGENT

I, John R. Fayard, Jr being property owner of 10213 Loraine Road, Gulfport, MS 39503
PRINT NAME — PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Munn Enterprises, Inc. 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 petiton.

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

John R. Fayard Jr — 10/19/23
SIGNATURE — DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19th day of October, 20 23

Denise M. Rosetti — Sept 9, 2025
NOTARY PUBLIC — COMMISSION EXPIRATION

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 63989 DENISE M. ROSETTI Commission Expires Sept. 9, 2025 HARRISON COUNTY

COVENANT AFFIDAVIT

I, John R. Fayard, Jr being property owner or agent of the property 10213 Loraine Road, Gulfport, MS
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

SIGNATURE DATE 10/19/23

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 19th day of October, 20 23

NOTARY PUBLIC

Sept 9, 2025
COMMISSION EXPIRATION

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 63989 DENISE M. ROSETTI Commission Expires Sept. 9, 2025 HARRISON COUNTY

Michael Watson
SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
John Fayard Self Storage LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	942249
Status:	Good Standing
Effective Date:	12/12/2008
State of Incorporation:	Mississippi
Principal Office Address:	10213 Lorraine Rd, 10323 Express Drive Gulfport, MS 39503

Registered Agent

Name

Fayard, John R, Jr
10213 Lorraine Road;P O Box 2189 (39505)
Gulfport, MS 39503

Officers & Directors

Name	Title
Janet F McDonald 10213 LORRAINE RD. GULFPORT, MS 39503	Member
John R Fayard 10213 LORRAINE RD. GULFPORT, MS 39507	President

John Fayard Self Storage
Gulfport, MS
Variance Submissions Request

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?) **This new building will have great visibility for traffic traveling from South to North. The building height is perfect for a highly visible identification sign for the traffic driving from the south direction to the north. The facility has a free-standing sign but is located approximately 500 feet from where this sign will be located on the side of the building. We feel to control traffic flow, the sign is needed and will be useful to direct traffic into the correct business entrance.**

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 business did not cause the need for a variance. Due to the existing placement of the pylon to the new additional building and entrance, we feel a great need for an additional sign for control purposes.**

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 hardship is visibility for consumers driving from the south toward the north on Highway 605/Lorraine Road. The existing pylon is installed at the complete opposite end of the property which has a very long street frontage. The new building sign we are asking for is approximately 500 feet from the existing freestanding sign. The visibility of the free standing sign is lacking from this distance. The new building sign will give an extremely needed visual identification sign for this traffic.**

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.) **If approved, this sign would add value to the business which will help the business grow and develop. Signage is a necessary part of a successful**

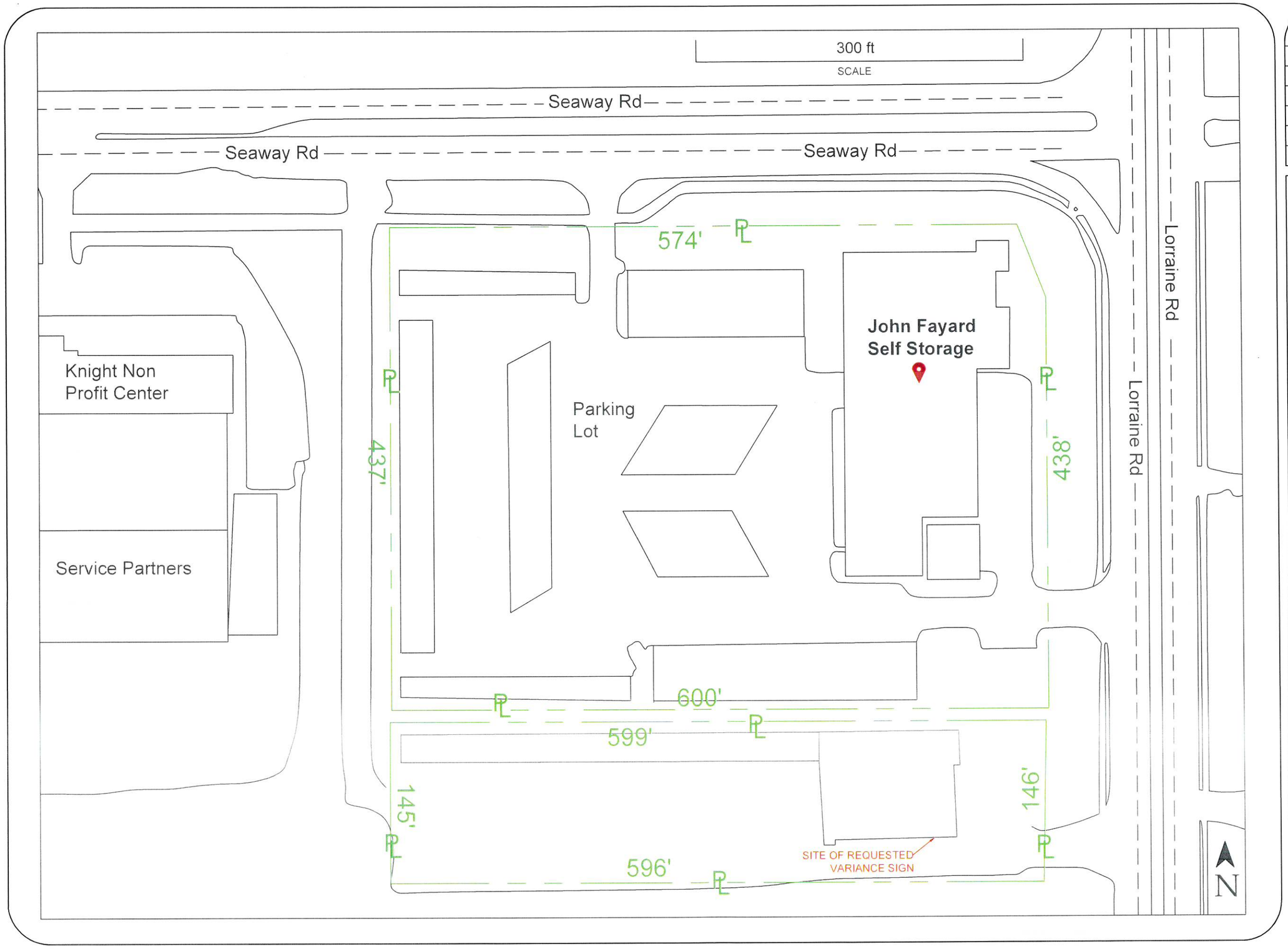
KMC

business. Not only signage, but visible signage. As the business grows, this puts more tax dollars into the district/city/county.

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?) **By granting the variance, the business will not receive any special benefits that others do not have the right to. Anyone has the right/privilege to apply for a variance.**

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. **We are requesting a variance for a sign to be installed on the South Elevation of the building. If the city grants this variance, the city should be able to permit by right with planning approval of the sign. Sign permits would be pulled if approved.**

KMC



REV.

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

SOUTHERN SIGN SPECIALISTS

LOCATION:
John Fayard Self Storage
10213 Loraine Rd
Gulfport, MS 39503

DWG. BY: KEVIN PARKIN
WORK ORDER
DATE: 09/19/23
SALESMAN : H.M.
CUSTOMER: JOHN FAYARD SELF STORAGE

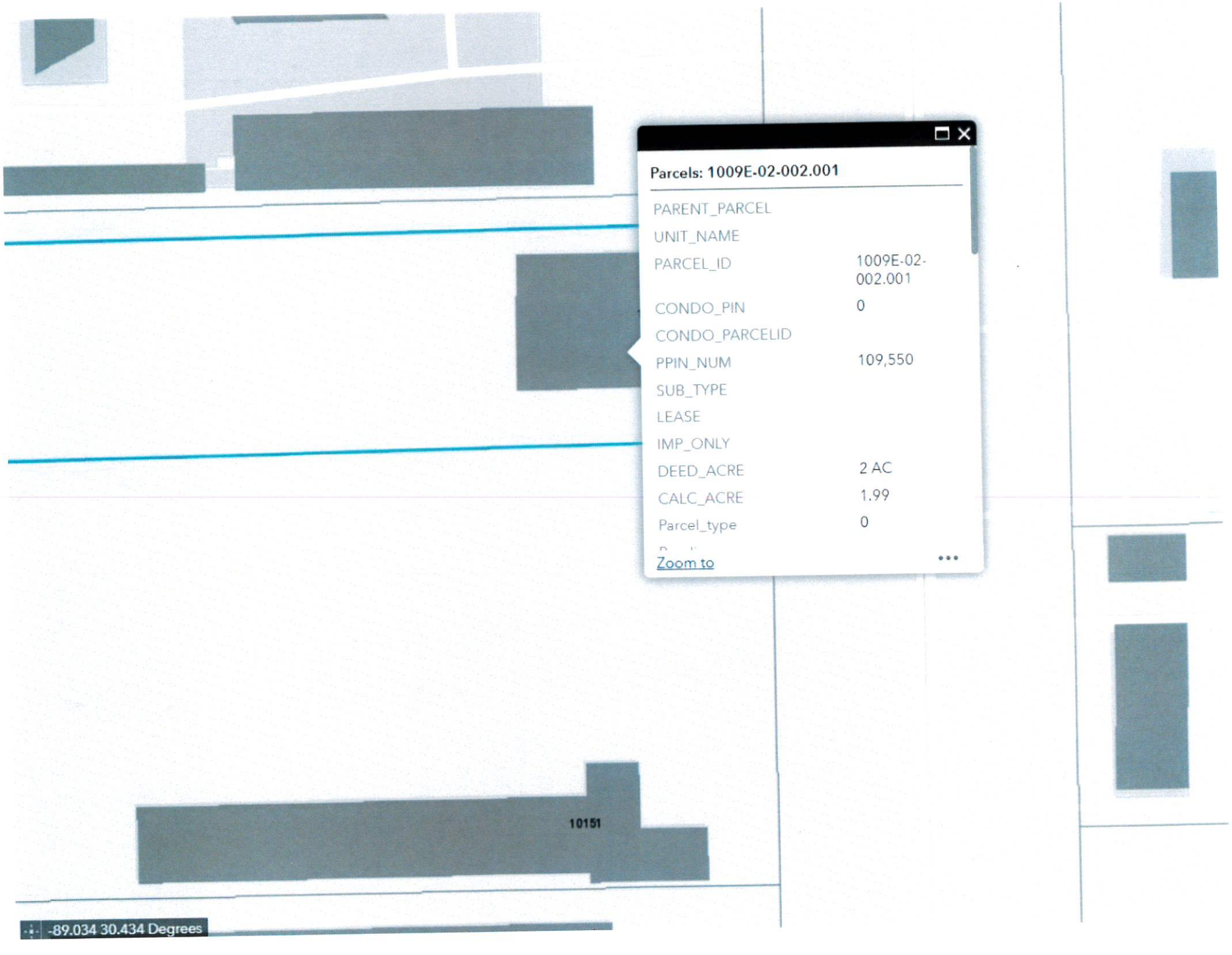
PROPERTY OF MUNN ENTERPRISES, INC. – NOT TO BE DUPLICATED

APPROVED BY:

DATE APPROVED:

DRAWINGNAME:
J.F.S.S.

1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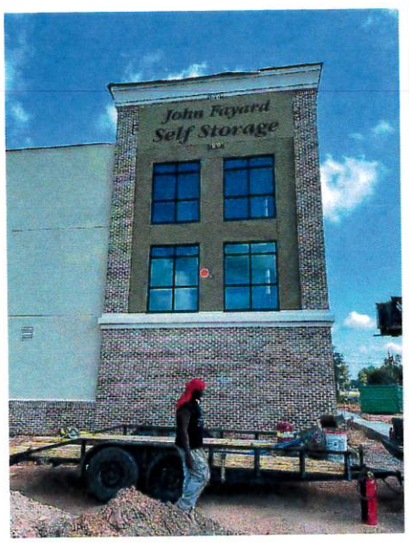
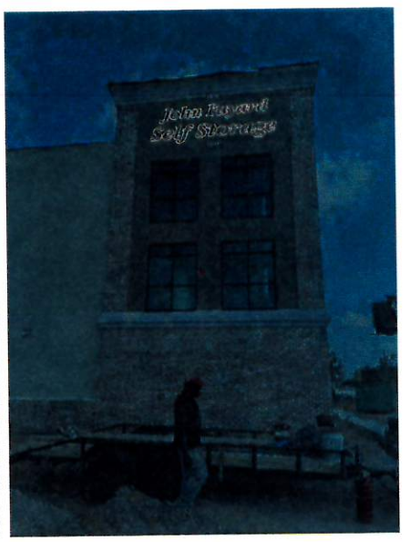
PARENT_PARCEL
UNIT_NAME
PARCEL_ID 1009E-02-002.001
CONDO_PIN 0
CONDO_PARCELID
PPIN_NUM 109,550
SUB_TYPE
LEASE
IMP_ONLY
DEED_ACRE 2 AC
CALC_ACRE 1.99
Parcel_type 0
Zoom to
10151
-89.034 30.434 Degrees

Seaway Rd
Seaway Rd
John Fayard Self Storage
Lorraine Rd
EXISTING BILLBOARD
10213 Lorraine Rd
Prestige Collision Center

CONCEPT DRAWING

SQ FOOTAGE 74.3





Manufacture and Install

(1) Set of Reverse Channel Letters Back Lit with LED

- Aluminum Faces and Side Walls with Painted Finish
- Mounted with Stand-Offs

DURANODIC BRONZE

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

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

Reverse Channel Letters - New Building

MUNN Enterprises INC.
Be Bold in a Visual World
601.264.7446 • MunnEnterprises.com

Underwriters Laboratories Listed

CUSTOMER: JOHN FAYARD SELF STORAGE	**CUSTOMER #** FAY101	**DATE:** 08/14/2023	
LOCATION: GULFPORT, MS	**PM:** B.B.	**SALES:** E.H.M.	**PRIMARY DESIGNER:** T. Burch
REVISION: NO REVISIONS.			**CURRENT DESIGNER:**
CUSTOMER APPROVAL:		SIGN HERE	**APPROVAL DATE:**

South
Elevation

South Elevation

Existing Sign
East (Street)
Elevation

Street
Driving View
© 2023 Google

Street Driving View

Street Driving View
NexGen
Don't Want Surgery?
JOINT
REJUVENATION
228-760-0293

1st Judicial District
Instrument 2016 337 D – J1
Filed/Recorded 1/20/2016 08:30 A
Total Fees $ 12.00
3 Pages Recorded

PREPARED BY:
STEPHEN W. DUMMER
DUMMER, LOWERY & SAVARESE, PLLC
322 COURTHOUSE ROAD
GULFPORT, MS 39507
(228) 284-1818

RETURN TO:
STEPHEN W. DUMMER
DUMMER, LOWERY & SAVARESE, PLLC
322 COURTHOUSE ROAD
GULFPORT, MS 39507
(228) 284-1818

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: SW corner of Section 10, Township 7 South, Range 10 West, First Judicial District, Harrison County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned,

Norse Construction Management, LLC
2310 19th Street
Gulfport, MS 39501
(801) 529-5636

does hereby sell, convey, and warrant unto

John Fayard Self Storage, LLC
13486 Fastway Lane
Gulfport, MS 39503
(228)-864-2262

the following described land and property in fee simple located in Harrison County, State of Mississippi, and being more particularly in Exhibit A herein:

The warranty of this conveyance is made expressly subject to all restrictive covenants, rights-of-way, easements, and mineral reservations of record affecting the above described property.

TAXES FOR THE CURRENT YEAR are hereby assumed by the Grantee in full herein.

WITNESS THE SIGNATURE of the GRANTOR this the 12 day of January, 2016.

ROBERT CHARLES COPELAND, for
NORSE CONSTRUCTION MANAGEMENT, LLC

STATE OF WASHINGTON
COUNTY OF PIERCE

Personally appeared before me, the undersigned authority in and for said county and state, on this 12 day of January, 2016, within my jurisdiction, the within named Robert Charles Copeland, agent, who acknowledged that he is the Managing Member of Norse Management, LLC, and that in said representative capacity he signed, executed and delivered the above and foregoing instrument, after having been duly authorized so to do.

GIVEN under my hand and official seal of office.

My commission expires: 8/29/16

Notary Public

CINDY L. ROSE
NOTARY PUBLIC
COMMISSION EXPIRES 8-29-16
STATE OF WASHINGTON

EXHIBIT A

Ex. A

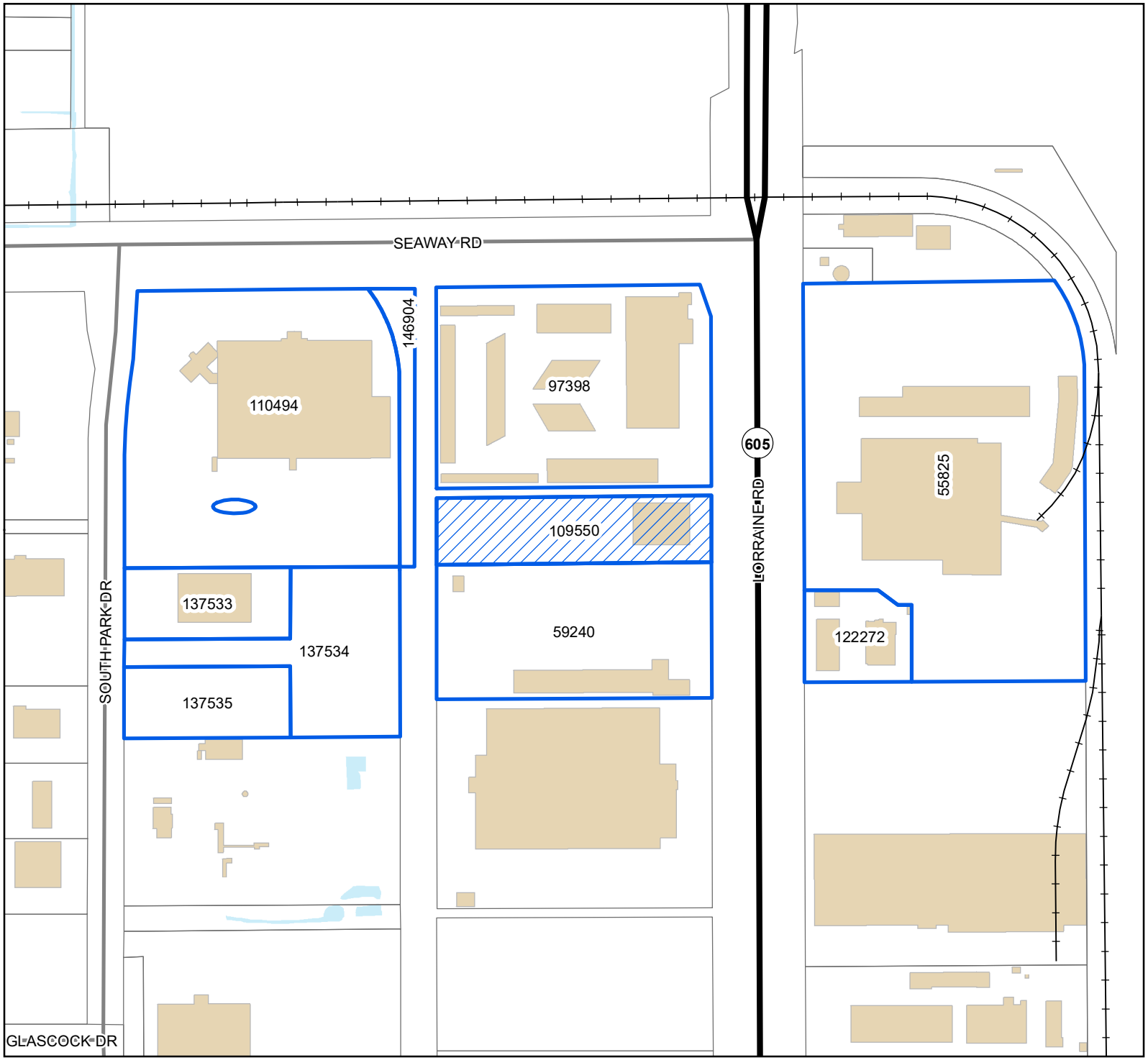
Commencing at the SW corner of S18 T7S R10W, proceed thence E 1306.23 feet to the W right-of-way of Lorraine Rd, thence N 00 degrees 52' 30" W along said right-of-way a distance of 1774.33 feet to an iron rod and the Point of Beginning, continue thence N 00 degrees 52' 30"30 W along said right-of-way a distance of 145.31 feet to an iron pipe, which point is also 456.12 feet S of the S margin of Seaway Road, thence S 88 degrees 41' 46" W a distance of 599.53 feet to an iron pipe and the E right-of-way of a railroad spur, thence S 00 degrees 51' 033" E along said right-of-way a distance of 145.31 feet to an iron rod, thence N 88 degrees 41' 46" E a distance of 599.57 feet to the Point of Beginning, containing 2.0 acres being situated in S18 T7S, R10W, First Judicial District, Harrison County, Mississippi.

Unofficial

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
			JOHN FAYARD SELF STORAGE LLC (Owner)	PO BOX 2069	GULFPORT	MS	39505
			MUNN ENTERPRISES, INC (AGENT)	7712 HIGHWAY 49 NORTH	HATTIESBURG	MS	3940
			Adjacent Property Owners (2312ZB139)				
	59240	1009E-02-002.000	MTI HOLDINGS LLC	P O BOX 2327	GULFPORT	MS	39505
	122272	1009E-01-008.002	AFN ABSPROPOO2 LLC	C/O AMERICAN FINANCE TRUST INC	NEWPORT	RI	2840
	137535	1009E-02-003.022	GULF COAST NONPROFIT CENTER INC	11975 SEAWAY RD	GULFPORT	MS	39503
	55825	1009E-01-008.000	HENDESON GULFPORT LLC	5840 HENDERSON LN EAST	GRAND BAY	AL	36541

2312ZB139

Variance



Legend

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

0 40 80 120
Yards

1 inch = 300 feet

N
W E
S

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 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: <u>Variance 2312ZB145:</u>

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB145

Hearing Date: December 21, 2023

Current Zoning/Use: R-1-7.5 / Single-family home

Legal: Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

TECHNICAL DETAILS

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

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) The special conditions and circumstances do not result from the actions of the applicant;

(c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;

(d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;

(e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;

(f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

Applicant is seeking approval for a side yard setback of 3 feet in order to construct their proposed attached addition. More specifically the applicant is requesting a variance of 12 feet to allow for a 3-foot side yard setback where 15 feet is required.

(a) Applicant claims that the property limitations, due to the property's shape, are why they are needing to request the variance to construct the proposed attached addition. Upon staff review of the subject site, the property does narrow down considerably towards the front property line.
(b) The applicant does not address this question. Upon staff review of the subject site there has been a substantial construction and the applicant is wishing to build within the side yard setback. Therefore, the applicant has caused their hardship.
(c) The applicant claims that the hardship is due to the shape of the property being narrower towards the front property line. Upon staff review of the property, the subject site does narrow towards the front property line. In addition, while the property is around two acres in size a majority of that acreage includes the lake that is towards the rear of the property.
(d) The applicant does not address this question. Upon review of the nearby properties in the immediate area, there are other properties that have primary structures that predate the ordinance and do not meet building setbacks.
(e) The applicant states in the application that their request is "fully compatible with all other homes in this neighborhood." There are other properties in the immediate area that have large attached additions, similar to the applicant's proposed addition, and do not meet setbacks.
(f) This property is zoned R-1-15, and a single-family home is allowed by right.

EXECUTIVE SUMMARY

Applicant is seeking approval for a side yard setback of 3 feet in order to construct their proposed attached addition. While applicant has caused their hardship, there are other properties in the immediate area that do not meet setbacks and have large attached additions similar to the applicant's request. These properties also predate the ordinance. Therefore, while the applicant's request is in harmony, it does set a precedence.

Any approval should consider these conditions:

1. Drainage to not impact adjacent properties.
2. Drainage must not impact neighboring property.
3. Must all building Codes and City of Gulfport Ordinances.
4. Approval allows for a variance of 12 feet to allow for 3-foot side yard setback where 15 feet is required.

DEPARTMENTAL CONDITIONS

Engineering: Drainage to not impact adjacent properties. Memo dated 12/1/2023.

Public Works: Drainage must not impact neighboring property. Memo dated 11/30/2023.

Technical Report

VARIANCE

Traffic and Safety:	No conditions. Memo dated 11/20/2023.
Building Code Services:	Must all building Codes and City of Gulfport Ordinances. Memo dated 11/20/2023.
GIS:	No conditions. Memo dated 11/21/2023.
Police Department:	No comment as of 12/1/2023.
Fire Department:	No conditions. Memo dated 11/20/2023.
City Arborist:	No conditions. Memo dated 11/27/2023.

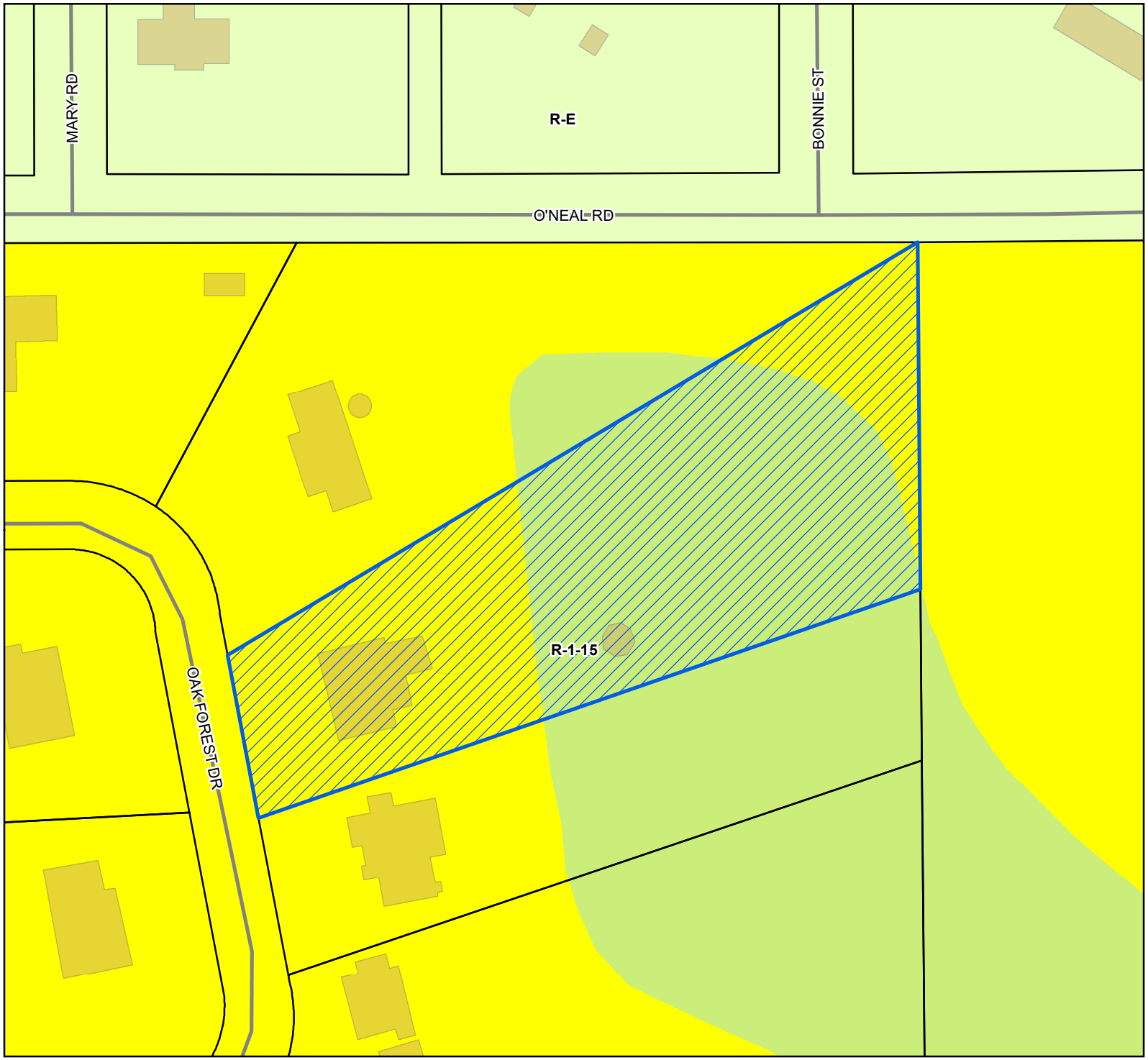
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB145

Variance



Site
Street
Parcels
Buildings
Water Features

Zoning

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

R-E - Residence-Estate

Site Information

0908A-01-001.006
Zoning:R-1-15 (Single Family Residence District (Low Density))
Size: 2.1 acres
Flood: X,

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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.

