AGENDA

GULFPORT CITY PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

THURSDAY, NOVEMBER 21, 2024 AT 4:30 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. <u>Planning Commission Meeting - October 24, 2024</u>

G. Announcements

G1. <u>If you are aggrieved by a vote of the Planning Commission, see below.</u>

DECISION ITEMS: Except as noted below, items listed on this agenda as "Decision Items" may be appealed to the Gulfport City Council as follows: Any person or any officer, department or agency of the City aggrieved by a decision of the Planning Commission may, within fifteen (15) days thereafter, appeal therefore to the Gulfport City Council by submitting to the Planning Commission (Department of Urban Development – Planning Division) a written notice of appeal specifying the decision from which the appeal is taken. In the case of such appeal, the Planning Commission shall cause a transcript of the proceedings in the case to be certified to the 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.

Exception: The disapproval of a general subdivision plan may be appealed by the subdivider by submitting to the Planning Commission and the Mayor and City Council a written notice of appeal. Upon receipt of notice of appeal, the planning commission shall transmit to the City Council a certified copy of the proceedings upon which the appeal is taken. The City Council may overrule such disapproval by a recorded vote of not less than 2/3 of its entire membership. No other right of appeal exists as to action taken by the Planning Commission on a general subdivision plan. The City Council hearing is not limited to the record created before the Planning Commission.

RECOMMENDATION ITEMS: As to items listed on this agenda as "Recommendation

Items", the recommendation of the Planning Commission, whether to approve (with or without condition) or disapprove, will automatically be submitted to the City Council by the Department of Urban Development – Planning Division, and the item (except recommendations on Final Plats which are not so limited) will be considered by the City Council on the record created before the Planning Commission. It is not necessary to file anything with the Planning Commission in order to have the matter heard by the City Council.

G2. <u>Anyone speaking today is asked to complete a "Speaker's Card".</u>

Please provide the completed card at the time you speak to the Planning Commission. 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.

H. Hearing of Cases

H1. Planning Commission Decision

1. Planning Commission Approval 2411PC167:

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

2. Planning Commission Approval 2411PC172:

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

3. Planning Commission Approval 2411PC175:

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

4. Special Exception 2411SE179:

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

5. General Plan 2411PC182:

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

H2. Planning Commission Recommendation

1. Zoning Text Amendment 2407PC094: (Remanded back by City Council)

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

2. <u>Zoning Map Amendment 2409PC144:</u>

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

3. <u>Zoning Map Amendment 2410PC159;(Tabled to November meeting due to applicant's absence)</u>

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

4. <u>Zoning Text Amendment 2411PC169:</u>

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction.

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES

GULFPORT CITY PLANNING COMMISSION

Thursday, October 24, 2024, 4:30 P.M.

City Hall Council Chambers

A. Prayer: The Planning Commission 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 **4:33 P.M. .**

D. Determination of a Quorum: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:
WM. PRINCE JONES
VIRGINIA ADOLPH
HAROLD SPANN
CHARLIE HEWES
TIM DAIGLE JR
CHRIS ROMANO
DOUG HANCOCK

BOARD MEMBERS ABSENT:
KEITH WILLIAMS
BJ SELLERS
BILL WILLIAMS
BRYAN JACOBS

STAFF MEMBERS PRESENT:
GREG HOLMES
SU-LIN FEATHERSTON
WILLIAM DICKINSON
JONATHAN TARDIFF
MATILDA WELCH

COURT REPORTER:
NORMA SOROE

E. Confirmation of Agenda:

F. Adoption of Minutes:

Motion by **Mr. Hewes** and seconded by **Mr. Hancock** to approve Minutes of the **September 26, 2024,** Planning Commission meeting was carried unanimously.

G. Hearing of Cases:

G1. The PUBLIC DECLARATION OF APPEAL PROCESS was read by the Chairperson: Any person or any officer, department or agency of the City aggrieved by any decision of the Planning Commission may within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Commission a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Commission 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. The Chairperson asked for anyone speaking at the meeting to complete a Speaker's Card.

G3. **Routine Agenda**

H1. Planning Commission Decisions

1. **Planning Commission Approval 2410PC150:**

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Speaking for the Petition: Dana R. Parsons, Carl McNickles

Speaking against the Petition: None

Motion: Mr. Spann- to approve applicant's request with conditions.

Second: Mr. Jones

KEITH WILLIAMS	**– Chairman** (Absent)
VIRGINIA ADOLPH	– **Acting Chairman**
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	–Yea
CHRIS ROMANO	–Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: motion carried unanimously

2. **Planning Commission Approval 2410PC151: Withdrawn by Applicant**

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

KEITH WILLIAMS	**– Chairman**
VIRGINIA ADOLPH	–
CHARLIE HEWES	–
BJ SELLERS	–
WM. PRINCE JONES	–
DOUG HANCOCK	–
BRYAN JACOBS	–
TIM DAIGLE JR	–
CHRIS ROMANO	–
HAROLD SPANN	–
BILL WILLIAMS	–

Action:

H2. Planning Commission Recomendation

3. **<u>Zoning Map Amendment 2410PC159:</u>**

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Daigle- Motion to table to next meeting due to applicant not present at meeting.

Second: Mr. Ramano

KEITH WILLIAMS	**– Chairman** (Absent)
VIRGINIA ADOLPH	– **Acting Chairman**
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	–Yea
CHRIS ROMANO	–Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: motion carried unanimously

4. **<u>Zoning Map Amendment 2410PC160:</u>**

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Gina Pepe, Karen Daniel

Speaking against the Petition: None

Motion: Mr. Hewes- to approve applicant's request with conditions.

Second: Mr. Spann

KEITH WILLIAMS	**– Chairman** (Absent)
VIRGINIA ADOLPH	– **Acting Chairman**
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	–Yea
CHRIS ROMANO	–Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: motion carried unanimously

5. **<u>Zoning Map Amendment 2410PC162:</u>**

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Speaking for the Petition: Virgil Gillespie

Speaking against the Petition: None

Motion: Mr. Hewes- to approve the applicants request with conditions.

Second: Mr. Jones

KEITH WILLIAMS	**– Chairman** (Absent)
VIRGINIA ADOLPH	– **Acting Chairman**
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	–Yea
CHRIS ROMANO	–Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: motion carried unanimously

6. **<u>Zoning Map Amendment 2410PC163:</u>**

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

Speaking for the Petition: Monica Triplett

Speaking against the Petition: None

Motion: Mr. Hancock- to approve applicant's request with conditions.

Second: Mr. Romano

KEITH WILLIAMS	**– Chairman** (Absent)
VIRGINIA ADOLPH	– **Acting Chairman**
CHARLIE HEWES	– Yea
BJ SELLERS	– Absent
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	–Yea
CHRIS ROMANO	–Yea
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: motion carried unanimously

I. Adjournment

There being no further business, a Motion was made by **_Mr. Hewes_** to adjourn, seconded by **_Mr. Hancock_** and carried unanimously. The meeting adjourned at **_4:58 P.M._.**

_____ Date: _____

William Prince Jones, Secretary

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2025-45

Hearing Date: Thursday, November 21, 2024

<u>Planning Commission Approval 2411PC167:</u> Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2411PC167

Hearing Date: November 21, 2024

Current Zoning/Use: R-1-5 / Vacant Lot

Legal: Planning Commission Approval 2411PC167, by owner Lesly Castillo, seeking approval for a mobile home use, Tax Parcel 0710H-02-020.000, corner of Magnolla Avenue and Ganges Street, Zoned R-1-5 (Single Family), Ward 3.

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 28' x 76' mobile home on a vacant lot zoned R-1-5 (Single-Family).

Per our chart of permitted uses and City of Gulfport's Ordinances, a mobile home use requires Planning Commission approval in a R-1-5 zoning district with setback requirements; front yard setback of 15-feet, side yard setback of 6-feet, and rear yard setback of 8-feet. There are 2 mobile homes present on Ganges Avenue, and has multiple vacant lots of varying sizes. The neighboring streets contain single-family homes and 3 mobile homes. The lot is large enough such that the mobile home will adequately meet the required setbacks and parking requirements as is pointed out on the site plain.

EXECUTIVE SUMMARY

Upon staff review, the parcel is currently vacant. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone, that includes off street parking for two vehicles (in asphalt or concrete). There are 2 mobile homes on Ganges Street, and 3 mobile homes in the surrounding area. The area is a mixed use of single-family homes and mobile homes. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would be in harmony with existing housing in the area.

Any approval should consider these conditions:

1. Approval would allow for a 28'x76' mobile home use in an R-1-5 zone.

DEPARTMENTAL CONDITIONS

Engineering: No comment as of 11/07/24.

Public Works: No comment as of 11/07/24.

Technical Report

PLANNING COMMISSION APPROVAL

Traffic and Safety:	No conditions. In a memo dated 11/06/24.
Building Code Services:	The mobile home must meet Zone I requirements. Must be set up in accordance with Mississippi Factory-Build Homes Law RegulationMH-5 Revised and Updated January 1, 2015. In a memo dated 10/31/24.
GIS:	No comment as of 11/07/24.
Police Department:	No comment as of 11/07/24.
Fire Department:	No conditions. In a memo dated 10/31/24.
City Arborist:	No conditions. In a memo dated 10/31/24.

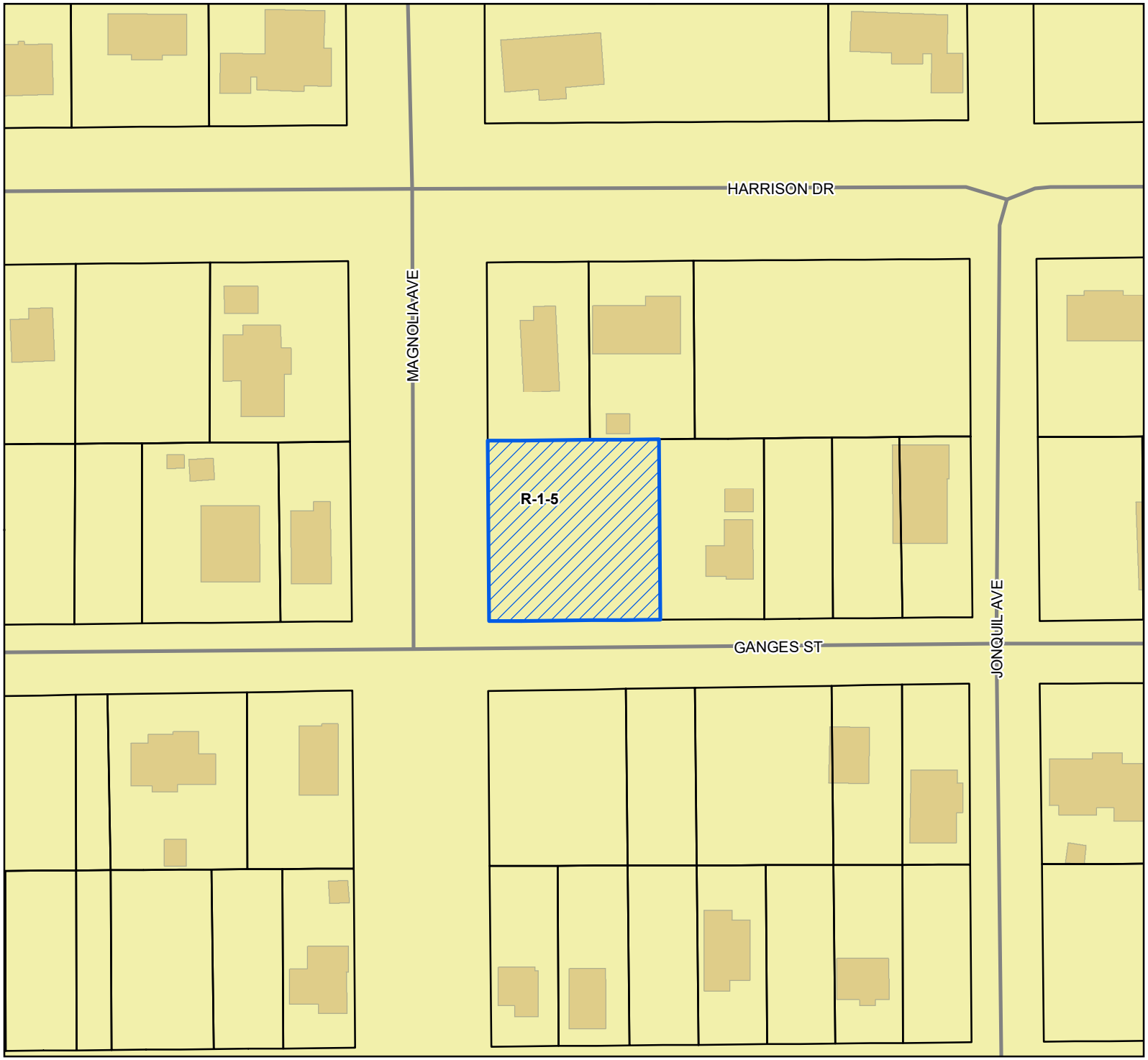
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2411PC167

Planning Commission Approval



Site
Street
Parcels
Buildings
City Limit

Zoning

R-1-5 - Single Family Residence District (Medium Density)

Site Information

0710H-02-020.000
Zoning: R-1-5 (Single Family)
Size: 16211.66 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.

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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 24-11PC167
Date Received: 09/19/2024
Receipt Number: 12942874
Received By: BC
Zoning: R-1-5
Ward: 3 Flood:
Size: 16211.65 sqft

Property Information

TAX PARCEL # 0710H-02-020.000

(If necessary, use separate sheet of paper)

Address of Property Involved:

Lot(s) 24 - 28, Block(s) 56, Subdivision

General Location:

GENERAL DESCRIPTION OF REQUEST:
Placement of 28' x 70' Mobile Home to be located in the corner between Magnolia Ave and Ganges St. in Gulfport Ms.

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.

OWNER	AGENT
Lesly Tobar Castillo	
Printed Name of Owner	Printed Name of Agent
4708 Gibson Rd lot 86	
Mailing Address	Mailing Address
Ocean Springs MS 39564	
City State Zip code	City State Zip code
228 337 0866	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
Lesly Tob2003@gmail.com	
Email	Email
Signature of Owner	**Signature of Agent**

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Lesly Tobar Castillo

228-337-0866

Application for planning

commission approval:

Submission requirements

09/18/24

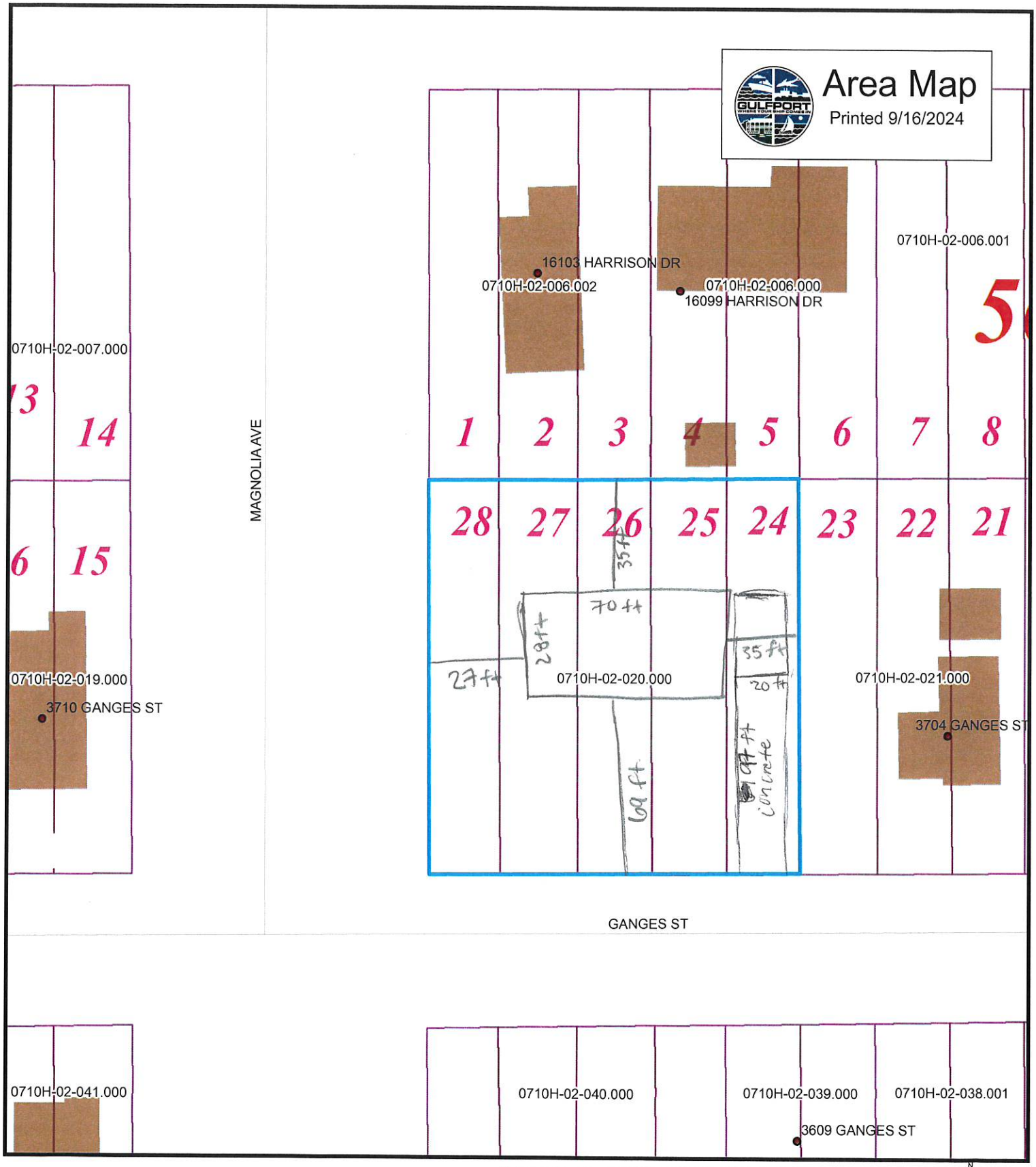
Property located in the corner between Magnolia Ave. and Ganges St. in Gulfport Mississippi, owned by Lesly Tobar Castillo. Tax parcel number: 0710H-02-020-000.

Proposed development includes locating a double wide trailer home with a footprint of 28'x70', which would be located 69 feet from the front property line, 27 feet from the left side of the property, 35 feet from the right side of the property line and 35 feet from the rear property line. A paved driveway will extend from the street with a designated parking area that will be 20 feet wide for two vehicles.

This site is appropriate with regard to transportation and access as it does not abstract traffic flow and will be located where easy and safe access for vehicles and people is ensured, minimizing congestion. The plan is also appropriate for the water supply, waste disposal, fire and police protection because the city of Gulfport provides those services. This proposal is in harmony with the orderly and appropriate development of the district in which the use is located as it does not obstruct any other facilities nearby.

Area Map

Printed 9/16/2024



Addresspoints

Parcels

Inital and date here:

Planner:_____

Owner:_____

Contractor:_____

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.

N E S

1 inch = 42 feet

REVIEWED

SCANNED

1st JUDICIAL DISTRICT
Instrument 2023-0014687-D-J1
Filed/Recorded 07/27/2023 3:40:01 PM
Total Fees 26.00
4 Pages Recorded

Prepared by:
Theressia A. Lyons
1600 24th Ave.
Suite B
Gulfport, MS 39501
228.863.3183 ph.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUIT CLAIM 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, sufficiency, and adequacy of all of which are hereby acknowledged, I the undersigned,

EVELYN KENNEDY, 3710 Reynosa Drive; Gulfport, MS 39501 and **JANET JOHNSON,** 1655 Flatbush Ave., B809, Brooklyn, NY 11210, do hereby convey and quitclaim unto: **LESLY FABIOLA TOBAR** ~~CATILLO~~ LT CASTILLO, all our rights, titles, and interests in and to the following-described real property situated and being in Harrison County, Mississippi, to-wit:

Lot 24, Lot 25, Lot 26, Lot 27, and Lot 28, Block 56, Floral Estates, a division of the Southwest Quarter-of North one-half of Southeast Quarter (SW ¼ of N ½ of SE ¼) and South one-half of Northeast Quarter (S 1/2 of NE ¼) and West one-half of Southwest Quarter of Southeast Quarter (W ½ of SW¼ of SE¼) Section 29, Township 7 South, Range 11 West, Harrison County, Mississippi as per map of said subdivision made by Ebrenborg & Bonham, Surveyors, the original of which map was filed in the office of the Chancery Clerk of Harrison County, Mississippi and recorded in Plat Book 13, Page 4, Sheets I and 2, of the Land Records for Harrison County, Mississippi, on May 29, 1926

This conveyance is subject to any and all recorded restrictive covenants, rights-of-way, and easements applicable to subject property, and zoning and land use regulations of Harrison County, the State of Mississippi and the of the United States.

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

WITNESS MY SIGNATURE on this the 26 day of July 2023.

Evelyn Kennedy
EVELYN KENNEDY

Janet Johnson
JANET JOHNSON

GRANTORS:
Evelyn Kennedy
3710 Reynosa Drive
Gulfport, MS 39501
813-431-7344
Janet Johnson
1655 Flatbush Ave.
Apt. B809
Brooklyn, NY 11210
718-253-8835

GRANTEE:
Lesly Fabiola Tobar Castillo
(228) 337.0866
4708 Gibson Rd lot 86
Ocean Springs Ms, 39564

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority as notary public in and for the aforesaid jurisdiction, the within named **EVELYN KENNEDY** who acknowledged to me that she signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

Evelyn Kennedy
EVELYN KENNEDY

Given under my hand and seal of office this the 26th day of July, 2023.

Cheryl L. Wilson
NOTARY PUBLIC

My commission expires: _____

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 79658
CHERYL L. WILSON
Commission Expires
March 7, 2026
JACKSON COUNTY

STATE OF NY
COUNTY OF Kings

Personally appeared before me, the undersigned authority as notary public in and for the aforesaid jurisdiction, the within named **JANET JOHNSON** who acknowledged to me that she signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

JANET JOHNSON

Given under my hand and seal of office this the 19 day of July, 2023.

NOTARY PUBLIC

My commission expires: 10/4/25

DANIEL GIL
Notary Public - State of New York
NO. 01GI6422907
Qualified in Kings County
My Commission Expires Oct 4, 2025

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0710H-02-020.000	LESLY TOBAR CASTILLO (OWNER)	4708 GIBSON RD LOT 86	OCEAN SPRINGS	MS	39564
			Adjacent Property Owners (2411PC167)				
	47293	0710H-01-050.000	JONES CALLIE	3502 HARRISON DR	GULFPORT	MS	39501
	90634	0710H-01-049.000	HOWELL JINNIE O	3506 HARRISON DR	GULFPORT	MS	39501
	47215	0710H-02-022.001	DAVIS WILLIAM L JR & LYDIA C	4601 36TH AVE	GULFPORT	MS	39501
N	90639	0710H-02-022.000	DAVIS WILLIAM L JR & LYDIA C	4601 36TH AVE	GULFPORT	MS	39501
	116953	0710H-02-018.001	HIDLEBURG RICHARD E & LYNETTE	3810 GANGES ST	GULFPORT	MS	39501
	90642	0710H-02-038.000	NICHOLS CHAD B	1502 MILL RD	GULFPORT	MS	39507
	47171	0710H-02-041.000	PHAM KIM -TRUSTEE-	5631 NORTHWOOD DR	RIVERSIDE	CA	92509
	47214	0710H-02-006.000	T & D HOMES LLC & DARLENE MCNAIR	16786 TY RIDGE RD	GULFPORT	MS	39503
	47221	0710H-02-007.000	JOHNSON LOLA K	P O BOX 2517	GULFPORT	MS	39502
	47220	0710H-02-008.000	SIMMONS DAMARIS & HERMAN 3RD EST	11205 HENDRY RD	GULFPORT	MS	39503
	47222	0710H-02-019.000	WILSON CAROLA -EST- & CORA JEAN	3710 GANGES STREET	GULFPORT	MS	39501
	109652	0710H-02-038.001	WARD M	210 MAGNOLIA ST	LONG BEACH	MS	39560
	47179	0710H-02-039.000	HA RANDY MINH	7933 ROESBORO CIR	SACRAMENTO	CA	95825
	47178	0710H-02-040.000	PATTON BRETT & RAY	14034 REMINGTON DR	GULFPORT	MS	39503
	47184	0710H-02-061.000	CROUTCH PEGGY -ETAL-	3403 SABINE ST	GULFPORT	MS	39501
	47185	0710H-02-060.000	HAWKINS TAMIKA & CHARLES VINCENT JR	404 TABOR ST	WAVELAND	MS	39576
N	47173	0710H-02-054.000	POWELL TIMOTHY	3603 LAVENDER ST	GULFPORT	MS	39501
	47174	0710H-02-053.000	POWELL TIMOTHY & RODENA	3603 LAVENDER ST	GULFPORT	MS	39501
	47188	0710H-02-057.000	JASPER MINNIE P & JAMES	489 MAPP RD	DECATUR	MS	39327
	47189	0710H-02-056.000	FOXWORTH KEN & HATTIE	3620 SABINE ST	GULFPORT	MS	39501
	109452	0710H-01-047.001	MISSISSIPPI FIDELITY III LLC	1604 ENGLISH OAK ST	LAS VEGAS	NV	89117
N	47223	0710H-02-018.000	HIDLEBURG RICHARD E & LYNETTE	3810 GANGES ST	GULFPORT	MS	39501
	47183	0710H-02-036.000	PITTMAN JOSIE	4120 KENTUCKY AVE	GULFPORT	MS	39501
N	47172	0710H-02-055.000	POWELL TIMOTHY & RODENA	3603 LAVENDER ST	GULFPORT	MS	39501
N	102844	0710H-02-006.001	DAVIS WILLIAM L JR & LYDIA C	4601 36TH AVE	GULFPORT	MS	39501
N	103344	0710H-02-022.002	DAVIS WILLIAM L JR & LYDIA C	4601 36TH AVE	GULFPORT	MS	39501
	47186	0710H-02-059.000	ROBINSON DIETRA SUE & DIAMOND RILEY	2219 31ST AVE	GULFPORT	MS	39501
N	130325	0710H-02-041.002	POWELL TIMOTHY	3603 LAVENDER ST	GULFPORT	MS	39501
	130646	0710H-02-006.002	HOWELL SHARON A	7124 SMITH RD	LONG BEACH	MS	39560
	47219	0710H-02-020.000	JOHNSON JANET & EVELYN KENNEDY	1655 FLATBUSH AVE	BROOKLYN	NY	11210
	47218	0710H-02-021.000	MAGEE SARAH J	3704 GANGES STREET	GULFPORT	MS	39501
	136675	0710H-02-058.001	AFFORDABLE INVEST PROPERTIES LLC	57 53RD ST	GULFPORT	MS	39507
	47187	0710H-02-058.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072

2411PC167

Planning Commission Approval

Legend

- Site
- Adjacent Properties
- Street
- Buildings

0 25 50 75

Yards

1 inch = 150 feet

N W E S

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McClatchy

The Beaufort Gazette
The Belleville News-Democrat
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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
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El Nuevo Herald
The Modesto Bee
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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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2025-42

Hearing Date: Thursday, November 21, 2024

<u>Planning Commission Approval 2411PC172:</u> Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2411PC172

Hearing Date: November 21, 2024

Current Zoning/Use: R-1-5 / Single Family Home

Legal: Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

TECHNICAL DETAILS

The applicant requests Planning Commission approval for the placement of a 72' x 36' mobile home on their property, zoned R-1-5 (Single-family). Currently there is a single family home on the existing parcel. Therefore, the home shall be removed before permit for mobile home can be issued.

Per our chart of permitted uses and City of Gulfport's Ordinances, a mobile home use requires Planning Commission approval in an R-1-5 zoning district with setback requirements; front yard setback of 15-feet, side yard setback of 6-feet and rear yard setback of 8-feet. According to the site plan and a site visit, conducted by staff, the applicant does meet the requirements of the zoning setbacks and the parking requirements. Upon staff review, there is another mobile home that is currently present down the street, fronting 34th Ave. There are other mobile homes present on Michigan Avenue, which is east of Kentucky Ave., including the one just approved by Planning Commission case # 2409PC136. The neighboring streets contain a mixed use of single-family homes and mobile homes. The applicant's property is large enough such that the mobile home will adequately meet the required setbacks and parking requirements; as is pointed out on the site plan.

EXECUTIVE SUMMARY

Upon staff review, the applicant must apply for a building permit to demo the current structure on their property. Once the demo of the current structure has taken place, then the applicant can proceed with their request of the placement of a 72' x 36' mobile home. The applicant has presented a site plan that appears to meet the setback requirements for a mobile home dwelling in an R-1-5 zone that includes off street parking for two vehicles (in asphalt or concrete). There are approximately 4 mobile homes on Michigan Avenue and several in the surrounding area. The area is a mixed use of single-family homes and mobile homes. Upon review of the site plan submitted by the applicant, parking and all required setbacks have been met. If the request is approved, it would be in harmony with existing housing in the area.

Technical Report

PLANNING COMMISSION APPROVAL

Any approval should consider these conditions:

1. The applicant must apply for a building permit to demo the current structure on the property.
2. Approval would allow for a 72'x 36' mobile home use in an R-1-5 zone.
3. Mobile Homes must meet Wind Zone II requirements.
4. Must be set up in accordance with Mississippi Factory-Built Homes Law, Regulation MH-5 and updated January 1, 2015.

DEPARTMENTAL CONDITIONS

Engineering:	No conditions. Memo dated 11/6/2024.
Public Works:	No comment as of 11/6/2024.
Traffic and Safety:	No conditions. Memo dated 11/6/204.
Building Code Services:	Conditions. Mobile Homes must meet Wind Zone II requirements. Must be set up in accordance with Mississippi Factory-Built Homes Law, Regulation MH-5 and updated January 1, 2015. Conditions. Memo dated 10/31/2024.
GIS:	No comment as of 11/6/2024.
Police Department:	No comment as of 11/6/2024.
Fire Department:	No conditions. Memo dated 10/31/2024.
City Arborist:	No conditions. Memo dated 10/31/2024.

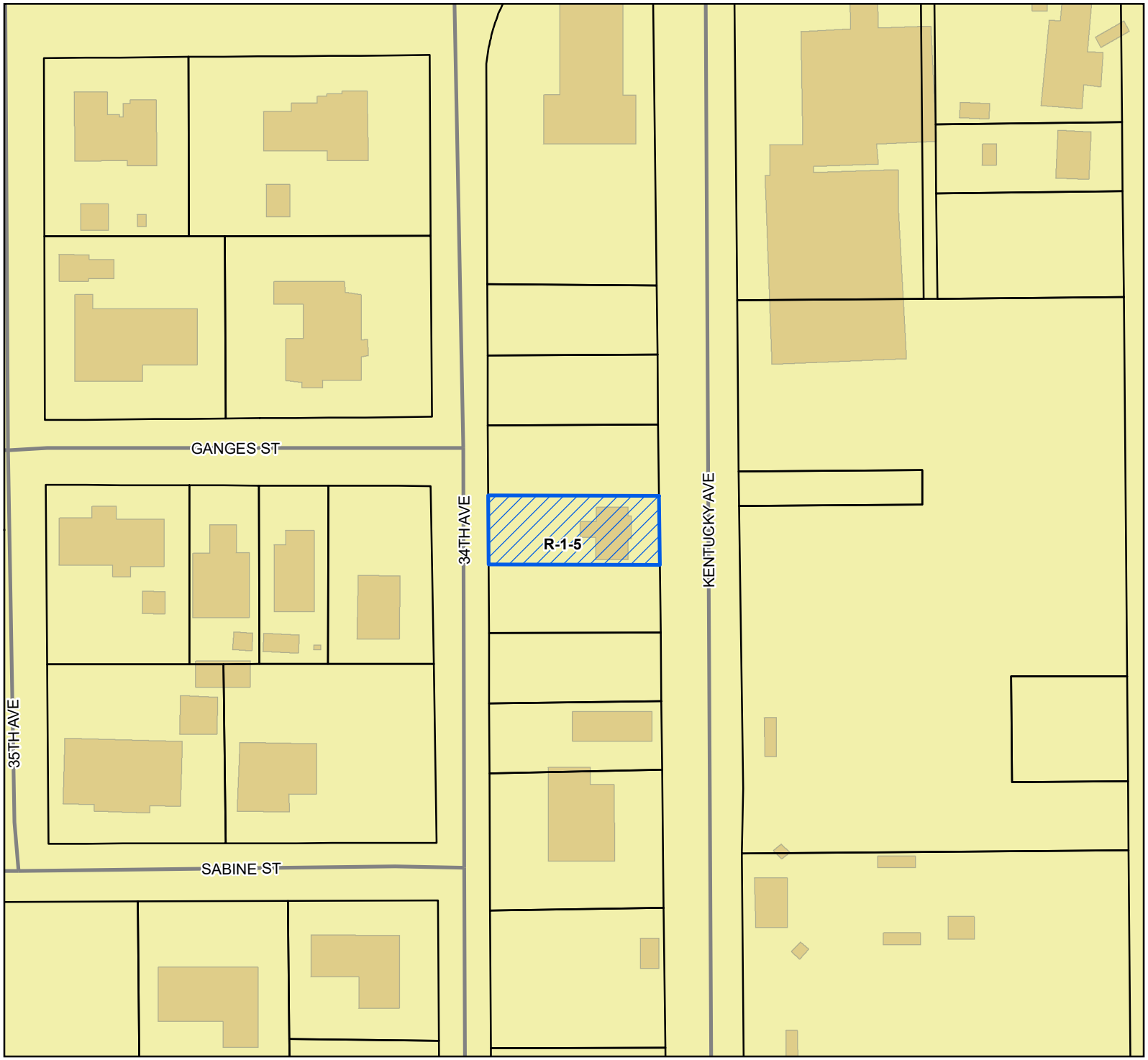
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2411PC172

Planning Commission Approval



Site
Street
Parcels
Buildings
City Limit

Zoning

R-1-5 - Single Family Residence District (Medium Density)

Site Information

0810E-05-061.000
Zoning: R-1-5 (Single-Family)
Size: 6196.11 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

N W E S

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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 2411 PC172

Date Received: 10/04/2024

Receipt Number: 12968070

Received By: BC

Zoning: R-1-5

Ward: 3 Flood: X

Size: 6196.11 sq ft

Property Information

TAX PARCEL # 0810E-05-061.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 4415 Kentucky Avenue Gulfport MS 39501

Lot(s)_____, Block(s)_____, Subdivision_____

General Location:_____

GENERAL DESCRIPTION OF REQUEST:

I wanto to move a 2025 Manfactured Home 2,280 sq Ft onto my property. 76'x 32'

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.

OWNER	AGENT
Zyclasston Day	
Printed Name of Owner	Printed Name of Agent
4415 Kentucky Avenue	
Mailing Address	Mailing Address
Gulfport MS 39501	
City State Zip code	City State Zip code
228-337-9495	
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
Zyclasstonday9909@gmail.com	
Email	Email
Signature of Owner	Signature of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

4415 Kentucky Avenue Gulfport MS 39501

Parcel # 0810E-05-061.000

Transportation & Access: The placement of my home will not disrupt in any way Transportation and Access to any Surrounding property or roadway.

Water Supply: The placement of my home will not disrupt ~~and~~ any water supply. My water supply will be connected through the City of Gulfport.

Waste Disposal: The waste disposal will be appropriate for my property.

Fire and Police Protection: Fire and Police protection will be able to access my property with no issues.

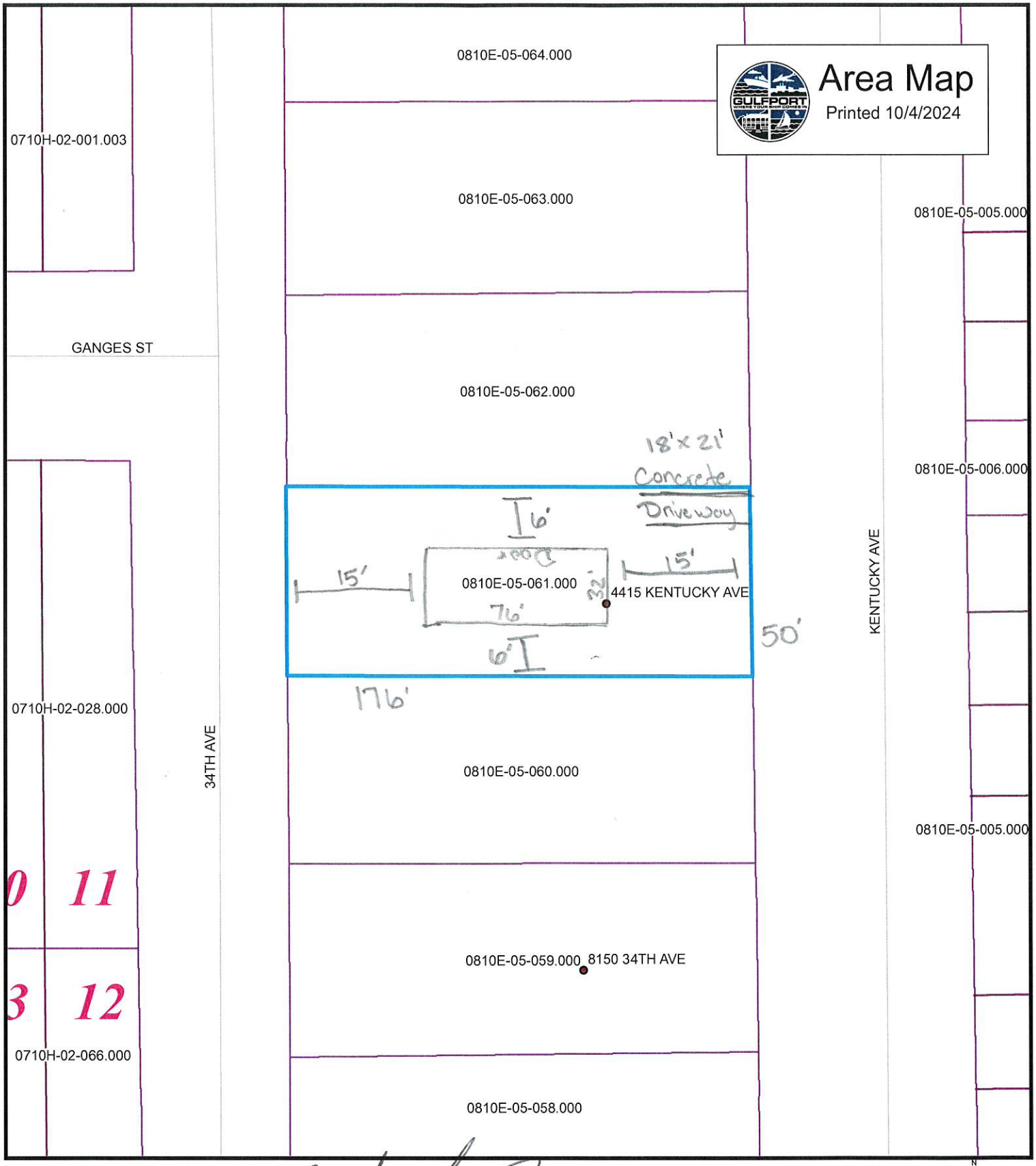
Other public Facilities: The placement of my home will not be disruptive in any way for other public facilities.

Why the proposal will not cause undue traffic congestion or create a traffic: It is a home and will not have traffic other than resident driving home.

Why the proposal is in harmony with the orderly and appropriate development of the distnct in which the use is located:
There are other mobile home's in the area so it will disrupt the harmony.

Area Map

Printed 10/4/2024



Addresspoints

Parcels

10/04/2024

N W E S

1 inch = 33 feet

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REVIEWED

SCANNED

CHANCERY CLERK HARRISON COUNTY, MS

1st JUDICIAL DISTRICT
Instrument 2024-0012379-D-J1
Filed/Recorded 07/01/2024 2:56:01 PM
Total Fees 26.00
3 Pages Recorded

PREPARED BY:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860
MS Bar # 100866

RETURN TO:
Michael J. Yentzen
Esplanade Land & Title Co., LLC
1914 24th Avenue
Gulfport, MS 39501
(228) 594-8860

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, I

THOMAS LEWIS
11232 HENDRY ROAD, APT G27
GULFPORT, MS 39503
228.547.7680

do hereby release, convey, and forever quitclaim unto

ZYCLASSTON DAY
4507 MICHIGAN AVENUE
GULFPORT, MS 39501
228.337.9495

The following described land, property and easements, lying and being situated in Harrison County, Mississippi, First Judicial District, and being more particularly and certainly described as follows:

(See Exhibit A attached)(Page 3)

Indexing instructions: A PARCEL IN S28, T7S, R11W, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. Taxes have not been pro-rated and will be assumed by the Grantee.

WITNESS the signatures of the Grantor on this the 1st day of July, 2024.

THOMAS LEWIS - GRANTOR

TITLE NOT EXAMINED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 1st day of July, 2024. within my jurisdiction, the within named THOMAS LEWIS who acknowledged that he signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires:

May 26, 2026

NOTARY PUBLIC

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 81223
MICHAEL J. YENTZEN
Commission Expires
May 26, 2026
HARRISON COUNTY

TITLE NOT EXAMINED

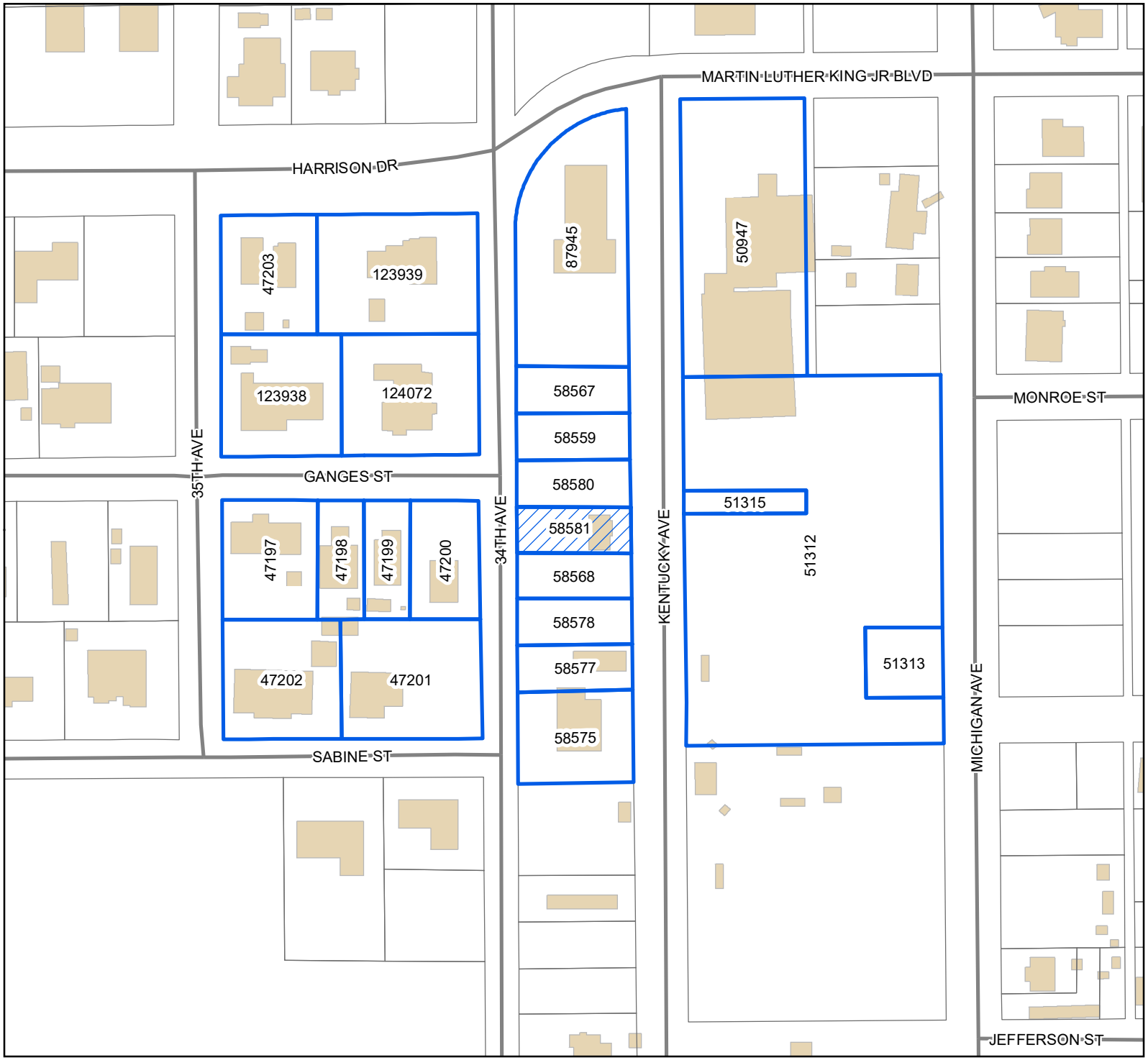
Exhibit "A"

LEGAL DESCRIPTION: THE NORTH 50 FEET OF THE SOUTH 1610 FEET OF THE WEST PART OF THE SW ¼ NOT PLATTED IN NORTH GULFPORT, IN SECTION 28, TOWNSHIP 7 SOUTH, RANGE 11 WEST, BEING THE WEST 134.7 FEET OF SAID SW ¼ LESS AND EXCEPT THE RIGHT-OF-WAY EASEMENT, DATED ANUARY 29, 1954, RECORDED IN BOOK 378, PAGE 221, OF THE DEED RECORDS OF HARRISON COUNTY, FIRST JUDICIAL DISTRICT, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 0810E-05-061.000)

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810E-05-061.000	ZYCLASSTON DAY (OWNER)	4415 KENTUCKY AVENUE	GULFPORT	MS	39501
			Adjacent Property Owners (2411PC172)				
	58580	0810E-05-062.000	ROGERS MICHELLE	8058 34TH AVE	GULFPORT	MS	39501
	58568	0810E-05-060.000	EPTING EMMA	2605 PALMER DR	GULFPORT	MS	39507
	51315	0810E-05-006.000	HARRISON CO SCHOOL DISTRICT	11072 HWY 49	GULFPORT	MS	39503
	58559	0810E-05-063.000	FRIENDSHIP MISSIONARY BAPTIST CHURC	4504 WISCONSIN AVE	GULFPORT	MS	39501
	58575	0810E-05-057.000	MARSH RICHARD KIM	8138 34TH AVE	GULFPORT	MS	39501
	47197	0710H-02-031.000	HOLDER INELLIE	3407 GANGES STREET	GULFPORT	MS	39501
	47198	0710H-02-030.000	BOLTON SMILEY JR & ESTHER	3405 GANGES ST	GULFPORT	MS	39501
N	50947	0810E-05-004.000	NORTH GULFPORT SCHOOL				0
N	51312	0810E-05-005.000	NORTH GULFPORT SCHOOL				0
	58578	0810E-05-059.000	WELLS JOHNNIE & VILLINER	C/O JONNIE WELLS JR	GULFPORT	MS	39503
	47201	0710H-02-066.000	CROUTCH AMOS JR -EST-	3404 SABINE ST	GULFPORT	MS	39501
	47202	0710H-02-065.000	JONES TIMOTHY L	11200 THREE RIVERS #21E	GULFPORT	MS	39503
N	51313	0810E-05-007.000	HARRISON CO SCHOOL DISTRICT	11072 HWY 49	GULFPORT	MS	39503
N	58577	0810E-05-058.000	MARSH RICHARD KIM	8138 34TH AVE	GULFPORT	MS	39501
	47200	0710H-02-028.000	BAYOU RENTAL PROPERTIES INC	1502 MILL ROAD	GULFPORT	MS	39507
	87945	0810E-05-065.000	NORTH GPT CHURCH OF CHRIST INC	4525 34TH AVE	GULFPORT	MS	39501
N	58567	0810E-05-064.000	NORTH GPT CHURCH OF CHRIST INC	4525-34TH AVE	GULFPORT	MS	39501
	47199	0710H-02-029.000	HART BETTIE JEAN	16026 HARRISON DR	GULFPORT	MS	39501
	58581	0810E-05-061.000	DAY SANDRA D -ESTATE-	13593 WIND ROSE CIR	GULFPORT	MS	39503
	123938	0710H-02-001.002	EVANS CHARLES RAY & ROSIE ELIZABETH	3420 GANGES ST	GULFPORT	MS	39501
	124072	0710H-02-001.003	JONES DANIEL KENT	3502 HARRISON DR	GULFPORT	MS	39501
	123939	0710H-02-001.001	HOWELL ANTHONY E & SUSIE W	16011 HARRISON DR	GULFPORT	MS	39501
	47203	0710H-02-001.000	MORGAN ERVIN M & BRENDA J	16023 HARRISON DR	GULFPORT	MS	39503

2411PC172

Planning Commission Approval



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0 25 50 75
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N
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Sun Herald
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Bradenton Herald
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The State
Ledger-Enquirer

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The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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PUBLIC HEARING

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This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2025-43

Hearing Date: Thursday, November 21, 2024

<u>Planning Commission Approval 2411PC175:</u> Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2411PC175

Hearing Date: November 21, 2024

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

TECHNICAL DETAILS

The applicant is seeking approval for a convenience store use. A freestanding convenience store use requires planning commission approval in B-2 zoning. The site was once the Model Railroad Museum. Currently, the site will also need variances from the Zoning Board for both backing out into the city right of way and number of parking spaces for the freestanding convenience store use. The site is adjacent to a wine and liquor store, a mini-warehouse, a title and payday loan use and multiple other commercial uses.

EXECUTIVE SUMMARY

The applicant seeks approval for a freestanding convenience store use. A freestanding convenience store use requires planning commission approval for B-2 zoning. The site abuts only B-2 zoning with the closest residential zoning being approximately 460 feet away. There are many commercial uses in the surrounding area including a mini-warehouse use, a wine and liquor store, and an AutoCash title and payday loans business. The applicant has applied for two variances through the Zoning Board for backing out into the city right of way and number of parking spaces required for a freestanding convenience store use. It should be noted that the applicant calls the use a grocery store in their answers to the required questions, however, their request is for approval of a freestanding convenience store.

Any approval should consider these conditions:

1. Approval would allow for convenience store use.
2. Must comply with all current Building Codes and City of Gulfport Ordinances

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 11/6/2024.

Public Works: No comment as of 11/8/2024.

Traffic and Safety: No conditions. Memo dated 11/6/24.

Technical Report

PLANNING COMMISSION APPROVAL

Building Code Services:	Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 10/31/2024.
GIS:	No conditions. Memo dated 11/6/24.
Police Department:	No comment as of 11/8/2024.
Fire Department:	No conditions. Memo dated 10/31/2024.
City Arborist:	No conditions. Memo dated 10/31/2024.

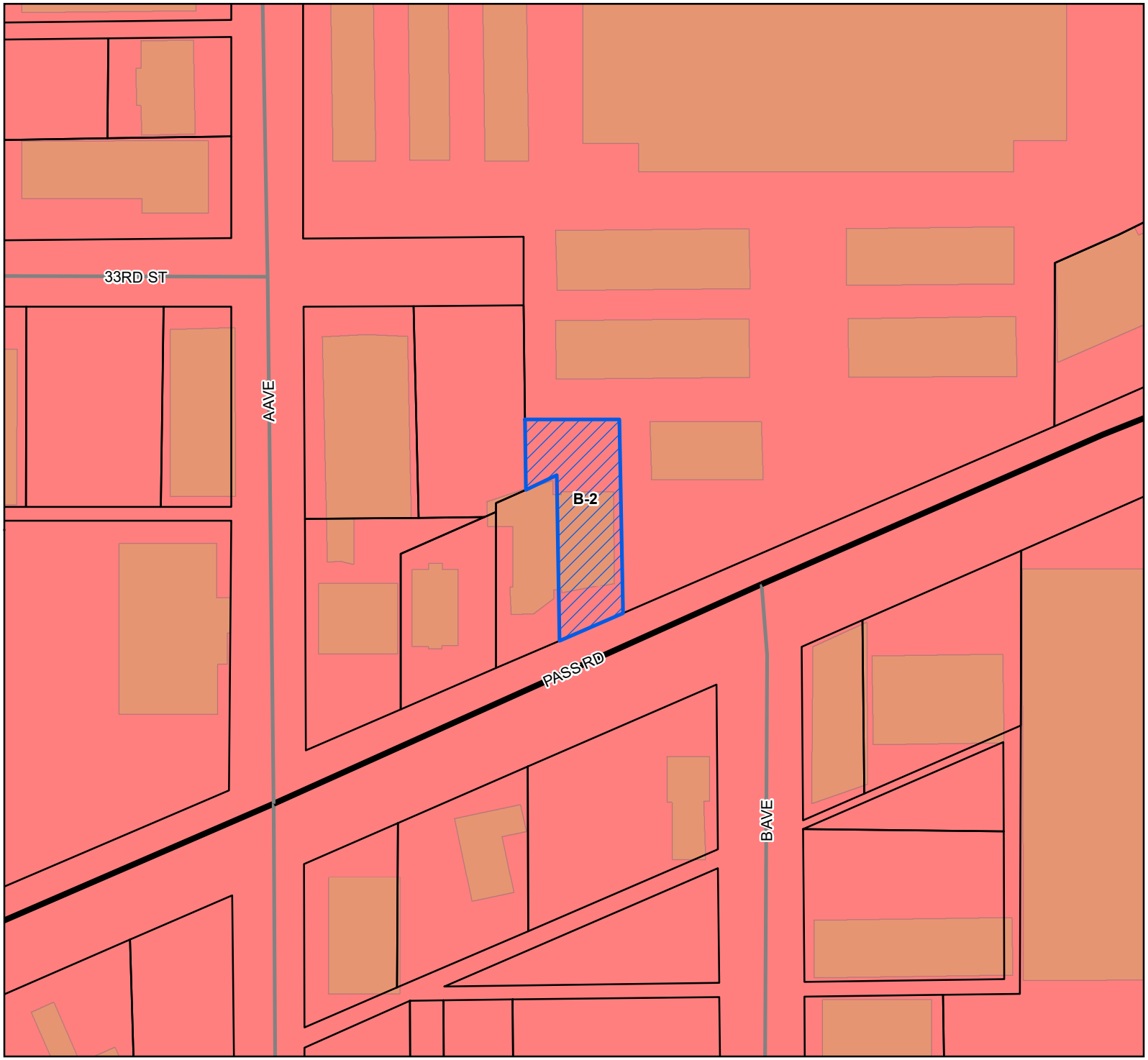
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2411ZB175

Planning Commission Approval



Site
US or State Highway
Street
Parcels
Buildings
City Limit

Zoning

B-2 - General Business District

Site Information

0910N-07-010.000
Zoning: B-2 (General business)
Size: 7938.83 sqft
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.

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

APPLICATION FOR PLANNING COMMISSION APPROVAL

For Staff Use Only

Case Number: 24UPC175
Date Received: 10/7/24
Receipt Number: 12972021
Received By: WD
Zoning: B-2
Ward: 4 Flood: X
Size: 7938.84 sq ft

Property Information

TAX PARCEL # 091ON-07-010.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 504 Pass Rd. Gulfport, MS

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: The old Train Museum

GENERAL DESCRIPTION OF REQUEST:
Hispanic/Latino Convenience store

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.

OWNER	AGENT
Yani Hernandez	Monica Smith
Printed Name of Owner	Printed Name of Agent
2411 Demaret Dr.	21553 W. Edgewood Dr.
Mailing Address	Mailing Address
Gulfport MS 39507	Saucier MS 39574
City State Zip code	City State Zip code
228-213-2458	228-860-5427
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
yanifxitomol@gmail.com	@moonika74@aol.com
Email	Email
Yani H.	Monica Smith
Signature of Owner	**Signature of Agent**

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Designation of Agent

I, Yani Hernandez, being owner of the property 504 Pass Road
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Monica Smith 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.

Yani H. 10-07-24

Signature *Date*

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of October, 20 24

Linda Barefoot-Allen 3/22/2025

Notary Public *Commission Expiration*

STATE OF MISSISSIPPI
LINDA BAREFOOT-ALLEN
ID NO. 290140
Commission Expires
03/22/2025
NOTARY PUBLIC
HARRISON COUNTY

Hispanic/ Latino convenient store

Business will consist of Hispanic type grocery store for the Hispanic community looking for authentic items that are not normally stocked in a regular grocery store.

Transportation and access: access through the property is off of Pass Road. Parking spaces big enough to pull in and out without backing out onto Pass Road. The parking lot has a big area for any order drop offs.

Water and water disposal: This property is connected to city water and sewer.

Waste disposal: We will have a trash disposal company and a hazard waste company.

Fire and Police protection: We are ordering fire Extinguishers to follow code. We will have security cameras and fire alarms installed.

Other Public Facilities: We are located in the old train station museum for children. On the left we have a storage facility and on my right is another empty building which is also owned by me. On the far right is another empty building.

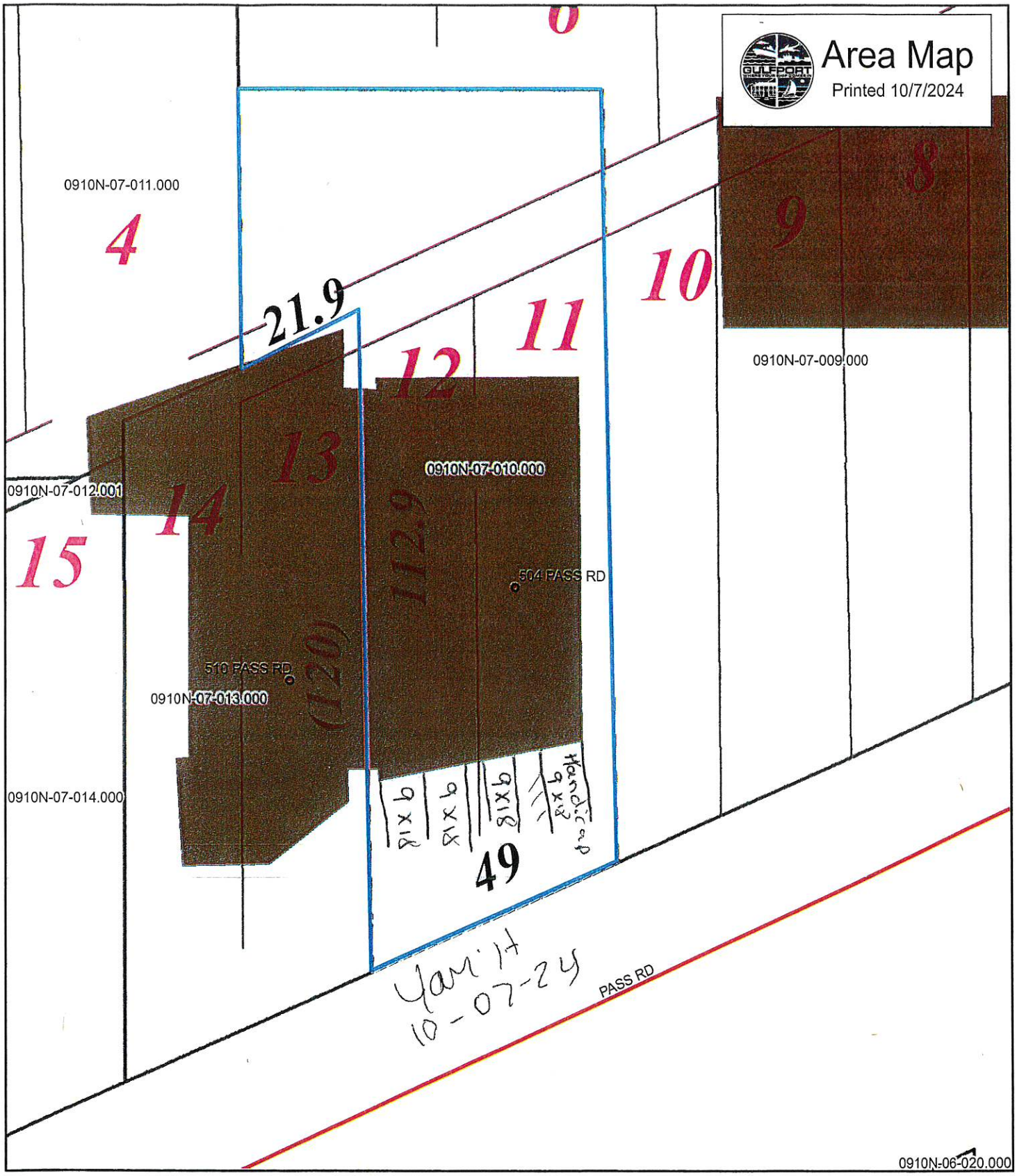
Traffic Problems: My Business will not cause any traffic hazards. We will have plenty of parking for customers in the front and the back of the building.

We will be in harmony, and will be appropriate for this location.

Thank you for your consideration,

Yani H.

Yani Hernandez-Owner



N
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1 inch = 23 feet

- Addresspoints
- Principal Arterial
- WaterFeatures
- Parcels

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1st JUDICIAL DISTRICT
Instrument 2024-0000042-D-J1
Filed/Recorded 01/02/2024 11:27:02 AM
Total Fees 26.00
3 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
North Station Properties, LLC,
a Mississippi Limited Liability Company
720 Parkwood Dr.
Long Beach, MS 39560
(231) 675-3189

Return To:
Pilger Title Co.
1406 Bienville Blvd.
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
Yani Floridalma Xitumul Hernandez
2411 Demaret Dr.
Gulfport, MS 39507
(228) 213-2458

File No. Z233111F

INDEXING INSTRUCTIONS: **Lots 13 and 14, Blk. 6, Revision of Magnolia Grove, 1st JD, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **North Station Properties, LLC**, a Mississippi Limited Liability Company, does hereby sell, convey and warrant unto **Yani Floridalma Xitumul Hernandez**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to North Station Properties, LLC, by Warranty Deed recorded in Instrument No. 2023-9844-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS MY SIGNATURE, on this the 20 day of December, 2023.

North Station Properties, LLC,
a Mississippi Limited Liability Company

Richard Mueller Jr.

By: Richard Mueller, Jr.,
Sole Member and Manager

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named **Richard Mueller, Jr.**, the **Sole Member and Manager of North Station Properties, LLC, a Mississippi Limited Liability Company,** who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid entity, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 20th day of December, 2023.

(AFFIX SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 46987
CATHERINE BROUSSARD
Commission Expires
Sept. 11, 2027
HARRISON COUNTY

NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:

Yani Floridalma Xitumul Hernandez

Exhibit "A"

Legal Description

Lots 13 and 14, Block 6, Revision of Magnolia Grove, 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 36 (Copy Book 1A, at Page 83).

AND ALSO:

The South 1/2 of 10-foot alley North of and adjacent to the herein described property.

Yani Floridalma Xitumul Hernandez

12/20/23
Date

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910N-07-010.000	YANI HERNADEZ (OWNER)	2411 DEMARET DRIVE	GULFPORT	MS	39507
			MONICA SMITH (AGENT)	21553 W. EDGEWOOD DR.	SAUCIER	MS	39574
			Adjacent Property Owners (2411PC175)				
	103379	0910N-07-012.001	MUELLER RICHARD P JR	15384 5TH STREET	GULFPORT	MS	39503
	31704	0910N-07-014.000	HOLDEN JOHN W JR	P O BOX 1055	CLEVELAND	TN	37364
	83969	0910N-07-012.000	CARR CHARLES D -TRUSTEE-	19400 NORTH POINT COVE	GULFPORT	MS	39503
	31709	0910N-06-022.000	HLR PROPERTIES LLC	1115 PASS ROAD	GULFPORT	MS	39501
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
N	31702	0910N-07-010.000	MUELLER RICHARD P JR	15384 5TH ST	GULFPORT	MS	39503
	31712	0910N-06-020.000	AUTO CASH INC	521 CEDAR AVE	CRESTVIEW	FL	32539
	102725	0910N-07-008.001	ANEDEE HOLDING LLC	P O BOX 1925	GULFPORT	MS	39502
N	31724	0910N-06-016.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
	107783	0910N-06-026.001	QUIN SHERYL V	24178 LEEWARD DR	GULFPORT	MS	39503
	31714	0910N-06-024.000	BREWER INGLE C JR & LEE MICHEAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
N	31711	0910N-06-021.000	HLR PROPERTIES LLC	1115 PASS RD	GULFPORT	MS	39501
N	31713	0910N-06-023.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
N	31700	0910N-07-011.000	MUELLER RICHARD P JR	15384 5TH STREET	GULFPORT	MS	39503
N	31703	0910N-07-013.000	MUELLER RICHARD P JR	15384 5TH STREET	GULFPORT	MS	39503
	31715	0910N-06-025.000	QUIN EDWARD E JR	529 32ND ST	GULFPORT	MS	39501
N	31716	0910N-06-026.000	QUIN SHERYL V	12478 LEEWARD DR	GULFPORT	MS	39503
N	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
	31701	0910N-07-009.000	3K'S LLC ETAL	150 GOVERNMENT ST	MOBILE	AL	36602

2411PC175

Planning Commission Approval

Legend

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

0 25 50 75
Yards

1 inch = 150 feet

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McClatchy

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

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The Kansas City Star
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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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 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.

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

NOTARY PUBLIC STATE OF TEXAS
MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

ZONING BOARD OF ADJUSTMENT AND APPEALS CASE # 2025-37

Hearing Date: Thursday, November 21, 2024

<u>Special Exception 2411SE179:</u> Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2411SE179

Hearing Date: Zoning Board November 21, 2024
Planning Commission November 21, 2024

Current Zoning/Use: B-2/ Commercial Structure

Legal: Special Exception 2411ZB179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

TECHNICAL DETAILS

The applicant is seeking approval for a liquor store use. The applicant states that there will be no change to ingress or egress to the property, and that off street parking is sufficient. According to the current parking ordinance the proposed use would require one space per 300 square feet of gross floor area. As the building is approximately 4532 square feet, the maximum number of spaces needed is 15 regular parking spaces and one handicap space. According to the site plan provided by the applicant, they meet the required number of parking spaces. The applicant also notes that the business has been operating for several years, and has provided a statement claiming that they meet the state's distance requirements for liquor store on commercial property. The closest church, Mt. Bethel Baptist Church, being approximately 280 feet away from the subject site. The applicant claims that the business is compatible with the adjacent properties. Upon staff review of the surrounding area, while there is a majority of residential uses nearby there are some existing commercial locations. Commercial businesses that are active nearby include the Gulfport Express convenience store that is in the neighboring suite, the Taylor Harris Drug Store, and the Jazz Quarters Café.

EXECUTIVE SUMMARY

The applicant is seeking approval for a liquor store in a B-1 zoning district. The applicant claims that there will be no change to the ingress or egress to the property, and that the current off-street parking is sufficient. According to Gulfport's current parking ordinance, the proposed use would require 15 regular parking spaces and 1 handicap space. Upon review of the provided parking plan in the application, the site meets the number of required parking spaces. The applicant claims in their application that the business has been operating for several years and is compatible with the adjacent properties. Upon a staff visit, staff noted that while there is a majority of residential uses nearby there also are commercial uses of similar intensity nearby, such as the Gulfport Express convenience store, the Taylor Harris Drug Store, and the Jazz Quarters Café lounge. While the business may have been operating for several years as claimed, it has been doing so without a business license. Even though the use may be in harmony with the nearby businesses, the current zoning district would require approval from both the Zoning Board and Planning Commission before a business license could be issued.

Technical Report

SPECIAL EXCEPTION

Any approval should consider these conditions:

1. Approval allows for a liquor store use.
2. Must meet all current Building Codes and City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering:	No conditions. Memo dated 11/06/24.
Public Works:	No conditions. Memo dated 11/2/2017.
Traffic and Safety:	No conditions. Memo dated 11/06/24.
Building Code Services:	Must meet all current Building Codes and City of Gulfport ordinances. Memo dated 10/30/2024.
GIS:	No conditions. Memo dated 11/06/24.
Police Department:	No comment as of 11/07/2017.
Fire Department:	No conditions. Memo dated 10/31/24.
City Arborist:	No conditions. Memo dated 11/1/24.

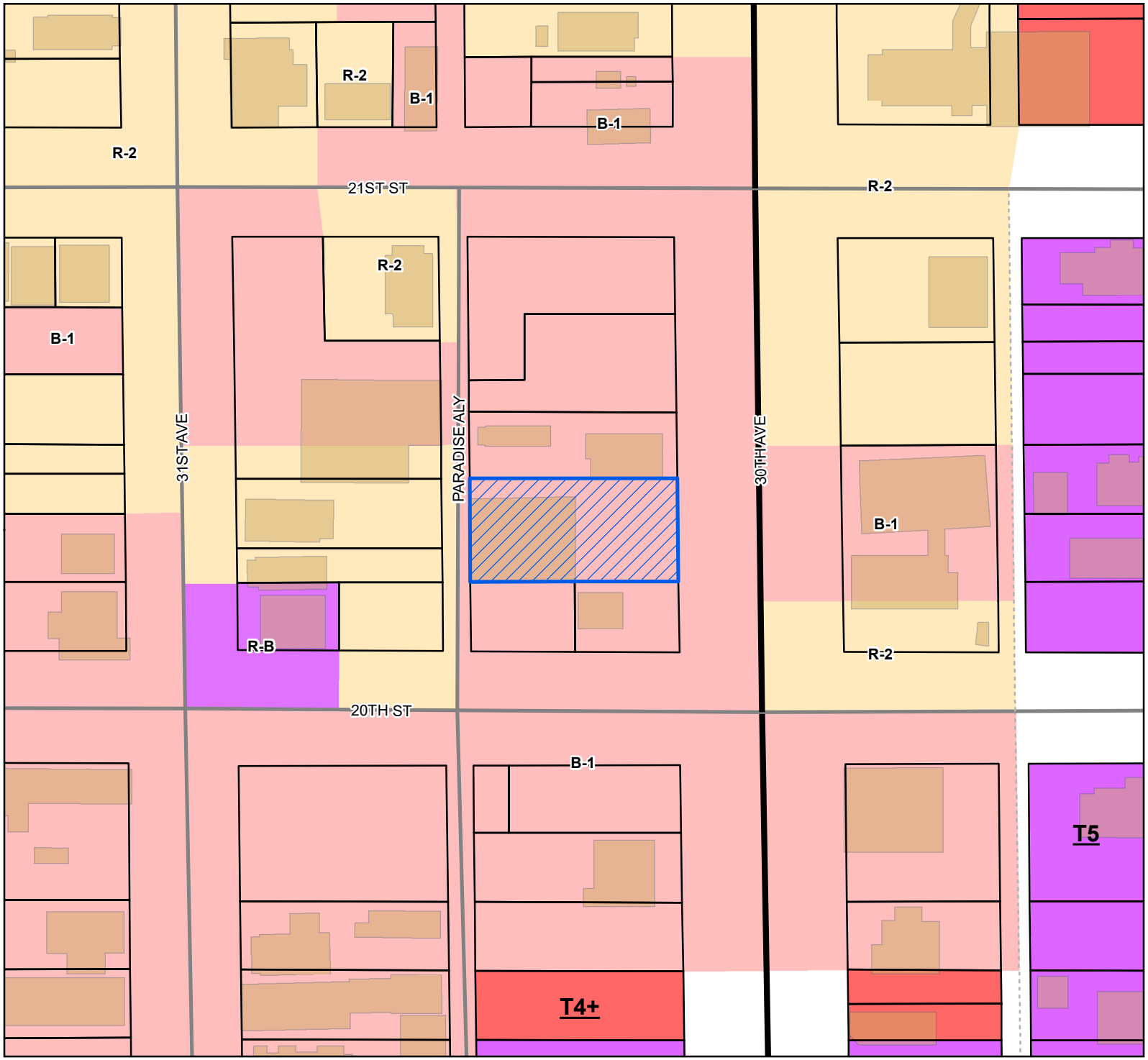
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2411SE179

Special Exception



Site
US or State Highway
Street
Alley
Parcels
Buildings
City Limit

Smart Code

T5
T4+

Zoning

B-1 - Neighborhood Business District
R-2 - Single Family Residence District (Medium Density)
R-B - Residence-Business District

Site Information

0811E-04-096.000
Zoning: B-1 (Neighborhood business)
Size: 11261.43 sqft
Flood: X

0 10 20 30
Yards

1 inch = 100 feet

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10/8/24 WD

CASE NUMBER
24115E179
R#12973574

Gulfport
MISSISSIPPI

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**
- [x] **Special Exception**
- [ ] **Variance**

TAX PARCEL NUMBERS

0811E-04-096.000	

Property Address: 2005 30th Ave Unit B Gulfport, MS 39501

Lot(s)_____ Block(s) _____ Subdivision_____

General Description of Request:
NON CONFORMING PRE-EXISTING \SPECIAL EXCEPTION REQUIRED LIQUOR STORE USE

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:

Brenda Thai
Printed Name of Owner

2005 30th Ave. Unit B
Mailing Address

Gulfport MS 39501
City State Zip Code

(228) 437-0688
Home Phone Work/Cell Phone

brendaaythai@gmail.com
Email

x Brenda A Thai
Signature of Owner

AGENT:

N/A
Printed Name of Agent

Mailing Address

City State Zip Code

Home Phone Work/Cell Phone

Email

Signature of Agent

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

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

Name of Owner (PRINT) Brenda Thai

Address (Street, City, State, Zip Code) 2005 30th Ave. Unit B, Gulfport, MS 39501

Phone (Home) _____ (Work) _____ (Cell) (228) 437-0688

Tax Parcel Number(s) Owned: 0811E-04-096.000

x Signature: _____

N/A **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

N/A **Name of Owner (PRINT)** _____

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

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

Tax Parcel Number(s) Owned: _____

Signature: _____

COVENANT AFFIDAVIT

I, Brenda Thai (PRINT NAME) being property owner or agent of the property 2005 30th Ave Unit B (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 Brenda Thai (SIGNATURE) X 9-25-2024 (DATE)

STATE OF MISSISSIPPI | COUNTY OF HARRISON

X Given under my hand and seal of office this the 25th day of September, 20 24

NOTARY PUBLIC

9-28-2027

COMMISSION EXPIRATION

STATE OF MISSISSIPPI
JAMES F. HERNANDEZ
NOTARY PUBLIC
Harrison County
Commission Expires
September 28, 2027
COMMISSION NUMBER 158286

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)
   - [x] 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 **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)

NA 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.**

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

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

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

October 28, 2024

To whom it may concern:

I, Brenda Thai, am the sole owner of the property and the business of S&K Liquor Store located at the following address:

2005 30th Ave. Unit B

Gulfport, MS 39501

Please note that the location of S&K Liquor Store meets the State of Mississippi distance requirements for the commercial property.

Thank you,

Brenda Thai

October 28, 2024

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

To whom it may concern:

Regarding Special exception:

Ingress and egress to property and is acceptable and will not change

Off street parking and loading areas are sufficient and will not change

Refuse and service areas are acceptable and will not change

Utilities are compatible and available in service as is

Screening and buffering is sufficient and no changes are planned

Signs are acceptable with no plans for change

Required open space is acceptable and will not change

The business is compatible with adjacent properties and will continue to be with other properties in the area

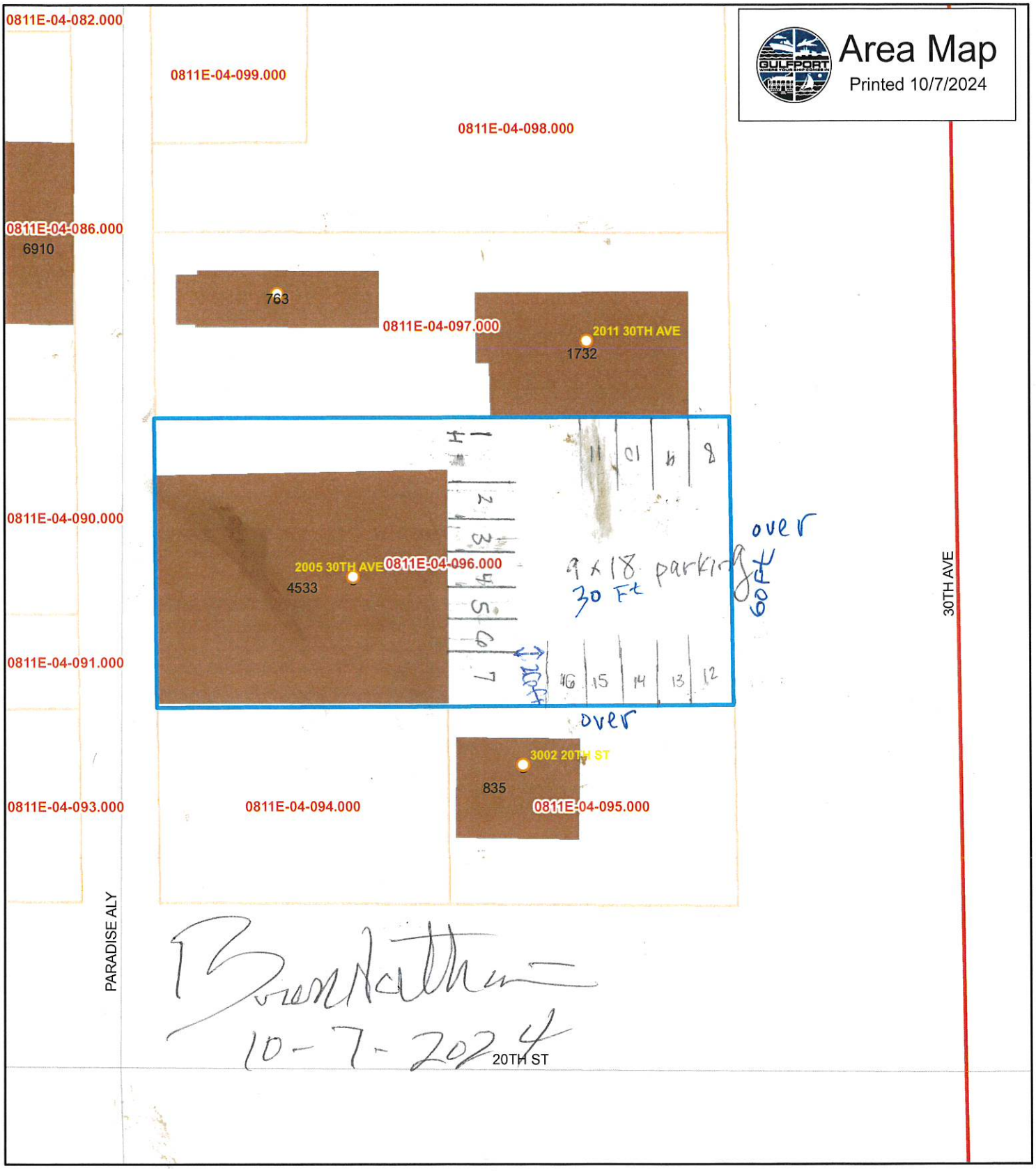
The business has operated with no issues for several years and plans to continue as is; special exception is requested for pre-existing liquor store

The business location provides adequate transportation and access.