Gulfport
MISSISSIPPI

CASE NUMBER
23122B146

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

0908A-01-001.006	

Property Address: 12594 Oak Forest Dr Gulfport, MS 39503

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request: Need set back of 3' where 15' is required (NW PL)

OWNERSHIP AND CERTIFICATION:

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

OWNER:	AGENT:
James E. Brown	
Printed Name of Owner	Printed Name of Agent
12594 Oak Forest Dr	
Mailing Address	Mailing Address
Gulfport MS 39503	
City State Zip Code	City State Zip Code
228-314-0886	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
ouibrownstone@gmail.com	
Email	Email
Signature of Owner	Signature of Agent

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

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

Name of Owner (PRINT) Chrystal A. Brown

Address (Street, City, State, Zip Code) 12594 Oak Forest Dr. Gulfport, MS 39503

Phone (Home) 228-314-0886 (Work) — (Cell) —

Tax Parcel Number(s) Owned: 0908A-01-001.006

Signature: Chrystal A. Brown

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date.** The 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)
   - [x] Variance (See page 8)

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

Submission Requirements:

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

KB **Site plan.** Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

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

KB **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.**

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

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

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

Gulfport
MISSISSIPPI

COVENANT AFFIDAVIT

I, James E. Brown (PRINT NAME) being property owner or agent of the property 12594 Oak Forest Dr Gulfport, MS 39503 (PRIMARY ADDRESS OR PARCEL) which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

SIGNATURE

11/01/23
DATE

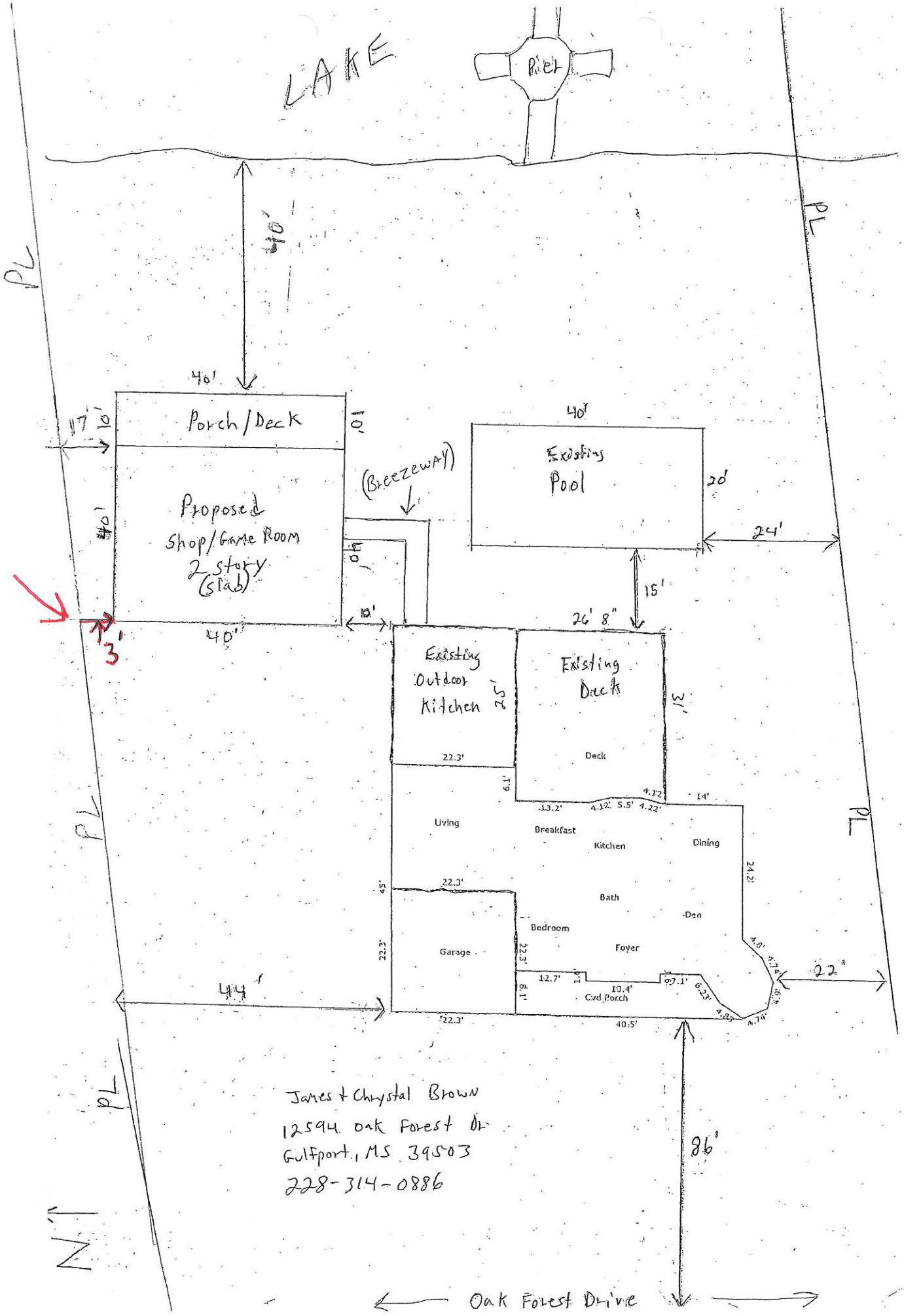
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of November, 20 23

NOTARY PUBLIC

05/22/27
COMMISSION EXPIRATION

STATE OF MISSISSIPPI
SAMUEL SWEETING
ID NO. 358116
Commission Expires
05/22/2027
NOTARY PUBLIC
HARRISON COUNTY



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

Variance Request (setback)

1. There are no safety compromises with approval of this setback.
2. This setback is requested on behalf of my neighbor sharing PL (property line) in question which sets to the North. By granting this 12-foot variance, allowing a setback of 3 feet, my neighbor's view of our lake is not affected. Without it, his view would diminish. No other impacts are expected.
3. Due to my property limitations, I'm asking for a setback of 3 feet where 15 feet is required. My property is pie shaped, if granted NW corner will be 3 feet from PL and the NE corner will be 17 feet from PL. The new structure will match our existing home with same color Hardie siding and partial stacked stone with matching metal roof. The new structure will be used as garage/shop on the 1st floor and game room on the 2nd floor.
4. No impact to egress or ingress.
5. Not applicable
6. Fully compatible with all other homes in this neighborhood, all of which are custom homes.

Jim E. Brown
12594 Oak Forest Dr.
Gulfport, MS 39503

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

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

Index As:

STATE OF MISSISSIPPI

COUNTY OF HARRISON

EXECUTOR'S WARRANTY DEED

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

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

do hereby sell, convey and warrant unto

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

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

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

2

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

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

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

THE ESTATE OF LAWRENCE T. PEARSON

By: John S. Heath, Executor

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

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

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
DANIELLE E. BORDES
NOTARY PUBLIC
ID No. 80481
My Commission Expires
March 12, 2019
HARRISON COUNTY

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

SUSAN B. PEARSON

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

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

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 6541
SHELLEY C. CUEVAS
Commission Expires
Sept. 13, 2019
HARRISON COUNTY

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

FILED
AUG 15 2016
JOHN McADAMS, CHANCERY CLERK
BY [signature] D.C.

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

CAUSE NO. 15-1014 (1)

JOHN S. HEATH, PETITIONER

ORDER GRANTING
PETITION FOR AUTHORITY TO SELL PROPERTY

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

I.

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

II.

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

5

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

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

III.

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

IV.

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

V.

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

IV.

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

4

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

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

VI.

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

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

upon proper pleading and hearing.

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

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

VII.

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

VIII.

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

IX.

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

further order of this Court authorizing disbursement thereof.

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

1. The Purchase Agreement is ratified and the Estate is granted authority to sell the Property, pursuant to the terms of the Purchase Agreement;

2. The Estate is authorized to satisfy the mortgage with TRUSTMARK NATIONAL BANK, in addition to paying such other customary adjustments and costs related to the closing from the sales proceeds, with all remaining proceeds of such sale being deposited with the Clerk into the registry of the Court until final settlement of division of the equity in the Property pursuant to the Judgement and pending further order of this Court authorizing disbursement thereof;

3. The Executor is authorized to execute an Executor's Deed, or such other instruments and documents as may be required to perfect the transfer of the Property; and

4. The requirement of bond required upon the sale of real property under § 91-7-205 of the Mississippi Code of 1972, Annotated is waived.

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

CHANCELLOR

3c.

Prepared by:
Erich N. Nichols, MSB # 102388
2409 14th Street (39501)
Post Office Box 60
Gulfport, Mississippi 39502-0060
Telephone: (228) 265-8200
Facsimile: (228) 265-8050

A TRUE COPY
JOHN McADAMS
Chancery Clerk
Harrison County, Miss.
Ex Officio Clerk

By _____ D.C.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			JAMES E BROWN (OWNER)	12594 OAK FOREST DR	GULFPORT	MS	39503
			Adjacent Property Owners (2312ZB145)				
	56860	0908A-01-001.000	BROWN JAMES EDGAR & CHRYSTAL ANNE	12594 OAK FOREST DR	GULFPORT	MS	39503
	101478	0908A-01-001.017	DILL JUDY	12611 OAK FOREST DRIVE	GULFPORT	MS	39503
	101477	0908A-01-001.016	FRANZ REBECCA S -TRUSTEE-	12549 OAK FOREST DRIVE	GULFPORT	MS	39503
	101459	0908A-01-001.005	ROBERTS ELUSE J JR & BARBARA L	12600 OAK FOREST DR	GULFPORT	MS	39503
	101462	0908A-01-001.008	WEILAND CHRISTINE M	12568 OAK FOREST DR	GULFPORT	MS	39503
	53983	0907P-01-011.000	HAMANN PATRICIA N	P O BOX 7177	D'IBERVILLE	MS	39540
	53970	0907P-01-034.000	COATES MICHAEL E	13039 BONNIE ST	GULFPORT	MS	39503
	56844	0907P-01-035.000	LARUSH TOTIANNA	12100 O'NEAL RD	GULFPORT	MS	39503
	101458	0908A-01-001.004	ZIEGLER JOSEPH C JR & CONSTANCE M	12608 OAK FOREST DR	GULFPORT	MS	39503
	101461	0908A-01-001.007	CAPELLE WILLIAM E JR & KAY D	12576 OAK FOREST DR	GULFPORT	MS	39503

2312ZB145

Variance

Legend

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

0 30 60 90

Yards

1 inch = 200 feet

N W E S

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 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 21, 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, December 21, 2023.** A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

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

Date of Hearing: December 21, 2023

Re: **Variance 2312ZB148:**

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB148

Hearing Date: December 21, 2023

Current Zoning/Use: R-1-7.5 / Single Family

Legal: Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8-inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

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

(a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(b) The special conditions and circumstances do not result from the actions of the applicant;

(c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;

(d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;

(e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;

(f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant is seeking to build a covered porch and stairs, as well as, create a new entry to the dwelling. The property is on a corner lot. The new entry will face the second frontage (Ridge Road). The applicant is seeking approval for a 19-foot and 8-inch setback, where the ordinance requires 25-feet for a front yard setback.

(a) The applicant notes that "the variance is necessary because their home entry is to the west thus making our entry facing the side of the home next door instead of our entry to the front to be on Ridge Rd". The answer supplied by the applicant does not adequately address the hardship question.
(b) In the application, the applicant cites that they purchased the home in its present condition with the front incorrectly facing west instead of East on Ridge Road. The answer supplied by the applicant does not adequately address the hardship question.
(c) "The hardship occurs due to the fact an adequate front porch plus stairs will encroach 5' 6" into the 2' front yard setback." The answer supplied by the applicant does not adequately address the question.
(d) For this question, the applicant mentioned their desired economic return by changing the location of the front door. The answer supplied by the applicant does not adequately address the hardship question.
(e) The answer supplied by the applicant does not adequately address the hardship question.
(f) This property is zoned R-1-7.5, a single-family dwelling is allowed by right.

EXECUTIVE SUMMARY

No legitimate hardships were provided by the applicant in the written request for variance approval. City ordinance requires 6 hardship conditions to be met in order to justify a variance. The staff conducted a site visit to this location. It does not appear that the land will be overcrowded by adding the proposed staircase, even though the staircase infringes on the required setbacks. Adding the staircase on the east side of the home (to face Ridge Rd) will not disrupt the residential character of the district. It should be noted that the applicant's site plan includes a proposed driveway and proposed covered porch. If the request is approved, it would be in harmony with existing homes in the area. However, approval, does not automatically forego the permits necessary for the proposed new entry, stairs or driveway.

Any approval should consider these conditions:

1. Must comply with all Planning and Zoning rules and regulations.
2. Must meet all current building Codes and City of Gulfport Ordinances.
3. Approval allows for a 19-foot and 8-inch setback, where the ordinance requires 25-feet for a front yard setback.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/1/23.

Public Works: No conditions. Memo dated 11/30/23.

Traffic and Safety: No conditions. Memo dated 11/20/23.

Technical Report

VARIANCE

Building Code Services:	Must meet all current building Codes and City of Gulfport Ordinances. Memo dated 11/20/23.
GIS:	No conditions. Memo dated 11/21/23.
Police Department:	No comment as of 12/8/23.
Fire Department:	No conditions. Memo dated 11/20/23.
City Arborist:	No conditions. Memo dated 11/27/23.

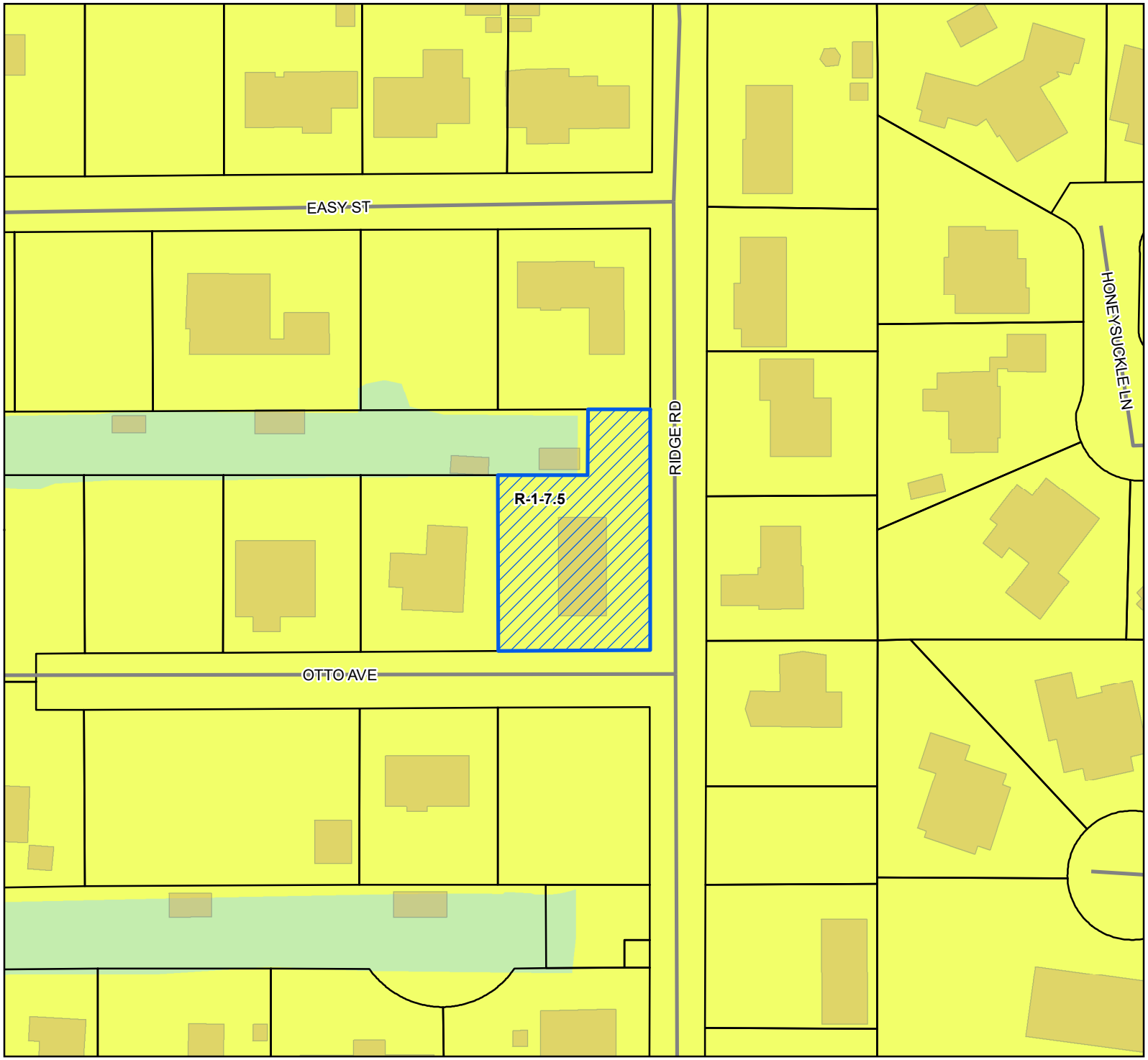
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB148

Variance



Site
Street
Parcels
Buildings
Water Features

Zoning

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

Site Information

0909P-01-019.000
Zoning:R-1-7.5 (Single Family)
Size: 16182.69 sqft
Flood: AE

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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.

Gulfport
MISSISSIPPI

CASE NUMBER
23122B148

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**
- [x] **Variance**

TAX PARCEL NUMBERS

0909P-01-019.000

Property Address:
11562 Otto Ave.

Lot(s) Section 24, Block(s) T7S, R11 Subdivision

General Description of Request: need 5'6" variance for proposed covered porch w/stairs

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***.

Deadline Form in by Nov. 7th, 2023
for Dec. 21st meeting
3:00 PM city hall

OWNER:

Kelly & Wendy Ray
Printed Name of Owner

11562 Otto Ave.
Mailing Address

Gulfport Ms. 39503
City State Zip Code

228-601-508-7553
Home Phone Work/Cell Phone

wendylovelace3373@gmail.com
Email

Signature of Owner

AGENT:

Residential Designs by Wayne O'Neal LLC
Printed Name of Agent

11070 Dewe Rd.
Mailing Address

Gulfport Ms. 39503
City State Zip Code

228-669-0056
Home Phone Work/Cell Phone

RESDesignsone@gmail.com
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) Kelly & Wendy Ray

Address (Street, City, State, Zip Code) 11562 Otto Ave.

Phone (Home) 601-508-7553 (Work) _____ (Cell) _____

Tax Parcel Number(s) Owned: 0909 F-01-019.000

Signature: Wendy L Ray

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

Name of Owner (PRINT) _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

IMPORTANT NOTICE:

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date.** The 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)
   - [x] 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 **11" by 17"** site plan.

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

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

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

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

_____ An **affidavit** stating the request is not in violation of restrictive or protective 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**

Gulfport
MISSISSIPPI

DESIGNATION OF AGENT

I, Kelly Ray Wendy Ray being property owner of 11562 Otto Ave.
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Wayne S. O'Neal 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 petiton.

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

Wendy L Ray KR — 6 Nov 2023
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Kelsey Haarala — Sept. 19, 2025
NOTARY PUBLIC COMMISSION EXPIRATION

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 292886 KELSEY HAARALA Commission Expires Sept. 19, 2025 HARRISON COUNTY

Gulfport
MISSISSIPPI

COVENANT AFFIDAVIT

I, Wendy Ray Kelly Ray (PRINT NAME) being property owner or agent of the property 11562 Otto Ave (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.

x Wendy L Ray KR
SIGNATURE

6 Nov 2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

Kelsey Haarala
NOTARY PUBLIC

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 292886
KELSEY HAARALA
Commission Expires
Sept. 19, 2025
HARRISON COUNTY

Sept. 19, 2025
COMMISSION EXPIRATION

VARIANCE SUBMISSIONS

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

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

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

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

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

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

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

Kelly & Wendy Ray 11/6/2023 Variance Submission
11562 Otto Ave.

1. The circumstances which make our variance necessary is our home entry is facing to the west thus making our entry facing to the side of the home next door instead of our entry to the front to be on Ridge Rd.

2. We purchased this home in its present condition with front incorrectly facing west instead of East on Ridge Rd.

3. The hardship occurs due to the fact an adequate front Porch + Stairs will encroach 5'6" into the 25' F.Y.S. as required, but due to the fact that we are elevated it will not affect the vision on the corner as the main house is 43' from the street.

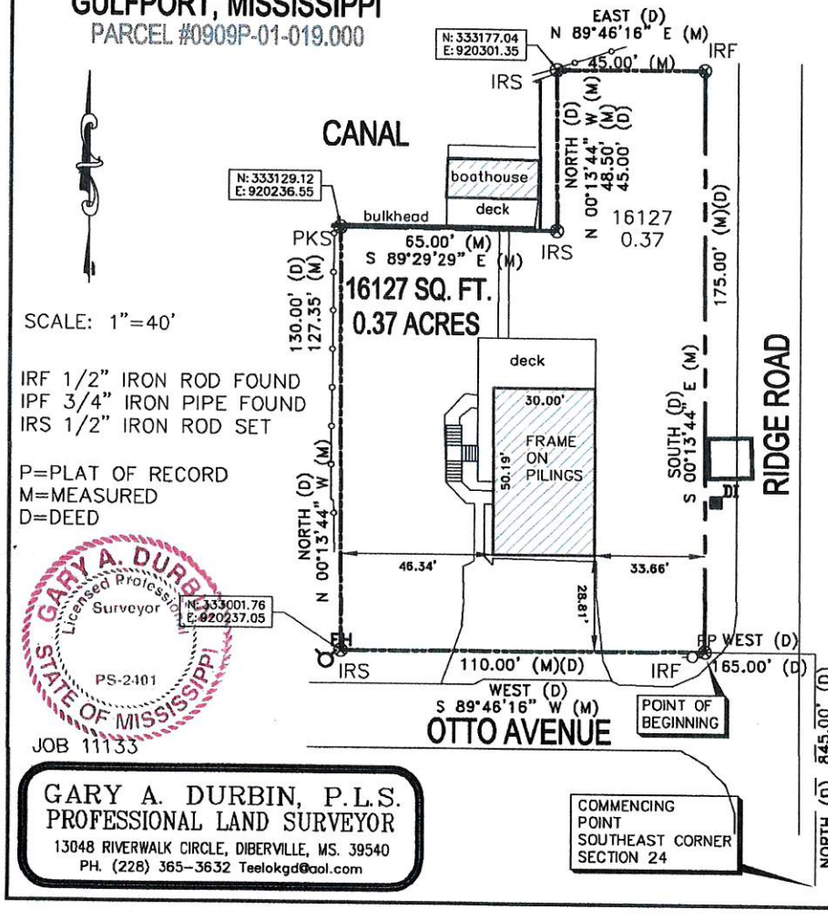
4. The literal interpretation of the 25' provision F.Y.S in this use does not allow us to have the economic return to have the door on the front of your home as the front door is always put on the front of one's home.

5. The granting of this variance will allow us to have what other buildings + structures have in this district thus the 5'6" variance is letting us have what others can already have and not create any hardships on anyone.

6. The variance we are proposing is a special exception of only 5'6" a minimum request as from the house to the street is 43' but the property line is too close for the 25' setback required.

11562 OTTO AVENUE
SECTION 24, T 7 S, R 11 W
GULFPORT, MISSISSIPPI

PARCEL #0909P-01-019.000



GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Teelokgd@aol.com

LEGAL DESCRIPTION
(DB 1301 PG 85)

Beginning at the Southeast corner of Section 24, Township 7 South, Range 11 West, run North along the section line a distance of 845 feet, thence West 165 feet to the Point of Beginning which is the southeast corner of said lot, thence West 110 feet to a point, thence North 130 feet to a point, thence East 110 feet to a point, thence South 130 feet back to the Point of Beginning, said property is located in the SE 1/4 of the SE 1/4 of Section 24, Township 7 South, Range 11 West, Harrison County, Mississippi.

AND ALSO

Beginning at the Southeast corner of Section 24, Township 7 South, Range 11 West, run North along the section line a distance of 975 feet, thence West 165 feet to the Point of Beginning which is the southeast corner of said parcel of land located on the West right of way of Ridge Road, thence West to the East end of a dredged canal, thence North along the East end of said canal 45 feet to a point, thence East to the West right of way of Ridge Road, thence South 45 feet along West right of way of Ridge Road to the Point of Beginning, said property is located in the SE 1/4 of the SE 1/4 of Section 24, Township 7 South, Range 11 West, Harrison County, Mississippi.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

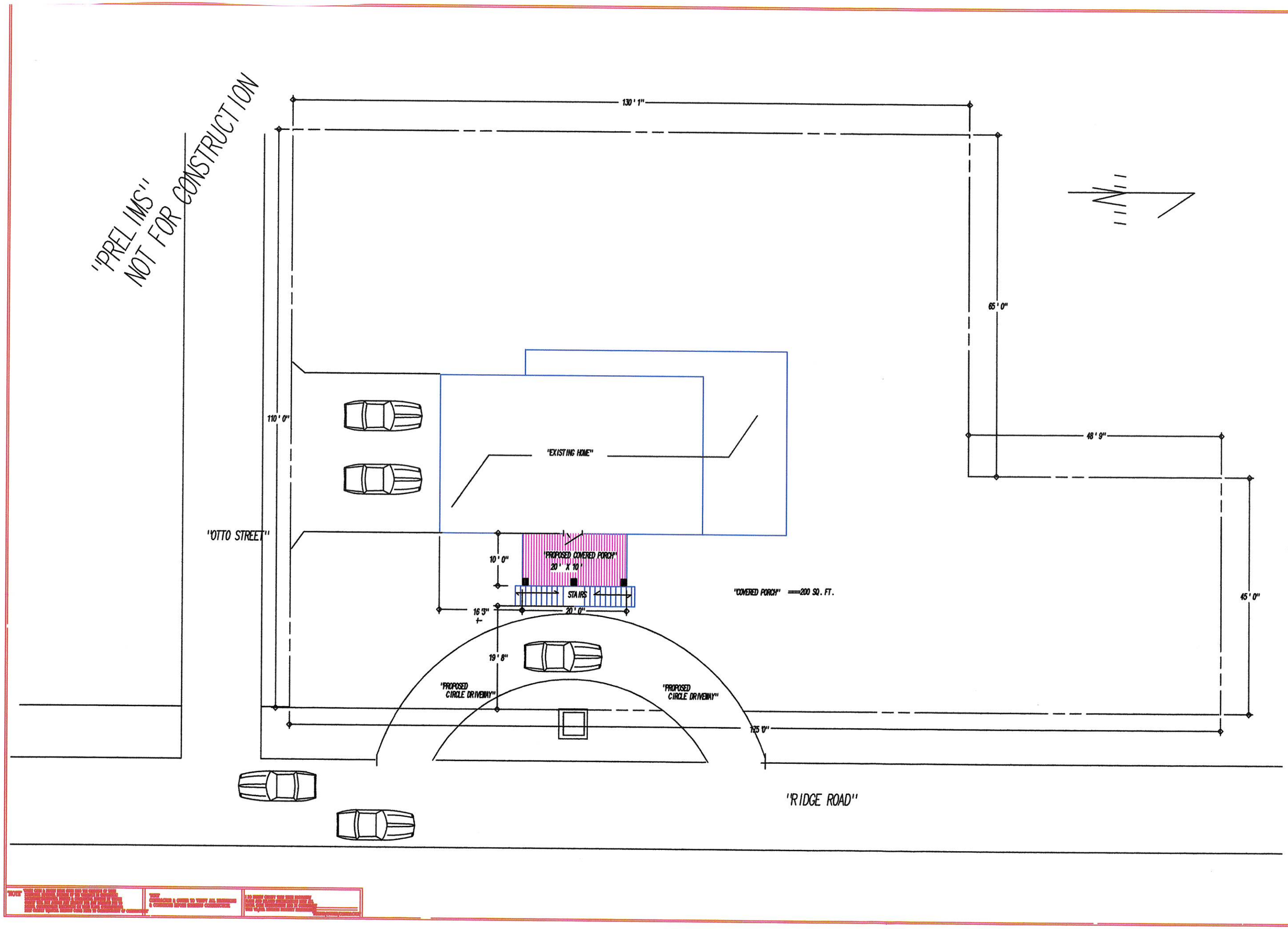
This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the West margin of Rideg Road, NAD 83, MS East Zone, convergence angle −0.130449, scale factor 0.999960.

This property is situated in Zone "AE−15" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C−0266−G, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
April 3, 2023



RESIDENTIAL DESIGNS & COMMERCIAL DIVISION BY "WAYNE O'NEAL" L.L.C.

"BUILDING CONSULTANT"
"HOME/COMMERCIAL DESIGNER"

WITH:
"AFFORDABLE DESIGN SERVICES L.L.C."

ADDRESS: 8070 DANIEL RD.
GULFPORT, MS.
39503
OFFICE: 228-832-0204
FAX: 228-832-0204
CELL: 228-669-0066
EMAIL: RESDESIGNSONE@GMAIL.COM

"KELLY & WNEDY RAY"
11562 OTTO STREET
GULFPORT, MS.

SEAL

SCALE: 1/8"=1' 0"

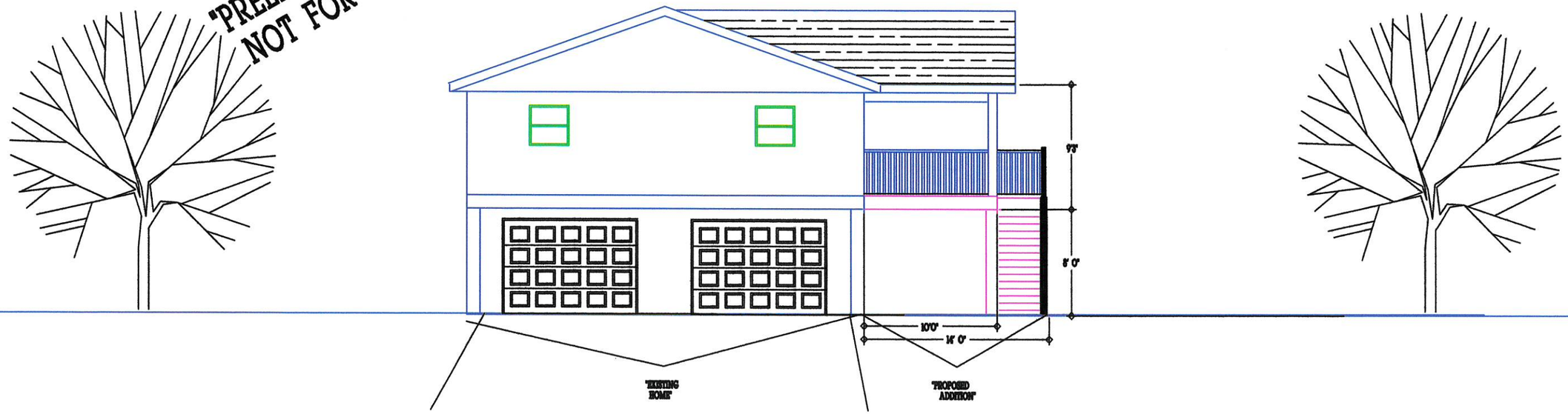
DATE: DAY 2 MONTH NOV. YEAR 2023

APPROVED BY

DRAWING NUMBER
WKP-2SITE.DWG

"SITE PLAN"

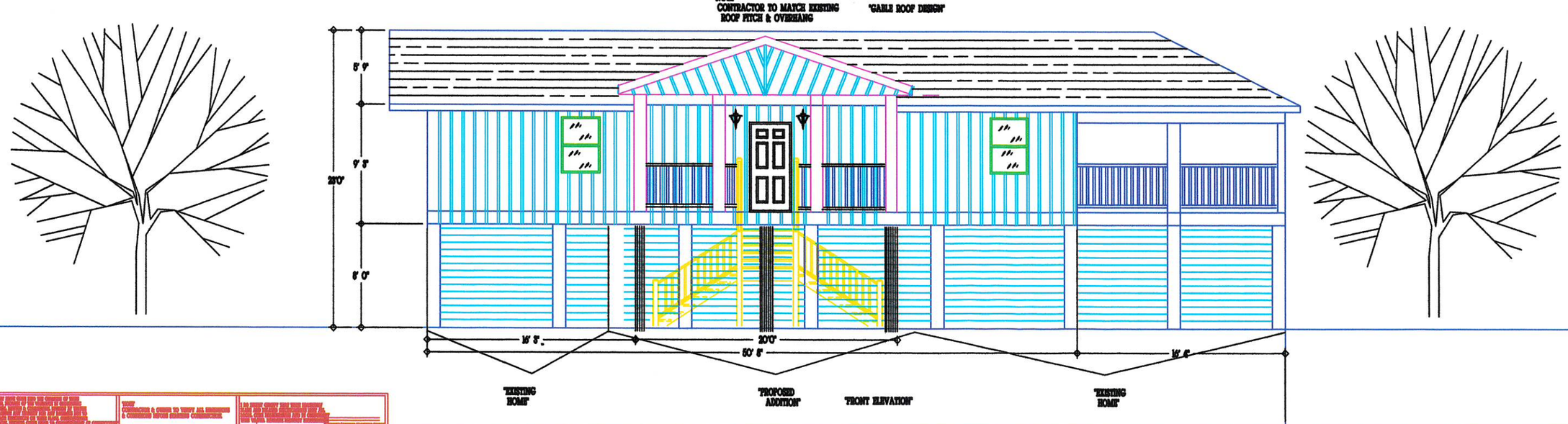
'PRELIMS'
NOT FOR CONSTRUCTION



'SIDE ELEVATION'

'NOTE'
CONTRACTOR TO MATCH EXISTING ROOF PITCH & OVERHANG

'GABLE ROOF DESIGN'



'FRONT ELEVATION'

PAGE

N S

RESIDENTIAL DESIGNS & COMMERCIAL DIVISION BY 'WAYNE O'NEAL' L.L.C.

'BUILDING CONSULTANT 'HOME/COMMERCIAL DESIGNS'

WITH 'AFFORDABLE DESIGN SERVICES' L.L.C.

ADDRESS: 8070 DAHO RD.
GULFPORT, MS
39503
OFFICE: 228-868-0206
FAX: 228-868-0206
CELL: 228-669-0026
EMAIL: WAYNEONEAL@GMAIL.COM

'KELLY & WENDY RAY'
11562 OTTO ST.
GULFPORT, MS.

SCALE: 1/4" =1'0"

DATE: DAY 2 MONTH NOV. YEAR 2020

APPROVED BY

DRAWN BY: WKO-SFRT.DWG

'ELEVATIONS'

Prepared by:
Hornsby Watts, PLLC
1025 Howard Avenue
Biloxi, MS 39530
(228) 207-2990

Return to:
Hornsby Watts, PLLC
1025 Howard Avenue
Biloxi, MS 39530
(228) 207-2990

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I/we (hereinafter "Grantor(s)")

GEORGE R. FIEGENBAUM
Address: 833 E. Pass Rd
Gulfport, MS 39507
Phone: 228.518.0438

do and does hereby grant, bargain, sell, convey and warrant unto (hereinafter Grantee(s)),

KELLY RAY and WENDY RAY
Address: 11562 Otto Ave.
Gulfport, MS 39503
Phone: 228-601-347-4517

certain real property, with all improvements thereon and tenements, hereditaments and appurtenances thereto, located in Harrison County, Mississippi, as joint tenants with full rights of survivorship and not as tenants in common to-wit:

See Exhibit A attached hereto on Page 3

Indexing Instructions: SE 1/4 of the SE 1/4 of Section 24, Township 7 South, Range 11 West, Harrison County, Mississippi.

LESS AND EXCEPT any and all interests in and to the oils, gases and other minerals therein/on/under, which have been reserved/conveyed previously, if any, but conveying the remaining interest therein unto Grantees without warranty of any type.

SUBJECT TO restrictions, conditions, covenants, rights, rights of way and easements, now of record, if any.

TAXES for any prior year shall be paid by Grantor, for the current year shall be pro-rated and for all subsequent years shall be fully assumed by the Grantee.

WITNESS OUR SIGNATURES, this, the 27 day of February A.D., 2023.

GEORGE R. FIEGENBAUM

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 27 day of Feb, 2023, within my jurisdiction, the within named, George R. Fiegenbaum, Grantor, who acknowledged that they executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:
12/26/25

STATE OF MISSISSIPPI
MARK VINCENT WANG
(S E A L)
NOTARY PUBLIC
Harrison County
Commission Expires
December 26, 2025
COMMISSION NUMBER 122451

EXHIBIT "A"

Beginning on the South margin of Easy Street & West margin of Ridge Road, run South 130 feet to the Point of Beginning, thence West 45 feet, thence South 50 feet, thence West 64 feet, thence South 130 feet, thence East 110 feet, thence North 175 feet to the Point of Beginning. Said property is located in the Southeast Quarter of Section 24, Township 7 South, Range 11 West, Harrison County, First Judicial District, Mississippi.

ALSO BEING DESCRIBED IN PREVIOUS DEEDS AS:

Beginning at the Southeast corner of Section 24, Township 7 South, Range 11 West, run North along the Section line a distance of 845 feet, thence West 165 feet to the Point of Beginning, which is the Southeast corner of said lot, thence West 110 feet to a point, thence North 130 feet to a point, thence East 110 feet to a point, thence South 130 feet back to the Point of Beginning. Said property is located in the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 7 South, Range 11 West, Harrison County, Mississippi.

AND ALSO:

Beginning at the Southeast corner of Section 24, Township 7 South, Range 11 West, run North along Section line a distance of 975 feet, thence West 165 feet to the Point of Beginning, which is the Southeast corner of said parcel of land located on the West right-of-way of Ridge Road, thence West to the East end of a dredged canal, thence North along the East end of said canal 45 feet to a point, thence East to West right-of-way of Ridge Road, thence South 45 feet along the West right-of-way of Ridge Road to the Point of Beginning. Said property is located in the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 7 South, Range 11 West, Harrison County, Mississippi.

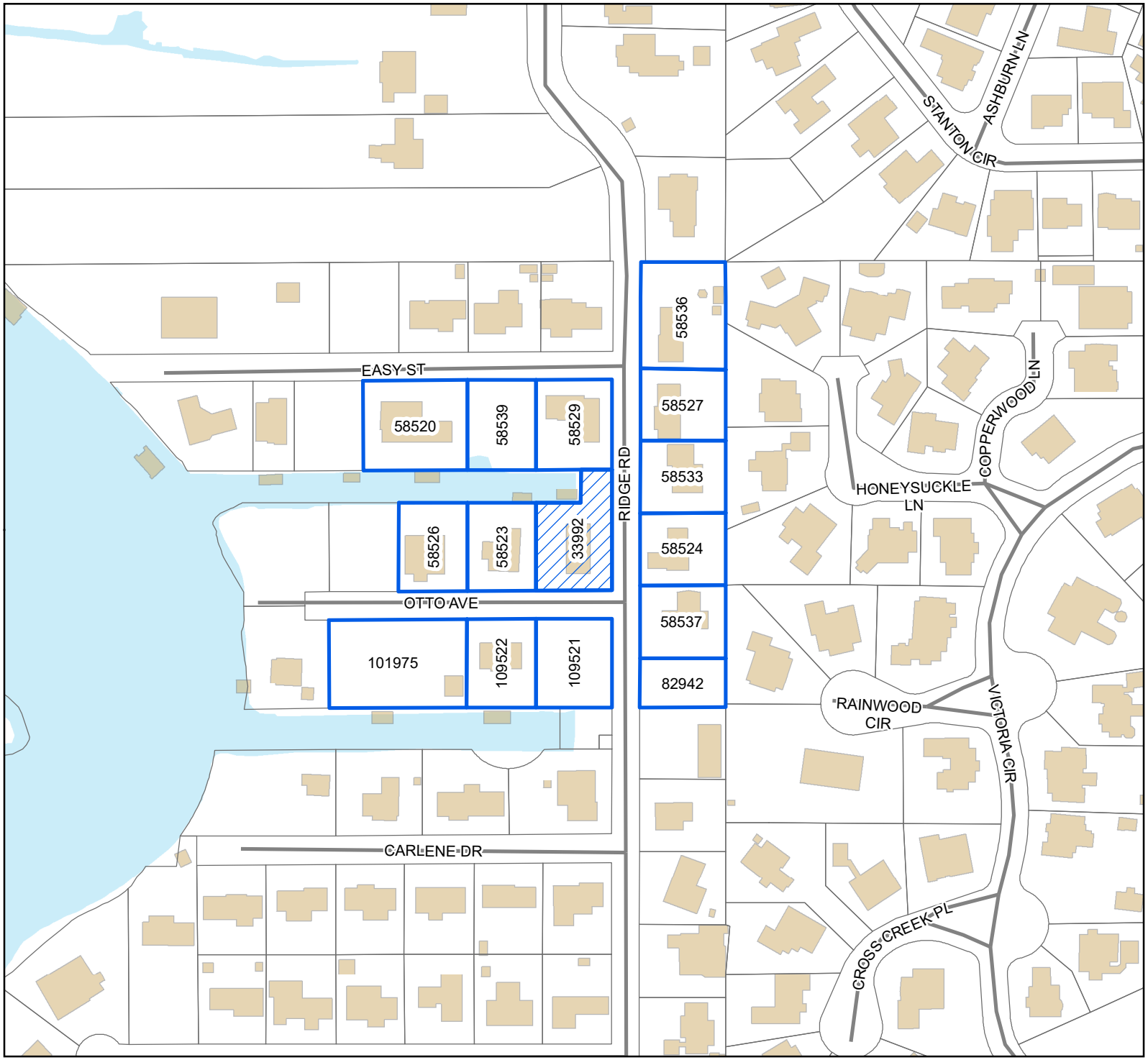
Said parcel being commonly known as 11562 Otto Avenue, Gulfport, MS 39503 (for identification purposes only).

Tax Parcel No. 0909P-01-019.000 (for identification purposes only).

PPIN	Parcel ID	Name	Address	City	State	ZIP
		KELLY AND WENDY RAY (OWNER)	11562 OTTO AVE.	GULFPORT	MS	39503
		RESIDENTIAL DESIGNS BY WAYNE O'NEAL LLC (AGENT)	11070 DAURO RD.	GULFPORT	MS	39503
		Adjacent Property Owners (2312ZB148)				
33992	0909P-01-019.000	FIEGENBAUM GEORGE R	11562 OTTO AVE	GULFPORT	MS	39503
58533	0909P-01-020.000	L DANE RENTALS LLC	11638 BLUFF LANE	GULFPORT	MS	39503
58523	0909P-01-018.000	SCHULTZ RICHARD D	11580 OTTO AVE	GULFPORT	MS	39503
58524	0909P-01-021.000	COTMAN CHRISTY	9088 RIDGE RD	GULFPORT	MS	39507
58539	0909P-01-012.000	REALTY INTERNATIONAL LLC	P O BOX 4246	GULFPORT	MS	39502
58537	0909P-01-022.000	WILSON STEVEN C	9078 RIDGE RD	GULFPORT	MS	39503
109521	0909P-01-024.003	ABRAHAM PROPERTIES 1 LLC	11579 OTTO AVE	GULFPORT	MS	39503
101975	0909P-01-024.002	FIEGENBAUM GEORGE RALPH	11562 OTTO AVE.	GULFPORT	MS	39503
82942	0909P-01-023.000	STOKES MARTHA ANN & JERROLD M	13610 RIVER RD	GULFPORT	MS	39503
58526	0909P-01-017.000	BEASLEY ALLISON LORICE	11592 OTTO AVENUE	GULFPORT	MS	39503
58529	0909P-01-011.000	L & M DAVIS PROPERTIES LLC	9160 RIDGE ROAD	GULFPORT	MS	39503
58520	0909P-01-013.000	ANDERSON MICHAEL D & DAWN M HANSEN	11589 EASY ST	GULFPORT	MS	39503
109522	0909P-01-024.004	PETERSON GREGORY B & SHARON B	11579 OTTO AVE	GULFPORT	MS	39503
58536	0909P-01-009.000	WATSON JARMILA JAROSOVA	9114 RIDGE RD	GULFPORT	MS	39503
58527	0909P-01-010.000	VICK WALTER CLIFTON JR & CATHERINE	2060 BEACH BLVD UNIT 507	BILOXI	MS	39531

2312ZB148

Variance



Legend

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

0 30 60 90

Yards

1 inch = 200 feet

N W E S

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 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:

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Stefani Beard

Sworn to and subscribed before me this 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: **Variance 2312ZB149:**

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB149

Hearing Date: December 21, 2023

Current Zoning/Use: B-4 / Medical Cannabis Dispensary

Legal: Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), 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

Applicant is seeking approval of an additional wall signage where ordinance only allows for one. More specifically, the applicant is seeking approval for additional wall signage on the southern elevation of their building.

(a) Applicant claims that they wish to have their signs above the entrances to their tenant spaces, and that due to the water table being too high to allow for parking and entrance on the north side on the property facing Creosote Road resulting in the entrance facing south. Any claims regarding storm water management and flood elevations are not under jurisdiction of the planning division. Subject site was approved for a Medical Cannabis Dispensary use by Planning Commission under case # 2211PC210.

(b) Applicant does not address this question. Upon staff review, the applicant is allowed by right one wall sign on one of the building elevations were they are requesting for a wall sign in addition to one wall sign they are allowed by right. Therefore, the applicant would have caused their hardship.

(c) Applicant claims that they wish to place the wall signs above the entrances to the tenant spaces, but that the elevation of the water table and the storm water requirements prevent the placing the entrance on the north side abutting public right of way. Water table elevations and storm water requirements are not under the jurisdiction of the planning division.

(d) Applicant states that the current sign ordinance would limit them to placing a sign on the north side of the property, facing Creosote Road. Applicant is correct in their claim, as current sign ordinance only allows for one wall sign, for each occupancy, that faces public right of way without a variance.

(e) Applicant claims that a property north of the interstate that has signage on both the west side facing public right of way and the east side that does not. While this property has a variance for these signs, it is not in the nearby area. However, there are other nearby properties with signs that predate the sign ordinances that do not face the public right of way, and others that have variances for signs not facing public right of way.

(f) This property is zoned B-4, and a Medical Cannabis Dispensary use is allowed per Planning Commission Approval.

EXECUTIVE SUMMARY

Applicant is seeking approval for an additional wall sign that is not facing public right of way for an approved Medical Cannabis Dispensary use. While the six hardship criteria have not been met, and the hardship has been caused by the applicant, there are properties in the immediate area that have signs that have additional wall sign, both via variance and pre-existing, meaning the applicant's request would be in harmony within the immediate area.

Any approval should consider these conditions:

1. Approval allows for an additional wall sign that where only one is allowed by right per ordinance.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/1/2023.

Technical Report

VARIANCE

Public Works:	No conditions. Memo dated 11/30/2023.
Traffic and Safety:	No conditions. Memo dated 11/20/2023.
Building Code Services:	No conditions. Memo dated 11/20/2023.
GIS:	No conditions. Memo dated 11/21/2023.
Police Department:	No comment as of 12/1/2023.
Fire Department:	No conditions. Memo dated 11/20/2023.
City Arborist:	No conditions. Memo dated 11/17/2023.

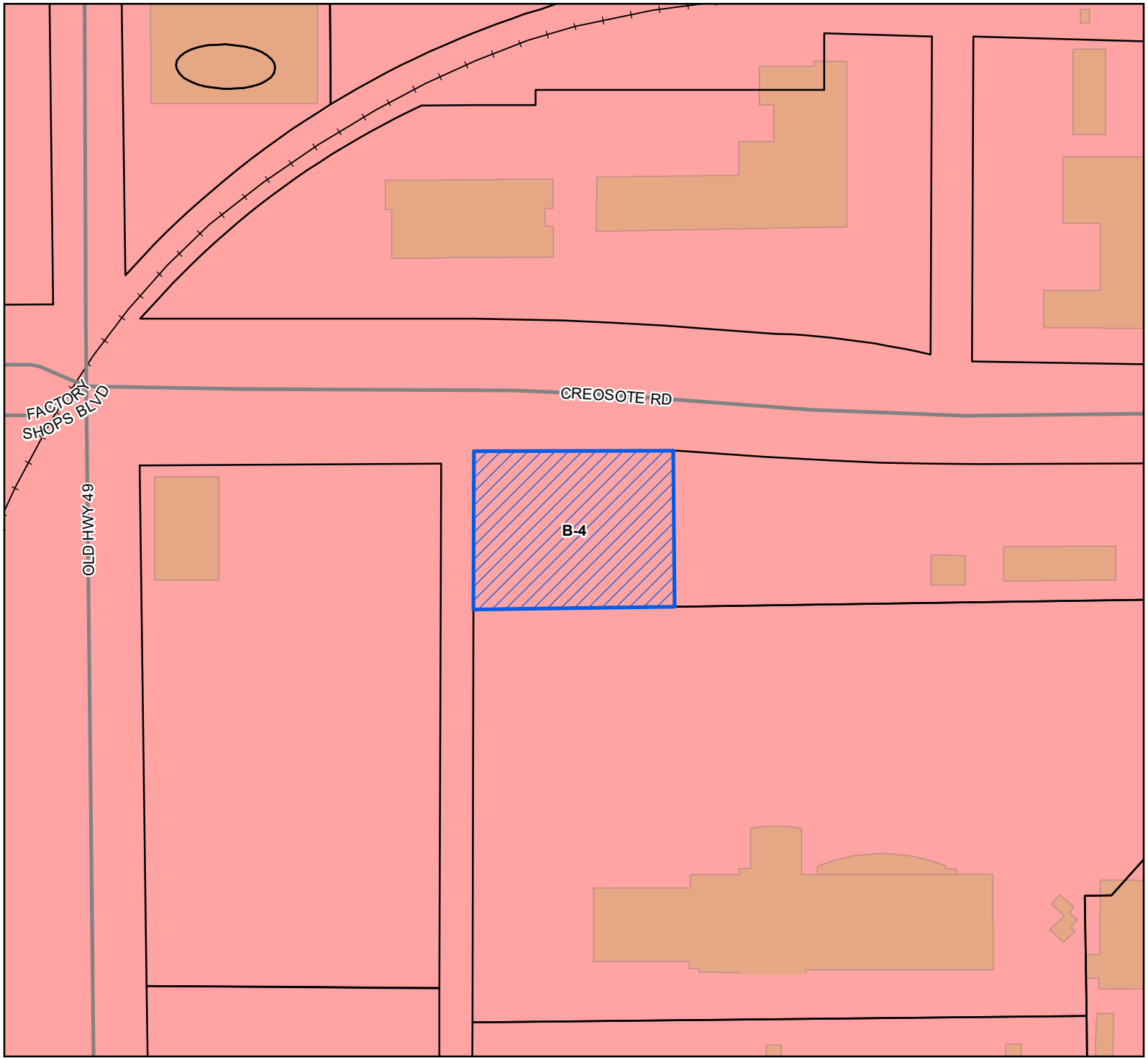
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB149

Variance



Site
Street
Railroad
Parcels
Buildings

Zoning

B-4 - Highway Business District

Site Information

0809K-02-002.001
Zoning:B-4 (Highway Business)
Size: 16522.95 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

N
W E
S

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
23122B149

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

0809K-02-002.001	

Property Address:
15223 CREOSOTE ROAD

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request: ADD SECONDARY SIGN ON SOUTH SIDE OF BUILDING WHERE CONSUMERS ENTER TENANT SPACE.