The water and waste disposal is operating and functioning in an acceptable manner

Fire, police and other public facilities have adequate access to the business with no issues

The business has not experienced or caused any traffic congestion or hazards and will continue to operate appropriately within the district.



Initial and date here:

Planner: _____

Owner: _____

Contractor: _____

N
W E
S

1 inch = 33 feet

Addresspoints **Edits addresspoints**
STRUCT_CLASS
Commercial
Residential
Principal Arterial
Minor/Residential
Parcels

DATA DISCLAIMER:
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CHANCERY CLERK OF HARRISON COUNTY MISSISSIPPI
1st Judicial District
Instrument 2010 3028 D -J1
Filed/Recorded 5/11/2010 03:27 P
Total Fees $ 14.00
2 Pages Recorded

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

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,

SENG T. THAI
345 Reynoir Street
Biloxi, MS 39530
(228)313-0824

does hereby sell, convey and warrant unto

BRENDA AY THAI
1524-A 44th Avenue
Gulfport, MS 39501
Phone: 228-214-0282

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:

> Lots 8, 9 and 10, Block 95 of the Original Gulfport Subdivision, as per official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

INDEXING INSTRUCTIONS: Lots 8, 9 and 10, Block 95 of the Original Gulfport Subdivision

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

Ad valorem taxes for the year 2010 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 10th day of May, 2010.

SENG T. THAI

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 SENG T. THAI, 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 10th day of May, 2010.

Tracy Jo Hill
NOTARY PUBLIC

My Commission Expires:

(SEAL)

40996/TH

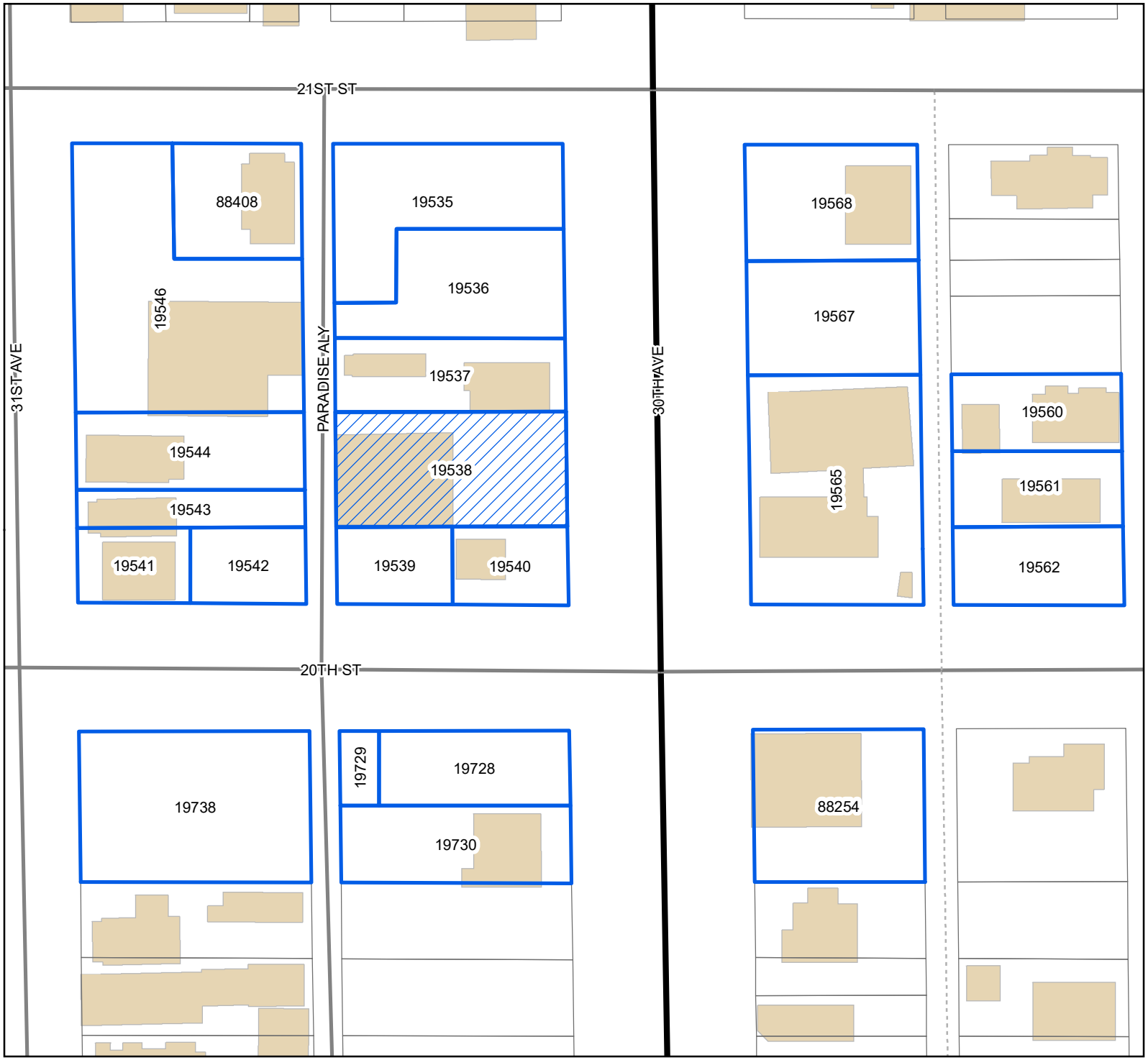
TRACY JO HILL NOTARY PUBLIC HARRISON COUNTY, MS

Commission Expires: June 11, 2010

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811E-04-096.000	BRENDA THAI (OWNER)	2005 30TH AVE UNIT B	GULFPORT	MS	39501
			Adjacent Property Owners (2411SE179)				
	19544	0811E-04-090.000	WILLIAMS TERRY M	2008 31ST AVE	GULFPORT	MS	39501
	19541	0811E-04-092.000	PARKER LATANYA R & BARNES TANYA E	4905 OLD PASS RD	GULFPORT	MS	39501
	19567	0811E-01-024.000	BOOSE ROKELLE	315 31ST ST	GULFPORT	MS	39507
	19568	0811E-01-023.000	MT BETHEL BAPTIST CHURCH	310 E CHURCH ST	JACKSON	MS	39212
	19560	0811E-01-011.000	PARKMAN HELEN	2009 29TH AVE	GULFPORT	MS	39501
N	19539	0811E-04-094.000	THAI BRENDA	2005 30TH AVE	GULFPORT	MS	39501
	19542	0811E-04-093.000	JONES HERMAN JR & ABENNA L -TRUST-	610 29TH STREET	GULFPORT	MS	39507
	88254	0811E-01-028.000	WTBSVS LLC	1924 30TH AVE	GULFPORT	MS	39501
	19729	0811E-04-103.000	WALTON WILLIE L & CASSANDRA	2231 33RD ST	GULFPORT	MS	39501
N	19540	0811E-04-095.000	THAI BRENDA	2005 30TH AVE	GULFPORT	MS	39501
N	19535	0811E-04-099.000	THAI BRENDA	2005 30TH AVE	GULFPORT	MS	39501
	19536	0811E-04-098.000	FLOYD HENRY E	4214 KENTUCKY AVE	GULFPORT	MS	39501
N	19538	0811E-04-096.000	THAI BRENDA AY	2005 30TH AVE	GULFPORT	MS	39501
	19562	0811E-01-009.000	MCNAIR BRIENA & ASHYRA	1923 29TH AVE	GULFPORT	MS	39501
	19728	0811E-04-102.000	HARPER ERICA E & WALTON CASSAN	2231 33RD ST	GULFPORT	MS	39501
	19738	0811E-04-112.000	VONTOURE JEVON C	1219 - 36TH AVENUE	GULFPORT	MS	39501
N	19537	0811E-04-097.000	FLOYD HENRY	4214 KENTUCKY AVE	GULFPORT	MS	39501
	19730	0811E-04-104.000	PARKER LATANYA ET AL	18844 SABAL ST	ORLANDO	FL	32833
	19561	0811E-01-010.000	JONES CAROLYN A	2005 29TH AVE	GULFPORT	MS	39501
	19543	0811E-04-091.000	LAMBRIGHT DEBRA A	18814 REYNOLDS PARKWAY	ORLANDO	FL	32833
	88408	0811E-04-082.000	WARD DANZY -EST-	3013 21ST ST	GULFPORT	MS	39501
	19546	0811E-04-086.000	LOCKETT-WILLIAMS MORTUARY INC	P O BOX 444	GULFPORT	MS	39502
	19565	0811E-01-026.000	INTERNATIONAL LONGSHOREMANS ASSOC	ILA LOCAL 1303-TRUSTEES	GULFPORT	MS	39501

2411SE179

Special Exception



Legend

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

0 10 20 30
Yards

1 inch = 90 feet

N
W E
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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
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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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 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.

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2025-44

Hearing Date: Thursday, November 21, 2024

<u>General Plan 2411PC182:</u> General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

General Plan
(Palm Heights)

GENERAL INFORMATION

Case File Number: 2411PC182

Hearing Date: November 21, 2024

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

Legal: General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 62-lot, 19.95-acre, residential subdivision with four outparcels, named Palm Heights.

Regulations state that the minimum property size for new single-family home in this zoning district is 7,500 square feet with a front yard setback of 25 feet and a side and rear yard setback of 8 feet, with lot width of 60 feet. In review of the General Plan, the applicant meets or exceeds the city's requirements for this zoning district. Street access created for this a straight-of-way that is connected to an existing roadway and provides an ingress and egress off of Beach Drive.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant has provided covenants for the proposed subdivision with their application.

While the proposed General Plan meets the requirements outlined in the current subdivision regulations ordinance, several departments have stated certain conditions for the proposed General Plan should it be approved. The department's conditions can be found listed below.

Any approval should consider these conditions:

1. The standard right-of-way is 60 feet. There are a number of lots that will need the lot layout altered to move sidewalks and utilities onto the right-of-way at locations where the street is being widened to accommodate existing trees. The exact size of the right-of-way around the trees needs to be based on how much room is needed to clear each tree's root system.
   Engineering and Public Works did not review the infrastructure plans. However, the water line in the neighborhood will have to have a secondary connection to the City water main on Beach Dr. Once the preliminary plat layout is finalized, Engineering and Public Works can then review any revised infrastructure plans.
2. Must provide Large Construction Notice of Intent. Must comply with all current Building Codes City of Gulfport Ordinances.
3. Development over 30 lots requires secondary entrance/exit unless each structure is sprinkled (NFPA 13D)

4. All protected trees need to be preserved and protected during development and building per Ordinance Chapter 8 Sec. 8-12 any infrastructure that needs to be done near or under protected trees that will affect the roots shall be bored under the root system and not cut through the roots.

DEPARTMENTAL CONDITIONS

Engineering: Conditions. Memo dated 11/06/24.

The standard right-of-way is 60 feet. There are a number of lots that will need the lot layout altered to move sidewalks and utilities onto the right-of-way at locations where the street is being widened to accommodate existing trees. The exact size of the right-of-way around the trees needs to be based on how much room is needed to clear each tree's root system.

Engineering and Public Works did not review the infrastructure plans. However, the water line in the neighborhood will have to have a secondary connection to the City water main on Beach Dr. Once the preliminary plat layout is finalized, Engineering and Public Works can then review any revised infrastructure plans.

Public Works: No conditions. Memo dated 10/17/24.

Traffic and Safety: No conditions. Memo dated 10/17/24.

Building Code Services: Must provide Large Construction Notice of Intent. Must comply with all current Building Codes City of Gulfport Ordinances. Memo dated 10/17/24.

GIS: No conditions. Memo date 11/08/24.

Police Department: No comments as of 11/12/24.

Fire Department: Development over 30 lots requires secondary entrance/exit unless each structure is sprinkled (NFPA 13D). Memo dated 10/21/24.

City Arborist: All protected trees need to be preserved and protected during development and building per Ordinance Chapter 8 Sec. 8-12 any infrastructure that needs to be done near or under protected trees that will affect the roots shall be bored under the root system and not cut through the roots. Memo dated 10/21/24.

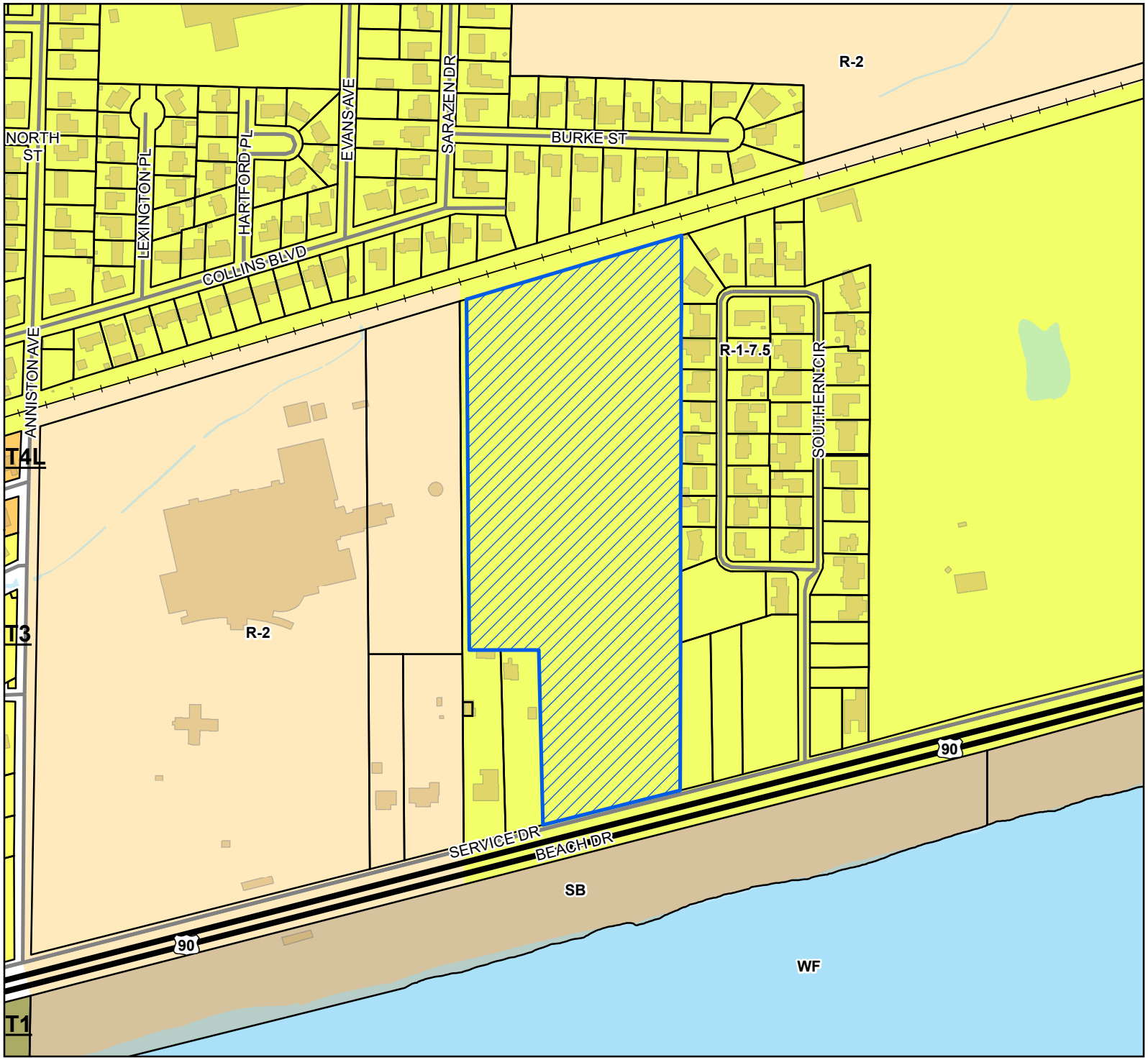
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2411PC182

General Plan



Site
US or State Highway
Street
Railroad
Parcels
Buildings
Water Features
City Limit

Smart Code

T4L
T3
T1

Zoning

R-1-7.5 - Single Family Residence District (Low Density)
R-2 - Single Family Residence District (Medium Density)
SB - Sand Beach
WF - Water Front

Site Information

1010O-02-050.000
Zoning: R-1-7.5 (Single-Family)
Size: 18.7 acres
Flood: X, AE

0 60 120 180
Yards

1 inch = 400 feet

N W E S

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

APPLICATION FOR GENERAL SUBDIVISION PLAN

For Staff Use Only

Case File #: 2411PC182

Date Received: 10/8/24

Receipt #: 12974036

Received By: AA

Zoning: R-1-7.5

Ward: 2 Flood: AE, X

Size: 19.95 Acres

Property Information

TAX PARCEL # 1 0 1 0 O – 0 2 – 0 5 0 . 0 0 0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1856 Beach Blvd., Gulfport, MS 39507

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: North of Beach Dr., 500' West of Southern Cir., Gulfport, MS

GENERAL DESCRIPTION OF REQUEST:

Requesting General Plan approval for a 62 lot residential subdivision, zoned R-1-7.5. No variances requested.

4 OUT PARCELS, WHICH INCLUDES 3 DETENTION AREAS AND 1 PARK AREA

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.

OWNER	AGENT
Elliott Land Developments, LLC	Robert B. Heinrich - Heinrich & Associates
Printed Name Of Owner	Printed Name Of Agent
1402 Pass Rd.	1806 23rd Ave., Suite B
Mailing Address	Mailing Address
Gulfport MS 39501	Gulfport MS 39503
City State Zip code	City State Zip code
844-289-3554	228-896-6768
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
brandon@myelliotthome.com	bobby.h@heinrichassociates.net
Email	Email
Signature Of Owner	**Signature Of Agent**

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Elliott Land Developments, LLC
1402 Pass Rd.
Gulfport, MS 39531

October 8, 2024

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

RE: **Agent Letter for Elliott Land Developments, LLC**
Tax Parcel No.: 1010O-02-050.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of ***Heinrich & Associates, LLC,*** is authorized to act as agent on behalf of **Elliott Land Developments, LLC.** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Notary

My Commission Expires:

STATE OF MISSISSIPPI
YVONNE COWART
NOTARY PUBLIC
ID No. 76250
Commission Expires
January 20, 2025
JACKSON COUNTY

Elliott Land Development, LLC

1402 Pass Rd.
Gulfport, MS 39501

CORPORATE RESOLUTION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

This day personally appeared before me, the undersigned authority in and for the State and County aforesaid, the within named **Elliott Land Development, LLC (Owner)** who acknowledged that he is a **Member of LLC**, A Mississippi Limited Liability Company, and for that and on behalf of the said company, and as its act and deed, they executed the above and foregoing instrument, after first have been duly authorized by said company so to do has authority to sign all city documents on behalf of said company.

Given under my hand and official seal of office, this the 7th day of October 7, 2024.

Member

Notary Public

My Commission Expires:

MELANIE LAMB
Commission Expires
03-08-2027
NOTARY
PUBLIC
ID 314359
Hancock County
STATE OF MISSISSIPPI

PALM HEIGHTS SUBDIVISION

PARCEL NO. - 1010O-02-050.000

1856 BEACH DRIVE
GULFPORT, MS

CLIENT:

ELLIOTT HOMES, LLC
1402 Pass Road
Gulfport, MS 39501

October 3, 2024

J. MORAN JR. ENGINEER 8005 STATE OF MISSISSIPPI

TME

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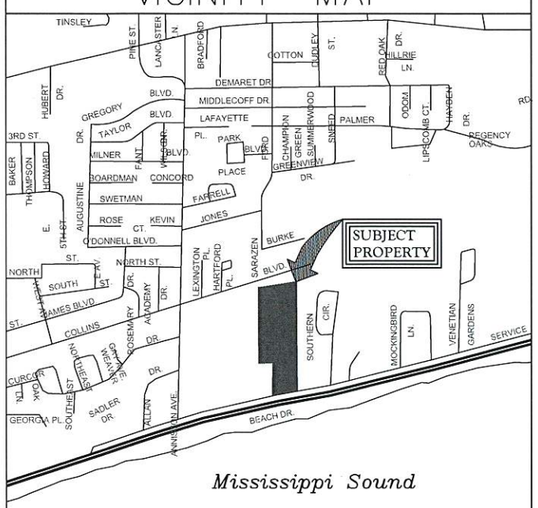
VICINITY MAP



SECTION 32, T7S, R10W

NORTH

N.T.S.

ATTENTION: NO CONSTRUCTION IS TO COMMENCE ON THIS PROJECT BEFORE THE APPROPRIATE PERMITS HAVE BEEN OBTAINED.

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Sheet
T1
Project No
22-020

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL EXISTING STRUCTURES DESIGNATED TO BE REMOVED WITHIN THE PROPERTY LIMITS, INCLUDING BUT NOT LIMITED TO STRUCTURES, FOUNDATIONS, ALL EXISTING PAVEMENTS AND DRIVEWAYS, EXISTING FENCES, UTILITIES, AND DEBRIS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT OCCUR TO IMPROVEMENTS SHOWN HEREON TO REMAIN.
3. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE THAT IS FOUND TO EXIST PRIOR TO HIS WORK OR THAT IS GENERATED AS A RESULT OF HIS WORK. DEBRIS SHALL CONSIST OF ANY MATERIAL OTHER THAN SOIL. SOIL DESIGNATED TO BE REMOVED FROM THE SITE SHALL BE AT THE CONTRACTORS EXPENSE.
4. CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEMOLISHING, REMOVING, OR RELOCATING ANY EXISTING ABOVE OR BELOW GROUND TELEPHONE OR POWER (UNLESS OTHERWISE SPECIFIED)BUT SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL LOCAL UTILITY COMPANIES.
5. CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES NOT DESIGNATED TO BE REMOVED UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES NOT DESIGNATED TO BE DEMOLISHED, REMOVED, OR RELOCATED THAT RESULT FROM CONTRACTOR'S WORK. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
6. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

STORM WATER POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR FOURTEEN OR MORE DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY OR REFUSE DISPOSAL PROVIDERS AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
11. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE OR NEAR THE JOB TRAILER OR LAY-DOWN YARD AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY IF POSSIBLE. THESE STRUCTURES SHALL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

SITE NOTES:

1. ROADWAY DIMENSIONS ARE GIVEN IN THE CROSS SECTION DETAIL FOUND ON SHEET CD 1.
2. ALL ROADWAY RADIUS DIMENSIONS ARE 20' UNLESS NOTED.
3. SEE SHEET CD1 FOR PAVEMENT DETAILS.
4. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.
5. ALL DIMENSIONS ARE FROM BOC TO BOC.
6. CONTRACTOR SHALL FORM CURB AT HANDICAP RAMP LOCATIONS TO MEET ADA REQUIREMENTS.
   ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).
7. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
8. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
9. ALL FINISH SPOT ELEVATIONS REPRESENT CURB FLANGE (FL) ELEVATIONS, TOP OF CURB (TOC), OR TOP OF SURFACE (TOP).

UTILITY NOTES:

1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
2. ALL SEWER MAIN SHALL BE PVC, ASTM 2-3034 SDR 26.
3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH MUNICIPALITY OR PRIVATE UTILITY COMPANY.
6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
7. ALL PRESSURE AND LEAKAGE TESTS MUST BE IN ACCORDANCE WITH AWWA C-600.
8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LOCAL UTILITY COMPANIES

1. WATER AND SEWER – CITY OF GULFPORT 868-5720
2. GAS SERVICE – CENTERPOINT ENERGY 896-7500
3. TV CABLE SERVICE – CABLE ONE 864-1506
4. ELECTRICAL SERVICE – MISSISSIPPI POWER COMPANY 868-9800
5. TELEPHONE SERVICE – AT&T 557-6000
6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

LEGEND

PROPOSED		EXISTING
W	WATER MAIN	W
S	SEWER LINE	S
G	GAS LINE	G
	ROW/EASEMENT	
	PROPERTY LINE	
	LOT LINES	
CO	CLEAN-OUT	
S	MANHOLE	S
	WATER VALVE	WV
	FIRE HYDRANT	
W	WATER METER	WM
21.5	PROP. SPOT EL.	
	EXIST. SPOT EL.	+4.3
	TYP. SIGN	
	TYP. STOP BAR	
	HEADER CURB	
	CURB & GUTTER	

PROJECT SCOPE:

CONSTRUCT PALM HEIGHTS SUBDIVISION AS PER DRAWINGS FOUND HEREIN AND ALL CITY/STATE REQ'S & PERMITS.

NON-EXCLUSIVELY, GRADING, ASPHALT PAVING, STORM & UTILITY LINES, CONCRETE FORMING AND FINISHING, THERMOPLASTIC STRIPING, AND GRADING/GRASSING/FINISHING IMPROVEMENTS SHALL BE REQ'D TO COMPLETE THIS PROJECT.

GENERAL NOTES & LEGENDS

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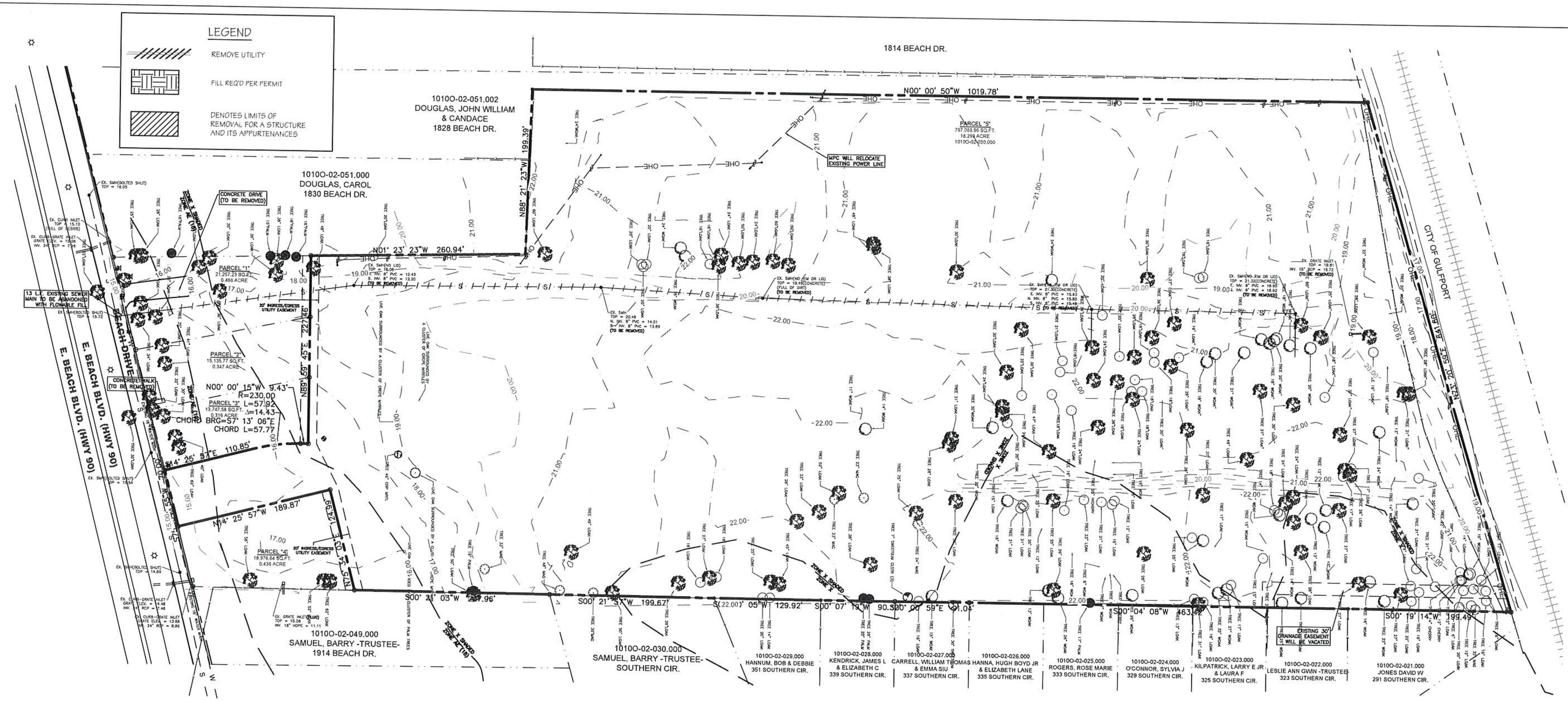
Sheet: GENERAL NOTES & LEGENDS

Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date 10-3-24
Drawn by S.G.C.
Check by R.B.H.
REV

Sheet C1

Project No 22-020



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6. REMOVAL OF ALL POWER LINES, POLES, AND APPURTENANCES SHALL BE BY LOCAL UTILITY COMPANY.
7. LIMITS OF CLEARING AND GRUBBING SHALL BE PROPERTY LINES, UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS THAT ARE REQUIRED TO ACCOMPLISH THE WORK SPECIFIED HEREON.

SURVEY DESCRIPTION FOR EASEMENT

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

SURVEY DESCRIPTION FOR PARCEL "1"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 294.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 114.87' TO A 3/8" IRON ROD FOUND; THENCE N01°23'23"W 240.10' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 74.00' TO A 1/2" IRON ROD SET; THENCE S11°30'52"E 215.77' TO THE POINT OF BEGINNING, CONTAINING 21,257.23 SQUARE FEET OR 0.488 ACRE.

SURVEY DESCRIPTION FOR PARCEL "2"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 219.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N11°30'52"W 215.77' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 73.20' TO A 1/2" IRON ROD SET; THENCE S12°26'13"E 197.39' TO THE POINT OF BEGINNING, CONTAINING 15,135.77 SQUARE FEET OR 0.347 ACRE.

SURVEY DESCRIPTION FOR PARCEL "3"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 144.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N12°36'13"W 197.39' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 80.26' TO A 1/2" IRON ROD SET; THENCE S00°00'15"E 9.43' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF S07°13'06"E 57.77' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 110.85' TO THE POINT OF BEGINNING, CONTAINING 13,747.58 SQUARE FEET OR 0.316 ACRE.

SURVEY DESCRIPTION FOR PARCEL "4"

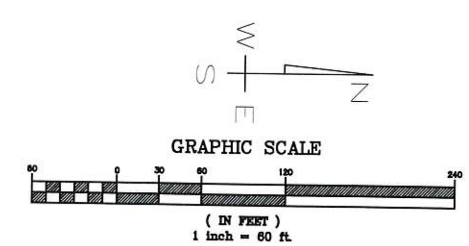
A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, S00°21'03"W 196.39' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 74.87' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE N75°34'03"E 124.99' TO THE POINT OF BEGINNING, CONTAINING 18,976.64 SQUARE FEET OR 0.436 ACRE.

SURVEY DESCRIPTION FOR PARCEL "5"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET; THENCE S75°34'03"W 124.99' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF N07°13'06"W 57.77' TO A 1/2" IRON ROD SET; THENCE S89°59'45"W 227.46' TO A 1/2" IRON ROD SET; THENCE N01°23'23"W 260.94' TO A 1" IRON PIPE FOUND; THENCE N88°21'23"W 199.39' TO A 1" IRON PIPE FOUND; THENCE N00°00'50"W 1019.78' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF THE C.S.X. RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTH MARGIN, N73°20'59"E 641.60' TO A 1/2" IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF COUNTRY CLUB ESTATES SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SUBDIVISION, S00°19'14"W 199.49' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°04'08"W 463.42' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°00'59"E 91.04' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°07'19"W 90.32' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°10'05"W 129.92' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°21'57"W 199.67' TO THE POINT OF BEGINNING, CONTAINING 797,088.96 SQUARE FEET OR 18.299 ACRES.



ELEV = 17.24' N: 322321.306 E: 927545.419	SET IRON ROD WITH CAP 197' NORTH OF NORTHERN RIGHT OF WAY LINE FOR BEACH DRIVE AND 183' WEST OF EASTERN PROPERTY LINE.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY W ENGINEERING, P.A.

SUBJECT PROPERTY LIES WITHIN "X", "AE(18)", AND "AE(19)" FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0296G DATED JUNE 16, 2009

NOTE:

NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 60'-0"

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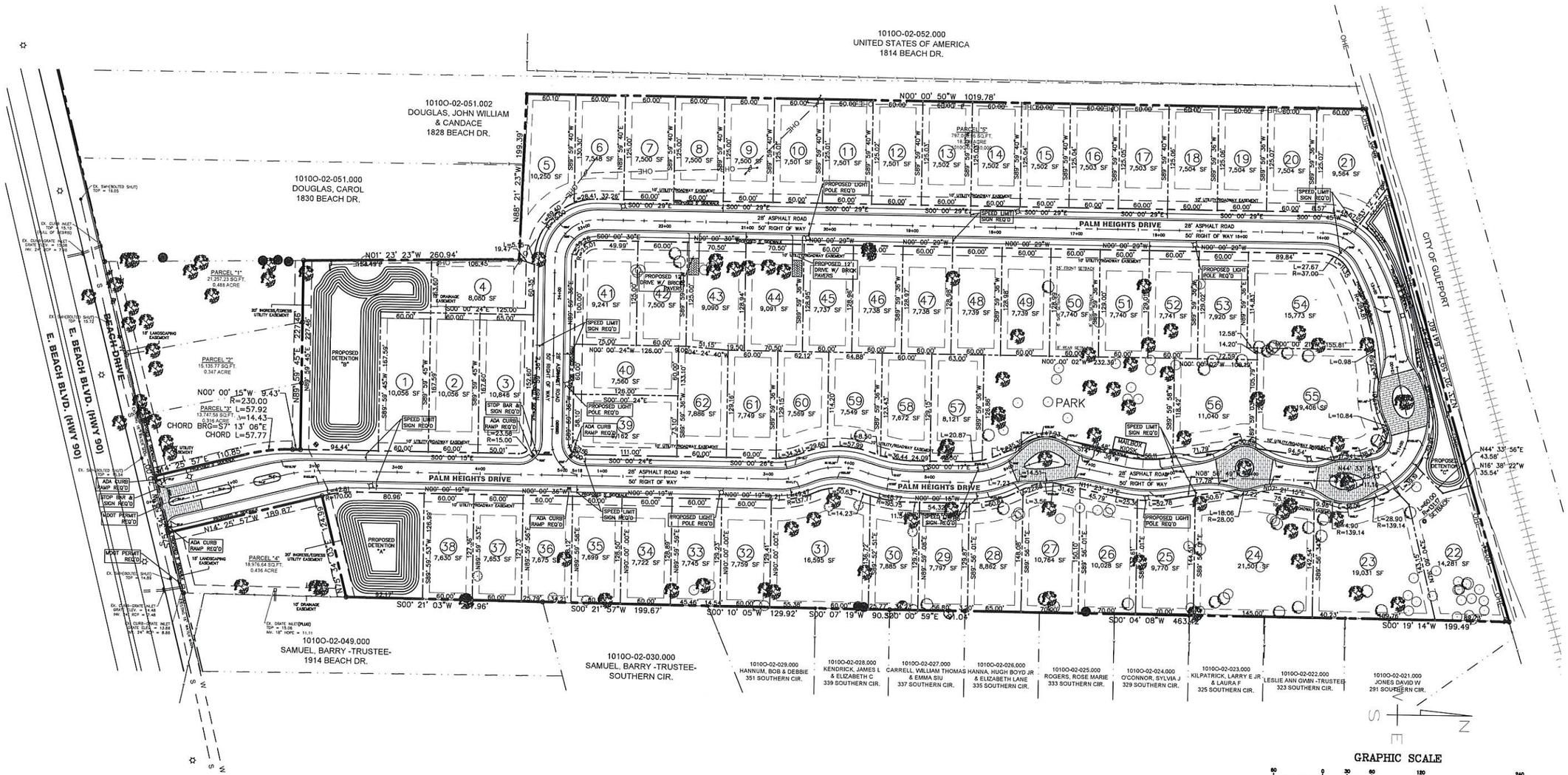
Sheet: EXISTING CONDITIONS & DEMOLITION PLAN

Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date 10-3-24
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet C2

Project No 22-020



SITE NOTES:

1. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB.
2. ALL ROADWAY RADIUS DIMENSIONS ARE 20' UNLESS NOTED.
3. SEE SHEET CD1 FOR PAVEMENT DETAILS.
4. CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS. SIDEWALKS WILL BE CONNECTED AT THE END OF DEVELOPMENT SHOULD THERE BE ANY REMAINING UNDEVELOPED LOTS.
5. STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER.
6. SHOULD CONTRACTOR FIND ANY DISCREPANCIES IN DIMENSIONS, PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

SITE LEGEND

- TYPICAL SIGN
- TYPICAL STOP BAR
- HEADER CURB
- CURB & GUTTER
- STREET LIGHT

SITE DATA TABLE

ZONING	R-1-7.5
ACREAGE	19.82 AC
MIN. LOT SIZE	60' X 125'

SETBACKS (SEE LOT 20)
FYSB - 25 FT
SYSB - 8 FT
RYSB - 8 FT

ELEV = 17.24' N: 322321.306 E: 927545.419	SET IRON ROD WITH CAP 197' NORTH OF NORTHERN RIGHT OF WAY LINE FOR BEACH DRIVE AND 183' WEST OF EASTERN PROPERTY LINE.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY W ENGINEERING, P.A.

SUBJECT PROPERTY LIES WITHIN "X", "AE(18)", AND "AE(19)" FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0296G DATED JUNE 16, 2009

NOTE:
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LOT & STREET LAYOUT

SCALE: 1" = 60'-0"

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T. J. MORAN, JR.
ENGINEER
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STATE OF MISSISSIPPI

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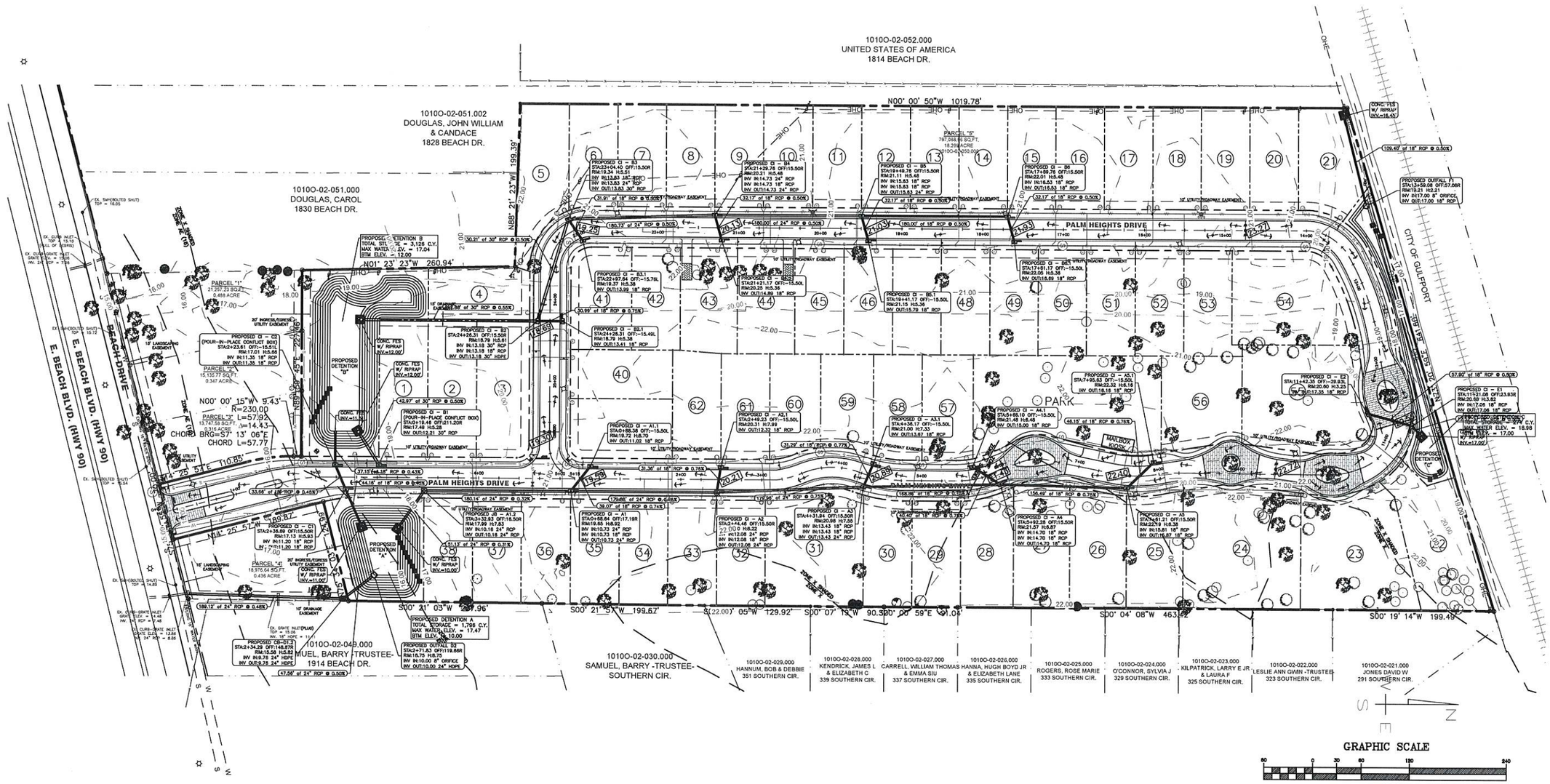
Sheet: LOT & STREET LAYOUT
Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date: 10-3-24
Drawn By: S.G.C.
Check By: R.B.H.
REV

Sheet: C3
Project No. 22-020



NOTES:

1. ALL FINISH SPOT ELEVATIONS REPRESENT BASE OF CURB ELEVATIONS.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
3. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED DRAIN INLET AND PIPE
- EXISTING CURB INLET AND PIPE
- MATCH EXISTING GRADE
- FLOW DIRECTION ARROW
- RIDGE LINE

ELEV = 17.24' N: 322321.306 E: 927545.419	SET IRON ROD WITH CAP 197' NORTH OF NORTHERN RIGHT OF WAY LINE FOR BEACH DRIVE AND 183' WEST OF EASTERN PROPERTY LINE.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY W ENGINEERING, P.A.

SUBJECT PROPERTY LIES WITHIN "X", "AE(18)", AND "AE(19)" FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0296G DATED JUNE 16, 2009

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GRADING & DRAINAGE PLAN

SCALE: 1" = 60'-0"

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RESIDENTIAL & COMMERCIAL DESIGN
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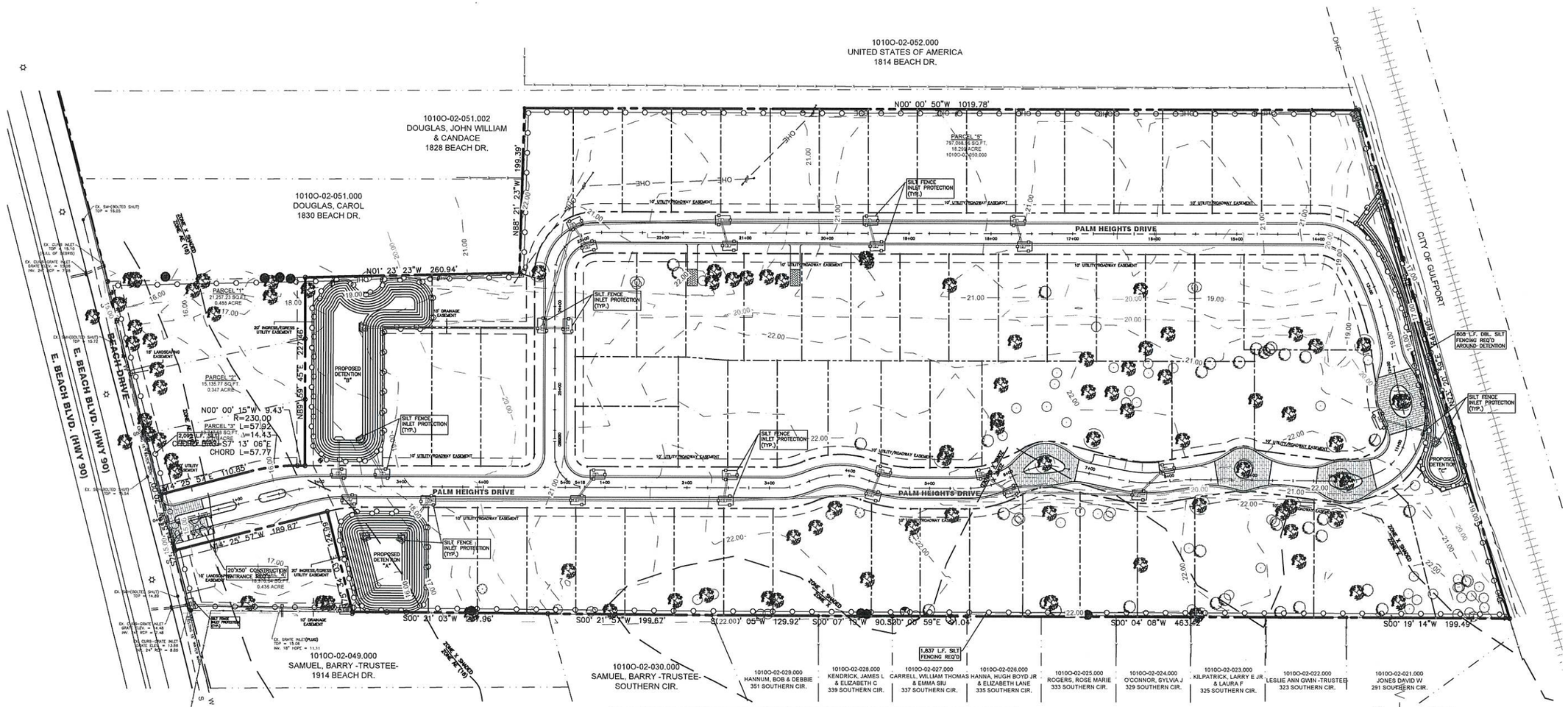
Sheet GRADING & DRAINAGE PLAN

Project PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date 10-3-24
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet C4

Project No 22-020



TREE PROTECTION NOTES

1. CONTRACTOR SHALL FENCE AROUND AND PRESERVE ALL TREES LOCATED WITHIN PROPERTY, NOT DESIGNATED TO BE REMOVED. NO TREES 5" IN DIAMETER OR LARGER SHALL BE REMOVED UNLESS SPECIFICALLY PERMITTED IN WRITING BY OWNER. ANY DAMAGES TO ANY TREE NOT DESIGNATED TO BE REMOVED SHALL BE BORNE BY CONTRACTOR.
2. PROTECTIVE TREE BARRIER SHALL BE ORANGE SAFETY MESH PLACED NOT MORE THAN A DISTANCE OF 5' FROM THE DRIP LINE OF THE PROTECTED TREE, EXCEPT WHERE NEEDED FOR CONSTRUCTION OF DRIVEWAYS AND PARKING.

STORM WATER POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SEEDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR THIRTY OR MORE DAYS WITHIN SEVEN DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH PERMANENT SEED ANY DISTURBED AREAS WITHIN SEVEN DAYS(SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTICLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE NORTHWEST CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY.
11. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RESEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
12. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE SOUTH ENTRANCE TO THE SITE AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY. THESE STRUCTURES WILL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.

LEGEND

- SILT FENCE
- CONSTRUCTION ENTRANCE
- DRAIN INLET PROTECTION
- TREE PROTECTION BARRIER

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

ELEV = 17.24' N: 322321.306 E: 927545.419	SET IRON ROD WITH CAP 197' NORTH OF NORTHERN RIGHT OF WAY LINE FOR BEACH DRIVE AND 183' WEST OF EASTERN PROPERTY LINE.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY BY W ENGINEERING, P.A.

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EROSION CONTROL PLAN

SCALE: 1" = 60'-0"

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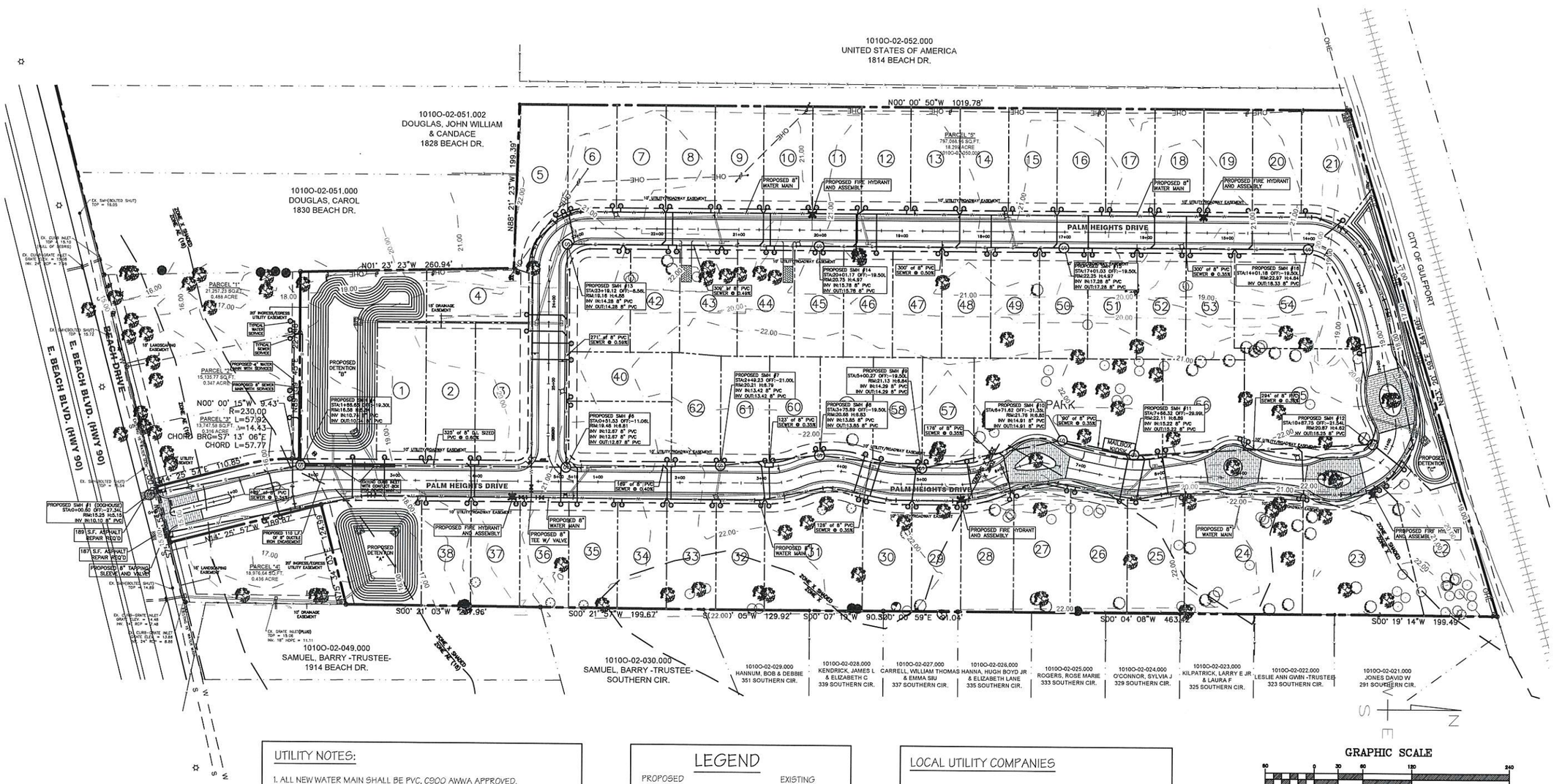
Sheet: EROSION CONTROL PLAN

Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date: 10-3-24
Drawn By: S.G.C.
Check By: R.B.H.
REV

Sheet: C5

Project No: 22-020



UTILITY NOTES:

1. ALL NEW WATER MAIN SHALL BE PVC, C900 AWWA APPROVED.
2. ALL SEWER MAIN SHALL BE PVC, ASTM D-3034, SDR 26.
3. WATER AND SEWER SERVICES SHALL CONFORM TO THE DETAIL SHEET.
4. ANY ROAD CROSSING REQUIRED SHALL BE DONE IN STRICT CONFORMANCE WITH THE PLAN DETAIL AND SPECIFICATIONS.
5. ALL TAPS ONTO EXISTING WATER AND SEWER MAINS SHALL BE COORDINATED WITH MUNICIPALITY OR PRIVATE UTILITY COMPANY.
6. EXISTING UTILITY INFORMATION BASED ON SURVEY.
7. ALL PRESURE AND LEAKAGE TEST MUST BE IN ACCORDANCE WITH AWWA C-600.
8. DISINFECTION AND SAMPLING PROCEDURES SHOULD MEET THE CURRENT AWWA STANDARD (C652).

LEGEND

PROPOSED		EXISTING
—W—	WATER MAIN	----W----
—S—	SEWER LINE	----S----
—G—	GAS LINE	----G----
—FM—	FORCE MAIN	----FM----
—FOC—	FIBER OPTIC CABLE	----FOC----
	POWER POLE	
	CLEAN-OUT	
	MANHOLE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
GV	GAS VALVE	

LOCAL UTILITY COMPANIES

1. WATER AND SEWER - H.C.U.A. 868-8752 (HARRISON COUNTY UTILITY AUTHORITY)
2. GAS SERVICE - ENTEX 896-7500
3. TV CABLE SERVICE - CABLE ONE 864-1506
4. ELECTRICAL SERVICE - MS POWER CO. 868-9800
5. TELEPHONE SERVICE - BELLSOUTH 557-6000
6. MISS I CALL BEFORE YOU DIG 1-800-227-6477

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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UTILITY PLAN

SCALE: 1" = 60'-0"

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T.J. MORAN, JR. ENGINEER 6905 STATE OF MISSISSIPPI
In Association With

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
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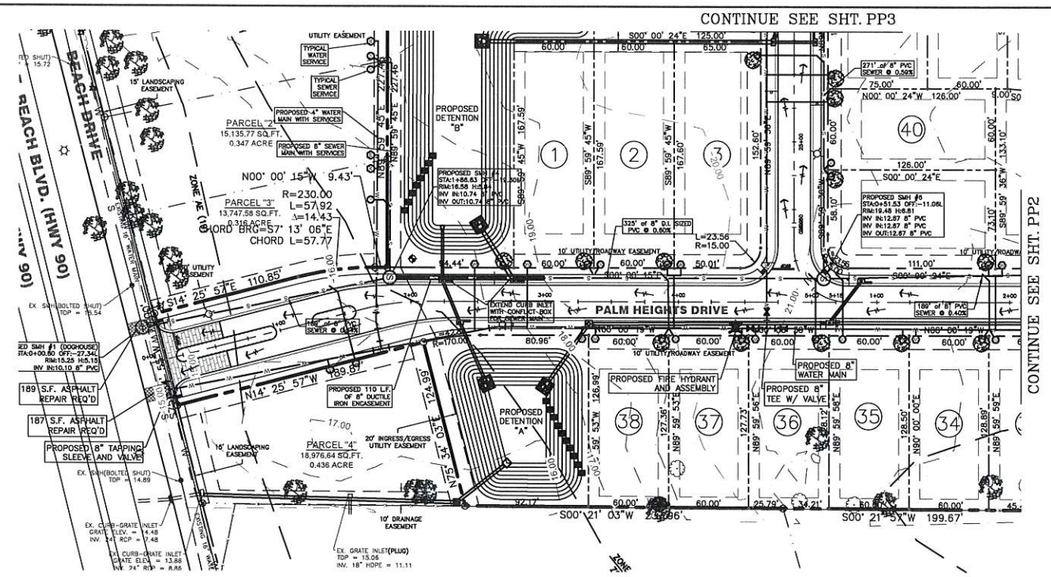
Ph (228) 896-6768

Sheet UTILITY PLAN
Project PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

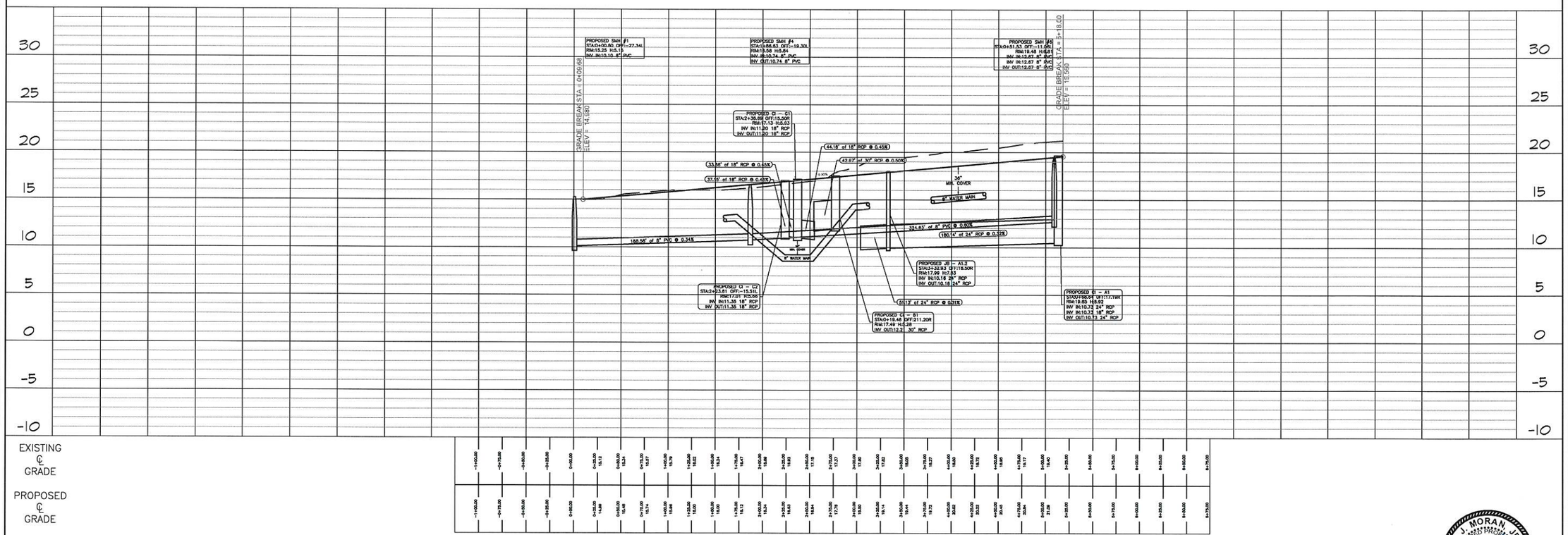
Date 10-3-24
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet C6
Project No 22-020



PALM HEIGHTS BLVD. STA. 0+00 - 5+18

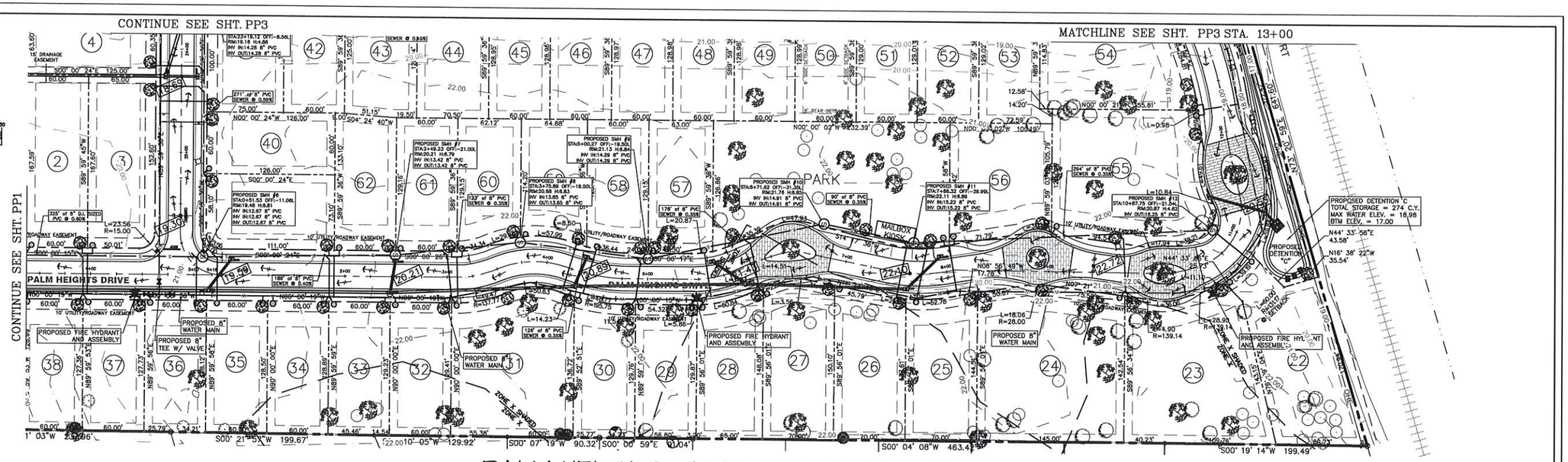
HORIZONTAL = 1"=50'
VERTICAL = 1"=5'



K. J. MORAN, JR. REGISTERED PROFESSIONAL ENGINEER 6905 STATE OF MISSISSIPPI

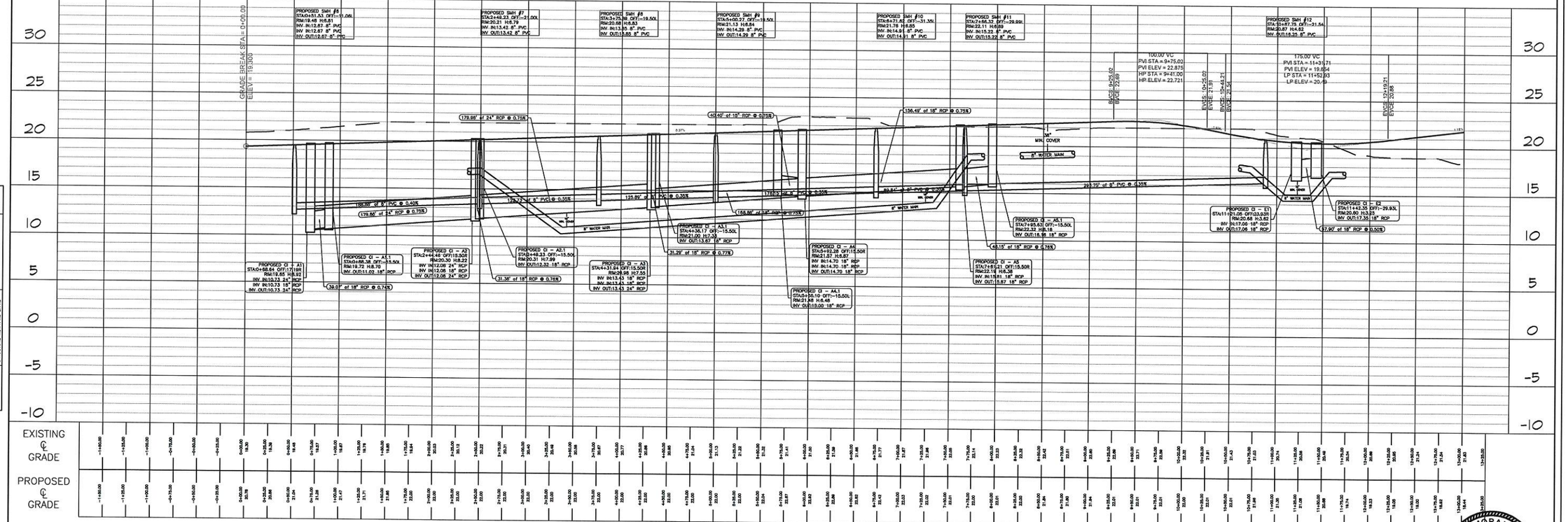
22-020

10-8-24 | PP1



PALM HEIGHTS BLVD. STA. 0+00 - 13+00

HORIZONTAL = 1"=50'
VERTICAL = 1"=5'

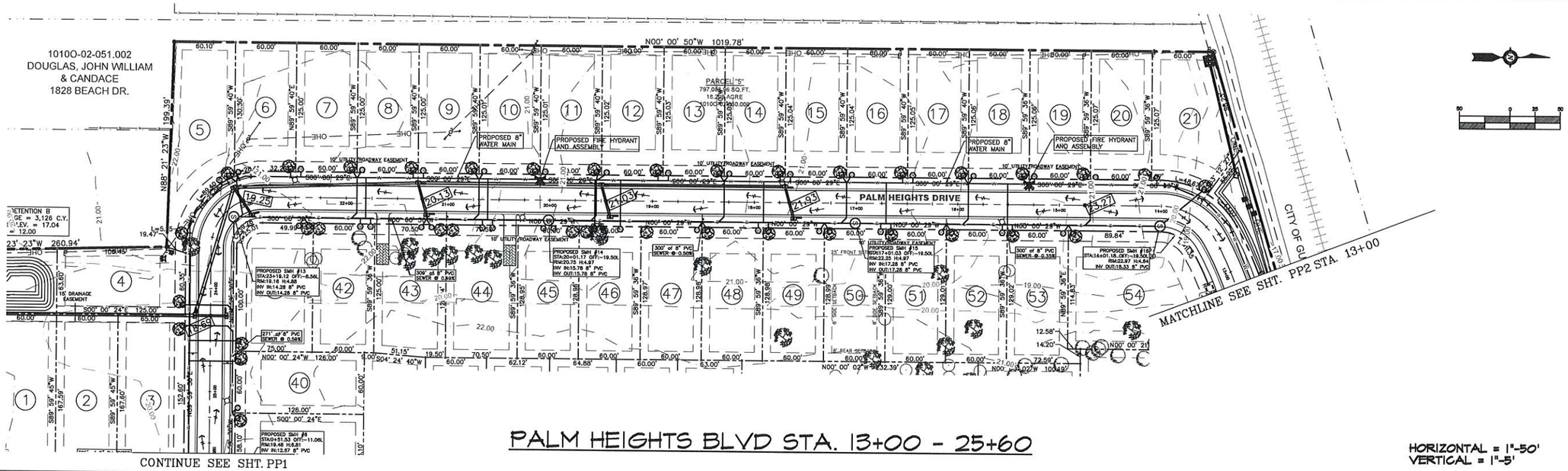


T. J. MORAN JR.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
ENGINEER
6905

10-8-24 | PP2

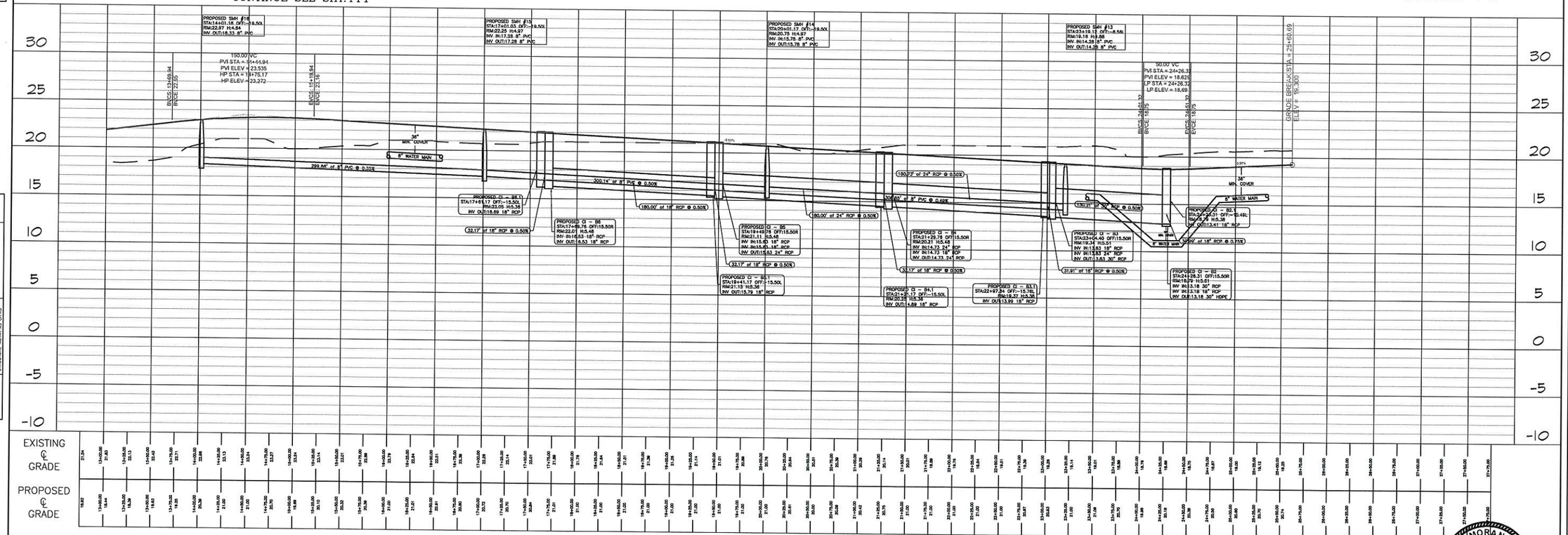
PLAN
SURVEYED
PLOTTED
DRAWN CHECKED
ALIGNMENT CHECKED
R/T OF WAY CHECKED
NOTE BOOK
NO.
BY
DATE

PROFILE
SURVEYED
PLOTTED
GRADES CHECKED
B.M. NOTED
STRUCTURE NOTATNS CHKD
NOTE BOOK
NO.
BY
DATE



PALM HEIGHTS BLVD STA. 13+00 - 25+60

HORIZONTAL = 1"-50'
VERTICAL = 1"-5'



PLAN
SURVEYED
PLOTTED
ALIGNMENT CHECKED
RT. OF WAY CHECKED
NOTE BOOK
NO.
BY
DATE

PROFILE
SURVEYED
PLOTTED
GRADES CHECKED
R.O.W. CHECKED
STRUCTURE NOTATIONS CHKD
NOTE BOOK
NO.
BY
DATE

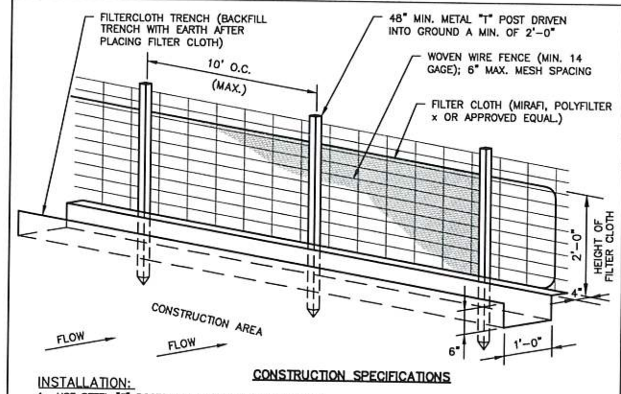
T. J. MORIAN, JR.
REGISTERED PROFESSIONAL
ENGINEER
8905
STATE OF MISSISSIPPI

22-020

10-8-24

PP3

CONSTRUCTION DETAILS



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.

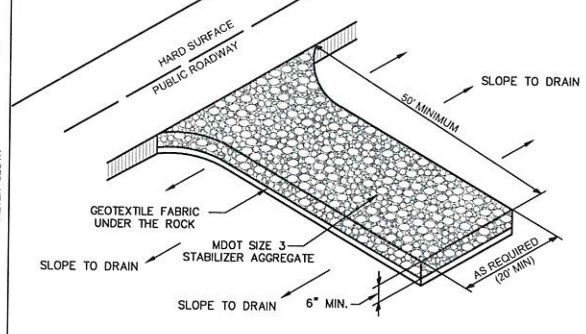
MAINTENANCE:

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		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02295 DWG.-1	
DR. BY:	FILE: SILTFNC	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507 PH. 228-868-5815 FAX. 228-868-5802



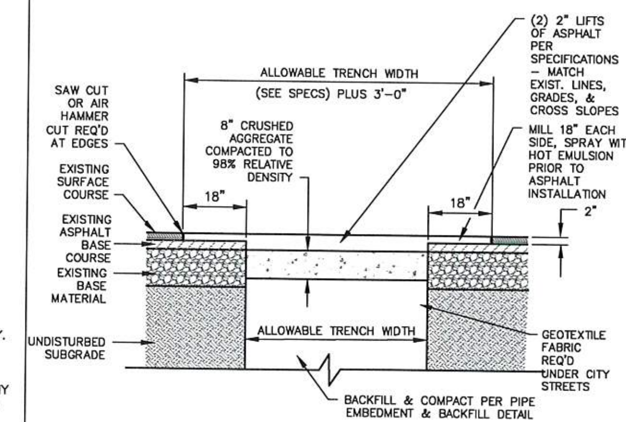
NOTES:

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.

LIMESTONE CONSTRUCTION ENTRY DETAIL		
DATE: 5/20/15	APPR. BY: DBA	REVISION
SCALE: N.T.S.	DR. NO.: 02295	
DR. BY:	FILE: CONSTRUCT ENTRY.dwg	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507 PH. 228-868-5815 FAX. 228-868-5802



HOT BITUMINOUS PAVEMENT REPAIR		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.:	5/1/17 KED
DR. BY:	FILE:	

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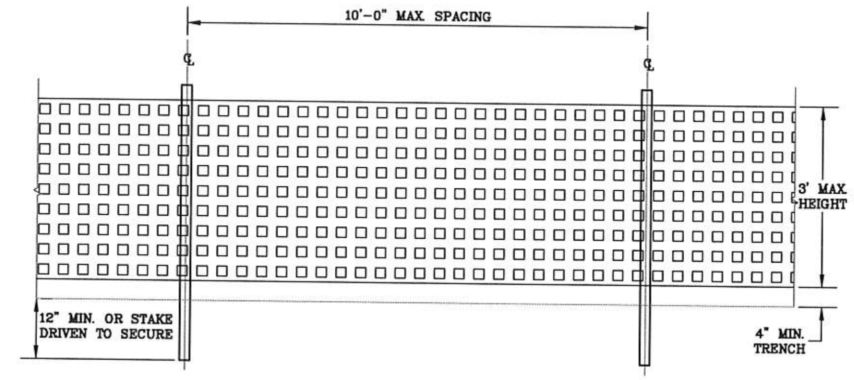
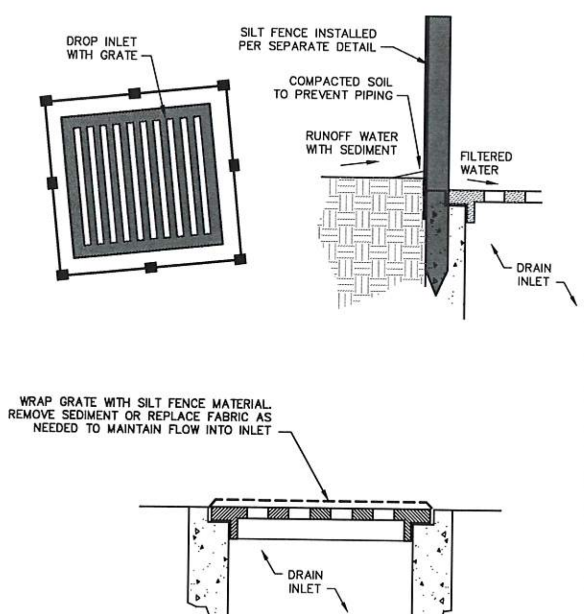


NOTES:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLAMENTATION OF TREE PROTECTION MODIFICAION TO THIS TREE PLAN MAY BE NECESSARY TO PROTECT TREES EFFECTIVELY. ANY MODIFICATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MESH SAFETY FENCE

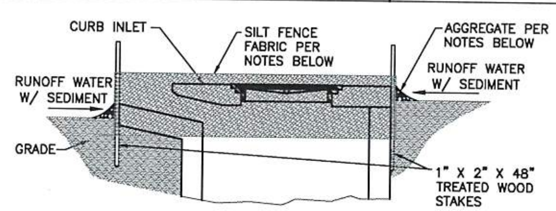
N.T.S.



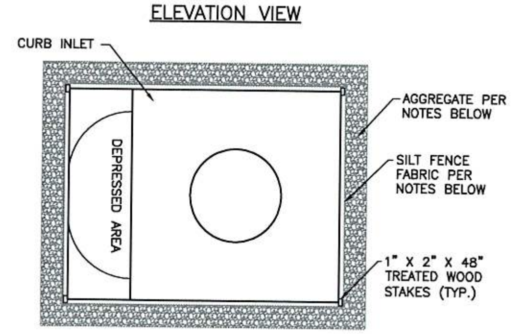
STORM DRAIN INLET PROTECTION DETAIL		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02295	
DR. BY:	FILE: INLET PROTECTION	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507 PH. 228-868-5815 FAX. 228-868-5802



ELEVATION VIEW



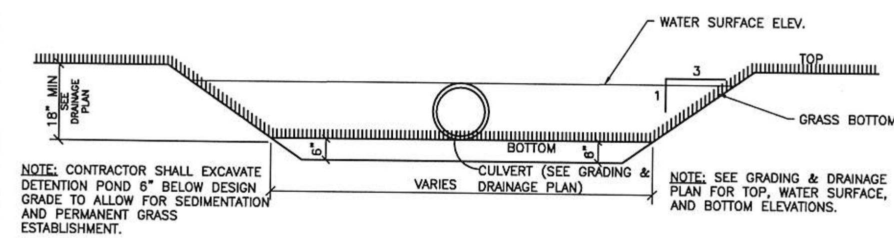
PLAN VIEW

NOTES:

1. FENCE SHALL BE 10 OUNCE PER SQUARE YARD AND SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID JOINTS
2. STAKES SHALL BE 1" X 2" TREATED WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
3. STAPLES SHALL BE OF HEAVY DUTY WIRE AT LEAST 1/2" LONG.
4. STAKES SHALL BE SPACED AROUND PERIMETER OF THE INLET A MAXIMUM OF 3 FEET APART AND SECURELY DRIVEN INTO THE GROUND (MINIMUM OF 8").
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE AND 4" DEEP AROUND THE OUTSIDE PERIMETER OF THE STAKES.
6. THE FABRIC SHALL BE STAPLED TO THE WOODEN STAKES, AND 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE HEIGHT OF THE FILTER BARRIER SHALL BE A MINIMUM OF 15" AND SHALL NOT EXCEED 18".
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FABRIC.
8. A 6" WIDE X 4" DEEP TRENCH OF DOT NO. 1 COARSE AGGREGATE SHALL BE FILLED AGAINST THE FENCE TO BE LEVEL WITH THE THROAT AND TOP OF INLET TO PREVENT EROSION WHERE GRADE MEETS FENCE.