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:

SHULAR MISSISSIPPI HOLDINGS, LLC
Printed Name of Owner

9475 Hwy 49
Mailing Address

GULFPORT MS 39503
City State Zip Code

228 868 1888
Home Phone Work/Cell Phone

SSURGINER@SHULAR.COM.
Email

Signature of Owner

AGENT:

ADDISON RIEMANN
Printed Name of Agent

520 CHAMPLIN ST
Mailing Address

GULFPORT MS 39507
City State Zip Code

228 297 5067
Home Phone Work/Cell Phone

ADDISONRIEMANN@GMAIL.COM
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: _____

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)
   - [x] Variance (See page 8)

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

Submission Requirements:

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

AR **Site plan.** Please note that approval of your request, in part, is based on your **11" by 17"** site plan.

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

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

AR 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.**

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

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

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

Gulfport
MISSISSIPPI

DESIGNATION OF AGENT

I, SHULAR MISSISSIPPI HOLDINGS LLC. being property owner of 15223 CREOSOTE RD, GULFPORT
PRINT NAME — PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize ADDISON RIEMANN 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 petiton.

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

SIGNATURE — 11-8-2023 DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of November, 20 23

NOTARY PUBLIC — 11-8-2025 COMMISSION EXPIRATION

STATE OF MISSISSIPPI
SUGAR LEE SURGINER
NOTARY PUBLIC
Harrison County
Commission Expires
November 8, 2025
COMMISSION NUMBER 122068

COVENANT AFFIDAVIT

I, SHULAR MISSISSIPPI HOLDINGS LLC being property owner or agent of the property 15223 CREOSOTE RD, GULFPORT
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

11-7-2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of November, 20 23

NOTARY PUBLIC

11-8-2025
COMMISSION EXPIRATION

STATE OF MISSISSIPPI
SUGAR LEE SURGINER
NOTARY PUBLIC
Harrison County
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November 8, 2025
COMMISSION NUMBER 122068

Michael Watson
SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Shular Mississippi Holdings, L.L.C.	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1305139
Status:	Good Standing
Effective Date:	09/27/2021
State of Incorporation:	Mississippi
Principal Office Address:	9475 Hwy 49 Gulfport, MS 39503

Registered Agent

Name

Michael L. Shular
9475 Hwy 49
Gulfport, MS 39503

Officers & Directors

Name	Title
Barbara Frierson 759 Howard Avenue Biloxi, MS 39530	Organizer
Michael L Shular 9475 Hwy 49 Gulfport, MS 39503	Manager

VARIANCE SUBMISSIONS

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

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

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

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

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

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

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

Variance Submission

Originally, we planned to have parking and the entrance to the building on the north side facing Creosote Road. However, during the planning process, it was determined that we could NOT have parking and entrance to the building on the north side facing Creosote Road due to the water table being too high which wouldn't allow for under parking storm water management. As such, the entrance to this building is on the south side facing Holiday Inn.

Although we tried and wanted to have parking and entrance on north side, it was not feasible due to water table.

Since the building faces Creosote Road, but people will enter from the south side, we feel the strong need for a sign on the south facing wall so that consumers know where to enter each tenant space as desired. Please note, there are two tenant spaces for this building. Each tenant should have a sign on the north side and south side of the building, respectively.

There are no other properties on Creosote Road where the building is close to Creosote Road, requiring customers to enter from the south side.

Granting this variance will not have any impact on property owners near our location as all property has been developed where consumers enter those businesses from the main road, Creosote.

The current signage ordnance would only allow us to place a sign on the north side of the building facing Creosote Road. It's only logical to also have a sign on the south side marking the entrances to each tenant space. The proposed sign we are looking at hanging is 24" x 144" or 24 square feet. Per the signage ordnance each tenant in this building would be allow 90 sq feet of signage. With two signs we would be at 48 sq feet which is well below the 90 sq foot threshold.

Please note a property that has set precedence with a signage on the East and West sides of the building is the retail shopping mall a little north on Highway 49 that houses, Hibachi Ninja and Rollin Creamery, Crumble Cookies, UPS Store, and Quiznos to name a few. Customers enter from the West but all of these businesses have a sign on the back or East side of their building as well.

This proposed variance would be by special exemption.

NORTH SIDE OF BUILDING

NOTE: ALL 4 SIDES OF BUILDING LOOK THE SAME.

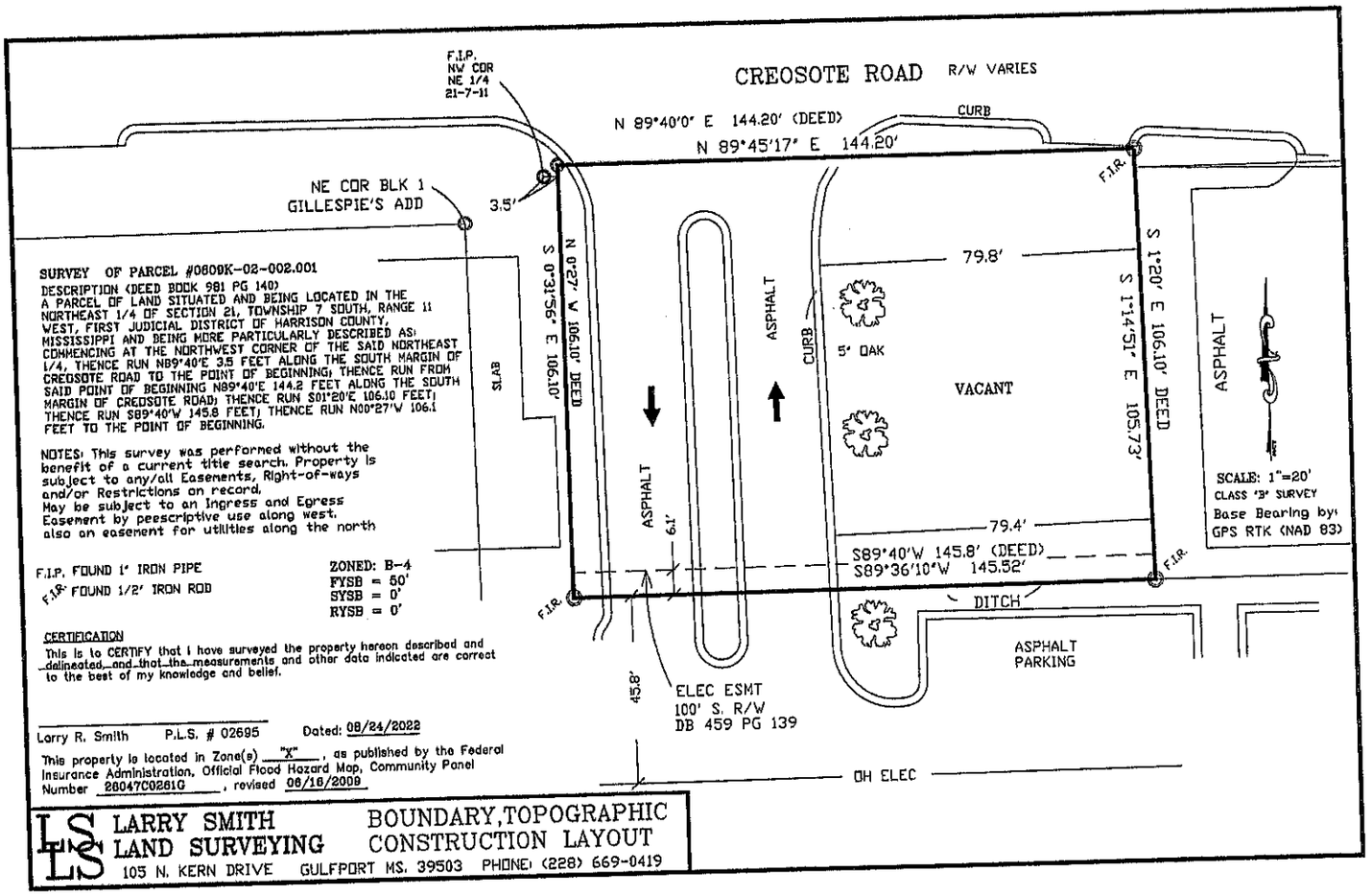
FK ARCHITECTURE

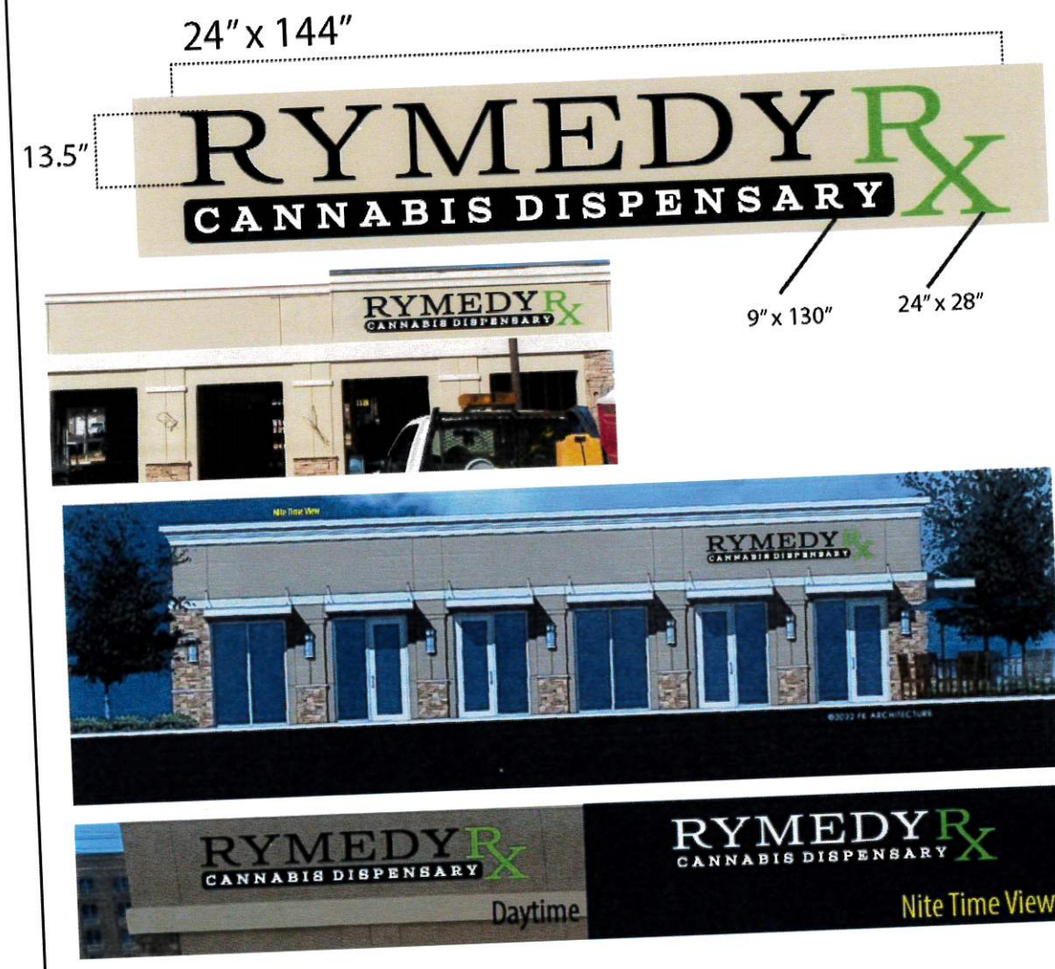
DISPENSARY CONCEPT ELEVATION
NOVEMBER 16, 2022
PROJECT NO: 0000

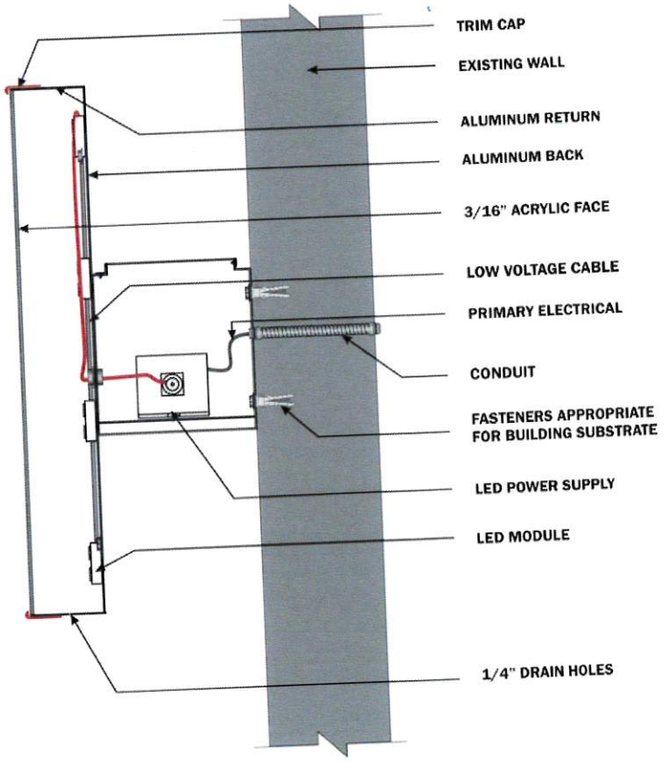
SHULAR DISPENSARY
GULFPORT, MS

© 2021 FUGLEBERG KOCH 2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 TEL: 407-629-0595 FAX: 407-628-1057 AA26002103 WWW.FUGLEBERGKOCH.COM

0809K -02.002.001







Standard Face Lit -
LED Illuminated w/ Raceway

SHAW SIGNS INC.
SIGNING UP THE COAST

Cost: LED Channel Letters on Raceway **$5630 each**
Sandblasted 3D Dimensional Letters **$1800**
1 year warranty
Total: $13,060 Deposit $7000 or PIF $12,650
45 day turnaround

CREOSOTE ROAD
SITE DEVELOPMENT PLANS

TAX PARCEL ID 0809K-02-002.001
GULFPORT, MISSISSIPPI
JANUARY 2023

PREPARED FOR
SHULAR MISSISSIPPI HOLDINGS, LLC
9475 HIGHWAY 49
GULFPORT, MISSISSIPPI 39503

SHEET INDEX

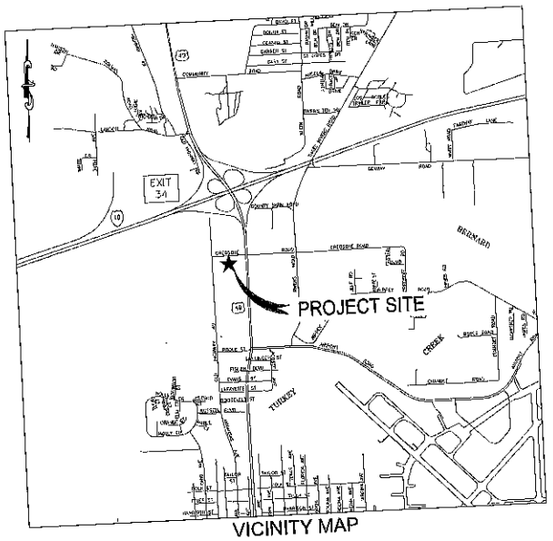
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS
C4	SITE PLAN
C5	GRADING AND DRAINAGE PLAN
C5.1	GRADING PLAN AND PROFILE
C6	UTILITY PLAN
C7	GEOMETRIC PLAN
C8	EROSION CONTROL PLAN
C9	UTILITY DETAILS
C10	DETENTION DETAILS
C11	CIVIL DETAILS
C12	CIVIL DETAILS

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY IS SHOWN ON FEMA FIRM MAP NO. 28047C02691G DATED 06/16/2009. THIS SITE IS SHOWN TO BE IN FLOOD ZONE "X".

UTILITY WARNING

THE ENGINEER AND SURVEYOR MAKE NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE ENGINEER AND SURVEYOR MAKE NO WARRANTY THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED IN THESE PLANS. CONTRACTOR IS TO HAVE ALL UNDERGROUND UTILITIES FIELD MARKED PRIOR TO EXCAVATION CALL MS-811.



VICINITY MAP

PROPERTY INFORMATION:

MUNICIPALITY	CITY OF GULFPORT
PARCEL ID:	0809K-02-002.001
TOTAL ACREAGE	0.35 AC
ZONING	B-4
BUILDING SETBACKS	FRONT: 50'
	SIDE: 0'
	REAR: 0'

OVERSTREET & ASSOCIATES
CONSULTING ENGINEERS
161 Lameuse St., Suite 203 Biloxi, MS 39530 228-967-7137
1025 Stanton Road, Suite B Daphne, AL 36526 251-444-7150

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN: BJP 11/02/2022
CHECKED:
DETAILED:
CHECKED:

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

COVER SHEET

SHEET NUMBER C1

1253 CREOSOTE ROAD_2023.04.20

UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL NOTIFY OVERSTREET & ASSOCIATES CONSTRUCTION PROJECT REPRESENTATIVE AND LOCAL JURISDICTIONAL INSPECTOR 48 HOURS BEFORE THE BEGINNING OF EACH PHASE OF CONSTRUCTION.

2. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.

3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS HE DISCOVERS IN THE PLAN.

4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.

5. THE CONTRACTOR IS REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS ARE NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS, HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. CONTRACTOR TO CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE.

7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING AND COMPACTED SUBGRADE.

8. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES.

9. FIRE HYDRANT AND WATER MAINS TO BE INSTALLED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY HIS EQUIPMENT TO EXISTING UTILITIES, CROSS-DRAIN PIPES AND HEADWALLS.

11. ALL WATER & SANITARY SEWER CONSTRUCTION METHODS & MATERIALS SHALL CONFORM TO THE CITY OF GULFPORT STANDARD SPECIFICATIONS.

12. UNLESS DUCTILE IRON PIPE IS USED, MINIMUM COVER FOR SANITARY SEWER SHALL BE THREE(3) FEET.

13. ALL MANHOLES WITHIN THE 100-YEAR FLOOD PLAIN SHALL BE CONSTRUCTED THREE(3) FEET ABOVE GRADE.

14. NEOPRENE COUPLINGS WITH STAINLESS STEEL BAND AND SHEAR RINGS ARE REQUIRED FOR JOINING DIFFERENT TYPES OF SANITARY SEWER PIPES.

15. THE CONTRACTOR SHALL EXCAVATE FOR NEW SEWER TO ELEVATIONS SHOWN ON PLANS. THE CONTRACTOR SHALL TAKE EVERY NECESSARY PRECAUTION TO PROTECT EXISTING SEWER DURING CONSTRUCTION OPERATIONS. ALL EXCAVATION, SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

16. THE CONTRACTOR SHALL EXPLORE AHEAD 200 FEET SO ADJUSTMENTS CAN BE MADE IN THE ALIGNMENT OF THE PIPE IN CASE OF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES, UTILITIES AND PIPING. ANY CONFLICTS EXPERIENCED DUE TO NEGLECT OF THIS PROVISION SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

17. ALL EXCESS MATERIAL FROM EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING PIPE FROM FLOATING. IF PIPE FLOATS DURING CONSTRUCTION, THE CONTRACTOR SHALL RELAY PIPE TO GRADE AT HIS EXPENSE.

19. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF SANITARY SEWER FOR CONNECTION TO EXISTING OR PROPOSED SEWER SYSTEM.

20. THE WATER SYSTEM IN THE PUBLIC RIGHT-OF-WAY WILL BECOME THE PROPERTY OF THE LOCAL UTILITIES BOARD UPON COMPLETION ONLY AFTER ACCEPTANCE BY THE CITY OF GULFPORT.

21. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHED AND WET AREAS. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.

22. NATURAL GAS REQUIREMENTS SHALL BE PROVIDED TO THE UTILITIES DEPARTMENT ONE(1) MONTH PRIOR TO SERVICE REQUEST.

23. ALL TRAFFIC PLANS SHALL BE COORDINATED WITH THE CITY OF GULFPORT.

24. ALL PROPERTY LINE MARKERS (IRON PINS, CONCRETE MONUMENTS, ETC.) DESTROYED DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR. THE CONTRACTOR SHALL EMPLOY A LAND SURVEYOR REGISTERED IN THE STATE OF MISSISSIPPI TO RESET PROPERTY MARKERS. THE COST FOR THIS WORK SHALL BE INCLUDED IN OTHER ITEMS OF WORK.

SITE NOTES

1. ALL CONCRETE SHALL BE MDOT CLASS B, 3,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH WITH A MAXIMUM SLUMP OF 4" UNLESS NOTED OTHERWISE. ALL EXPOSED CONCRETE TO HAVE A FINE BROOM FINISH.

2. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER OR TENANT.

3. ALL DIMENSIONS ARE FACE OF CURB AND FACE OF BUILDING OR AS NOTED.

4. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY PER MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART VI, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

5. NO SEPARATE PAY ITEM FOR REMOVAL OF ASPHALT, CONCRETE, PIPE, INLETS, ETC. WORK TO BE CONSIDERED A SUBSIDIARY ITEM OF CLEARING AND GRUBBING.

6. ALL NEW CONCRETE WORK – SIDEWALKS, CURBING, DRIVEWAYS – TO MATCH EXISTING WHERE THEY JOIN.

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.

3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.

5. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER WILL BE REQUIRED BY THE LOCAL JURISDICTIONAL INSPECTOR.

7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 3.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL, UNLESS OTHERWISE SHOWN ON THE PLANS.

8. PROPOSED CONTOUR INTERVALS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADES.

9. THE CONTRACTOR WILL INSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.

10. EXCESS EARTH CUT MATERIAL, IF ANY, SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED TO BE PLACED ON SITE BY THE OWNER.

11. ALL STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.

12. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL FRAME AND COVER FOR ACCESS.

13. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

14. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.

* ANY DAMAGE TO EXISTING SIDEWALK, CURBING, OR DRAINAGE FACILITIES DURING CONSTRUCTION SHALL BE REPLACED/REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

** ANY SAW CUTTING OF RIGID OR FLEXIBLE PAVEMENT TO ALL TIE INS SHALL BE A SUBSIDIARY OF ITEM 206-C ASPHALT REMOVAL.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL DRAINAGE SWALES MUST BE GRASSED AND RIP-RAP MUST BE PLACED AS SHOWN TO CONTROL EROSION.

2. SILT FENCE MUST MEET THE REQUIREMENTS OF LOCAL JURISDICTIONAL AGENCY, SAID REQUIREMENTS AS SHOWN BY THESE PLANS.

3. DISTURBED AREAS SHALL BE VEGETATED AFTER CONSTRUCTION.

4. ADDITIONAL EROSION CONTROL MEASURES OR SILT BARRIERS TO BE PLACED AS SHOWN AND/OR DIRECTED BY THE PROJECT ENGINEER AND/OR LOCAL JURISDICTIONAL INSPECTOR.

5. WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE:

   A. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOIL DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC., FROM THE DRAINAGE AREA SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.

   B. THE CONTRACTOR HEREBY AGREES TO STOP ALL WORK AND RESTORE THESE AREAS IMMEDIATELY UPON NOTIFICATION BY THE LOCAL JURISDICTIONAL INSPECTOR AND/OR PROFESSIONAL ENGINEER.

6. FOR ALL CONSTRUCTION ALONG AND/OR ACROSS WATERWAYS, BANK PROTECTION AND STABILIZATION SHALL BE REQUIRED AS PER LOCAL JURISDICTIONAL EROSION LAWS,

7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED. CONSTRUCTION ENTRANCE PADS SHALL BE INSTALLED BY THE CONTRACTOR AT CONSTRUCTION ACCESS POINTS PRIOR TO LAND DISTURBANCE AND SHALL BE MAINTAINED FOR DURATION OF THE PROJECT.

8. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.

9. CONSTRUCT SILT FENCE ALONG THE DOWNSTREAM SIDE OF ALL PROPOSED FILL CONSTRUCTION.

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

11. 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 OR LOCAL JURISDICTIONAL INSPECTOR. CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

12. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE DETENTION POND, SILT SHALL BE REMOVED WHEN A DEPTH OF 18" HAS ACCUMULATED AT THE WEIR.

13. ALL EASEMENTS DISTURBED MUST BE DRESSED AND GRASSED TO CONTROL EROSION IN ACCORDANCE WITH EASEMENT PLATS PRIOR ACCEPTANCE.

14. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.

15. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

16. TREE PROTECTION AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

17. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER AND DETENTION FACILITIES ARE CONSTRUCTED.

18. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

19. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS POSSIBLE.

20. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.

21. GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH GRASS IN KIND. IN AREAS OF INDECIPHERABLE GRASSES-USE CENTIPEDE.

22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL DEVICES TO ENSURE THEIR FUNCTION AT ALL TIMES.

23. LENGTH OF RIP RAP AREA SHALL BE 6(SIX) TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE THREE(3) TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO(2) TIMES THE DIAMETER AT THE DOWNSTREAM END.

24. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE DETENTION POND UPON PROJECT COMPLETION.

25. CONTRACTOR SHALL TAKE MEASURES TO KEEP SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADS AND SHALL PROMPTLY CLEAN UP ANY SEDIMENT TRACKED ONTO PUBLIC ROADS.

26. CONTRACTOR SHALL PROTECT EXISTING STORM DRAIN INLETS FROM SEDIMENT.

NOTE: THE NOTES HEREIN SHALL NOT SUPERCEDE THOSE ON OTHER DRAWINGS.

DRAWING LOCATION	docs\1253 Shular - Creosote Rd Dispensary\50 DRAFTING\B-SHEETS 1253-02-General Notes.dwg
PROJECT	1253
DATE	11/23/2022

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN	JHP	11/1/2022
CHECKED		
DETAILED		
CHECKED		

OA

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

GENERAL NOTES

F. JASON OVERSTREET · LICENSED PROFESSIONAL ENGINEER · 18601 · STATE OF MISSISSIPPI

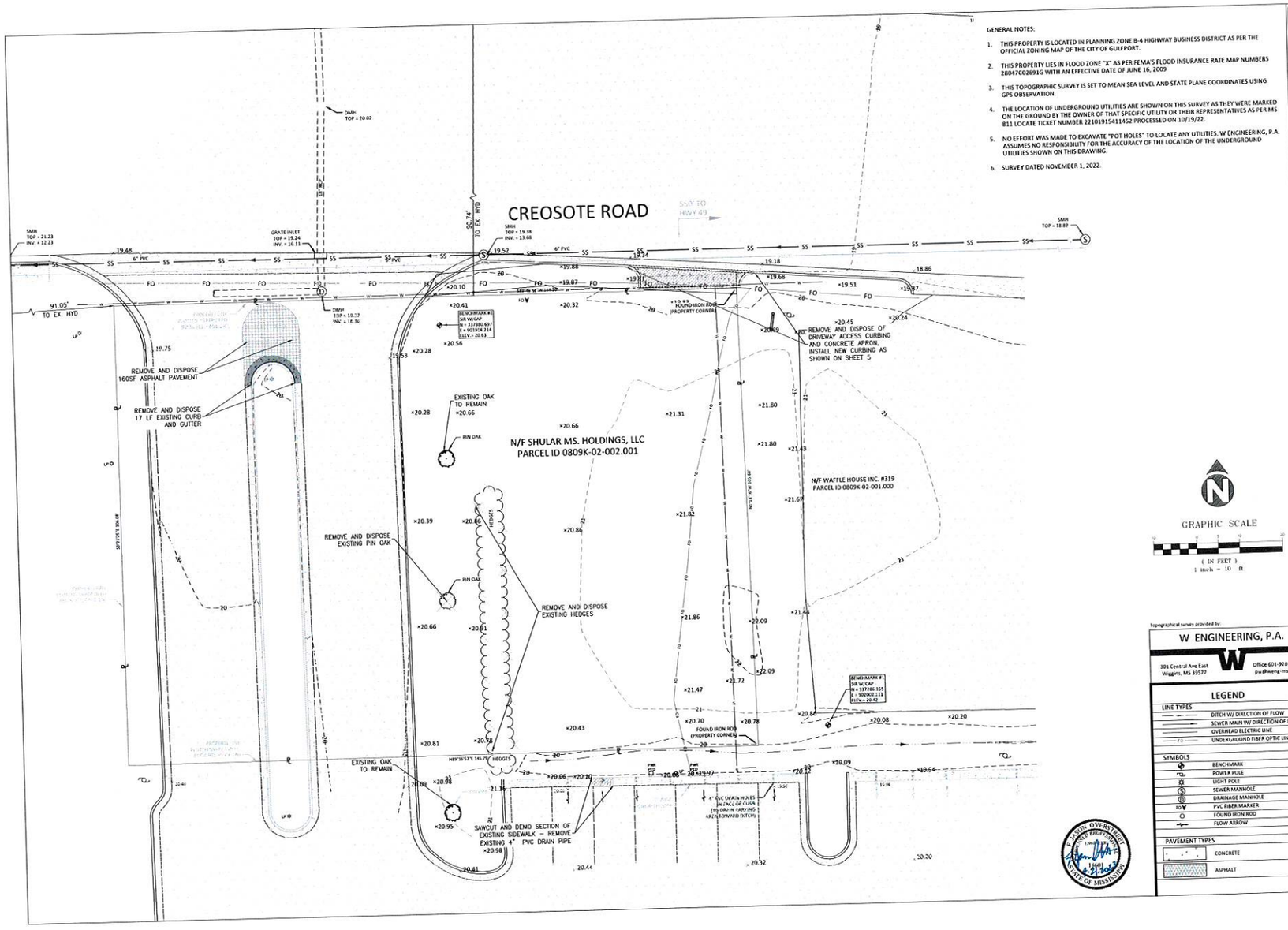
SHEET NUMBER C2

File: C:\Users\Mike\OA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\50 DRAFTING\B-SHEETS\1253-02-General Notes.dwg User Name: Mike Date: 4/20/2023 4:36 PM

1253 CREOSOTE ROAD 2023.04.20

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN PLANNING ZONE B-4 HIGHWAY BUSINESS DISTRICT AS PER THE OFFICIAL ZONING MAP OF THE CITY OF GULFPORT.
2. THIS PROPERTY LIES IN FLOOD ZONE "X" AS PER FEMA'S FLOOD INSURANCE RATE MAP NUMBERS 28047C0269G WITH AN EFFECTIVE DATE OF JUNE 16, 2009
3. THIS TOPOGRAPHIC SURVEY IS SET TO MEAN SEA LEVEL AND STATE PLANE COORDINATES USING GPS OBSERVATION.
4. THE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY AS THEY WERE MARKED ON THE GROUND BY THE OWNER OF THAT SPECIFIC UTILITY OR THEIR REPRESENTATIVES AS PER MS 811 LOCATE TICKET NUMBER 22101915411452 PROCESSED ON 10/19/22.
5. NO EFFORT WAS MADE TO EXCAVATE "POT HOLES" TO LOCATE ANY UTILITIES. W ENGINEERING, P.A. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING.
6. SURVEY DATED NOVEMBER 1, 2022.



Topographical survey provided by:

W ENGINEERING, P.A.

301 Central Ave East
Wiggins, MS 39577

Office 601-928-5981
pw@weng-ms.com

LEGEND

LINE TYPES
- DITCH W/ DIRECTION OF FLOW
- SEWER MAIN W/ DIRECTION OF FLOW
- OVERHEAD ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE

SYMBOLS
- BENCHMARK
- POWER POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- PVC FIBER MARKER
- FOUND IRON ROD
- FLOW ARROW

PAVEMENT TYPES
- CONCRETE
- ASPHALT

PAUL JASON OVERSTREET
LICENSED PROFESSIONAL ENGINEER
No. 18901
STATE OF MISSISSIPPI

DRAWING LOCATION	0:\ACT\253 Shular - Creosote Rd Dispensary\00 DRAFTING\B-SHEETS\1253-03-Existing Conditions.dwg
PROJECT	1253
DATE	11/23/2022

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN	JHP	11/7/2022
CHECKED		
DETAILED		
CHECKED		

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

EXISTING CONDITIONS

SHEET NUMBER C3

File: C:\Users\Mike\OA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\00 DRAFTING\B-SHEETS\1253-03-Existing Conditions.dwg User Name: Mike Date: 4/25/2023 4:37 PM

SITE DATA	
TOTAL LOT AREA	15,299.62 SQ. FT. = 0.351 AC
PARCEL NUMBER	0809K-02-002.001
OWNER INFORMATION	SHULAR HARRISON HOLDINGS 8475 HWY 49 GULFPORT, MS 39503
NUMBER OF BUILDINGS	1
TOTAL BUILDING SQ. FT.	3,000
BUILDING COVERAGE	19.6%
BUILDING HEIGHT	TBD
TOTAL PARKING REQUIRED	3000 SF/(1/300 SF) = 10 SPACES
TOTAL PARKING PROVIDED	16
LANDSCAPED AREA REQUIRED (10%)	1529.96 SQ. FT.
LANDSCAPED AREA PROVIDED (32.83%)	5023.60 SQ. FT.
TOTAL UNITS	1
DENSITY	2.85 UNITS/ACRE
PROPERTY USE	COMMERCIAL
CURRENT ZONING	B4

SETBACKS	
FRONT	50 FEET
SIDE	0 FEET
REAR	0 FEET

UTILITY PROVIDERS	
WATER	CITY OF GULFPORT
SEWER	CITY OF GULFPORT
ELECTRICITY	MISSISSIPPI POWER
GAS	CENTERPOINT ENERGY
TELECOMMUNICATIONS	AT&T
GARBAGE	CITY OF GULFPORT

SITE AREA TABLE	
TOTAL SITE AREA	0.351 ACRES
PRE-DEV IMPERVIOUS AREA	5,474.44 SQ. FT.
PRE-DEV PERVIOUS AREA	9,825.48 SQ.FT.
POST-DEV IMPERVIOUS AREA	10,276.02 SQ.FT.
POST-DEV PERVIOUS AREA	5023.60 SQ.FT.
NET INCREASE IN IMPERVIOUS AREA	4801.58 SQ.FT.

NOTES:

1.) Zoning: B4
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

2.) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 – NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on May 18, 2020.

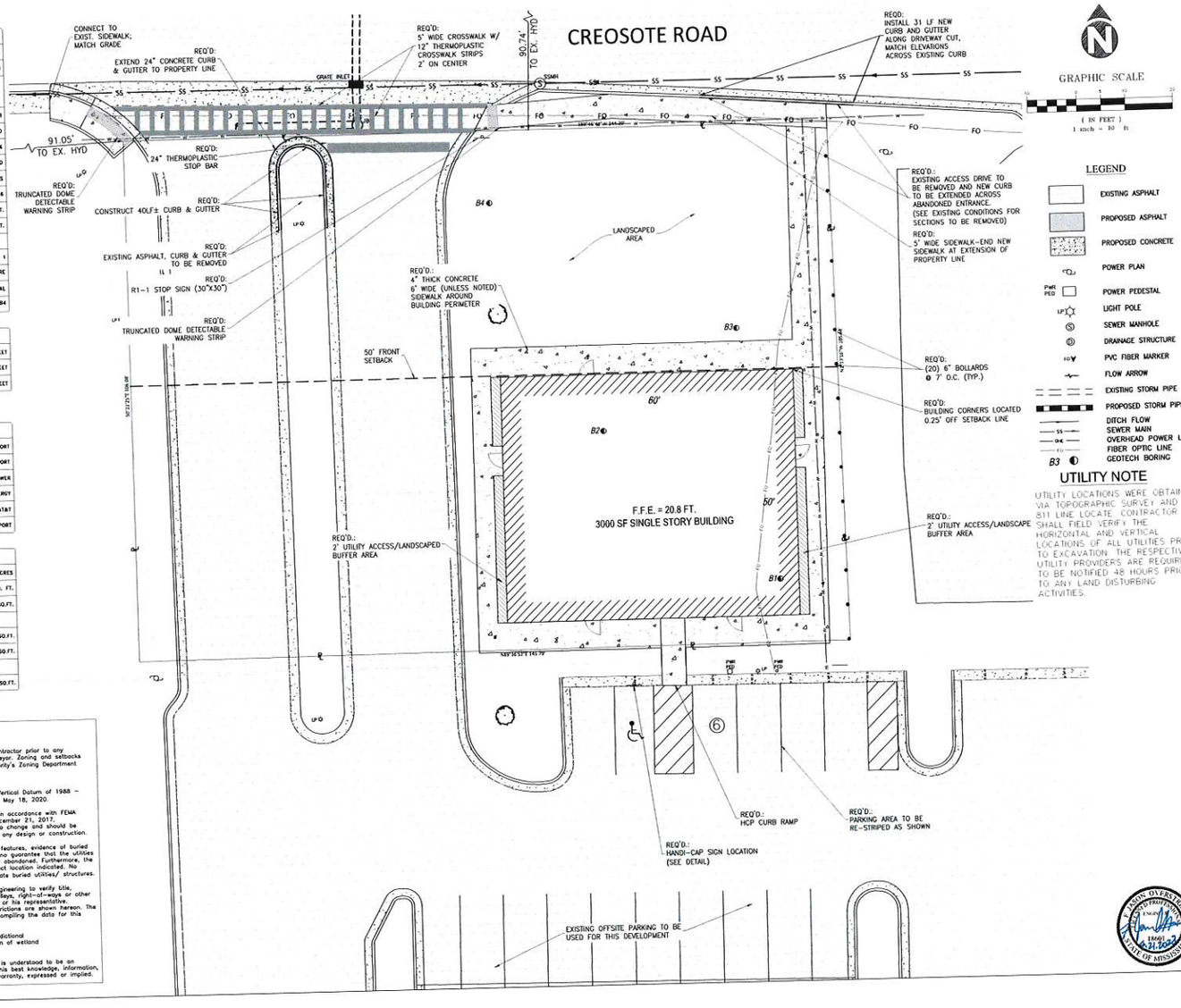
3.) Flood Note: The property hereon is not located in a Flood Zone in accordance with FEMA Flood Insurance Rate Map Panel Number 28047C0262H, dated December 21, 2017, for Harrison County, Mississippi. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

4.) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/ structures.

5.) No attempt has been made by Overstreet & Associates or W Engineering to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client of his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

6.) W Engineering has not and does not provide Delineation of Jurisdictional Wetlands. W Engineering did not receive nor research the location of wetland areas as delineated by the appropriate authorities.

7.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.



UTILITY NOTE

UTILITY LOCATIONS WERE OBTAINED VIA TOPOGRAPHIC SURVEY AND MS 811 LINE LOCATE. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION. THE RESPECTIVE UTILITY PROVIDERS ARE REQUIRED TO BE NOTIFIED 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN: JHP 11/1/2022
CHECKED:
DETAILED:
CHECKED:

DRAWING LOCATION: drive17/253 Shular - Creosote Rd Dispensary/00 DRAFTING/B-SHEETS/1253-Site Plan.dwg
PROJECT: 1253
DATE: 11/23/2022

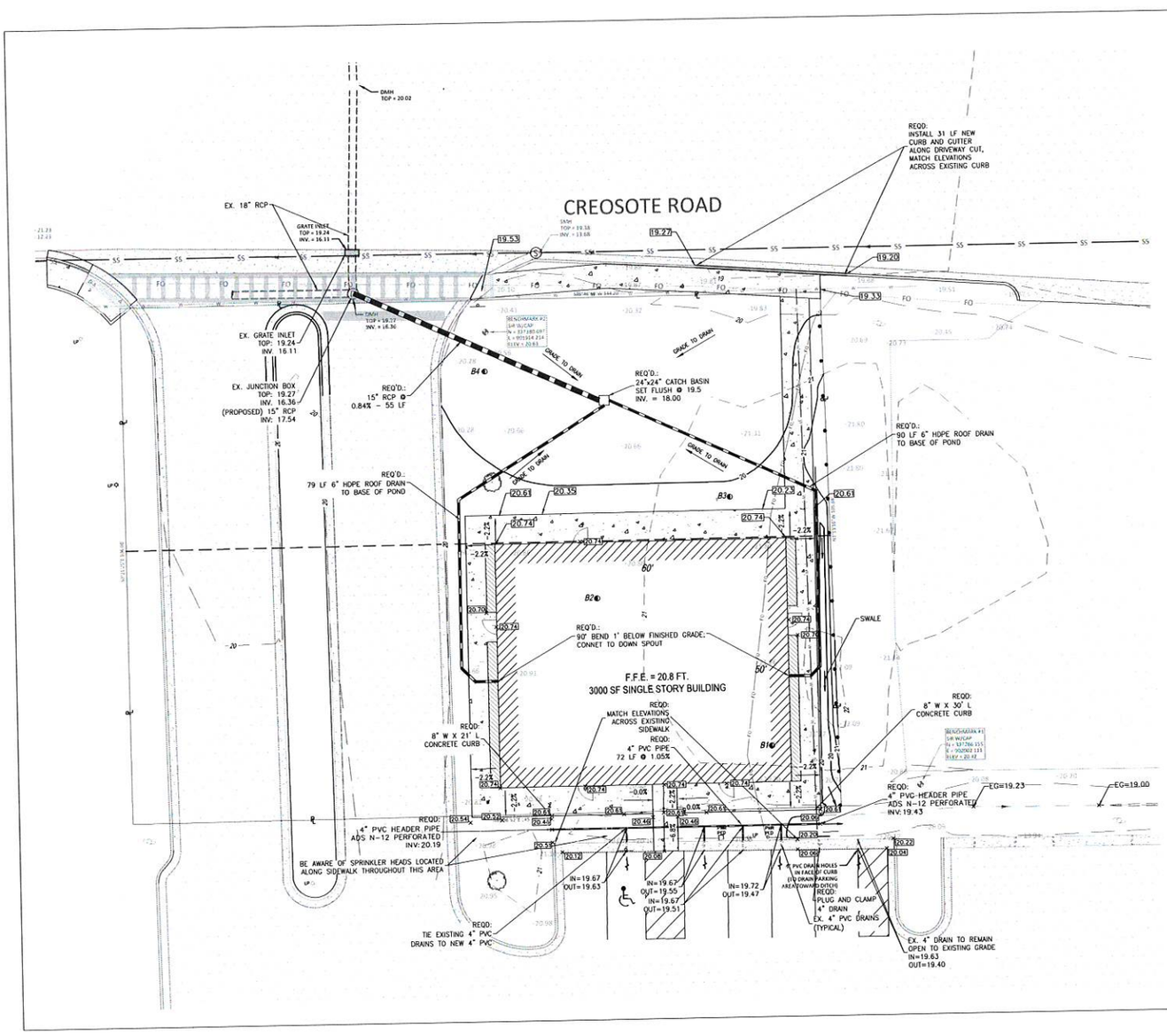
CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.
SITE PLAN

SHEET NUMBER: C4

LASON OVERSTREET
LICENSED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
11-21-2022

File: C:\Users\Vika\OA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\00 DRAFTING\B-SHEETS\1253-Site Plan.dwg User Name: Mike Date: 4/20/2023 4:37 PM

1253 CREOSOTE ROAD_2023.04.20



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE PIPE
- PROPOSED RIP RAP
- 19 EXISTING CONTOUR
- 20 PROPOSED CONTOUR
- PROPERTY LINE
- SETBACK LINE
- x 21.67 EXISTING SPOT ELEVATION
- 21.87 PROPOSED SPOT ELEVATION
- X 21.87 PROPOSED SPOT ELEVATION
- FLOW ARROW
- EXISTING STORM PIPE
- B2 GEOTECH BORING

NOTE:

1. CONTRACTOR TO BE AWARE OF SPRINKLER HEADS IN AREA SOUTH OF BUILDING PAD ALONG SIDEWALK OF EXISTING PARKING AREA.
2. THE SITE SHALL BE OVEREXCAVATED A MINIMUM OF 4.58 FEET BELOW EXISTING GRADE AND 5 FEET LATERALLY BEYOND THE BUILDING FOOTPRINT, AND BACKFILLED WITH STRUCTURAL FILL PER THE GEOTECNICAL REPORT.
3. PROOFROLLING OF THE PLACED STRUCTURAL FILL IS MANDATORY.

NO.	DATE	REVISION DESCRIPTION	BY

DRAWING LOCATION: dcs/1253 Shular - Creosote Rd Dispensary/00 DRAFTING/B-SHEETS 1253-C-Grading and Drainage.dwg
PROJECT: 1253
DATE: 11/22/2022

DRAWN: JHP 11/1/2022
CHECKED
DETAILED
CHECKED

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

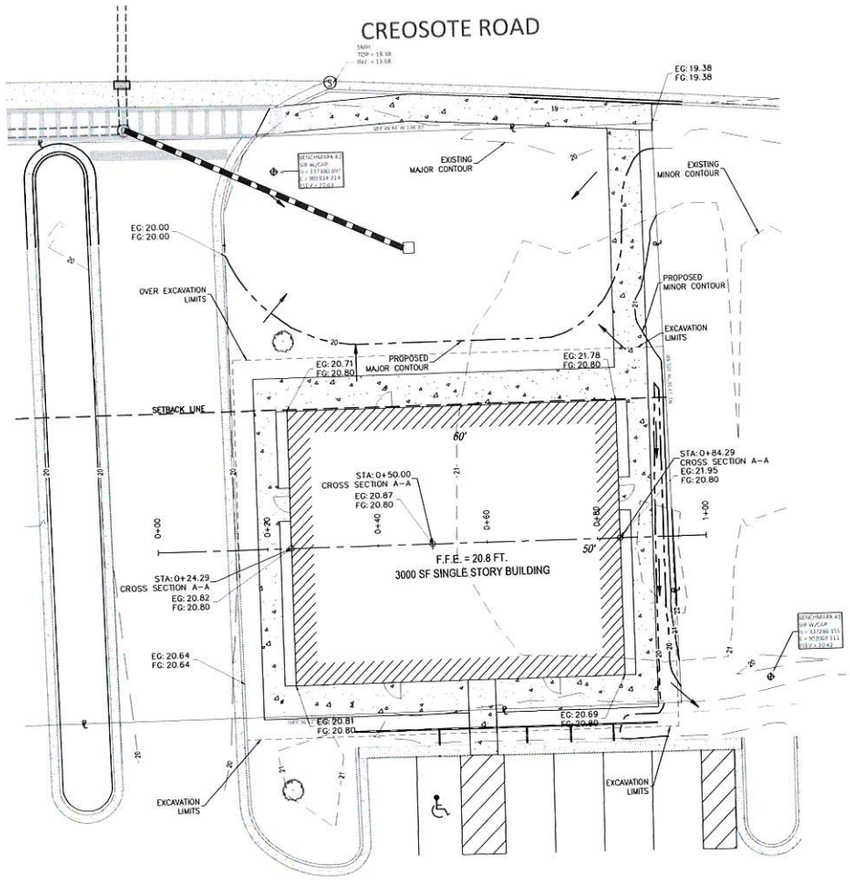
GRADING AND DRAINAGE PLAN

SHEET NUMBER: C5

JASON OVERSTREET
LICENSED
15001
STATE OF MISSISSIPPI
11-21-22

File: C:\Users\Jason\QA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\00 DRAFTING\B-SHEETS\1253-C5-Grading and Drainage.dwg User Name: Mike Date: 4/20/2023 4:37 PM

1253 CREOSOTE ROAD 2023.04.20



Elevations Table

Number	Cut Depth Max.	Cut Depth Min.	Area SY	Volume CY
1	−5.81	−4.50	3513.97	59.95
2	−4.50	−3.50	972.63	155.95
3	−3.50	−2.50	261.82	171.01
4	−2.50	−1.50	280.72	181.00
5	−1.50	0.01	445.56	291.82

Cut/Fill Summary

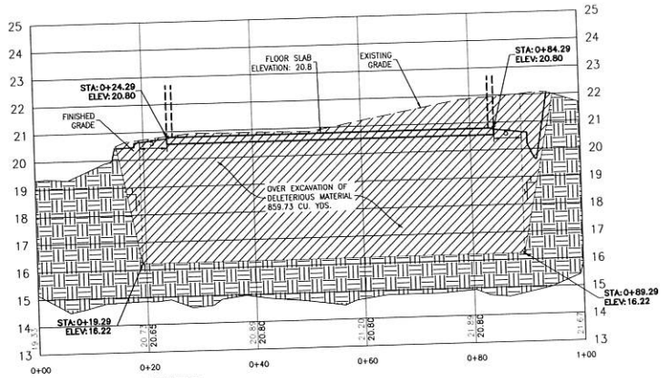
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Site Volume	1.000	1.000	10136.34 Sq. Ft.	246.97 Cu. Yd.	17.31 Cu. Yd.	231.66 Cu. Yd.<Cut>
EXCAVATION CUT	1.000	1.000	5474.71 Sq. Ft.	859.73 Cu. Yd.	00.00 Cu. Yd.	859.73 Cu. Yd.<Cut>
Totals			15611.04 Sq. Ft.	1148.70 Cu. Yd.	17.31 Cu. Yd.	1091.40 Cu. Yd.<Cut>

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY LINE
- SETBACK LINE
- FLOW ARROW



CROSS SECTION A-A PROFILE
STA. 0+00 to STA. 1+00
HORIZ: 1 inch = 10ft.
VERT: 1 inch = 2ft.

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

GRADING PLAN AND PROFILE

SHEET NUMBER C5.1

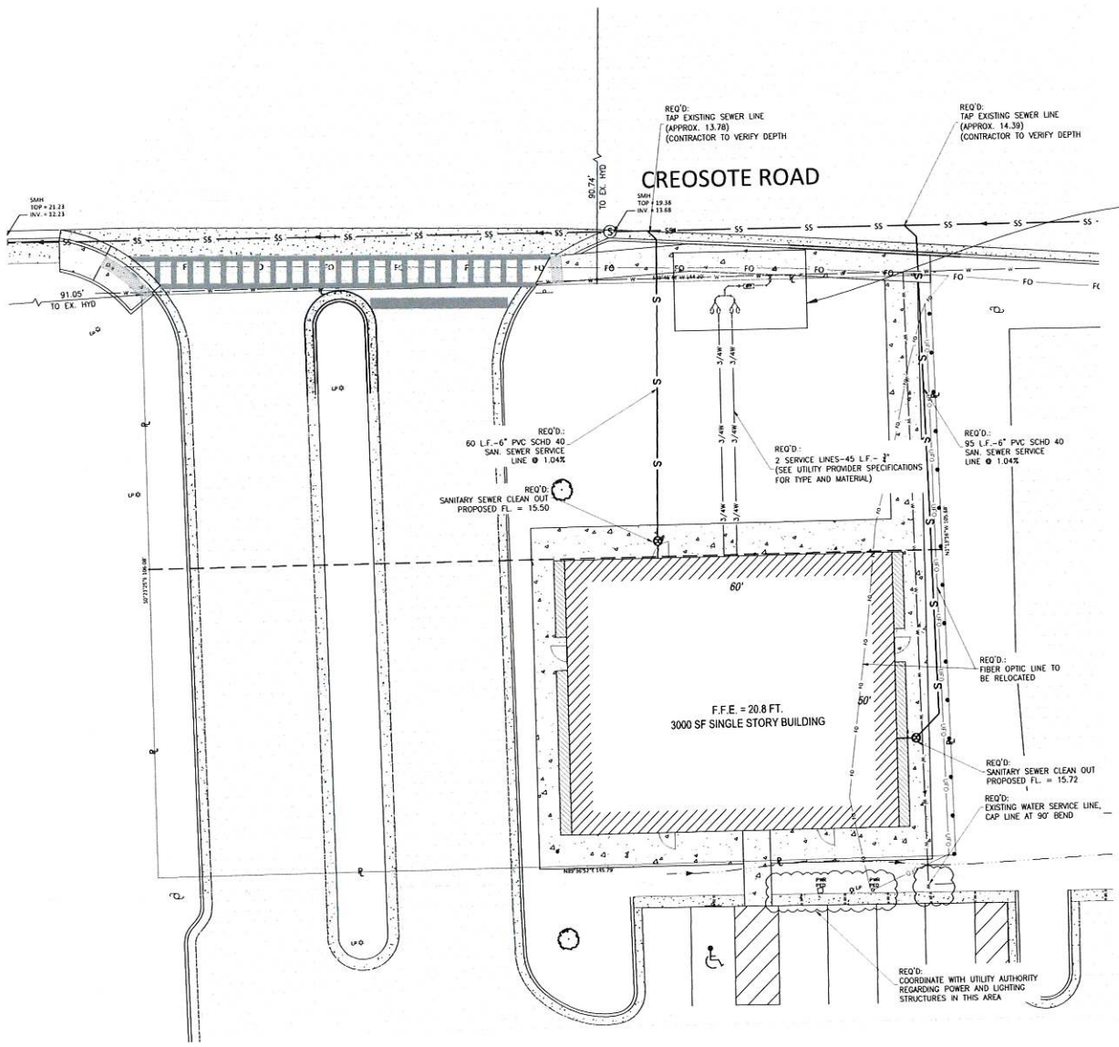
NO.	DATE	REVISION DESCRIPTION	BY

DRAWN JHP 8/11/2023
CHECKED
DETAILED
CHECKED

DRAWING LOCATION: P:\CONTRACTS\Shular Creosote Rd Dispensary\SD Docs\1253-Shular-SHEETS\1253-05.1-Grading Plan & Profile.dwg
PROJECT 1253
DATE 8/11/2023