SILT FENCE INLET SEDIMENT FILTER FOR CURB INLET DETAIL

N.T.S.

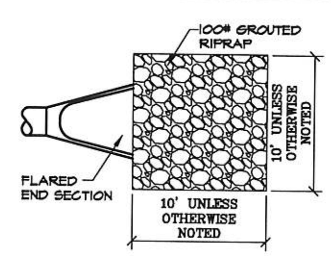


NOTE: CONTRACTOR SHALL EXCAVATE DETENTION POND 6" BELOW DESIGN GRADE TO ALLOW FOR SEDIMENTATION AND PERMANENT GRASS ESTABLISHMENT.

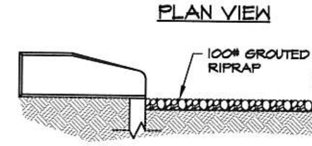
NOTE: SEE GRADING & DRAINAGE PLAN FOR TOP, WATER SURFACE, AND BOTTOM ELEVATIONS.

DETENTION POND CROSS SECTION (TYP.)

N.T.S.



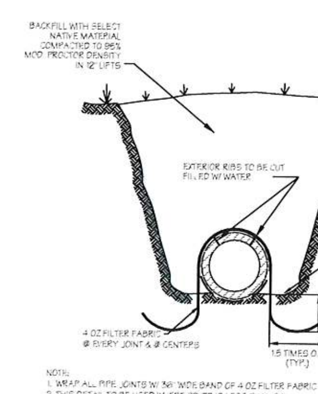
PLAN VIEW



SECTION VIEW

RIPRAP DETAIL

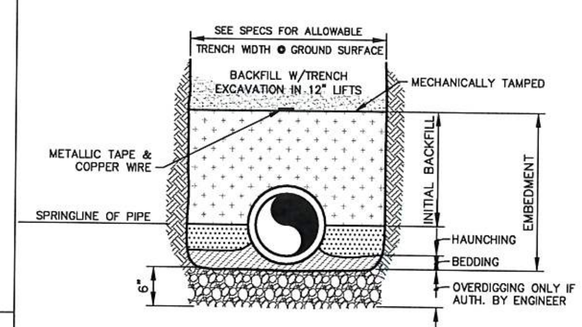
N.T.S.



NOTE:
1. WRAP ALL PIPE JOINTS W/ 36" WIDE BAND OF 4 OZ FILTER FABRIC
2. THIS DETAIL TO BE USED WHERE COVER IS LESS THAN 24"

TYPICAL PIPE BEDDING POLYETHYLENE DRAINAGE PIPE

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 EMBEDMENT & BACKFILL		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02660	
DR. BY:	FILE: PIPEBED2	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport MISSISSIPPI
ENGINEERING & PUBLIC WORKS DEPARTMENT 4050 HEWES AVENUE, GULFPORT, MS 39507 PH. 228-868-5815 FAX. 228-868-5802

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ENGINEERING & SURVEYING

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REGISTERED PROFESSIONAL ENGINEER
6005
STATE OF MISSISSIPPI

In Association with

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Ave, Suite B - Gulfport, MS 39501
Ph (228) 896-6768

Sheet: CONSTRUCTION DETAILS

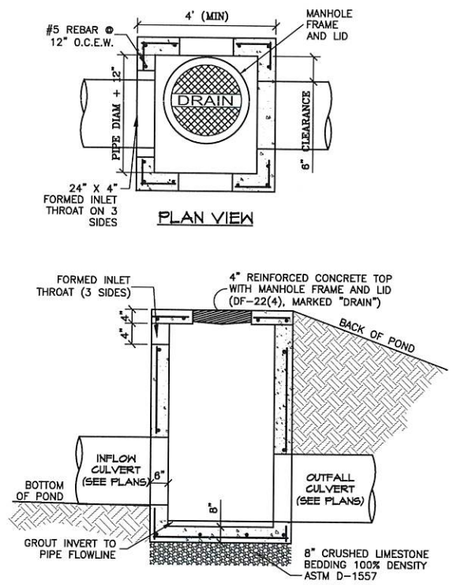
Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date 10-3-24
Drawn By S.G.C.
Check By R.B.H.
REV

Sheet CD1

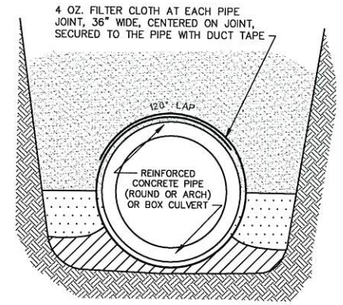
Project No 22-020

CONSTRUCTION DETAILS



OVERFLOW STRUCTURE DETAIL

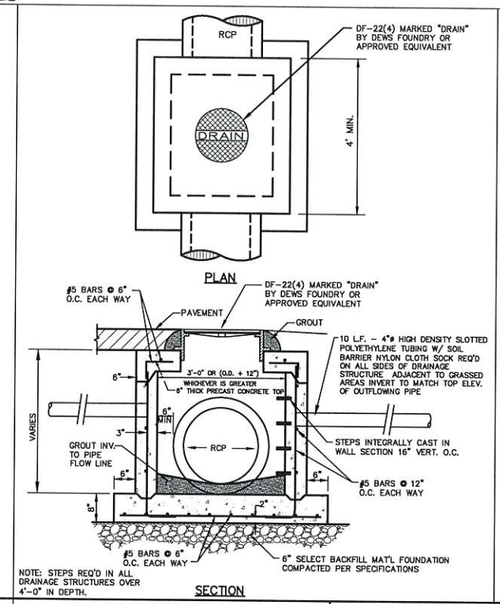
N.T.S.



STORM DRAIN PIPE WRAP		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02722 DWG 1	
DR. BY:	FILE: PIPE WRAP	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4550 HENRY AVENUE, GULFPORT, MS 39507
PH. (228)868-5811 FAX (228)863-5699



JUNCTION BOX DETAIL		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02721-DWG 3	
DR. BY:	FILE: JUNCBOX	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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4550 HENRY AVENUE, GULFPORT, MS 39507
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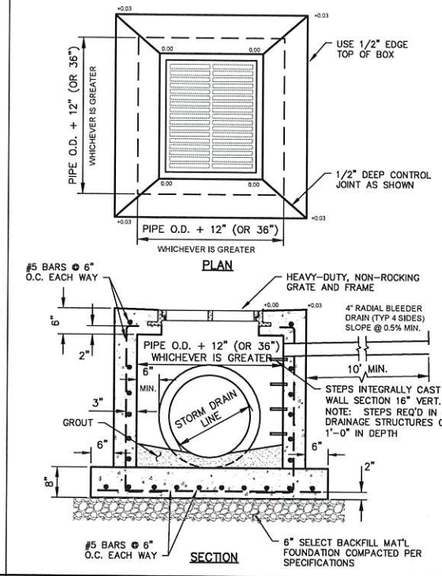

STORM SEWER DRAIN INLET		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02721-DWG 2	
DR. BY:	FILE: DRAIN INLET	

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STANDARD CONSTRUCTION DETAILS

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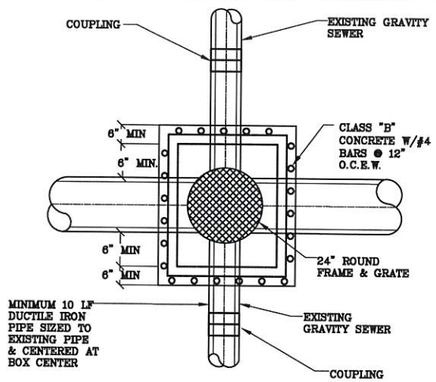
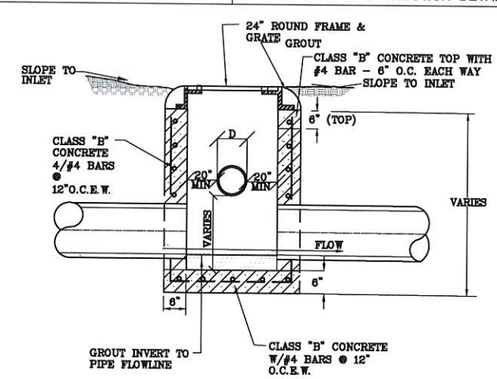
ENGINEERING & PUBLIC WORKS DEPARTMENT
4550 HENRY AVENUE, GULFPORT, MS 39507
PH. (228)868-5811 FAX (228)863-5699



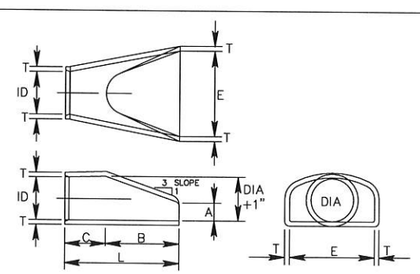


CONFLICT BOX DETAIL

N.T.S.

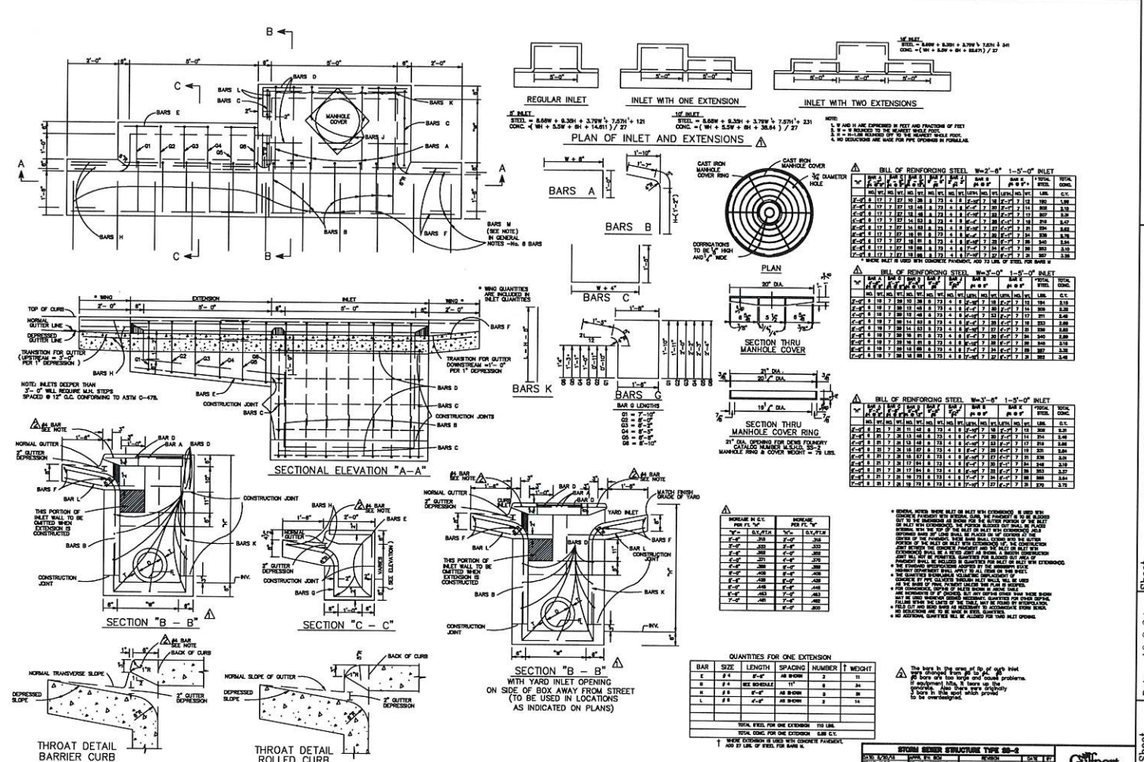
ID	T (IN)	A (IN)	B (IN)	C (IN)	L (IN)	E (IN)	WT. PER F.E.S. (LB)
15"	2.25	6	27	46	73	32	1,000
18"	2.5	9	27	46	73	36	1,180
24"	3	10	44	30	74	48	1,666
30"	3.5	12	54	20	74	60	1,960
36"	4	15	63	35	98	72	4,430
42"	4.5	21	63	35	98	78	5,630
48"	5	24	72	26	98	84	6,870
54"	5.5	28	78	22	100	90	8,320
60"	6	34	78	22	100	96	10,660
66"	6.5	40	78	22	100	102	12,700
72"	7	46	78	22	100	102	14,820

F.E.S. NOTE:
1. LIFT HOLES SHALL NOT BE ALLOWED FOR FLARED END SECTIONS.



FLARED END SECTION FOR ROUND PIPE

N.T.S.



STORM SEWER STRUCTURE TYPE SD-2				
DR. BY: BCM/DWG	APPR. BY: BCM	REVISION	DATE	BY
SCALE: N.T.S.	DR. NO.: 02721-DWG 4			
DR. BY:	FILE: SD-2			

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport

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Biloxi, MS 39535
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T. J. MORAN, JR. ENGINEER 6005 STATE OF MISSISSIPPI

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1605 23rd Ave, Suite B - Gulfport, MS 39501
Ph (228) 896-6768

Sheet: CONSTRUCTION DETAILS

Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date 10-3-24
Drawn By S.G.C.
Check By RBH
REV.

Sheet CD2

Project No 22-020

CONSTRUCTION DETAILS

Shoebox

Compatible with fiberglass, aluminum, & concrete poles

Watts	Source	Lumens	Footprint	Colors
250W	HPS	15,000	III	
400W	HPS	13,000	III	Black, Brown
350W	MH	13,000	III	

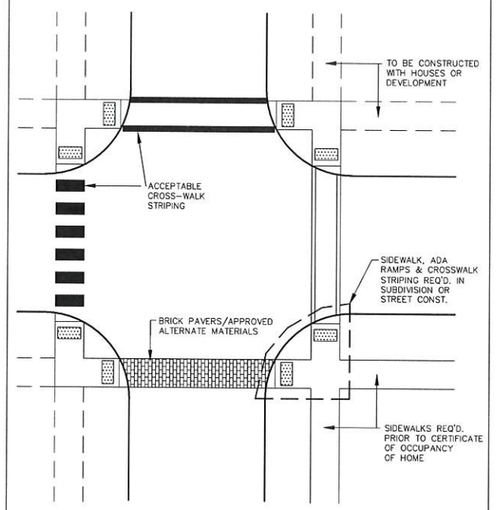
Poles for Decorative Post Top Luminaries

Poles shown are direct buried. Bolted Base poles are available. Contact Mississippi Power for pricing. Concrete poles are available in Gray. Fiberglass poles are available in Dark Bronze. Aluminum poles are available in Bronze or Black.

Material	Arm	Mounting Height	Finish
Alluminum	20'	14'	Black

STREET LIGHT DETAIL

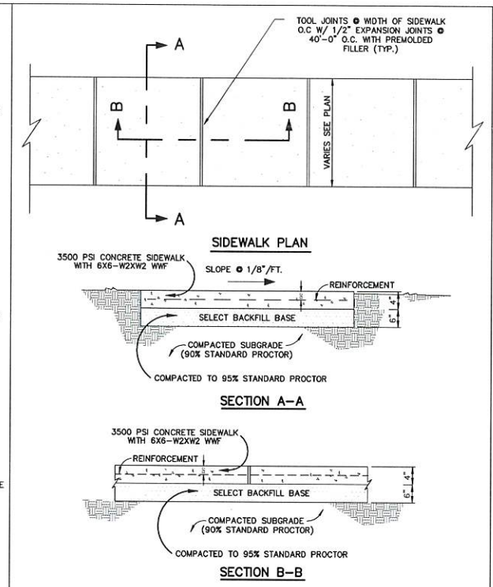
N.T.S.



INTERSECTION CROSSWALK & RAMP DETAIL		
DATE: 5/20/15	APPR. BY: DBA	REVISION
SCALE: N.T.S.	DR. NO.: 02522	
DR. BY:	FILE: HC INTERSECTION.dwg	

Gulfport — ENGINEERING & PUBLIC WORKS DEPARTMENT 4105 HEWES AVENUE, GULFPORT, MS 39507 PH: 228-896-0193 FAX: 228-864-6015

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



4" SIDEWALK DETAIL		
DATE: 7/29/20	APPR. BY: JRH	REVISION
SCALE: N.T.S.	DR. NO.: 02522A	
DR. BY:	FILE: SIDEWALK	

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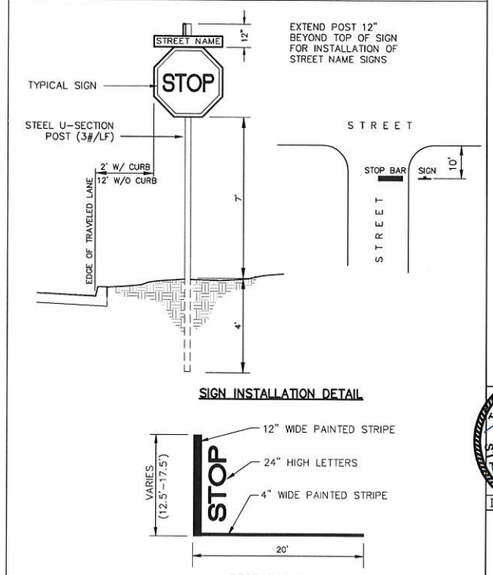
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



STOP SIGN & BAR DETAIL		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02585	
DR. BY:	FILE: STOPSIGN	

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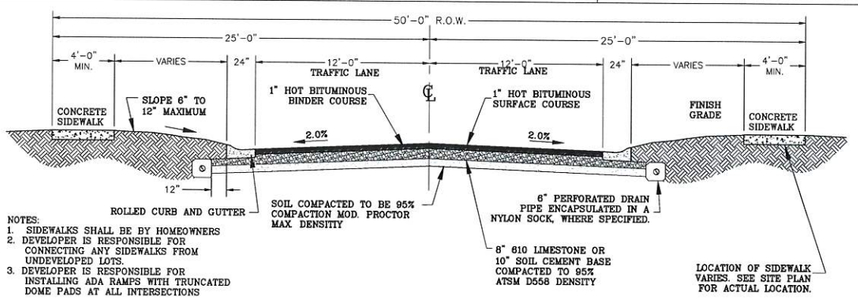
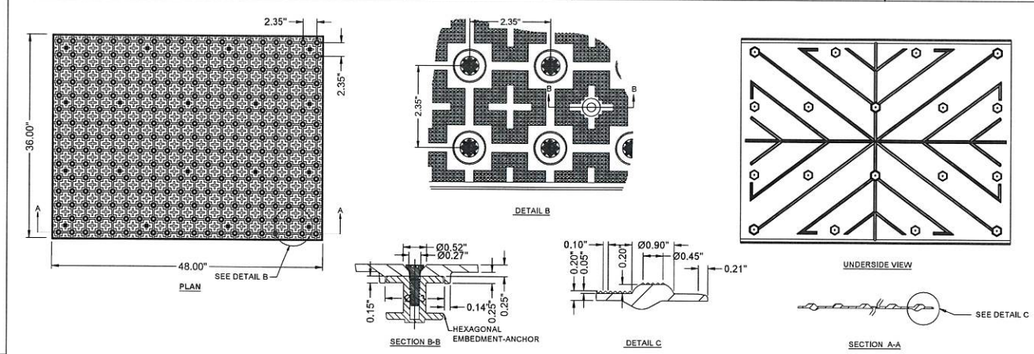
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



NOTES:
1. SIDEWALKS SHALL BE BY HOMEOWNERS
2. DEVELOPER IS RESPONSIBLE FOR CONNECTING ANY SIDEWALKS FROM UNDEVELOPED LOTS.
3. DEVELOPER IS RESPONSIBLE FOR INSTALLING ADA RAMPS WITH TRUNCATED DOME PADS AT ALL INTERSECTIONS

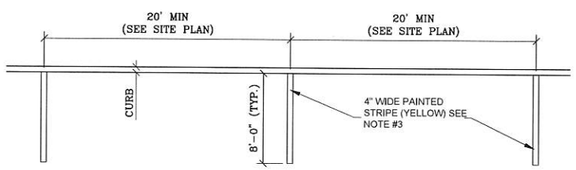
TYPICAL ASPHALT STREET SECTION

N.T.S.



REPLACEABLE CAST IN PLACE TRUNCATED DOME

N.T.S.

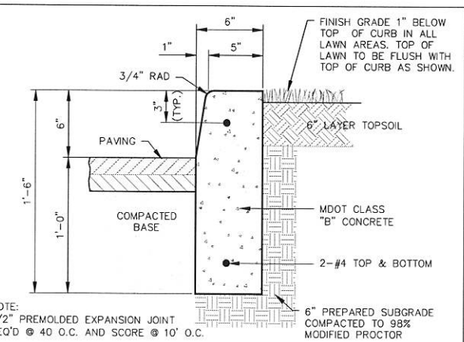


NOTES:

1. MINIMUM LENGTH OF END PARKING STALLS ADJACENT TO CURB & GUTTER OR PRECAST CURB SHALL BE A MINIMUM 22'-0" OR AS SHOWN ON PLAN.
2. DIMENSIONS ARE FROM CENTERLINE OF MARKINGS.
3. YELLOW PAINT FOR PARKING STALLS AND TRAFFIC CONTROL SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29Y2 OR APPROVED EQUAL.

STANDARD PARALLEL PARKING DETAIL

N.T.S.



NOTE:
1/2" PREMOLDED EXPANSION JOINT REQ'D @ 40 O.C. AND SCORE @ 10' O.C.

FREE STANDING CURB		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02521	
DR. BY:	FILE: FREECURB	

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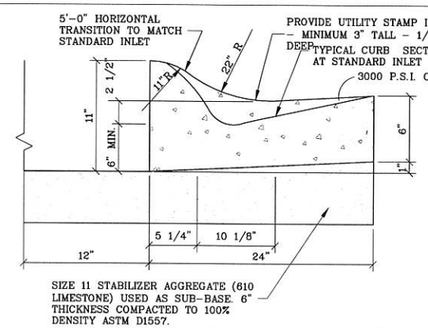
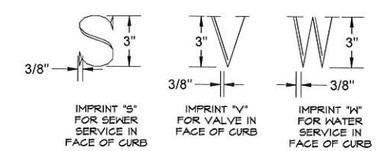
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



TYPICAL ROLLED TYPE CURB AND GUTTER

N.T.S.



NOTES:
1. LETTER "S", "W", AND "V" TO BE 1/2" DEEP.
2. CONTRACTOR SHALL STAMP CURB AT EACH SEWER AND WATER SERVICE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB.
3. CONTRACTOR SHALL STAMP CURB AT EACH VALVE LOCATION WITH STAMPING TOOL ON THE FACE OF THE CURB. STAMP CURB ON BOTH SIDE OF THE STREET IF VALVE IS LOCATED WITHIN STREET. STAMP FACE OF ADJAGENT CURB IF VALVE LOCATED OUTSIDE OF STREET.
4. STAMPING TOOL TO BE APPROVED PRIOR TO USE.

CURB STAMPING DETAIL

N.T.S.

TERRY MORAN, P.E., P.L.S.
P.O. Box 4075
Biloxi, MS 39535
Ph (228) 896-4773
Fax (228) 896-6769

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Ph (228) 896-6768

STATE OF MISSISSIPPI — TERRY MORAN, JR. — REGISTERED PROFESSIONAL ENGINEER — 8005

In Association with

CONSTRUCTION DETAILS

Sheet

PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

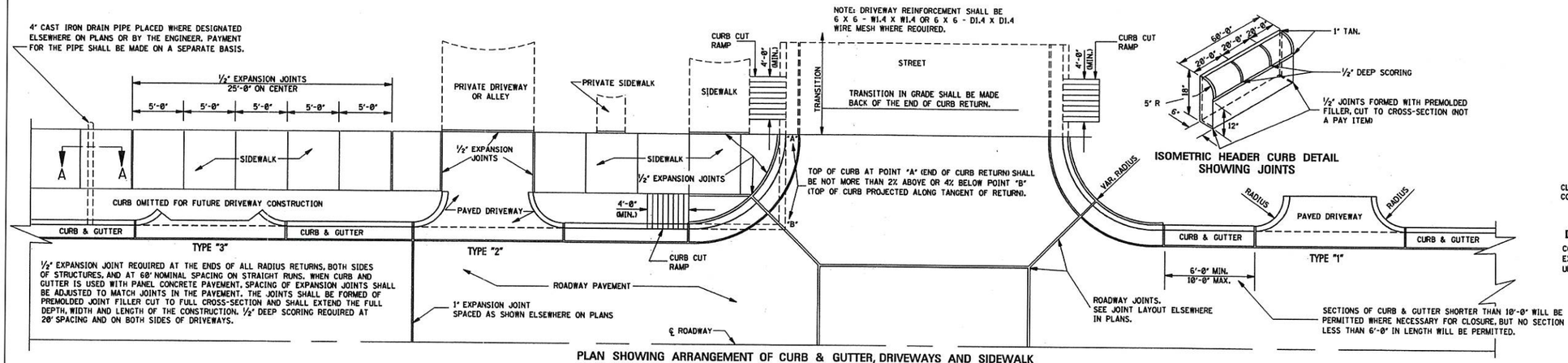
Project

Date 10-3-24
Drawn By S.G.C.
Check By RBH
REV

Sheet CD3

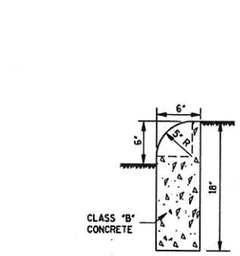
Project No 22-020

CONSTRUCTION DETAILS



½" EXPANSION JOINT REQUIRED AT THE ENDS OF ALL RADIUS RETURNS, BOTH SIDES OF STRUCTURES, AND AT 60' NOMINAL SPACING ON STRAIGHT RUNS. WHEN CURB AND GUTTER IS USED WITH PANEL CONCRETE PAVEMENT, SPACING OF EXPANSION JOINTS SHALL BE ADJUSTED TO MATCH JOINTS IN THE PAVEMENT. THE JOINTS SHALL BE FORMED OF PREMOLDED JOINT FILLER CUT TO FULL CROSS-SECTION AND SHALL EXTEND THE FULL DEPTH, WIDTH AND LENGTH OF THE CONSTRUCTION. ½" DEEP SCORING REQUIRED AT 20' SPACING AND ON BOTH SIDES OF DRIVEWAYS.

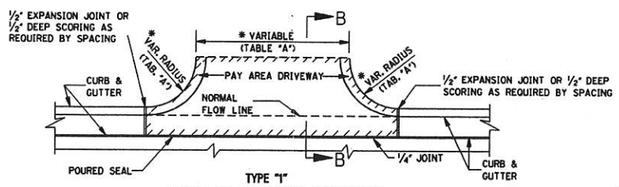
PLAN SHOWING ARRANGEMENT OF CURB & GUTTER, DRIVEWAYS AND SIDEWALK



ISOMETRIC HEADER CURB DETAIL SHOWING JOINTS

DETAIL OF HEADER CURB

CONTRACTION JOINTS REQUIRED AT 20' O.C.
EXPANSION JOINTS REQUIRED AT 60' O.C.
UNLESS OTHERWISE DIRECTED BY ENGINEER.

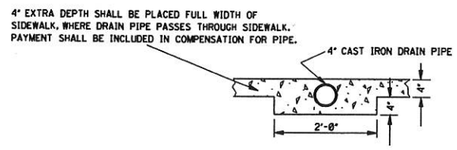


PLAN OF CONCRETE DRIVEWAY

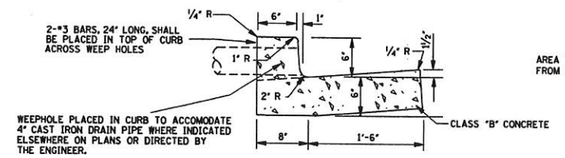
11.058 yd² FOR DRIVEWAY 16'-0" IN WIDTH.
0.574 yd² FOR EACH ADDED OR SUBTRACTED FOOT OF WIDTH.
NOTE: THIS DRIVEWAY AREA EXAMPLE IS COMPUTED ON THE BASIS OF 3'-0" RADIUS. PAYMENT FOR CURB RADIUS SHALL BE INCLUDED IN COMPENSATION FOR DRIVEWAY.

*TABLE "A"

DRIVEWAY TYPE	DRIVEWAY WIDTH (ft)	CURB RETURN RADIUS (ft)
RESIDENTIAL	16'	3' - 10'
COMMERCIAL/ INDUSTRIAL	30' - 50'	5' - 30'

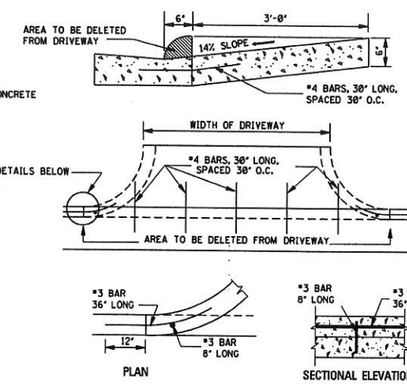


SECTION A–A



TYPE "1"

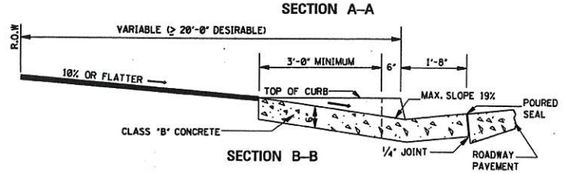
DETAIL OF COMBINATION CURB & GUTTER



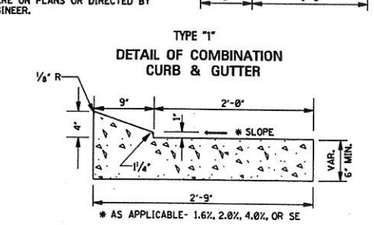
PERMISSIBLE DRIVEWAY CONSTRUCTION METHOD FOR SLIP-FORM PLACEMENT OF CURB & GUTTER

GENERAL NOTES:

1. THE STANDARD SPECIFICATIONS ADOPTED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION SHALL, UNLESS OTHERWISE SPECIFIED HEREIN, APPLY TO ALL ITEMS INCLUDED ON THIS DRAWING.
2. TRAVERSE CONTRACTION JOINTS ARE REQUIRED AT 20' ON CENTER FOR ALL CONCRETE DRIVEWAYS THAT EXTEND PAST THE END OF THE CURB RETURN. A ½" WIDE EXPANSION JOINT IS REQUIRED AT THE END OF THE CURB RETURN AND AT 60' ON CENTER THROUGHOUT THE LENGTH OF THE DRIVEWAY. A LONGITUDINAL CONTRACTION JOINT IS REQUIRED FOR ALL DRIVEWAYS EXCEEDING 20' IN WIDTH.
3. SEE SHEET CCR-1 FOR DETAILS OF CURB-CUT RAMPS.

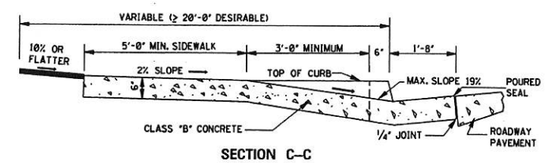


SECTION B–B

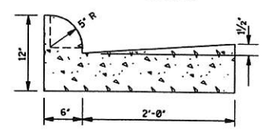


TYPE "2"

DETAIL OF COMBINATION CURB & GUTTER

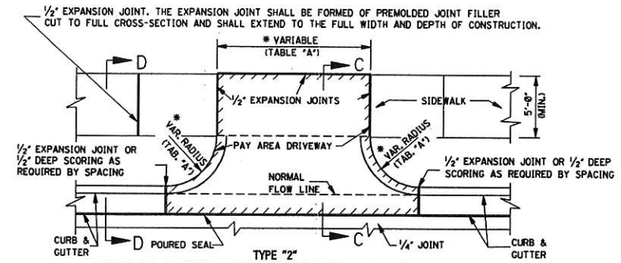


SECTION C–C

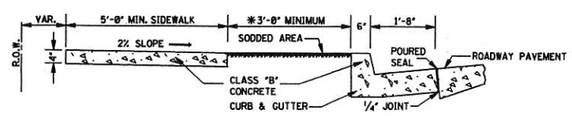


TYPE "3A"

DETAIL OF COMBINATION CURB & GUTTER

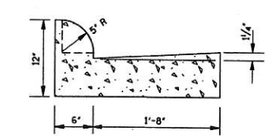


PLAN OF CONCRETE DRIVEWAY ACROSS SIDEWALK AREA



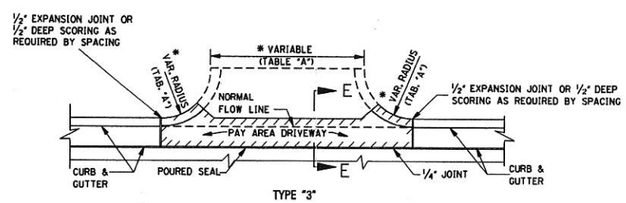
SECTION D–D

*NOTE: THE 3'-0" BUFFER SHOWN IS FOR A BUFFER ZONE. BUFFER ZONE IS NOT REQUIRED UNLESS INDICATED ELSEWHERE ON PLANS.



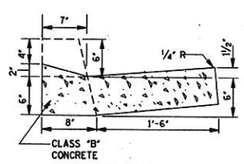
TYPE "3B"

DETAIL OF COMBINATION CURB & GUTTER

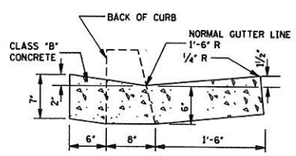


PLAN–CURB OMITTED FOR FUTURE DRIVEWAY CONSTRUCTION

NOTE: THIS TYPE CONSTRUCTION SHALL BE USED WHERE DESIGNATED ELSEWHERE ON PLANS OR BY THE ENGINEER.



SECTION E–E



DETAIL OF VALLEY GUTTER

MDOT DRIVEWAY w/ CURB & GUTTER
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

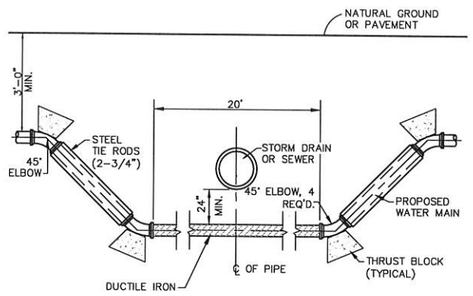
TERRY MORAN, P.E., P.L.S.
P.O. Box 4075 Ph (228) 896-4773
Biloxi, MS 39535 Fax (228) 896-6769
TME
TERRY MORAN
ENGINEERING & SURVEYING
In Association With
HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Ave. Suite B - Gulfport, MS 39501
Ph (228) 896-6768

Sheet CONSTRUCTION DETAILS
Project PALM HEIGHTS SUBDIVISION 1856 BEACH DRIVE GULFPORT, MS

Date 10-3-24
Drawn by S.G.C.
Check By RBH
REV

Sheet CD4
Project No. 22-020

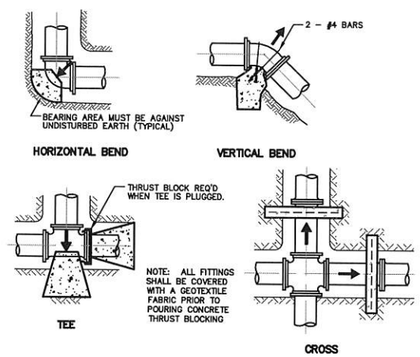
CONSTRUCTION DETAILS



WATER MAIN ADJUSTMENT		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02660	
DR. BY:	FILE: WTRADJUST	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



BEARING AREAS FOR THRUST BLOCKING
IN SQUARE FEET

FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5

WATER MAIN THRUST BLOCKING		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02660	
DR. BY:	FILE: BLOCKING	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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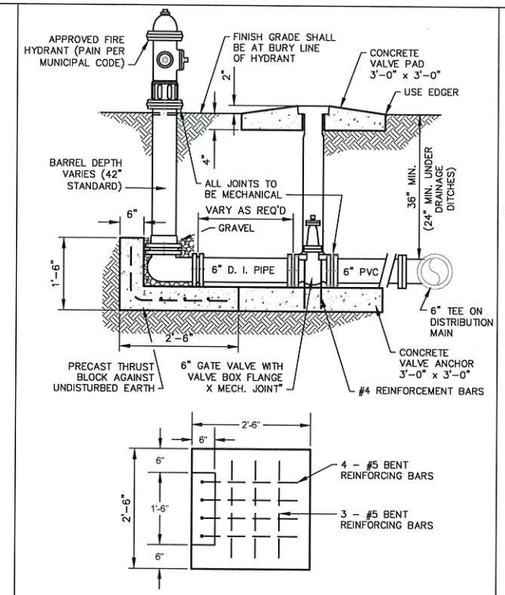
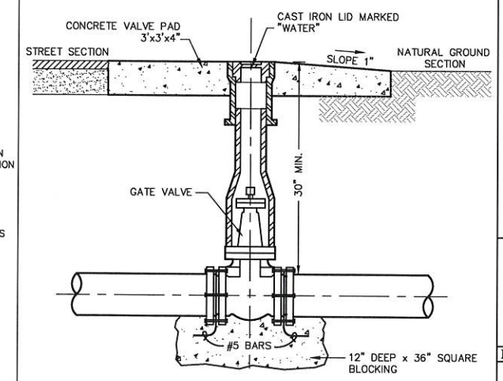
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



FIRE HYDRANT ASSEMBLY		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02664	
DR. BY:	FILE: FIERHYD	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

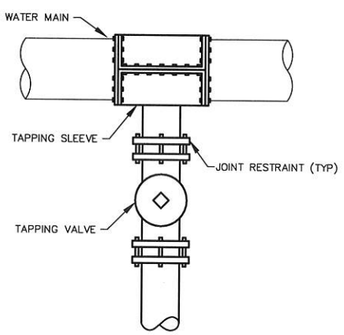
Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



TYPICAL GATE VALVE ASSEMBLY		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02663	
DR. BY:	FILE: GATEVALVE	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



TAPPING VALVE & SLEEVE DETAIL		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02662	
DR. BY:	FILE: TAPVALVE	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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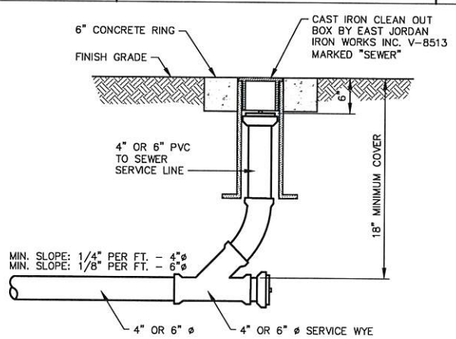
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



NOTE: ADD CONCRETE RINGS TO CLEANOUTS IN RIGHT-OF-WAYS

SEWER CLEANOUT		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02730 DWG-2	
DR. BY:	FILE: CLEANOUT	

CITY OF GULFPORT
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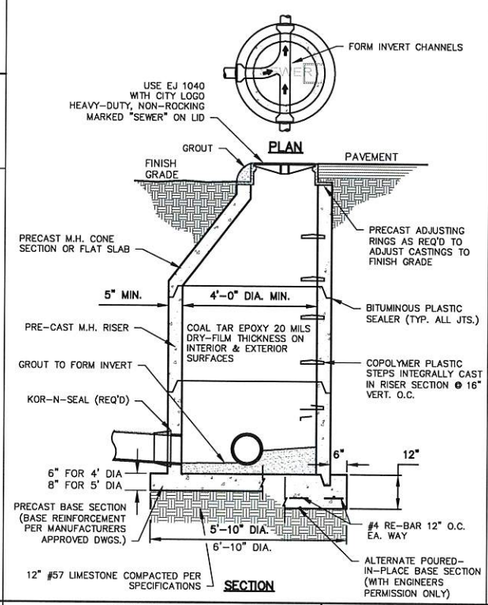
PH: 228-564-5511 FAX: 228-864-5639



MANHOLE DETAIL		
DATE: 4/23/18	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02731 DWG.-1	
DR. BY:	FILE: MANHOLE	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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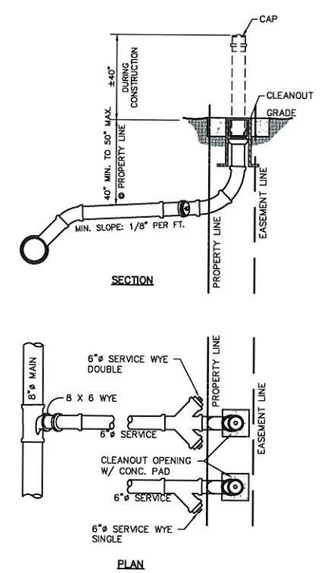
4950 HOMES AVENUE · GULFPORT, MS 39507
PH: 228-564-5511 FAX: 228-864-5639



TYPICAL SEWER SERVICE		
DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02730 DWG 3	
DR. BY:	FILE: SWRSRV	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

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ENGINEERING & PUBLIC WORKS DEPARTMENT
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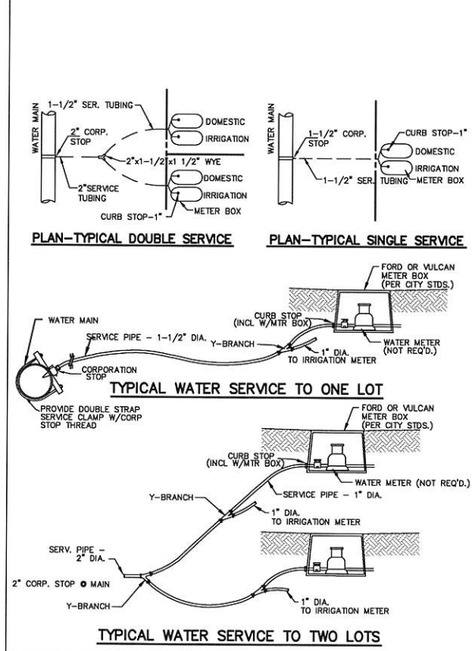
PH: 228-564-5511 FAX: 228-864-5639



TYPICAL WATER SERVICES		
DATE: 6/8/23	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02861	
DR. BY:	FILE: WTRSRV	

CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS

Gulfport
ENGINEERING & PUBLIC WORKS DEPARTMENT
4950 HOMES AVENUE · GULFPORT, MS 39507
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1806 23rd Ave, Suite B - Gulfport, MS 39501
Ph (228) 896-6768

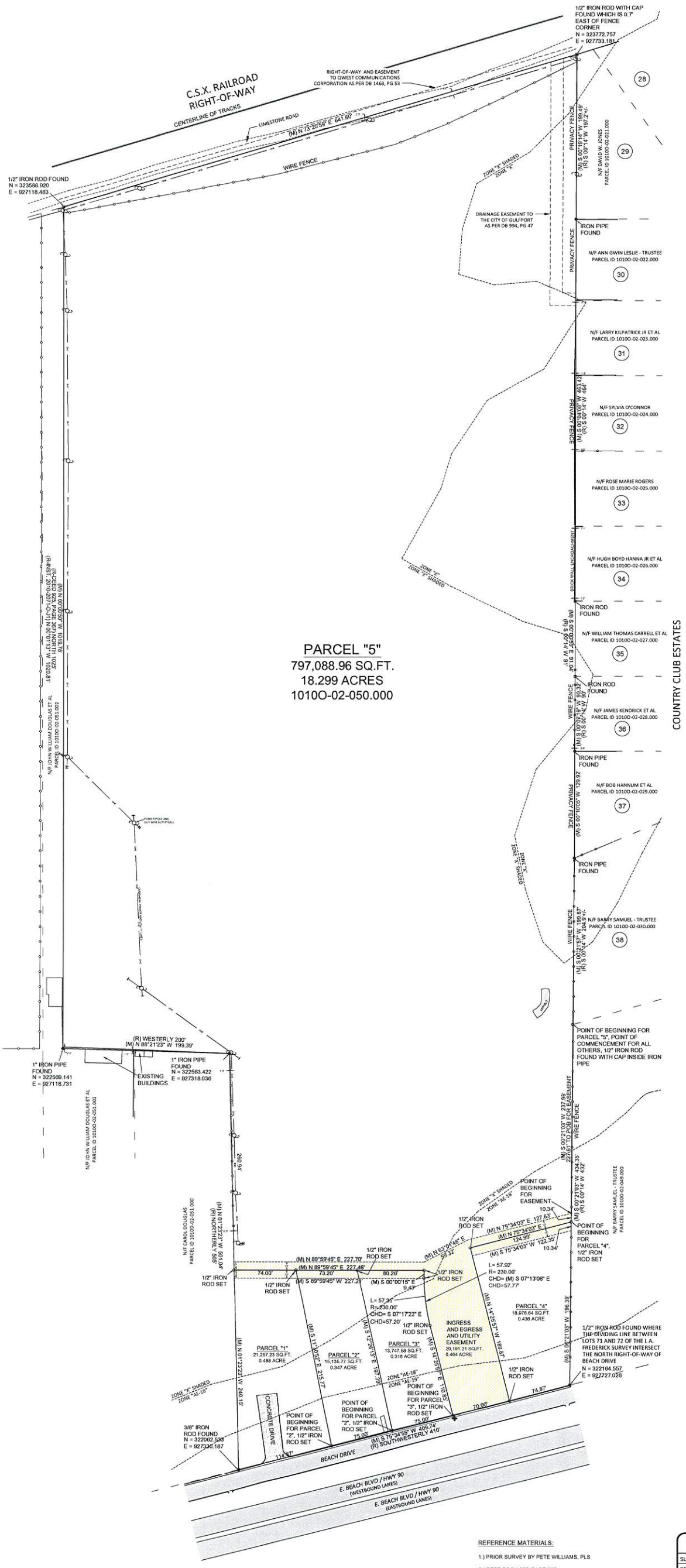
CONSTRUCTION DETAILS

Project: PALM HEIGHTS SUBDIVISION
1856 BEACH DRIVE
GULFPORT, MS

Date: 10-3-24
Drawn By: S.G.C.
Check By: RBH
REV

Sheet: CD5

Project No. 22-020



LEGEND:

- ⊠ -- IRON ROD FOUND
- ● -- IRON PIPE FOUND
- ○ -- IRON ROD SET
- ⊠ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊠ -- CONCRETE MONUMENT FOUND
- □ -- CONCRETE MONUMENT SET
- □ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET

NORTH

NOTES:

1.) FIELD SURVEY PEFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT- 9005A ROBOTIC TOTAL STATION.

2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).

3.) CONTOURS SHOWN HEREON WERE PROVIDED BY OTHERS.

4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.

5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.

6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

SURVEY DESCRIPTION FOR EASEMENT

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

SURVEY DESCRIPTION FOR PARCEL "1"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 294.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 114.87' TO A 3/8" IRON ROD FOUND; THENCE N01°23'23"W 240.10' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 74.00' TO A 1/2" IRON ROD SET; THENCE S11°30'52"E 215.77' TO THE POINT OF BEGINNING, CONTAINING 21,257.23 SQUARE FEET OR 0.488 ACRE.

SURVEY DESCRIPTION FOR PARCEL "2"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 219.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N11°30'52"W 215.77' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 73.20' TO A 1/2" IRON ROD SET; THENCE S12°26'13"E 197.39' TO THE POINT OF BEGINNING, CONTAINING 15,135.77 SQUARE FEET OR 0.347 ACRE.

SURVEY DESCRIPTION FOR PARCEL "3"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 144.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N12°36'13"W 197.39' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 80.26' TO A 1/2" IRON ROD SET; THENCE S00°00'15"E 9.43' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF S07°13'06"E 57.77' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 110.85' TO THE POINT OF BEGINNING, CONTAINING 13,747.58 SQUARE FEET OR 0.316 ACRE.

SURVEY DESCRIPTION FOR PARCEL "4"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, S00°21'03"W 196.39' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 74.87' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE N75°34'03"E 124.99' TO THE POINT OF BEGINNING, CONTAINING 18,976.64 SQUARE FEET OR 0.436 ACRE.

SURVEY DESCRIPTION FOR PARCEL "5"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET; THENCE S75°34'03"W 124.99' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF N07°13'06"W 57.77' TO A 1/2" IRON ROD SET; THENCE S89°59'45"W 227.46' TO A 1/2" IRON ROD SET; THENCE N01°23'23"W 260.94' TO A 1" IRON PIPE FOUND; THENCE N88°21'23"W 199.39' TO A 1" IRON PIPE FOUND; THENCE N00°00'50"W 1019.78' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF THE C.S.X. RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTH MARGIN, N73°20'59"E 641.60' TO A 1/2" IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF COUNTRY CLUB ESTATES SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SUBDIVISION, S00°19'14"W 199.49' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°04'08"W 463.42' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°00'59"E 91.04' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°07'19"W 90.32' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°10'05"W 129.92' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°21'57"W 199.67' TO THE POINT OF BEGINNING, CONTAINING 797,088.96 SQUARE FEET OR 18.299 ACRES.

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

CLIFFORD A. CROSBY, P.L.S. — DATE: SEPTEMBER 23, 2024

CLIFFORD A. CROSBY REGISTERED PROFESSIONAL LAND SURVEYOR PLS 2539 STATE OF MISSISSIPPI

REFERENCE MATERIALS:

1.) PRIOR SURVEY BY PETE WILLIAMS, PLS
2.) DEED BOOK 925, PAGE 367
3.) INSTRUMENT NO. 2010-2071-D-J1
4.) GULFPORT ONLINE ATLAS
5.) HARRISON COUNTY TAX MAPS AND GEOPORTAL

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE AS SHOWN HEREON ACCORDING TO MAP NUMBER 28047C0269G DATED JUNE 16, 2009

SURVEY CLASS – "B"
SCALE: 1" = 60'
FOR: ELLIOTT HOMES, LLC
BEARINGS SHOWN HEREON ARE DERIVED BY: STATE PLANE GRID, (2301 MS EAST), BY GPS OBSERVATION

CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649

DATE OF FIELD WORK: 9/15/2024
PARTY CHIEF: PE
INSTRUMENT MAN: PE
RODMAN: PE
DRAWN BY: CAC
DRAWING NUMBER: 24250
REVISED:

PALM HEIGHTS SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION is made this the _____ day of _____, 20___, by Elliott Land Developments, LLC a Mississippi Limited Liability companies, for itself, its successors, grantees and assigns, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in City of Gulfport, Harrison County, Mississippi, which is more particularly described as follows, to-wit:

Lots 1 through 63, inclusive, PALM HEIGHTS SUBDIVISION, City of Gulfport, Harrison County, Mississippi, according to a plat thereof recorded in Plat Book ___ at page ___ of the Land Deed Records of Harrison County, Mississippi.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to PALM HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Mississippi non-profit corporation, its successors and assigns.

Section 2. "Board" or "Board of Directors" shall mean the Board of Directors of the PALM HEIGHTS SUBDIVISION Homeowners Association, Inc.

Section 3. "Builder" shall mean any Person or legal entity that purchases one or more Lots for the purpose of constructing improvements for later sale to consumers.

Section 4. "Building Site" shall mean those fractional parts of adjacent lots or one or more lots and all or a portion of an adjacent lot within the subdivision, which are more particularly described and defined in Section 2 of Article VI of this Declaration.

Section 5. "Common Area" shall mean all real property (including improvements thereto) owned by the Association and/or which the Association members have the right to use and enjoy and also all rights of easement and license and shall include any and all other property shown on the recorded plat of Palm Heights Subdivision, but with the exception of

and excluding the platted lots and parcels, and with the exception of and excluding the drainage and utility easements and the streets and/or roads.

Section 6. "Declarant' shall mean and refers to Elliott Land Developments, LLC, a Mississippi limited liability companies, and its successors and assigns.

Section 7. "Director" shall mean a member of the Board of Directors of the Association.

Section 8. "Home" or "Dwelling" shall mean and refer to any building situated upon a Lot or Building Site which is designated and intended for use and occupancy as a residence by a single family.

Section 10. "Living Unit" shall mean and refer to a Lot and the Home constructed thereon.

Section 11. “Lot” shall mean and refer to any numbered lot as illustrated and shown on the plat of PALM HEIGHTS SUBDIVISION as recorded in the public records of Harrison County, Mississippi.

Section 12. "Member'' shall mean and refer to all those Owners who are members of the Association as provided in Article II, Section 1 hereof.

Section 13. “Owner” shall mean and refer to the owner of record, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. “Properties” or “Property” shall mean and refer to that certain real property hereinabove described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

ARTICLE II
MEMBERSHIP, VOTING RIGHTS, AND GOVERANCE OF THE ASSOCIATION

Section 1. Every Owner of a Lot in Palm Heights Subdivision shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2. The Association shall have two classes of voting membership and one class of non-voting membership, as follows:

CLASS A. Class A members shall be all owners, except for the Declarant, and shall be entitled to one vote for each Lot or Building Site owned in Palm Heights Subdivision. When more than one person owns an interest in any Lot of Building Site, all such persons shall be members. The vote for such Lot of Building Site shall be exercised as they determine, but in no event shall more than one vote be case with respect to any Lot or Building Site.

CLASS B. The Class B member(s) shall include the Declarant, and shall be entitled to four votes for each Lot owned in Palm Heights Subdivision.

Section 3. Governing Body: Composition:

The affairs of the Association shall be governed by a Board of Directors, the members of which must own property in PALM HEIGHTS SUBDIVISION; provided, however, no Person and his or her spouse may serve on the Board at the same time. The number of Directors shall be either three or five. The Board members shall also serve as the officers of the Association.

ARTICLE III
COVENANT FOR ASSESSMENTS

Section I. Creation of the Lien and Personal Obligation of Assessments.

The Declarant, for each Building Site and/or Lot owned within the subdivision, hereby covenants, and each Owner of any Building Site and/or Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements; such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments.

The assessments levied by the Association shall be used for the improvement, landscaping, replacement, maintenance, repair, enhancement, enlargement, and operation of the Common Area, if any, and improvements thereon, if any; for maintaining and lighting the entranceways and fence ways attached to entranceways and appurtenant landscaping; and for maintaining and lighting entranceway signs.

Section 3. Maximum Annual Assessments.

Notwithstanding the recording date of these covenants, the annual assessment for Class A and Class B members owing property in Palm Heights Subdivision shall be first set concurrent with the assessment by the Association for the next fiscal year beginning on January 1, 20___, payable in advance.

(a) The maximum annual assessment shall be determined by the Board of Directors of the Association and may not be increased more than 10% above the maximum assessment for the previous year without a vote of the membership as provided in Section 3(b) below.

(b) The maximum annual assessment may be increased by more than 10% above the maximum annual assessment for the previous year by a vote of two-thirds of the members present and voting who are voting in person or by proxy at a meeting duly called for this purpose.

(c) If the Board of Directors of the Association, by a majority vote, determines that the important and essential functions of the Association may be properly funded by annual assessments less than those set out above, it may levy such lesser assessments. The levy of annual assessments less than the maximum annual assessments in one year shall not affect the Board's right to levy the maximum annual assessments in subsequent years. If the Board of Directors shall levy less than the maximum annual assessments for any assessment year and if thereafter, during such assessment year, the Board of Directors shall determine that the important and essential functions of the Association cannot be funded by such lesser assessments, the Board may levy supplemental annual assessments.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, if any, or in the subdivision, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. An initial capital contribution of $_____ is required upon the Purchase of Lot from the Declarant and/or it's successors in interest.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3(b) and4 of This Article.

Written notice of any meeting called for the purpose of taking any action authorized under Sections 3(b) and 4 of this Article shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members and/or proxies entitled to cast fifty percent plus one vote (50%+1) of all votes shall constitute a quorum. If the required quorum is not present at any such meeting, one (1) or more subsequent meetings may be called for the same purpose, subject to not less than ten (10) days written notice of each such subsequent meeting being provided to all Members, and the required quorum at any subsequent meeting shall be one-half of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment.

Both annual and special assessments must be fixed at a uniform rate for all Lots and Building Sites.

Section 7. Date of Commencement of Annual Assessments: Due Dates.

The annual assessments provided for herein shall commence as to all lots or building sites in Palm Heights Subdivision on _____ , 20____. Declarant and/or Assignees shall not be responsible for annual or special assessments on any Lot while owned by the Declarant or its Assignees until such Lot first contains an occupied residence and the assessment shall then be

prorated for the months and days of the fiscal year remaining. The Board of Directors shall fix the amount of the annual assessment against each Lot at least 30 days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The billing cycles and due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association.

Any assessment not paid within 30 days after the due date shall bear interest from the due date at the rate of 10% per annum. The Board may bring action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non- use of the Common Area, if any, or abandonment of his Lot. The Board may suspend the rights of a Member to vote and to use Common Areas in three situations: (1) failure for 30 days after mailing of written notice to remedy a violation of the Covenants; (2) failure to pay an assessment within 30 days after the due date of such assessment; and (3) violation of the Association's rules regarding the use of the Common Areas. Suspension shall be for the period during which the violation occurs except that suspension can be for a period not to exceed 60 days after cure of a violation.

Section 9. Subordination of the Lien to Mortgages.

The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage encumbering any Lot, parcel or Building Site within the subdivision. Sale or transfer of any Lot or Building Site shall not affect the assessment lien. However, the sale or transfer of any Lot or Building Site pursuant to foreclosure of a first mortgage or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot or Building Site from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE IV
ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee.

The Architectural Control Committee (hereinafter referred to as ACC) shall consist of three or five members, appointed by the Board of Directors for one year terms coinciding with the fiscal year of the Association. The Association pays the cost of operating the ACC. The Board can remove a member of the ACC at any time. The Board can fill any vacancy whether caused by removal, resignation, or any other reason. The members of the Committee need not be Members of the Association or representatives of Members. Members of the Committee shall not be entitled to any compensation for services performed pursuant to this Article unless

compensation is hereafter authorized by the Board. Notwithstanding the aforesaid, Elliott Homes, LLC shall be the sole member of the ACC so long as Elliott Homes, LLC or Elliott Land Development, LLC owns a lot within said subdivision.

Section 2. Architectural Approval.

No building, conversion of garage area to living area, change in exterior color, driveway, fence, wall, mailbox, satellite dish, decorative objects placed in yards, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until two (2) copies of the plans and specifications for the proposed project shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by, the Architectural Control Committee. The plans shall include, as a minimum: a site plan; a floor plan; exterior elevations of all structures to be constructed or altered; plans for materials, color schemes, exterior lighting schemes and other details that affect the exterior appearance of the structure; and plans for landscaping and grading. Approval of plans is final and cannot be revoked, provided the plans are actually adhered to. Approval of a set of plans does not require the Architectural Control Committee to approve the same set of plans in the future. In the event said committee fails to approve or disapprove such design or changes and location within twenty-one (21) business days after submission of all information and materials reasonably requested, approval will not be required and this Article will be deemed to have been fully complied with. The Architectural Control Committee, or their agents, have the right, after reasonable notice, to enter upon any Lot and structure to ascertain whether the construction, alteration, or maintenance of a structure or use of a Lot or structure complies with the Covenants and/or plans submitted to the Architectural Control Committee.

Section 3. Granting of Variances.

When a building or other structure has been erected or its construction substantially advanced and the building is located on any lot or building site in a manner that constitutes a violation of these covenants, conditions and restrictions or the building setback lines shown on the recorded plat, or if the committee in its sole discretion determines that, a variance is desirable in order to best accommodate the location of a planned building on a particular lot, the committee may release the lot or building site, or parts of it, from any part of the covenants, conditions and restrictions, or setback lines, that are violated. The committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole discretion. The Committee shall have no authority to grant a variance within the subdivision or zoning regulations, including, but not limited to, those that may be contained in these covenants, conditions and restrictions. However, in the event of a violation of these covenants; or the commencement of construction of a plan that had been rejected by the committee or a plan or change not submitted to the committee, the Board shall be empowered to bring any legal action in law or in equity, to seek injunction preventing such violation, or seeking its removal entirely, or both, at the expense of the Owner. In the event of any successful injunction and/or removal order, whether in whole or in part, the Owner shall pay all

legal fees, court costs and expenses of the committee in enforcing these covenants, which costs shall become a lien against the property as provided for elsewhere herein.

Section 4. Limitation of Liability.

Review and approval of any plans pursuant to this Article is made on the basis of aesthetic considerations only and the Architectural Control Committee shall bear no responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Declarant, the Association, the Board, any committee, or member of any of the foregoing shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Lot or improvements thereon.

ARTICLE V
DUTY TO CLEAR A LOT IF OWNER ELECTS NOT TO REBUILD AFTER DESTRUCTION

In the event of substantial damage to or destruction of any Home on the Properties by fire, windstorm, water, or other cause whatsoever, then the owner shall, within six months after the date of substantial damage to or destruction of the home, be required to either: (1) begin reconstruction, repair and restoration of the home, such work to be completed in a timely manner; or (2) clear the lot and begin construction of a new home, such construction to be completed in a timely manner; or (3) clear the Lot, such clearing to be completed in a timely manner. If the Owner elects to clear the lot and not rebuild, the Owner shall be required to maintain the Lot in a clean and presentable manner, free from all trash and rubble, and to maintain the Lot so that it is in harmony with the surrounding property.

ARTICLE VI
RESTRICTIONS AS TO USE, OCCUPANCY AND APPEARANCE

Section I. General.

All of the Lots shall be used and occupied as single family residences and no dwelling shall be erected, altered, placed or permitted to remain other than one single family dwelling with a private garage for at least one (1) but not more than three (3) vehicles. No building, conversion of garage area to living area, change in exterior color, driveway, fence, wall, mailbox, decorative objects placed in yards, or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until two (2) copies of the plans and specifications for the proposed project shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. Each Owner shall be responsible for his/her home's own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owners,

and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Adjoining Lots.

If one or more lots, or one lot and all or a portion of an adjacent lot, or two or more fractional parts of adjoining lots, within the subdivision, are utilized for one single family residential purposes, the setback requirements herein shall be measured from the boundary line of the entire building site or plot being then and there utilized and devoted to the single family residence. Two fractional parts of adjacent lots may be utilized as a single family residential building site or plot, provided that no such building site or plot shall contain fewer square feet than the smallest platted lot within the subdivision nor have a width, at the building setback line, of less than the width, at the building setback line, of the smallest platted lot within the subdivision.

Section 3. Animals.

No livestock, animals, chickens or fowl of any kind shall be permitted on the Properties except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs or cats shall be permitted on the Properties except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible individual. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet, the Association may perform such service and shall bill the pet owner accordingly. The Board shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to insure that such pets are not and do not become a nuisance. Pets shall be registered, licensed, and inoculated as required by law. No pets other than service dogs accompanied by a handicapped person are allowed on the premises of recreational areas maintained by the Association.

Section 4. Basketball Goals and Other Recreational Equipment.

Basketball goals, posts or backboards shall not be erected, altered or permitted on any lot or building site in the subdivision or on any street right-of-way, unless the same is adjacent to the driveway and is placed more than thirty (30) feet to the rear of the front sill line of the dwelling and is of standard size, height, and appearance. On corner lots placement of basketball goals must be approved by the Architectural Control Committee. Recreational and play equipment, other than basketball goals, must be placed in the rear yard and screened from view to the satisfaction of the Architectural Control Committee.

Section 5. Building Condition, General Appearance. Nuisance, and Health Regulations.

All premises shall be maintained in good repair, shall be clean and sanitary at all times, and free of unsightly debris and clutter. All porches, patios, stoops, terraces, etc. that are not screened

from the view of surrounding Lots shall be kept clean and uncluttered, and any furnishings placed on such area must be designed for exterior use and be in harmony with the homes in the subdivision. No nuisances and no violation of the rules and regulations of the State Board of Health or any governmental agency shall be permitted.

Section 6. Building Setback Requirements.

All buildings shall comply with the building setback requirements of the Harrison County zoning regulations for the respective Lot or Building Site. Determination of the location of the rear and side yard setbacks for comer lots shall be based on the orientation of the residential building to be built on the lot. For the purpose of these covenants, conditions and restrictions, eaves, steps and open patios shall not be considered a part of the building.

Section 7. Clothes Lines, Garbage Receptacles, Yard Equipment and Screening of Storage Areas.

No outside clothes lines or other items detrimental to the appearance of the Properties shall be permitted on any Lot. All personal garbage and trash receptacles which are to be furnished by the Owners or garbage collection agencies must be hidden from view. Similarly, all yard equipment, and storage areas must screened so as to conceal them from the view of neighboring lots, streets, or other property

Section 8. Driveways.

Deleted

Section 9. Dwelling Size.

Deleted

Section 1O. Fences.

No fence shall be located nearer the front property line than
the front sill line of the dwelling. However, on dwellings with a side-entrance garage, the fence on the garage side of the dwelling shall be located between the rear-edge of the garage door and the rear sill line of the dwelling. All fences to be constructed on any lot or building site shall be six (6) feet in height, and constructed with unpainted treated lumber or a four feet in height black aluminum fence, unless a variance is granted by the Architectural Control Committee. Chain-link or other galvanized metal fencing is strictly prohibited. Notwithstanding the aforesaid, certain Lots may be required to construct different type fences depending on their surroundings. No fence shall be located within drainage easements and drainage swales: as such fences would obstruct the natural water flow and cause a flooding hazard.

Section 11. Firearms.

No hunting by any means or the discharge of firearms of any type shall be allowed on the Property.

Section 12. Flagpoles. Antennas, and Satellite Dishes.

No flagpoles, ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any lot or building site at any time. Television satellite dishes shall be erected and properly located on a lot or building site in the subdivision and shall not exceed thirty-six (36) inches in diameter. Satellite dishes shall be mounted on the rear side of homes unless otherwise approved in writing by the Architectural Control Committee.

Section 13. Garages.

All homes must include a garage designed for at least one but not more than three cars. Garages must have garage doors and in all cases electric automatic door openers/closers shall be installed and used. Any garage visible from the street must be kept closed except when vehicles are entering or exiting garage. Conversion of garage area to living area shall require the approval of the Architectural Control Committee and shall require the construction of a new garage.

Section 14. Landscaping.

The front yard and side yard areas shall be landscaped before any residence is occupied. Landscaping requirements shall include: (1) grass areas in the front and side yard areas. (2)No trees or shrubs shall be planted in drainage swales, ingress/egress easements and road right-of-ways.

Section 15. Landscaping Maintenance.

Each Owner shall maintain the appearance of his or her lot or building site, including easement areas, in high quality condition, and shall provide and maintain landscaping on the lot or building site. Grass, flowers and shrubbery must be kept in an orderly fashion. Grass shall be mowed and edged at least bi-weekly during the growing season. Each Owner is responsible for maintaining the area between his/her front property line and the street pavement, including mowing of such area and edging along the pavement. Comer Lot Owners are responsible for maintaining the area between their front and side property lines and the street pavement, including mowing of such area and edging along the pavement.

Section 16. Lawful Use.

No immoral, improper, offensive or unlawful use shall be made of the Properties or any part thereof; and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of

governmental bodies for maintenance, modification or repair of the Properties shall be the same as the responsibility for the maintenance and repair of the property concerned

Section 17. Leasing.

Entire Living Units may be rented provided that the
Living Unit is used only as a residence; that the lease, or rental period is for not less than thirty (30) consecutive days; that the Living unit is occupied by only one family having no more members than the Living Unit is designed to accommodate; and provided that such use by the tenant or tenants does not create a nuisance. An Owner may lease or rent his own Living Unit himself to any lessee if he furnishes the Association with the names of all the tenants. All lessees are subject to the provisions of the Declaration and the By-Laws and failure to comply with said provisions shall be a default under any lease of any Living Unit whether so stated in said lease. All of the foregoing may be enforced by the Board.

Section 18. Mailboxes.

Deleted

Section 19. Maintenance of Vacant Lots or Building Sites.

If construction of a residential dwelling is not commenced forthwith on any lot or building site, then the Owner shall remove all underbrush and mow and maintain the lot on a quarterly basis. If any unimproved lot or building site is not so maintained the Declarant, the Board, or the Association shall be empowered to maintain the lot or building site and file a lien against the property for any and all expenditures in connection with said maintenance.

Section 20. Noxious and Offensive Trade.

No noxious or offensive trade or activity shall be carried out upon the Properties nor shall anything be done thereon which may be or become an annoyance to the other Owners. Floodlights, bells, telephones, music, number or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring lots or building sites.

Section 21. Nuisances.

No nuisance shall be allowed upon the Properties, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the Properties by Its residents. All parts of the Properties shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio, porch, etc. or on fences for the purpose of drying or for any other purpose in a manner which would allow said clothing, towels or other personal property to be viewed by any other person occupying or using the Properties. No Owner shall

permit any noise to originate from his Home that would be an annoyance or nuisance to occupants of nearby Lots, including, but not limited to radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats.

Section 22. Parking.

No boat, other watercraft, trailer, mobile home, truck, tractor or commercial vehicle of any kind, or any other vehicle, machine, equipment or apparatus other than operating passenger automobiles, pickups and operating passenger vans (vans are limited to those with a passenger capacity of not more than eight people) shall be parked or stored in any driveway or on any Lot in the subdivision or on the street or road right-of-way in front of or beside any such Lot so as to be visible from the street or be visible to the other residences in the subdivision. Any such vehicles, watercraft, trailers, machines, equipment and apparatus must be parked or stored on the rear of the property behind the dwelling, and screened from view to the satisfaction of the Architectural Control Committee. All vehicles belonging to Owners or tenants occupying any dwelling, building site or lot in the subdivision must be operable and not in storage. Any vehicle in a state of repair must be parked in the garage. No automobile shall be parked in the front building setback area of any Lot except for temporary parking on circular driveways located within the front building setback area. No trailer/tractor, bus, or other commercial vehicle shall be parked on any lot, building site, or adjoining street right-of-way overnight. No other vehicle(s) whatsoever shall be parked on street right-of-way overnight. Any vehicles, boats, equipment or other apparatus under repair must be kept in the garage, all repairs must be made in the garage, and the garage door shall be closed at all times during such repairs. Repairs may only be made to vehicles, boats, equipment or apparatus directly owned by the Owner. All other repairs to any other vehicles, boats, equipment or apparatus must be made at a suitable repair facility not located in the subdivision.

Section 23. Regulations.

Reasonable regulations concerning the use of the Properties may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Association.to all Owners and residents on the Properties upon request.

Section 24. Reservation of Easement.

Deleted

Section 25. Roofs.

All fiberglass shingle roofs shall be architectural thick, butted shingles. However, this shall not preclude other types of roofs which may be approved by the Architectural Control Committee.

Section 26. Sewage and Drainage Control.

No activities shall be permitted that discharge pollutants into the surface drainage system.

Section 27. Siding.

Deleted.

Section 28. Signs.

No professional, commercial, or other signs of any kind shall be erected or maintained on any Lot or Home by any Owner except with the written permission and direction of the Association, or except as may be required by legal proceedings, it being understood that the Association will not grant permission unless reasonably necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant or a Builder during any such period of time that Declarant or Builder owns any Lot and is offering any said Lot, Home, or Living Unit for sale.

Section 29. Storage or Outbuildings.

Only one storage or outbuilding shall be placed, permitted, or allowed on each Lot or Building Site. A playhouse that is limited in size, is not constructed on a slab, is movable and is not used for storage or for any purpose other than children's play shall not be considered to be a storage building or outbuilding. The size and design of any such playhouse, storage building or outbuilding must be approved i n writing by the Architectural Control Committee and must conform to all building setback requirements of the Harrison County zoning regulations and any other applicable governmental entity.

Section 30. Swimming Pools.

Swimming pools on Lots shall be allowed only in rear yard areas and must be screened from the view of the street and nearby lots. Swimming pools must be constructed, equipped, and screened/fenced in accordance with governmental regulations. It shall be the responsibility of the Lot owner to comply with all governmental regulations.

Section 31. Temporary Structures.

No structure of a temporary nature (trailer, shack, tent or other building) shall be moved to, placed upon or used on any Lot at any time either temporarily or permanently, excepting, however, that during periods of Construction, contractors shall be permitted a single storage structure on each separate construction site.

Section 32. Trade or Business.

No lot shall at any time be used for the purpose of any trade, business, manufacture, or public amusement.

Section 33. Trespass.

Whenever the Declarant or the Association is permitted by this Declaration to correct, repair, clean, preserve, clear-out, or do any action on any of the Properties or on the easement areas adjacent thereto or included therein, entering such Property and taking such action shall not be deemed a trespass.

Section 34. Visual Obstruction at the Intersection of Public Streets.

Deleted

Section 35. Water and Sewer Utilities.

Deleted

Section 36. Water Wells.

Deleted

Section 37. Wetlands.

Designated wetland areas are not allowed to be cleared, excavated, filled, built upon, sodded, or disturbed in any other way not approved by the U.S. Army Corps of Engineers.

Section 38. Proviso.

Provided, however, that until Declarant has completed all of the contemplated improvements and closed the sale of all of the Lots in Palm Heights Subdivision, neither the Owners nor the Association nor the use of the Properties shall interfere with the completion of the contemplated improvements and the sale of the Lots by Declarant. Declarant may make such use of the unsold Lots and Common Areas, if any, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the Properties and the display of signs.

Section 39. Construction Completion.

From the date of issuance of a building permit to construct a home on a given lot, the Owner will have no more than 18 months to obtain a certificate of occupancy from the applicable governmental building inspection department. If such 18 months period elapses, the Board may charge a reasonable daily fine against such Owner from the day after the period elapses until the certificate of occupancy is obtained. A neat construction site must be maintained at all times during the period of construction. Construction materials, trash and equipment must be confined to the site and not allowed to become a nuisance to neighboring property. Construction materials, dumpsters and equipment shall not be stored on a lot that has not

received a building permit; and the construction site must be reasonably clean from all trash and debris at all times. If an Owner fails to adhere to these rules and regulations, then the Board, after 30 days notice to the Owner, may charge the Owner a reasonable daily fine until such failures are rectified.

ARTICLE VII
GENERAL PROVISIONS

Section 1. Enforcement.

The Association, the Board, the Declarant or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, the Board, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the lot or lots causing the violation upon which the violation occurs shall pay all attorneys' fees, court costs, and other necessary expenses incurred by the Person instituting such legal proceedings to maintain and enforce the aforesaid covenants. Said attorneys' fees, court costs and other expenses allowed and assigned by the Court shall become a lien upon the lot and improvements.

Section 2. Severability.

Invalidation of any one of these covenants or restrictions by judgment or Court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. No Liability.

Declarant has, using best efforts and all due diligence, prepared and recorded this Declaration so that each and every Owner shall have the right and the power to enforce the terms and provisions of this Declaration against every other Owner. However, in the event that this Declaration, or any part thereof, is, for any reason whatsoever, unenforceable by an Owner (or any other person) in a court of law or otherwise, Declarant shall have no liability of any kind as a result of such unenforceability, and each and every Owner, by acceptance of a deed conveying a Lot, acknowledges that Declarant shall have no such liability.

Section 4. Indemnification.

The Association shall indemnify every officer, director, and committee member against all damages and expenses, including counsel fees, reasonably incurred in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director or committee member, except that such obligation to indemnify shall

be limited to those actions for which liability is limited under this Section and Mississippi law. The officers, directors, and committee members shall not be liable for any mistake of judgement, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers, directors, and committee members shall have no personal liability with respect to any contract or other commitment made or action taken in good faith on behalf of the Association. The Association shall indemnify and forever hold each such officer, director and committee member harmless from any and all liability to others on account of any such contract, commitment or action. This right to indemnification shall not be exclusive of any other rights to which any present or former officer, director, or committee member may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

All officers and board members having direct control and access to funds of the association shall be bonded, in an amount not less than twice the total amount of all funds of the association. Such amount may be estimated and set by the Board. Any bond fees shall be paid by the Association.

Section 5. Amendment.

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the land, for a term of fifteen (15) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of five (5) years.

(b) This Declaration may be amended anytime during the initial fifteen (15) year period or any extensions thereof by Declarant or its nominees, provided they own at least fifty-one percent (51%) of the numbered lots in the subdivision. Beginning three (3) years from the date of recordation of the Declaration and for the remainder of the initial fifteen (15) year period or any extensions, the Covenants may also be amended by the written consent of at least seventy-five percent (75%) of the Lot Owners within the subdivision, exclusive of their mortgagees. Any amendment must be recorded in the land Deed Records of Harrison County, Mississippi, and shall be supplementary to this Declaration. Notwithstanding any provision herein to the contrary, no amendment to the Declaration, Bylaws, or Articles of Incorporation shall be effective without the written consent of the Class B Member or its successors and assigns, so long as there is a Class B member of the Association.

(c) Notwithstanding anything herein contained to the contrary, the Declarant reserves and shall have the right for a period of three (3) years from the date of the recording of these Covenants, Conditions and Restrictions to unilaterally amend this Declaration in whole or in part in order to (1) conform this Declaration to the requirements of any governmental agency, federal, state or local, (2) to conform to the requirements of any mortgage lender, or (3) to insure the reasonable development of the property.

WITNESS ITS SIGNATURE on this the _____ day of _____, 20____.

ELLIOTT LAND DEVELOPMENTS, LLC.