File: C:\Users\Mike\OA Engineers\All Team - Documents\Docs\1253 - Shular - Creosote Rd Dispensary\50 DRAFTING\B-SHEETS\1253-05.1-Grading Plan & Profile.dwg User Name: Mike Date: 4/20/2023 4:37 PM

1253 CREOSOTE ROAD 2023.04.20

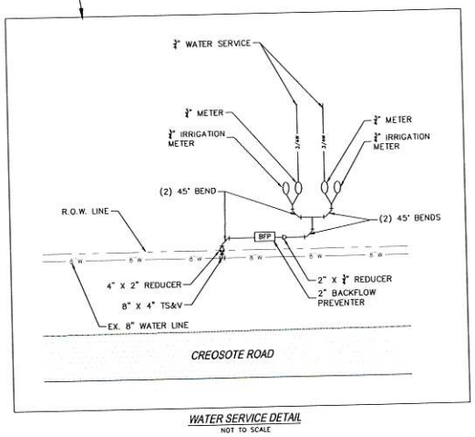


GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- POWER PLAN
- PWR PED — POWER PEDESTAL
- LP — LIGHT POLE
- SEWER MANHOLE
- DRAINAGE STRUCTURE
- HO — PVC FIBER MARKER
- FLOW ARROW
- DITCH FLOW
- SS — SEWER MAIN
- OHE — OVERHEAD POWER LINE
- FO — EXISTING FIBER OPTIC LINE
- UFO — RELOCATED FIBER OPTIC LINE



WATER SERVICE DETAIL
NOT TO SCALE

DRAWING LOCATION	Box/1253 Shular- Creosote Rd Dispensary/50 DRAFTING/01-SHEETS/1253-06-Utility Plan.dwg
PROJECT	1253
DATE	11/23/2022

NO.	DATE	REVISION DESCRIPTION	BY

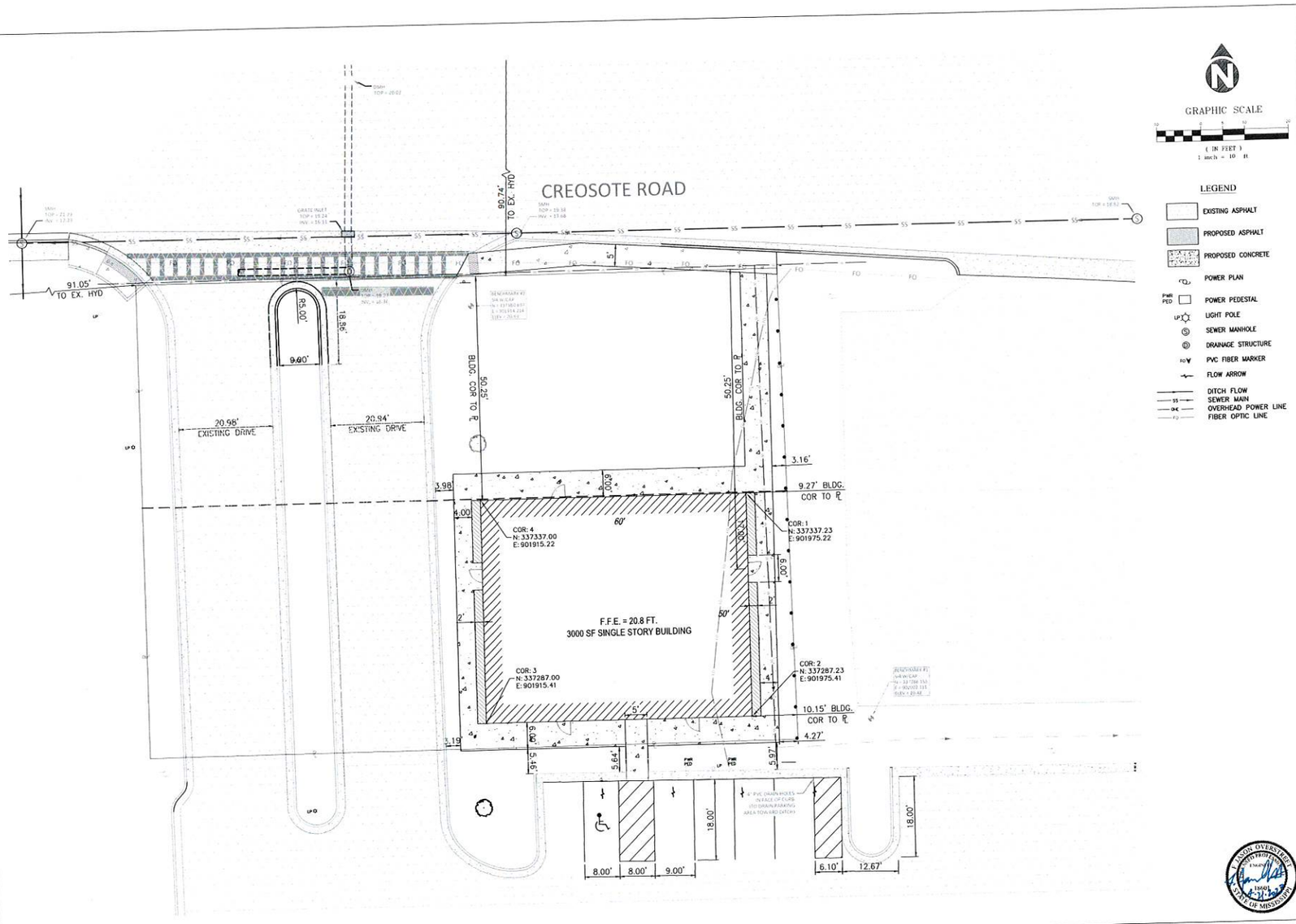
DRAWN	JHP
CHECKED	
DETAILED	
CHECKED	
	11/7/2022

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

UTILITY PLAN

SHEET NUMBER C6

File: C:\Users\Mike\OA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\50 DRAFTING\01-SHEETS\1253-06-Utility Plan.dwg User Name: Mike Date: 4/20/2023 4:37 PM



NO.	DATE	REVISION DESCRIPTION	BY

DRAWING LOCATION: Jobs\1253 Shular - Creosote Rd Dispensary\06-DRAFTING\B-SHEETS\1253-07-Geometric Plan.dwg
PROJECT: 1253
DATE: 11/23/2022

DRAWN: JHP 11/7/2022
CHECKED:
DETAILED:
CHECKED:

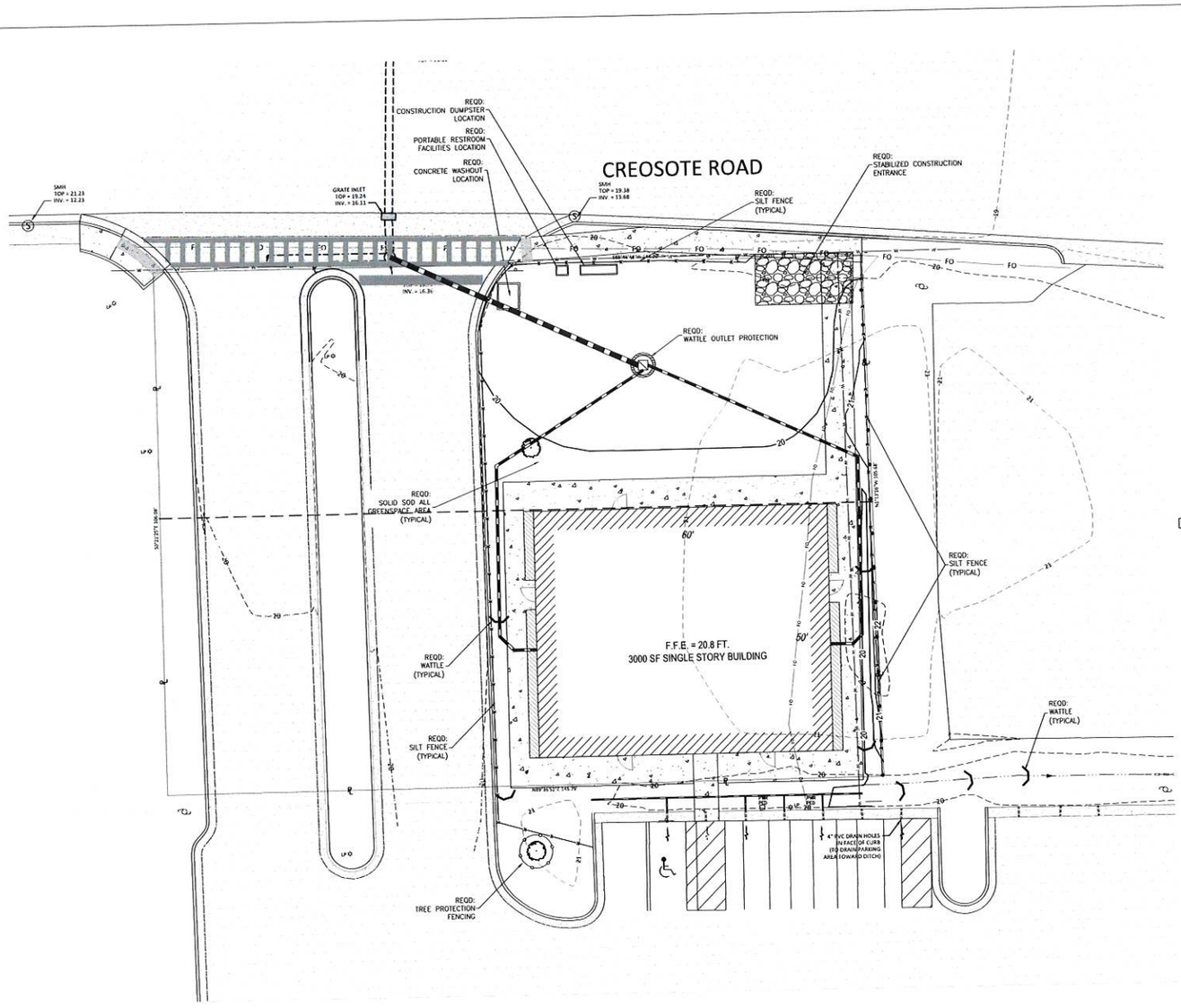
QA

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

GEOMETRIC PLAN

SHEET NUMBER C7

File: C:\Users\Mike\QA Engineers\All Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\30 DRAFTING\B-SHEETS\1253-07-Geometric Plan.dwg User name: Mike Date: 4/20/2023 4:37 PM



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE PIPE
- PROPOSED DOUBLE S-INLET WATTLE
- PROPOSED SINGLE S-INLET WATTLE
- PROPOSED GRATE INLET WATTLE
- PROPOSED SILT FENCE
- PROPOSED SOLID SOD
- PROPOSED SEED AND MULCH
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED DITCH WATTLES
- PROPOSED RIP RAP
- 650 EXISTING CONTOUR
- 20.00 PROPOSED CONTOUR
- PROPERTY LINE
- SETBACK LINE
- x 21.87 EXISTING SPOT ELEVATION
- 21.87 PROPOSED SPOT ELEVATION
- EXISTING STORM PIPE

DRAWING LOCATION	Shular\1253 Shular - Creosote Rd Dispensary\06 DRAFTING\B-SHEETS\1253-08-Erosion Cont Plan.dwg
PROJECT	1253
DATE	11/23/2022

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN	JHP	11/7/2022
CHECKED		
DETAILED		
CHECKED		

OA

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

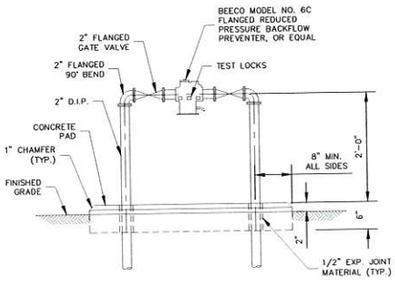
EROSION CONTROL PLAN

SHEET NUMBER C8

LAMON OVERSTREET
LICENSED PROFESSIONAL ENGINEER
13361
STATE OF MISSISSIPPI

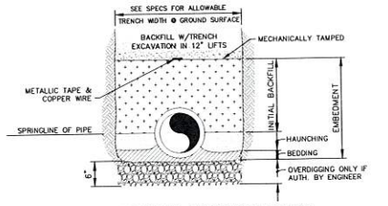
File: C:\Users\Jake\OA Engineers\Air Team - Documents\docs\1253 - Shular - Creosote Rd Dispensary\50 DRAFTING\B-SHEETS\1253-08-Erosion Cont Plan.dwg User Name: Mike Date: 4/25/2023 4:37 PM

1253 CREOSOTE ROAD 2023.04.20



CHECKVALVE DETAIL

N.T.S.



FOR WATER MAINS, FORCE MAINS, GRAVITY SEWERS & CULVERT PIPE

PIPE EMBEDMENT AND BACKFILL

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL AT THE BOTTOM OF THE TRENCH IS NOT A SUITABLE FOUNDATION FOR THE PIPE, HE MAY AUTHORIZE OVERDIGGING THE TRENCH A DEPTH OF 6 INCHES AND REPLACE WITH A SELECT FOUNDATION MATERIAL.

GENERALLY, LOOSE MATERIAL LEFT BY THE EXCAVATOR ON THE TRENCH BOTTOM AND SOFT MATERIAL SHAVED FROM THE TRENCH EXCAVATION WILL BE ADEQUATE FOR BEDDING THE PIPE SO THAT IT IS FULLY SUPPORTED.

THE HAUNCHING MATERIAL SHALL BE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION AND THOROUGHLY COMPACTED TO THE SPRING LINE OF THE PIPE AND EXTENDING TO THE SIDE WALLS OF THE TRENCH. A MINIMUM 85 PERCENT STANDARD PROCTOR WILL BE CONSIDERED ADEQUATE COMPACTION.

THE INITIAL BACKFILL (NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION) MAY THEN PROCEED TO A HEIGHT OF 12 INCHES ABOVE THE TOP OF THE PIPE AND MECHANICALLY TAMPED. FURTHER BACKFILL SHALL NOT PROCEED UNTIL INITIAL BACKFILL HAS BEEN OBSERVED BY ENGINEER.

SHOULD ENGINEER DETERMINE THAT THE NATIVE MATERIAL SECURED FROM THE TRENCH EXCAVATION IS NOT SUITABLE FOR EMBEDMENT, HE MAY AUTHORIZE THE USE OF A SELECT BEDDING MATERIAL.

FURTHER BACKFILL UTILIZING MATERIAL FROM TRENCH EXCAVATION MAY THEN PROCEED TO THE ORIGINAL GROUND SURFACE IN 12 INCH LIFTS COMPACTED TO ELIMINATE AIR VOIDS. IN AREAS WHERE THE GROUND SURFACE IS TO RECEIVE PAVEMENT, A MINIMUM 85 PERCENT STANDARD PROCTOR FOR EACH LIFT SHALL BE CONSIDERED ADEQUATE COMPACTION.

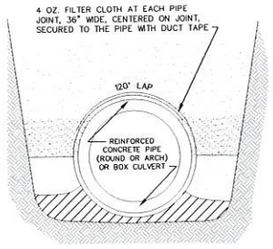
CONTRACTOR SHALL MAINTAIN TRENCH BACKFILL AT ORIGINAL GROUND SURFACE UNTIL FINAL ACCEPTANCE OF THE WORK.

ALL SURPLUS MATERIALS NOT USED IN BACKFILLING SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR AT HIS OWN EXPENSE.

METALLIC TAPE WILL BE PLACED IN THE BACKFILL 12 INCHES ABOVE THE TOP OF PVC WATER MAINS, SEWAGE FORCE MAINS, AND PVC GRAVITY SEWER MAINS WITH LETTERING FACING UP.

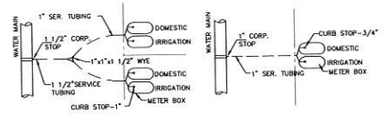
PIPE BED 2 DETAIL

N.T.S.



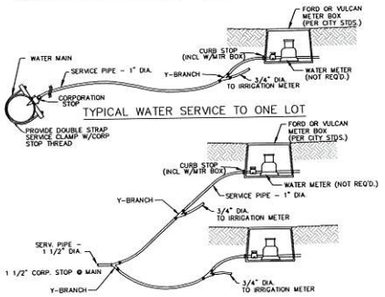
STORM DRAIN PIPE WRAP DETAIL

N.T.S.



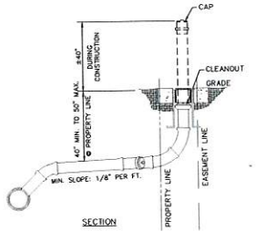
PLAN-TYPICAL DOUBLE SERVICE

PLAN-TYPICAL SINGLE SERVICE



CLEANOUT 2 DETAIL

N.T.S.



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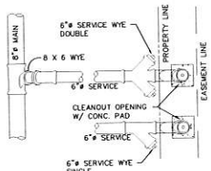
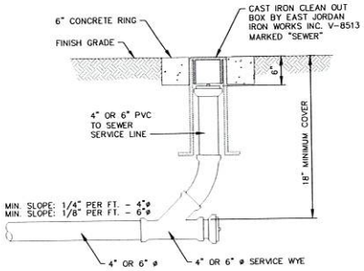


PLAN

SEWER SERVICE DETAIL

N.T.S.



CLEANOUT 2 DETAIL

N.T.S.

NOTE: ADD CONCRETE RINGS TO CLEANOUTS IN RIGHT-OF-WAYS

NO.	DATE	REVISION DESCRIPTION	BY

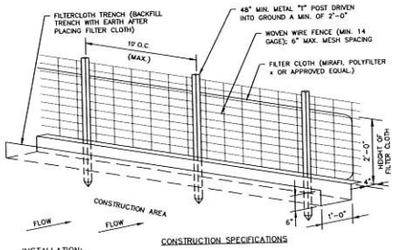
DRAWN JHP 11/1/2022
CHECKED
DETAILED
CHECKED

DRAWING LOCATION dock/1253 Shular - Creosote Rd Commercial/05 DRAWINGS/SHEETS/1253-10-Cut Details.dwg
PROJECT 1253
DATE 11/1/2022

CREOSOTE ROAD COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

UTILITY DETAILS

SHEET NUMBER C9



CONSTRUCTION SPECIFICATIONS

INSTALLATION:

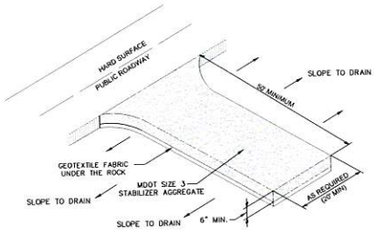
1. USE STEEL "T" POSTS THAT ARE 5 FEET IN LENGTH.
2. INSTALL POSTS STARTING AT THE CENTER OF THE LOWEST POINT OF THE FENCE LINE. DRIVE POSTS 12 INCHES INTO THE GROUND.
3. INSTALL POSTS ON 10-FOOT CENTERS IF METAL MESH FENCING IS TO BE USED AS ADDITIONAL SUPPORT. IF NO METAL FENCING SUPPORT IS USED, THEN INSTALL POSTS ON 6-FOOT CENTER OR LESS.
4. EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
5. STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
7. ALLOW 6-INCH OVERLAP AT JOINTS.
8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.

SILT FENCE DETAIL

N.T.S.

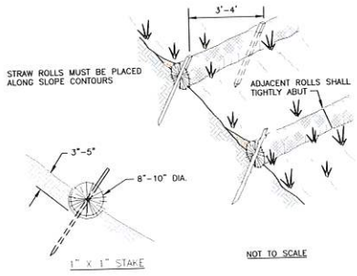


NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

CONSTRUCTION ENTRANCE DETAIL

N.T.S.

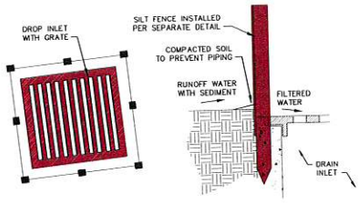


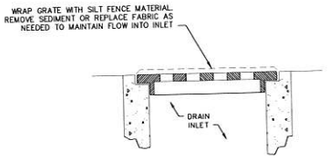
NOTE:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW WATTLE DETAIL

N.T.S.





STORM DRAIN INLET PROTECTION DETAIL

N.T.S.

JASON OVERSTREET
LICENSED
PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI

NO.	DATE	REVISION DESCRIPTION	BY

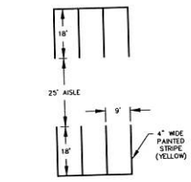
DRAWN DL 11/1/2022
CHECKED
DETAILED
CHECKED

DRAWING LOCATION: docs\1253 Shular - Creosote Rd Dispensary\06 DRAFTING\01-SHEETS\1253-10-Civil Details.dwg
PROJECT 1253
DATE 11/1/2022

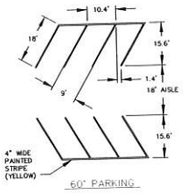
CREOSOTE ROAD COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

EROSION CONTROL DETAILS

SHEET NUMBER C10



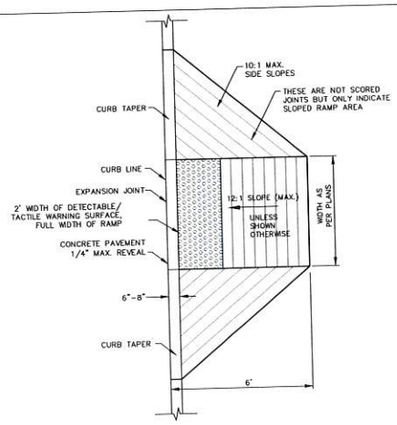
90° PARKING



60° PARKING

STANDARD PARKING DETAIL

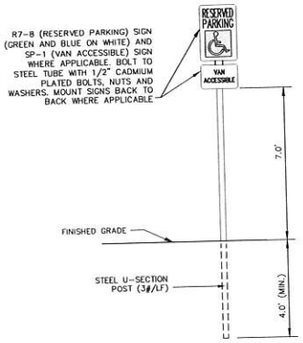
N.T.S.



PLAN VIEW

HANDICAP RAMP WITH TACTILE WARNING SURFACE

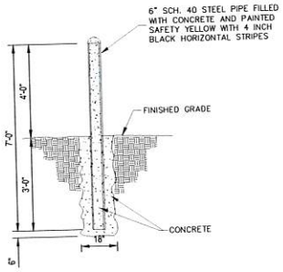
N.T.S.



HANDICAP PARKING SIGN

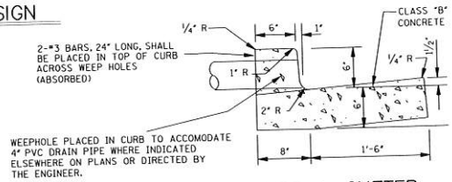
N.T.S.

NOTE:
1. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.



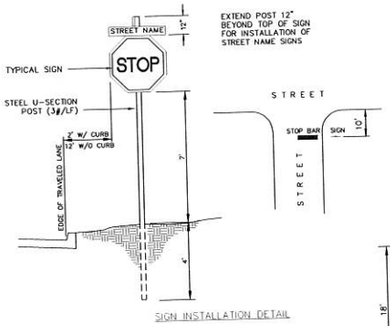
BOLLARD DETAIL

N.T.S.

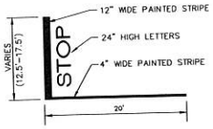


TYPE 1 CURB & GUTTER

N.T.S.

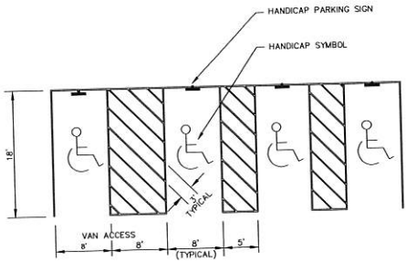


SIGN INSTALLATION DETAIL



STOP SIGN & BAR DETAIL

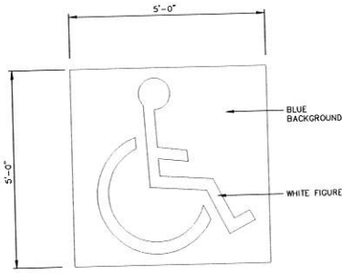
N.T.S.



USE 4" WIDE BLUE STRIPING FOR ALL HANDICAP PARKING

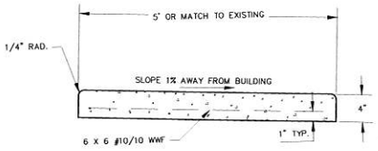
HANDICAP PARKING DETAIL

N.T.S.



HANDICAP PARKING SYMBOL

N.T.S.



CONTRACTION JOINT EACH 5'
EXPANSION JOINT EACH 40'

CONCRETE SIDEWALK

N.T.S.

LARRY OVERSTREET
STATE OF MISSISSIPPI
19691
ENGINEER

DRAWING LOCATION	dwg/1253 Shular - Creosote Rd Dispensary/00 DRAFTING/SHEETS/1253-Civil-Details.dwg
PROJECT	1253
DATE	11/1/2022

REVISION DESCRIPTION	BY	DATE	NO.

DRAWN	JHP	11/1/2022
CHECKED		
DETAILED		
CHECKED		

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

CIVIL DETAILS

SHEET NUMBER C11

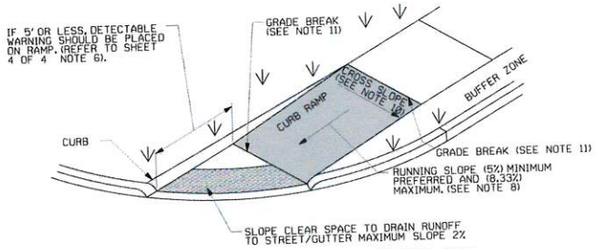
File: C:\Users\Mark\OA Engineering\All Team - Documents\dwgs\1253 - Shular - Creosote Rd Dispensary\00 DRAFTING\8-SHEETS\1253-Civil-Details.dwg User Name: Mark Date: 4/20/2023 4:37 PM

1253 CREOSOTE ROAD 2023.04.20

NEWPIG: PART# FLT746

SEDIMENT DRAIN FILTER DETAIL

N.T.S.



TYPE 3 - ALTERNATE PERPENDICULAR RETURNED CURB RAMP

NDS

Advanced Drainage Systems

Atn: N. Richard Partner P.O. Box 130 Lindsay CA 93247
559-562-9868 phone 800-821-6710 fax www.ncdgroup.com

24" CATCH BASIN

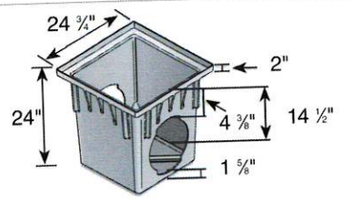
Part #: 2400, 2404

24" Catch Basin

Grate Number(s)	Description	Flow Rate with ½" Head
2411, 2412	24" x 24" Square Grate	708.77 GPM
2413	24" x 24" Square Cast Iron Grate	602.65 GPM
2415	24" x 24" Square Galvanized Steel Grate	1292.33 GPM

OUTLET FLOW CAPACITIES

Part #	Flow Rate per Outlet
1242, 1243 (with reducer ring)	120.63 GPM
1245 (with reducer ring)	Top: 116.75 GPM Middle: 121.80 GPM Bottom: 124.40 GPM
1266 (with reducer ring)	419.01 GPM
1888	532.62 GPM
2410	Inner Most Ring: 1147.01 GPM 2nd Ring: 1457.67 GPM 3rd Ring: 1542.18 GPM Outer Ring: 1940.08 GPM



7 of 7

GENERAL NOTES

1. THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND MDOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
2. CURB RAMPS, LANDINGS AND BLENDED TRANSITIONS MAY REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS ON SHEET 4 OF 4 FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS.
3. THE LOCATION, ORIENTATION, AND TYPE OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS.
4. ANY COMBINATION OF PERPENDICULAR, PERPENDICULAR RETURNED, AND PARALLEL CURB RAMPS MAY BE USED TO ACHIEVE AN ACCESSIBLE DESIGN AS LONG AS THE BASIC REQUIREMENTS FOR CURB RAMPS ARE MET.
5. CURB RAMPS SHALL BE PAID FOR AS SIDEWALK.
6. THE THICKNESS OF THE CURB RAMP SHALL BE A MINIMUM OF 4".
7. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

CURB RAMP NOTES:

8. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE THE WIDTH OF THE SIDEWALK, OR 4' MINIMUM. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 5% MINIMUM, AND 8.33% MAXIMUM (7.1% PREFERRED). THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL BE 5% MAXIMUM.
9. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33%, THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP EXCEED 15'.
10. THE CROSS SLOPE OF CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE IS PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
11. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
12. RAMP TRANSITIONS BETWEEN WALKS, TURNING SPACES, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES.
13. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE.

TURNING SPACE NOTES:

14. A TURNING SPACE 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED AT THE TOP OF PERPENDICULAR RAMPS AND AT THE BOTTOM OF PARALLEL RAMPS. TURNING SPACES ARE ALLOWED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED BY A CURB, WALL, OR OTHER OBSTRUCTION, THE TURNING SPACE SHALL BE 4' MINIMUM BY 5' MINIMUM, WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF TRAVEL TOWARD THE CONSTRAINT.
15. THE RUNNING SLOPE OF TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). THE CROSS SLOPE OF TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
16. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
17. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 5% MAXIMUM. IT IS BEST PRACTICE TO PROVIDE A 2' LEVEL STRIP AT THE GUTTER IF THE GRADE BREAK EXCEEDS 11%.

REGISTERED PROFESSIONAL ENGINEER
JOHN OVERSTREET
No. 19601
4-21-2023
STATE OF MISSISSIPPI

DRAWING LOCATION	dosA\1253 Shular - Creosote Rd Dispensary\50 Drawings\Civil\1253-10-Civil Details.dwg
PROJECT	1253
DATE	11/1/2022

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN	JWP	11/1/2022
CHECKED		
DETAILED		
CHECKED		

CREOSOTE ROAD
COMMERCIAL DEVELOPMENT
SHULAR CONTRACTING INC.

CIVIL DETAILS

SHEET NUMBER C12

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1253-CREOSOTE ROAD 2023.04.20

SCANNED

INDEXING INSTRUCTIONS:
Index in the E½ of the NW1/4, also being located in the W½ of the NE1/4 of Section 21, Township 7 South, Range 11 West

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

1st Judicial District
Instrument 2008 3869 D -J1
Filed/Recorded 5 6 2008 10 45 A
Total Fees 12.00
2 Pages Recorded

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

JAMES A. BOND,

does hereby sell, convey and quitclaim unto

MICHAEL L. SHULAR

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

A parcel of land located in the East ½ of the NW 1/4, also being located in the West ½ of the NE 1/4; Section 21, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

For the Point Of Beginning, Commence at the northeast corner of Block 1, Gillespie's Addition (Subdivision Copy Plat Book 2, Page 96), said northeast corner being a railroad spike in pavement as shown per a boundary survey by Floyd Hovas, dated August 15, 1973; thence N 00°49'43" W 19.77 feet, more or less to the north line of said Section 21; thence N 89°20'53" E 23.44 feet, more or less, along the north line of said Section 21; thence S 00°56'15" E 8.04 feet, more or less, to a point located on the existing south right-of-way of Creosote Road; thence continue S 00°56'15" E 320.43 feet along the west line of two certain parcels identified as Harrison County Tax Parcel No. 0809K-02-002.001and No. 0809K-02-002.002; thence southerly and westerly along the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-003.000 the following three courses, S 00°50'44" E 398.01 feet, S 89°38'56" W 2.50 feet, S 00°08'54" E 201.61 feet; thence S 01°00'23" E 180.09 feet along the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-007.003; thence S 00°45'55" E 216.07 feet along a portion of the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-007.000 to a point located on the easterly projection of the now or former centerline of 5th Street (per the recorded plat of Gillespie's Addition, also based on a boundary survey by Floyd Hovas, dated August 15, 1973 and a boundary survey by James A. Martin dated July 15, 1968); thence S 89°20'24" W 19.61 feet along said easterly projection of the now or former centerline of 5th Street to a point located on

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 in the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2008 are assumed by the Grantee herein, who will pay when due.

Witness my signature on this the 28th of April, 2008.

JAMES A. BOND

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named **JAMES A. BOND**, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein set forth and mentioned.

GIVEN UNDER MY HAND and official seal of office, this 28th day of April, 2008.

NOTARY PUBLIC

(SEAL) CHRISTI D. FREEMAN NOTARY PUBLIC HARRISON COUNTY, MS

My commission expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: June 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Address:
P.O. Box 3147
Gulfport, MS 39505
Phone: 863-9894

Grantee's Address:
P.O. Box 490
Dandridge, TN 37725
Phone: (865) 397-2220

THIS INSTRUMENT PREPARED BY AND RETURN TO:
PAGE, MANNINO, PERESICH
& MCDERMOTT, PLLC

SCANNED

INDEXING INSTRUCTIONS: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

1st Judicial District
Instrument 2008 3876 D -J1
Filed/Recorded 5 6 2008 12 35 N
Total Fees 71.00
5 Pages Recorded

ENTERED ON COMPUTER

REVIEWED

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,

JAMES A. BOND,

does hereby sell, convey and warrant unto

MICHAEL L. SHULAR,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Ad valorem taxes for the year 2008 have been prorated between the parties hereto as a part of the consideration for this conveyance. In the event the actual taxes are more than the amount estimated, Grantor agrees that after the actual amount of 2008 taxes is available and within ten days after demand by Grantee to pay Seller's prorata portion of the increased taxes to Buyer based on the actual taxes due. In the event the actual taxes are less, Grantee agrees that after the actual amount of 2008 taxes is available, and within ten days after demand by Grantor to pay Buyer's prorata portion of the decreased taxes to Seller.

WITNESS my signature on this the 28th day of April, 2008.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named JAMES A. BOND, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein set forth and mentioned.

GIVEN UNDER MY HAND, and official seal of office, this 28th day of April, 2008.

Christi D. Freeman

NOTARY PUBLIC

CHRISTI D. FREEMAN NOTARY PUBLIC HARRISON COUNTY, MS

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: June 5, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

(SEAL)

Grantor's Address:
P.O. Box 3147
Gulfport, MS 39505
Phone: 863-9894

Grantee's Address:
1222 P.O. Box 490
Dandridge, TN 37725
Phone: 865-397-2220

PREPARED BY & RETURN TO:

PAGE, MANNINO, PERESICH &
MCDERMOTT, P.L.L.C.
759 VIEUX MARCHE MALL
BILOXI, MS 39533
(228) 374-2100

35774PMP

EXHIBIT A

PARCEL 1

Lots 1-14, Block 7, Gillespie Addition, as per the map or plat thereof on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, being located in Section 21, Township 7 South, Range 11 West, as per map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi.

Together with the portions of 3rd Street and the alley abutting the lots above described, which were vacated and vested in the owners of the lots above described by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. The Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk, more particularly described as:

East West Alley in Block 7, East by East line of Gillespie's Addition and West by East Railroad Avenue.

That part of Third Street being described as beginning at the Southwest corner of Lot 12, Block 6 and running East along the South side of Lots 12, 13 and 14, Block 6, to the Southeast corner of Lot 14, Block 6, thence South 50 feet to the Northeast corner of Lot 1, Block 7, thence West to the Northwest corner of Lot 3, Block 7, thence North 50 feet to the Point of Beginning.

PARCEL 2

Lots 10, 11, 12, and the South 75 feet of Lots 13 and 14 in Block 6, all in Gillespie Addition, in Section 21, Township 7 South, Range 11 West, as per the map of plat thereof on file and of record in Copy Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

PARCEL 3

Lots 1 through 8, Block 1, Gillespie Addition, in Section 21, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, as per map or plat on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Together with the alley abutting Lots 1, 2 and 8 in Block 1, and Lots 9, 15 and 16 in Block 1; of Gillespie Addition, as per the map or plat thereof on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi; described as commencing at the Southwest corner of Lot 8, Block 1; running thence East along the South margin of Lots 8, 2 and 1, in Block 1, to the Southeast corner of Lot 1, Block 1; thence South to the Northeast corner of Lot 16, Block 1; thence West along the North

line of Lots 9, 15 and 16 to the Northwest corner of Lot 9; run thence North to the Point of Beginning.

Together with the portions of Lots 9-16, in Block 1 and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and the North 50 feet of Lots 13 and 14 in Block 6, and of Second Street and an alley 20 feet wide between Lots 7 and 8 of Block 6, running across Block 6, East and West, between parallel lines of Gillespie Addition, which were vacated by Judgment rendered in a cause styled "Mrs. Peggy Buffum Sanders, et al. v. Board of Supervisors, et al.", Cause No. 62,923 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 705, Page 489 of the Record of Deeds in the office of said Chancery Clerk, being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Block 6, which was also the Southwest corner of Lot 9, Block 6 of the Gillespie Addition to the Town of Gulfport, in Section 21, Township 7 South, Range 11 West, Harrison County; thence East along the North line of said Lot 10 and the South line of Lot 9 and across Lot 13 and 14 to the East line of said subdivision, a distance of 184.3 feet; thence North along the said Eastern line of said subdivision, a distance of 395 feet to the Northeast corner of Lot 16, in Block 1 of the Gillespie Addition to the Town of Gulfport; thence West 62 feet along the North line of said Lots 15 and 16 in Block 1 of said subdivision, to the Northwest corner of said Lot 15; thence West 125 feet along the North margin of Lot 9, Block 1, of Gillespie Subdivision to the Town of Gulfport, to the Northwest corner of Lot 9; thence South along the West line of Block 1 and Block 6 of Gillespie Subdivision of the Town of Gulfport, for a distance of 395 feet to the Point of Beginning.

PARCEL 4

Lots 1-14, both inclusive, Block 12, Gillespie Addition, Harrison County, Mississippi, as per the map or plat on file in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Together with the portions of Fourth Street and the alley running East and West in Block 12 which were vacated and vested in the adjoining owners of the aforesaid lots by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. the Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk, more particularly described as follows:

East West Alley in Block 12, East by East line of Gillespie's Addition and West by East Railroad Avenue.

That part of Fourth Street being described as beginning at the Southwest corner of Lot 12, Block 7 and running East along the South side of Lots 12, 13 and 14, Block 7 to the Southeast corner of Lot 14, Block 7, thence South 50 feet to the Northeast corner of Lot 1, Block 12, thence run West along the North line of Block 12 to the Northwest corner of Lot 3, Block 12, thence North 50 feet to the Point of Beginning.

SUBJECT TO a public utility easement over and across the North 25 feet of Fourth Street from Old Highway 49 to the Gulf Station property, a permit having been issued for a private water line and sanitary sewer force main to serve commercial establishments in the area by the Board of Supervisors of Harrison County on November 2, 1979.

PARCEL 5

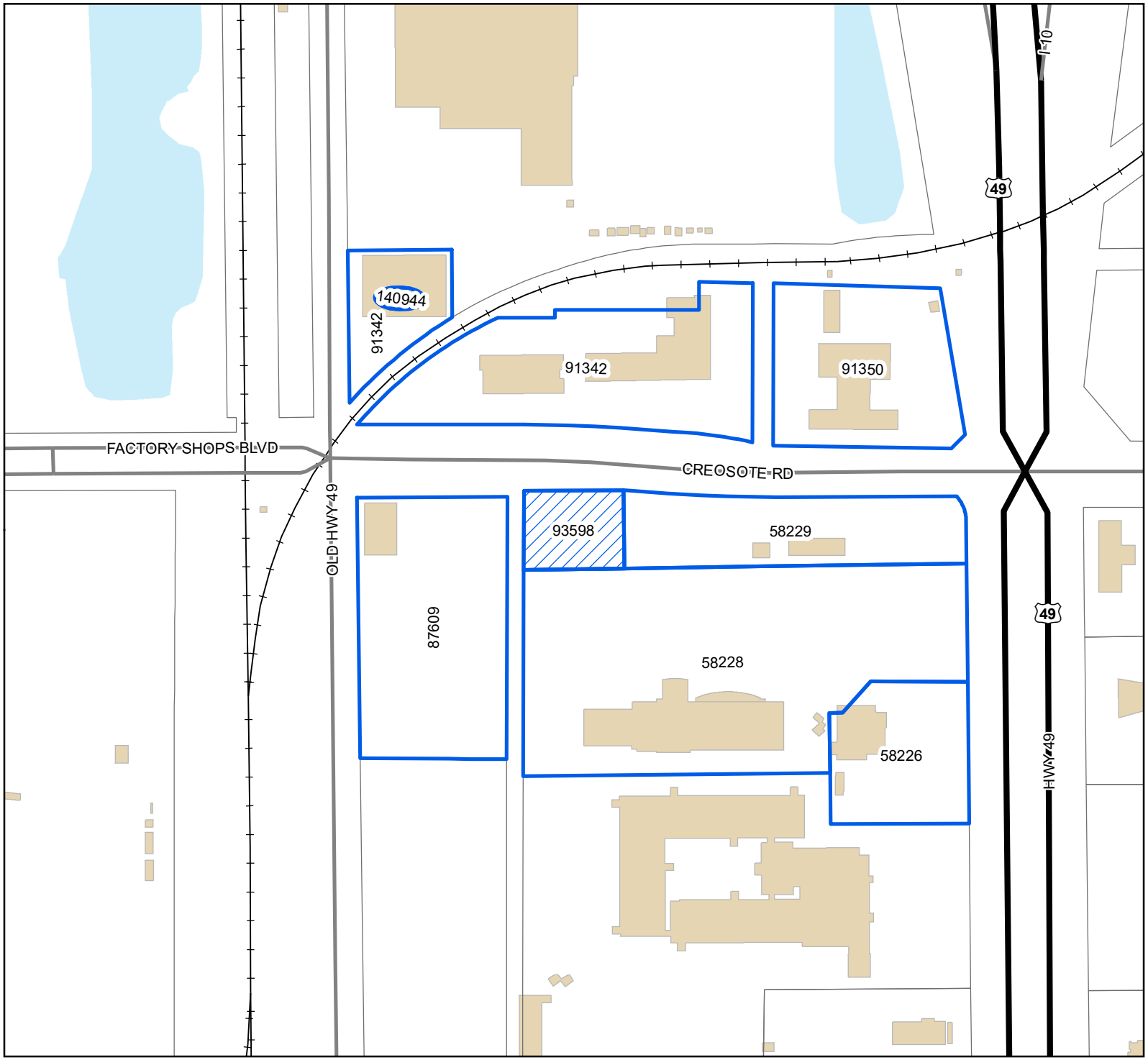
Lots 3 and 4 of Block 13, Gillespie Addition, Harrison County, Mississippi, as per map or plat on file in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

TOGETHER WITH the 25 feet of Fifth Street abutting Lot 3, Block 13, and the 25 feet of Fifth Street abutting Lots 12, 13 and 14 in Block 12 being described as beginning at the Southwest corner of Lot 12, Block 12, and running East along the South side of Lots 12, 13 and 14 in Block 12 to the Southeast corner of Lot 14, Block 12, thence South 25 feet, thence run West along the center line of Fifth Street to a point 25 feet North of the Northeast corner of Lot 3, Block 13, thence South a distance of 25', more or less, to the Northeast corner of Lot 3, Block 13, thence West to the Northwest corner of Lot 3, Block 13, thence North 50 feet to the Point of Beginning which was vacated and vested in the owners of such lots by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. The Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			SHULAR MISSISSIPPI HOLDINGS LLC (OWNER)	9475 HWY 49	GULFPORT	MS	39503
			ADDISON RIEMANN (AGENT)	520 CHAMPLIN ST	GULFPORT	MS	39507
			Adjacent Property Owners (2312PC149)				
	58229	0809K-02-001.000	WAFFLE HOUSE INC #319	5986 FINANCIAL DRIVE	NORCROSS	GA	30091
	91350	0809F-04-002.000	CLARK PROPERTIES LLC -LEASE-	HARRISON CO SCHOOL BOARD	WAYNESBORO	MS	39367
	91342	0809E-02-002.000	GULFPORT HOLDINGS LLC -SUBLESSEE-	SAVARESE JEFF & DEBRA -LESSEE-	DESTIN	FL	32541

2312ZB149

Variance



Legend

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

0 30 60 90
Yards

1 inch = 200 feet

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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 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), 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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:
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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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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: December 21, 2023

Re: **Variance 2312ZB151:**

Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), Ward 1

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2312ZB151

Hearing Date: December 21, 2023

Current Zoning/Use: B-4 / Vacant Lots

Legal: Variance 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), 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 for a 35-foot front yard setback in order to construct their proposed commercial building. More specifically the applicant is seeking for a variance of 15 feet to allow for a 35-foot setback where 50 feet is required.

(a) The applicant does not directly address this question. The applicant instead claims that they need to offset the required setback by 15 feet to "allow for rear delivery entry and work with existing paved areas, adjacent to the buildings."
(b) Applicant claims that the location of existing drainage on site and the clearance required to not impact it, while allowing safe maneuverability for delivery vehicles, they are needing to request the variance for the reduced front yard setback. Any claims regarding drainage are not under the jurisdiction of the planning division.
(c) Applicant does not address this question, instead the applicant reiterates about the reduction of impacts to the existing drainage. Upon staff review, the applicant has caused their hardship through their wish to construct a 9683 square foot warehouse within the required setbacks.
(d) Applicant states that "the 50-foot setback would prevent safe maneuverability of delivery vehicles behind the building, and cause additional hardship regarding existing drainage facilities located on the site that drain other adjacent properties." Any claims regarding site drainage are not under the jurisdiction on the planning division.
(e) Applicant claims that granting the variance would not provide any special privileges. Applicant also claims that there are nearby properties that have variances the allow for less restrictive setbacks. Upon staff review of the nearby area, there are properties in the immediate area that have pre-existing structures that do not meet current setbacks; however, no variances could be found on file for such properties.
(f) These properties are zoned B-4, and an office use is allowed by right.

EXECUTIVE SUMMARY

The applicant is seeking approval for a 35-foot front yard setback in order to construct their proposed commercial building. The six hardship criteria have not been met, and the provided hardship does not meet criteria. However other properties in the immediate area have pre-existing structures that do not meet setback requirements, meaning their request for reduced setbacks would be in harmony with surrounding properties. Upon review of the application a notice of a conflicting use was brought to staff attention. Applicant states in their application that the proposed use in for an office, yet their site plan annotates a storage warehouse use. Any approval granted by the Zoning Board of Adjustments and Appeals would be for the request of reduced setbacks and not for any proposed use. In addition, from what is shown on the site plan the applicant appears to wish to combine the two parcels for the proposed construction.

Any approval should consider these conditions:

1. Approval allows for a front yard setback of 35 feet where 50 feet is required.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 12/1/2023.

Technical Report

VARIANCE

Public Works:	No conditions. Memo dated 12/4/2023.
Traffic and Safety:	No conditions. Memo dated 12/1/2023.
Building Code Services:	No conditions. Memo dated 11/27/2023.
GIS:	No conditions. Memo dated 12/1/2023.
Police Department:	No comment as of 12/1/2023.
Fire Department:	No conditions. Memo dated 11/30/2023.
City Arborist:	No conditions. Memo dated 12/1/2023.

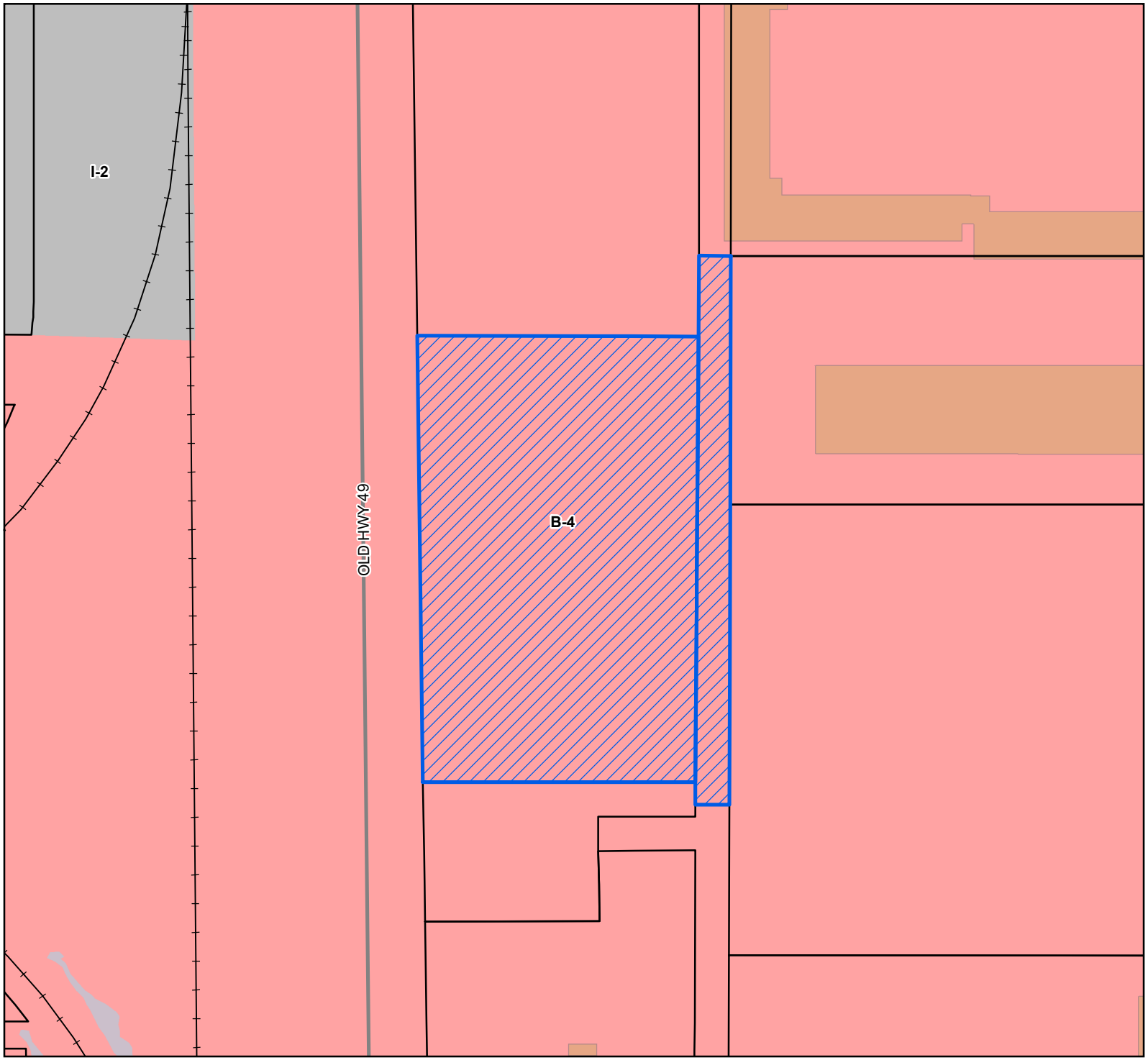
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2312ZB151

Variance



Site
Street
Railroad
Parcels
Buildings
Water Features

Zoning

B-4 - Highway Business District
I-2 - Heavy Industry District

Site Information

0809L-01-005.000
0809L-01-005.001
Zoning: B-4 (Highway Business)
Size; 1.7 Acres
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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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
23127ZB151

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

08091-01-005.000	08091-01-005.001
- - .	- - .
- - .	- - .

Property Address: OLD Hwy 49
~~9475 Hwy 49~~, Gulfport, MS, 39503

Lot(s) _____ Block(s) _____ Subdivision Gillespi Addition

General Description of Request: Requesting front side setback to be reduced to 35 feet from 50 feet along Old Hwy 49 for new building.