BY: _____

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, on this_____ day of _____, 20____, the within named _____, as _____ of Elliott Land Developments, LLC, a Mississippi LLC, who signed, executed and delivered for and on behalf of said LLC, and as its own act and deed, the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

_____
NOTARY PUBLIC

My Commission Expires_____

TECHNICAL SPECIFICATIONS

FOR:

Palm Heights Subdivision
Gulfport, Mississippi

PREPARED FOR:

Elliott Homes, LLC
1402 Pass Rd.
Gulfport, MS 39501

PREPARED BY:

Terry Moran Engineering with
Heinrich & Associates
1806 23rd Ave., Ste B
Gulfport, MS 39501
Ph. (228) 896-6768

PROJECT NO. 22-020

TECHNICAL SPECIFICATIONS INDEX

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02200	EARTHWORK
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DIVISION 2 - SITEWORK

SECTION 02050 - DEMOLITION AND REMOVAL

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, services, and equipment necessary to remove the existing obstructions, including but not limited to fences, slabs, foundations and utilities which are designated to be removed and/or re-located in the plans and in these specifications.

1.2 Contractor shall pay for any permits, licenses, bonds, etc., required for demolition or removal items herein.

1.3 Work related to these removal items such as Site Preparation, Earthwork, Grading and Drainage and Site Utilities is specified elsewhere under those applicable sections.

1.4 Any work performed within public right-of-way or on adjacent properties shall be done in strict accordance with the requirements of the governmental agencies or the owning entities having jurisdiction and shall not begin until authorized by those parties.

1.5 The Existing Conditions Plan has been prepared in order to show all existing structures and improvements. Others may exist and may be discovered upon visiting the site. It is the Contractor's responsibility to visit the site prior to initiating any work. If any deviations from those conditions shown are found, the Contractor shall notify the Engineer and Owner in writing immediately. If said deviations are found by Engineer to adversely affect the progress or scope of the project, construction will cease until said deviations are resolved between the Contractor and Engineer.

1.6 All surrounding site features which are shown to remain on the drawings, shall not be injured in any manner during the Contractor's work. Any adjacent public street or road that is used to accomplish the work herein shall be fully restored if damaged or changed in any respect during the work, to the complete satisfaction of the governmental agencies having jurisdiction over said street or road.

1.7 Any damage done to existing drainage facilities or utilities during the course of this work shall be repaired at the Contractor's expense in a manner acceptable to Engineer and the owning entity. Any unnecessary damage shall be reported to Engineer, should it occur.

2.0 MATERIALS

None

3.0 CONSTRUCTION REQUIREMENTS

3.1 Quantities for Removal Items have been shown in the plans. The Contractor shall be responsible for visiting the site so as to obtain a better understanding of exactly what difficulties are associated with these removal items, and determining more exact quantities, if necessary.

3.2 It shall be the Contractor's responsibility to contact all pertinent utility companies or owning entities to verify that the utilities shown to be removed are in fact inoperative, and if not, shall provide a temporary means of operation until permanent utilities are in place.

3.3 Extreme caution shall be taken when removing any structures or utilities below grade to prevent damage or disturbance to existing utilities which are to remain in service.

3.4 Concrete curb and drainage structures shall not be removed until the traffic is satisfactorily accommodated otherwise.

3.5 All removal items, if deemed to not be salvageable by the Engineer, shall be satisfactorily disposed of by the Contractor off-site.

3.6 Contractor shall not remove any existing storm drain pipe shown on the plans to be removed, until positive drainage has been secured for all areas.

3.7 No existing storm drain pipe shall be plugged until providing a positive drainage route for the area adjacent to the pipe.

3.8 All demolition and removal of existing buildings or building slabs shall include any and all building remains, building floor slab, all subsurface structural footings and piers, and all utility appurtenances associated with the buildings including, but not limited to plumbing, gas, electric, telephone meters, etc., up to the point at which said services enter the project limits, unless specified otherwise .

4.0 METHOD OF MEASUREMENT

4.1 Removal of existing items (and re-location were required) will be measured as indicated on the plans and shall include complete and satisfactory removal and transportation of the material and any associated materials that might be incurred, out of the project limits and shall include proper disposal of those items.

4.2 Materials designated to be removed shall be legally deposited at a location approved by Engineer, and shall by no means be burned or deposited on-site.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02100 - SITE PREPARATION

PART 1 GENERAL

1.01 Scope of Work

A. Cleaning site of debris, grass, trees and other plant life in preparation for site or building excavation work.

B. Protection of existing structures, trees or vegetation indicated on the contract documents to remain.

C. Stripping topsoil from areas that are to be incorporated into the limits of the project and where so indicated on the construction drawings.

1.02 Related Sections

A. Section 02050 - Demolition

B. Section 02200 - Earthwork

C. Section 02270 - Slope Protection and Erosion Control

D. Construction Drawings

1.03 Environmental Requirements

A. Construct Temporary Erosion Control Systems as Shown on the Plans or as directed by the Engineer to protect adjacent properties and water resources from erosion and sedimentation.

1.04 Job Conditions

A. Conditions existing at time of inspection for bidding purposes will be maintained by owner in so far as practical.

B. Variations to conditions or discrepancy in actual conditions as they apply to site preparation operations are to be brought to the attention of the owner prior to the commencement of any site work.

1.0 SCOPE OF WORK

1.1 This work shall consist of clearing, grubbing, stripping, excavation, removal and disposal of all overburden materials and debris of whatever character necessary to satisfactory expose suitable subgrade material.

1.2 Stripping is generally inclusive of the top six inches (6”) of material referred hereafter to as topsoil, but will include whatever depth necessary to satisfactorily expose acceptable subgrade.

2.0 MATERIALS

None.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Clearing and Grubbing

3.1.1 Clearing and grubbing shall include removal of all trees, brush, stumps, and tall grass that are designated to be removed in the plans. It may be necessary for the Contractor to bush-hog portions of the site prior to beginning the stripping operations. There shall be no separate payment for said work. Undisturbed stumps and roots, and nonperishable solid objects which will be a minimum of three feet below subgrade or slope of embankments may be left when authorized by Engineer.

3.1.2 Burning of perishable material shall be done only in accordance with applicable laws, ordinances, and regulations. All burning is subject to the permission of the local Fire Department and/or Fire Marshall and in accordance with their requirements. <u>No burning within limits of paving or buildings is allowed whatsoever.</u>

3.1.3 All materials and debris not burned shall be removed and disposed of outside of the project limits in a manner satisfactory to Engineer. Burial of material or debris on the project is not permitted without the expressed consent of the Engineer.

3.1.4 Following the clearing and grubbing operations, the Contractor shall slope the existing ground surface and fill depressions and stumpholes to encourage drainage utilizing existing material within the limits of clearing and grubbing and to the specified grades.

3.1.5 After sloping the ground surface to ensure positive drainage over the entire site, the Contractor shall rake the entire area to remove surface roots and objects and to provide a final dressing for the project area.

3.1.6 Low hanging and unsound or unsightly branches on trees or shrubs on adjacent property, but extending over the clearing and grubbing limits shall be trimmed. All trimming shall be done by skilled workmen and in accordance with good tree surgery practices. An approved asphalt paint prepared specifically for tree surgery shall be furnished and applied by Contractor to cut or scarred surfaces on trees or shrubs not designated to be removed.

3.1.7 Contractor shall saw-up, pile, and burn trees in accordance with paragraph 3.1.2, where allowed by local municipality, in an area approved by the Owner and Engineer. Said area shall be set aside prior to commencement of this project.

3.2 Stripping

3.2.1 Contractor shall remove topsoil prior to the placement of new fill material.
The depth of topsoil to be removed will be that depth required to expose
suitable subgrade material, as determined by the Engineer or Soils Engineer.

3.2.2 Contractor shall undercut any existing swales through the site deeper than the six inches (6”) as required to remove all loose and soft material present.

3..2.3 The Contractor shall not remove any topsoil in those areas designated on the plans to be grassed or landscaped, except as necessary for the construction of new improvements.

3.2.4 Contractor’s stockpiling of topsoil and plating materials operation shall be
completed prior to beginning any further work or excavation of the underlying material.

3.3 Excavation

3.3.1 Excavation shall include all topsoil that is deemed by the Engineer or Soils Engineer as unsuitable for subgrade material. Topsoil shall not be used as fill material.

3.3.2 Excavation operations shall be so conducted as to minimize the loosening of materials outside the area designated for removal of such material or below the indicated grade. No payment will be made for the removal, disposal, or replacement of material determined to be loosened or undercut through carelessness or negligence on the part of the Contractor.

3.4 Disposal

3.4.1 Contractor shall provide at his expense a suitable area for disposal of topsoil which is determined by the Soils Engineer or Engineer to be unsuitable as upgrade material, or that is not necessary for plating material. A quantity of topsoil sufficient to bring, those areas designated to be grassed or landscaped to finished grade, (4" required) will be set aside by the Contractor for use, subsequent to all other compensation to the Contractor for hauling topsoil off of the site and depositing excess topsoil.

4.0 METHOD OF MEASUREMENT

4.1 Clearing, Grubbing, and Stripping will be measured by their respective units and shall include complete removal and deposition of any materials encountered deemed by Engineer or Engineer's Representative as unsuitable for subgrade material, from the project in a proper and acceptable manner and stockpiling all, or the portion of topsoil material sufficient in quantity to cover proposed lawn areas, the required 4 inches.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02200 - EARTHWORK

1.0 SCOPE OF WORK

1.1 The Contractor shall furnish all labor, equipment, transportation, and supplies necessary for the completion of all earthwork as shown on the drawings and specified herein, and includes the preparation of subgrades, foundations, and other utilization or disposal of materials excavated, and the compaction and dressing of excavated areas and embankments. Excavation for drainage, water, and sewer systems is not included under this section, but is considered incidental to the drainage and sewer systems installations.

1.2 Contractor shall perform all on and offsite preparation work and earth moving required to best achieve land balance and to meet indicated subgrade.

1.3 All Clearing, Grubbing, and Stripping shall take place and those materials either stockpiled offsite or disposed of prior to any further preparation of subgrade or earthwork operations, as specified under SITE PREPARATION.

1.4 All excavating, filling, compacting, and grading required shall be done so as to obtain the finished subgrade elevations. Subgrade shall be prepared to properly receive pavements, slabs, structures, or fill as shown in the drawings and these specifications.

1.5 Contractor shall be responsible for coordinating and contacting the Soils Testing Laboratory in accordance with these specifications to observe the overall earthwork operation, including but not limited to, the Stripping, Clearing, and Grubbing, proof-rolling of subgrade, cut and fill work, and site grading. Owner will retain Soils Testing Laboratory prior to the letting of this contract. Owner will submit to Contractor an outline of the required testing.

1.6 Contractor shall be responsible for establishing and maintaining a borrow source should the earthwork not balance. Said borrow source samples shall be submitted to the Owner's testing lab to ensure compatibility of soil material for use as fill material. Contractor shall ensure that borrow material is clean and uncontaminated by organic soils or other deleterious materials.

If native material from Contractor's operations, and shall always be left in a well positioned.

1.7 Contractor shall assume sole responsibility for the completion of the work described herein regardless of the subsurface materials or conditions encountered.

1.8 Contractor shall at all times minimize noise-producing activities, and shall comply to all noise abatement ordinances.

1.9 Contractor shall keep all areas of construction sufficiently dampened to prevent dust from adversely affecting adjacent properties or public streets. Contractor shall ensure that trucks leaving the site are free of mud and earth, and do not leave deposits on adjacent streets or properties. Any deposits that are left shall be immediately removed by the Contractor at his expense to the satisfaction of the entity having jurisdiction.

1.10 Contractor shall be responsible for ensuring the protection of adjacent properties from runoff of soils. Contractor shall temporarily construct, at his expense, whatever means necessary to ensure no erosion or sediment transport occurs onto adjacent properties. This shall be incidental to the other units of work described herein.

1.11 During the earthwork operations, Contractor shall pay close attention to those existing utilities and improvements designated to remain, so as to not cause any damage to said features. Should any damages occur as a result of Contractor's operations, said damages will be repaired at Contractor's expense.

1.12 During the entire course of this work, Contractor shall maintain existing drainage ways. During placement and grading operations, the exposed subgrade shall be maintained in a positively drained condition.

1.13 All earthwork performed under this Contract shall be done in strict accordance with this specification.

2.0 MATERIALS

2.1 Native subsurface granular materials, which are free from organic contamination and are approved by Engineer shall be suitable for use as fill. Organic contamination is defined as containing 4.0 percent or more of organic material.

2.2 Select Granular Fill shall be approved by the Engineer and shall consist of sand, clayey sand or sandy clay, provided the % passing the #200 sieve is not greater than 15% for any of the material.

3.0 CONSTRUCTION REQUIREMENTS

3.1 General

3.1.1 Contractor shall ensure during the course of this work that all excavations are free from water before structures and pipes are installed.

3.1.2 Contractor may be required to provide all necessary pumps, drains, well point systems, and other means of removing water from excavations, trenches, subgrades, etc., if necessary to accelerate the dewatering process. Water from said portions of the work shall be disposed of in a manner satisfactory to Owner, Engineer, and Municipality.

3.1.3 Should the subgrades experience “pumping” and loss of bearing strength due to accumulated water beneath the subgrades, the compaction of these material shall be terminated. The Contractor shall either remove the affected soil to a sufficient depth and replace with a dry fill material, or allow the excess moisture to dissipate sufficiently to achieve the specified compaction.

3.1.4 Site Contractor shall be responsible for making whatever subsurface exploration, as he deems necessary to determine if any further excavation than that shown on the plans is necessary to remove unsuitable material(s). Any unsuitable material(s) discovered below the ground surface shall be removed and disposed of, as described in these specifications. There will be no separate or additional payment for excavation, handling, processing, removal, replacing, or re-compacting that is related to this work, other than the pay items set forth in the Bid Proposal.

3.2.1 All surface materials shall be stripped from limits of the area to be improved and satisfactorily stockpiled on-site in an area outside of any proposed construction and reserved for later use. All other unsuitable materials shall be satisfactorily disposed of off of the site. Suitable in-situ subgrade materials shall then be proof-rolled and compacted in place to the density specified in the Geotechnical Report.

3.2.2 Excavations shall be finished to reasonably smooth and uniform surfaces with a tolerance of ± 1/2”. Operations shall be conducted so that material outside the limits of slopes will not be unnecessarily disturbed and so as to minimize the loosening of materials outside the required slopes or below the indicated grade.

3.2.3 When the Contractor's excavating operations encountered remains of prehistoric dwelling sites or other artifacts of historical or archeological significance, the operations shall be temporarily discontinued. The Engineer will contact appropriate authorities to determine the disposition thereof. When directed by the Engineer, the Contractor shall excavate the site in a manner to preserve the artifacts encountered, and if required shall remove them for delivery to the custody of the proper State authorities. Such excavation will be considered and paid for as extra work.

3.2.4 Where excavation to grade results in a foundation, subgrade, or slope of unsuitable soil, the Contractor shall remove unsuitable materials and backfill to the required grade with approved material. Slides or other soil failures shall be removed by the Contractor unless their removal is waived by the Engineer.

3.2.5 All earth cut slopes shall be dressed to smooth and uniform surfaces to conform to the specified sections. Slopes shall not exceed 2:1 horizontal to vertical, unless a lesser slope is specified herein, in which case the otherwise specified slope shall govern.

3.2.6 All material encountered in excavation within the project which is unsuitable for use in the work shall be removed and disposed of as specified in the contract or as directed. Unless otherwise specified, the Contractor shall provide at his own expense the location for the disposal of excess excavation. Contractor shall plan his operation to utilize all suitable excavation in the project including transportation as required.

3.3 When practical, the most suitable materials will be placed in the top courses of fill sections.

3.4 Where plating or landscaping is contemplated, either in cut or fill sections, appropriate adjustment shall be made in the graded section during construction so that the finished section after plating will conform within allowable tolerances to the typical sections and finished grades shown on the plans.

3.5 Embankments around structures shall not start until the structure has been properly cured for the minimum number of days required and permission has been granted by the Engineer to proceed with the work. The Contractor shall repair, restore with new work, or make good without extra compensation, all damage done to any structure as a result of the backfilling operations.

3.6 All backfill material shall be at the moisture content determined to be proper for the particular material being placed so that the resulting work will be both dense and stable. It shall be the Contractor's responsibility to remain the proper moisture content during compaction operations.

3.7 The materials shall be compacted to 95% standard proctor density per ASTM D698, unless stated otherwise. Tests shall be made in accordance with applicable AASHTO or ASTM test methods.

3.8 The finished contours and spot elevations shown on the Grading and Drainage Plan indicate the finished surface after all construction. In areas where paving, floor slabs, or plating with topsoil are specified, Contractor shall make due allowances for these thickness.

3.9 Contractor shall make note of pavement thickness as shown and the areas in which they occur. Landscaped or lawn areas are to be finished four inches (4") below finished grade. New street paving inside public right-of-way shall be finished as required by those governing entities. The tolerance on all earthwork and finished grading shall be +/- one-half inch (1/2).

3.10 Cut and Fill Work shall be done in strict accordance with these specifications. By no means shall fill material be placed in excess of eight inch(8") thick loose lifts or compact to less than 95% standard density.

4.0 METHOD OF MEASUREMENT

4.1 Earthwork shall be measured per the respective unit prices and shall include all excavation, compaction, filling, grading, subgrade preparation, utilization, transportation, and disposal of material required to obtain the finished subgrade elevations specified in the plans and the required compaction specified herein.

END OF SECTION

DIVISION 2- SITEWORK

SECTION 02232 - GRANULAR BASE MATERIAL

1.0 SCOPE OF WORK

1.1 This work shall consist of furnishing and placing one or more plant-mixed courses of crushed limestone base course on a prepared subgrade in accordance with these Specifications and in reasonably close conformity with the lines, grades, thickness and typical cross-sections shown on the Plans.

2.0 MATERIALS

2.1 Material shall be composed of three (3) well controlled aggregate sizes and water mixed in a central plant. Aggregates shall be one hundred (100) percent crushed limestone or granite produced in three (3) separate sizes in conformance with this specification.

2.2 The composition blend of the components of aggregates from approved source(s) shall fall within the master gradation ranges, based on aggregates of uniform specific gravity.

2.3 The overall limits set out in these master ranges encompasses the extreme limits for the combination of aggregates from various sources. Closer controls on the composition blend of the components, appropriate to the job materials, shall be established for the mixture required under any contract by establishment of an approved job mix formula in accordance with these provisions.

2.4 The job-mix formula shall bind the Contractor to furnish mixtures meeting the requirements of such approved exact formula within the allowable tolerance specified.

2.5 Samples of the actual mixtures in use will be taken as often as the Engineer may deem necessary, to insure maintenance of uniformity of the quality of the mixture within allowable tolerances, throughout the work.

2.6 No change in source of materials will be allowed on the project without expressed written consent from the Engineer. In such cases, Contractor will be responsible for supplying and paying for the testing required in the section.

2.7 No mixture will be accepted for use, nor shall any mixture be placed until the Engineer has established or approved a job-mix formula for the partial mixture.

2.8 The material shall consist of limestone or granite.

2.9 No source of material used in the blend shall have a percent of wear, Los Angeles Abrasion Test, of more than 50. All material shall contain less than twenty (20) percent thin or elongated pieces.

2.10 The gradation for the Granular Base Material shall be as follows.

Square Mesh Size	% passing (by dry weight)
1-12”	100
1’	90-100
3/4”	70-95
3/8”	50-80
#4	35-65
#10	25-50
#40	10-26
#200	4-12

3.0 CONSTRUCTION REQUIREMENTS

3.1 Prior to placement of Granular Base Course, the site shall be prepared and proof-rolled in Accordance with the EARTHWORK section.

3.2 All stockpiling and proportioning, Equipment, Spreading, Shaping and Compacting shall be done in accordance with the applicable requirements of section 308 of the Local State Highway Department or Department of Transportation Standard Specifications for Highway Construction, latest edition.

4.0 METHOD OF MEASUREMENT

Granular Base Course will be measured by the number of square yards, compacted to the specified density, to the thickness specified in the Plan, per measure.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02270 - SLOPE PROTECTION & EROSION CONTROL

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, and equipment necessary to temporarily control erosion as shown on the drawings and specified herein, including, but limited to, sodding, silt traps, sediment barriers, earthen berms, diversion ditches, and the placement of hay bales.

2.0 MATERIALS

2.1 Filter cloth for silt fences shall be a pervious sheet of synthetic polymer filaments nonwoven from continuous fibers and shall be the type specified on the drawings or an approved equal.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Temporary erosion control shall be used until such time as permanent paving, planting, and restoration of natural areas are effective in the control of site erosion.

3.2 Sodding shall be at openings of on-site flared end sections and at curb cuts as specified on the drawings.

3.3 Silt traps shall be installed as necessary and shall be maintained until other erosion control methods can be substituted for them. Silt traps shall be cleaned out when half filled with silt.

3.4 Sediment barriers shall be located at all points where surface water can leave the construction site after bypassing a silt trap, if that point is subject to erosion. Barriers shall be constructed to remove sediments from flowing water through filtration by filter cloth fences or staked hay bales. Sediment barriers shall be arranged to create ponding behind them. Sediment shall be removed to maintain ponding capacity drainage structures until establishment of permanent erosion control.

3.5 Diversion ditches and earthen berms shall be constructed wherever steep slopes or changes in grade are required.

3.6 All temporary erosion control measures shall be removed and areas restored when permanent erosion control is effective.

3.7 No drainage across building pad.

4.0 METHOD OF MEASUREMENT

4.1 There shall be no separate pay item for temporary erosion control, in that it is incidental to the applicable types of work.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02430 - DRAINAGE STRUCTURES

1.0 SCOPE OF WORK

1.1 The Contractor shall furnish all labor, materials, tools, equipment and incidentals necessary to construct all drainage structures and related work including but not limited to junction boxes, detention structures, concrete flumes, and incidental ditch shaping, in accordance with these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the drawings or established by the Engineer.

2.0 MATERIALS

2.1 Concrete - Class B, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

2.2 Bar Reinforcement - Grade 40 or 60 billet steel , ASTM A-615.

2.3 Castings-Heavy Duty-non-rocking shall be of uniform quality , free from blowholes, shrinkage, distortion or other defects. They shall be smooth and well cleaned by shot blasting. Metal used in manufacture shall to ASTM A48-76 Class 35 for Gray Iron and ASTM A536-80 Grade 65-45-12 for Ductile Iron. All castings shall be true to pattern, component parts shall fit together in a satisfactory manner. Round frames and covers shall have continuously machined bearing surfaces to prevent rocking and ratting. Tolerance shall be plus or minus 1/16 per foot.

2.4 Expansion Joint - Performed expansion joint filler for concrete, AASTHO M-33.

2.5 Corrugated Polyethylene Drainage Tubing - AASHTO M-252; fittings shall conform to ASTM F-405.

2.6 Junction Box Steps - Cast iron, ASTM A-48, Class 30 or 12” wide 3/8” steel reinforcing rod in capsuled in a copolymer polypropylene plastic similar to M.A. Plastic Step as manufactured by M.A. Industries, Peachtree City, Georgia, integrally cast with junction box, or cast in place with junction box.

2.7 Select Backfill Borrow Material specified specified elsewhere.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Conform to applicable construction requirements of the Local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.

3.2 Ditches and swales shall be dressed to a smooth and uniform surface and shall conform reasonably close to the typical section shown on the drawings. Machine dressed slopes will be classed satisfactory and hand dressing will not ordinarily be required.

3.3 Excavation and backfill required for construction of culverts, junction boxes, flared end sections, and other drainage structures, where applicable, shall be included in the price for the structure.

3.4 The ground surface that has been affected by the Contractor's operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.

3.5 Pre-cast inlets, junction boxes, and detention structures may be permitted by Engineer subject to review and approval of shop drawings.

3.6 Perforated polyethylene drainage tubing to be constructed with all standard junction boxes, and other drainage structures shall be included in the cost of each standard junction box. (THERE WILL BE NO SEPARATE PAYMENT FOR THIS TUBING.)

3.7 All drainage structures shall be installed with steps as shown in the construction drawings and designated herein where the structure height from flow line to top structure height exceeds five feet(5").

3.8 All drainage structures shall be constructed on a 6" thick (minimum) Select Backfill Borrow Material foundation per the plans.

4.0 METHOD OF MEASUREMENT

4.1 All drainage structures and related work will be measured as indicated in the drawings. Drainage structures including all related casting, frames, perforated pipe, etc., will be measured by the number of completed and functioning units in place. Drainage ditch will be measured by the number of linear feet of ditch constructed and satisfactorily completed.

END OF SECTION

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DIVISION 2 - SITEWORK

SECTION 02434 - STORM DRAIN CULVERTS

1.0 SCOPE OF WORK

1.1 The Contractor shall furnish all labor, equipment, tools, and equipment for the construction of pipe culverts, hereinafter referred to as "conduit", in accordance with these specifications and in reasonably close conformity with the lines and grades shown on the plans or established. It shall also consist of furnishing all materials, and joining the work to the other conduit, catch basins, manholes, inlets, etc. as may be required to complete the work in accordance with these specifications and/ or as detailed in the drawings.

2.0 MATERIAL

2.1 Conduit shall conform to the design and dimensions shown on the plans, and materials shall meet the requirements specified.

2.1.1 Reinforced Type Round Concrete Pipe - ASTM C-76 & AASHTO M-170, Spigot Groove, "O" type rubber gasket joint in conformance with C-443, lubricant as recommended by gasket manufacturer.

2.1.2 High Density Polyethylene Pipe (HDPE) - ASTM F-408, ASTM F-667, AASHTO M-252, and ASTM D-2321.

2.2 Lifting holes will <u>not</u> be allowed in any concrete pipe on this project.

2.3 Select Backfill Borrow Material - specified elsewhere.

2.4 Storm Drain Culverts other than reinforced concrete may be allowed, but are subject to Engineer's approval.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Conform to applicable local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.

3.2 Lengths of storm drain pipe shown on the drawings are appropriate distances from center to center of structures. The Contractor shall install drain pipe based on actual field measurements.

3.3 Where reinforced concrete pipe is used, Contractor shall wrap each joint of culvert pipe with four ounce filter cloth, 36” wide, centered on joint, and secured to the pipe with duct tape or mastic. Conform to the drawings.

3.4 Where the excavation is in wet material, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectively. All wet point holes shall be back-filled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set al least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction. Necessary precautions shall be taken to protect all construction against flooding. No culvert shall be laid in wet trenches.

3.5 Where the storm crosses a sanitary sewer line or water main and the vertical clearance is less than eighteen inches (18”), the pipe intersection shall be embedded in concrete for a distance of five feet (5’) each way from centerline of intersection.

3.6 Contractor shall provide Select Backfill Borrow Material in accordance with these plans and specifications. Cost of said backfill to be included in the linear foot cost of culverts.

3.7 Connections of new storm drains to existing and proposed drainage structures shall be provided as shown on the plans. The cost for this work shall be included in the linear foot cost of the pipe being connected.

3.8 Where culverts cross existing asphalt or concrete pavement, Contractor shall carefully saw-cut pavement over a sufficient width and as necessary to place new pipe, backfill around pipe per these specifications, and replace pavement to existing thickness with same type and replace base course, if necessary. The cost of this work shall be included in the linear foot cost of the pipe being placed. There shall be no separate payment for said work.

4.0 METHOD OF MEASUREMENT

4.1 Storm drain culverts will be measured as indicated on the drawings and shall be determined in linear feet by multiplying the number of commercial lengths necessary and used to provide the specified lengths by the nominal laying length per pipe section.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02452 - SIGNAGE

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, equipment, tools, and services for furnishing and placing traffic signs, in reasonably close conformity with these specifications and the details shown on the plans or established.

2.0 MATERIALS

2.1 Traffic Control Signs.

2.1.1 “Handicapped Parking” signs and code required traffic control shall be standard traffic control type signs and shall be manufactured by Traffic Parking and Control Company, Inc., 136 North 120th Street, Wauwatose, WI 53226, or a similar firm specializing in this type of commercial sign.

2.1.2 Handicapped parking sign shall read “Reserved Parking,” and contain an identifying handicapped symbol. Sign shall be 12” x 18” x 0.80 aluminum with baked enamel finish. Sign shall have white lettering and symbol on blue background.

2.1.3 Traffic control signs, (stop signs, directional turn signs, etc.) shall conform to local code and state highway department standards and regulations.

3.0 EXECUTION

3.1 All signs shall be installed per the plans and the details within the plans.

3.2 Sign poles shall be erected plumb in their foundations and shall be installed to the proper height above grade.

3.3 Contractor shall always coordinate final sign placement with Engineer and the local governing entity. Where there is any discrepancy between Engineer and a governmental entity regarding final sign placement, that governmental entity shall have jurisdiction.

3.4 Payment for a sign shall always include the installed sign, including foundation, pole, fasteners, sign face, any painting (if required), bollards (if required) and disruption to existing vegetation or pavement, if already in place.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02485 - GRASS ESTABLISHMENT

1.0 SCOPE OF WORK

1.1 This work shall consist of ground preparation, fertilizing, seeding and mulching to establish a permanent ground cover of grass in locations shown on the drawings and as designated in the drawings.

2.0 MATERIALS

2.1 Seed shall conform to an in-season mixture meeting the requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

2.2 Fertilizer-Conform to requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

2.3 Mulch-Conform to Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Ground preparation and application of fertilizer shall conform to the construction requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

3.2 Seeding shall conform to the construction requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

3.3 Mulching shall conform to the construction requirements of Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

4.0 METHOD OF MEASUREMENT

4.1 Plant establishment, including ground preparation, fertilizing, seeding and mulching, complete with satisfactory growth and coverage, will be measured by the acre.

END OF SECTION

DIVISION 2 – SITEWORK

SECTION 02525 - CURB AND SIDEWALKS

1.0 GENERAL

1.1 Section Includes

1.1.1 Combination concrete curb and gutter

1.1.2 Concrete Curb

1.1.3 Concrete Flume

1.1.4 Concrete Sidewalk

1.2 Related Sections

1.2.1 Section 02100—Site Preparation

1.2.2 Section 02584—Parking Lot and Roadway Marking

1.2.3 Section 03300—Cast-in-place Concrete (See Architectural/Building Specifications)

1.2.4 State Highway Department Standard Specifications

1.2.5 Construction Documents

1.3 References

1.3.1 ACI 304—Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete

1.3.2 ANSI/ASTM D1751—Preformed Expansion Joint Fillers for Concrete Paving and Structural construction

1.3.3 ANSI/ASTM D1752—Preformed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction

1.3.4 ASTM C33—Concrete Aggregates

1.3.5 ASTM C94—Ready Mix Concrete

1.3.6 ASTM C150—Portland Cement

1.3.7 ASTM C260—Air-Entraining Admixtures for Concrete

1.3.8 ASTM C309—Liquid Membrane-Forming Compounds for Curing Concrete

1.3.9 ASTM C494—Chemical Admixtures for Concrete

1.3.10 FS TT-C-800—Curing Compound, Concrete, for New and Existing Surfaces

1.4 Performance Requirements

1.4.1 Contractor shall maintain access for vehicular and pedestrian traffic as required for other construction activities. Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

2.0 PRODUCTS

2.1 Materials

2.1.1 Forms: Steel, wood, or other suitable material of size and strength to resist movement during concrete placement and to retain horizontal and vertical alignment until removal. Use straight forms, free of distortion and defects. Use flexible spring steel forms or laminated boards to form radius bends as required. The forms shall be of a depth equal to the depth of curbing or sidewalk, and so designed as to permit secure fastening together at the tops. Coat forms with nonstaining type coating that will not discolor or deface surface of concrete.

2.1.2 Concrete Materials: Comply with requirements of applicable Division 3 sections for concrete materials, admixtures, bonding materials, curing materials, and others as required.

2.1.3 Joint Fillers: Resilient premolded bituminous impregnated fiberboard units complying with ASTM D 1751 FS HH-F-341, Type II, Class A; or AASHTO M 153, Type I.

2.1.4 Joint Sealers: Non-priming, pourable, self-leveling polyurethane. Acceptable sealants are Sonneborn "Sonolastic Paving Joint Sealant" Sonneborn "Sonomeric CT 1 Sealant", Sonneborn "Sonomeric CT 2 Sealant", Mameco "Vulken 45", or Woodmont Products "Chem-Caulk".

2.2 Mix Design and Testing

2.3 Concrete mix design and testing shall comply with requirements of applicable Section 03300.

2.4 Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water-reducing admixture, air-entraining admixture, and water to produce the following properties:

2.4.1 Compressive Strength: 3,000 psi, minimum at 28 days, unless otherwise indicated on the Drawings

2.4.2 Slump Range: 3"-5" for normal concrete

2.4.3 Air Entrainment: 5% to 8%.

3.0 EXECUTION

3.1 Preparation

3.1.1 Proof-roll prepared base material surface to check for unstable areas. The paving work shall begin after any unsuitable areas have been corrected and are ready to receive paving. Compaction testing for the base material shall be completed prior to the placement of the paving.

3.1.2 Surface Preparation: Remove loose material from compacted base material surface to produce a firm, smooth surface immediately before placing concrete.

3.2 Installation

3.2.1 Form Construction

A) Set forms to required grades and lines, rigidly braced and secured.

B) Install sufficient quantity of forms to allow continuance of work and so that forms remain in place a minimum of 24 hours after concrete placement.

C) Check completed formwork for grade and alignment to following tolerances:
Top of forms not more than 1/8-inch in 10 feet-0 inches.
Vertical face on longitudinal axis, not more than ¼ feet in 10 feet-0 inches.

a) Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

3.3 Concrete Placement

3.3.1 Comply with requirements of Section 03300.

3.3.2 Do not place concrete until base material and forms have been checked for line and grade. Moisten base material if required to provide uniform dampened condition at time concrete is placed. Concrete shall not be placed around manholes or other structures until they are at the required finish elevation and alignment.

3.3.3 Place concrete using methods which prevent segregation of mix. Consolidate concrete along face of forms and adjacent to transverse joints with internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Consolidate with care to prevent dislocation of dowels, and joint devices.

3.3.4 Deposit and spread concrete in continuous operation between transverse joints, as far as possible. If interrupted for more than 1/2 hours, place construction joint. Automatic machine may be used for curb and gutter placement at Contractor's option. Machine placement must produce curbs and gutters to required cross section, lines, grades, finish, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified.

3.3.5 Concrete curb and curb and gutter may be constructed by the use of a curb forming machine. Such a machine shall conform to (a), (b), and (e) of 609.03.03.2, and in addition, its continued use shall be contingent upon it producing curb with the specified section, line, and grade. If these conditions cannot be met, construction shall be by conventional methods.

3.4 Joint Construction

3.4.1 Contraction Joints: If joints are specified, the curb or gutter shall be constructed in uniform sections of the length specified on the plans. The joints between sections shall be formed either by steel templates 1/8 inch in thickness, of a length equal to the width of the gutter or curb, and with a depth which will penetrate at least 2 inches below the surface of the curb and gutter; or with 3/4-inch thick preformed expansion joint filler cut to the exact cross section of the curb or gutter; or by sawing to a depth of at least 2 inches while the concrete is between 4 to 24 hours old. If steel templates are used, they shall be left in place until the concrete has set sufficiently to hold its shape, but shall be removed while the forms are still in place.

3.4.2 Longitudinal Construction Joints. Concrete curb, concrete gutter, combination concrete curb and gutter, where specified on the plans, shall be tied to concrete pavement with 1/2 inch round, reinforcement bars of the length and spacing shown on the plans.

3.4.3 Transverse Expansion Joints. Transverse expansion joint in curb, curb and gutter, gutter or sidewalk shall have the filler cut to the exact cross section of the curb, curb and gutter, gutter or sidewalk. The joints shall be similar to the type of expansion joint used in the adjacent pavement.

3.5 Joint Fillers.

3.5.1 Extend joint fillers full-width and depth of joint, and not less than ½" or more than 1" below finished surface where joint sealer is indicated. If no joint sealer, place top of joint filler flush with finished concrete surface. Furnish joint fillers in one-piece lengths for full width being placed, wherever possible. Where more than one length is required, lace or clip joint filler sections together.

3.6 Concrete Finishing

3.6.1 After striking off and consolidating concrete, smooth surface by screening and floating. Adjust floating to compact surface and produce uniform texture. After floating, test surface for trueness with 10□-0□ straightedge. Distribute concrete as required to remove surface irregularities, and refloat repaired areas to provide continuous smooth finish.

3.6.2 Work edges of sidewalks, gutters, back top edge of integral curb, and formed joints with an edging tool, and round to 1/2" radius. Eliminate tool marks on concrete surface. After completion of floating and troweling when excess moisture or surface sheen has disappeared, complete surface finishing, as follows:

A) Inclined Slab Surfaces: Provide coarse, nonslip finish by scoring surface with stiff-bristled broom perpendicular to line of traffic.

B) Curbs, gutters, and walks: Broom finish by drawing fine-hair broom across surface perpendicular to line of traffic. Repeat operation as necessary to produce a fine line texture.

3.7 Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point up any minor honeycombed areas. Remove and place areas or sections with major defects, as directed.

3.8 Protect and cure finished concrete paving using acceptable **moist-curing** methods, more particularly described in the "water-curing" section of ACI 308-81.

4.0 BACKFILL

4.1 After the concrete has set sufficiently, the spaces in front and back of the curb and gutter or sidewalk shall be refilled to the required elevation with suitable material which shall be compacted until firm and solid and neatly graded.

5.0 CLEANING AND ADJUSTING

5.1 Sweep concrete pavement and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

5.2 Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02577 - PAVEMENT MARKING

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, equipment, tools, and services for furnishing and placing traffic paint on pavement surfaces in the form of traffic markings and legend, in reasonably close conformity with these specifications and the details shown on the plans or established.

2.0 MATERIALS

2.1 Paint

2.1.1 All paint for parking stalls and traffic control shall be Sherwin Williams “Pro-Mar” Traffic Marking Series B-29Y2 or approved equivalent.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Equipment

3.1.2 All Markings shall be applied by approved mechanical equipment (with provisions for constant agitation of paint), traveling at controlled speeds, with one or more paint “guns” synchronized to begin and cut off paint flow automatically in case of specified skip lines, and subject to manual control in case of continuous lines of varying length. All painting equipment and operations shall be under the control of an experienced technician thoroughly familiar with equipment, materials and marking layouts.

3.2 Preparation of Surface

3.2.1 All pavement areas to be painted shall be thoroughly cleaned. Cleaning may be done by hand brooms, rotary brooms air blast, scrapers or whatever combination of equipment is necessary to clean the pavement thoroughly without damage to the surface. Particular care shall be taken to remove all vegetation, loose soil, and the like from the area to be painted, should it exist. Should other methods fail the surface shall be wetted with a water jet and scrubbed as necessary to dislodge all foreign material.

After washing, the surface shall be allowed to dry thoroughly and any film of dried mud apparent after surface drying shall be removed before application of paint. Striping shall follow as closely as practicable after the surface has been cleaned and dried, but no striping shall be done until the surface has been inspected and permission given to proceed. Compensation for preparing the surface shall be included in the contract unit prices bid for the several striping pay items.

3.2.2 The contractor shall be responsible for laying out his own work. It shall also be the Contractor's responsibility to preserve and apply markings in conformity with the construction plans.

3.3 Application

3.3.1 Uniformly painted markings of required length and width with true, sharp edges and ends shall be applied on properly curved, prepared and dried surfaces in conformity with the specifications and drawings. The length and width of lines shall conform within a tolerance of plus or minus three(3) inches and plus or minus one-eight (1/8) inch,respectively.

3.3.2 The rate of application shall not be less than one (1) gallon of paint per each three hundred and thirty (330) linear feet of four (4) inch line applied.

3.4 Contractor shall apply traffic marking paint as follows:

3.4.1 Parking stalls (single-line layout) shall be marked in accordance with the typical pattern indicated on drawings. All stripes are to be 4" minimum.

3.4.2 Directional arrows at entrances and at ends of parking stalls shall be marked on pavement as shown on drawings.

3.4.3 Paint all blue and white handicap symbols as shown on the drawings.

3.4.4 Provide painted stop bar "STOP" legend as shown on the drawings.

3.4.5 Contractor shall apply striping only under the proper weather conditions. No striping shall be applied when the ambient temperature is less than 50°F.

4.0 METHOD OF MEASUREMENT

4.1 Traffic stripe completed in accordance with plans and specification requirements will be measured by the linear foot, from end-to-end of individual stripes as shown on the plans and in the proposal. In the case of skip lines the measurement shall include skip intervals as well as actual sections.

4.2 The length used to measure stripes for the parking area will be the actual horizontal length computed along each line.

4.3 Legend completed in accordance with the plans and specifications will be measured by the square foot. Areas of indicated letters and symbols are shown on the plans.

4.4 Blue and white international handicap symbols will be measured per each. Locations for symbols are designated in the paving plan.

4.5 The contract unit price bid on each type and color of striping shall be based on striping of a width of four (4) inches. When striping of a width other than four (4) inches is specified in the contract, or ordered, the measured length of striping shall be adjusted in the ratio of the specified or ordered width to four (4) inches.

END OF SECTION

DIVISION TWO - SITEWORK

SECTION 02601 - MANHOLES

1.0 SCOPE

1.0.1 Summary

A) Scope

a) CONTRACTOR shall furnish all labor, materials, equipment and incidentals necessary to provide all pre-cast sanitary sewer manholes and pump station wet-wells shown, specified and otherwise required to complete the Work.

1.0.2 General

A) Structures shall conform in shape, size, dimensions, material, and other respects to the details shown on the Drawings or as ordered by the ENGINEER.

B) Metal frames, grates, covers, steps and similar required items shall be furnished as required.

C) Inverts shall conform accurately to the size and elevation of the adjoining pipes. Side inverts shall be curved and main inverts, where direction changes, shall be laid out in smooth curves of the longest possible radius which is tangent to the centerlines of adjoining pipelines.

1.0.3 Related Work Specified Elsewhere:

A) Section 02200, Excavation and Backfill.

B) Section 02221, Crushed Stone and Gravel.

C) Section 05540, Castings.

D) Section 15052, Buried Piping Installation.

E) Section 15064, Concrete Pipe.

F) Section 15068, Ductile Iron Pipe

1.0.4 Quality Assurance

A) Reference Standards:

a) ASTM C 139, Concrete Masonry Units for Construction of Catch Basins and Manholes.

b) ASTM C 140, Sampling and Testing Concrete Masonry Units.

c) ASTM C 207, Hydrated Lime for Masonry Purposes.

d) ASTM C 478, Pre-cast Reinforced Concrete Manhole Sections.

1.0.5 Submittals

A) Samples: Submit for approval samples of gaskets and all accessories required for the manholes, if requested by ENGINEER.

B) Shop Drawings:

a) Submit for approval Shop Drawings of design and construction details of all pre-cast concrete manholes.

b) Submit manufacturer's data on ceramic epoxy lining material, manhole steps, joint gasket, and flexible pipe gasket material if required.

C) The CONTRACTOR shall submit an affidavit from the coating supplier that each manhole sections and special has been coated in accordance with this specification.

2.0 PRODUCTS

2.2 Pre-cast Concrete Manholes

2.2.1 Pre-cast manholes shall conform to the details shown. Manhole bases may be pre-cast unless cast-in-place is required by the Drawings.

2.2.2 Except where otherwise specified, manhole sections shall conform to ASTM C 478.

2.2.3 Pre-cast manhole bases shall be of approved design and of sufficient strength to withstand the loads to be imposed upon them. An approved joint shall be provided to receive the pipe sections forming the barrel.

2.2.4 Mark date of manufacture and name or trademark of manufacturer on inside of barrel.

2.2.5 Unless a larger size is required by the Drawings or the Manhole Schedule below, the barrel of pre-cast manholes shall be constructed of 48-inch diameter standard reinforced concrete manhole sections. The barrel shall be constructed of various lengths of pipe in combination to provide the correct height with the fewest joints. Wall sections shall not be less than five inches thick. For 72-inch and larger manholes, a transition slab, as shown on the Contract Drawings, is required for manholes greater than 12 feet deep.

2.2.6 Joints shall be preformed mastic joint compound or rubber and concrete using O-ring gaskets conforming with ASTM C-443. For rubber ring joints, the base of the bell shall be buttered with 1 to 2 cement mortar to provide a uniform bearing for the spigot of the entering pipe.

A) A pre-cast or cast-in-place slab or pre-cast eccentric cone, as shown or approved, shall be provided at the top of the manhole barrel to receive the cast iron frame and cover. The slab or cone shall be of acceptable design and of sufficient strength to safely support an H-20 loading. Concrete slabs shall be not less than 8 inches thick.

B) Manhole sections shall contain manhole steps, uniformly spaced, 12 inches minimum, 16 inches maximum on centers, accurately positioned and embedded in the concrete. Manhole steps shall be cast iron, ASTM A-48, Class 30, or 12” wide 3/8” steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.

C) Epoxy Lining:

a) All manhole sections shall be lined with an approved ceramic epoxy coating.

b) Surface preparation:

1) Solvent cleaned using guidelines of SSPC-1 solvent cleaning.

2) Abrasive blasted using compressed air nozzles with sand or grit media

3) All concrete surfaces receiving a ceramic epoxy coating shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.

c) Ceramic epoxy coating shall be applied in strict accordance with manufacturer's requirements.

d) Epoxy coating shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be coated until coating system is approved by the ENGINEER.

e) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements.

f) Thickness:

1) 40 dry mils on pipe barrel.

2) 10 dry mils on pipe's joint areas.

3) Shall be applied with a centrifugal lance applicator.

g) Number of Coats:

1) As recommended by ceramic epoxy supplier.

h) Product and Manufacturer:

1) Protecto 401 by Vulcan Painters.

2) Permite 9043, Type II glass filled epoxy by Permite Corporation.

3) Or equal.

i) Bituminous Waterproofing

1) The exterior of all pre-cast manhole sections, slabs and adjusting rings shall be coated with a bitumastic waterproofing.

2) Surface Preparation:

a. Solvent-cleaned using guidelines of SSPC-1 solvent cleaning.

b. Abrasive-blasted using compressed air nozzles with sand or grit media.

c. All concrete surfaces receiving a bitumastic waterproofing shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.

j) Bitumastic waterproofing shall be applied in strict accordance with manufacturer's requirements.

k) Bitumastic waterproofing shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be shipped until coating is approved by the ENGINEER.

l) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements

m) Thickness: As recommended by manufacturer.

n) Number of Coats: As recommended by manufacturer.

o) Product and Manufacturer:

1) CB-42 by International Oil Company.

2) 47-BX-4 Coal Tar Solution by BLP Mobile Paints.

3) Or equal.

2.3 Miscellaneous Metals

2.3.1 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltum paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read “SEWER”. Frame shall provide a (minimum) inside dimension of 24 inches.

2.4 Drop Inlet Connections

2.4.1 Drop inlet connections for manholes shall be constructed where a drop of two feet or greater is encountered between the inlet invert and invert of the manhole. The drop inlet shall conform to the design and details provided by the ENGINEER. Pipe and fittings shall be cast or ductile iron, or reinforced concrete as shown or otherwise approved. Concrete shall be bonded to manhole in a manner shown or otherwise approved by ENGINEER.

2.5 Flexible Connectors

2.5.1 Flexible connections complying with ASTM C923 shall be employed in the connection of each sewer pipe with outside diameter less than 59 inches to pre-cast manholes.

2.5.2 Connector will consist of rubber EPDM and elastomers designed to resist ozone, acids, alkalis, oils and petroleum products.

2.5.3 Banding mechanism shall be totally non-magnetic 304 stainless steel and torqued for 60-70 inch/lbs.

2.5.4 Manufacturer:

A) Kor-N-Seal.

B) Press Seal Gasket Corporation

C) Or equal.

2.6 Manhole Waterstops

2.6.1 Elastomeric PVC manhole waterstops shall be employed in the connection of each sewer pipe with outside diameter greater than 59 inches to pre-cast manholes.

2.6.2 Waterstop will consist of elastomeric PVC designed to resist ozone, acids, alkalis, oils and petroleum products.

2.6.3 Banding mechanism shall be totally non-magnetic stainless steel, torqued for 60 inch/lbs, and furnished with a waterstop.

2.6.4 Installation:

A) Slide waterstop over clean end of entrance pipe.

B) Position waterstop on centerline of manhole wall.

C) Tighten the stainless steel band to required torque.

D) Use waterplug around the waterstop to close the opening in the manhole

2.6.5 Manufacturer

A) Fernco, Inc.

B) DFW Plastics, Inc.

C) Or equal.

3.0 EXECUTION

3.1 Laying Masonry

3.1.1 Each grading ring shall be laid in a full bed of mortar and shall be thoroughly bonded

3.2 Plastering

3.2.1 The outside of grading rings shall be neatly plastered with 1/2 inch of cement mortar as the Work progresses.

3.3 Manhole Bases

3.3.1 Pre-cast bases shall be set on a concrete foundation or compacted granular material as shown. Pre-cast bases shall be set at the proper grade and carefully leveled and aligned.

3.4 Pre-cast Manhole Sections

3.4.1 Set sections vertical with steps and sections in true alignment.

3.4.2 Install sections, joints and gaskets in accordance with manufacturers recommendations.

3.4.3 Lifting holes shall be sealed tight with a solid rubber plug driven into hole and the remaining void filled with 1 to 2 cement-sand mortar.

3.5 Manhole Channels

3.5.1 For straight through flow, channels shall be formed from pipe laid through the manholes. A bench of concrete shall be built up to the 2/3 point of the vertical sewer diameter before the top of the sewer pipe is broken out.

3.5.2 Where side channels and curved sections occur, the channels within the manholes shall be formed of concrete and shall be given a hard trowel finish.

3.6 Grading Rings

3.6.1 Grading rings shall be used for all pre-cast manholes where required. Stacks shall be a maximum of 12 inches in height, constructed on the roof slab or cone section on which the manhole frame and cover shall be placed. The height of the stack shall be such as is necessary to bring the manhole frame to the proper grade.

3.7 Grading at Manholes

3.7.1 All manholes in unpaved areas shall be built as shown or directed to an elevation higher than the surrounding ground.

3.7.2 The ground surface shall be graded to drain away from the manhole. Fill shall be placed around them to the level shown on the plans, and the surface evenly graded on a 1 to 5 slope to the existing surrounding ground unless otherwise shown. The slope shall be covered with 4-inches of top soil, seeded and maintained until a satisfactory growth of grass is obtained.

3.8 Manhole Watertightness

3.8.1 All manholes shall be free of visible leakage. Each manhole shall be tested for leaks and inspected, and all leaks shall be repaired in a manner subject to ENGINEER'S approval.

3.9 Flexible Pipe Connector and Waterstop at Manhole Base

3.9.1 An approved flexible connector or waterstop shall be provided between each pipe entering and exiting manhole. The joint into the manhole base shall be completely watertight.

END OF SECTION

DIVISION 2 – SITEWORK

SECTION 02713 - WATER DISTRIBUTION SYSTEMS

1.0 GENERAL

1.1 Summary

1.1.1 Furnish labor, materials, services, equipment, and other necessary items required for accompanying the construction of the water distribution systems. This shall include, but not be limited to the following: pipe and fittings for site water line including domestic water line and fire water line, valves and fire hydrants, set lines, elevations, and grades for water distribution systems work and control system for duration of work including careful maintenance of benchmarks, property corners, monuments, or other reference points.

1.2 Related Sections

1.2.1 Section 02222—Excavating, Backfill and Compacting for Utilities

1.2.2 Local Governing Authority and Code Requirements

1.2.3 All Necessary Construction Permits

1.3 References

1.3.1 AASHTO T180—Moisture-Density Relations of Soils Using a 10-lb (4.54 kg) Rammer and an 18-in. (457 mm) Drop

1.3.2 ANSI/ASME B16.18—Cast Copper Alloy Solder Joint Pressure Fittings

1.3.3 ANSI/ASME B16.22—Wrought Copper and Copper Alloy Solder Joint Pressure Fittings

1.3.4 ANSI/ASTM D1557—Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 Kg) Rammer and 18 inch (457 mm) Drop

1.3.5 ANSI/ASTM D2466—Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40

1.3.6 ANSI/AWS A5.8—Brazing Filler Metal

1.3.7 ANSI/AWWA C104—Cement-Mortar Lining for Ductile-Iron Pipe and Fittings for Water

1.3.8 ANSI/AWWA C105—Polyethylene Encasement for Ductile Iron Piping for Water and Other liquids

1.3.9 ANSI/AWWA C11—Rubber-Gasket Joints for Ductile Iron and Grey-Iron Pressure Pipe and Fittings

1.3.10 ANSI/AWWA C151—Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids

1.3.11 ANSI/AWWA C500—Gate Valves, 3 through 48 in NPS, for Water and Sewage Systems

1.3.12 ANSI/AWWA C502—Dry Barrel Fire Hydrants

1.3.13 ANSI/AWWA C504—Rubber Seated Butterfly Valves

1.3.14 ANSI/AWWA C508—Swing-Check Valves for Waterworks Service, 2 in through 24 in NPS

1.3.15 ANSI/AWWA C509—Resilient Seated Gate Valves 3 in through 12 in NPS, for Water and Sewage Systems

1.3.16 ANSI/AWWA C600—Installation of Ductile-Iron Water Mains and Appurtenances

1.3.17 ANSI/AWWA C606—Grooved and Shouldered Type Joints.

1.3.18 ANSI/AWWA C900—Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4 inch through 12 inch, for Water

1.3.19 ASTM B88—Seamless Copper water Tube

1.3.20 ASTM D1785—Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120

1.3.21 ASTM D2241—Poly (Vinyl Chloride) (PVC) Plastic Pipe(SDR-PR)

1.3.22 ASTM D2855—Making Solvent-Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.3.23 ASTM D2922—Test Methods for Density of Soil and Soil- Aggregate in Place by Nuclear Methods (Shallow Depth)

1.3.24 ASTM D3017—Test Methods for Moisture Content of Soil and Soil-Aggregate Mixtures

1.3.25 ASTM D3139—Joints for Plastic Pressure Pipes using Flexible Elastomeric Seals

1.3.26 ASTM D3035—Polyethylene (PE) Plastic Pipe (SDR-PR) Based on Controlled Outside Diameter

1.3.27 AWWA C901—Polyethylene (PE) Pressure Pipe, Tubing, and Fittings, 1/2 inch through 3 inch, for water

1.3.28 UL 246—Hydrants for Fire - Protection Service

1.4 Submittals

1.4.1 Product Data: Provide data on pipe materials, pipe fittings, hydrants, valves and accessories.

1.4.2 Manufacturer's Certificate: Certify that products meet or exceed state or local requirements.

1.5 Project Record Documents

1.5.1 Accurately record actual locations of piping mains, valves, connections, and invert elevations.

1.5.2 Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities.

1.6 Quality Assurance

1. Perform work in accordance with utility company and/or municipality requirements.

2. Valves: Manufacturer's name and pressure rating marked on valve body.

2.0 PRODUCTS

2.1 Pipe

2.1.1 Pipe sizes less than 3” that are installed below grade and outside buildings shall comply with one or combination of following:

A) Seamless Copper Tubing: Type "K" roll -form to comply with ASTM B 88-62 and installed with wrought copper (95-5 Tin Antimony solder joint) fittings in accordance with ASTM B16.22.

B) Polyvinyl Chloride (PVC) Water Pipe: AWWA Standard C900, Class 150, DR 18, NSF approved, with outside diameters same as cast iron. Use metallic tape or 12 gauge copper wire buried in the backfill approximately 12 inches (12”) above the pipe, fittings per ANSI A-21.10.

2.1.2 Pipe sizes 3” and larger that are installed below grade and outside building shall comply with one of the following:

2.1.3 Ductile Iron Water Pipe: In accordance with ANSI A21.51, Fittings shall be either mechanical joint or push-on joint complying with ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 52), and cement mortar lined in accordance with ANSI -24.4 and/or coal tar coated with EPA approval.

2.1.4 Polyvinyl Chloride (PVC) Water Pipe: Pipe shall meet the requirements of AWWA C-900, rated DR 18 (Class 150). Pipe shall be continually marked as for smaller pipes with NSF seal. Pipe joints shall be integrally molded bell ends in accordance with AWWA C-900 with factory supplied elastomeric gaskets and lubricant. Use metallic tape or 12 gauge copper wire buried in backfill approximately (12") above pipe.

2.2 Gate Valves — 2 Inches and over

2.2.1 Manufacturers:

A) Mueller Resilient Seat Gate Valves or approved equal

2.2.2 Valves shall be resilient seat “O” ring type, complying with AWWA C500. Valves shall be Mueller or approved equal. Valves shall have a non-rising stem. Valve ends shall be MJ or Flanged, as appropriate for each connection, for use with AWA C-900 PVC pipes. ANSI/AWWA C509, Iron body, bronze mounted double disc, parallel seat type, non-rising stem with square nut, single wedge, resilient seat, flanged or mechanical joint ends, control rod, post indicator where indicated on plans, extension box and valve key.

2.3 Ball Valves — up to 2 Inches

2.3.1 Manufacturers:

A) Mueller Oriseal or approved equal

2.3.2 Brass body, teflon coated brass ball, rubber seats and stem seals, Tee stem pre-drilled for control rod, AWWA compression inlet end, compression outlet with electrical ground connector, with control rod, extension box and valve key

2.4 Butterfly Valves - from 2 Inches to 24 Inches

2.4.1 ANSI/AWWA C504, iron body, bronze disc, resilient replaceable seat, water or lug ends, infinite position lever handle.

2.5 Hydrant

2.5.1 Hydrant: Type as required by utility company and as shown on plans.

2.5.2 Hydrant Extensions: Fabricate in multiples of 6 inches with rod and coupling to increase barrel length.

2.5.3 Hose and Steamer Connection: Match sizes with utility company, two hose nozzles, one pumper nozzle.

2.5.4 Finish: Primer and two coats of enamel or special coating to color as required by utility company.

2.6 Accessories

2.6.1 Concrete for Thrust Blocks: Place thrust blocking consisting of 2,500 psi concrete to provide sufficient bearing area to transmit unbalanced thrust from bends, tees, caps, or plugs to undisturbed soil without loading undisturbed soil in excess of 2,500 lbs/sq ft when water main pressure is 100 psi. Where thrust blocks are impractical, tie-rods, 3/4" diameter, may be used in lieu thereof as follows: 14" dia. - 4 rods: 12" dia. or less 2-rods. Approved retainer glands to be used on each side of all gate valves feeding fire hydrants and one at tee and fire hydrant.

2.6.2

MINIMUM THRUST BLOCKING BEARING AREAS

Pipe Diameter	Tees Sq.Ft.	90□ Bend Sq.Ft.	45□Bend Sq.Ft.	22□Bend Sq.Ft.
4□	1.0	1.0	1.0	1.0
6□	1.5	2.0	1.0	1.0
8□	2.5	3.5	1.8	1.0
10□	4.0	5.5	2.8	1.5
12□	6.0	8.0	4.0	2.0
14□	8.0	11.0	5.5	3.0
16□	10.0	14.2	7.0	4.0

2.6.3 Water service piping shall be as per the details. Fittings shall be wrought copper. Provide dielectric fittings between copper and iron, joints shall be soldered.

2.6.4 Joint restraints, Ebaa Series 1100 HV, as manufactured by Ebaa Iron, Inc., P.O. Box 857 Eastland, Texas 76448, (817) 629-1737, or approved equal.

2.6.5 Plugs: mechanical joint.

2.6.6 Fittings: Cast Iron - mechanical joint.

3.0 EXECUTION

3.1 Excavation

3.1.1 Trenches shall be excavated to the minimum width sufficient to allow for the proper bedding of the pipe; however, the maximum allowable trench width at the ground surface shall not exceed the outside diameter of the pipe two feet or 3’ - 0” total, whichever is greater. Include cost of excavation with this item.

3.2 Bedding

3.2.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over-dig to a depth as specified in the drawings and replace with a suitable backfill material. Suitable backfill material authorized by the Engineer will be paid for separately: however, should over-digging occur without Engineer’s authorization, the Contractor shall fill the area of over-excavation with acceptable sub-bedding, thoroughly compacted, at Contractor’s expense.

3.2.2 Trenches shall be dry when the trench bottom is prepared. A continuous trough shall be prepared or excavated to receive the bottom quadrant of the pipe barrel. In addition, bell holes shall be excavated so that after placement, only the barrel of the pipe receives bearing pressure for the trench bottom.

3.2.3 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.

3.2.4 Select backfill shall be used to support the pipe, and shall be placed in the trench bottom to the depths prescribed and a trough as described in the drawings shall be formed to uniformly support the bottom quadrant of the pipe barrel.

3.3 Laying Pipe

3.3.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate specifications.

3.3.2 Pipe shall be laid accurately, to the line and grade as designated on the job plans. Preparatory to making pipe joints all surfaces of the portions of the pipe to be jointed shall be clean and dry. Lubricants, primers, adhesives, etc. shall be used as recommended by the pipe or joint manufacturer. The jointing materials shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water-tightness required. Trenches shall be kept water-free and as dry as possible during bedding, laying, and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill material shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.

3.3.3 Water pipe shall be buried so that the top of the pipe is approximately 30 inches below the finished surface unless additional depth is necessary to avoid conflict with other utilities or structures.

3.3.4 Contractor shall not exceed maximum permissible deflections in laying pipe as recommended by manufacturer.

3.3.5 Joint restraints shall be installed at all fittings. Joint restraints will require the use of mechanical joint pipe or mechanical joint fittings where restraint is required.

3.3.6 Backfill for water pipe may proceed immediately after pipe is bedded and select backfill has been tamped 1’-0” above top of pipe. See detail drawings.

3.3.7 The ground surface that has been affected by the Contractors operations shall be dressed to a smooth and uniform surface reasonably close to the original surface and sloped to encourage drainage.

3.3.8 All PVC pipe installations require that detector tape or 12 gauge copper wire be buried in the backfill approximately 12 inches above the pipe.

3.4 Installation — Pipe

3.4.1 Maintain separation of water main from sanitary and storm sewer piping in accordance with state or local code.

3.4.2 Install pipe to indicated elevation to within tolerance of 1 inch.

3.4.3 Install ductile iron piping and fittings to ANSI/AWWA C600.

3.4.4 Route pipe in straight line.

3.4.5 Install pipe to allow for expansion and contraction without stressing pipe or joints.

3.4.6 Install access fittings to permit disinfection of water system performed under this Section.

3.4.7 Slope water pipe and position drain at low points.

3.4.8 Connections with Existing Pipelines: Where connections are made between new work and existing piping, make connection using suitable fittings for conditions encountered. Make each connection with existing pipe at time and under conditions which least interfere with operation of existing pipeline.

3.4.9 Form and place concrete for thrust blocks at each elbow or change of direction of pipe main.

3.4.10 Establish elevations of buried piping to ensure not less than 36 in. of cover over the top of pipe: In northern climates, establish elevations of buried piping to ensure 6 inches between top of pipe and frost line.

3.4.11 Backfill trench in accordance with Section 02222.

3.4.12 Sewers must maintain a minimum horizontal distance of 10 feet from all water mains and the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. If a situation arises such that either of these distances must be less than that specified, the Engineer must be notified so that each variant can be dealt with on a case by case basis.

3.4.13 When pipe laying ceases for any reason the open ends of the pipe will be capped or plugged to prevent the entrance of any unwanted materials.

3.5 Installation — Valves and Hydrants

3.5.1 Install gate valves as indicated on Drawings and supported on concrete pads with valve stem vertical and plumb. Install valve boxes in a manner that will not transmit loads, stress, or shock to valve body. Center valve box over operating nut of valve vertical and plumb. Securely fit valve box together leaving cover flush with finished surface.

3.5.2 Set hydrants plumb and locate pumper nozzle perpendicular to roadway.

3.5.3 Install fire hydrant assemblies as indicated on Drawings in vertical and plum position with steamer nozzle pointed toward building unless otherwise directed by local authorities. Support hydrant assembly on concrete pad and firmly braced on side opposite inlet pipe against undisturbed soil and concrete blocking. Place minimum of 6 cu. ft. of crushed stone or gravel around hydrant base and barrel after thrust blocking has cured at least 24 hours. Exercise care when backfilling and compacting so proper vertical position will not be altered.

3.6 Disinfection of Domestic Water Piping System

3.6.1 Sterilize distribution system with chlorine before acceptance for domestic operation. Amount of chlorine shall be such as to provide dosage of not less than 50 parts/million. Thoroughly flush lines before introduction of chlorinating materials and after contact period of not less than 24 hours, system shall be flushed with clean water until residual chlorine content is not greater than 1.0 part/million. Open and close valves in lines being sterilized several times during contact period.

3.6.2 After disinfecting all water distribution lines, the Contractor shall arrange for samples to be taken on *two consecutive days* by a representative of the Mississippi State Dept. of Health, or the Registered Professional Engineer in charge of the Project, or the Certified Operator of the system from every dead-end line and every major looped line for bacteriological examination. Water being collected for testing shall not have chlorine residual higher than is normally maintained in other parts of the distribution system. No chlorine shall be present which a result of line disinfection is.

3.6.3 No coliform bacteria and no confluent growth indication shall constitute a satisfactory sample when analyzed by the Mississippi Department of Public Health Laboratory or a laboratory certified by the Mississippi State Department of Health.

3.6.4 Contractor is to take every precaution to avoid contaminating the pipe and review his installation procedure with the Engineer to avoid any disinfection problems.

3.7 Service Connections

3.7.1 Provide water service to utility company requirements with reduced pressure backflow preventer if required and water meter with by-pass valves and sand strainer.

3.8 Field Quality Control

3.8.1 Test water distribution system pipe sized installed below grade and outside buildings in accordance with following procedures:

**All pipe work shall be tested at the pressure and leakage tests equal to two (2) times the design working pressure of the pipe and maintain said pressure for not less than two hours. In accordance with AWWA C605-05 Section 7.3.5, hydrostatic test pressure shall not be less than 1.25 times the maximum anticipated sustained working pressure at the highest point along the test section for all PVC pipe, or as required by the local utility company, whichever is greater.

**Furnish, install, and operate the necessary connections, pump, meter, and gauges. Leakage shall not exceed that permitted by AWWA Specifications C600-64 for mechanical joint and push-on joint pipe. Prior to running any field test, meter shall be tested, sealed, and approved by applicable governing authority at Contractor's expense.

**Locate and repair all leaks and repeat tests until test results are satisfactory and in compliance with this section.

**Furnish copy of results of meter test and hydrostatic pressure test to Engineer in Charge upon completion of water distribution backfilling operations.

END OF SECTION

DIVISION TWO - SITEWORK

SECTION 02722 - SANITARY SEWER COLLECTION SYSTEM

1.0 SCOPE

1.1 This work shall consist of all labor, materials, equipment, tools and services required for the furnishing, installing and testing of all gravity sewer pipe.

2.0 PRODUCTS

2.1 Gravity Sewer Pipe

2.1.1 Poly Vinyl Chloride (PVC) sewer pipe and fittings conforming to ASTM D-3034, SDR-26 elastomeric gasket joint shall be used for all sewer main.

2.2 Select Backfill Borrow Material - Sandy Soil - USC Group SC, SM, SP or SW, free of large lumps, clods rock or other objectionable matter. When not available as native material in the trench, Select Backfill Material shall be delivered to the site and such material will be referred to as Select Backfill Borrow Material.

2.3 Casing pipe - per the drawings, as applicable.

2.4 Pre-cast concrete risers, cone sections and adjusting rings - conform to ASTM C-478.

2.5 Riser joints - rubber gasket, conform to ASTM C-443 install per gasket manufacturer's recommendation.

2.6 All interior barrel and joint surface areas shall be prepared, coated, and cured as necessary to complete the installation of a coal tar epoxy liner in conformance with the U.S. Corps of Engineers Specification C-200.

2.7 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltic paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read "SEWER". Frame shall provide a (minimum) inside dimension of 24 inches.

2.8 Manhole steps - cast iron, ASTM A-48, Class 30, or 12” wide 3/8” steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.

2.9 Concrete (other than pre-cast) - conform to requirements for Class B Concrete, MSHD State Aid Specifications.

2.10 Reinforcement - Grade 40 or grade 60 billet steel conforming to ASTM A-615.

2.11 Entry pipe rubber seal - Kor-n-Seal as manufactured by the Kor-n-Seal Products and installed in the pre-cast manhole section at its place of manufacture. Resilient material shall meet or exceed ASTM C-923, stainless steel parts shall meet or exceed ASTM A-167.

2.12 Approved by the Engineer, foundation material shall consist of select material free of large clumps, clods, large rocks, or other objectionable matter.

3.0 EXECUTION

3.1 General

3.1.1 Contractor’s attention is directed to any geotechnical investigation if prepared in connection with this project.

3.1.2 Contractor shall be responsible for laying out his own work and for the preparation of cut sheets. Cut sheets shall be submitted by Engineer for his review prior to beginning work.

3.1.3 In this project, the Contractor will be tying the sewer main into existing systems and extending into a new system. Tie-ins into the existing sewer system shall adhere strictly as shown in the construction plans.

3.2 Excavation

3.2.1 Excavation shall include the loosening, loading, removing, transporting and disposing of all materials, wet or dry, above or below ground necessary to be removed to construct all sewers included in this contract to the lines, grades and locations shown on the drawings.

3.2.2 In the event that any existing gas pipes, water pipes, sewers, storm drains or poles are blocked or interfered with by the excavation required on this report, the Contractor shall maintain them in continuous operation, and restore them to the same condition as they were prior to the start of construction of this project; all at no additional compensation.

3.2.3 The Contractor shall, at his own expense, furnish and install all temporary sheeting, timbering and bracing required to maintain the excavation in a condition to furnish safe working conditions and to permit the safe and efficient installation of all items of contract work. The Contractor shall further, at his own expense, store up or otherwise protect adjacent to any excavation which might be disturbed during the progress of the work.

3.2.4 Temporary supports must be removed by the Contractor at his own expense after or concurrently with the completion of the permanent facility.

3.2.5 The Contractor shall do all ditching, pumping, well pointing, and bailing, build all drains, and do all other work necessary to keep the excavation clear of ground water, sewage or storm water during the progress of the work, and until the finished work is safe from injury. Where the excavation is wet sand, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectually. All well point holes shall be backfilled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set at least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction against flooding.

3.2.6 Whenever the excavation is carried beyond the lines and grades shown on the drawings, the Contractor shall, at his own expense, refill all such excavated space with such material and in such a manner as may be directed and restore any facilities disturbed outside of the allowable trench width as defined in these specifications.

3.2.7 Unsuitable and surplus excavated material not incorporated in the work shall be disposed of by the Contractor at his own expense.

3.3 Trench Excavation

3.3.1 The ground shall be excavated in open trenches, of sufficient width and depth to provide ample room within the limits of the excavation, or lines of sheeting and bracing, for the proper construction of the sewer.

3.3.2 Mechanical excavation of trenches shall be stopped above the final invert grade elevation so that the pipe may be laid on a firm, undisturbed native earth bed.

3.3.3 The width of the trench at the top of the pipe shall not exceed the outside diameter of the sewer pipe plus two feet or 3'-0" total, whichever is greater.

3.4 Bedding

3.4.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over dig to a depth as specified in the drawings and replace with a select backfill material. The select backfill will be paid for under a separate item; however, should over digging occur where a suitable native soil exists for sub-bedding, the Contractor shall fill the area of over-excavation at his own expense with an acceptable sub-bedding material, thoroughly compacted.

3.4.2 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.

3.4.3 Select backfill material shall be used to support the pipe and shall be placed in the trench bottom to the depths prescribed and trough as described in the drawings shall be used in the work that does not conform to the appropriate material specifications.

3.5 Laying Pipe

3.5.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate material specifications.

3.5.2 The laying of pipe in finished trenches shall be commenced at the lowest point, with the spigot ends pointing in the direction of the flow.

3.5.3 All pipe shall be laid with ends abutting and true to line and grade. They shall be carefully centered, so that when laid they will form a sewer with a uniform invert.

3.5.4 Pipe shall be laid accurately, to the line and grade as designated on the drawings. Preparatory to making pipe joints all surface of the portions of the pipe to be jointed or of the factory-made jointing material shall be clean and dry. Lubricants, primers, adhesives, etc., shall be used as recommended by the pipe or joint manufacturers' specifications. The jointing materials or factory fabricated joints shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water tightness required. Trenches shall be kept water free and as dry as possible during bedding, laying and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.

3.6 Backfilling

3.6.1 All trenches and excavation shall be backfilled as soon as the work has developed sufficient strength to resist backfilling loads and forces and the work shall be prosecuted expeditiously after it has commenced.

3.6.2 All pipe sewers, as soon as laid, shall have the space between the pipe and the bottom and sides of the trench backfilled initially to the spring line of the pipe with a select backfill material. This material shall be carefully and uniformly tamped under the pipe haunches and to the spring line so as to eliminate the possibility of lateral displacement.

3.6.3 No sewer shall be backfilled above the top of the pipe until the sewer elevations, gradient, alignment, bedding and the pipe joints have been checked, inspected and approved by the Engineer, as specified in paragraphs 3.8 through 3.10 of this section.

3.6.4 After the select backfill material has been placed to the spring line and thoroughly tamped and inspected by the Engineer, backfill may then proceed with the placement of natural select backfill material one foot above the top of the pipe. The material shall be carefully and uniformly tamped by self powered mechanical tampers in lifts, not exceeding 8” loose measured, then compacted to a Standard Proctor Density of 95%, per ASTM D-698.

3.6.5 If the Engineer determines that the trench excavation does not provide a natural select backfill one foot above the top of pipe he may authorize the Contractor to furnish a select backfill material, and where so authorized payment for the select backfill material will be made as Select Backfill material.

3.6.6 The balance of the trench shall then be backfilled in lifts not exceeding 8”, using the best native material secured from the trench excavation and compacted to remove air spaces to 95% maximum dry density per ASTM
D-698 of finish sub grade.

3.6.7 All surplus excavated material which is not used in backfilling or material not suitable for backfill shall be removed and disposed of by Contractor at his own expense.

3.6.8 The ground surface that has been affected by the Contractor’s operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.

3.7 Water - Sewer Conflict

3.7.1 Whenever sewers must cross under water mains or parallel with them within 10 feet horizontally, the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of the sewer cannot be buried to meet the above requirement, the water main must be relocated to provide this separation or reconstructed with slip-on or mechanical joint cast iron pipe, or encased in concrete, as shown on the plans, for a distance of 10 feet on each side of the sewer. One full length of water main should be centered over the sewer so that both joints will be as far from the sewer as possible.

3.7.2 When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the water main should be constructed of slip-on or mechanical joint, ductile-iron pipe, and the sewer constructed of mechanical joint ductile-iron pipe and both services should be pressure tested to assure water tightness.

3.8 Testing of Sewer Lines

3.8.1 Air Test - Air-checking of this project will be conducted as the project is being installed - at no time will more than four (4) manhole to manhole reaches of pipe be installed before air-checking is performed.

A) After backfilling a manhole to manhole reach of wastewater line, the Contractor shall, at his expense, conduct a Line Acceptance Test using low pressure air. The test shall be performed using the below stated equipment, according to stated procedures and under the supervision of the inspecting engineer.

3.8.2 Equipment -Cherne Air-Loc Equipment as manufactured by Cherne Industries, Inc. of Edina, Minnesota or approved equal. Equipment used shall meet the following minimum requirements.

A) Pneumatic plugs shall have a sealing length equal to or greater than the diameter of the pipe to be inspected.

B) Pneumatic plugs shall resist internal test pressures without requiring external bracing or blocking.

C) All air used shall be used shall pass through a single control panel.

D) Three individual hoses shall be used for the following connections.

a) From control panel to pneumatic plugs for inflation.

b) From control panel to sealed line for introducing a low pressure air.

c) From sealed line to control panel for continually monitoring the air pressure rise in the sealed line.

3.8.3 Procedures - All pneumatic plugs shall be seal tested before being used in the actual test installation. One length of pipe shall be laid on the ground and sealed at both ends with the pneumatic plugs to be checked. Air shall be introduced into the plugs to 25 psig. The sealed pipe shall be pressurized to 5 psig. The plugs must hold against this pressure without having to be braced.

A) After a manhole reach of pipe has been backfilled and cleaned, and the pneumatic plugs are checked by the above procedure, the plugs shall be placed in the line at each manhole and inflated to 25 psig. Low pressure air shall be introduced into this sealed line until the pressure of any ground water that may be over the pipe. At least two minutes shall be allowed for the air pressure to stabilize.

B) After the stabilization period (3.5 psig minimum pressure in the pipe), the air hose from the control panel to the air supply shall be disconnected. The portion of line being tested shall be termed “Acceptable” if the time required in minutes for the pressure to decrease from 3.5 to 2.5 psig (greater than the average back pressure of any ground water that may over the pipe) shall not be less than the time shown for the given diameters in the following table:

Pipe Diameter in Inches	Minutes
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
18	8.5
21	10.5
24	11.5

3.9 Deflection Test

3.9.1 Deflection test shall be conducted on all flexible gravity sewer pipe in accordance with ASTM D-3034-81, after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection on 5%.

3.9.2 Test shall be run using a rigid ball or mandrel having a diameter equal to 95% of the diameter of the pipe. The ball or mandrel shall pass between manholes without mechanical pulling devices.

3.10 Infiltration Test

3.10.1 Contractor, if directed by the Engineer, shall furnish, install and maintain a V-notch sharp crested weir in a wood-frame tightly secured at the entrance to the junction manhole to demonstrate to the Engineer the amount of infiltration.

3.10.2 The maximum allowable infiltration shall be 100 gallons per inch diameter per mile per day.

3.10.3 Under soil and ground level conditions where the water table is below the sewer invert the Engineer may, at his option, direct an exfiltration test be made in lieu of an infiltration test. Maximum allowable exfiltration shall be the same as maximum allowable infiltration per Paragraph 3.10.2 above.
The exfiltration procedure shall require an elevation head of two feet which is the height of water above the top of the pipe at the upstream manhole. Exfiltration shall be measured by filling a reach of sewer to the elevation head and observing the quantity of water required to maintain the reach in full condition.

END OF SECTION

DIVISION 2-SITEWORK

SECTION 02750-LIFT STATIONS

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, services and equipment necessary
to install lift stations in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

2.1 FORCE MAINS- as specified elsewhere within these specifications.

2.1.2. CONCRETE-Class B, local MDOT standards.

2.1.3. AIR RELEASE VALVES-Shall be val-matic, or approved equal, simple lever type.

2.2 LIFT STATION-Shall be in conformance with the plans as shown and these specifications.

2.2.1. WET WELL AND VALVE BOX-Shall be pre-cast, concrete, to the dimensions set forth in the plans. Fiberglass fully-contained wet wells may be acceptable, if allowed by the local and state authorities having jurisdiction.

2.2.2 Two (2) pumps shall be supplied for the duplex pumping stations to produce the following:

1 Pump: gpm as specified in the Pump Station Details
2 Pumps: gpm as specified in the Pump Station Details

2.2.3. Controls shall be “float” type and furnished with the pumps. All materials shall be designed for corrosive environments. Controls shall be furnished in accordance with the drawings.

2.2.4. The electrical equipment shall be 3-phase, 230 volt, 60 HZ. Electrical panel and equipment shall be as shown on the details.

2.2.5. All valves shall be double disc gate valves and shall be Mueller, or approved equal. All valves shall be “wheel-type” and shall have flanged or mechanical joint ends.

2.2.6. All mechanical fittings and spool pieces, shall be Class 52 Ductile Iron, cement mortar lined.

3.0 EXECUTION

3.1 Contractor shall dewater as necessary to ensure that wet-well is set in a dry excavation pit.

3.2 Bottom of excavation shall be prepared in accordance with the drawings and bedding material shall be installed to ensure a good foundation for the wet well. Additional weight shall be installed if necessary to offset uplift of the structure, assuming no equipment or liquid is in the structure.

3.3 All mechanical and electrical equipment shall be installed in accordance with the manufacturer’s recommendations.

3.4 When fully installed, contractor shall demonstrate the lift station’s ability to deliver the design requirements to the Engineer, prior to acceptance.

3.5 Lift station shall be deemed to be complete only after the above requirements are met and the wet well, valve box, electrical equipment, panel, alarm system, fence (if required) and improvements are completed, and acceptable to the Engineer.

END OF SECTION

DIVISION 2-SITEWORK

SECTION 02760- FORCE MAINS

1.0 SCOPE OF WORK

1.1 This work shall consist of all labor, materials, services and equipment necessary to install force mains in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

2.1 FORCE MAIN PIPE: At Contractor's option. use any of the following acceptable materials unless otherwise designated on the plans.

2.1.1 Ductile Iron Pipe conforming to ANSI A-21.51 *(AWWA* C-151) Grade 60-42-10 Ductile Iron, thickness Class 50. Pipe interior shall be cement mortar lined per ANSI A.21.4 (AWWA C-104). Rubber gasket joints per ANSI A-21_11 (AWWA C-111).

2.1.2 Polyvinyl Chloride pipe (for nominal sizes up to and including 12 inches), with integral expanded bells conforming to ASTM D-2241, SDR 26, 160 p.s.i. working pressure. Couplings or joints shall be an integral part of the pipe barrel. It shall consist of an expanded bell with grooves to retain a rubber sealing ring conforming to the requirements of ASTM D-1869.

2.1.3 Polyvinyl Chloride pipe conforming to AWWA C-900 (for nominal sizes up to and including 12 inches), and AWWA C-905 (for nominal sizes greater than 12 inches). Standard dimension ratio shall be not more than 25. Pipe shall be made to cast iron O.D.'s. Each length of pipe shall be stamped with approval of Underwriter's Laboratories, Inc. Pipe couplings or joints shall be an integral part of the pipe barrel, consisting of an expanded bell with a groove to retain a rubber sealing ring. Gaskets shall be factory bonded into the groove.

2.2 CONCRETE-If required, shall be Class B, local MDOT standards.

2.3 AIR RELEASE VALVES-Shall be val-matic, or approved equal, simple lever type. Air relief valves shall be placed as needed (at high points) in the force main to prevent air locking. Vacuum relief valves may also be necessary.

2.4 LIFT STATION-as specified elsewhere within these specifications.

3.0 EXECUTION

3.1 Contractor shall dewater as necessary to ensure dry bedding and backfilling conditions.

3.2 Force mains should be laid at least 10 feet horizontally from any existing or proposed water main. Force mains crossing under water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the force main. Water mains shall be located above force mains. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the force main shall be designed and constructed equal to water pipe, and shall be pressure tested to assure water tightness prior to backfilling.

3.3 All bedding and backfilling of force mains shall be completed in complete accordance with the plan details.

3.4 All force mains specified under existing or proposed roads shall be jetted or directionally drilled.

3.5 No driveways or paved surfaces shall be crossed until the affected property owners are notified at least 48 hours in advance of the work.

3.6 All driveways and paved surfaces crossed shall be restored to the pre-construction condition or better with like materials.

3.7 Traffic into and out of all driveways shall be maintained at all times, to the satisfaction of the respective property owner.

3.8 Testing

3.8.1 Hydrostatic and leakage testing should be done in accordance with AWWA specification C600, Section 4 (latest revision).

END OF SECTION

TME
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DRAINAGE ANALYSIS

FOR

PALM HEIGHTS SUBDIVISION

1856 Beach Dr.
GULFPORT, MISSISSIPPI
39507

October 7, 2024

T. J. Moran, Jr.
LICENSED PROFESSIONAL ENGINEER
6005
STATE OF MISSISSIPPI

10-7-24

Project No. 22-020

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I. Design Requirements

Bay St Louis outlines the design requirements for storm drainage design for new development projects inside its jurisdiction. According to the code, the following 24-hour storm events are to be detained to at or below pre-development levels:

- 2 year
- 10 year
- 25 year

In addition, the pipe system must be analyzed for the 25 year-24-hour storm event. The stormwater manual details many specific local requirements and excerpts of that manual used in the design calculations are included in the appendix for reference.

This report will illustrate the design employed will meet or exceed all the above listed compliance requirements. The total post development peak runoff rates were calculated to be less than predevelopment runoff rates when considering the site as shown in the following report.

II. Calculation Methodologies

The calculations for the onsite stormwater peak runoff rates and pond hydrograph routings for the design events were computed in Autodesk Hydrographs 2024. The rational and TR55 method with Kinematic Wave routing was utilized to model the pre and post development runoff conditions for the pre and post peak runoff rates and the pond hydrograph routing. The rational method was employed to analyze the new on-site stormwater facilities. The proposed system is designed for the 10-year design event.

Rainfall intensities and depths were determined for the site from the NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES Biloxi MS. Time of concentration values were calculated using rational and TR55 sheet flow methodology.

All maps, calculations, computer reports and source documentation can be found in the appendices of this report.

III. Description of Existing Conditions

The approximately 19.88-acre project site is located along the North side of E Beach Blvd in the Gulfport MS. The site itself has moderate changes in elevation, sloping from the west to the east via sheet flow at a slope of approximately 1.5 % in its current state.

According to the site survey, this site is not located in a flood zone. See the site construction drawings for the extents of that flood zone delineation.

According to the NRCS Web Soil Survey database, onsite soils are listed as:

- PbC - (Pactolus-Urban land Complex 0 to 8 percent slopes)

A geotechnical investigation had not been performed at the time of this report.

The time of concentration was calculated using the rational and TR55 sheet flow method. A sheet flow length of 300 feet and at a slope of 1.5% coupled with a manning's "n" value of 0.25 (short grass)

A predevelopment weighted curve number using the tables provided in the City Stormwater Manual was calculated for the mix and land cover types as shown below.

Hydraulic Soil Group A CN Value 49

The calculated peak runoff rates are summarized in the Results and Conclusions section of this report and the computer calculations are in the appendix.

IV. Description of Proposed Improvements

The project will consist of construction of 62 Single Family homes on 0.16 acre lots, and 2837 lf of pavement. (1) Ponds are being proposed to retain rainfall to Pre Development Conditions.

A closed pipe network and ditch system has been designed to facilitate rainfall runoff from the paved areas and lots to the stormwater treatment area via sheet flow. With the paved areas and the increase in slopes over the existing conditions, a minimum time of concentration of 10 minutes was assumed. Actual times of concentration would be theoretically less than 10 minutes; however, 10 minutes is the recommended minimum value to use when modelling runoff. Disturbed areas not paved or occupying the lots will be planted with grass and maintained in good condition

The methodology of analysis employed dictates three separate areas to determine the total site post development peak runoff rates to add together to compare to the predevelopment peak runoff rates. Those three areas are the detained area draining to the ponds.

The calculated peak runoff rates are summarized in the Results and Conclusions section of this report and the computer calculations are in the appendix.

V. Detention Pond Analysis

The detention ponds was designed to mitigate stormwater peak runoff rates per the design criteria storm events. Pond A accepts sheet flow from the lot and conveys that water through a proposed 24" RCP (sloped at 0.70%) that control the release flowrate of the pond. The routing attenuates the incoming hydrograph Pipe B, Pond B accepts sheet flow from the lot and conveys that water through a proposed 30" RCP (sloped at 0..50%) that control the release flowrate of the pond. The routing attenuates the incoming hydrograph Pipe B and Pond C accepts sheet flow from the lot and conveys that water through a proposed 18" RCP (sloped at 0.50%) that control the release flowrate of the pond. The routing attenuates the incoming hydrograph Pipe E Overland Flow which is intensified due to the addition of impervious areas to the project site.

Modelling was performed in Autodesk Hydrographs 2024 using the Kinematic Wave routing method. Watershed runoff rates were calculated using the rational and TR55 method. Actual pond storage volumes versus stages were calculated using the contour areas as designed in AutoCAD Civil 3D and imported in Storm and Sanitary Analysis (SSA).

At the storm event, the 25 year-24-hour event, a peak storage elevation of Pond A 14.22 was noted in proposed pond A. elevation of Pond B 14.33 was noted in proposed pond B elevation of Pond C 17.83 was noted in proposed pond C

VI. Maintenance of Stormwater Facilities

The owner should maintain a complete an up to date "As-built" plan and design specifications for the detention pond. Written records of maintenance and observations should be kept. The owner should make visual inspections at least twice a year, once in the summer after mowing, and once in the winter when the vegetative cover is dormant. Inspections are also to be made after extreme rainfall events. The owner is also encouraged to have an inspection by a registered professional engineer performed at least once every 5 years.

The owner shall do the following maintenance:

- Vegetation and grass mowing
    - Proper vegetation is required on earth dams. Mowing is necessary to control the establishment of woody growth and to maintain the vegetative cover. The embankment and the area upstream and downstream of embankment need to be mowed. Mowing shall be done at least three times per year.
- Tree and brush removal
    - Trees and shrubs will not be allowed on the embankment. Trees that have grown on the embankment shall be removed. Stumps and all woody materials must be removed to about 30 inches below the ground surfaces.
- Trash Removal

- Trash rack units should be checked periodically, and especially after storm events. Accumulated debris should be removed, and maintenance performed if necessary. An annual inspection of the pond perimeters should be done. Potentially damaging fallen trees, debris and sediment should be removed. Periodic removal of floating debris to prevent clogging of the spillway should be done.

- Erosion and Slope Protection
  - The rate of erosion is directly related to the lack of vegetation. Prompt repairs of eroded areas are required. Vegetation should be inspected in the early spring and late summer and any bare or eroded areas repaired and re-seeded.
- Conduit Inspection
  - All conduits should be inspected thoroughly once a year. Inspect for improper alignment (sagging), elongation and displacement at joints, cracks, leaks, surface wear, loss of protective coatings, corrosion and blockage.
- Outlet structure Inspection
  - Surfaces should be inspected for cracking, splaying, displacement or movement, and deterioration by cracking, slab or wall movement. Large areas of exposed reinforcing steel and severe undermining require professional advice for repair.
- Outlet Inspection
  - Erosion the spillway outlets is a common maintenance problem. Severe undermining, displacement of pipes and dam failure can occur. Often the outlet is adequate for normal flow but not for extreme storm flows. Periodically, and especially after storm events, the stilling basin, plunge pool, or riprap should be inspected and repaired if any damage.
- Check for Seepage.
  - Seepage must be controlled in quantity and velocity to minimize damage to the dam. Regular monitoring to detect wet areas, "spring", "Flow", "piping" and "boils" on the downstream embankment should be done. Excessive seepage pressure can threaten the downstream slope stability. Seepage flow, which is muddied by soil, is evidence of "piping" and "boils". When this occurs, complete failure may happen within hours and professional advice should be obtained immediately. Typical methods used to control the quantity of seepage are installation of an upstream blanket, or the installation of upstream drains.

VII. Results and Conclusion

As currently designed, the detention pond reduces the total post development peak runoff rates to at or below predevelopment rates in compliance with the design requirements as shown in the figure below.

Figure 4: Total Site Peak Runoff Rates

Storm Event	Pre-Development (cfs)	Post Development (cfs)	Reduction
2	11.42	3.03	8.39
10	36.96	9.51	27.45
25	58.20	23.26	34.94

All supporting calculations and documentation are further included in the appendix of this report.

Appendix A

Soil Survey Information

Soil Map—Harrison County, Mississippi

Map Scale: 1:3,860 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Harrison County, Mississippi
Survey Area Data: Version 19, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 12, 2021—Dec 22, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lr	Lakeland fine sand	7.5	10.9%
Lt	Latonia loamy sand	6.3	9.1%
PbC	Pactolus-Urban land complex, 0 to 8 percent slopes	54.9	79.9%
Totals for Area of Interest		**68.7**	**100.0%**

Appendix B

Rainfall Data, C values

NOAA Atlas 14, Volume 9, Version 2
Location name: Gulfport, Mississippi, USA*
Latitude: 30.3866°, Longitude: -89.0125°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	7.04 (5.70-8.60)	8.15 (6.59-9.95)	9.90 (7.98-12.1)	11.3 (9.08-13.9)	13.2 (10.3-16.4)	14.6 (11.2-18.3)	16.0 (12.0-20.3)	17.4 (12.6-22.4)	19.1 (13.4-25.0)	20.3 (14.1-27.0)
10-min	5.16 (4.18-6.30)	5.96 (4.82-7.28)	7.25 (5.84-8.86)	8.29 (6.65-10.2)	9.67 (7.54-12.0)	10.7 (8.21-13.4)	11.7 (8.76-14.9)	12.7 (9.21-16.4)	14.0 (9.83-18.3)	14.9 (10.3-19.8)
15-min	4.20 (3.40-5.12)	4.85 (3.92-5.92)	5.89 (4.75-7.20)	6.74 (5.41-8.25)	7.86 (6.13-9.76)	8.70 (6.68-10.9)	9.52 (7.12-12.1)	10.3 (7.49-13.3)	11.4 (8.00-14.9)	12.1 (8.38-16.1)
30-min	3.16 (2.56-3.85)	3.67 (2.97-4.48)	4.49 (3.62-5.49)	5.15 (4.14-6.31)	6.03 (4.70-7.48)	6.68 (5.12-8.36)	7.31 (5.47-9.28)	7.93 (5.75-10.2)	8.72 (6.14-11.4)	9.29 (6.43-12.3)
60-min	2.10 (1.70-2.57)	2.44 (1.97-2.98)	3.00 (2.42-3.67)	3.46 (2.78-4.24)	4.11 (3.22-5.13)	4.61 (3.55-5.80)	5.11 (3.84-6.52)	5.63 (4.09-7.29)	6.31 (4.46-8.30)	6.84 (4.73-9.07)
2-hr	1.31 (1.07-1.59)	1.52 (1.24-1.84)	1.88 (1.53-2.27)	2.18 (1.76-2.64)	2.60 (2.06-3.23)	2.94 (2.28-3.68)	3.29 (2.49-4.17)	3.64 (2.67-4.70)	4.13 (2.94-5.41)	4.51 (3.14-5.95)
3-hr	0.981 (0.805-1.18)	1.14 (0.932-1.37)	1.40 (1.15-1.69)	1.64 (1.33-1.98)	1.98 (1.58-2.46)	2.26 (1.77-2.82)	2.55 (1.94-3.23)	2.85 (2.11-3.67)	3.28 (2.35-4.29)	3.62 (2.53-4.76)
6-hr	0.594 (0.492-0.709)	0.689 (0.570-0.822)	0.856 (0.707-1.02)	1.01 (0.828-1.21)	1.23 (0.996-1.53)	1.42 (1.12-1.77)	1.62 (1.25-2.04)	1.84 (1.37-2.35)	2.14 (1.54-2.79)	2.38 (1.68-3.11)
12-hr	0.353 (0.295-0.418)	0.412 (0.344-0.488)	0.517 (0.431-0.613)	0.611 (0.507-0.727)	0.753 (0.614-0.925)	0.870 (0.694-1.07)	0.996 (0.773-1.25)	1.13 (0.849-1.44)	1.32 (0.961-1.71)	1.48 (1.05-1.91)
24-hr	0.205 (0.173-0.240)	0.243 (0.205-0.285)	0.310 (0.261-0.364)	0.369 (0.309-0.435)	0.455 (0.374-0.553)	0.526 (0.423-0.643)	0.601 (0.469-0.745)	0.680 (0.513-0.857)	0.791 (0.578-1.01)	0.879 (0.627-1.13)
2-day	0.114 (0.097-0.133)	0.138 (0.117-0.160)	0.178 (0.151-0.207)	0.213 (0.180-0.248)	0.263 (0.217-0.315)	0.303 (0.245-0.366)	0.345 (0.271-0.423)	0.388 (0.295-0.485)	0.448 (0.330-0.570)	0.496 (0.356-0.635)
3-day	0.081 (0.070-0.094)	0.097 (0.083-0.113)	0.125 (0.106-0.144)	0.148 (0.126-0.172)	0.183 (0.152-0.219)	0.210 (0.171-0.254)	0.240 (0.189-0.293)	0.270 (0.206-0.336)	0.313 (0.231-0.396)	0.346 (0.250-0.442)
4-day	0.065 (0.056-0.075)	0.077 (0.066-0.088)	0.097 (0.083-0.112)	0.115 (0.098-0.133)	0.141 (0.117-0.168)	0.162 (0.132-0.195)	0.184 (0.146-0.225)	0.208 (0.159-0.258)	0.241 (0.178-0.305)	0.267 (0.193-0.340)
7-day	0.043 (0.037-0.049)	0.050 (0.043-0.057)	0.062 (0.053-0.071)	0.072 (0.062-0.083)	0.087 (0.074-0.104)	0.100 (0.082-0.119)	0.113 (0.090-0.137)	0.127 (0.098-0.157)	0.146 (0.109-0.184)	0.162 (0.118-0.205)
10-day	0.034 (0.030-0.039)	0.039 (0.034-0.044)	0.048 (0.041-0.054)	0.055 (0.048-0.063)	0.066 (0.056-0.078)	0.075 (0.062-0.089)	0.085 (0.068-0.102)	0.095 (0.073-0.116)	0.109 (0.081-0.136)	0.119 (0.087-0.151)
20-day	0.023 (0.020-0.026)	0.026 (0.023-0.029)	0.031 (0.027-0.035)	0.035 (0.031-0.040)	0.041 (0.035-0.048)	0.046 (0.038-0.054)	0.051 (0.041-0.061)	0.057 (0.044-0.069)	0.064 (0.048-0.079)	0.070 (0.051-0.087)
30-day	0.018 (0.016-0.021)	0.021 (0.018-0.023)	0.025 (0.022-0.028)	0.028 (0.025-0.032)	0.033 (0.028-0.038)	0.036 (0.030-0.042)	0.040 (0.032-0.047)	0.043 (0.034-0.052)	0.048 (0.037-0.060)	0.052 (0.039-0.065)
45-day	0.015 (0.013-0.017)	0.017 (0.015-0.019)	0.020 (0.018-0.023)	0.023 (0.020-0.026)	0.026 (0.022-0.030)	0.029 (0.024-0.033)	0.032 (0.026-0.037)	0.034 (0.027-0.041)	0.037 (0.028-0.046)	0.040 (0.030-0.050)
60-day	0.013 (0.012-0.014)	0.015 (0.013-0.016)	0.018 (0.016-0.020)	0.020 (0.018-0.022)	0.023 (0.020-0.026)	0.025 (0.021-0.029)	0.027 (0.022-0.032)	0.029 (0.023-0.035)	0.031 (0.024-0.038)	0.033 (0.025-0.041)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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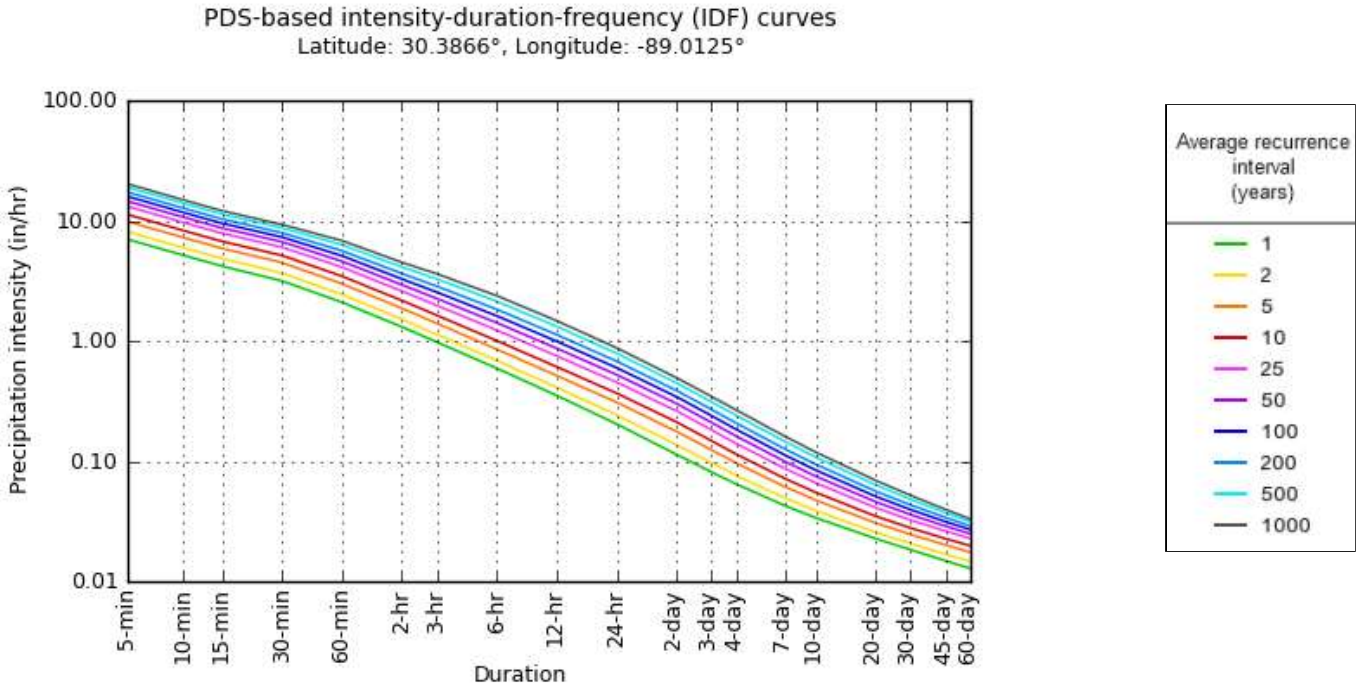
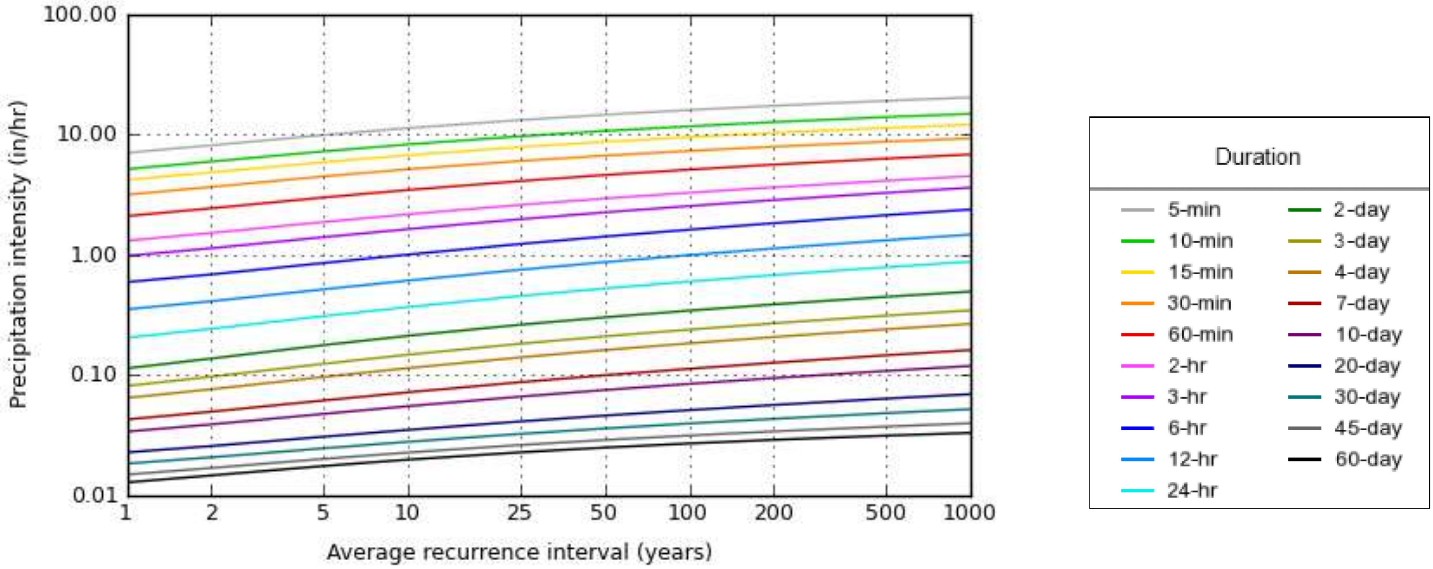
PF graphical





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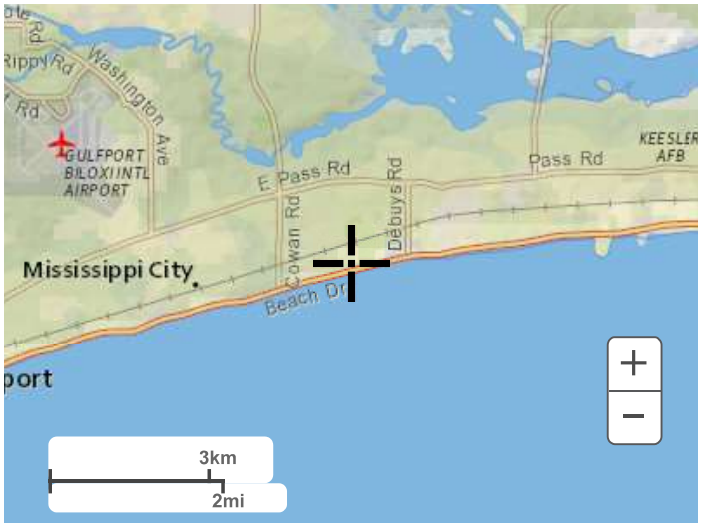
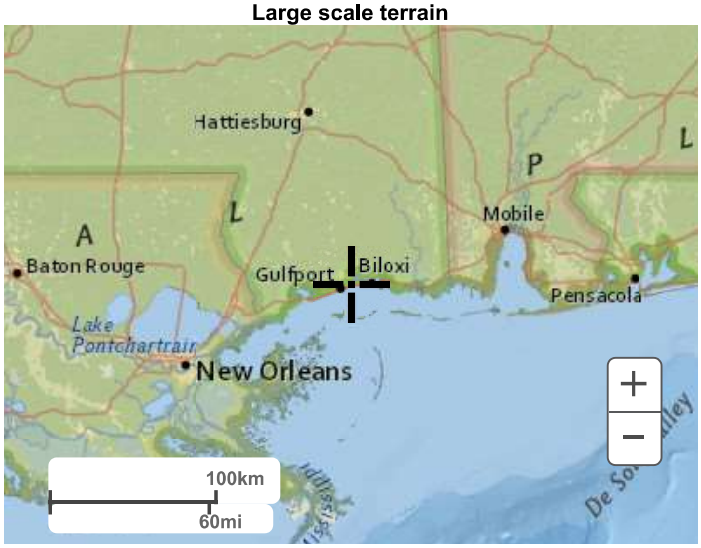
Maps & aerials

Small scale terrain



Large scale terrain



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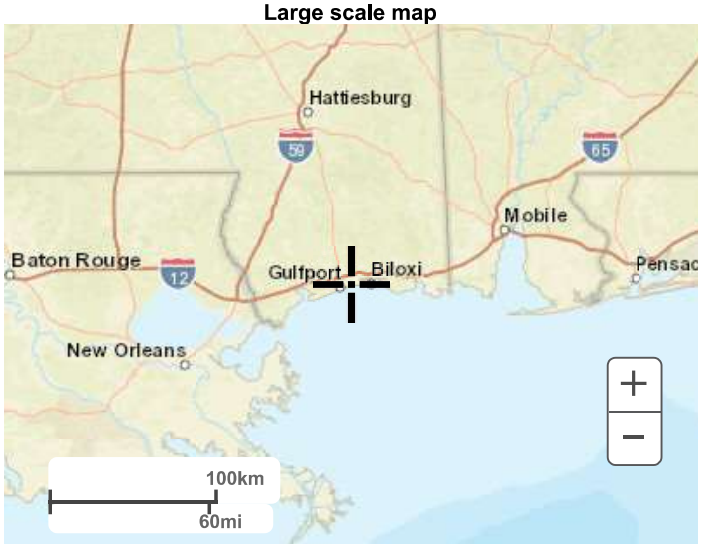
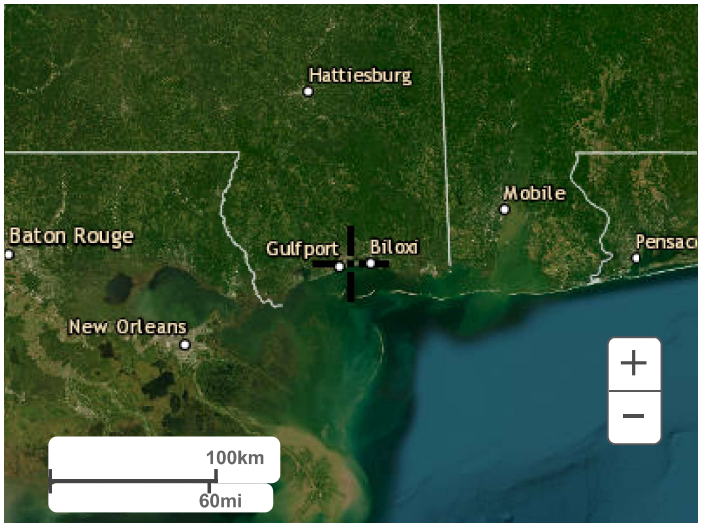


Large scale aerial



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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 9, Version 2 BILOXI
Station ID: 22-0792
Location name: Biloxi, Mississippi, USA*
Latitude: 30.3931°, Longitude: -89.0008°
Elevation:
Elevation (station metadata): 10 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.587 (0.475-0.717)	0.678 (0.548-0.829)	0.824 (0.664-1.01)	0.941 (0.756-1.15)	1.10 (0.857-1.36)	1.22 (0.933-1.52)	1.33 (0.996-1.69)	1.44 (1.05-1.86)	1.59 (1.12-2.08)	1.69 (1.17-2.25)
10-min	0.860 (0.696-1.05)	0.993 (0.803-1.21)	1.21 (0.973-1.48)	1.38 (1.11-1.69)	1.61 (1.25-2.00)	1.78 (1.37-2.23)	1.95 (1.46-2.47)	2.11 (1.53-2.72)	2.32 (1.64-3.05)	2.47 (1.72-3.29)
15-min	1.05 (0.849-1.28)	1.21 (0.979-1.48)	1.47 (1.19-1.80)	1.68 (1.35-2.06)	1.96 (1.53-2.44)	2.17 (1.67-2.72)	2.37 (1.78-3.02)	2.57 (1.87-3.32)	2.83 (2.00-3.71)	3.02 (2.09-4.01)
30-min	1.58 (1.28-1.93)	1.84 (1.48-2.24)	2.24 (1.81-2.74)	2.57 (2.06-3.15)	3.01 (2.35-3.73)	3.33 (2.56-4.17)	3.65 (2.73-4.63)	3.96 (2.87-5.10)	4.35 (3.07-5.70)	4.63 (3.21-6.16)
60-min	2.10 (1.70-2.56)	2.44 (1.97-2.98)	3.00 (2.42-3.66)	3.46 (2.78-4.24)	4.10 (3.21-5.12)	4.60 (3.54-5.79)	5.11 (3.83-6.51)	5.62 (4.09-7.28)	6.30 (4.45-8.29)	6.82 (4.73-9.06)
2-hr	2.62 (2.14-3.17)	3.04 (2.48-3.68)	3.75 (3.05-4.55)	4.35 (3.52-5.29)	5.20 (4.12-6.46)	5.87 (4.57-7.35)	6.56 (4.97-8.33)	7.28 (5.35-9.38)	8.25 (5.88-10.8)	9.00 (6.29-11.9)
3-hr	2.94 (2.42-3.54)	3.41 (2.80-4.11)	4.21 (3.45-5.08)	4.92 (4.01-5.95)	5.94 (4.74-7.38)	6.77 (5.30-8.46)	7.64 (5.83-9.69)	8.56 (6.33-11.0)	9.84 (7.05-12.9)	10.9 (7.60-14.3)
6-hr	3.56 (2.95-4.24)	4.12 (3.41-4.92)	5.13 (4.23-6.13)	6.03 (4.96-7.23)	7.38 (5.96-9.13)	8.50 (6.73-10.6)	9.69 (7.47-12.2)	11.0 (8.19-14.1)	12.8 (9.25-16.7)	14.3 (10.1-18.6)
12-hr	4.26 (3.56-5.04)	4.97 (4.15-5.88)	6.23 (5.19-7.38)	7.36 (6.11-8.75)	9.06 (7.39-11.1)	10.5 (8.37-12.9)	12.0 (9.31-15.0)	13.6 (10.2-17.3)	15.9 (11.6-20.6)	17.8 (12.6-23.1)
24-hr	4.92 (4.15-5.77)	5.84 (4.93-6.85)	7.44 (6.26-8.74)	8.85 (7.42-10.4)	10.9 (8.97-13.3)	12.6 (10.1-15.4)	14.4 (11.3-17.9)	16.3 (12.3-20.6)	19.0 (13.9-24.3)	21.1 (15.1-27.2)
2-day	5.47 (4.66-6.35)	6.61 (5.63-7.68)	8.55 (7.26-9.95)	10.2 (8.64-11.9)	12.6 (10.4-15.2)	14.6 (11.8-17.6)	16.6 (13.0-20.3)	18.7 (14.2-23.3)	21.5 (15.9-27.4)	23.8 (17.1-30.5)
3-day	5.85 (5.02-6.76)	7.00 (6.00-8.10)	8.97 (7.66-10.4)	10.7 (9.08-12.4)	13.2 (10.9-15.8)	15.2 (12.4-18.3)	17.3 (13.7-21.1)	19.5 (14.9-24.3)	22.5 (16.7-28.6)	24.9 (18.0-31.8)
4-day	6.20 (5.34-7.14)	7.34 (6.31-8.45)	9.29 (7.97-10.7)	11.0 (9.40-12.7)	13.5 (11.3-16.1)	15.6 (12.7-18.7)	17.7 (14.1-21.6)	20.0 (15.3-24.8)	23.1 (17.2-29.3)	25.6 (18.6-32.6)
7-day	7.21 (6.25-8.23)	8.37 (7.25-9.57)	10.4 (8.97-11.9)	12.1 (10.4-13.9)	14.7 (12.4-17.4)	16.8 (13.8-20.0)	19.0 (15.2-23.0)	21.3 (16.5-26.4)	24.6 (18.4-30.9)	27.2 (19.8-34.4)
10-day	8.16 (7.12-9.29)	9.38 (8.17-10.7)	11.5 (9.96-13.1)	13.3 (11.5-15.2)	15.9 (13.5-18.8)	18.1 (15.0-21.5)	20.3 (16.3-24.5)	22.7 (17.6-27.9)	26.0 (19.5-32.6)	28.6 (20.9-36.1)
20-day	11.0 (9.68-12.4)	12.4 (10.9-14.0)	14.8 (13.0-16.7)	16.9 (14.7-19.1)	19.8 (16.9-23.1)	22.2 (18.5-26.0)	24.6 (19.9-29.4)	27.2 (21.2-33.1)	30.7 (23.1-38.1)	33.4 (24.6-41.8)
30-day	13.3 (11.8-14.9)	15.0 (13.3-16.8)	17.8 (15.7-20.0)	20.2 (17.7-22.7)	23.5 (20.0-27.0)	26.0 (21.8-30.3)	28.6 (23.2-33.9)	31.3 (24.5-37.8)	34.9 (26.4-43.0)	37.6 (27.8-46.9)
45-day	16.2 (14.4-18.0)	18.3 (16.3-20.4)	21.8 (19.4-24.3)	24.6 (21.8-27.6)	28.4 (24.3-32.4)	31.3 (26.2-36.1)	34.1 (27.7-40.0)	36.8 (28.9-44.2)	40.4 (30.6-49.5)	43.0 (31.9-53.5)
60-day	18.5 (16.6-20.6)	21.2 (18.9-23.5)	25.3 (22.6-28.2)	28.6 (25.4-31.9)	32.9 (28.2-37.3)	36.0 (30.3-41.3)	39.0 (31.8-45.5)	41.8 (32.8-49.8)	45.3 (34.3-55.1)	47.7 (35.5-59.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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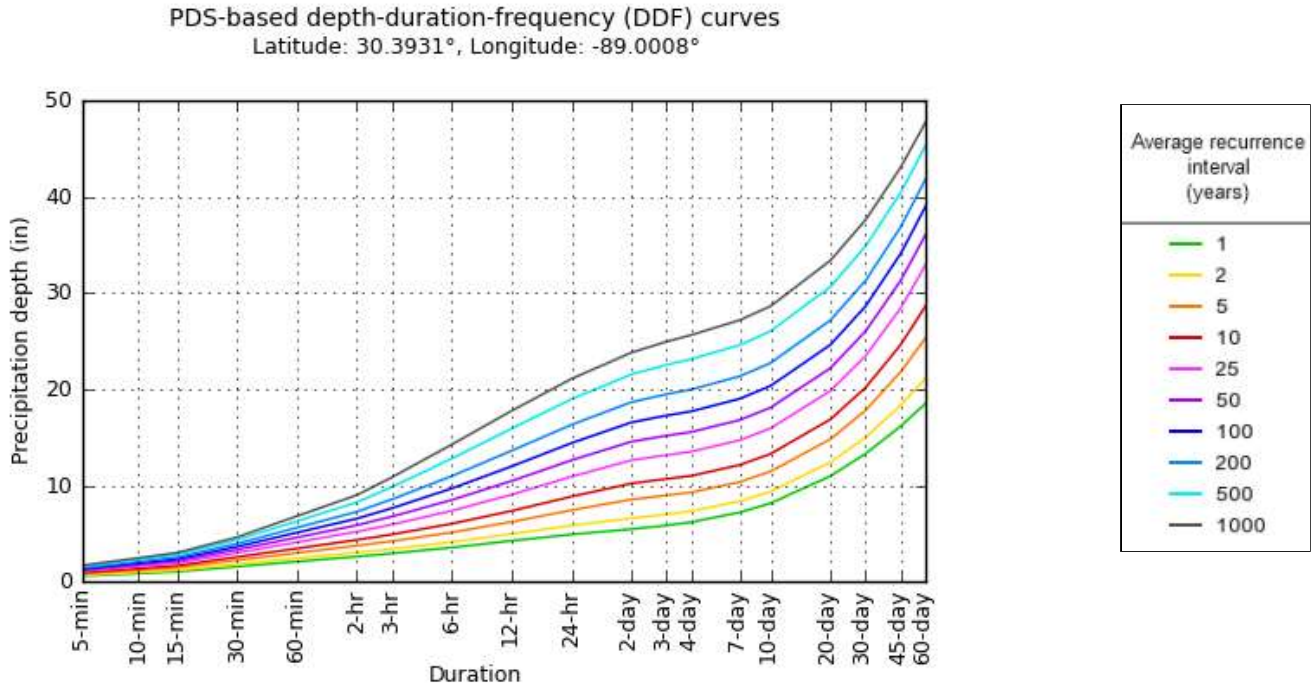
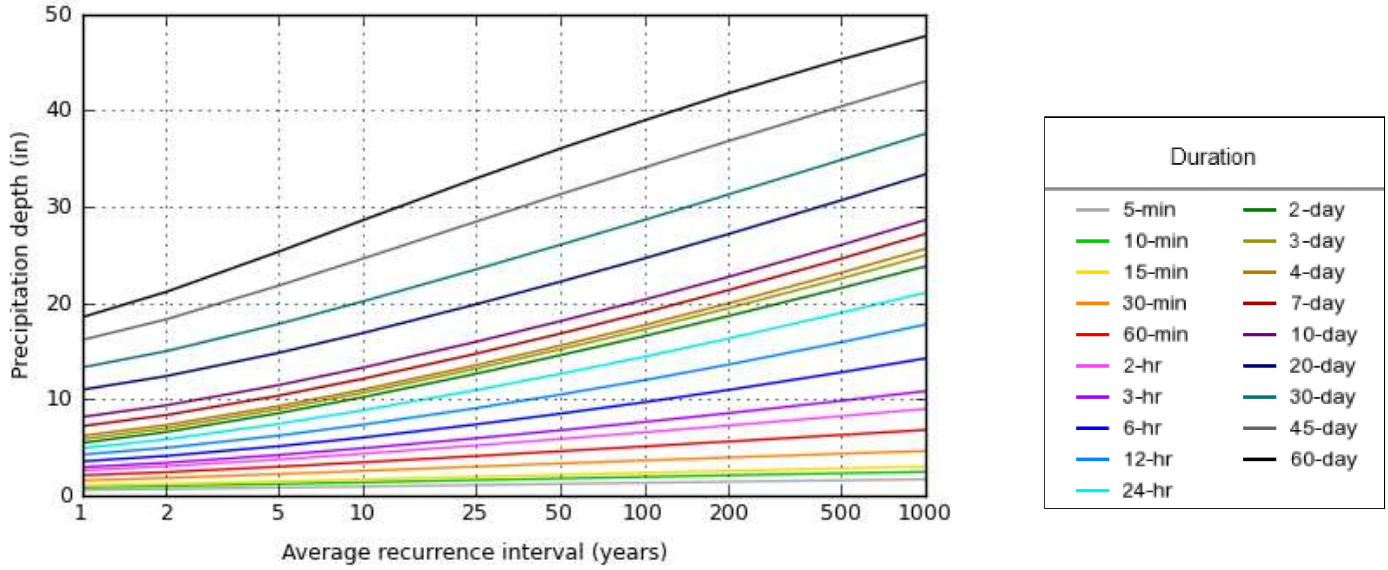
PF graphical





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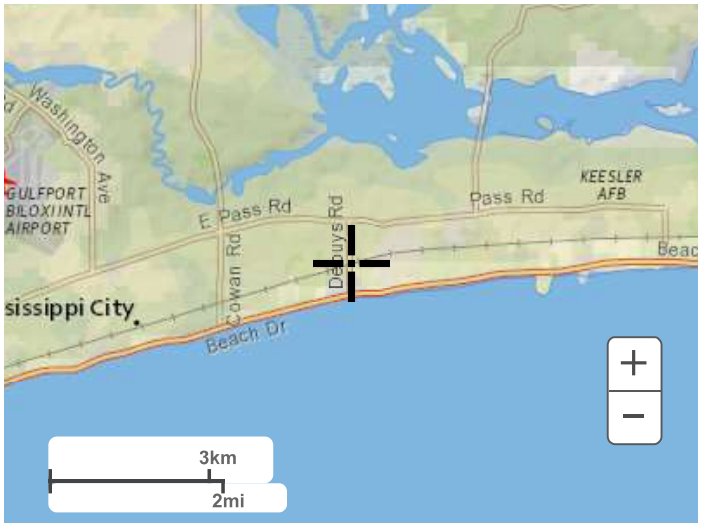
Maps & aerials

Small scale terrain



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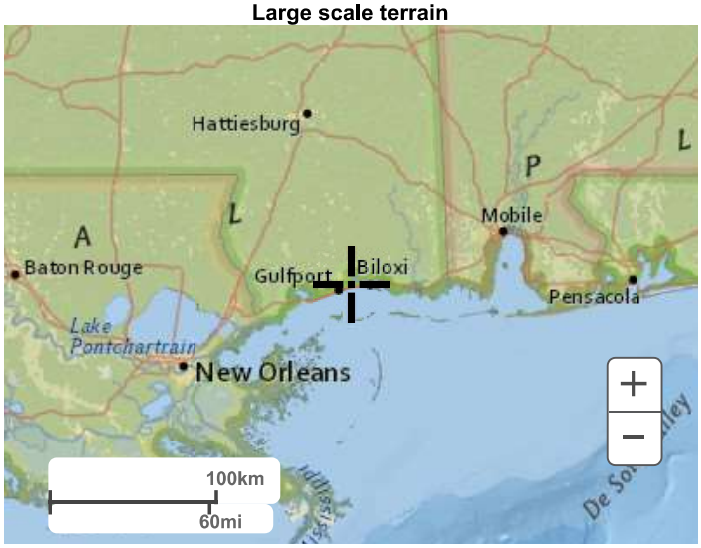

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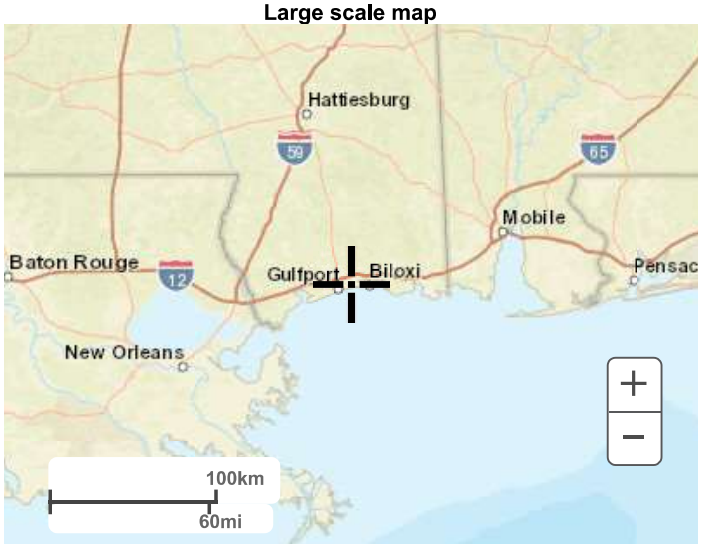
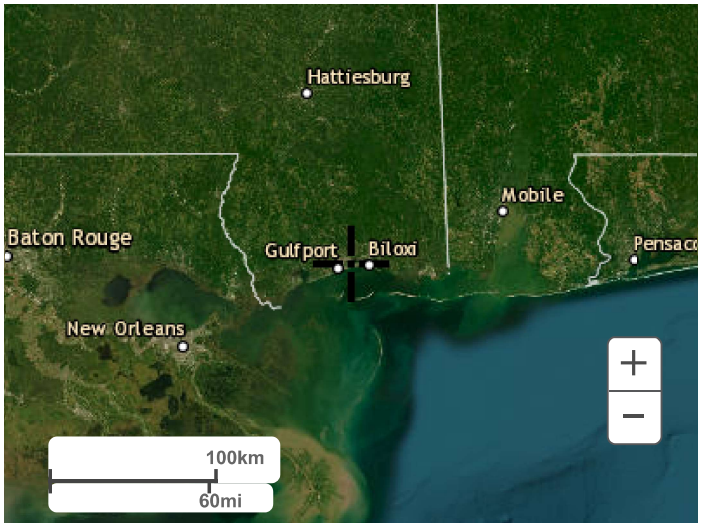


Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

SCS Curve Numbers (CN)

Land Use Description	Hydrologic Soil Group			
Residential	**A**	**B**	**C**	**D**
Average lot size:				
1/8 acre or smaller	77	85	90	92
1/4 acre	61	75	83	87
1/3 acre	57	72	81	86
1/2 acre	54	70	80	85
1 acre	51	68	79	84
2 acre	46	65	77	82
1/8 acre or smaller	77	85	90	92
Paved parking lots and roofs	98	98	98	98
Streets and roads:				
Paved with curbs	98	98	98	98
Gravel	76	85	89	91
Dirt	72	82	87	89
Commercial and business areas	89	92	94	95
Industrial districts	81	88	91	93
Open spaces, lawns, and parks:				
Good condition	39	61	74	80
Fair condition	49	69	79	84
Fallow	77	86	91	94
Row crops	72	81	88	91

*Average Runoff Condition. Ia = 0.2S

Source: Soil Conservation Service TR-55

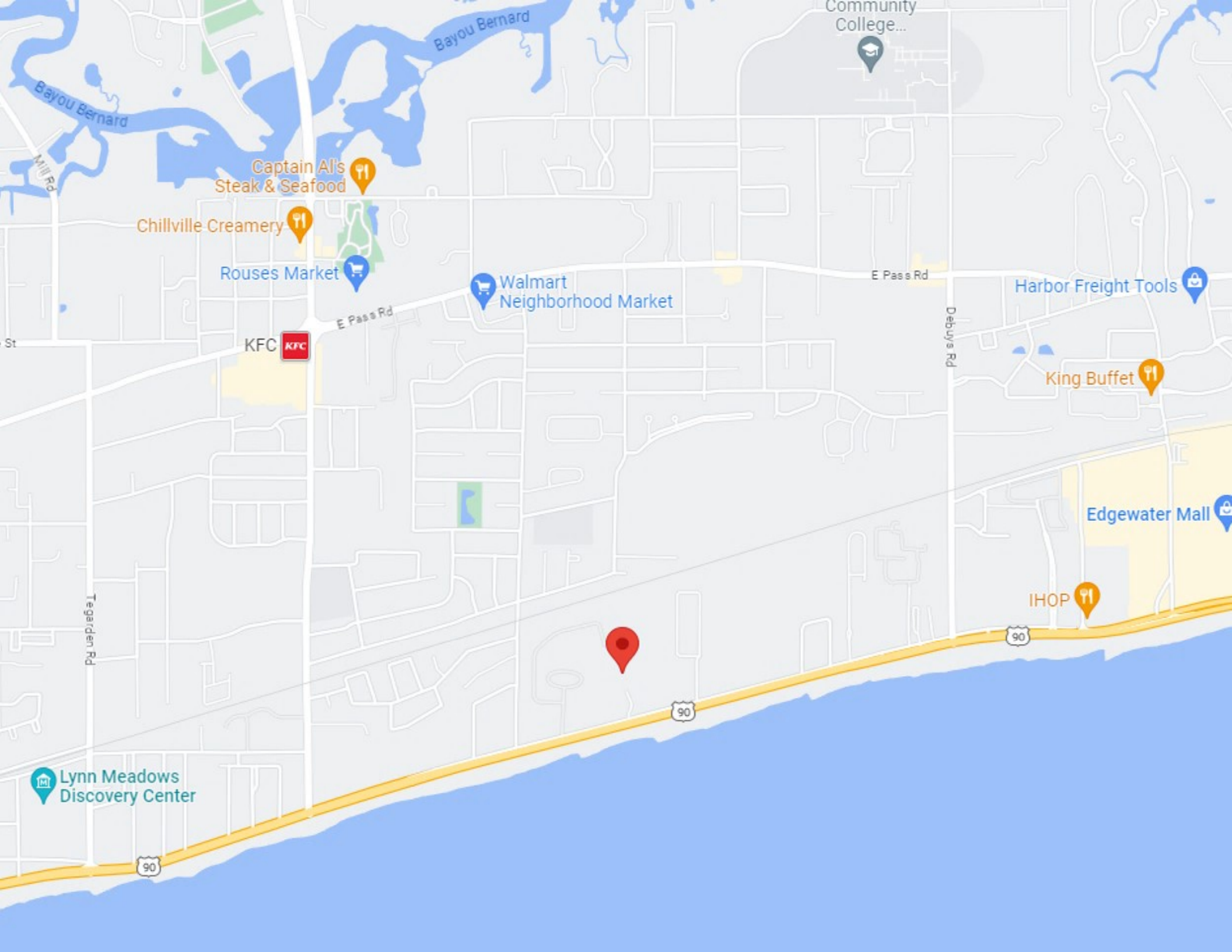
Manning's n-Values

Pipes	Manning's n
Reinforced concrete	0.013
Vitrified clay pipe	0.013
Smooth welded pipe	0.011
Corrugated metal pipe	0.023
Polyvinyl chloride (PVC)	0.010
Natural Channels	
Gravel beds, Straight	0.025
Gravel beds, large boulders	0.040
Earth, straight, some grass	0.026
Earth, winding, no vegetation	0.030
Earth, winding	0.050
Overland Flow	
Smooth surfaces (concrete, asphalt, bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils, residue <=20%	0.06
Cultivated soils, residue >20%	0.17
Short grass	0.15
Dense grass	0.24
Bermuda grass	0.41
Light underbrush woods	0.40
Dense underbrush woods	0.80

Source: Soil Conservation Service TR-55

Appendix C

Vicinity Map


Bayou Bernard
Bayou Bernard
Community College...
Mill Rd
Captain Al's Steak & Seafood
Chillville Creamery
Rouses Market
Walmart Neighborhood Market
E Pass Rd
E Pass Rd
Harbor Freight Tools
KFC
Debuys Rd
King Buffet
Edgewater Mall
IHOP
Teagarden Rd
90
90
90
Lynn Meadows Discovery Center

Appendix D

Pre-Development Drainage Map

TERRY MORAN, P.E., P.L.S.
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Ph (228) 896-4733
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TME
TERRY MORAN
ENGINEERING

In Association With

HEINRICH & ASSOCIATES
RESIDENTIAL & COMMERCIAL DESIGN
1806 23rd Avenue, Suite B - Gulfport, MS 39501
Ph (228) 896-6768 - Fax (228) 896-6769
www.heinrichassociates.net

Sheet PRE DEVELOPMENT MAP

Project PALM HEIGHTS SUBDIVISION
GULFPORT MS

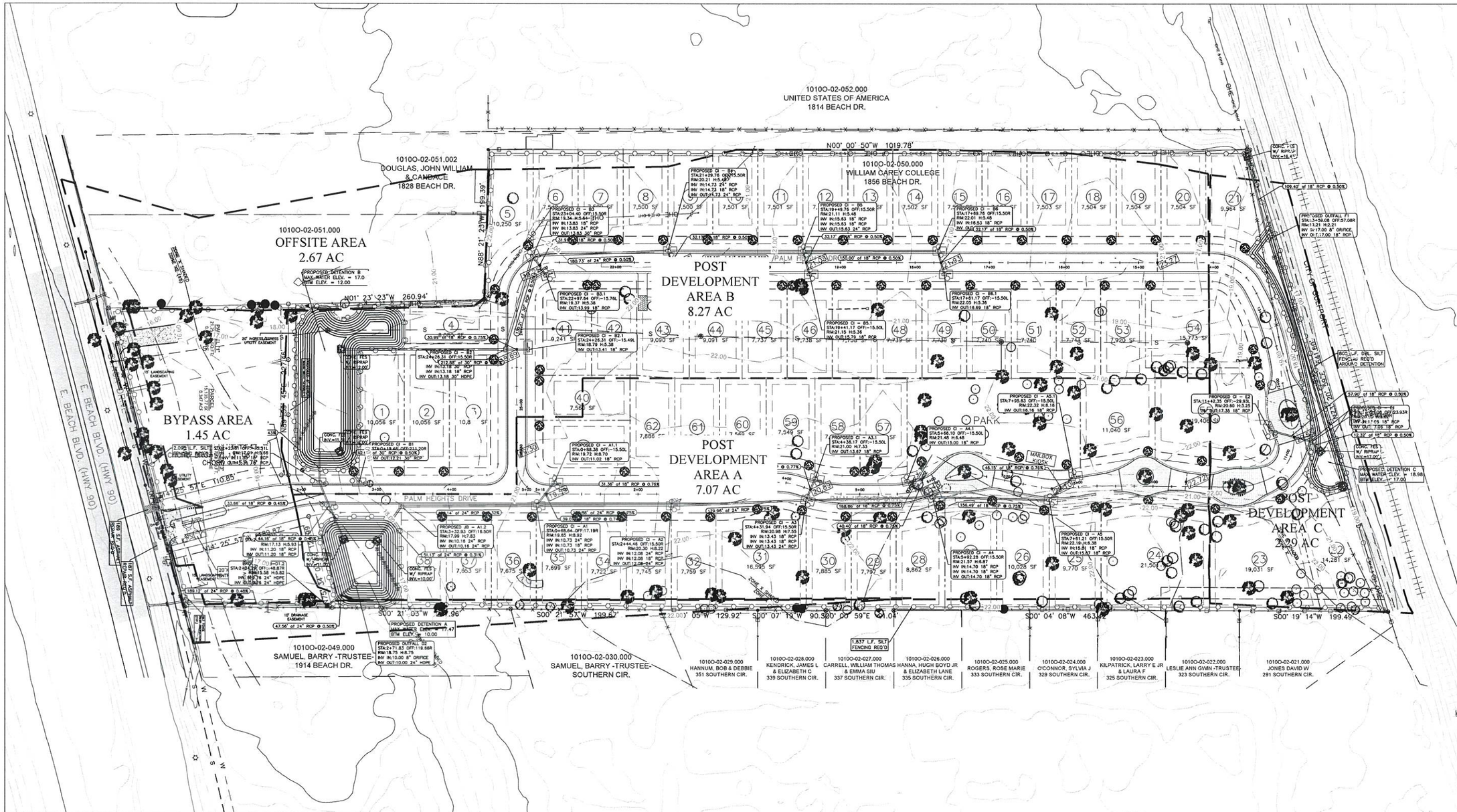
Date
Drawn By CLV
Check By
REV

Sheet 1

Project No 22-020

Appendix E

Post-Development Drainage Map



TERRY MORAN, P.E., P.L.S.
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Sheet POST DEVELOPMENT MAP

Project PALM HEIGHTS SUBDIVISION
GULFPORT MS

Date
Drawn By CEV
Check By
REV

Sheet 2

Project No 22-020

Appendix F

Pond Report

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

42

Legend

Hyd.	Origin	Description
1	SCS Runoff	EX-02
2	SCS Runoff	Post Development A
3	SCS Runoff	EX-01
4	Combine	Total Pre Development
5	SCS Runoff	Offsite
6	SCS Runoff	Bypass
7	SCS Runoff	Post Development C
8	SCS Runoff	POST DEVELOPMENT B
9	Reservoir	POND B
10	Reservoir	POND C
11	Reservoir(i)	COMBINE
12	Combine	TOTAL POST DEVELOPMENT

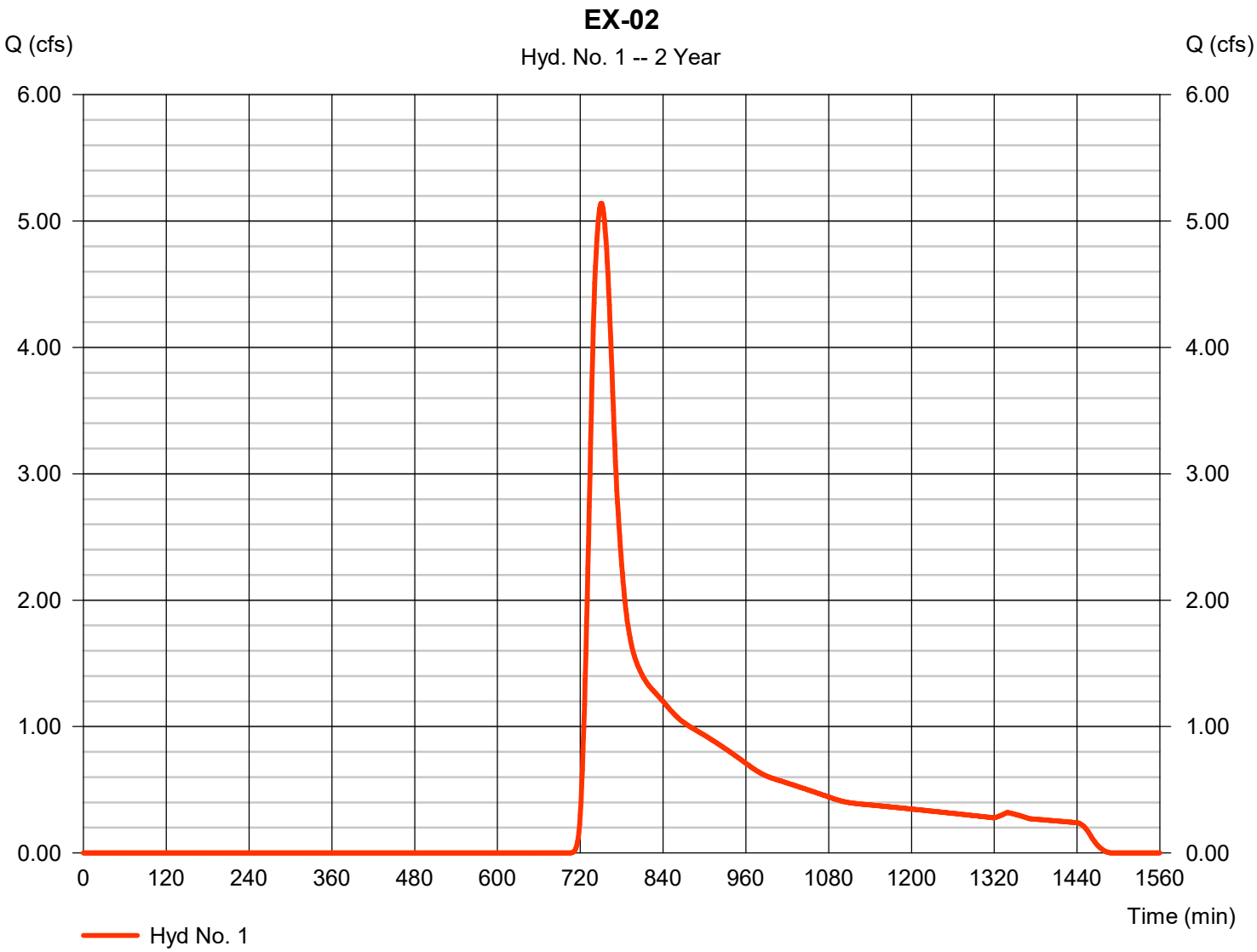
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 1

EX-02

Hydrograph type	= SCS Runoff	Peak discharge	= 5.141 cfs
Storm frequency	= 2 yrs	Time to peak	= 750 min
Time interval	= 1 min	Hyd. volume	= 35,922 cuft
Drainage area	= 9.860 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 32.10 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No. 1

EX-02

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 274.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 5.84		0.00		0.00		
Land slope (%)	= 1.50		0.00		0.00		
Travel Time (min)	**= 26.54**	**+**	**0.00**	**+**	**0.00**	**=**	**26.54**
Shallow Concentrated Flow							
Flow length (ft)	= 533.00		0.00		0.00		
Watercourse slope (%)	= 1.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.61		0.00		0.00		
Travel Time (min)	**= 5.51**	**+**	**0.00**	**+**	**0.00**	**=**	**5.51**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 32.10 min

Hydrograph Report

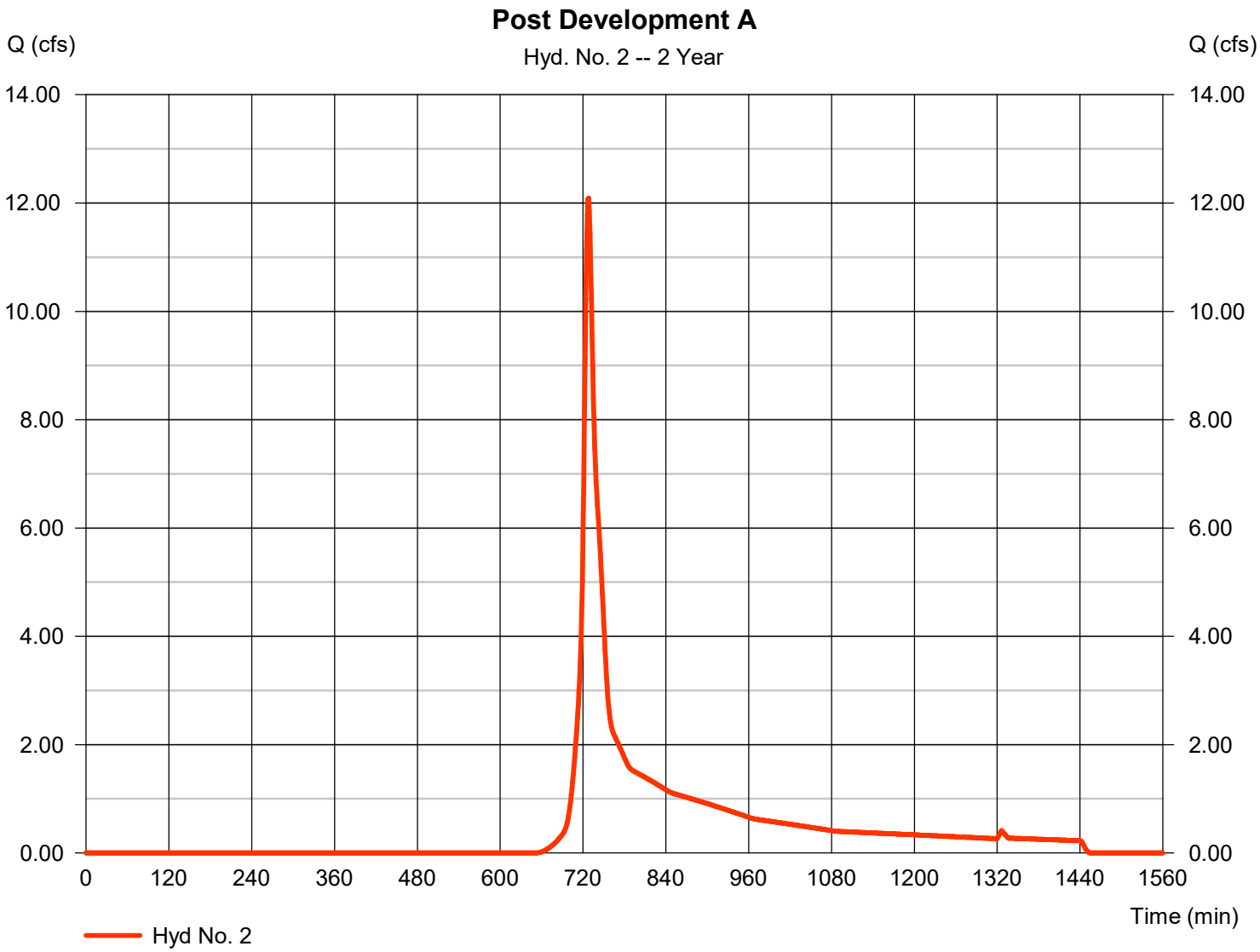
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 2

Post Development A

Hydrograph type	= SCS Runoff	Peak discharge	= 12.09 cfs
Storm frequency	= 2 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 44,586 cuft
Drainage area	= 7.070 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(6.820 x 61) + (0.690 x 39)] / 7.070



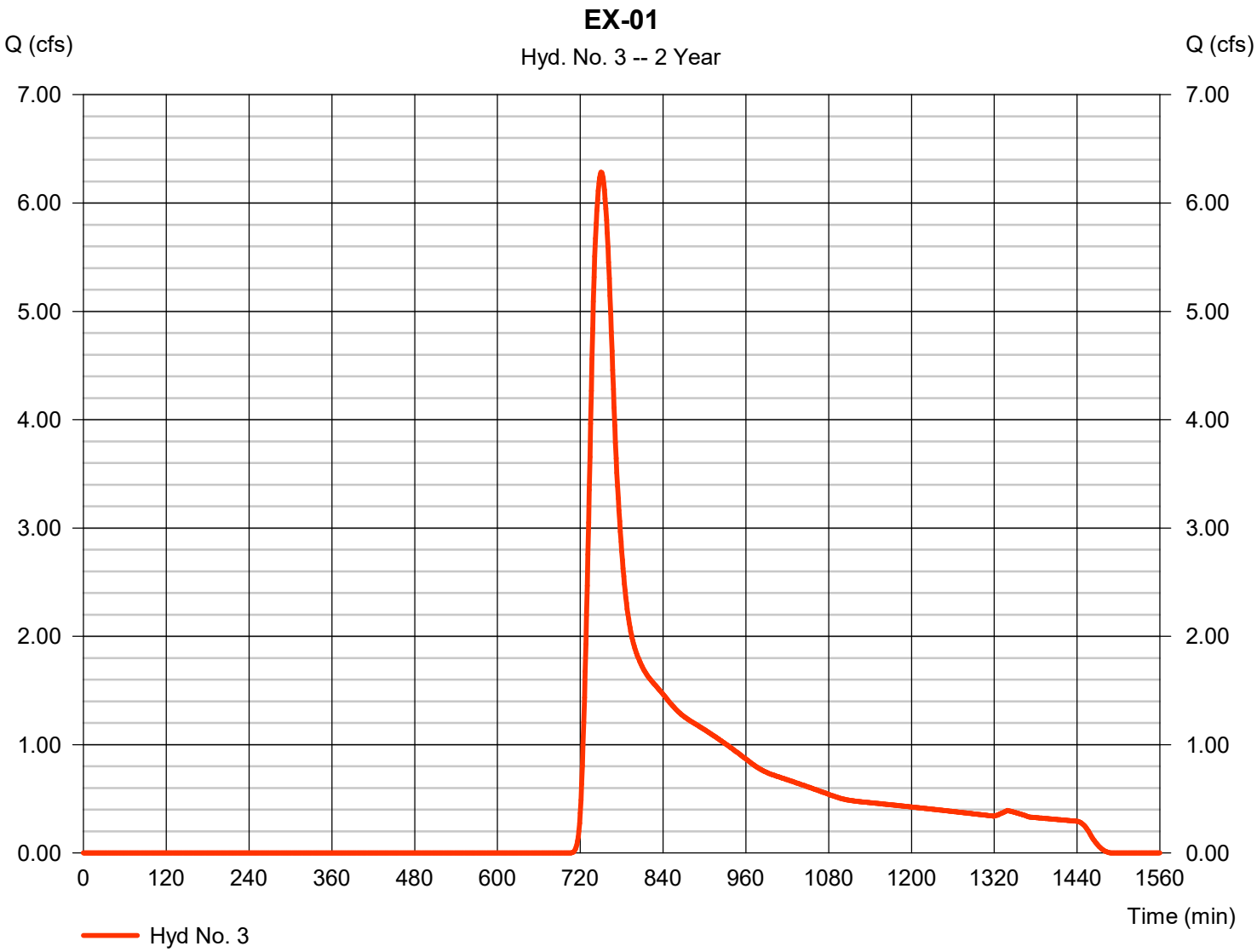
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 3

EX-01

Hydrograph type	= SCS Runoff	Peak discharge	= 6.283 cfs
Storm frequency	= 2 yrs	Time to peak	= 750 min
Time interval	= 1 min	Hyd. volume	= 43,901 cuft
Drainage area	= 12.050 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 30.50 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No. 3

EX-01

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.150		0.011		0.011		
Flow length (ft)	= 300.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 5.84		0.00		0.00		
Land slope (%)	= 1.00		0.00		0.00		
Travel Time (min)	**= 23.05**	**+**	**0.00**	**+**	**0.00**	**=**	**23.05**
Shallow Concentrated Flow							
Flow length (ft)	= 718.00		0.00		0.00		
Watercourse slope (%)	= 1.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=1.61		0.00		0.00		
Travel Time (min)	**= 7.42**	**+**	**0.00**	**+**	**0.00**	**=**	**7.42**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 30.50 min

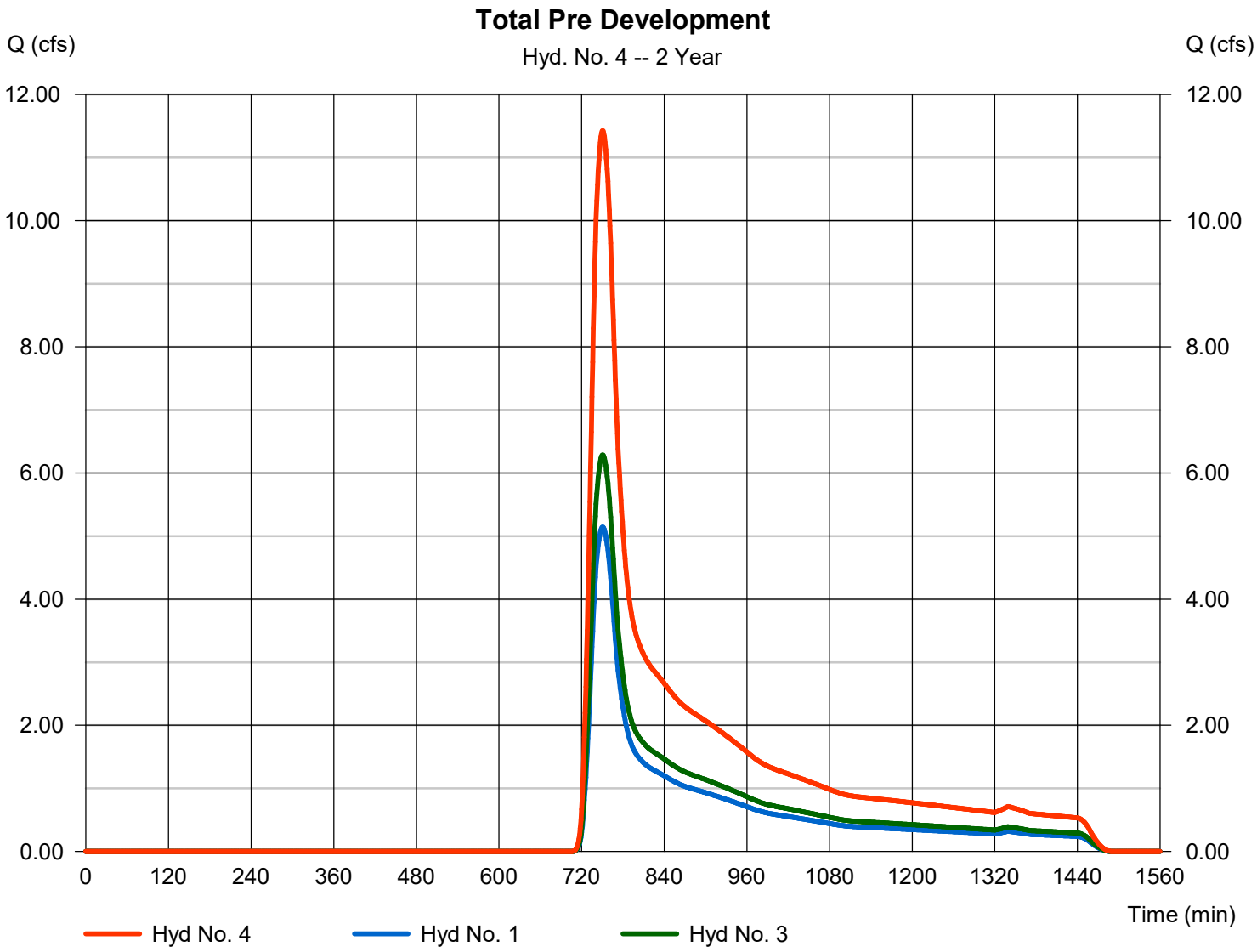
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 4

Total Pre Development

Hydrograph type	= Combine	Peak discharge	= 11.42 cfs
Storm frequency	= 2 yrs	Time to peak	= 750 min
Time interval	= 1 min	Hyd. volume	= 79,823 cuft
Inflow hyds.	= 1, 3	Contrib. drain. area	= 21.910 ac



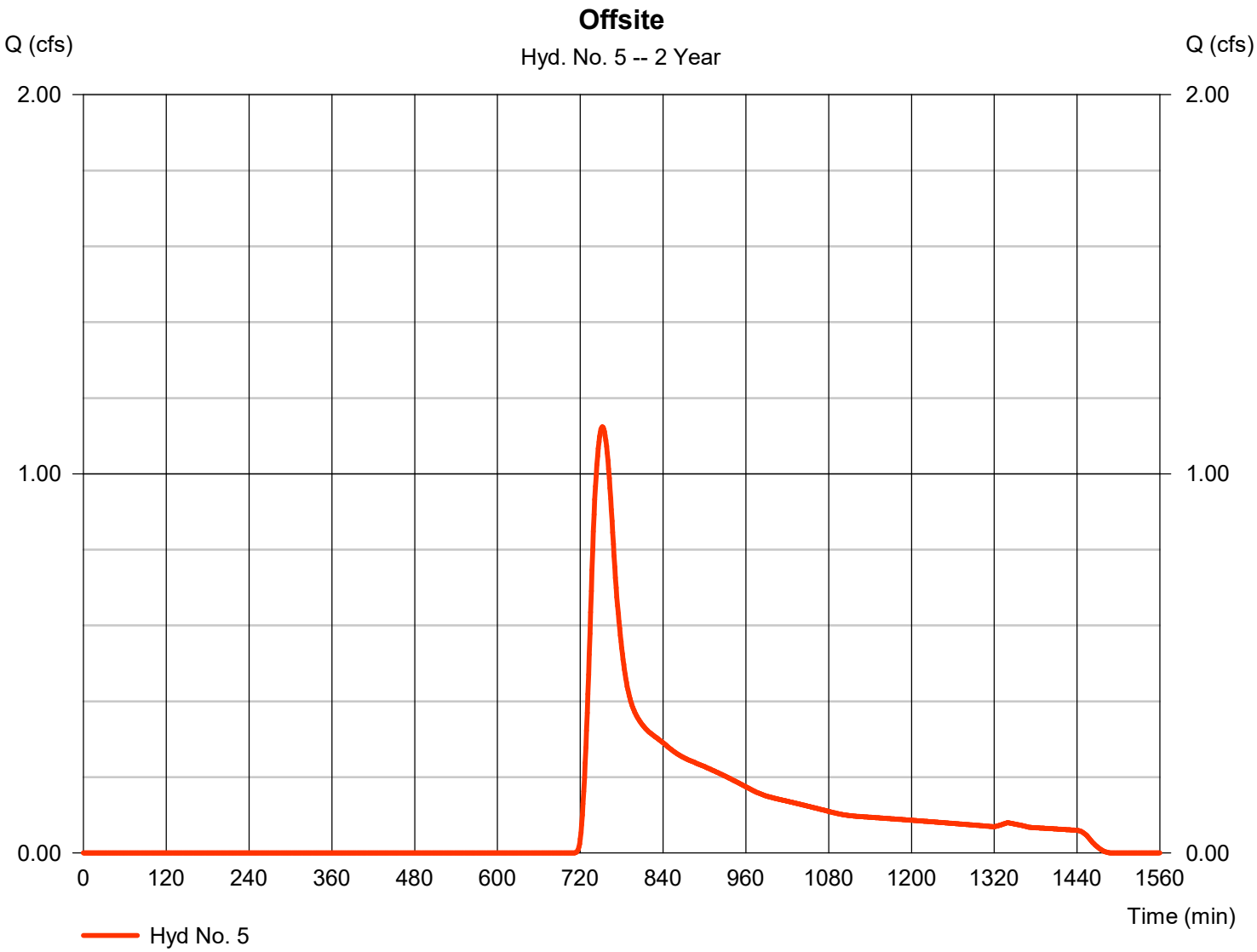
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 5