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:

Michael L. Shular

Printed Name of Owner

9475 Hwy 49, Gulfport, MS, 39503

Mailing Address

Gulfport MS 39503

City State Zip Code

865-654-3600 228-868-1888

Home Phone Work/Cell Phone

mshular@shular.com

Email

Signature of Owner

AGENT:

Terry Moran and Associates, PLLC

Printed Name of Agent

1806 23rd Avenue, Suite B

Mailing Address

Gulfport Mississippi 39501

City State Zip Code

228-243-4194 228-896-4733

Home Phone Work/Cell Phone

msubulldog3@msn.com

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, Terry Moran (PRINT NAME) being property owner or agent of the property 0809L-01-005.000/001 (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

11.20.2023
DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

NOTARY PUBLIC

STATE OF MISSISSIPPI
SUGAR LEE SURGINER
NOTARY PUBLIC
Harrison County
Commission Expires
November 8, 2025
COMMISSION NUMBER 122068

11-8-2025
COMMISSION EXPIRATION

Designation of Agent

I, Michael L. Shular, being property owner of 0809L-01-005.000 AND 0809L-01-005.001
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize _Terry Moran and Associates, PLLC_ to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

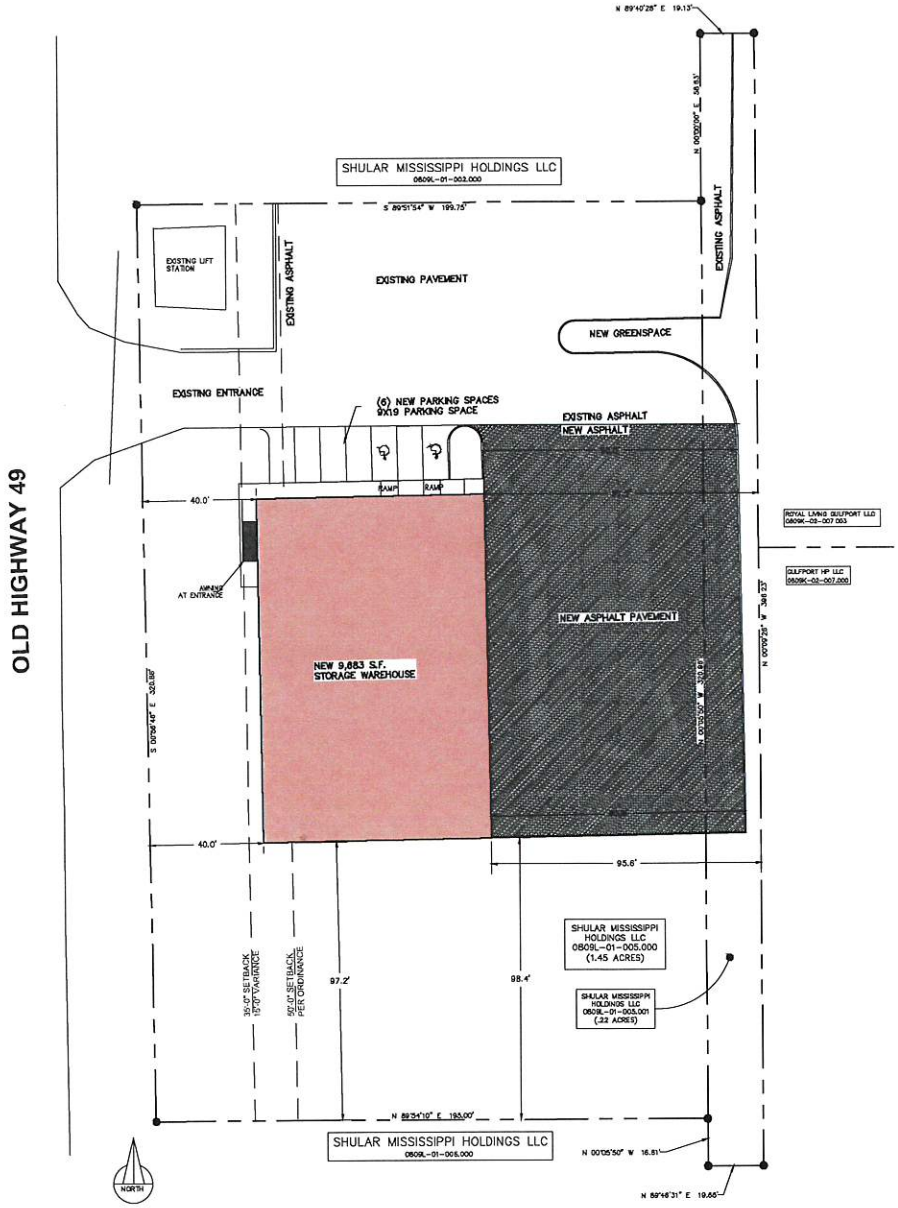
Signature 11-20-23 *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 20 day of November, 2023

Notary Public *Commission Expiration*

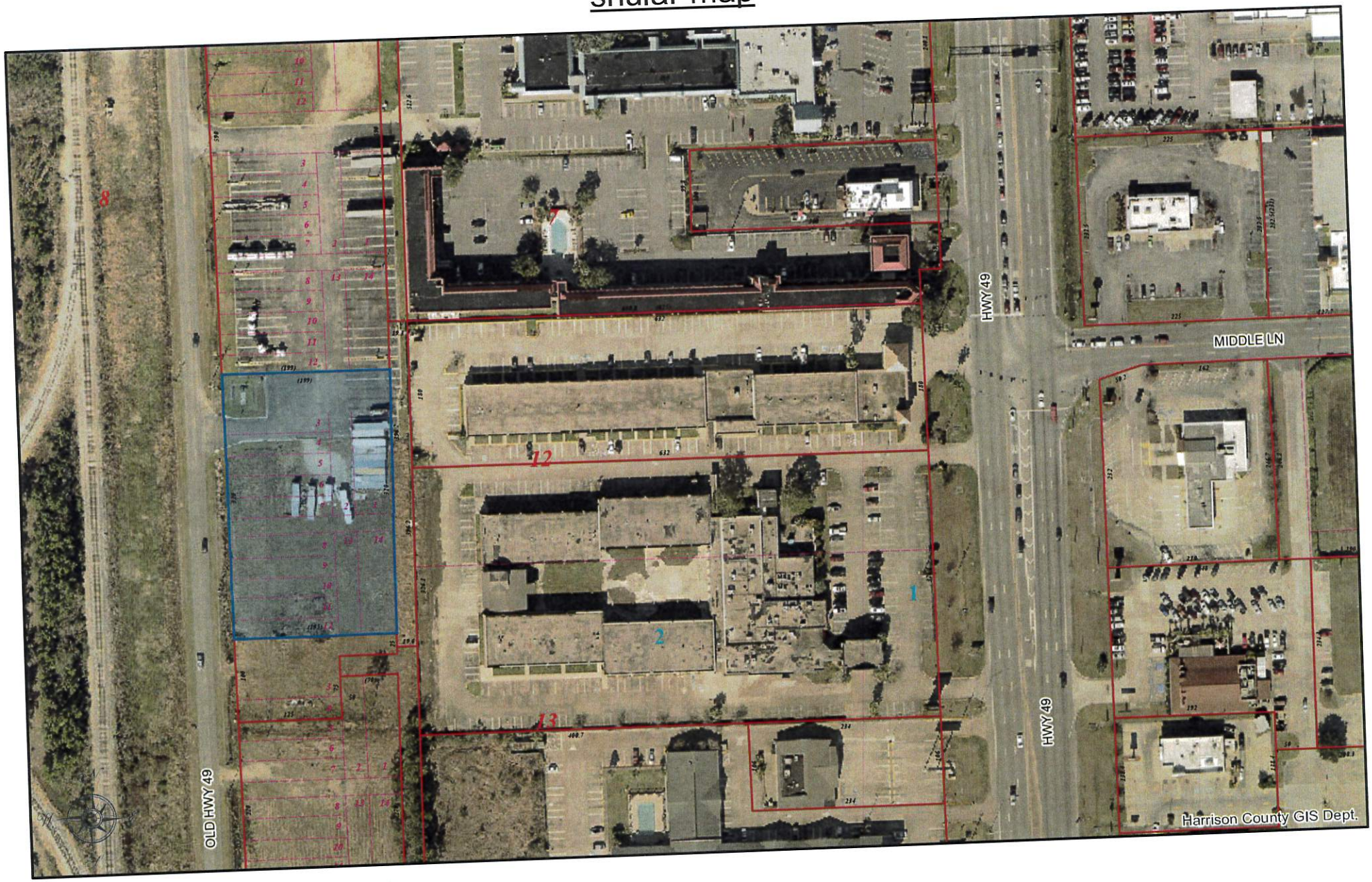
STATE OF MISSISSIPPI
YVONNE COWART
NOTARY PUBLIC
ID No. 76250
Commission Expires
January 20, 2025
JACKSON COUNTY



SITE PLAN

SCALE: 1:30

shular map



HARRISON COUNTY, MISSISSIPPI

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: November 20, 2023

0 190 380
Feet

Samuel J. Sweeting

From: Gregory Holmes
Sent: Tuesday, November 21, 2023 9:43 AM
To: Samuel J. Sweeting
Subject: FW: Variance Submissions
Attachments: gpt-zoningboardofadjustments_form.pdf; ATT00001.htm

From: Craig Hittner [mailto:geoffrey.hittner@gmail.com]
Sent: Tuesday, November 21, 2023 8:56 AM
To: Gregory Holmes <GHolmes@gulfport-ms.gov>; Terry Moran <msubulldog3@gmail.com>; Geoff Hittner <ghittner@gulfport-ms.gov>
Subject: Fwd: Variance Submissions

Caution! This message was sent from outside of the City of Gulfport email system. Be careful where you click.

Variance submission 6 questions

Please forward these responses to whomever is handling for the Shular Project on Old hwy 49.

Thank you
Sent from my iPhone

Begin forwarded message:

From: Geoffrey Hittner <geoffrey.hittner@gmail.com>
Date: November 20, 2023 at 5:40:02 PM CST
To: Terry Moran <msubulldog3@gmail.com>
Subject: Fwd: Variance Submissions

1. The building needed to be offset from the required setback 15'-0" to allow for rear delivery entry and work with existing paved areas, adjacent to the building. To get 90' of depth to safely maneuver larger delivery vehicles shifting the building 15' will allow for this minimum depth.

2. Due to the location of existing subsurface drainage on the site and the clearance required to not impact it. The building and the drives need to be located as arranged to prevent any adverse impact to the existing conditions of the site.

3. With the location of existing drainage structures, and the required drive depths for proper maneuverability for rear delivery entry. The site has been arranged to provide the clearance from existing drainage, and what is needed for delivery vehicles.

4. the 50'-0" setback would prevent safe maneuverability of delivery vehicles behind the building, and cause additional hardship regarding existing drainage facilities located on the site that drain other adjacent properties.

5. Receiving this approval will not provide any special benefit to the owner that others who follow the zoning ordinance cannot receive, there are very few buildings along Old Hwy 49 in this zone that meet this setback, and newer developments that have been granted variances for less restrictive setbacks on nearby properties.

6. The use proposed for this site is permissible by right as a office space

J1 - GULFPORT DISTRICT
Instrument 2021-0031261-D-J1
Filed/Recorded 11/08/2021 3:25:01 PM
Total Fees 39.00
8 Pages Recorded

Prepared by and Return to:
Michael B. McDermott, MS Bar #2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue, Biloxi, MS 39530
(228) 374-2100

TITLE NOT EXAMINED

INDEXING INSTRUCTIONS: Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

MICHAEL L. SHULAR
9475 Highway 49, Gulfport, MS 39503; Phone 865-654-3600

does hereby sell, convey and warrant unto

SHULAR MISSISSIPPI HOLDINGS, L.L.C.
A Mississippi Limited Liability Company
9475 Highway 49, Gulfport, MS 39503; Phone 865-654-3600

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:

SEE EXHIBIT "A" ATTACHED HERETO

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 Harrison County, Mississippi.

Ad valorem taxes for the year 2021 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 5TH day of NOVEMBER, 2021.

MICHAEL L. SHULAR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named MICHAEL L. SHULAR, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND, and official seal of office, this 5th day of November, 2021.

NOTARY PUBLIC

My Commission Expires:

(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 76396
AMY G. PERRY
Commission Expires
Jan. 23, 2025
HARRISON COUNTY

PARCEL 1

Lots 1-14, Block 7, Gillespie Addition, as per the map or plat thereof on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, being located in Section 21, Township 7 South, Range 11 West, as per map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi.

Together with the portions of 3rd Street and the alley abutting the lots above described, which were vacated and vested in the owners of the lots above described by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. The Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk, more particularly described as:

East West Alley in Block 7, East by East line of Gillespie's Addition and West by East Railroad Avenue.

That part of Third Street being described as beginning at the Southwest corner of Lot 12, Block 6 and running East along the South side of Lots 12, 13 and 14, Block 6, to the Southeast corner of Lot 14, Block 6, thence South 50 feet to the Northeast corner of Lot 1, Block 7, thence West to the Northwest corner of Lot 3, Block 7, thence North 50 feet to the Point of Beginning.

PARCEL 2

Lots 10, 11, 12, and the South 75 feet of Lots 13 and 14 in Block 6, all in Gillespie Addition, in Section 21, Township 7 South, Range 11 West, as per the map of plat thereof on file and of record in Copy Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

PARCEL 3

Lots 1 through 8, Block 1, Gillespie Addition, in Section 21, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, as per map or plat on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Together with the alley abutting Lots 1, 2 and 8 in Block 1, and Lots 9, 15 and 16 in Block 1; of Gillespie Addition, as per the map or plat thereof on file and of record in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi; described as commencing at the Southwest corner of Lot 8, Block 1; running thence East along the South margin of Lots 8, 2 and 1, in Block 1, to the Southeast corner of Lot 1, Block 1; thence South to the Northeast corner of Lot 16, Block 1; thence West along the North line of Lots 9, 15 and 16 to the Northwest corner of Lot 9; run thence North to the Point of Beginning.

Together with the portions of Lots 9-16, in Block 1 and Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and the North 50 feet of Lots 13 and 14 in Block 6, and of Second Street and an alley 20 feet wide between Lots 7 and 8 of Block 6, running across Block 6, East and West, between parallel lines of Gillespie Addition, which were vacated by Judgment rendered in a cause styled "Mrs. Peggy Buffum Sanders, et al. v. Board of Supervisors, et al.", Cause No. 62,923 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 705, Page 489 of the Record of Deeds in the office of said Chancery Clerk, being more particularly described as follows:

Beginning at the Northwest corner of Lot 10, Block 6, which was also the Southwest corner of Lot 9, Block 6 of the Gillespie Addition to the Town of Gulfport, in Section 21, Township 7 South, Range 11 West, Harrison County; thence East along the North line of said Lot 10 and the South line of Lot 9 and across Lot 13 and 14 to the East line of said subdivision, a distance of 184.3 feet; thence North along the said Eastern line of said subdivision, a distance of 395 feet to the Northeast corner of Lot 16, in Block 1 of the Gillespie Addition to the Town of Gulfport; thence West 62 feet along the North line of said Lots 15 and 16 in Block 1 of said subdivision, to the Northwest corner of said Lot 15; thence West 125 feet along the North margin of Lot 9, Block 1, of Gillespie Subdivision to the Town of Gulfport, to the Northwest corner of Lot 9; thence South along the West line of Block 1 and Block 6 of Gillespie Subdivision of the Town of Gulfport, for a distance of 395 feet to the Point of Beginning.

PARCEL 4

Lots 1-14, both inclusive, Block 12, Gillespie Addition, Harrison County, Mississippi, as per the map or plat on file in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Together with the portions of Fourth Street and the alley running East and West in Block 12 which were vacated and vested in the adjoining owners of the aforesaid lots by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. the Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk, more particularly described as follows:

East West Alley in Block 12, East by East line of Gillespie's Addition and West by East Railroad Avenue.

That part of Fourth Street being described as beginning at the Southwest corner of Lot 12, Block 7 and running East along the South side of Lots 12, 13 and 14, Block 7 to the Southeast corner of Lot 14, Block 7, thence South 50 feet to the Northeast corner of Lot 1, Block 12, thence run West along the North line of Block 12 to the Northwest corner of Lot 3, Block 12, thence North 50 feet to the Point of Beginning.

SUBJECT TO a public utility easement over and across the North 25 feet of Fourth Street from Old Highway 49 to the Gulf Station property, a permit having been issued for a private water line and sanitary sewer force main to serve commercial establishments in the area by the Board of Supervisors of Harrison County on November 2, 1979.

PARCEL 5

Lots 3 and 4 of Block 13, Gillespie Addition, Harrison County, Mississippi, as per map or plat on file in Copy Plat Book 2, Page 96 in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

TOGETHER WITH the 25 feet of Fifth Street abutting Lot 3, Block 13, and the 25 feet of Fifth Street abutting Lots 12, 13 and 14 in Block 12 being described as beginning at the Southwest corner of Lot 12, Block 12, and running East along the South side of Lots 12, 13 and 14 in Block 12 to the Southeast corner of Lot 14, Block 12, thence South 25 feet, thence run West along the center line of Fifth Street to a point 25 feet North of the Northeast corner of Lot 3, Block 13, thence South a distance of 25', more or less, to the Northeast corner of Lot 3, Block 13, thence West to the Northwest corner of Lot 3, Block 13, thence North 50 feet to the Point of Beginning which was vacated and vested in the owners of such lots by Judgment rendered in a cause styled "James Bond and Michael L. Schular v. The Board of Supervisors of First Judicial District of Harrison County, Mississippi, et al.", Cause No. 80,498 in the Chancery Court in the First Judicial District of Harrison County, Mississippi, as appears of record in Book 932, Page 575 of the Record of Deeds in the office of said Chancery Clerk.

PARCEL 6

That certain unopened alley in Block 1, Gillespie's Addition (Subdivision Copy Plat Book 2, Page 96) and being further described as beginning on the eastern boundary of Old Highway 49 (A/K/A Magnolia Highway), at the Southwest corner of Lot 8, and the Northwest corner of Lot 9, and continuing East between Lots 8 and 9, to the Southeast corner of Lot 1, and the Northeast of Lot 16, Block 1, Gillespie's Addition to the City of Gulfport.

PARCEL 7

A parcel of land located in the East ½ of the NW 1/4, also being located in the West ½ of the NE 1/4; Section 21, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at the northeast corner of Block 1, Gillespie's Addition (Subdivision Copy Plat Book 2, Page 96), said northeast corner being a railroad spike in pavement as shown per a boundary survey by Floyd Hovas, dated August 15, 1973; thence N00°49'43"W 19.77 feet, more or less to the north line of said Section 21; thence N89°20'53" E 23.44 feet, more or less, along the north line of said Section 21; thence S00°56'15"E 8.04 feet, more or less to a point located on the existing south right-of-way of Creosote Road; thence continue S00°56'15" E 320.43 feet along the west line of two certain parcels identified as Harrison County Tax Parcel No. 0809K-02-002.001 and No. 0809K-02-002.002; thence southerly and westerly along the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-003.000 the following three courses, S00°50'44"E 398.01 feet, S89°38'56"W 2.50 feet, S00°08'54"E 201.61 feet to the Point of Beginning; thence S01°00'23"E 180.09 feet along the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-007.003; thence S00°46'55"E 216.07 feet along a portion of the west line of that certain parcel identified as Harrison County Tax Parcel No. 0809K-02-007.000 to a point located on the easterly projection of the now or former centerline of 5th Street (per the recorded plat of Gillespie's Addition, also based on a boundary survey by Floyd Hovas, dated August 15, 1973, and a boundary survey by James A. Martin, dated July 15, 1968); thence S89°20'24"W 19.81 feet along said easterly projection of the now or former centerline of 5th Street to a point located on the east line of Gillespie's Addition; thence N00°49'43"W 396.22 feet along the east line of Gillespie's Addition; thence N89°30'34"E 19.29 feet to the said Point of Beginning. Said parcel of land contains 0.18 acre, more or less.

PARCEL 8

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Twenty-Three (23), and Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Thirty-Two (32), GILLESPIE'S 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 3 at Page 49 (Copy Book 2 at Page 96), reference to which is hereby made in aid of and as a part of this description.

PARCEL 9

Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), Block Twenty-Two (22), GILLESPIE'S 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 3 at Page 49 (Copy Book 2 at Page 96) thereof, reference to which is hereby made in aid of and as a part of this description.

PARCEL 10

Lots to 11 to 14 inc Block 23 & 8th St. vacated between Blocks 23 & 32, Gillespies Addition, SE 1/4 of the NW 1/4 of Section 21, Township 7, Range 11, Harrison County, Mississippi. Also being Parcel #0809L-01-010.000.

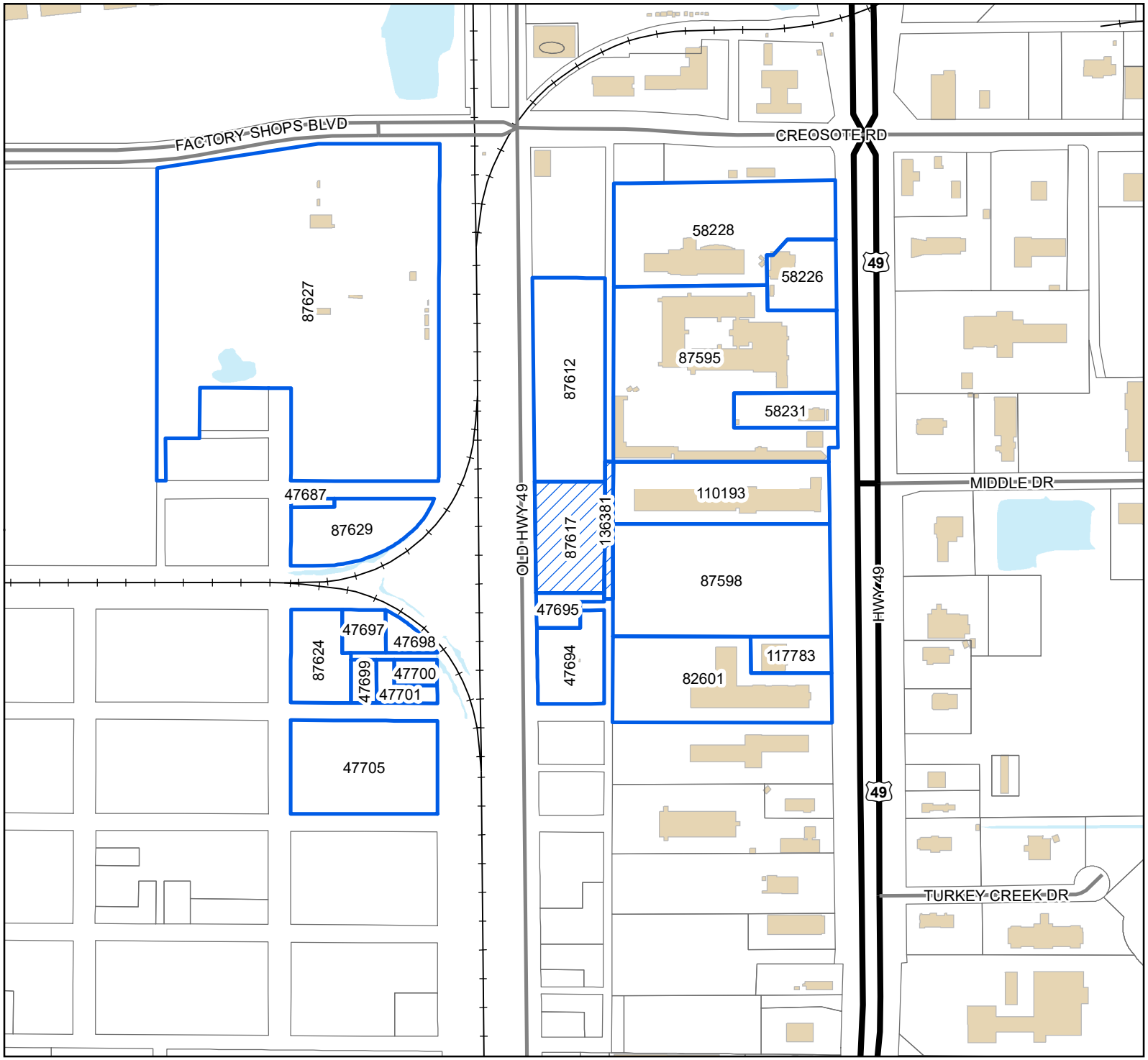
ALSO DESCRIBED AS:

Lots Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14), Block Twenty-three (23), GILLESPIE'S 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 3 at Page 49 (Copy Book 2 at Page 96), reference to which is hereby made in aid of and as a part of this description.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0809L-01-005.000	MICHAEL L SCHULAR (OWNER)	9475 HWY 49	GULFPORT	MS	39503
			TERRY MORAN AND ASSOCIATES, PLLC (AGENT)	1806 23RD AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2312ZB151)				
	82601	0809K-02-007.001	SHREEJI HOTELS LLC	9375 HWY 49	GULFPORT	MS	39503
	58231	0809K-02-005.000	WENDELTA PROPERTY HOLDINGS LLC	119 SOUTH MAIN STREET STE 800	MEMPHIS	TN	38103
	47687	0809L-03-002.001	OAKWOODS MASTER LMTED PARTNERSHIP	P O BOX 1347	GULFPORT	MS	39502
	87595	0809K-02-003.000	SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
	117783	0809K-02-007.004	MARK PROPERTIES II INC	413 CARIBE POINT	GULFPORT	MS	39507
	47699	0809L-02-005.000	BABIN BRENT J	617 CARMADELLE ST	MARRERO	LA	70072
	47700	0809L-02-003.000	LAND TRUST FOR MISS COASTAL PLAIN	P O BOX 245	BILOXI	MS	39533
	58226	0809K-02-002.000	SHULAR MISSISSIPPI HOLDINGS LLC	9475 HWY 49	GULFPORT	MS	39503
	47694	0809L-01-007.000	PERPETUAL PROPERTIES LLC	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	110193	0809K-02-007.003	ROYAL LIVING GULFPORT LLC	9435 HWY 49	GULFPORT	MS	39503
	87627	0809L-03-001.000	MISS POWER CO	P O BOX 4079	GULFPORT	MS	39502
	87598	0809K-02-007.000	GULFPORT HWY 49 RE LLC	1020 N GLOSTER ST, STE 110	TUPELO	MS	38804

2312ZB151

Variance



Legend

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

0 60 120 180
Yards

1 inch = 400 feet

N
W E
S

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 2312ZB151, by agent Terry Moran and Associates, PLLC, is seeking approval for a 35-foot front yard setback, at Tax Parcels 0809L-01-005.000, 0809L-01-005.001, Old Hwy 49, Zoned B-4 (Highway Business), 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, December 21, 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, December 21, 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
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San Luis Obispo Tribune
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Tri-City Herald
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The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	492382	Print Legal Ad-IPL01489320 - IPL0148932	210200 DecZB	$76.30	1	67 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, December 21, 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 2312ZB136, by owners Antonio and Fatima Boyd, seeking approval for a 20-foot front yard setback on all frontages, at Tax Parcel 0711L-01-069.000, 17th Street, Zoned R-1-7.5 (Single-family), Ward 1

Variance 2312ZB137, by agent J.R. Walsh, seeking approval for an additional accessory structure, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB138, by agent J.R. Walsh, seeking approval for a 90 inch (7.5 feet) tall stone wall, at Tax Parcel 0811G-06-011.000, 1511 18th Ave, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2312ZB139, by agent Munn Enterprises, Inc., seeking approval for a wall sign not facing a dedicated right of way, at Tax Parcel 1009E-02-002.001, 10213 Lorraine Rd, Zoned I-1 (Light Industry), Ward 5

Variance 2312ZB145, by owner James E. Brown, seeking approval for a side yard setback of 3 feet, at Tax Parcel 0908A-01-001.006, 12594 Oak Forest Drive, Zoned R-1-15 (Single-family), Ward 6

Variance 2312ZB148, by agent Residential Designs, seeking approval for a 19-foot and 8 inch setback for a second-frontage, at Tax Parcel 0909P-01-019.000, 11562 Otto Ave, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2312ZB149, by agent Addison Riemann, seeking approval of a wall sign not facing the public right of way, at Tax Parcel 0809K-02-002.001, Zoned B-4 (Highway Business), Ward 3

This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0148932
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
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The Telegraph - Macon
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Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	494405	Print Legal Ad-IPL01496930 - IPL0149693		$81.10	1	74 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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This the 17th day of November 2023
A. Leslie North, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0149693
Dec 6 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:
12/06/23

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 6th day of December 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.

STEPHANIE HATCHER
My Notary ID # 133534406
Expires January 14, 2026

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