Offsite

Hydrograph type	= SCS Runoff	Peak discharge	= 1.124 cfs
Storm frequency	= 2 yrs	Time to peak	= 752 min
Time interval	= 1 min	Hyd. volume	= 8,435 cuft
Drainage area	= 2.670 ac	Curve number	= 47
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 32.00 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



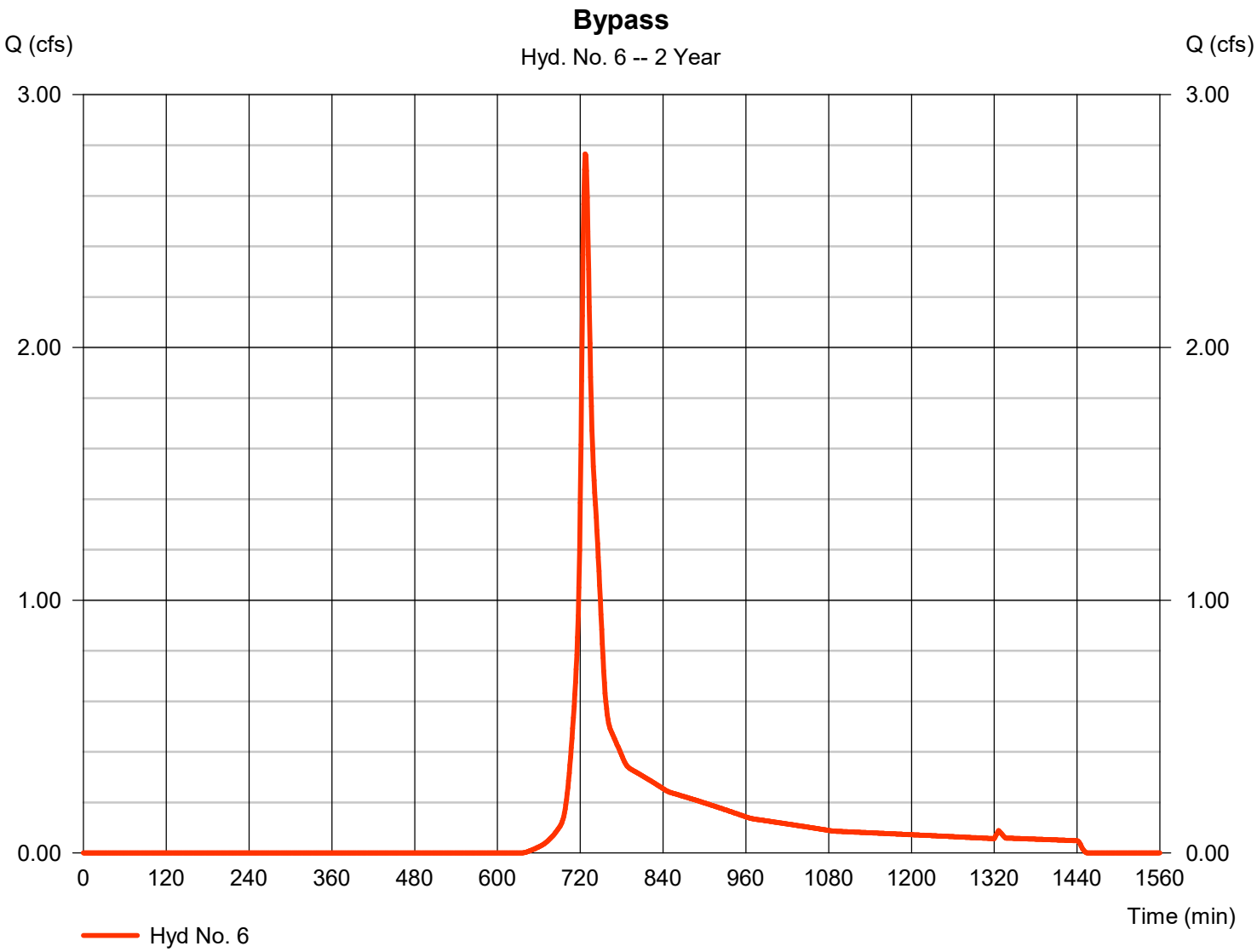
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 6

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 2.765 cfs
Storm frequency	= 2 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 9,997 cuft
Drainage area	= 1.450 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

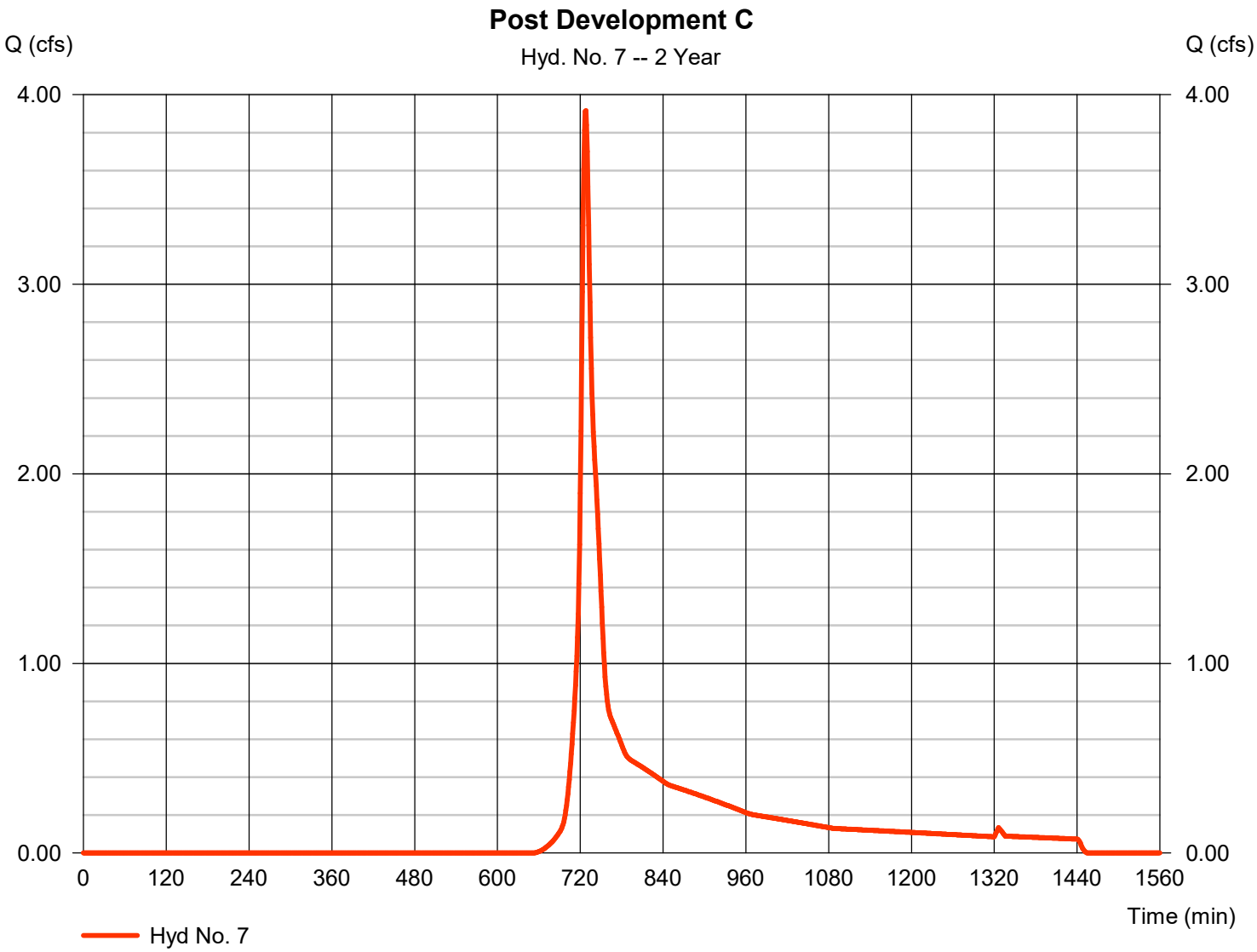
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 7

Post Development C

Hydrograph type	= SCS Runoff	Peak discharge	= 3.916 cfs
Storm frequency	= 2 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 14,442 cuft
Drainage area	= 2.290 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.930 x 61) + (0.300 x 39)] / 2.290



Hydrograph Report

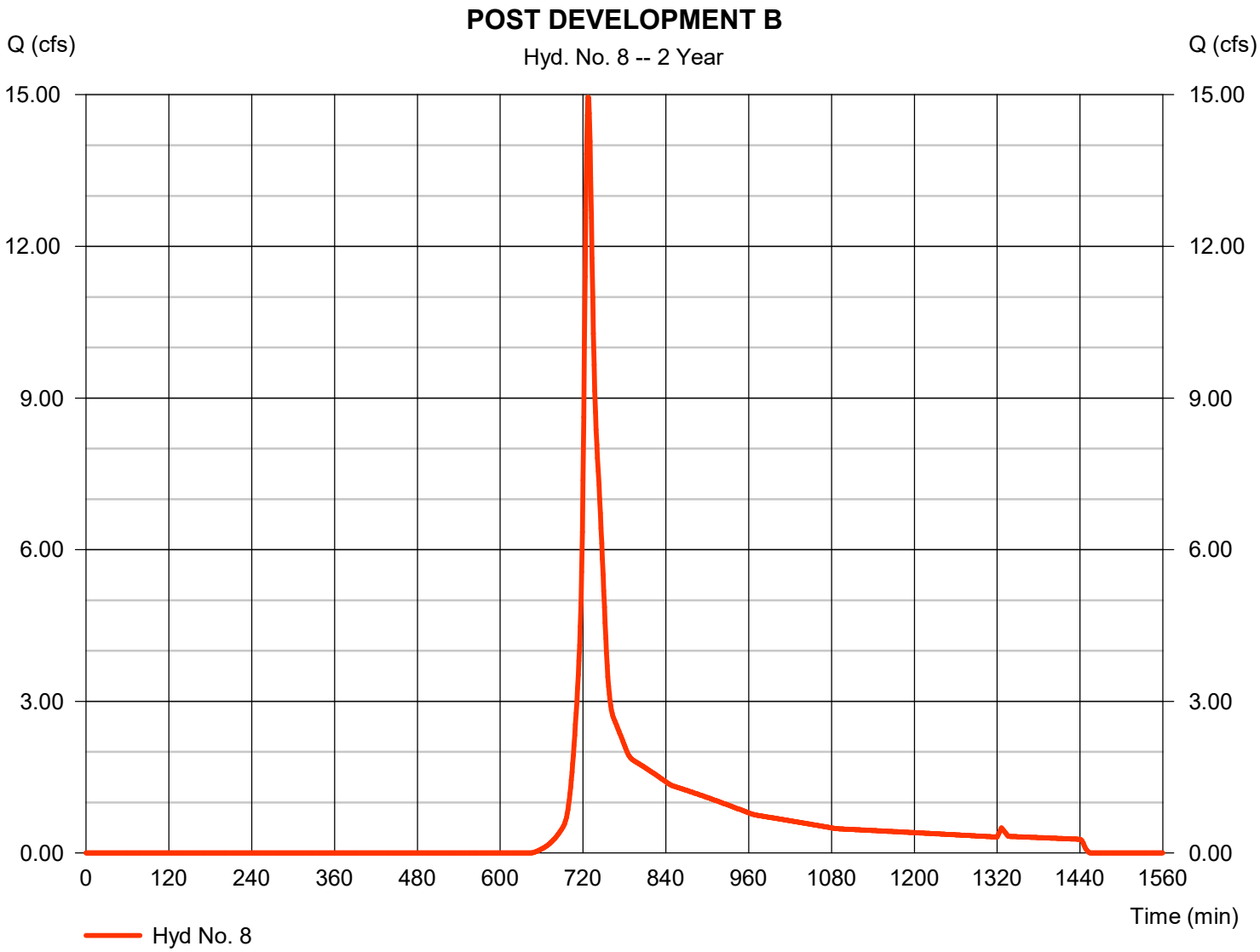
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 8

POST DEVELOPMENT B

Hydrograph type	= SCS Runoff	Peak discharge	= 14.95 cfs
Storm frequency	= 2 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 54,568 cuft
Drainage area	= 8.270 ac	Curve number	= 60*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.84 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(7.410 x 61) + (0.520 x 39)] / 8.270



Hydrograph Report

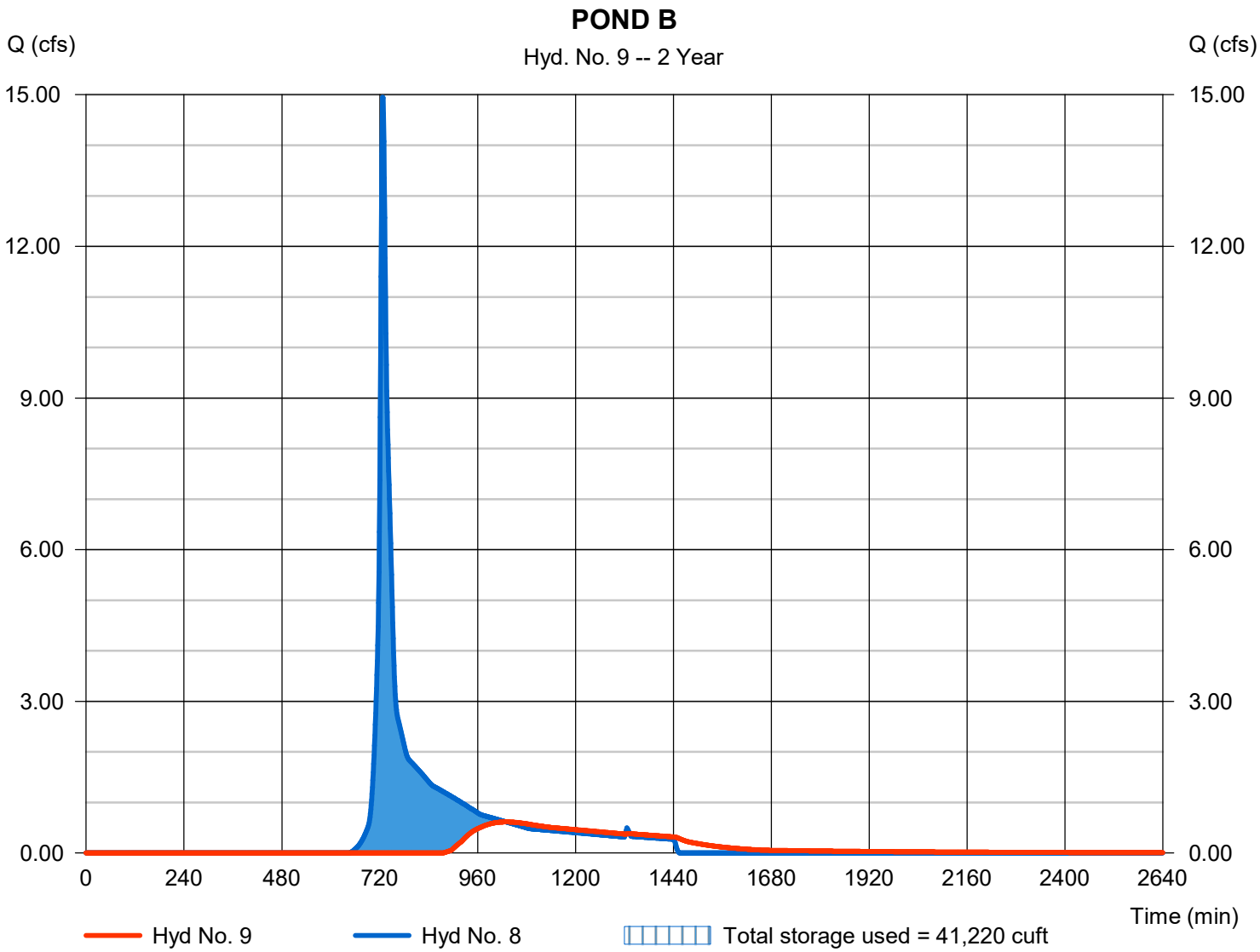
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 9

POND B

Hydrograph type	= Reservoir	Peak discharge	= 0.614 cfs
Storm frequency	= 2 yrs	Time to peak	= 1030 min
Time interval	= 1 min	Hyd. volume	= 17,736 cuft
Inflow hyd. No.	= 8 - POST DEVELOPMENT B	Max. Elevation	= 14.33 ft
Reservoir name	= POND B	Max. Storage	= 41,220 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Pond No. 3 - POND B

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 10.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	10.00	5,791	0	0
1.00	11.00	7,526	6,639	6,639
2.00	12.00	9,176	8,337	14,975
3.00	13.00	10,889	10,019	24,995
4.00	14.00	12,663	11,764	36,758
5.00	15.00	14,498	13,569	50,327
6.00	16.00	16,391	15,433	65,761
7.00	17.00	18,340	17,355	83,115

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	0.00	0.00	0.00
Span (in)	= 30.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 14.00	0.00	0.00	0.00
Length (ft)	= 132.00	0.00	0.00	0.00
Slope (%)	= 0.20	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

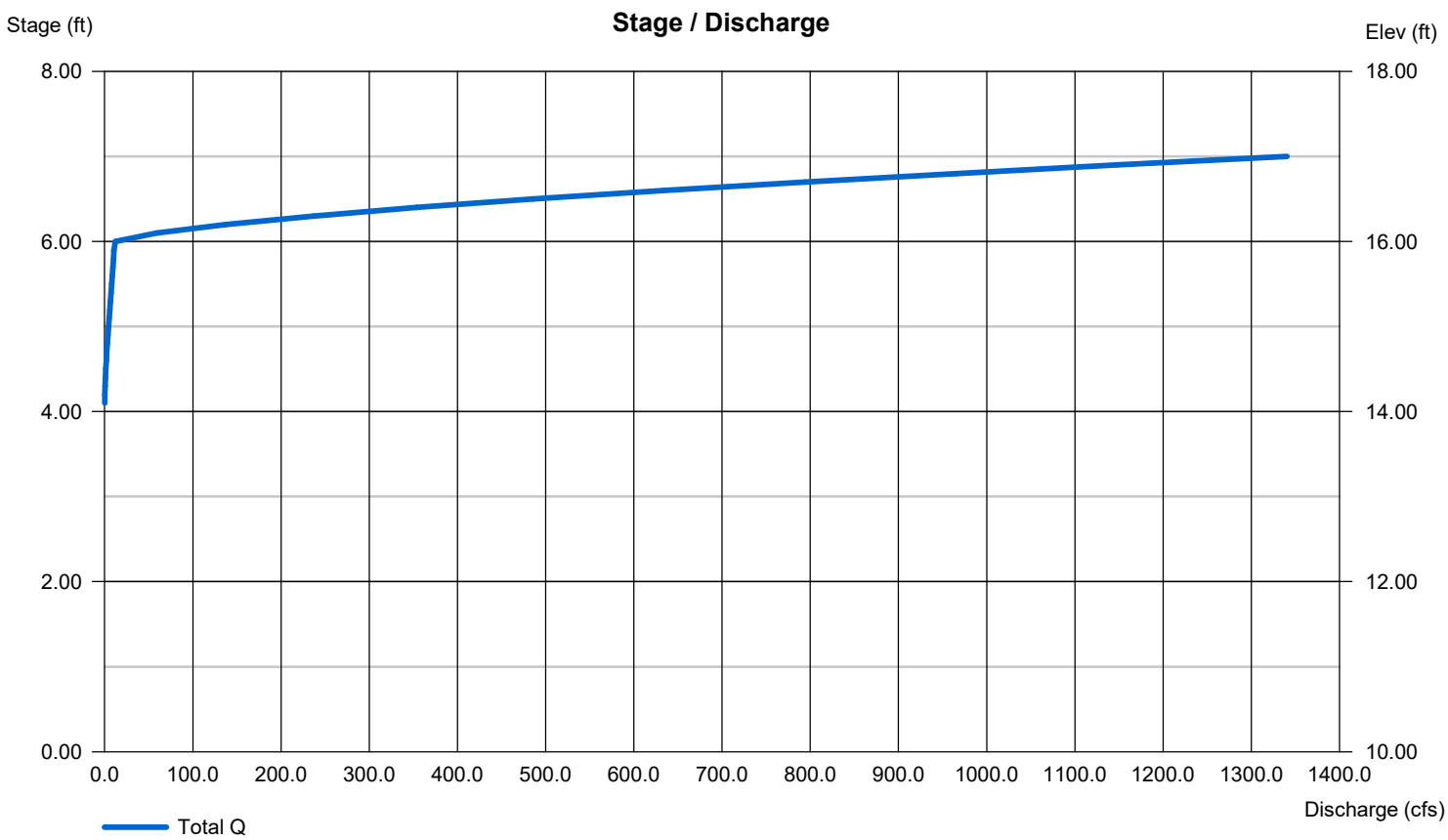
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 500.00	0.00	0.00	0.00
Crest El. (ft)	= 15.99	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

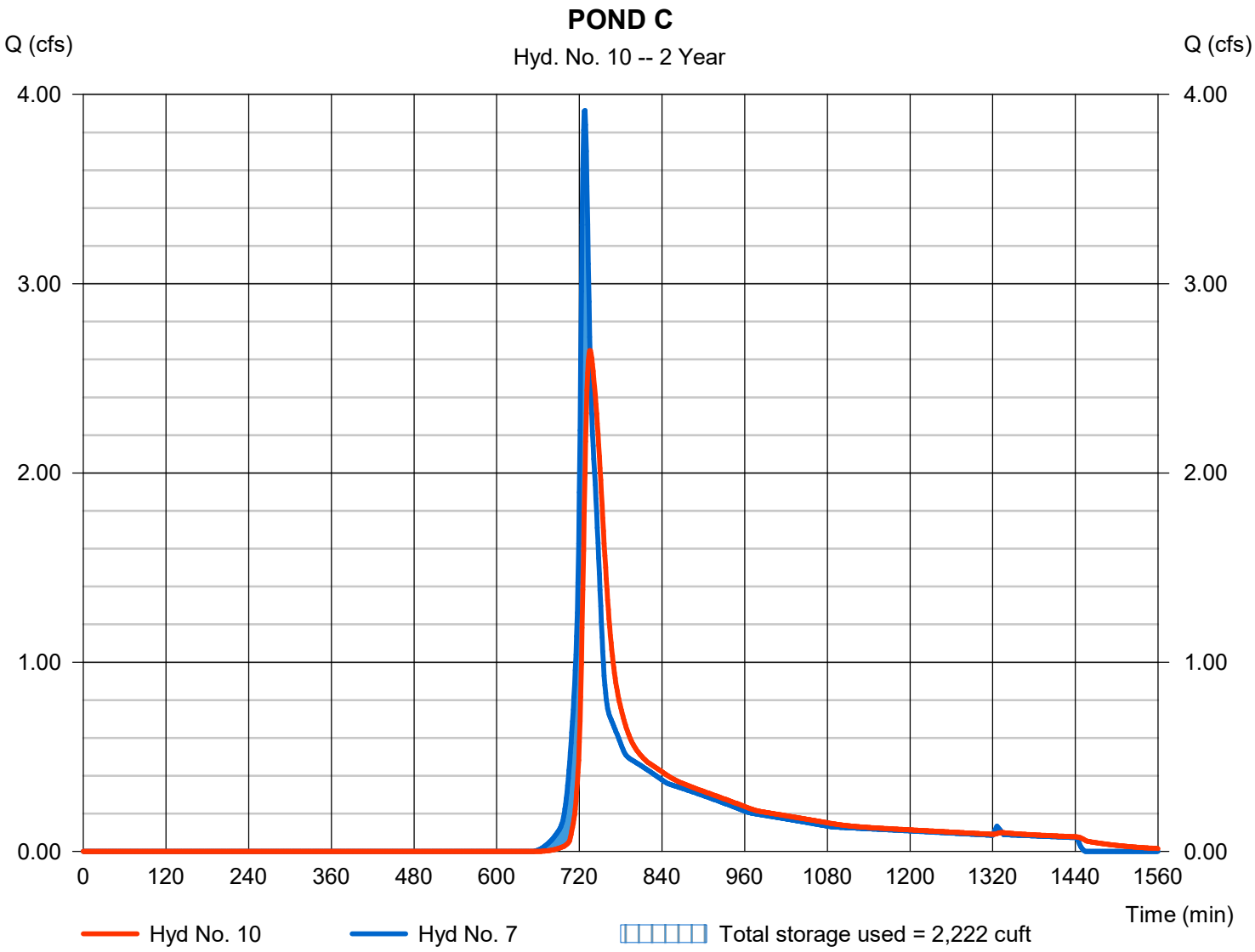
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 10

POND C

Hydrograph type	= Reservoir	Peak discharge	= 2.647 cfs
Storm frequency	= 2 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 14,437 cuft
Inflow hyd. No.	= 7 - Post Development C	Max. Elevation	= 17.83 ft
Reservoir name	= Pond C	Max. Storage	= 2,222 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Pond No. 2 - Pond C

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 17.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	17.00	1,810	0	0
1.00	18.00	3,638	2,671	2,671
2.00	19.00	5,903	4,725	7,396

Culvert / Orifice Structures

		[A]	[B]	[C]	[PrfRsr]
Rise (in)	=	18.00	0.00	0.00	0.00
Span (in)	=	18.00	0.00	0.00	0.00
No. Barrels	=	1	0	0	0
Invert El. (ft)	=	17.00	0.00	0.00	0.00
Length (ft)	=	50.00	0.00	0.00	0.00
Slope (%)	=	0.50	0.00	0.00	n/a
N-Value	=	.013	.013	.013	n/a
Orifice Coeff.	=	0.60	0.60	0.60	0.60
Multi-Stage	=	n/a	No	No	No

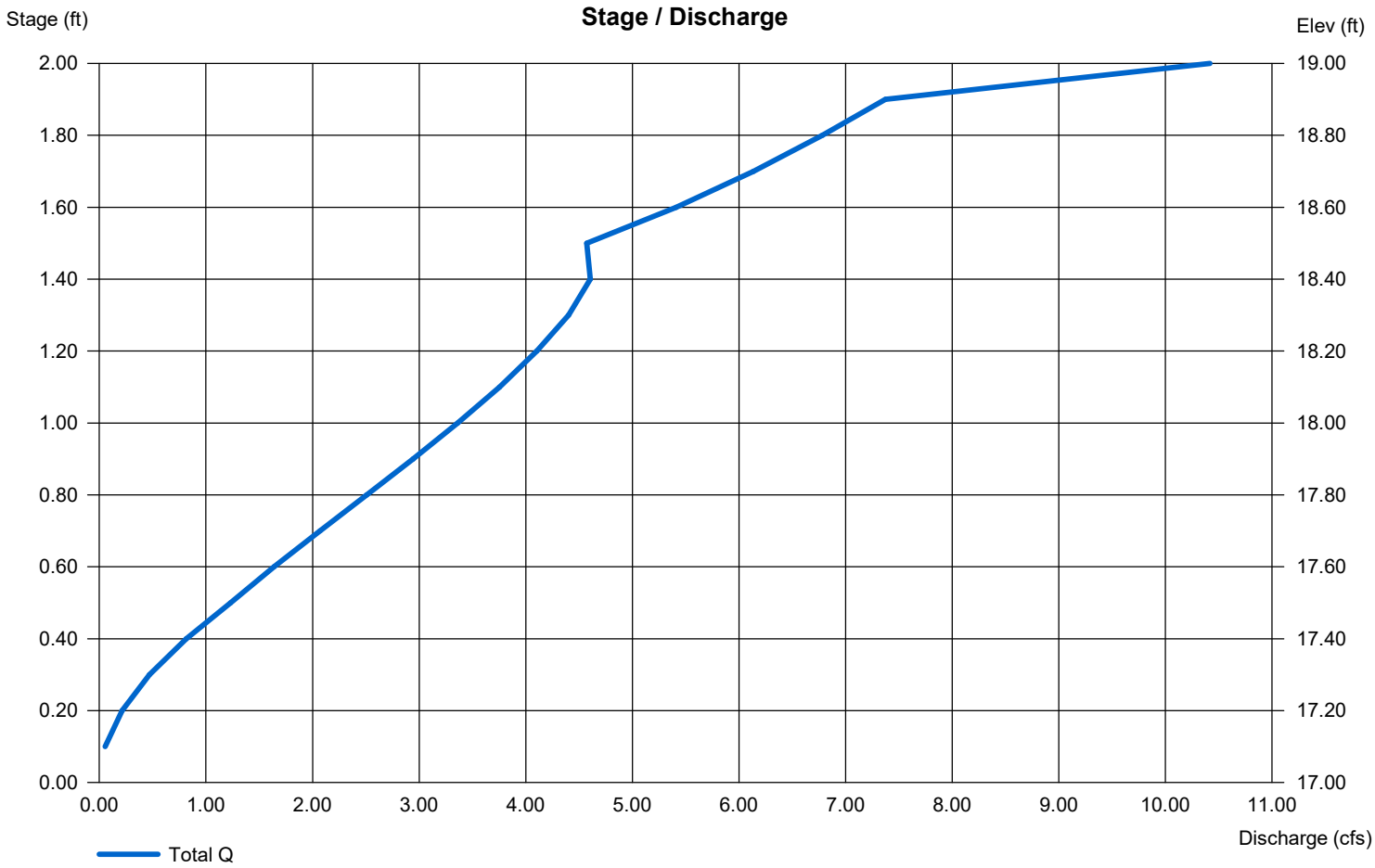
Weir Structures

		[A]	[B]	[C]	[D]
Crest Len (ft)	=	750.00	0.00	0.00	0.00
Crest El. (ft)	=	18.99	0.00	0.00	0.00
Weir Coeff.	=	3.33	3.33	3.33	3.33
Weir Type	=	Ciplti	---	---	---
Multi-Stage	=	No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

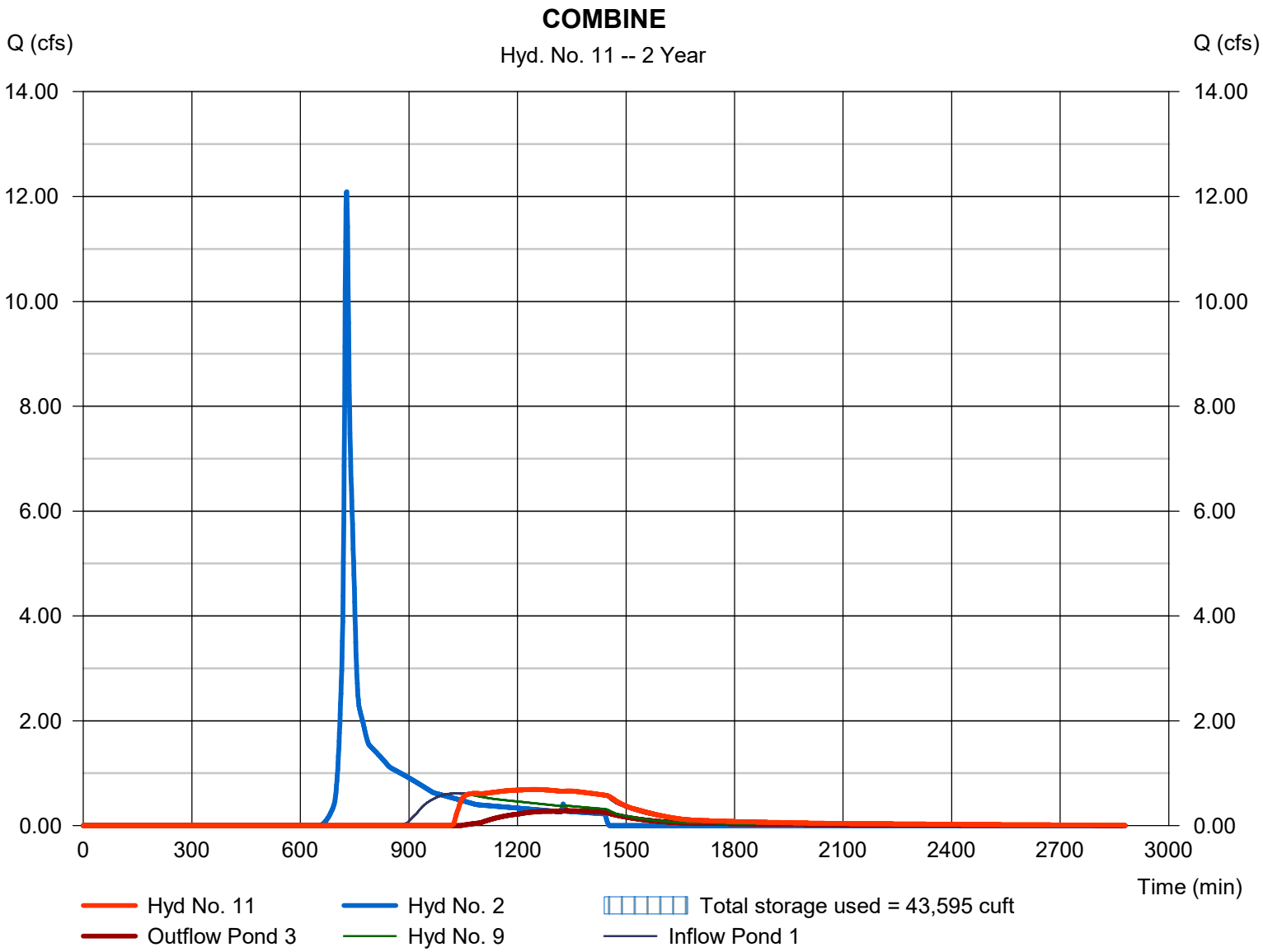
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 11

COMBINE

Hydrograph type	=	Reservoir (Interconnected)	Peak discharge	=	0.689 cfs
Storm frequency	=	2 yrs	Time to peak	=	1246 min
Time interval	=	1 min	Hyd. volume	=	22,413 cuft
Upper Pond	=	POND B	**Lower Pond**	=	Pond A
Inflow hyd.	=	2 - Post Development A	Other Inflow hyd.	=	9 - POND B
Max. Elevation	=	14.22 ft	Max. Elevation	=	11.47 ft
Max. Storage	=	39,760 cuft	Max. Storage	=	3,835 cuft

Interconnected Pond Routing. Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Pond No. 3 - POND B

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 10.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	10.00	5,791	0	0
1.00	11.00	7,526	6,639	6,639
2.00	12.00	9,176	8,337	14,975
3.00	13.00	10,889	10,019	24,995
4.00	14.00	12,663	11,764	36,758
5.00	15.00	14,498	13,569	50,327
6.00	16.00	16,391	15,433	65,761
7.00	17.00	18,340	17,355	83,115

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	0.00	0.00	0.00
Span (in)	= 30.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 14.00	0.00	0.00	0.00
Length (ft)	= 132.00	0.00	0.00	0.00
Slope (%)	= 0.20	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

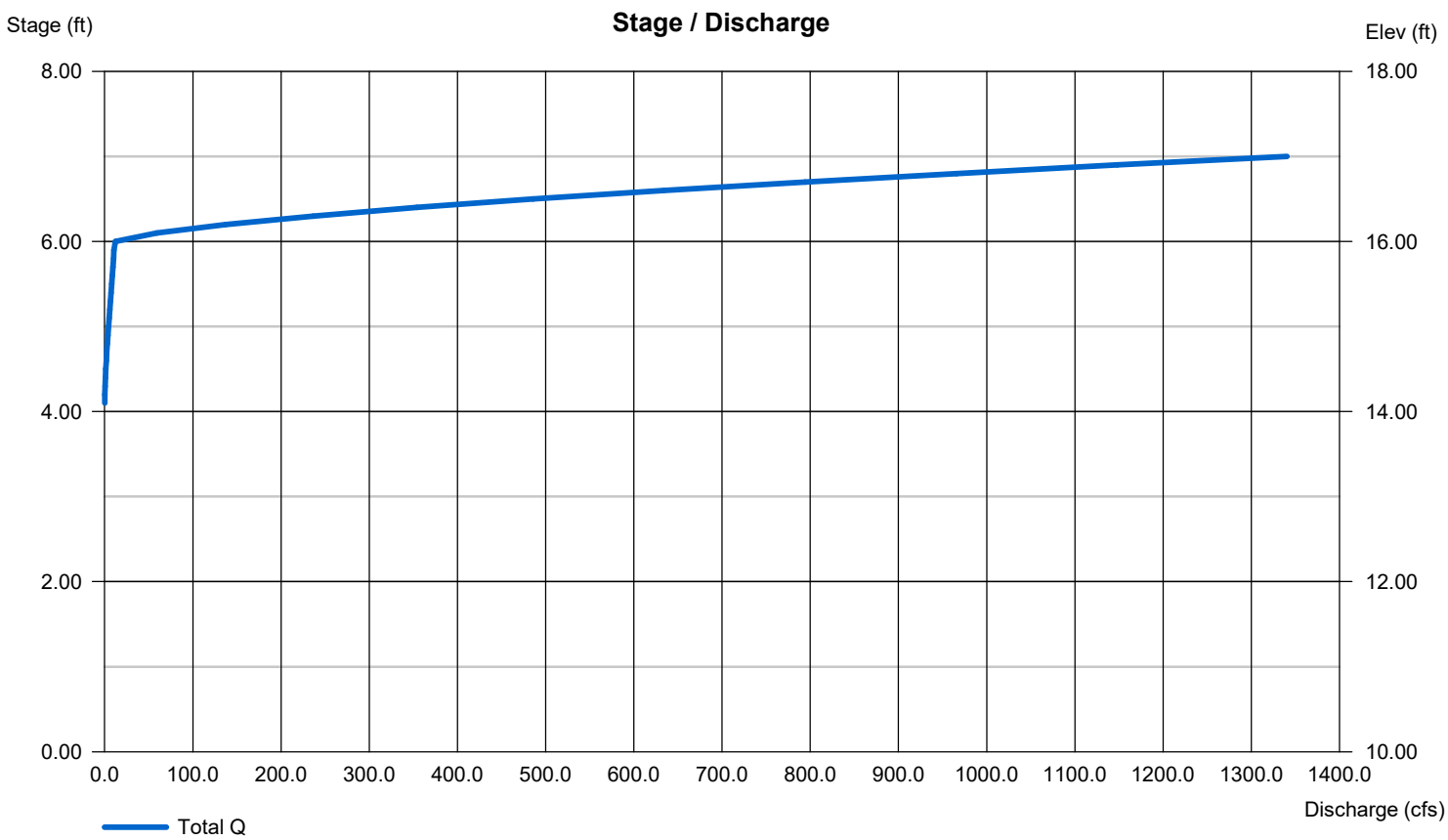
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 500.00	0.00	0.00	0.00
Crest El. (ft)	= 15.99	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Pond No. 1 - Pond A

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 10.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	10.00	2,108	0	0
1.00	11.00	2,716	2,405	2,405
2.00	12.00	3,396	3,049	5,455
3.00	13.00	4,146	3,764	9,219
4.00	14.00	4,952	4,543	13,762
5.00	15.00	5,816	5,378	19,139
6.00	16.00	6,735	6,269	25,409
7.00	17.00	7,712	7,217	32,626
8.00	18.00	8,745	8,222	40,848
9.00	19.00	9,834	9,283	50,131

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	6.00	0.00	0.00
Span (in)	= 24.00	6.00	0.00	0.00
No. Barrels	= 1	5	0	0
Invert El. (ft)	= 10.00	11.25	0.00	0.00
Length (ft)	= 50.00	0.50	0.00	0.00
Slope (%)	= 0.50	0.50	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

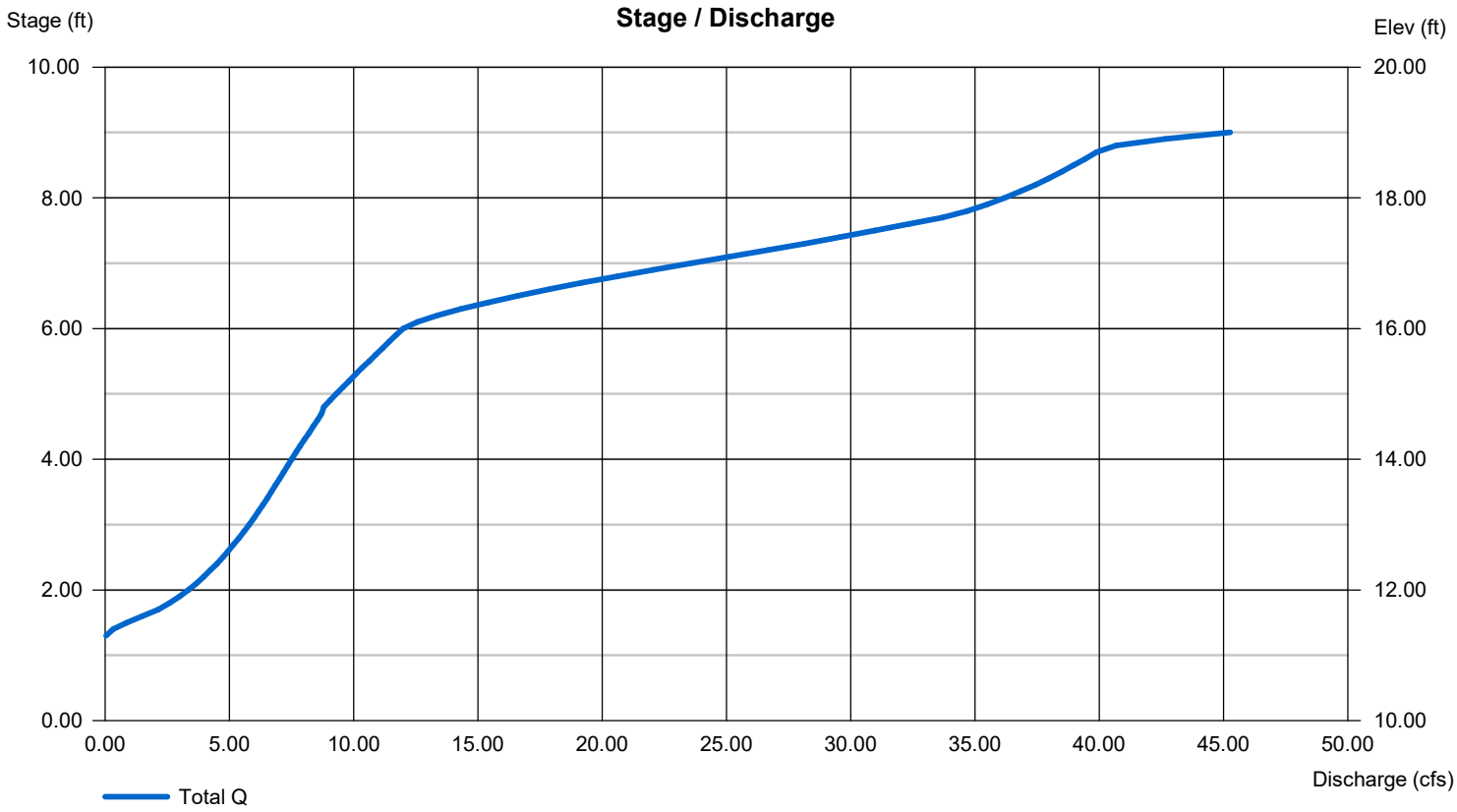
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.25	3.00	10.00	0.00
Crest El. (ft)	= 13.75	16.00	18.75	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	Ciplti	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



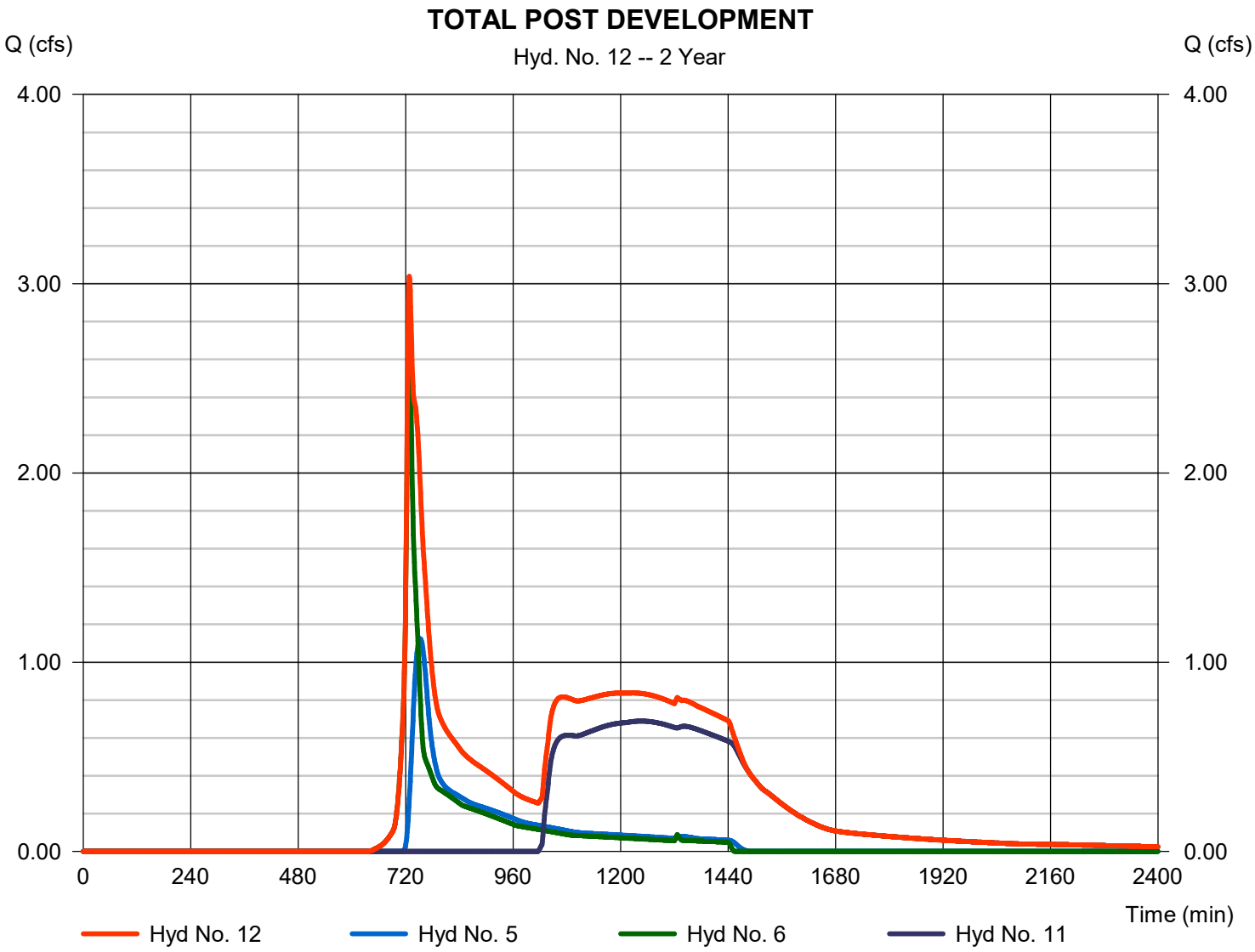
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 12

TOTAL POST DEVELOPMENT

Hydrograph type	= Combine	Peak discharge	= 3.038 cfs
Storm frequency	= 2 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 40,845 cuft
Inflow hyds.	= 5, 6, 11	Contrib. drain. area	= 4.120 ac



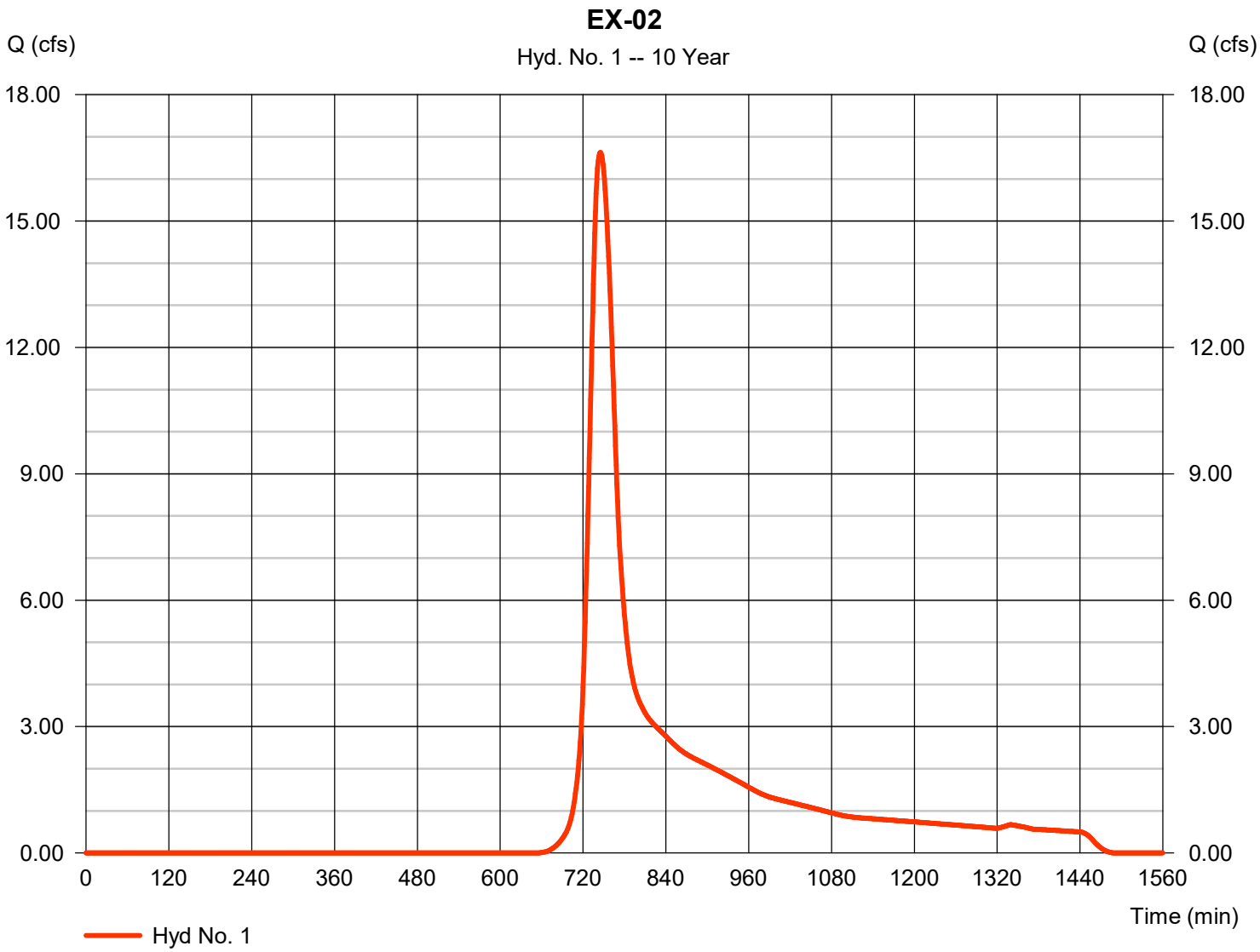
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 1

EX-02

Hydrograph type	= SCS Runoff	Peak discharge	= 16.63 cfs
Storm frequency	= 10 yrs	Time to peak	= 745 min
Time interval	= 1 min	Hyd. volume	= 96,087 cuft
Drainage area	= 9.860 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 32.10 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

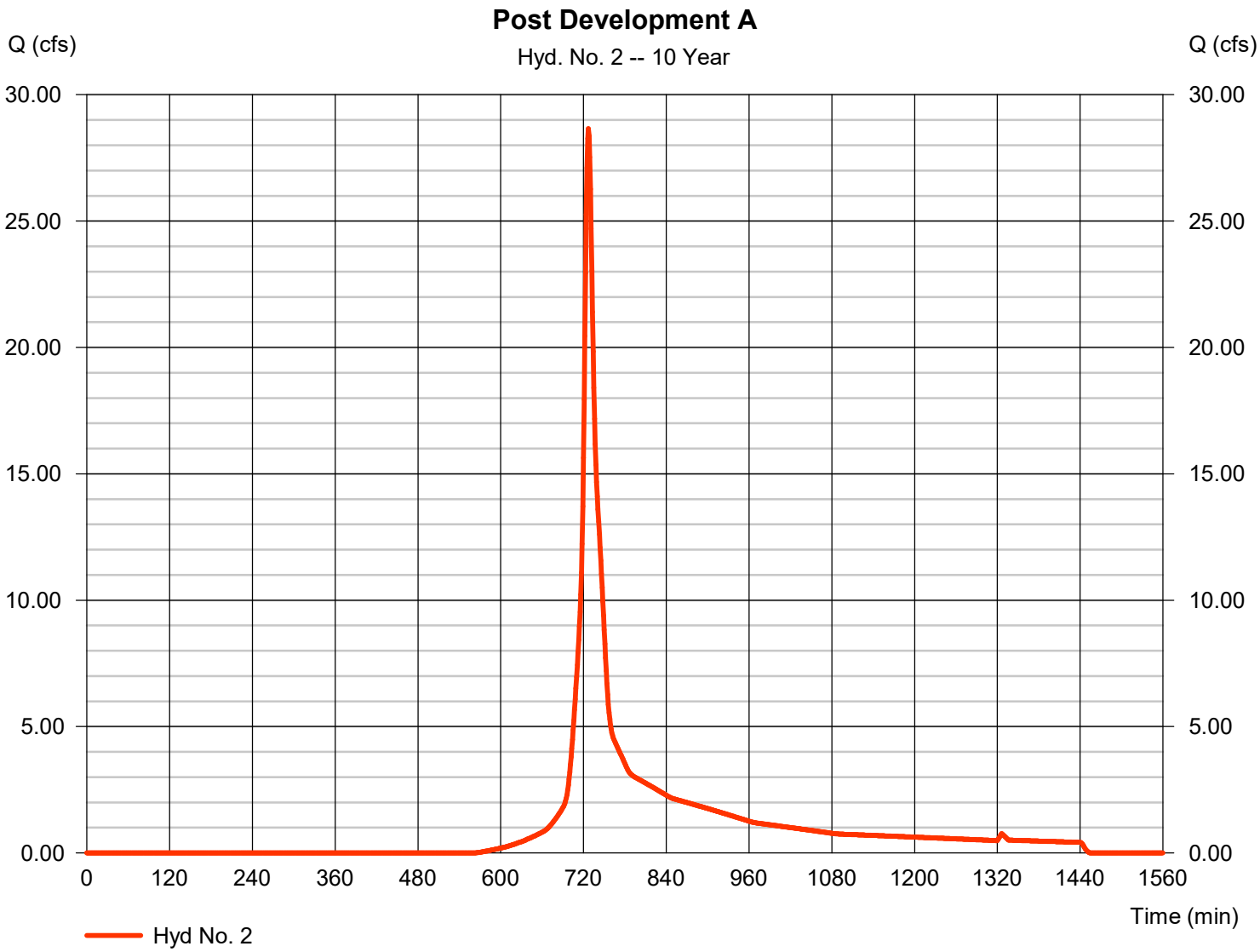
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 2

Post Development A

Hydrograph type	= SCS Runoff	Peak discharge	= 28.65 cfs
Storm frequency	= 10 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 99,124 cuft
Drainage area	= 7.070 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(6.820 x 61) + (0.690 x 39)] / 7.070



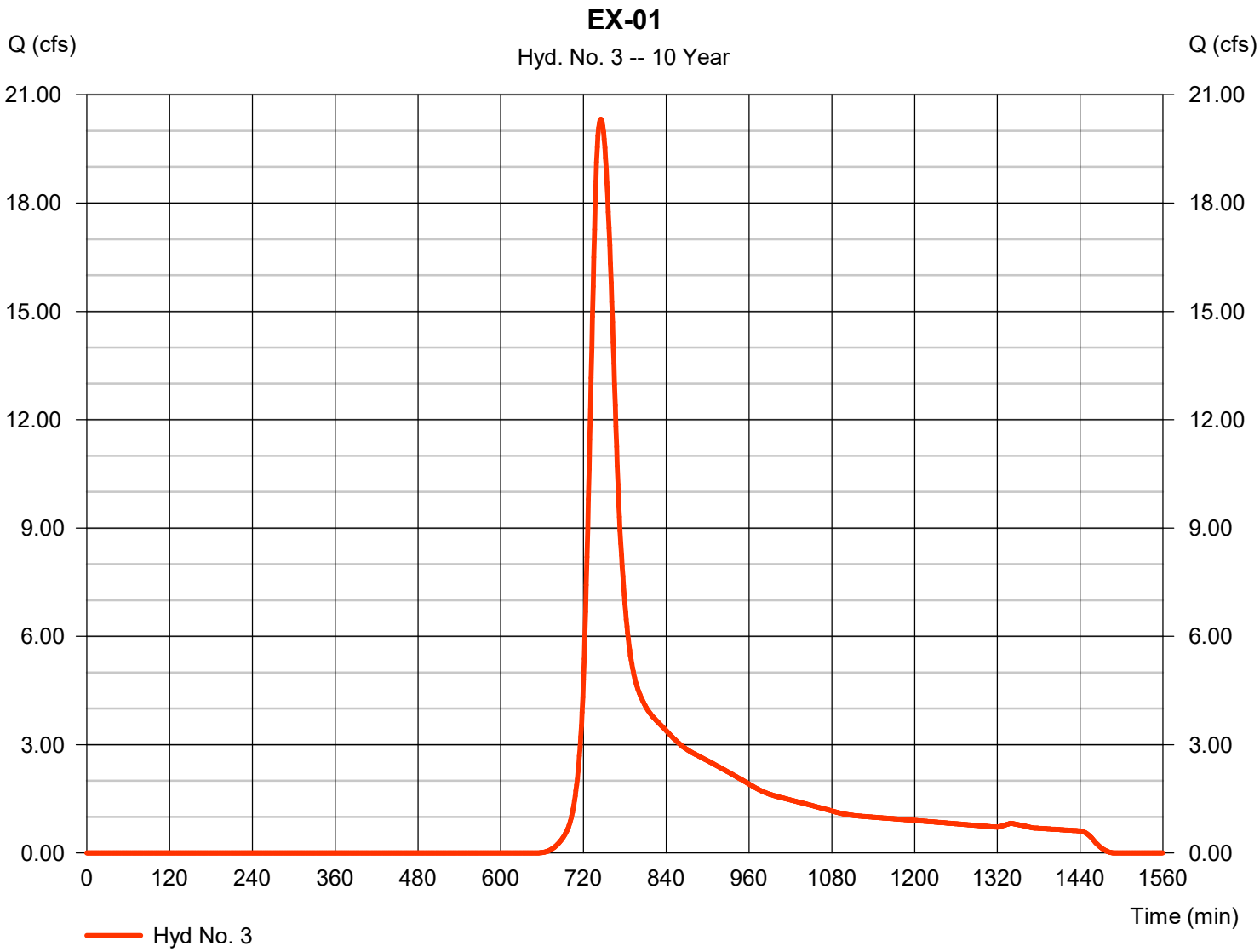
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 3

EX-01

Hydrograph type	= SCS Runoff	Peak discharge	= 20.32 cfs
Storm frequency	= 10 yrs	Time to peak	= 745 min
Time interval	= 1 min	Hyd. volume	= 117,429 cuft
Drainage area	= 12.050 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 30.50 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



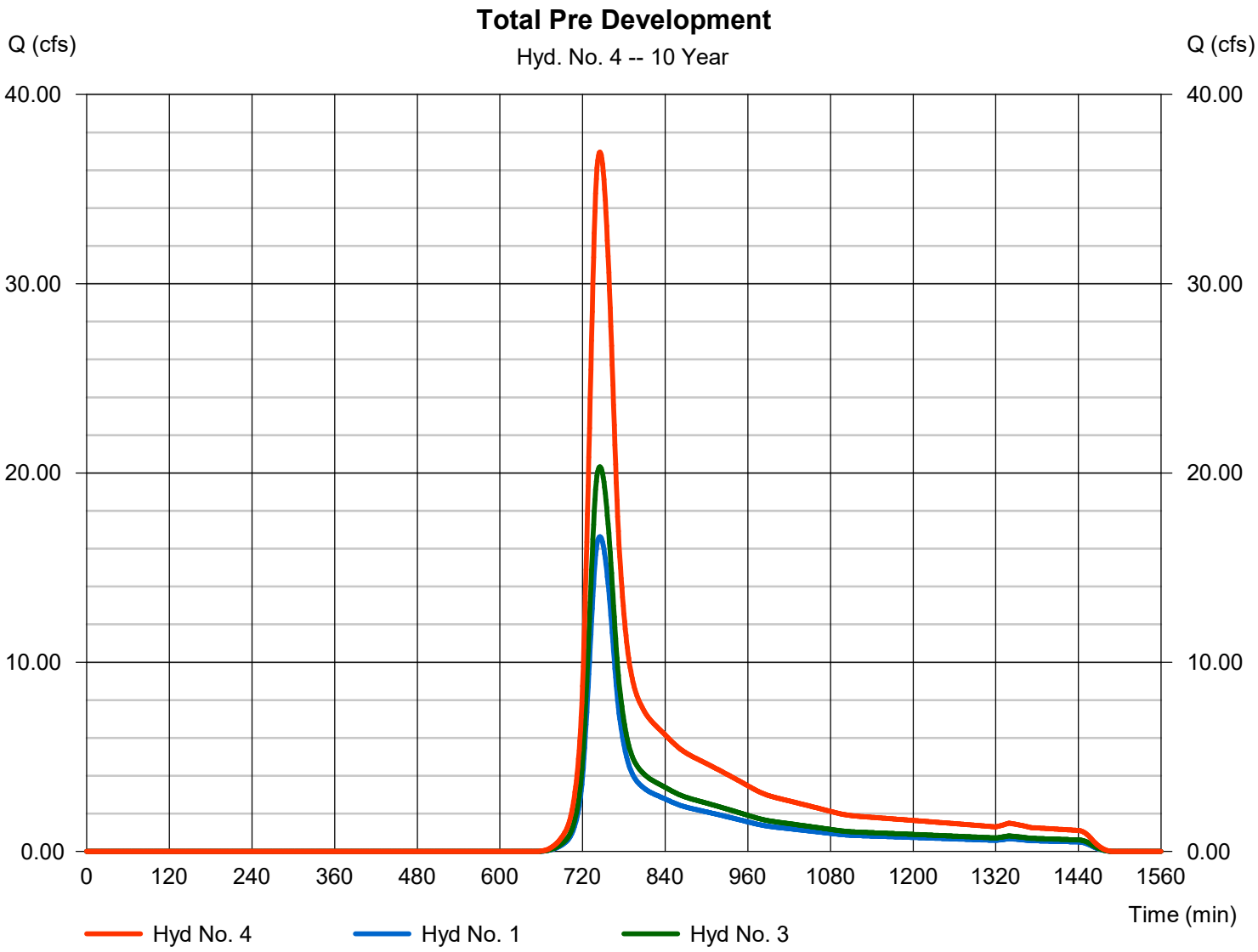
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 4

Total Pre Development

Hydrograph type	= Combine	Peak discharge	= 36.96 cfs
Storm frequency	= 10 yrs	Time to peak	= 745 min
Time interval	= 1 min	Hyd. volume	= 213,515 cuft
Inflow hyds.	= 1, 3	Contrib. drain. area	= 21.910 ac



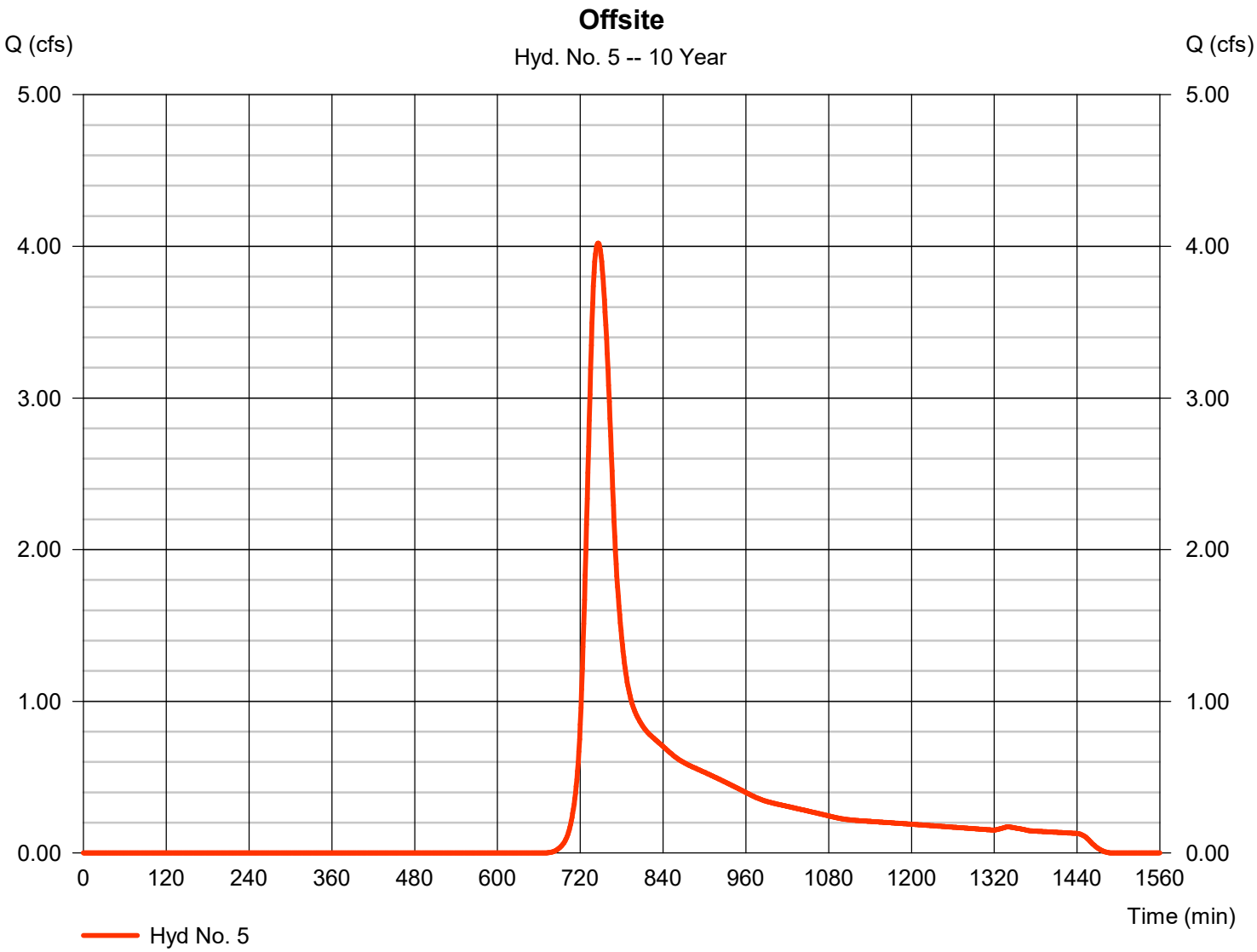
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 5

Offsite

Hydrograph type	= SCS Runoff	Peak discharge	= 4.022 cfs
Storm frequency	= 10 yrs	Time to peak	= 746 min
Time interval	= 1 min	Hyd. volume	= 23,741 cuft
Drainage area	= 2.670 ac	Curve number	= 47
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 32.00 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



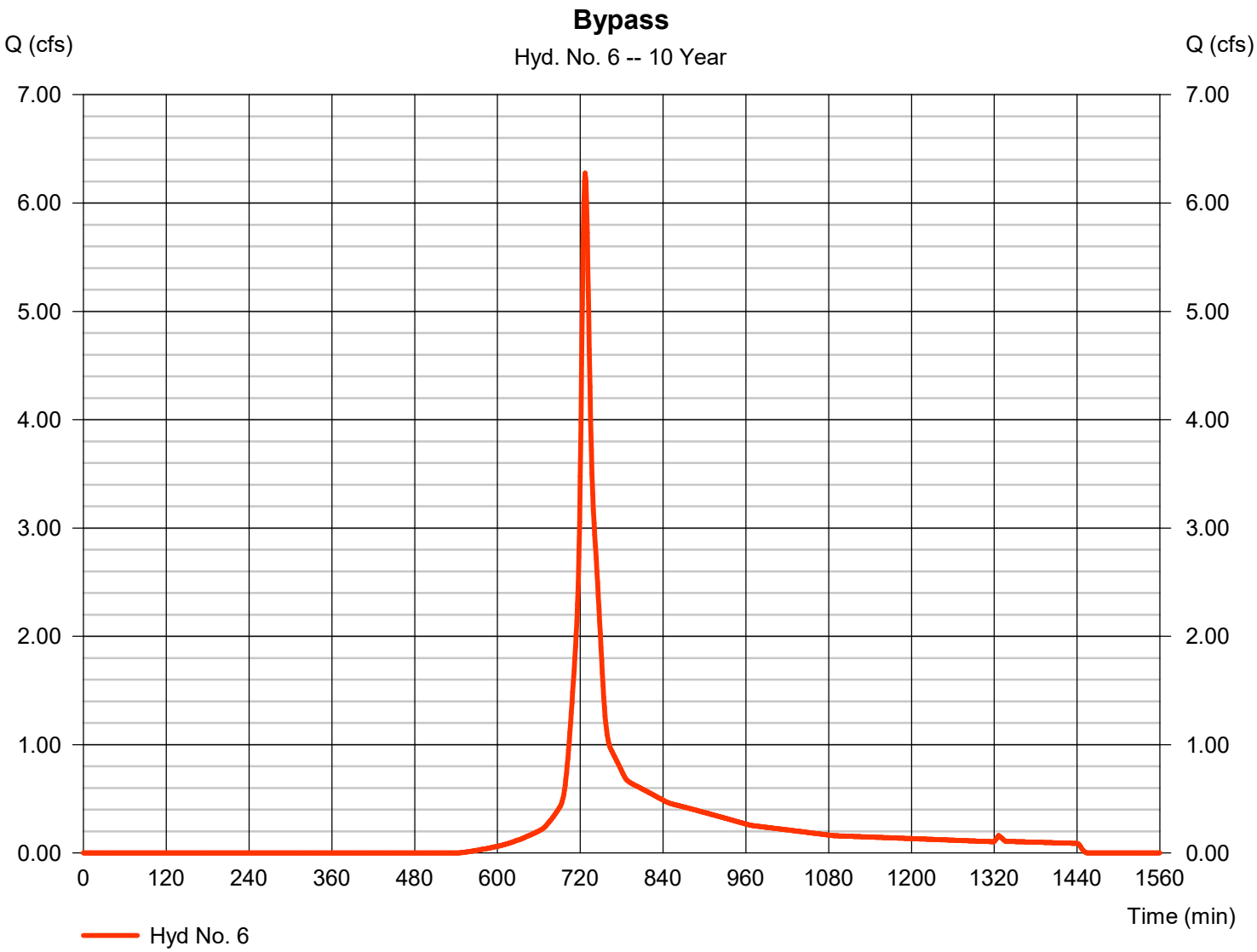
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 6

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 6.276 cfs
Storm frequency	= 10 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 21,606 cuft
Drainage area	= 1.450 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

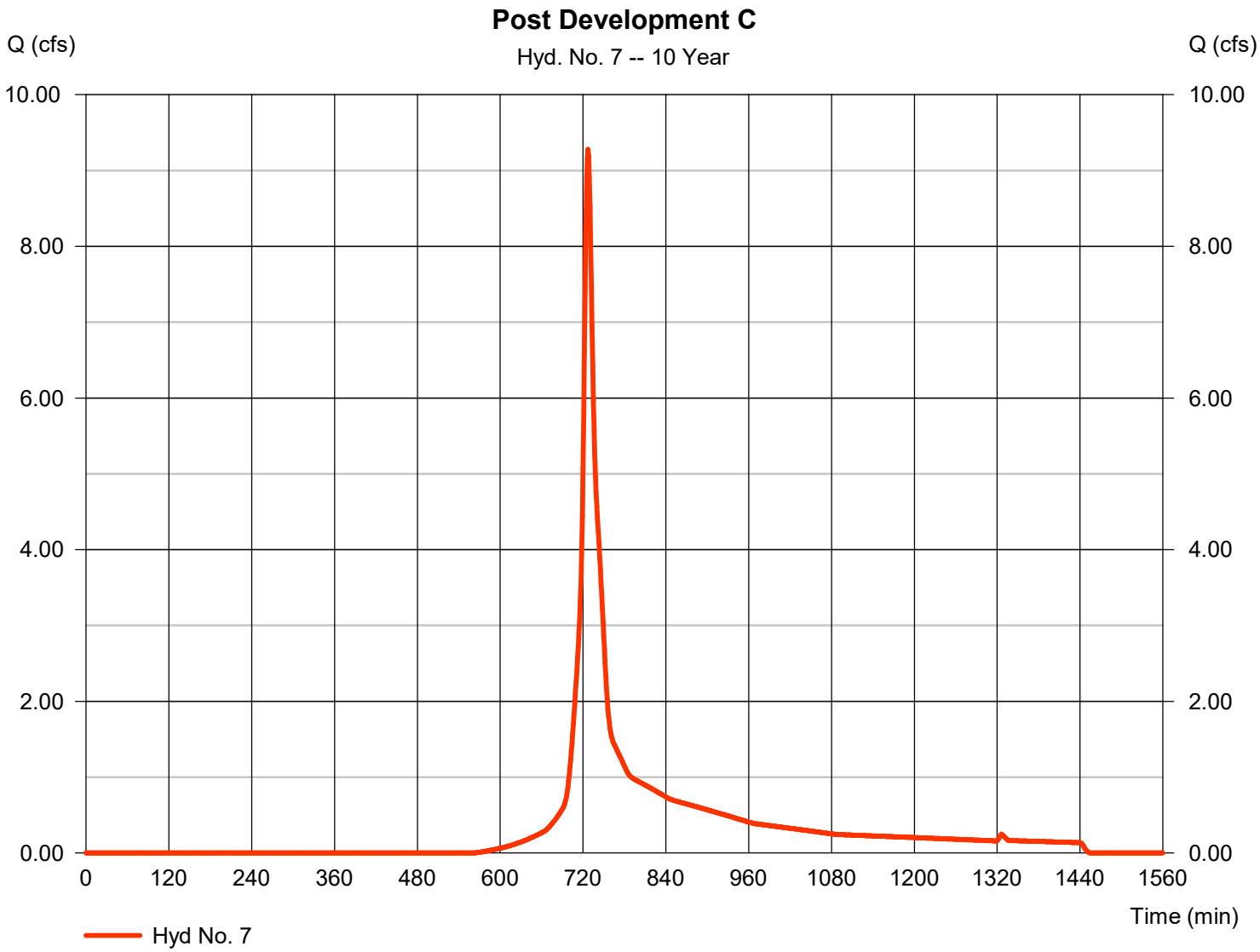
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 7

Post Development C

Hydrograph type	= SCS Runoff	Peak discharge	= 9.281 cfs
Storm frequency	= 10 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 32,107 cuft
Drainage area	= 2.290 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.930 x 61) + (0.300 x 39)] / 2.290



Hydrograph Report

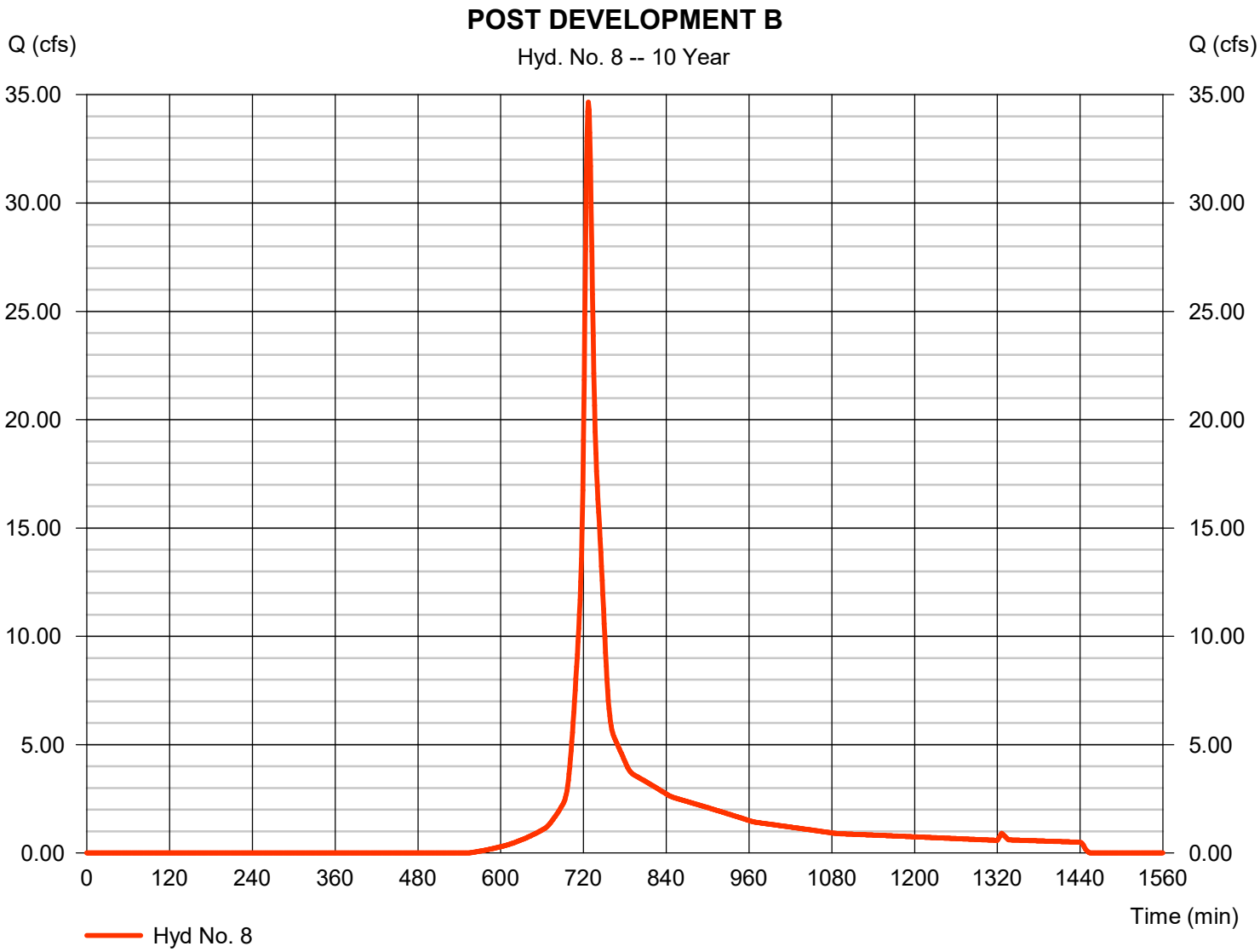
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 8

POST DEVELOPMENT B

Hydrograph type	= SCS Runoff	Peak discharge	= 34.66 cfs
Storm frequency	= 10 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 119,587 cuft
Drainage area	= 8.270 ac	Curve number	= 60*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.85 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(7.410 x 61) + (0.520 x 39)] / 8.270



Hydrograph Report

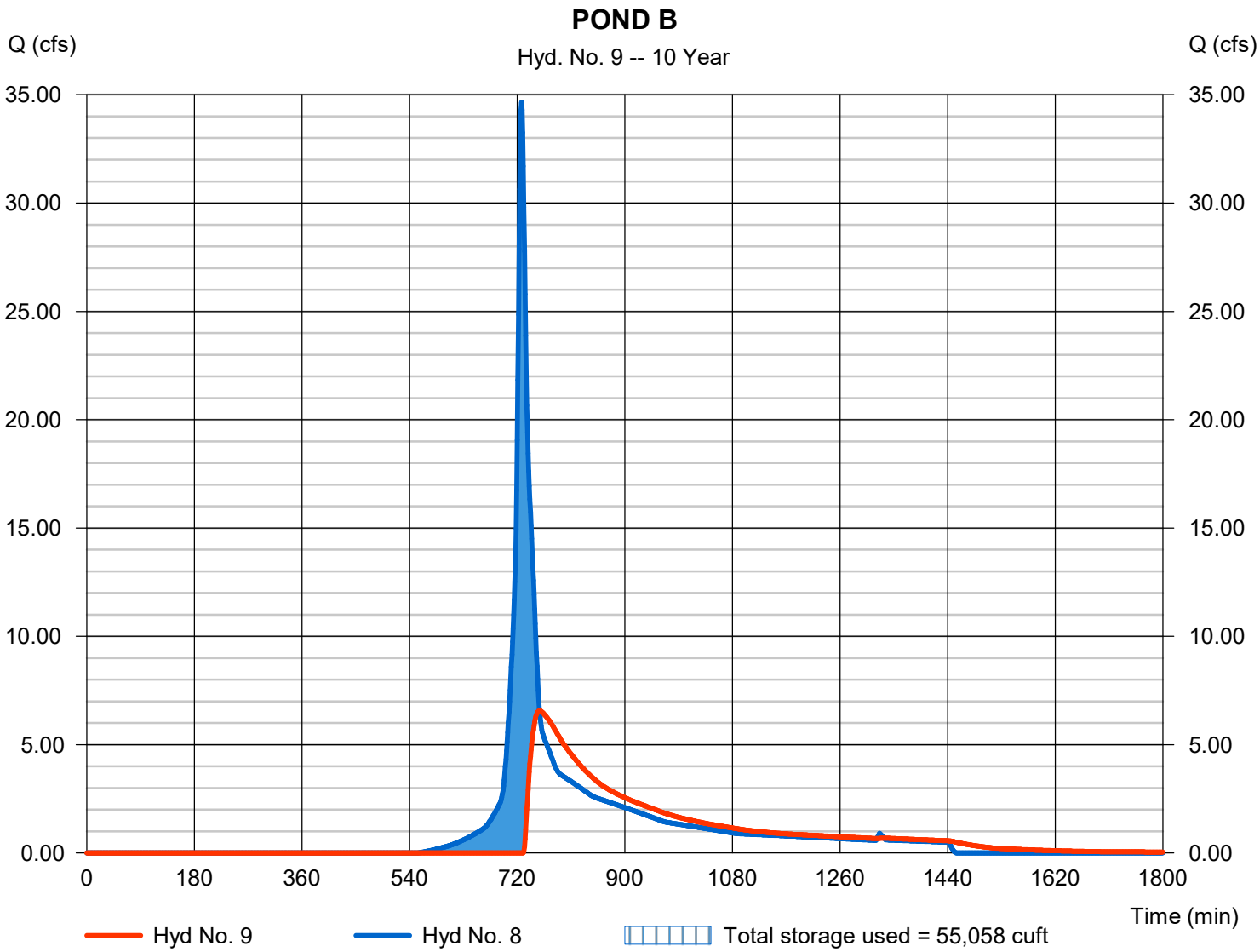
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 9

POND B

Hydrograph type	= Reservoir	Peak discharge	= 6.563 cfs
Storm frequency	= 10 yrs	Time to peak	= 757 min
Time interval	= 1 min	Hyd. volume	= 82,747 cuft
Inflow hyd. No.	= 8 - POST DEVELOPMENT B	Max. Elevation	= 15.31 ft
Reservoir name	= POND B	Max. Storage	= 55,058 cuft

Storage Indication method used.



Hydrograph Report

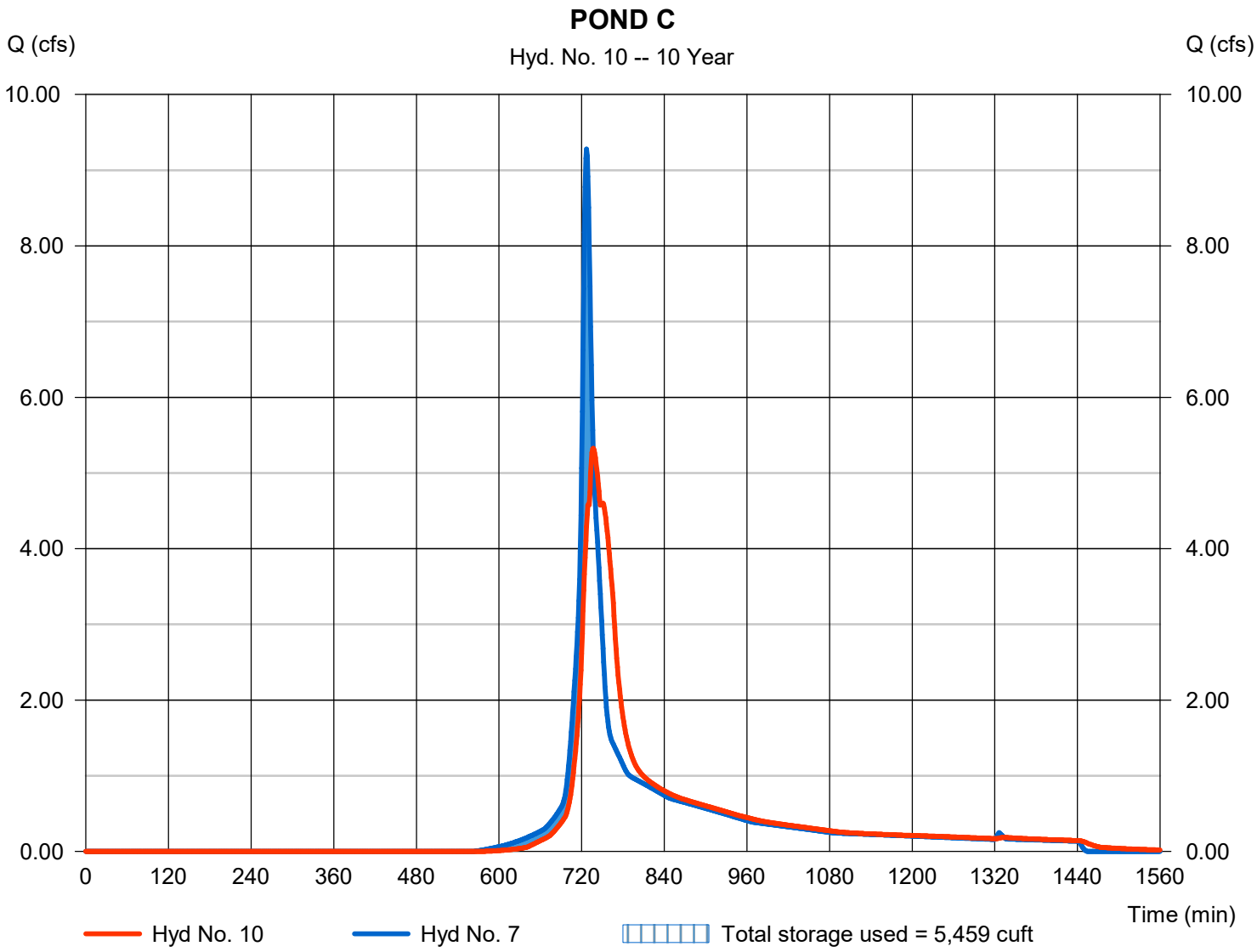
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 10

POND C

Hydrograph type	= Reservoir	Peak discharge	= 5.327 cfs
Storm frequency	= 10 yrs	Time to peak	= 737 min
Time interval	= 1 min	Hyd. volume	= 32,102 cuft
Inflow hyd. No.	= 7 - Post Development C	Max. Elevation	= 18.59 ft
Reservoir name	= Pond C	Max. Storage	= 5,459 cuft

Storage Indication method used.



Hydrograph Report

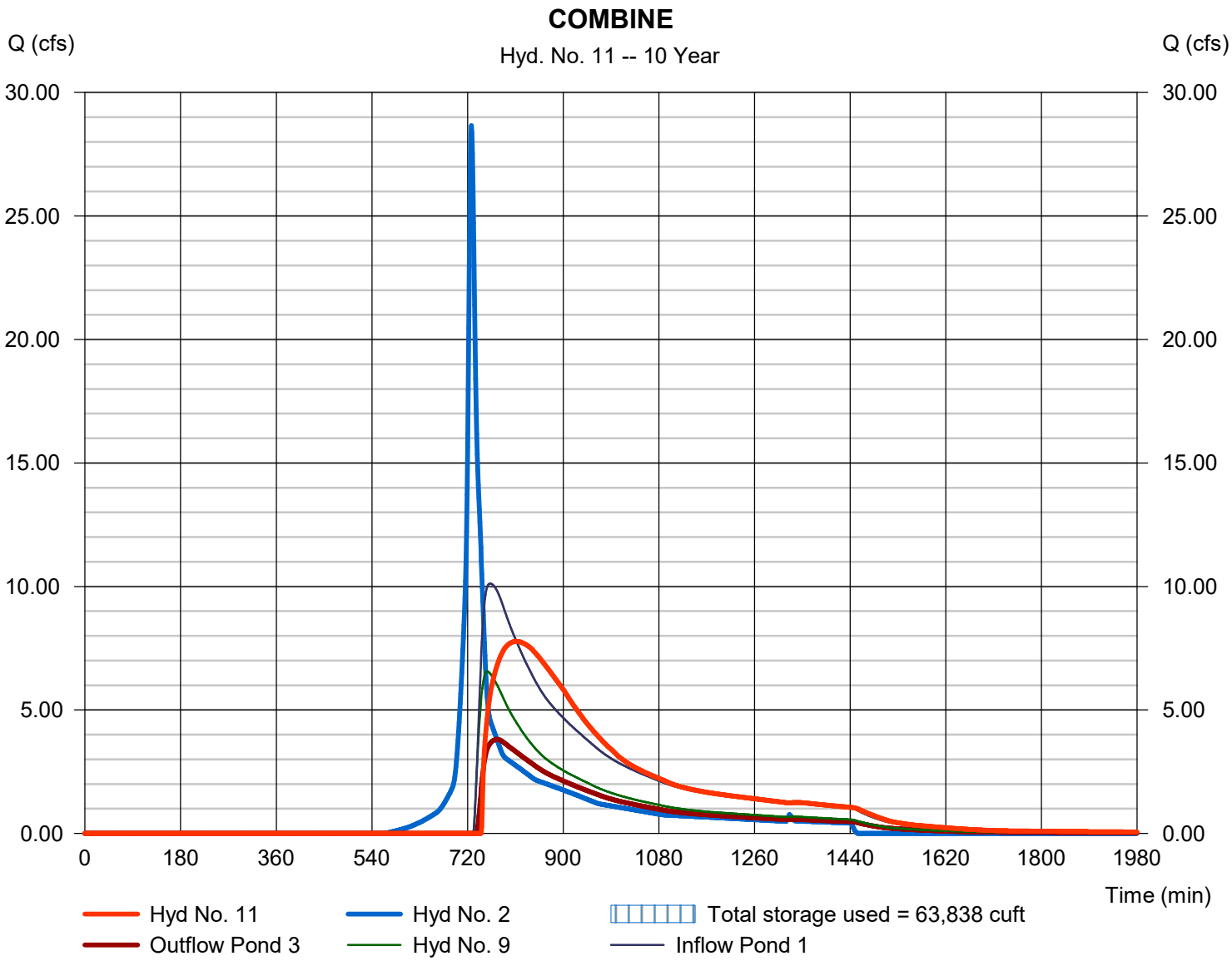
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 11

COMBINE

Hydrograph type	= Reservoir (Interconnected)	Peak discharge	= 7.778 cfs
Storm frequency	= 10 yrs	Time to peak	= 812 min
Time interval	= 1 min	Hyd. volume	= 141,945 cuft
Upper Pond	= POND B	**Lower Pond**	= Pond A
Inflow hyd.	= 2 - Post Development A	Other Inflow hyd.	= 9 - POND B
Max. Elevation	= 14.92 ft	Max. Elevation	= 14.17 ft
Max. Storage	= 49,181 cuft	Max. Storage	= 14,657 cuft

Interconnected Pond Routing. Storage Indication method used.



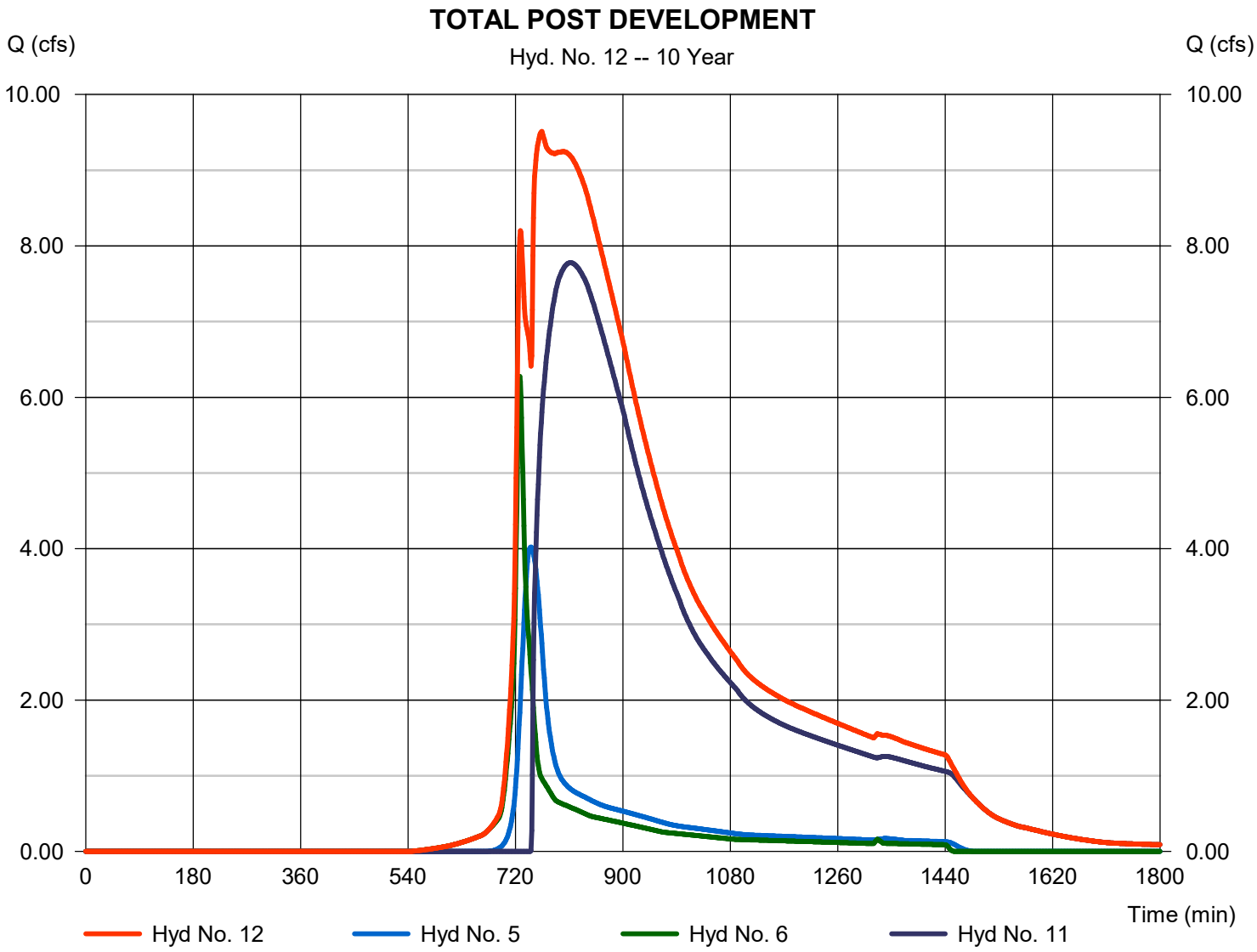
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 12

TOTAL POST DEVELOPMENT

Hydrograph type	= Combine	Peak discharge	= 9.511 cfs
Storm frequency	= 10 yrs	Time to peak	= 764 min
Time interval	= 1 min	Hyd. volume	= 187,292 cuft
Inflow hyds.	= 5, 6, 11	Contrib. drain. area	= 4.120 ac



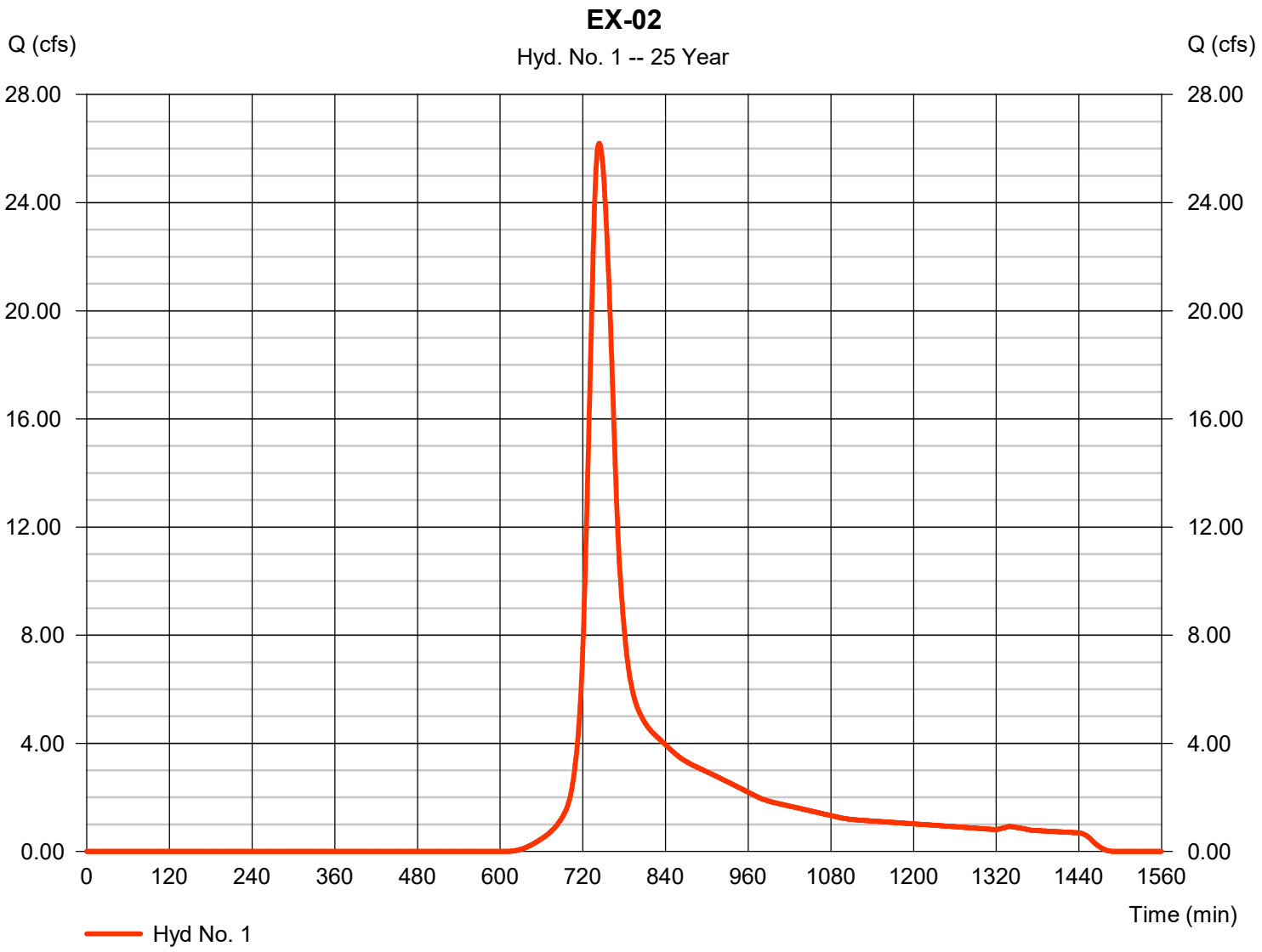
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 1

EX-02

Hydrograph type	= SCS Runoff	Peak discharge	= 26.19 cfs
Storm frequency	= 25 yrs	Time to peak	= 744 min
Time interval	= 1 min	Hyd. volume	= 145,716 cuft
Drainage area	= 9.860 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 32.10 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

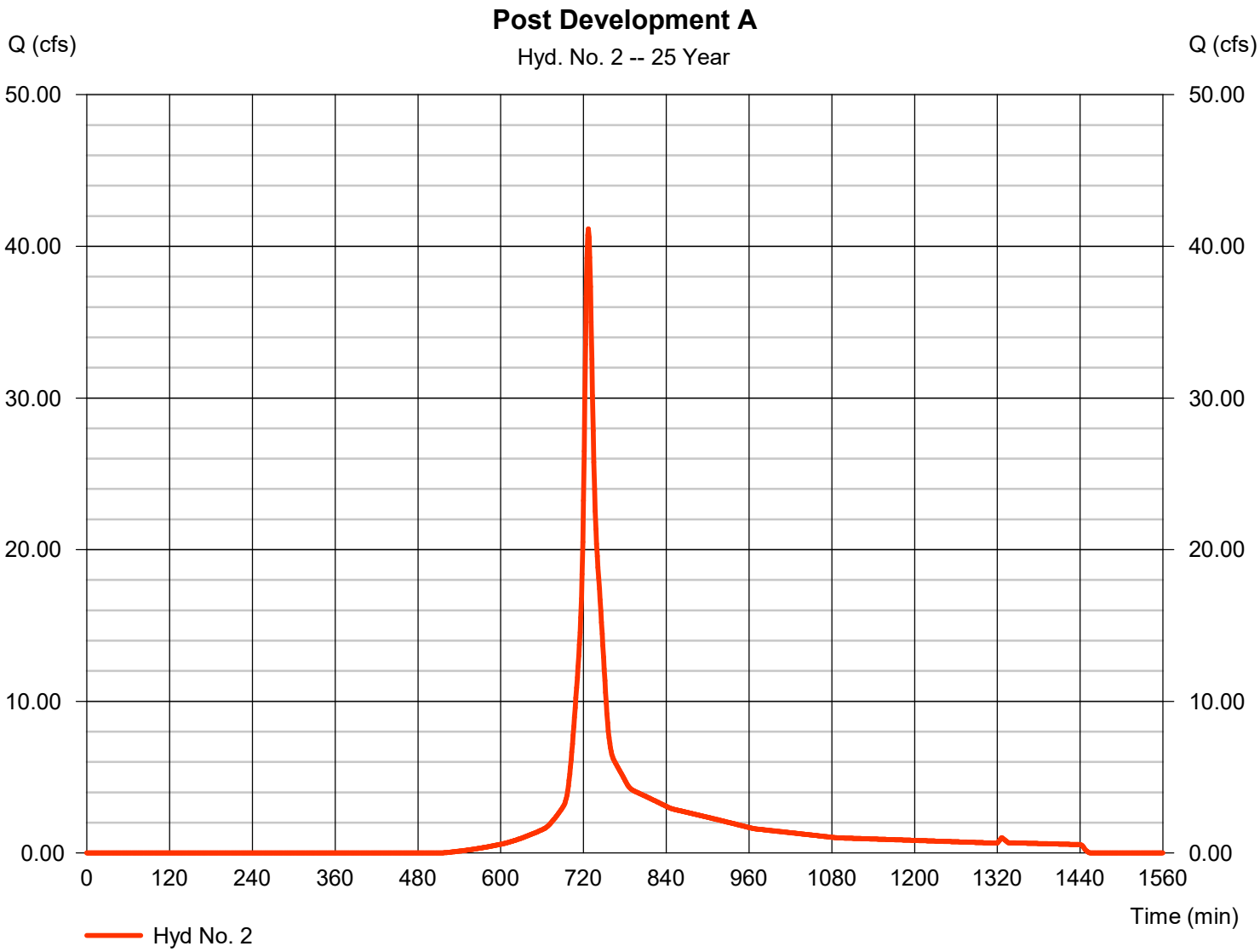
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 2

Post Development A

Hydrograph type	= SCS Runoff	Peak discharge	= 41.14 cfs
Storm frequency	= 25 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 141,023 cuft
Drainage area	= 7.070 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(6.820 x 61) + (0.690 x 39)] / 7.070



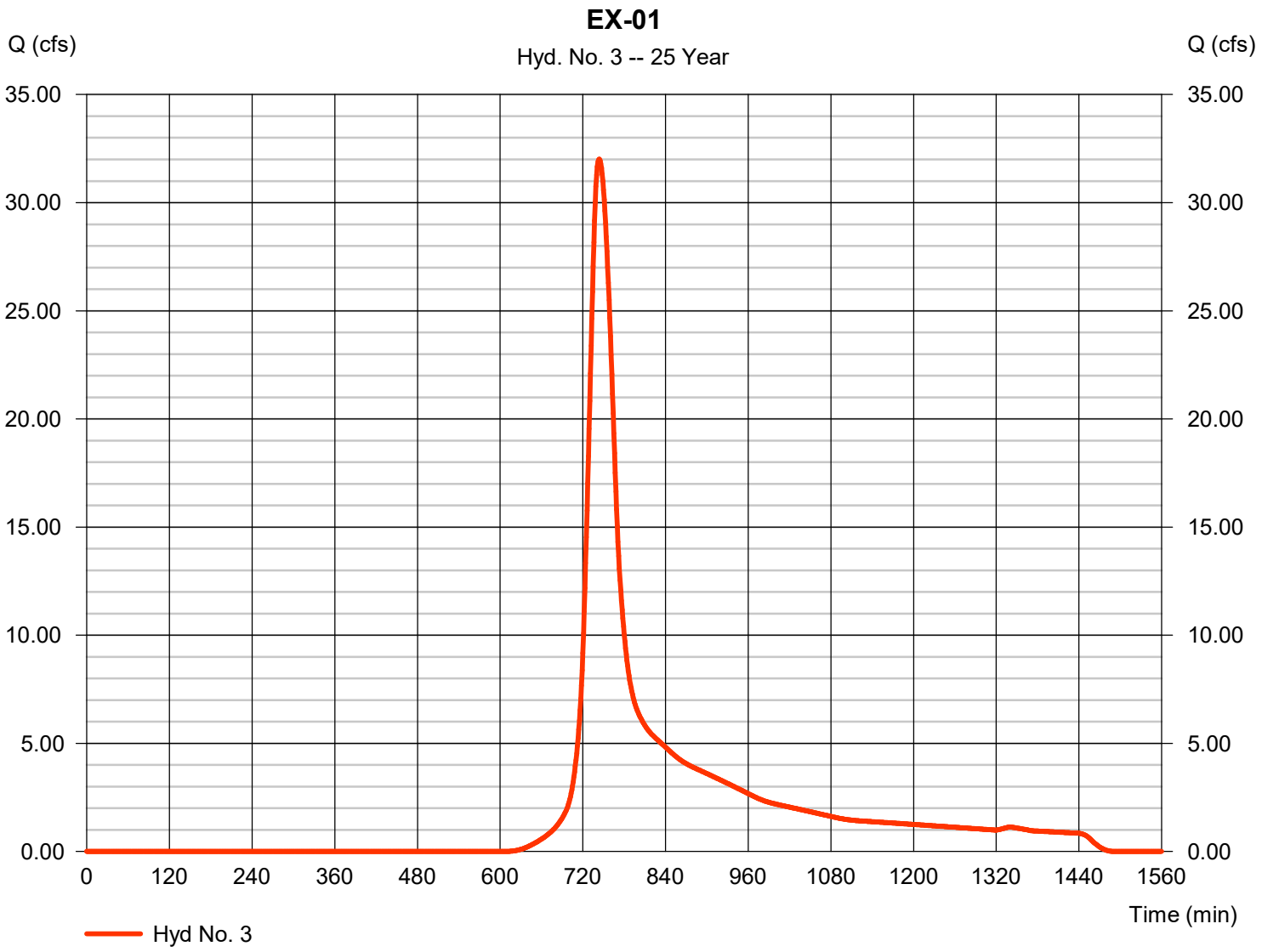
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 3

EX-01

Hydrograph type	= SCS Runoff	Peak discharge	= 32.01 cfs
Storm frequency	= 25 yrs	Time to peak	= 744 min
Time interval	= 1 min	Hyd. volume	= 178,081 cuft
Drainage area	= 12.050 ac	Curve number	= 49
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 30.50 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



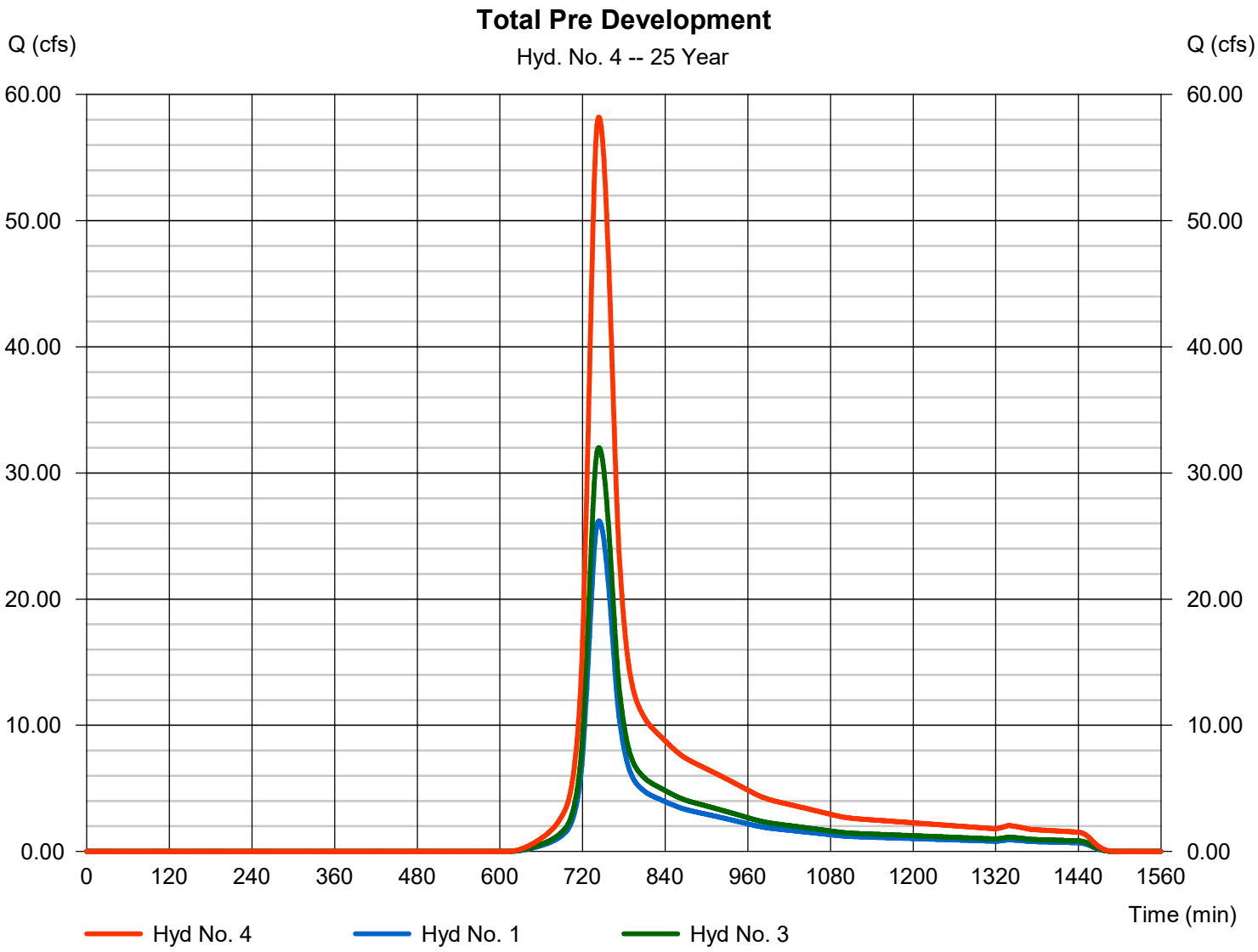
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 4

Total Pre Development

Hydrograph type	= Combine	Peak discharge	= 58.20 cfs
Storm frequency	= 25 yrs	Time to peak	= 744 min
Time interval	= 1 min	Hyd. volume	= 323,796 cuft
Inflow hyds.	= 1, 3	Contrib. drain. area	= 21.910 ac



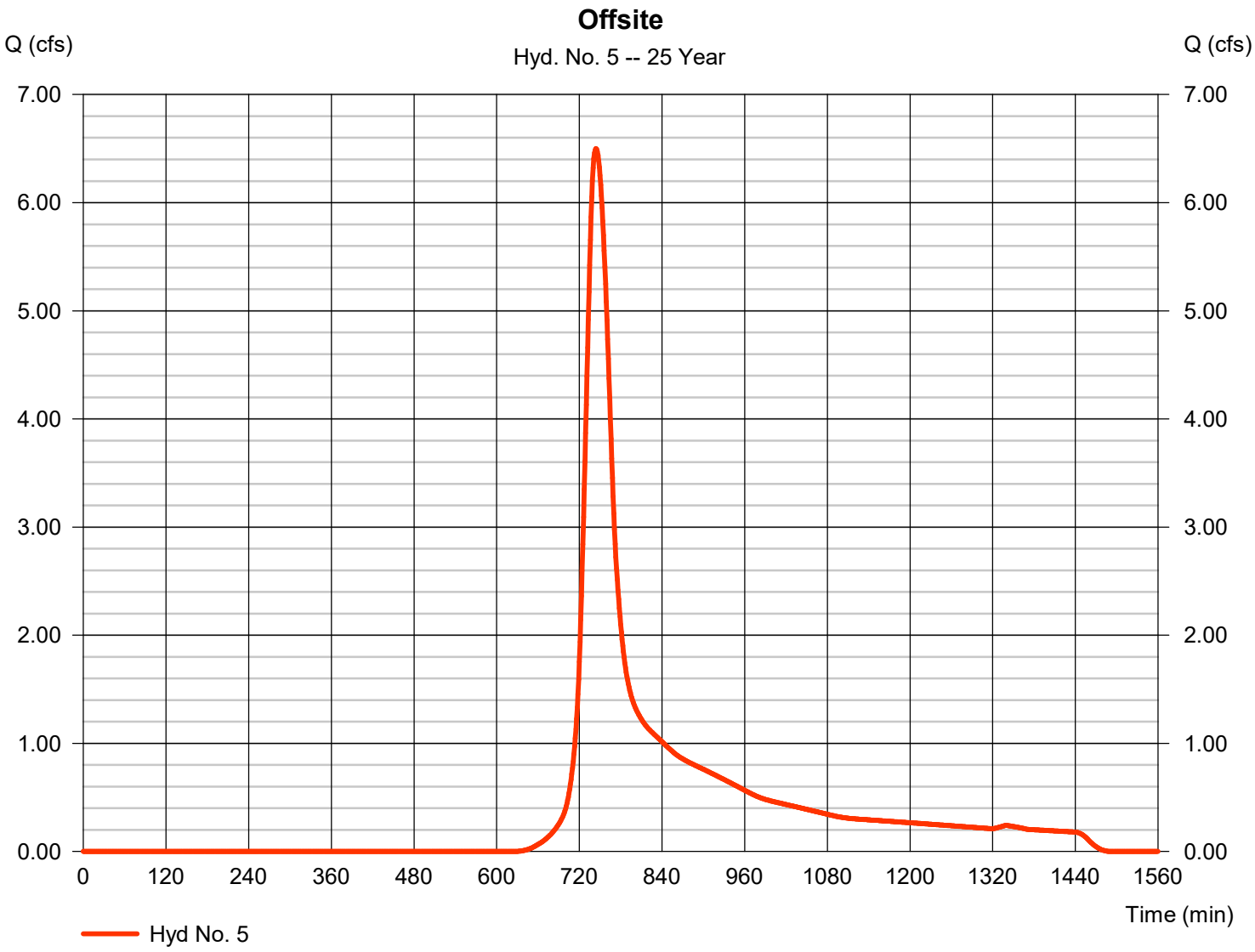
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 5

Offsite

Hydrograph type	= SCS Runoff	Peak discharge	= 6.500 cfs
Storm frequency	= 25 yrs	Time to peak	= 744 min
Time interval	= 1 min	Hyd. volume	= 36,597 cuft
Drainage area	= 2.670 ac	Curve number	= 47
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 32.00 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



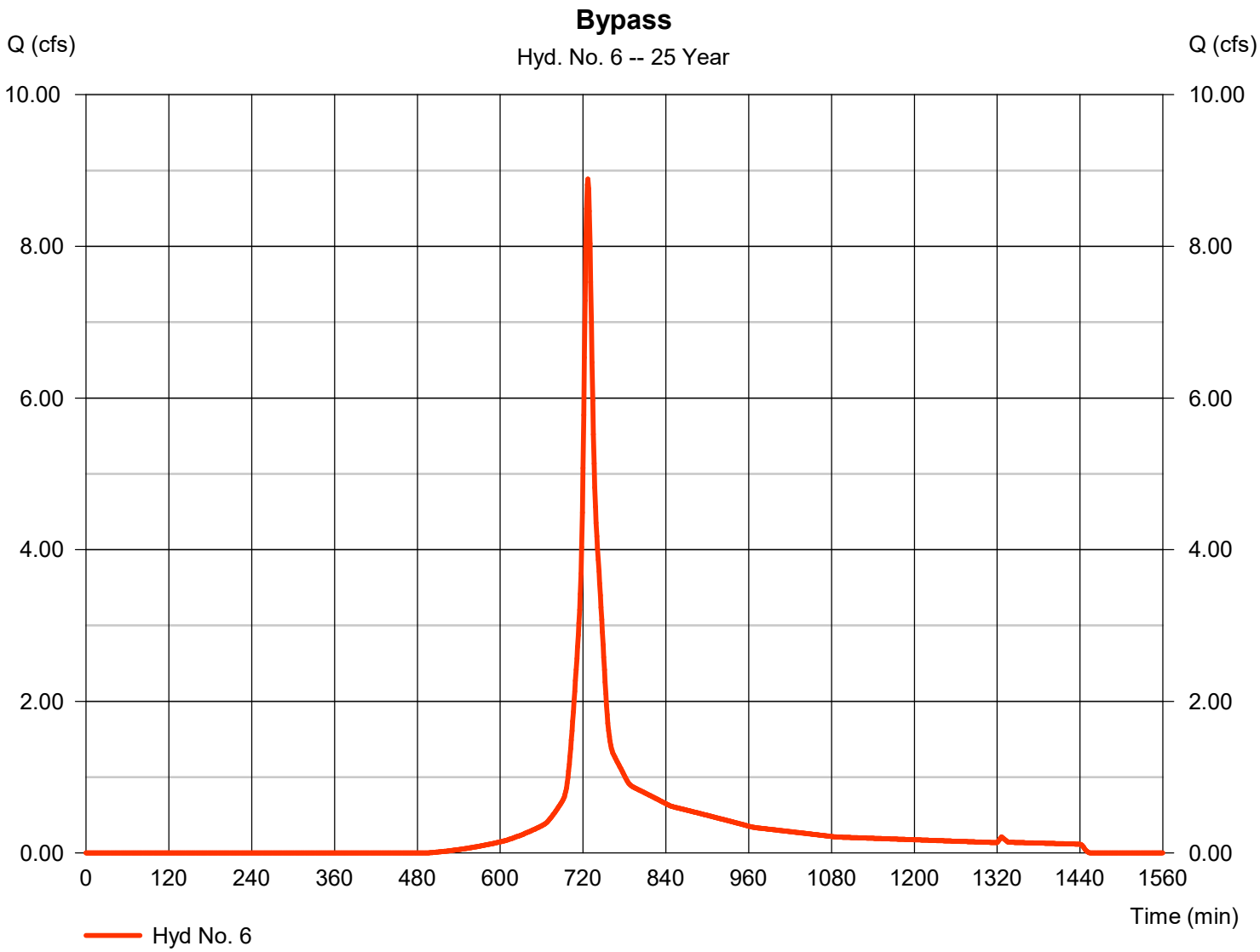
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 6

Bypass

Hydrograph type	= SCS Runoff	Peak discharge	= 8.887 cfs
Storm frequency	= 25 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 30,424 cuft
Drainage area	= 1.450 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

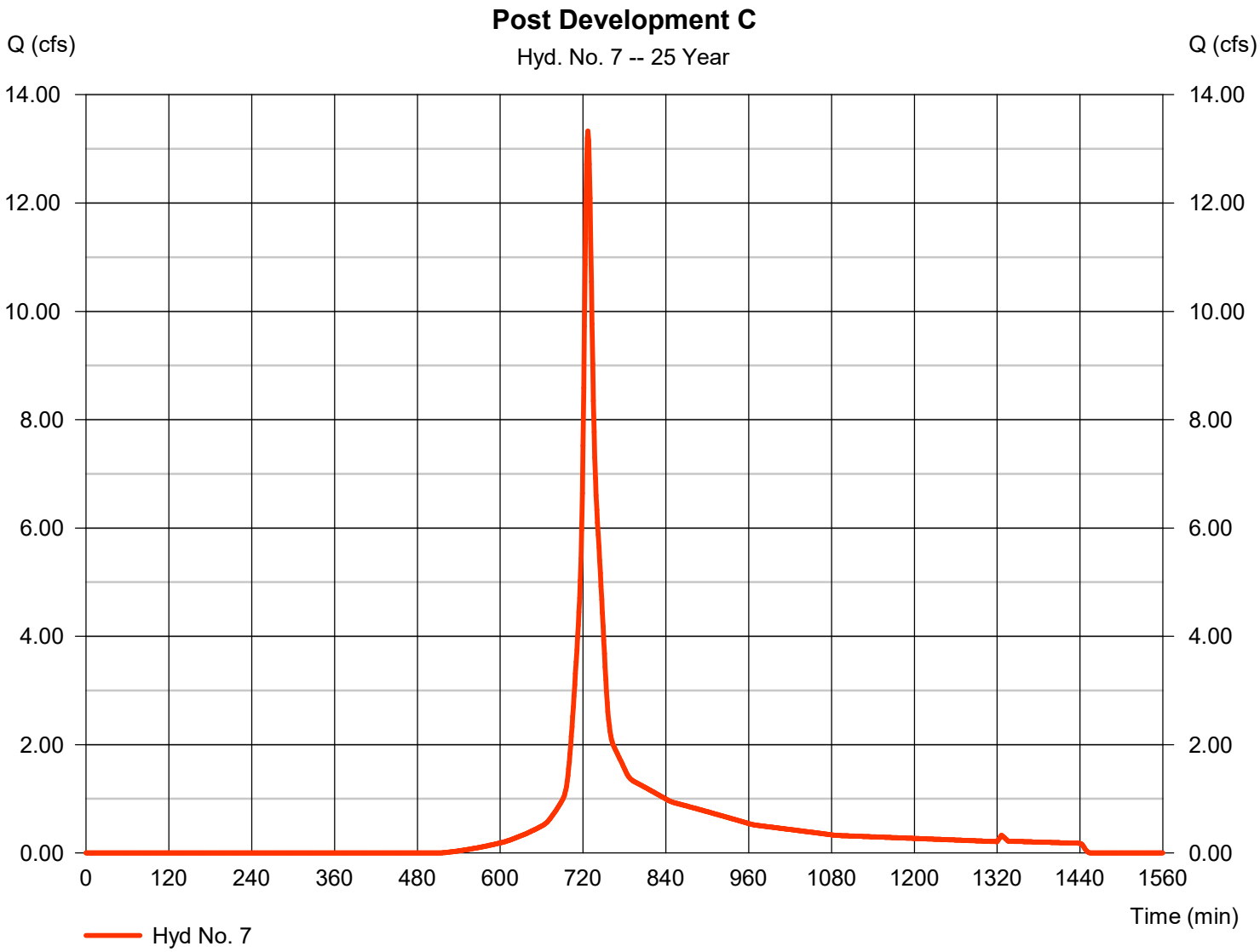
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 7

Post Development C

Hydrograph type	= SCS Runoff	Peak discharge	= 13.33 cfs
Storm frequency	= 25 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 45,678 cuft
Drainage area	= 2.290 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.930 x 61) + (0.300 x 39)] / 2.290



Hydrograph Report

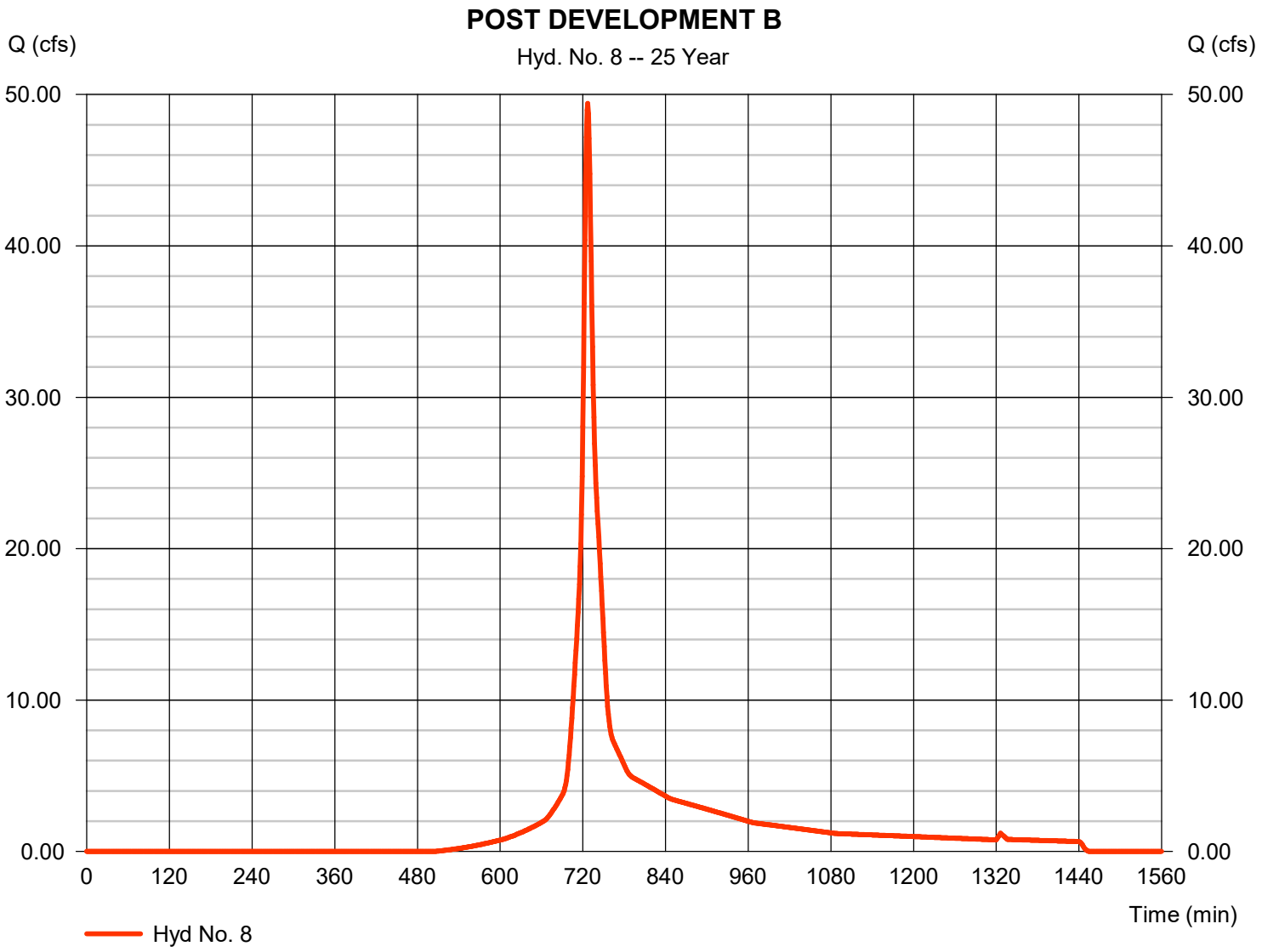
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 8

POST DEVELOPMENT B

Hydrograph type	= SCS Runoff	Peak discharge	= 49.42 cfs
Storm frequency	= 25 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 169,249 cuft
Drainage area	= 8.270 ac	Curve number	= 60*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 10.90 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(7.410 x 61) + (0.520 x 39)] / 8.270



Hydrograph Report

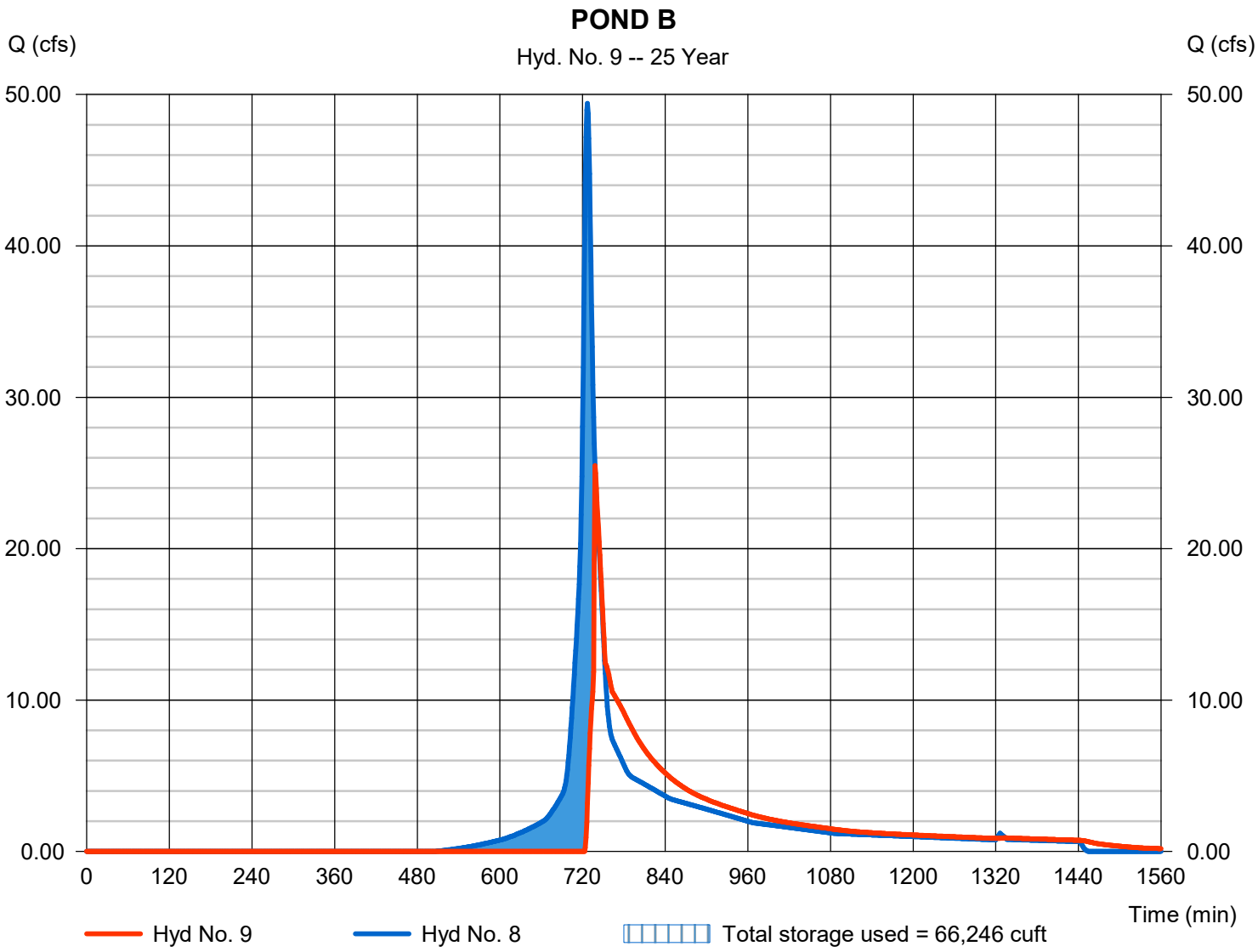
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 9

POND B

Hydrograph type	= Reservoir	Peak discharge	= 25.47 cfs
Storm frequency	= 25 yrs	Time to peak	= 738 min
Time interval	= 1 min	Hyd. volume	= 132,405 cuft
Inflow hyd. No.	= 8 - POST DEVELOPMENT B	Max. Elevation	= 16.03 ft
Reservoir name	= POND B	Max. Storage	= 66,246 cuft

Storage Indication method used.



Hydrograph Report

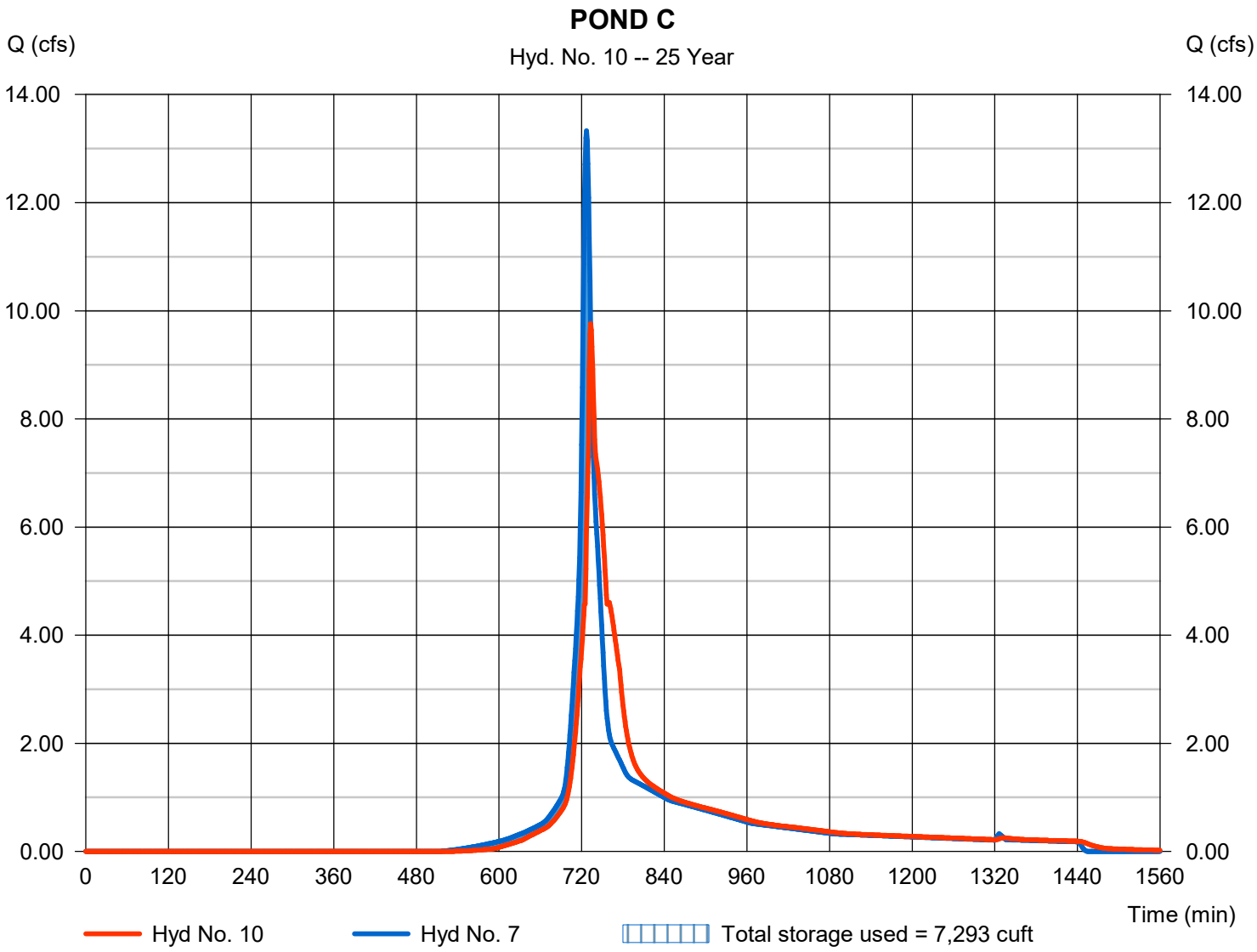
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 10

POND C

Hydrograph type	= Reservoir	Peak discharge	= 9.760 cfs
Storm frequency	= 25 yrs	Time to peak	= 733 min
Time interval	= 1 min	Hyd. volume	= 45,673 cuft
Inflow hyd. No.	= 7 - Post Development C	Max. Elevation	= 18.98 ft
Reservoir name	= Pond C	Max. Storage	= 7,293 cuft

Storage Indication method used.



Hydrograph Report

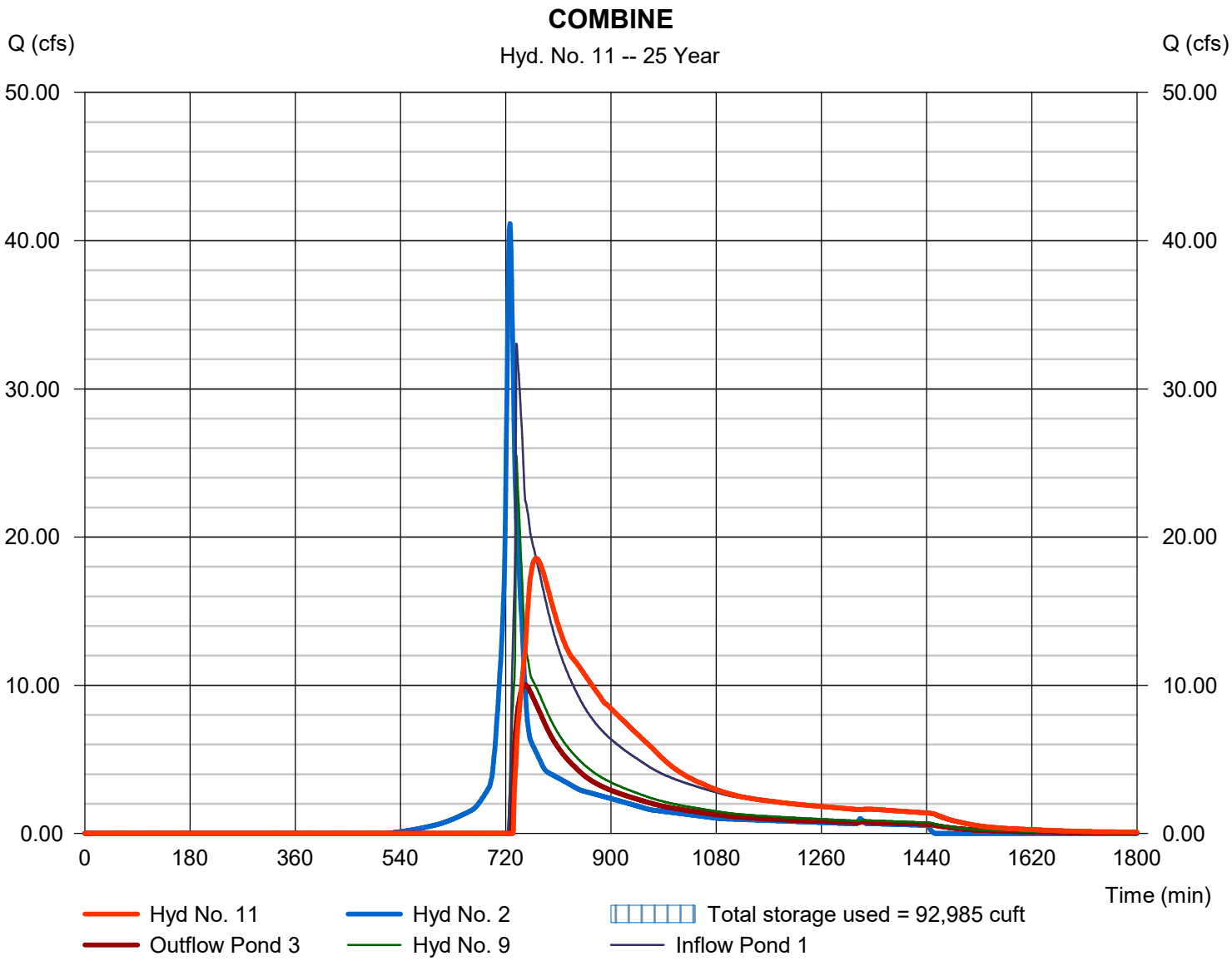
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 11

COMBINE

Hydrograph type	= Reservoir (Interconnected)	Peak discharge	= 18.56 cfs
Storm frequency	= 25 yrs	Time to peak	= 772 min
Time interval	= 1 min	Hyd. volume	= 233,496 cuft
Upper Pond	= POND B	**Lower Pond**	= Pond A
Inflow hyd.	= 2 - Post Development A	Other Inflow hyd.	= 9 - POND B
Max. Elevation	= 15.81 ft	Max. Elevation	= 16.65 ft
Max. Storage	= 62,862 cuft	Max. Storage	= 30,123 cuft

Interconnected Pond Routing. Storage Indication method used.



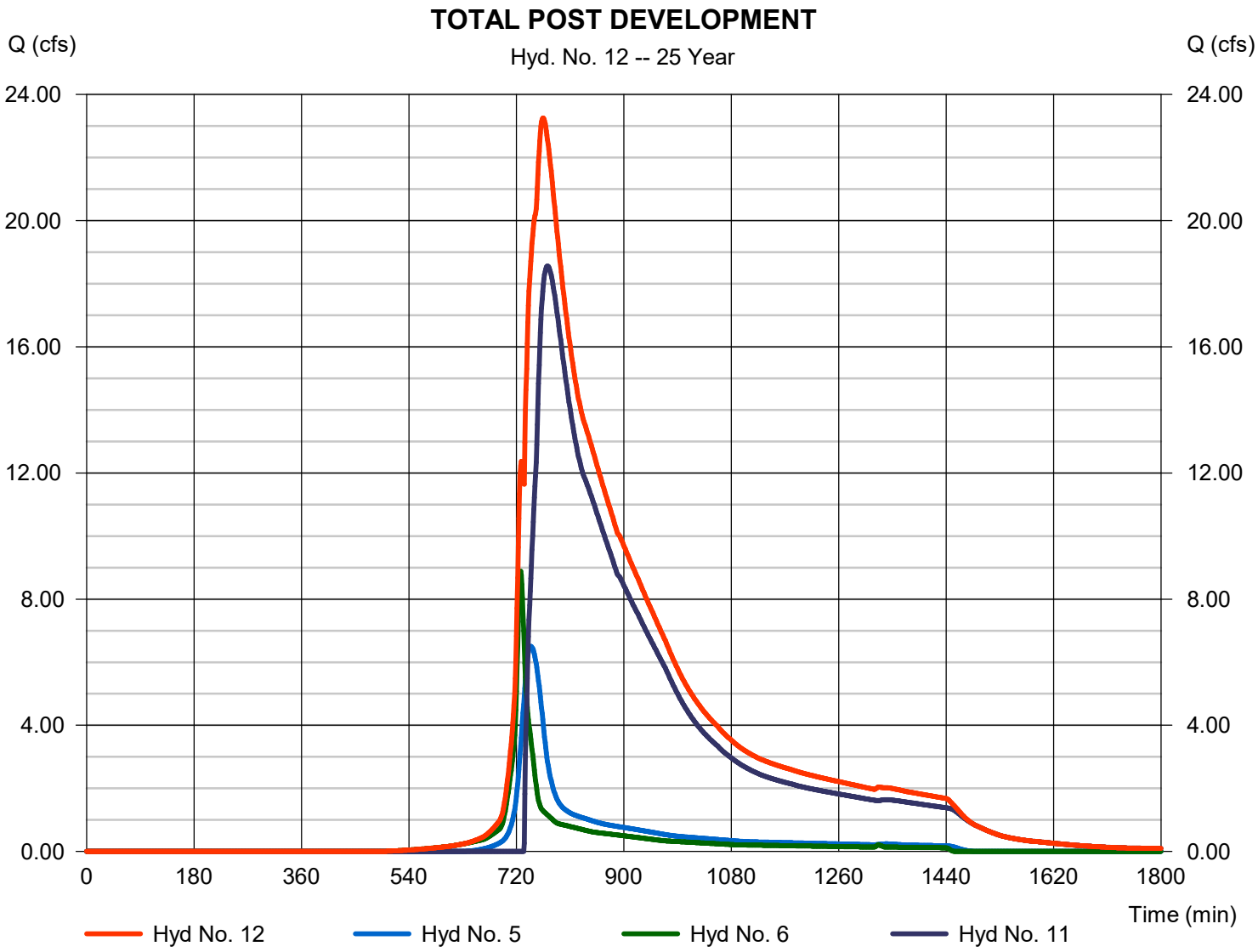
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 10 / 7 / 2024

Hyd. No. 12

TOTAL POST DEVELOPMENT

Hydrograph type	= Combine	Peak discharge	= 23.26 cfs
Storm frequency	= 25 yrs	Time to peak	= 765 min
Time interval	= 1 min	Hyd. volume	= 300,518 cuft
Inflow hyds.	= 5, 6, 11	Contrib. drain. area	= 4.120 ac



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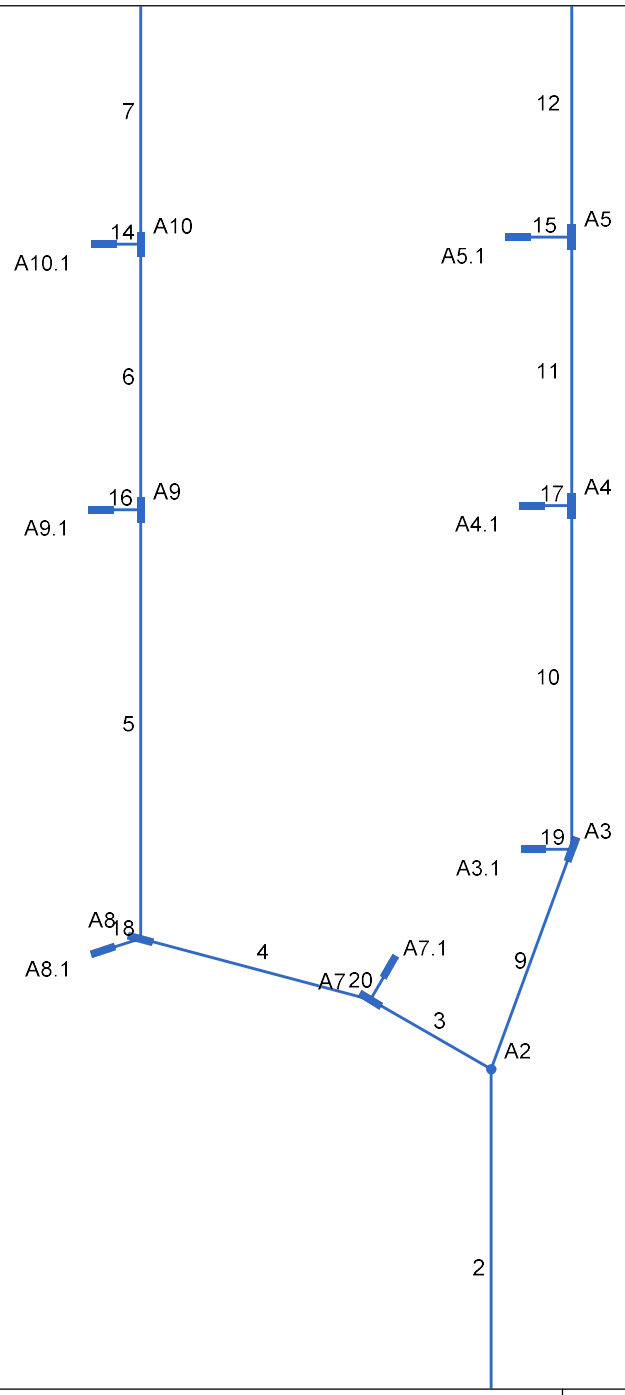
Appendix G

Pipe Report and Profiles

STRM A



Project File: STRM A.stm	Number of lines: 21	Date: 5/14/2023

Storm Sewers v2024.00

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
21	1	27.023	1.43	1.43	0.75	1.07	1.07	10.0	10.0	6.2	6.67	8.81	3.77	18	0.70	10.35	10.54	12.96	13.07	16.16	16.17	A1.1 TO A1
20	3	26.613	0.44	0.44	0.75	0.33	0.33	10.0	10.0	6.2	2.05	5.46	1.67	15	0.71	12.96	13.15	16.72	16.75	19.00	17.43	A7.1 TO A7
19	9	26.549	0.85	0.85	0.75	0.64	0.64	10.0	10.0	6.2	3.96	5.32	3.23	15	0.68	13.43	13.61	16.82	16.92	19.54	19.83	A3.1 TO A3
18	4	27.699	1.10	1.10	0.75	0.83	0.83	10.0	10.0	6.2	5.13	5.35	4.18	15	0.69	14.12	14.31	17.49	17.67	20.17	20.21	A8.1 TO A8
17	10	27.546	0.66	0.66	0.75	0.50	0.50	10.0	10.0	6.2	3.08	5.36	2.51	15	0.69	15.10	15.29	17.60	17.67	21.23	21.23	A4.1 TO A4
16	5	27.439	0.66	0.66	0.75	0.50	0.50	10.0	10.0	6.2	3.08	5.37	2.51	15	0.69	16.21	16.40	18.72	18.78	22.21	22.21	A9.1 TO A9
15	11	37.275	0.64	0.64	0.75	0.48	0.48	10.0	10.0	6.2	2.98	5.39	2.43	15	0.70	16.41	16.67	18.76	18.84	22.17	18.79	A5.1 TO A5
14	6	25.391	0.64	0.64	0.75	0.48	0.48	10.0	10.0	6.2	2.98	5.44	2.43	15	0.71	17.50	17.68	19.55	19.61	23.13	22.66	A10.1 TO A10
13	12	27.927	0.84	0.84	0.75	0.63	0.63	10.0	10.0	6.2	3.92	5.33	3.19	15	0.68	17.72	17.91	19.83	19.93	23.10	23.11	A6.1 TO A6
12	11	186.757	1.92	2.76	0.75	1.44	2.07	10.0	10.1	6.2	12.80	18.94	4.48	24	0.70	16.41	17.72	18.76	19.28	22.17	23.10	A6 TO A5
11	10	186.757	0.66	4.06	0.75	0.50	3.05	10.0	10.9	6.0	18.35	34.35	4.96	30	0.70	15.10	16.41	17.60	17.87	21.23	22.17	A5 TO A4
10	9	239.074	0.68	5.40	0.75	0.51	4.05	10.0	11.8	5.9	23.73	55.74	4.13	36	0.70	13.43	15.10	16.82	17.04	19.54	21.23	A4 TO A3
9	2	162.941	0.88	7.13	0.75	0.66	5.35	10.0	13.0	5.6	30.17	55.79	4.27	36	0.70	12.29	13.43	16.08	16.39	19.00	19.54	A3 TO A2
8	7	26.464	1.39	1.39	0.75	1.04	1.04	10.0	10.0	6.2	6.48	8.90	3.67	18	0.72	18.79	18.98	21.67	21.77	24.05	23.57	A11.1 TO A11
7	6	184.783	0.62	2.01	0.75	0.47	1.51	10.0	10.1	6.2	9.33	8.77	5.28	18	0.70	17.50	18.79	19.55	21.01	23.13	24.05	A11 TO A10
6	5	184.784	0.64	3.29	0.75	0.48	2.47	10.0	10.7	6.1	14.97	34.27	4.19	30	0.70	16.21	17.50	18.72	18.89	22.21	23.13	A10 TO A9
5	4	298.244	0.65	4.60	0.75	0.49	3.45	10.0	11.7	5.9	20.23	34.33	4.55	30	0.70	14.12	16.21	17.49	18.14	20.17	22.21	A9 TO A8
4	3	165.008	0.93	6.63	0.75	0.70	4.97	10.0	13.0	5.6	28.05	55.92	4.00	36	0.70	12.96	14.12	16.72	16.98	19.00	20.17	A8 TO A7
3	2	96.589	0.33	7.40	0.75	0.25	5.55	10.0	13.7	5.5	30.64	55.55	4.34	36	0.69	12.29	12.96	16.08	16.28	19.00	19.00	A7 TO A2
2	1	276.119	0.00	14.53	0.00	0.00	10.90	0.0	14.0	5.5	59.48	55.90	8.90	36	0.70	10.35	12.29	13.04	14.98	16.16	19.00	A2 TO A1
1	End	50.656	1.29	17.25	0.75	0.97	12.94	10.0	14.6	5.4	69.46	83.63	9.03	42	0.69	10.00	10.35	12.61	12.96	13.75	16.16	A1 TO A

STRM A | Number of lines: 21 | Run Date: 5/14/2023

NOTES:Intensity = 61.15 / (Inlet time + 11.30) ^ 0.75; Return period =Yrs. 25 ; c = cir e = ellip b = box

Inlet Report

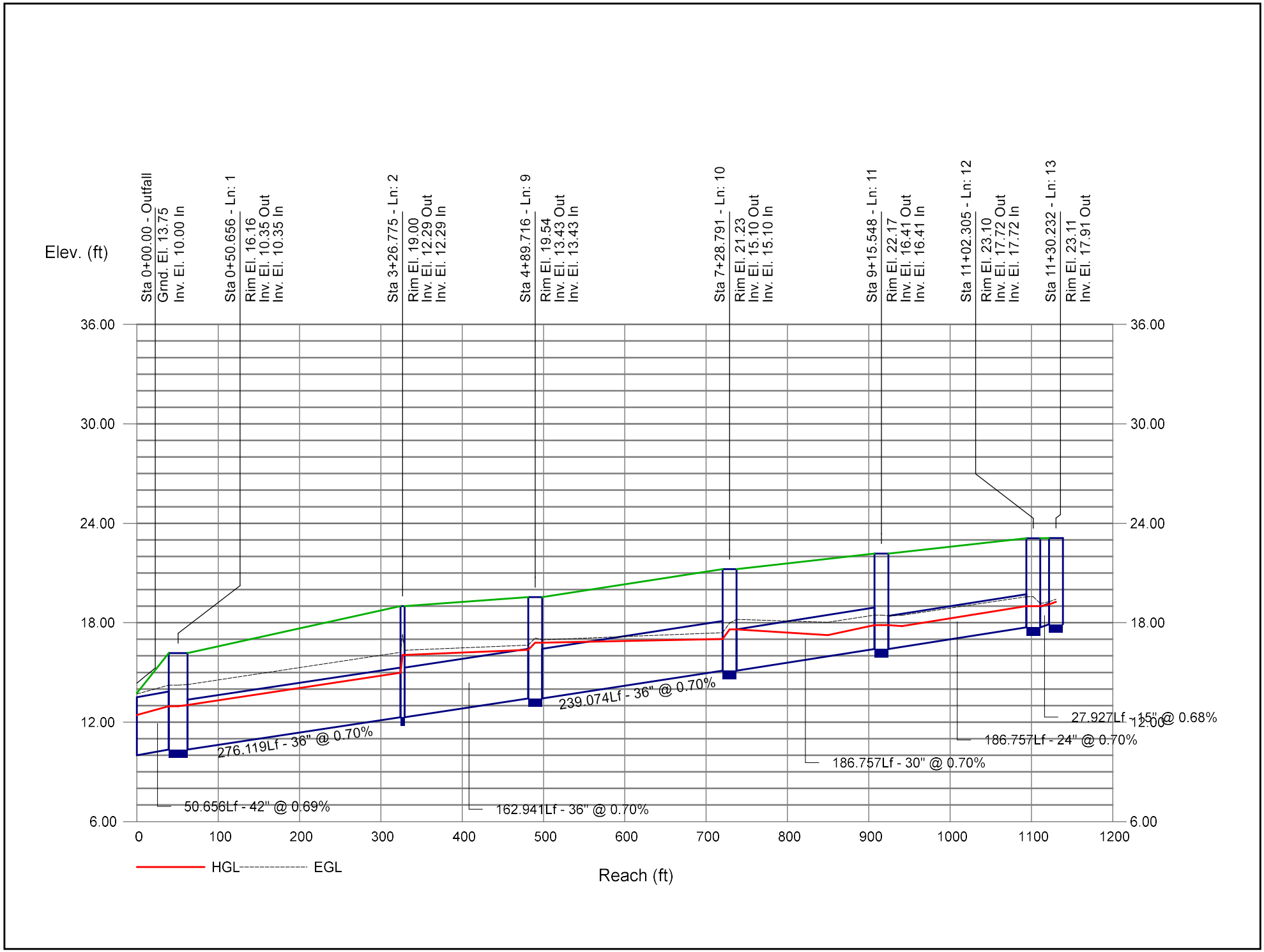
Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
21	A1.1	6.67	0.00	6.67	0.00	Curb	4.0	22.00	0.00	0.00	0.00	Sag	2.00	0.050	0.020	0.000	0.29	11.69	0.29	11.69	0.0	Off
20	A7.1	2.05	0.00	2.05	0.00	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.25	9.43	0.02	0.46	0.0	Off
19	A3.1	3.96	0.00	3.50	0.46	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.31	12.33	0.16	4.75	0.0	Off
18	A8.1	5.13	0.00	4.20	0.93	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.33	13.66	0.19	6.70	0.0	Off
17	A4.1	3.08	0.00	2.90	0.18	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	11.13	0.11	2.64	0.0	Off
16	A9.1	3.08	0.00	2.90	0.18	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	11.13	0.11	2.64	0.0	Off
15	A5.1	2.98	0.00	2.83	0.16	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	10.99	0.11	2.36	0.0	Off
14	A10.1	2.98	0.00	2.83	0.16	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	10.99	0.11	2.36	0.0	Off
13	A6.1	3.92	0.00	3.47	0.45	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.31	12.27	0.15	4.66	0.0	Off
12	A6	8.95	0.00	6.04	2.91	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.40	16.98	0.28	10.89	0.0	Off
11	A5	3.08	0.00	2.90	0.18	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	11.13	0.11	2.64	0.0	Off
10	A4	3.17	0.00	2.96	0.21	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.29	11.27	0.12	2.91	0.0	Off
9	A3	4.10	0.00	3.59	0.51	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.31	12.50	0.16	5.02	0.0	Off
8	A11.1	6.48	0.00	4.91	1.57	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.36	14.97	0.23	8.43	0.0	Off
7	A11	2.89	0.00	2.76	0.13	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	10.86	0.10	2.05	0.0	Off
6	A10	2.98	0.00	2.83	0.16	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	10.99	0.11	2.36	0.0	Off
5	A9	3.03	0.00	2.86	0.17	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.28	11.06	0.11	2.50	0.0	Off
4	A8	4.34	0.00	3.73	0.60	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.32	12.78	0.17	5.44	0.0	Off
3	A7	1.54	0.00	1.54	0.00	Curb	4.0	16.00	0.00	0.00	0.00	0.005	2.00	0.050	0.020	0.013	0.23	8.35	0.00	0.00	0.0	Off
2	A2	0.00	0.00	0.00	0.00	MH	0.0	0.00	0.00	0.00	0.00	Sag	0.00	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.0	Off
1	A1	6.01	0.00	6.01	0.00	Curb	4.0	22.00	0.00	0.00	0.00	Sag	2.00	0.050	0.020	0.000	0.28	10.92	0.28	10.92	0.0	Off

STRM A | Number of lines: 21 | Run Date: 5/14/2023

NOTES: Inlet N-Values = 0.016; Intensity = 61.15 / (Inlet time + 11.30) ^ 0.75; Return period = 25 Yrs. ; * Indicates Known Q added.All curb inlets are Horiz throat.

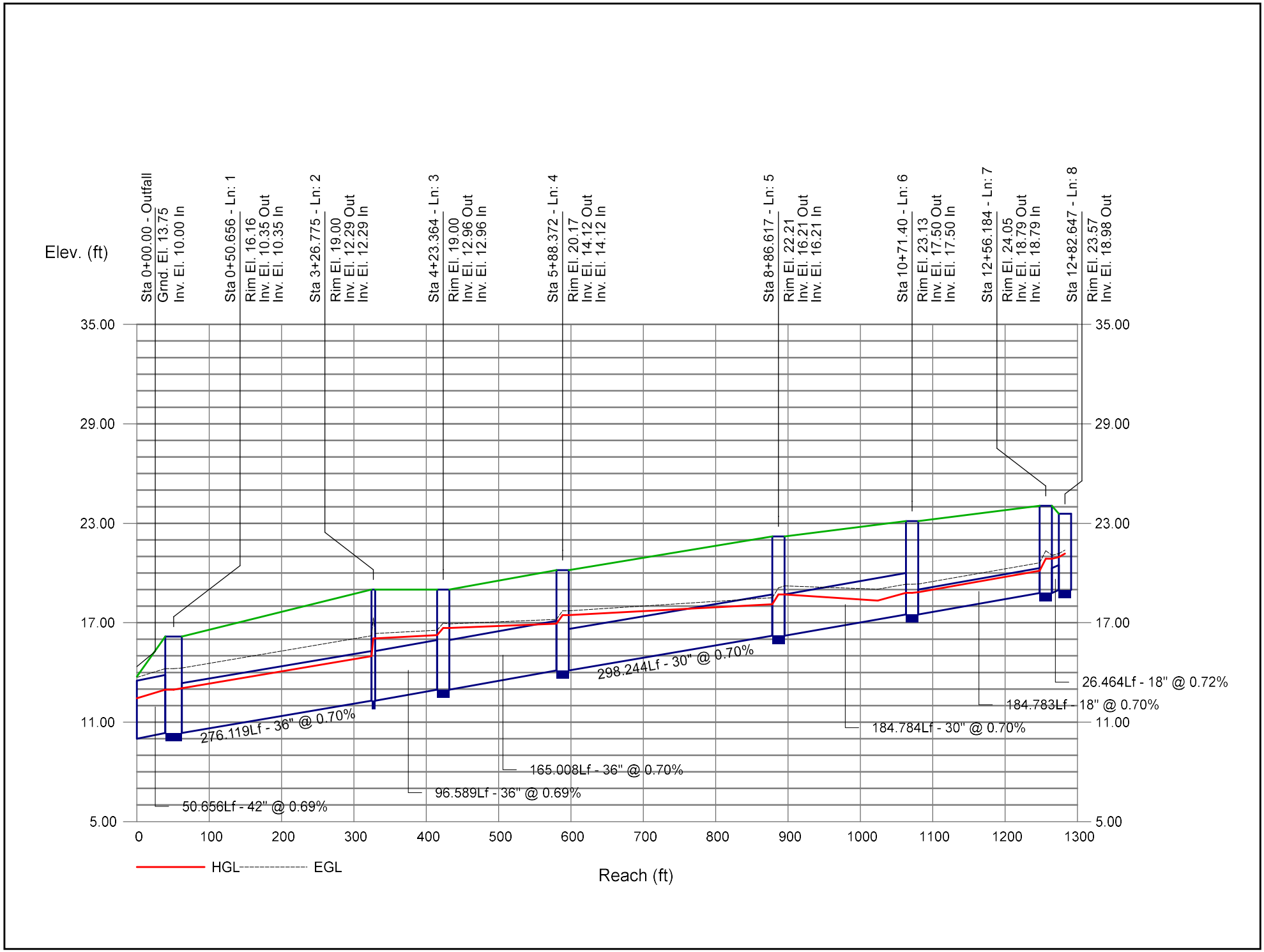
Storm Sewer Profile

Proj. file: New.stm

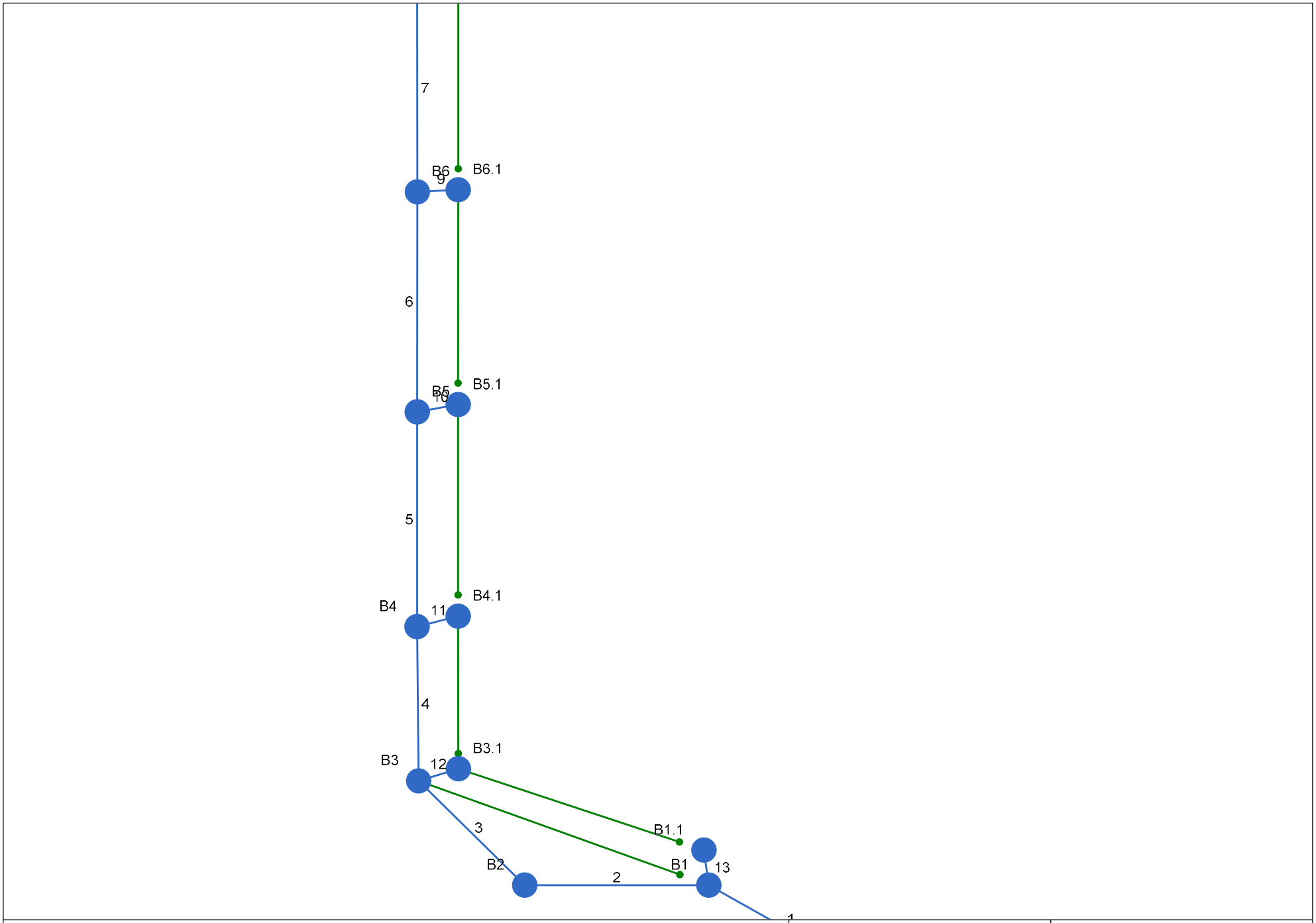


Storm Sewer Profile

Proj. file: New.stm



STRM B



Project File: STRM B.stm	Number of lines: 13	Date: 5/22/2023

Storm Sewers v2024.00

Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
13	B1.1 TO B1	1.18	18	Cir	29.622	10.66	10.81	0.506	12.08	11.22	n/a	11.22	1	Curb-Horiz
12	B3.1 TO B3	1.34	18	Cir	30.572	11.91	12.06	0.491	13.24	13.25	0.01	13.26	3	Curb-Horiz
11	B4.1 TO B4	1.99	18	Cir	30.945	12.55	12.71	0.517	14.72*	14.74*	0.02	14.75	4	Curb-Horiz
10	B5.1 TO B5	1.99	18	Cir	30.253	13.45	13.61	0.529	15.42*	15.43*	0.02	15.45	5	Curb-Horiz
9	B6.1 TO B6	1.99	18	Cir	29.592	14.38	14.53	0.507	16.70*	16.71*	0.02	16.73	6	Curb-Horiz
8	B7.1 TO B7	1.93	18	Cir	30.239	15.25	15.40	0.496	17.01*	17.02*	0.02	17.04	7	Curb-Horiz
7	B7 TO B6	3.65	18	Cir	174.452	14.38	15.25	0.499	16.70*	16.91*	0.10	17.01	6	Curb-Horiz
6	B6 TO B5	7.27	18	Cir	184.620	13.45	14.38	0.504	15.42*	16.30*	0.39	16.70	5	Curb-Horiz
5	B5 TO B4	10.67	24	Cir	180.231	12.55	13.45	0.499	14.72	15.07	0.35	15.42	4	Curb-Horiz
4	B4 TO B3	13.82	24	Cir	129.441	11.91	12.55	0.494	13.35	13.99	0.74	14.72	3	Curb-Horiz
3	B3 TO B2	15.66	30	Cir	116.411	11.32	11.91	0.507	12.64	13.24	n/a	13.24	2	Curb-Horiz
2	B2 TO B1	15.37	30	Cir	133.272	10.66	11.32	0.495	12.08	12.64	n/a	12.64 j	1	Manhole
1	B1 TO B	17.70	30	Cir	131.473	10.00	10.66	0.502	11.42	12.08	n/a	12.08	End	Curb-Horiz

STRM B | Number of lines: 13 | Run Date: 5/22/2023

NOTES: Return period = 25 Yrs. ; *Surcharged (HGL above crown). ; j - Line contains hyd. jump.

Storm Sewer Tabulation

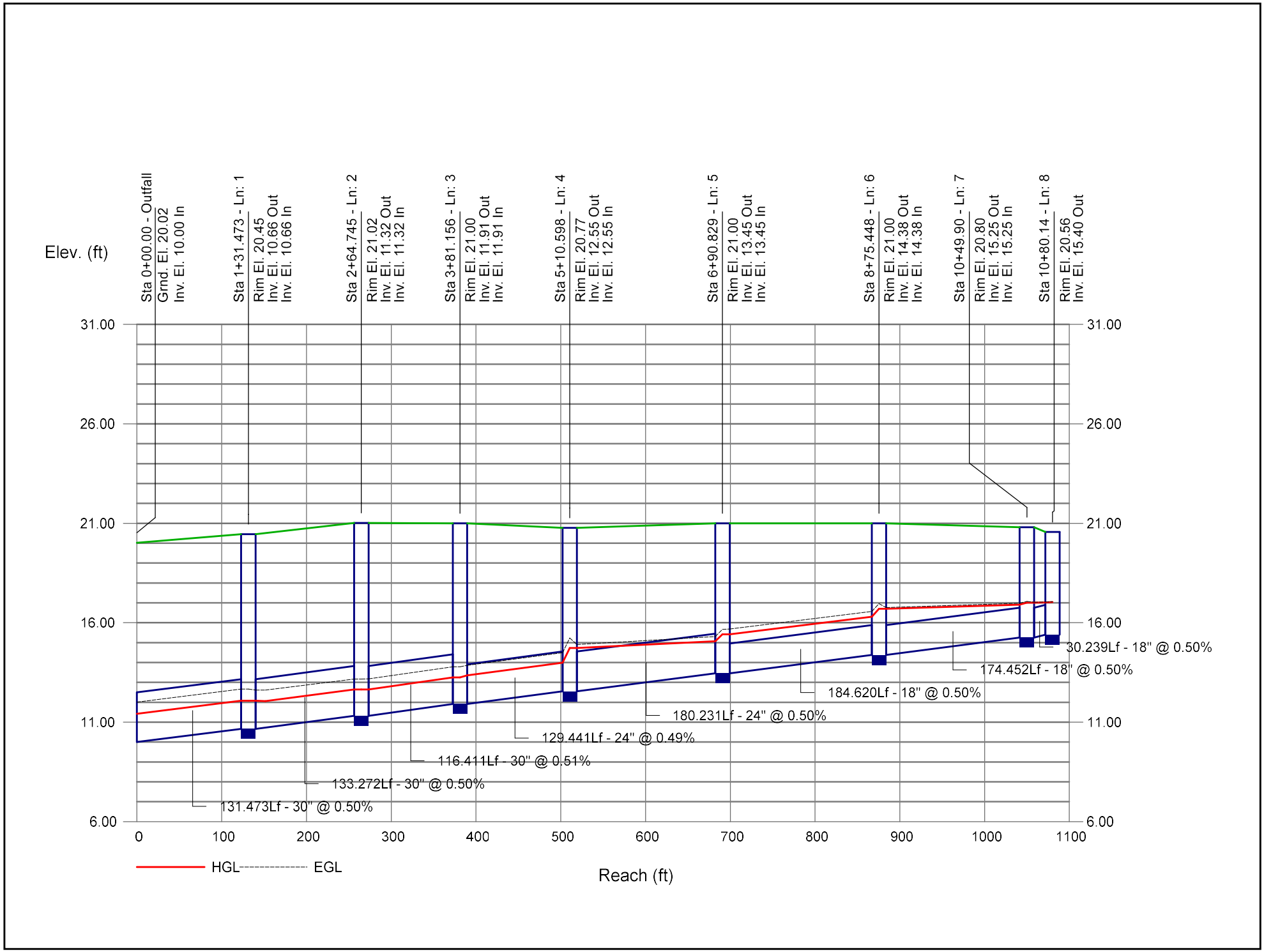
Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
13	1	29.622	0.38	0.38	0.50	0.19	0.19	10.0	10.0	6.2	1.18	7.47	1.87	18	0.51	10.66	10.81	12.08	11.22	20.45	20.78	B1.1 TO B1
12	3	30.572	0.43	0.43	0.50	0.22	0.22	10.0	10.0	6.2	1.34	7.36	0.85	18	0.49	11.91	12.06	13.24	13.25	21.00	20.97	B3.1 TO B3
11	4	30.945	0.64	0.64	0.50	0.32	0.32	10.0	10.0	6.2	1.99	7.55	1.13	18	0.52	12.55	12.71	14.72	14.74	20.77	20.72	B4.1 TO B4
10	5	30.253	0.64	0.64	0.50	0.32	0.32	10.0	10.0	6.2	1.99	7.64	1.13	18	0.53	13.45	13.61	15.42	15.43	21.00	21.00	B5.1 TO B5
9	6	29.592	0.64	0.64	0.50	0.32	0.32	10.0	10.0	6.2	1.99	7.48	1.13	18	0.51	14.38	14.53	16.70	16.71	21.00	20.94	B6.1 TO B6
8	7	30.239	0.62	0.62	0.50	0.31	0.31	10.0	10.0	6.2	1.93	7.40	1.09	18	0.50	15.25	15.40	17.01	17.02	20.80	20.56	B7.1 TO B7
7	6	174.452	0.56	1.18	0.50	0.28	0.59	10.0	10.2	6.2	3.65	7.42	2.06	18	0.50	14.38	15.25	16.70	16.91	21.00	20.80	B7 TO B6
6	5	184.620	0.61	2.43	0.50	0.31	1.22	10.0	11.1	6.0	7.27	7.45	4.11	18	0.50	13.45	14.38	15.42	16.30	21.00	21.00	B6 TO B5
5	4	180.231	0.62	3.69	0.50	0.31	1.85	10.0	12.2	5.8	10.67	15.98	3.65	24	0.50	12.55	13.45	14.72	15.07	20.77	21.00	B5 TO B4
4	3	129.441	0.60	4.93	0.50	0.30	2.47	10.0	13.2	5.6	13.82	15.90	5.71	24	0.49	11.91	12.55	13.35	13.99	21.00	20.77	B4 TO B3
3	2	116.411	0.35	5.71	0.50	0.18	2.86	10.0	13.9	5.5	15.66	29.20	5.91	30	0.51	11.32	11.91	12.64	13.24	21.02	21.00	B3 TO B2
2	1	133.272	0.00	5.71	0.00	0.00	2.86	0.0	14.5	5.4	15.37	28.86	5.58	30	0.50	10.66	11.32	12.08	12.64	20.45	21.02	B2 TO B1
1	End	131.473	0.62	6.71	0.50	0.31	3.36	10.0	15.2	5.3	17.70	29.06	6.13	30	0.50	10.00	10.66	11.42	12.08	20.02	20.45	B1 TO B

STRM B | Number of lines: 13 | Run Date: 5/22/2023

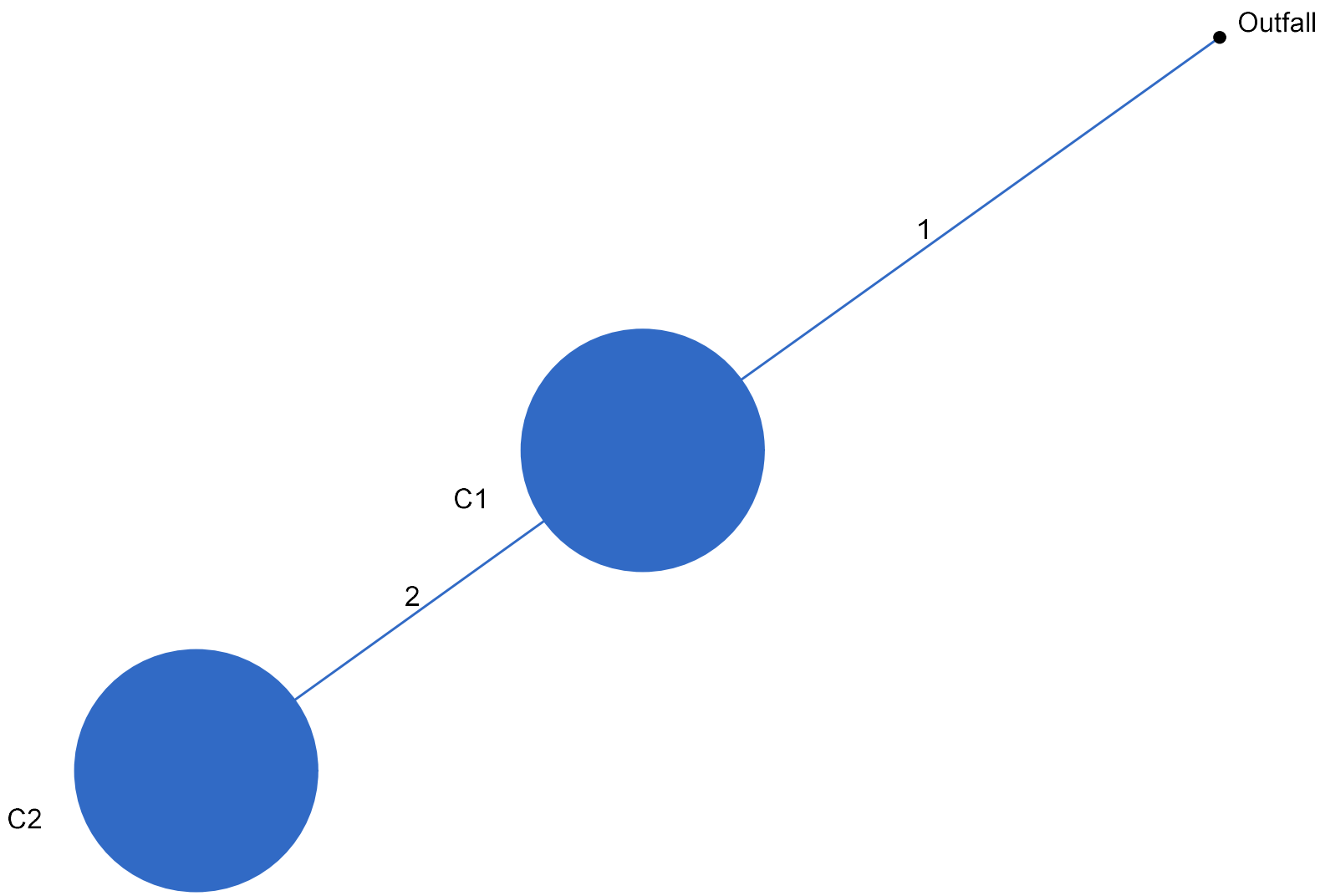
NOTES:Intensity = 61.15 / (Inlet time + 11.30) ^ 0.75; Return period =Yrs. 25 ; c = cir e = ellip b = box

Storm Sewer Profile

Proj. file: New.stm



STRM C



Project File: New.stm	Number of lines: 2	Date: 5/22/2023

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
2	1	40.615	1.24	1.24	0.50	0.62	0.62	10.0	10.0	6.2	3.85	10.55	3.93	18	1.01	12.52	12.93	13.41	13.68	16.63	16.62	C2 TO C1
1	End	52.442	0.51	1.75	0.50	0.26	0.88	10.0	10.2	6.2	5.40	10.46	4.91	18	0.99	12.00	12.52	12.89	13.41	13.80	16.63	C1 TO C

STRM C | Number of lines: 2 | Run Date: 5/22/2023

NOTES:Intensity = 61.15 / (Inlet time + 11.30) ^ 0.75; Return period =Yrs. 25 ; c = cir e = ellip b = box

Inlet Report

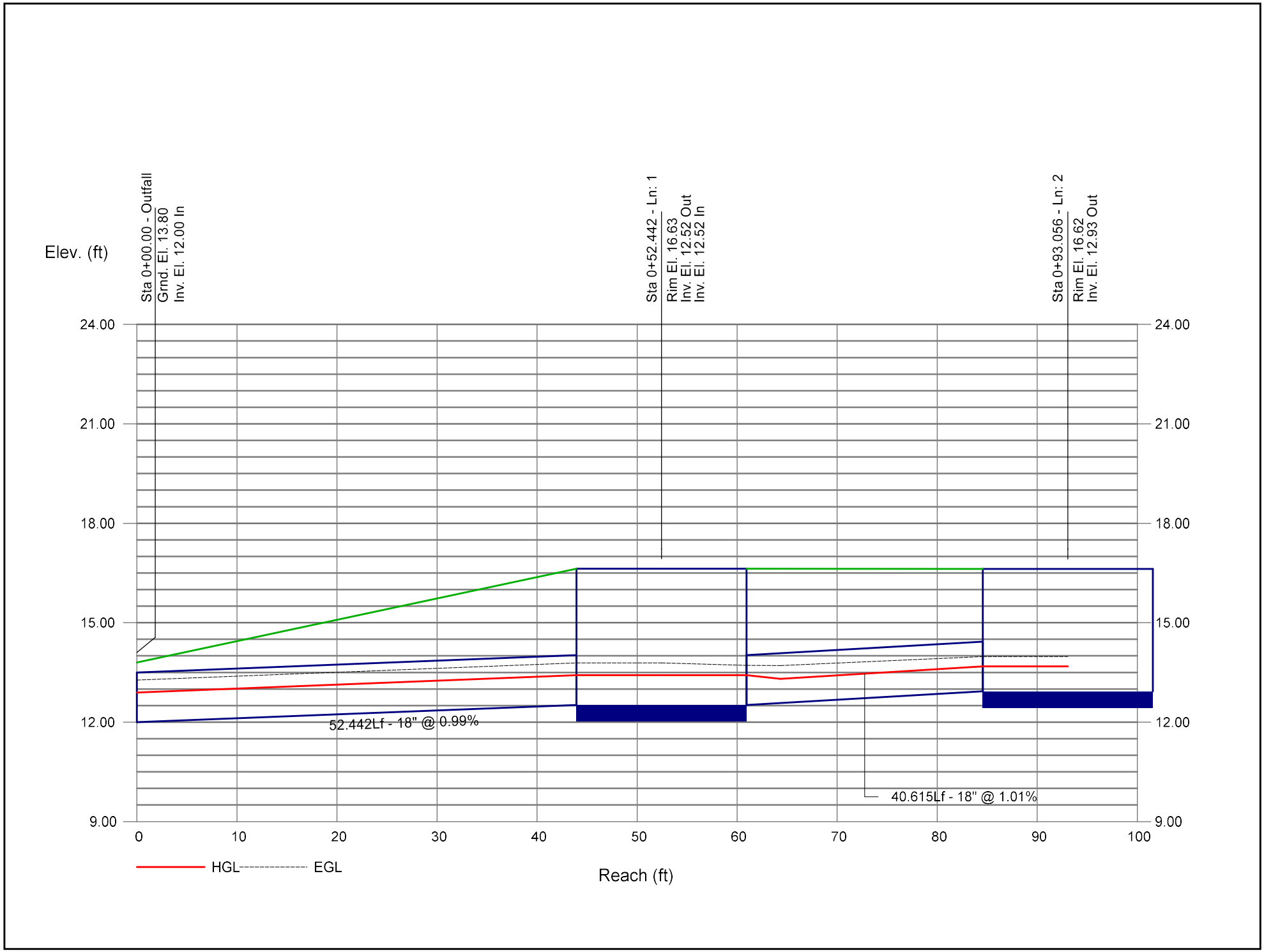
Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
2	C2	3.85	0.00	3.30	0.55	Curb	4.0	16.00	0.00	0.00	0.00	0.050	2.00	0.050	0.020	0.013	0.21	7.55	0.28	2.56	2.0	Off
1	C1	1.59	0.00	1.59	0.00	Curb	4.0	16.00	0.00	0.00	0.00	0.050	2.00	0.050	0.020	0.013	0.16	4.96	0.17	0.00	2.0	Off

STRM C | Number of lines: 2 | Run Date: 5/22/2023

NOTES: Inlet N-Values = 0.016; Intensity = 61.15 / (Inlet time + 11.30) ^ 0.75; Return period = 25 Yrs. ; * Indicates Known Q added.All curb inlets are Horiz throat.

Storm Sewer Profile

Proj. file: New.stm



Michael Watson
SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Elliott Land Developments LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1005415
Status:	Good Standing
Effective Date:	07/20/2012
State of Incorporation:	Mississippi
Principal Office Address:	1402 Pass Road Gulfport, MS 39501

Registered Agent

Name

Elliott, Brandon
1520 29th Ave
Gulfport, MS 39501

Officers & Directors

Name	Title
Brandon Elliott 1402 Pass Road Gulfport, MS 39501	Member

Our File: 230221
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550

Index: **SE 1/4 of the SW 1/4 of Section 32, T7S, R10W, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM 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,

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501 (844) 289-3554,

does hereby sell, convey and quitclaim unto

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501, (844) 289-3554

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

Legal Description Attached Hereto as Exhibit "A"

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.

Title Not Examined Nor Requested

TAXES for the current year and subsequent years are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, BRANDON ELLIOTT, MANAGING MEMBER OF ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, has caused this conveyance to be executed in his representative capacity after having first been duly authorized to do so, on this the 26th day of September, 2024.

ELLIOTT LAND DEVELOPMENTS, LLC

BY: _____
BRANDON ELLIOTT, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRANDON ELLIOTT, who acknowledged that he is the Managing Member of ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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 in his representative capacity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires:
May 30, 2028

STATE OF MISSISSIPPI
S LEA SPINKS
NOTARY
PUBLIC
JACKSON COUNTY
My commission expires May 30, 2028
Commission number 471968

Title Not Examined Nor Requested

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "5"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET; THENCE S75°34'03"W 124.99' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF N07°13'06"W 57.77' TO A 1/2" IRON ROD SET; THENCE S89°59'45"W 227.46' TO A 1/2" IRON ROD SET; THENCE N01°23'23"W 260.94' TO A 1" IRON PIPE FOUND; THENCE N88°21'23"W 199.39' TO A 1" IRON PIPE FOUND; THENCE N00°00'50"W 1019.78' TO A 1/2" IRON ROD FOUND ON THE SOUTH MARGIN OF THE C.S.X. RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID SOUTH MARGIN, N73°20'59"E 641.60' TO A 1/2" IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF COUNTRY CLUB ESTATES SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES SUBDIVISION, S00°19'14"W 199.49' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°04'08"W 463.42' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°00'59"E 91.04' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°07'19"W 90.32' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°10'05"W 129.92' TO AN IRON PIPE FOUND; THENCE FURTHER ALONG SAID WEST LINE, S00°21'57"W 199.67' TO THE POINT OF BEGINNING, CONTAINING 797,088.96 SQUARE FEET OR 18.299 ACRES.

AND ALSO:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

Our File: 230221
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550

Index: **SE 1/4 of the SW 1/4 of Section 32, T7S, R10W, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM 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,

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501 (844) 289-3554,

does hereby sell, convey and quitclaim unto

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501, (844) 289-3554

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

Legal Description Attached Hereto as Exhibit "A"

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 and subsequent years are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, BRANDON ELLIOTT, MANAGING MEMBER OF ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, has caused this conveyance to be executed in his representative capacity after having first been duly authorized to do so, on this the 20th day of September, 2024.

ELLIOTT LAND DEVELOPMENTS, LLC

BY: _____
BRANDON ELLIOTT, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRANDON ELLIOTT, who acknowledged that he is the Managing Member of ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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 in his representative capacity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of September, 2024.

_____
NOTARY PUBLIC

STATE OF MISSISSIPPI
S LEA SPINKS
NOTARY PUBLIC
JACKSON COUNTY
My commission expires May 30, 2028
Commission number 471968

My Commission Expires:
May 30, 2028

Title Not Examined Nor Requested

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "1"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 294.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 114.87' TO A 3/8" IRON ROD FOUND; THENCE N01°23'23"W 240.10' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 74.00' TO A 1/2" IRON ROD SET; THENCE S11°30'52"E 215.77' TO THE POINT OF BEGINNING, CONTAINING 21,257.23 SQUARE FEET OR 0.488 ACRE.

AND ALSO:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

Our File: 230221
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550

Index: **SE 1/4 of the SW 1/4 of Section 32, T7S, R10W, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM 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,

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501 (844) 289-3554,

does hereby sell, convey and quitclaim unto

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501, (844) 289-3554

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

Legal Description Attached Hereto as Exhibit "A"

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 and subsequent years are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, BRANDON ELLIOTT, MANAGING MEMBER OF ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, has caused this conveyance to be executed in his representative capacity after having first been duly authorized to do so, on this the 20th day of September, 2024.

ELLIOTT LAND DEVELOPMENTS, LLC

BY: _____
BRANDON ELLIOTT, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRANDON ELLIOTT, who acknowledged that he is the Managing Member of ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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 in his representative capacity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of September, 2024.

_____
NOTARY PUBLIC

STATE OF MISSISSIPPI
S LEA SPINKS
NOTARY PUBLIC
JACKSON COUNTY
My commission expires May 30, 2028
Commission number 471968

My Commission Expires:
May 30, 2028

Title Not Examined Nor Requested

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "2"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 219.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N11°30'52"W 215.77' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 73.20' TO A 1/2" IRON ROD SET; THENCE S12°26'13"E 197.39' TO THE POINT OF BEGINNING, CONTAINING 15,135.77 SQUARE FEET OR 0.347 ACRE.

AND ALSO:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

Our File: 230221
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550

Index: **SE 1/4 of the SW 1/4 of Section 32, T7S, R10W, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM 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,

ELLIOTT LAND DEVELOPMENTS, LLC,

A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501 (844) 289-3554,

does hereby sell, convey and quitclaim unto

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TAXES for the current year and subsequent years are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, BRANDON ELLIOTT, MANAGING MEMBER OF ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, has caused this conveyance to be executed in his representative capacity after having first been duly authorized to do so, on this the 20th day of September, 2024.

ELLIOTT LAND DEVELOPMENTS, LLC

BY: _____
BRANDON ELLIOTT, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRANDON ELLIOTT, who acknowledged that he is the Managing Member of ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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 in his representative capacity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of September, 2024.

_____
NOTARY PUBLIC

My Commission Expires:
May 30, 2028

STATE OF MISSISSIPPI
S LEA SPINKS
NOTARY
PUBLIC
JACKSON COUNTY
My commission expires May 30, 2028
Commission number 471968

Title Not Examined Nor Requested

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "3"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 434.35' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 144.87' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID NORTH MARGIN, S75°34'55"W 75.00' TO A 1/2" IRON ROD SET; THENCE N12°36'13"W 197.39' TO A 1/2" IRON ROD SET; THENCE N89°59'45"E 80.26' TO A 1/2" IRON ROD SET; THENCE S00°00'15"E 9.43' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.92' AND A CHORD BEARING AND DISTANCE OF S07°13'06"E 57.77' TO A 1/2" IRON ROD SET; THENCE S14°25'57"E 110.85' TO THE POINT OF BEGINNING, CONTAINING 13,747.58 SQUARE FEET OR 0.316 ACRE.

AND ALSO:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

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Our File: 230221
Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
228-832-8550

Index: **SE 1/4 of the SW 1/4 of Section 32, T7S, R10W, Harrison County, MS**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM 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,

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A MISSISSIPPI LIMITED LIABILITY COMPANY

1402 Pass Road, Gulfport, MS 39501 (844) 289-3554,

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TAXES for the current year and subsequent years are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, BRANDON ELLIOTT, MANAGING MEMBER OF ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, has caused this conveyance to be executed in his representative capacity after having first been duly authorized to do so, on this the 26th day of September, 2024.

ELLIOTT LAND DEVELOPMENTS, LLC

BY: _____
BRANDON ELLIOTT, MANAGING MEMBER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BRANDON ELLIOTT, who acknowledged that he is the Managing Member of ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, 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 in his representative capacity after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of September, 2024.

_____
NOTARY PUBLIC

STATE OF MISSISSIPPI
S LEA SPINKS
NOTARY PUBLIC
JACKSON COUNTY
My commission expires May 30, 2026
Commission number 471968

My Commission Expires:
May 30, 2026

Title Not Examined Nor Requested

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEY DESCRIPTION FOR PARCEL "4"

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 237.96' TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, S00°21'03"W 196.39' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 74.87' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 189.87' TO A 1/2" IRON ROD SET; THENCE N75°34'03"E 124.99' TO THE POINT OF BEGINNING, CONTAINING 18,976.64 SQUARE FEET OR 0.436 ACRE.

AND ALSO:

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BEING BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

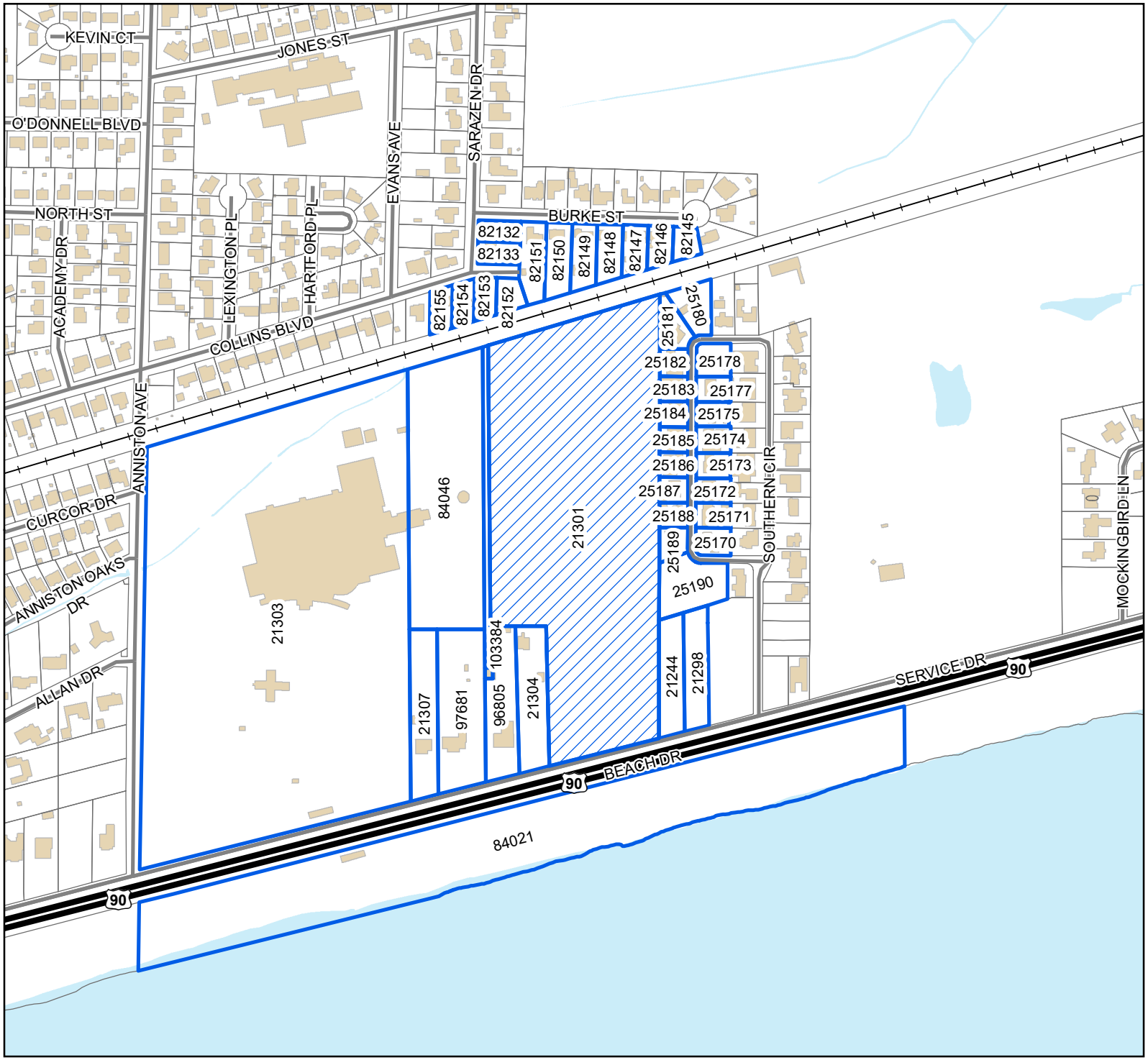
COMMENCING AT A 1/2" IRON ROD WITH CAP INSIDE AN IRON PIPE AT THE SOUTHWEST CORNER OF LOT 38, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; THENCE ALONG THE LINE BETWEEN LOTS 71 AND 72 OF THE L. A. FREDERICK SURVEY, S00°21'03"W 227.61' TO THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID LINE, S00°21'03"W 20.68'; THENCE S75°34'03"W 122.35'; THENCE S14°25'57"E 189.87' TO A 1/2" IRON ROD SET ON THE NORTH MARGIN OF BEACH DRIVE; THENCE ALONG SAID NORTH MARGIN, S75°34'55"W 70.00' TO A 1/2" IRON ROD SET; THENCE N14°25'57"W 110.85' TO A 1/2" IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00', AN ARC LENGTH OF 57.35' AND A CHORD BEARING AND DISTANCE OF N07°17'22"W 57.20'; THENCE S89°59'45"W 227.21'; THENCE N01°23'23"W 20.00'; THENCE N89°59'45"E 227.70'; THENCE N63°01'48"E 59.32'; THENCE N75°34'03"E 127.63' TO THE POINT OF BEGINNING, CONTAINING 20,191.21 SQUARE FEET OR 0.464 ACRE.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010O-02-050.000	ELLIOTT LAND DEVELOPMENTS, LLC (OWNER)	1402 PASS RD.	GULFPORT	MS	39501
			HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE STE B	GULFPORT	MS	39503
			Adjacent Property Owners (2411PC182)				
	25177	1010O-02-037.000	JENNER CHRISTIE ELLEN	306 SOUTHERN CIR	GULFPORT	MS	39507
	25189	1010O-02-029.000	HANNUM BOB & DEBBIE	351 SOUTHERN CIRCLE	GULFPORT	MS	39507
	103384	1010O-02-051.003	DOUGLAS JOHN WILLIAM & CANDACE	1828 BEACH DRIVE	GULFPORT	MS	39507
	25170	1010O-02-031.000	SMITH LYNN L & MELISSA S	350 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25184	1010O-02-024.000	O'CONNOR SYLVIA J	5337 LOST OAK DR	BATON ROUGE	LA	70817
	25181	1010O-02-021.000	JONES DAVID W	291 SOUTHERN CIR	GULFPORT	MS	39507
	82147	1010O-01-002.016	BULEY DONALD W & KAREN C	2412 BURKE STREET	GULFPORT	MS	39507
	82152	1010O-01-002.021	WILLIAMS KYLE M	2430 COLLINS BLVD	GULFPORT	MS	39507
N	21301	1010O-02-050.000	WILLIAM CAREY COLLEGE				0
	82132	1010O-01-002.001	DOMINGUEZ MACARIO A & CYNTHIA -TR-	9169 VICTORIA CIRCLE	GULFPORT	MS	39507
	25187	1010O-02-027.000	CARRELL WILLIAM THOMAS & EMMA SIU	337 SOUTHERN CIRCLE	GULFPORT	MS	39507
	82148	1010O-01-002.017	CALDWELL VIRGINIA CLAIR & JAMES BYR	980 COURTHOUSE RD	GULFPORT	MS	39507
	21304	1010O-02-051.000	DOUGLAS CAROL	1830 BEACH DRIVE	GULFPORT	MS	39507
	82150	1010O-01-002.019	LEE KATHRYN & LEE MICHELLE	2406 BURKE ST	GULFPORT	MS	39507
	25173	1010O-02-034.000	JOHNSON RACHEAL L	334 SOUTHERN CIRCLE	GULFPORT	MS	39507
N	96805	1010O-02-051.002	DOUGLAS JOHN WILLIAM & CANDACE	1828 BEACH DRIVE	GULFPORT	MS	39507
	84046	1010O-02-052.000	UNITED STATES OF AMERICA	370 N CAPITOL ST BOX 1303	WASHINGTON	DC	20317
	25172	1010O-02-033.000	RADIX PAMELA A	336 SOUTHERN CIR	GULFPORT	MS	39507
	25188	1010O-02-028.000	KENDRICK JAMES L & ELIZABETH C	339 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25185	1010O-02-025.000	ROGERS ROSE MARIE	333 SOUTHERN CIR	GULFPORT	MS	39507
	21307	1010O-02-053.000	WARR KAY P -TRUSTEE-	1804 BEACH DR	GULFPORT	MS	39507
	25171	1010O-02-032.000	ORR CHARLOTTE C -TRUSTEE-	338 SOUTHERN CIR	GULFPORT	MS	39501
	25190	1010O-02-030.000	SAMUEL BARRY -TRUSTEE-	340 VINCENT AVE	METAIRIE	LA	70005
	82153	1010O-01-002.022	SAMS MARY MELISSA	2428 COLLINS BLVD	GULFPORT	MS	39507
	25180	1010O-02-020.000	DELK C DAVID	288 SOUTHERN CIR	GULFPORT	MS	39507
	25182	1010O-02-022.000	LESLIE ANN GWIN -TRUSTEE-	323 SOUTHERN CIRCLE	GULFPORT	MS	39507
	25174	1010O-02-035.000	O'REILLY LOUIS P & JOAN M	332 SOUTHERN CIR	GULFPORT	MS	39507
	84021	1010O-03-001.000	GULFPORT CITY OF	P O BOX 76	JACKSON	MS	39205
	82151	1010O-01-002.020	HOLDEN DENTON E & TOSHIKO	2404 BURKE STREET	GULFPORT	MS	39507
	82146	1010O-01-002.015	GOODNIGHT GEORGE L & THERESA L	2414 BURKE STREET	GULFPORT	MS	39507
N	21303	1010O-02-054.000	U S GOVT				0
	25183	1010O-02-023.000	KILPATRICK LARRY E JR & LAURA F	325 SOUTHERN CIR	GULFPORT	MS	39507
	25175	1010O-02-036.000	ANDERSON JANIS J -TRUSTEE	330 SOUTHERN CIR	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	82155	1010O-01-002.024	LANGSTON JOANNE YOUNG	2424 COLLINS	GULFPORT	MS	39507
	82149	1010O-01-002.018	ISBELL TIMOTHY T & JUDY D	2408 BURKE ST	GULFPORT	MS	39507
	25178	1010O-02-038.000	OLSEN JOHN KEVIN JR & AMY FORD	304 SOUTHERN CIR	GULFPORT	MS	39507
	82145	1010O-01-002.014	SULLIVAN PATRICK R	2416 BURKE STREET	GULFPORT	MS	39507
	82133	1010O-01-002.002	BOUVETTE CHARLES S & LISA F	606 SARAZEN DR	GULFPORT	MS	39507
	82154	1010O-01-002.023	CAPIOLA ANDREW JOSEPH	2426 COLLINS BLVD	GULFPORT	MS	39507
	25186	1010O-02-026.000	HANNA HUGH BOYD JR & ELIZABETH LANE	335 SOUTHERN CIRCLE	GULFPORT	MS	39507
N	21244	1010O-02-049.000	SAMUEL BARRY -TRUSTEE-	340 VINCENT AVE	METAIRIE	LA	70005
	97681	1010O-02-052.001	WARR BRENT & LAURA	1814 BEACH DR	GULFPORT	MS	39507
	21298	1010O-02-048.000	MAVAR KAREN W -TRUSTEE-	2314 N COUNTRY CLUB LANE	BILOXI	MS	39532

2411PC182

General Plan



Legend

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

0 80 160 240
Yards

1 inch = 500 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.

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
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Raleigh News & Observer
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 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.

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

MEMORANDUM

To: City of Gulfport Planning Commission

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

Hearing Date: Thursday, November 21, 2024

<u>Zoning Text Amendment 2407PC094:</u> (Remanded back by City Council) Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: Z407PC094

Date Received: 5/21/24

Receipt #:

Received By: JD

Zoning:

Ward: Flood:

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

Amend Appendix D (Smart code) at 5. A. 11a and 5. A. 11b both at Building setback b. to delete the 6 foot maximum side yard setback.

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.

~~OWNER~~ Applicant

City of Gulfport by Margaret Murdock Ass't City Atty

Printed Name Of ~~Owner~~ Applicant

P.O. Box 1780

Mailing Address

Gulfport MS 39501

City State Zip code

228-868-5811

Home Phone Work/Cell Phone

mmurdock@gulfport-ms.gov

Email

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Submission Requirements – Smartcode Amendment – 6' sideyard setback

A. Attached.
B. Not applicable
C. Not applicable
D. Not applicable
E. Not applicable
F. 5 – Ordinance change
G. 1. City of Gulfport
   2. Ordinance Change
   3. Not applicable
   4. Will permit structure to be built more than 6 feet from the property line in a side yard
   5. N/A

There came on for consideration at a duly constituted meeting of the City Council and Mayor of the City of Gulfport held on the _____ day of _____, 2024, the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX D TO THE CODE OF ORDINANCES (SECTIONS 5.4.11a AND 5.4.11b) TO AMEND THE REQUIRED SIDE YARD SETBACK IN T4+ and T4L ZONING DISTRICTS, AND FOR RELATED PURPOSES

WHEREAS, the City's duly adopted "Smartcode", which is codified at Appendix D to the Code of Ordinances, establishes a six foot (6') maximum side yard setback in T4+ and T4L zoning districts; and

WHEREAS, in light of applicable building requirements, including those imposed by the Flood Damage Prevention Ordinance, on certain lots located in those areas zoned T4+ and T4L and to which Appendix D applies, the required six foot (6') maximum side yard setback has created the need for numerous warrants to be applied for, considered and granted in order to accommodate the applicable building requirements and regulations; and

WHEREAS, to encourage building and to remove unnecessary steps in the permit approval process, it is believed that the elimination of the six foot (6') maximum side yard setback in T4+ and T4L zoning districts is in the best interest of the City of Gulfport.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1: That the matters, facts and things recited in the Preamble hereto are hereby adopted as the official findings of the Governing Authority.

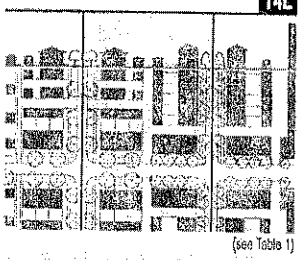
SECTION 2. That Section 5.4.11a of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6') maximum side yard setback found at "Building Setback", paragraph b (see current 5.4.11a

below) and the drawing noted as "Building Disposition".

SMARTCODE — **ARTICLE 5. BUILDING-SCALE PLANS**

City of Gulfport, Mississippi

SECTION 5.4.11a **T4L**



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Limited
b. Lodging	Limited
c. Office	Limited
d. Retail	Limited
BUILDING HEIGHT	(see Table 8)
a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	permitted
b. Sideyard	by Warrant
c. Rearyard	by Warrant
d. Courtyard	by Warrant
e. Cottage Court	permitted
BUILDING SETBACK	
a. Front Setback	6 ft. min.; 24 ft. max.
b. Side Setback	3 ft. min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	No requirement
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	3 ft. min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

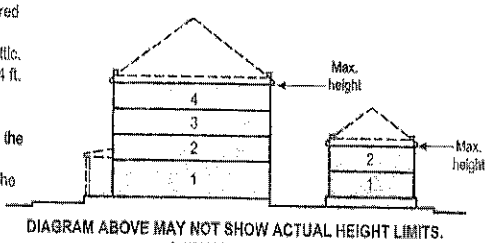
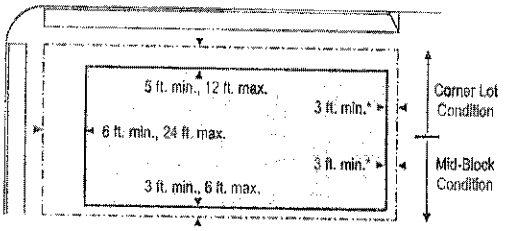


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

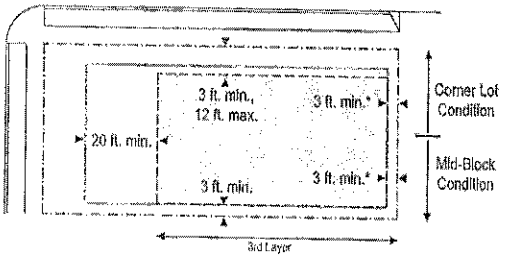
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.



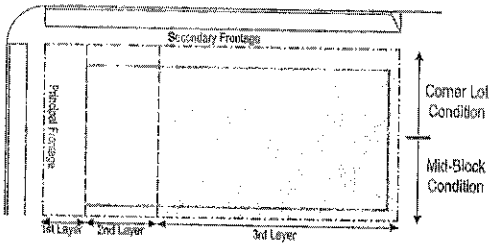
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



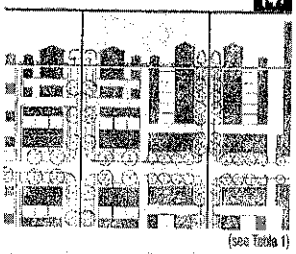
SECTION 3. That Section 5.4.11b of Appendix A to the Code of Ordinances (i.e., the Comprehensive Zoning Ordinance) be and the same is hereby amended to delete the six foot (6')

maximum side yard setback found at Building Setback, paragraph b (see current 5.4.11b below) and the drawing noted as "Building Disposition".

SMARTCODE — **ARTICLE 5. BUILDING-SCALE PLANS**

City of Gulfport, Mississippi

SECTION 5.4.11b **T4+**



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Limited
b. Lodging	Limited
c. Office	Open
d. Retail	Open
BUILDING HEIGHT	(see Table 8)
a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	permitted
BUILDING SETBACK	
a. Front Setback	No min.; 18 ft. max.
b. Side Setback	No min.; 6 ft. max.
on 2nd. Frontage	5 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	60% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited
	Refer to Summary Table 14
PARKING PROVISIONS	
See Tables 11 & 12	

* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement or a habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured from the Height Baseline to the eaves or roof deck.
4. The vertical distance between the Height Baseline and the first floor shall not exceed 4 feet.

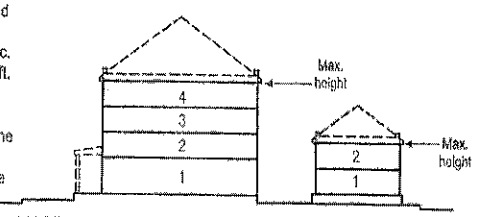
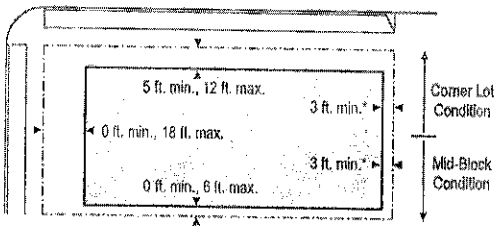


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

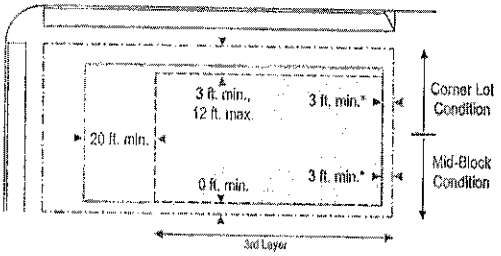
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Buildings shall have Facades along both Primary and Secondary Frontage Lines and Elevations along Lot Lines.
3. Facades shall be built along the Principal Frontage Line to not less than 60% of the length of that Frontage, measured at the maximum allowed front setback.



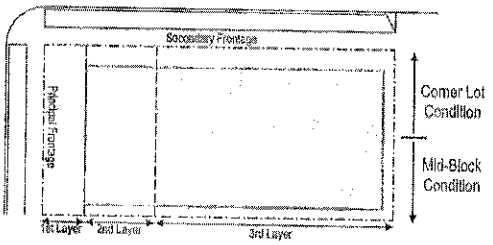
OUTBUILDING DISPOSITION

1. The Facades and Elevations of the Outbuildings shall be distanced from the lot lines as shown.
2. Outbuildings shall be located within the Third Layer (see Table 16D).



PARKING PROVISIONS

1. Uncovered parking spaces may be provided only within the Third Layer (see Table 16D).
2. Covered parking, if provided, shall be located within the Third Layer.
3. Trash containers shall be stored within the Third Layer, outside the Secondary Frontage setback on a corner location.



SECTION 4. The Governing Authority further finds that the following shall serve as an

explanatory statement of this Ordinance for purposes of publication: "This Ordinance amends the City's Code of Ordinances with respect to the required side yard setback in areas zoned T4L and T4+ and which are subject to Appendix D to the Code of Ordinances by deleting the maximum six foot (6') side yard setback. A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk." For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City's Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

SECTION 5. This Ordinance shall otherwise be in full force and effect thirty (30) days after the date of passage. It shall be published according to law and shall be spread upon the minutes of the Gulfport City Council.

The above and foregoing Ordinance, after having been first reduced to writing, was introduced by _____, seconded by _____ and was adopted by the following roll call votes, to-wit:

YEAS:	NAYS:	ABSTENTIONS:	ABSENT:

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the _____ _____day of _____, 2024.

(SEAL:)

ATTEST: ADOPT:

_____ _____

CLERK OF THE COUNCIL PRESIDENT

The above and foregoing Ordinance, having been submitted and approved by the Mayor, this the _____ day of _____, 2024.

_____

MAYOR

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
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Ledger-Enquirer
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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
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33468	560643	Print Legal Ad-IPL01769120 - IPL0176912		$91.45	2	61 L

Attention: JESSICA VERSIGA

GULFPORT CITY HALL
1410 24 TH AVENUE
GULFPORT, MS 39501

jversiga@gulfport-ms.gov

LEGAL NOTICE
PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, June 27, 2024 in the Council Chambers of the Gulfport City Hall located at 2309 15 th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Planning Commission Approval 2405PC062, by agent Isis Payton, seeking approval for mobile home use, Tax Parcel 0810D-02-021.000, 8286 Ohio Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC076, by owner Deborah Wright, seeking approval for a mobile home use, Tax Parcel 0810E-04-098.000, 4214 Michigan Ave, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2406PC084, by agent Nav Thind, seeking approval for a gas station use with a convenience store, Tax Parcels 0711O-01 029.000, 0711O-01-030.000, 510 Broad Ave, 4220 W Beach Blvd, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Planning Commission Approval 2406PC086, by agent Lisa Ramos, seekin approval for an administrative office use for a bike rental business as a home occupation, Tax Parcel 0910G-01-018.001, 11 Bayou View Drive, Zoned R-1-7.5 (Single-family), Ward 4

Planning Commission Approval 2406PC091, by agent Vinson Keyhea, seeking approval for automobile sales of less than 50 vehicles, Tax Parcel 0910N-06- 009.000, 407 32 1/2 Street, Zoned B-2 (General Business), Ward 4

General Plan 2407PC092, by agent Robert Riemann, seeking approval for a 25-lot townhouse development with 3 outparcels, Tax Parcel 0809B-03-017.000, Zoned R-3 (Single-family), Ward 7

Zoning Map Amendment 2406PC080, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone & "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2406PC032, by owner Huyen Nguyen, requesting to rezone to T4L (General Urban Zone "Limited"), Tax Parcel 0811F-05-037.000, 1907 24th Ave, Zoned T5 (Urban Center Zone), Ward 3

Zoning Map Amendment 2406PC089, by agent W Taylor Guild III, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcels 1010N-05-086.000, 1010N-05-087.000, 2007 St James Blvd, 2009 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback.

This the 5th day of June 2024

Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0176912
Jun 12 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
06/12/24

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.

Mary Castro

Sworn to and subscribed before me this 12th day of June in the year of 2024

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

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The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
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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	589782	Print Legal Ad-IPL01926840 - IPL0192684		$87.70	2	45 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, September 26, 2024 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.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2409PC131, by owner Hecto Services Inc, seeking approval for a cabinet and carpenter shop use, Tax Parcel 0810N-03-037.000, 2815 22nd Avenue, Zoned B-2 (General-Business), Ward 3

General Plan 2409PC133, by agent Dennis Stieffel, seeking approval for a 41-lot subdivision(Oak Landing, Phase 2), Tax Parcels 1008G-02-130.000, 1008G-02-130.001, 1008J-02-001.000, Ollie Road, Zoned R-1-10 (Single-family), Ward 6

Planning Commission Approval 2409PC136, by owner Otis T Ellis, seeking approval for a mobile home use, Tax Parcel 0810E-05-009.000, 4223 Michigan Ave, Zoned R-1-5 (Single-Family), Ward 3

Special Exception 2409SE140, by agent Johnathan Tate Jr., seeking approval for a daycare use, Tax Parcel 0810N-04-001.000, 2301 31st Street, Zoned B-2 (General-Business), Ward 3

General Plan 2409PC145, by agent Robert B. Heinrich, seeking approval for a 9 lot subdivision with one outparcel, Tax Parcel 0808H-02-095.000, 12115 Three Rivers Road, Zoned R-1-10 (Single-family), Ward 6

General Plan 2409PC146, by agent Robert B. Heinrich, seeking approval for a 23 lot subdivision with one outparcel, Tax Parcel 0907J-01-001.005, Three Rivers Rd, Zoned R-B (Residence-business), Ward 6

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

This the 4th day of September 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0192684
Sep 11 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
09/11/24

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.

Mary Castro

Sworn to and subscribed before me this 12th day of September in the year of 2024

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!

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 11052024_

Hearing Date: Thursday, November 21, 2024

<u>Zoning Map Amendment 2409PC144:(Remanded back by City Council)</u> Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2409PC144

Hearing Date: November 21, 2024

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

Legal: Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

According to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicants are requesting to rezone approximately 1.8 acres of residentially zoned property from its current zoning of R-1-7.5 (Single-family) to R-O (Residence-Office). The applicant states the reason for the rezoning is due to the property owners wishing to rezone the property for its "highest and best use" in order to sell it. The applicant notes that the property has an existing home and workshop, and that there are no plans to develop the property at this time. If the single-family home use is to remain, the proposed zoning change would still allow for the single-family home use by right. Staff conducted a site visit to the area and confirmed that there is currently an existing residence with accessory structures on the site. Applicant notes that the rezoning would continue the R-O zoning district from the parcel directly south of the subject site.

According to the City's 2002 Comprehensive Plan, this area was to remain residential. While the proposed zoning does allow residential uses, such as the existing single-family home, it also allows for some light commercial uses as well. Upon further staff review, while the applicant's request is in conflict City's 2002 Comprehensive plan, the parcel to south of subject site according to

Comprehensive would allow for residential development, while the southern parcel's current zoning would allow for either light commercial use or residential uses. Examples of such light commercial uses that would be allowed by right within the R-O zoning district would include Administrative Offices, Medical Clinic, Dental Clinic, Floral Shops, and Book Store. The applicant has noted in their application of businesses nearby that were either newly constructed, or already existing, nearby, such as Pilger Title, Hill Crest Dental Group, Coastal Tile, and a real estate office. From the staff visit conducted, staff noted an Pilger Title office, Hill Crest Dental Group office, and a Coastal Realty Group office are nearby the subject site, however staff did not find the mentioned Coastal Tile nearby. Upon searching further from the subject site, Coastal Tile was located further north at 10194 Lorraine Road, approximately 0.7 miles from the subject parcel in an I-2 (Heavy Industry) zoning district.

The applicant claims that there has been a change in the character of the neighborhood, and has stated such as their reason as justification for change of the current zoning district.

(a) Applicant claims that there has been a change in the neighborhood due to an increase in the number of commercial uses expanding towards this area, such as those listed above. Upon review of the area, there have been some light commercial uses that have been constructed within the last few years, such as the Pilger Title office and the Hillcrest Dental Group office. However, these mentioned developments are within commercial zoning districts, specifically in B-1 (Neighborhood Business) districts. Staff also noticed that there were also three Zoning Map Amendments done earlier this year to the east of this property regarding rezoning for the construction of single-family homes. The cases in question were case #'s 2405PC063, 2405PC066, and 2407PC099.

EXECUTIVE SUMMARY

The applicant is requesting to rezone the subject parcel, containing approximately 1.8 acres of residentially zoned property, from its current zoning of R-1-7.5 (Single-family) to R-O (Residence-office). Applicant notes in their application that the current property owners are wishing to rezone the property in order to later sell the property for its "highest and best use." This subject parcel currently contains a single-family home with accessory structures, which would still be conforming after the rezoning. The applicant states within their application that there are no current plans for any development on the subject site. Applicant claims their justification for rezoning is due to a change in the neighborhood caused by an increase in commercial uses near the subject site. Upon staff review of the nearby area, staff noted that while there had been an increase of commercial uses nearby, such as Pilger Title office, Hill Crest Dental Group office, and Coastal Reality Group office, these commercial uses were within commercial zoning districts, specifically in B-1 (Neighborhood-business) districts. Staff also noted that there have also been recent developments for residential uses to the east along Creel Circle. These mentioned developments include three Zoning Map Amendments, case #'s 2405PC063, 2405PC066, and 2407PC099, which were heard by, and approved by, city council earlier this year. Upon review of the 2002 Comprehensive Plan, the subject site was to remain

residential zoned, which would be in conflict with the applicant's request, despite the request continuing the existing zoning from the parcel directly south of the subject site.

Any approval should consider these conditions:

1. Rezoning will require City Council approval. Planning Commission can only give recommendation.

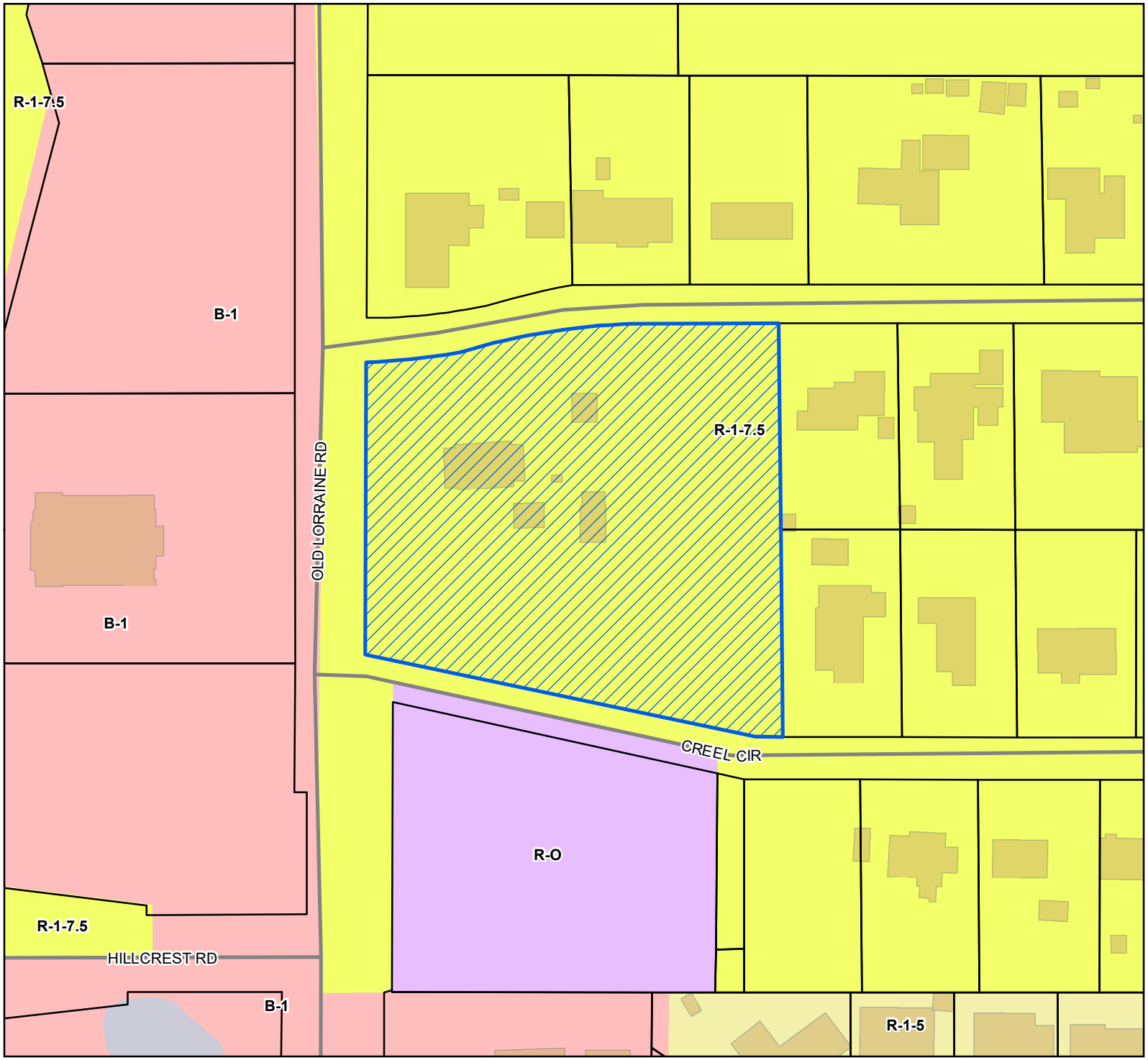
DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Holmes
Director of Urban Development Department

2409PC144

Zoning Map Amendment



Site
Street
Parcels
Buildings
Water Features
City Limit

Zoning

B-1 - Neighborhood Business District
R-1-5 - Single Family Residence District (Medium Density)
R-1-7.5 - Single Family Residence District (Low Density)
R-O - Residence-Office

Site Information

1009L-02-018.000
Zoning: R-1-7.5 (Single Family)
Size: 1.8 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

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

For Staff Use Only

Case File #: 2409PC 144
Date Received: 8/7/2024
Receipt #: 12876792
Received By: LB
Zoning: R-1-7.5
Ward: 5 Flood: X
Size: 1.8 acres

Property Information

TAX PARCEL # 1009L-02-018.000

(If necessary, use separate sheet of paper)

Address of Property Involved: 9298 OLD LORRAINE RD.

Lot(s)_____, Block(s)_____, Subdivision_____

General Location: N.E. INTERSECTION OF OLD LORRAINE RD & CREEL CIR.

GENERAL DESCRIPTION OF REQUEST:
REZONE SUBJECT PROPERTY FROM R-1-7.5 TO R-O.

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 reauest.

OWNER	AGENT
ESTATE OF ALFRED C. CREEL	HEINRICH & ASSOCIATES
Printed Name Of Owner	Printed Name Of Agent
9298 OLD LORRAINE RD.	1806 23RD AVE. STE. B
Mailing Address	Mailing Address
GULFPORT MS 39503	GULFPORT MS 39501
City State Zip code	City State Zip code
228-669-9176	228-896-6768
Home Phone Work/Cell Phone	Home Phone Work/Cell Phone
dwighthrp@aol.com	bobby.h@heinrichassociates.net
Email	Email
Elizabeth Martin	
Signature Of Owner	**Signature Of Agent**

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

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.

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) ELIZABETH J. MARTIN

ADDRESS (STREET, CITY, STATE, ZIP CODE 2191 37th Ave. Gpt. MS 39501

PHONE # (H) 228-669-9176 (W) _____

TAX PARCEL NUMBER(S) OWNED 1009L-02-018.000

SIGNATURE: Elizabeth J Martin

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: DOBERT HEINRICH (HEINRICH & ASSOCIATES)

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.

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) Archie L. Creel

ADDRESS (STREET, CITY, STATE, ZIP CODE 14484 3rd AVE, Gulfport 39503 MS.

PHONE # (H) 228-363-0908 (W) _____

TAX PARCEL NUMBER(S) OWNED 10094-02-018.000

SIGNATURE: Archie L. Creel

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: ROBERT B. HEINRICH (HEINRICH & ASSOCIATES)

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.

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) CHARLES W CREEL JR

ADDRESS (STREET, CITY, STATE, ZIP CODE 17051 LAMEY LN BILOXI MS 39532

PHONE # (H) 228 239 1865 (W) _____

TAX PARCEL NUMBER(S) OWNED 10094 - 02 - 018 - 000

SIGNATURE: Charles W Creel Jr

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE _____

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: ROBERT HEINRICH (HEINRICH & ASSOCIATES)

Estate of Alfred C. Creel
P.O. Box 7694
Gulfport, MS 39506

October 25, 2024

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

RE: **Agent Letter for**
Estate of Alfred C. Creel
Elizabeth J. Martin – Executrix of Estate
Tax Parcel No. 1009L-02-018.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of ***Heinrich & Associates, LLC,*** is authorized to act as agent on behalf of **the Estate of Alfred C. Creel, Elizabeth J. Martin – Executrix of Estate** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Elizabeth J. Martin

Melanie Lamb
Notary

My Commission Expires: 03-08-2027

MELANIE LAMB
Commission Expires
03-08-2027
NOTARY
PUBLIC
ID 314359
Hancock County
STATE OF MISSISSIPPI
11/4/2024

Estate of Alfred C. Creel
P.O. Box 7694
Gulfport, MS 39506

October 25, 2024

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

RE: **Agent Letter for**
Estate of Alfred C. Creel
Archie L. Creel
Tax Parcel No. 1009L-02-018.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of ***Heinrich & Associates, LLC,*** is authorized to act as agent on behalf of **the Estate of Alfred C. Creel, Archie L. Creel** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Notary

My Commission Expires: 03-08-2027

MELANIE LAMB
Commission Expires
03-08-2027
NOTARY PUBLIC
ID 314359
Hancock County
STATE OF MISSISSIPPI
11/4/2024

Estate of Alfred C. Creel
P.O. Box 7694
Gulfport, MS 39506

October 25, 2024

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

RE: **Agent Letter for**
Estate of Alfred C. Creel
Charles W. Creel Jr.
Tax Parcel No. 1009L-02-018.000
Gulfport, Mississippi

To Whom It May Concern:

Please allow this letter to serve as official notice that **Robert Heinrich** of ***Heinrich & Associates, LLC,*** is authorized to act as agent on behalf of **the Estate of Alfred C. Creel, Charles W. Creel Jr.** in any Planning Commission or City Council matters.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Charles W. Creel Jr.

Melanie Lamb
Notary

My Commission Expires: 03-08-2027

MELANIE LAMB
Commission Expires
03-08-2027
NOTARY PUBLIC
ID 314359
Hancock County
STATE OF MISSISSIPPI

SUPPLEMENTAL INFORMATION for RE-ZONING from R-1-7.5 TO R-O

Located at the NE Intersection of Old Lorraine Rd. and Creel Cir.
City of Gulfport, First Judicial District of Harrison County, Mississippi

Tax Parcel No: 1009L-02-018.000

General Description of Request: The owners wish to rezone the property from R-1-7.5 to R-O due to the "change of character of the neighborhood" and "a public need". The property contains approximately 1.8 acres and is near a major corridor that has seen substantial growth in recent years. Commercial uses have expanded in this area to the west and south of the subject property; more specifically, Hill Crest Dental, Coastal Tile, Pilger Title, proposed Lemon-Mohler Insurance, proposed J'Anna Bergmann Salon, proposed real estate office, and a recently, a rezone was approved across Highway 605 south of Hillcrest Dr. Small businesses are in search of commercial properties in this area. If this request is granted, it will be consistent with the demands for expanded services and amenities in the area. Also, this rezone will be continuation of R-O that was recently rezoned directly to the South.

1. **Interest:**

The official name and address of the applicant for this application is as follows:

Estate Of Alfred C. Creel
Elizabeth J. Martin (Executrix of Estate)
P.O. Box 7694
Gulfport, MS 39506
(228) 669-9176

The official name and address of the applicant's agent for this application is as follows:

Heinrich & Associates, LLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
228-896-6768

The subject property is currently zoned R-1-7.5 per the Official Zoning Map of the City of Gulfport. It is generally located at the Northeast intersection of Old Lorraine Road and Creel Cir. The request involves the re-zoning the subject parcel from R-1-7.5 to R-O. The property has an existing home and workshop that is habitable. There are no plans to develop the property at this time. The family wishes to rezone the

property for it highest and best use in order to sell and divide the profits between the family members.

Primary access will be provided from Old Lorraine Road and Creel Cir. from the north and south. The proposed rezone will generate additional tax base for the City of Gulfport, Harrison County and Harrison County Schools.

Water and sewer connections are available by the City of Gulfport.

2. **Development Schedule:**

There is no development schedule at this time.

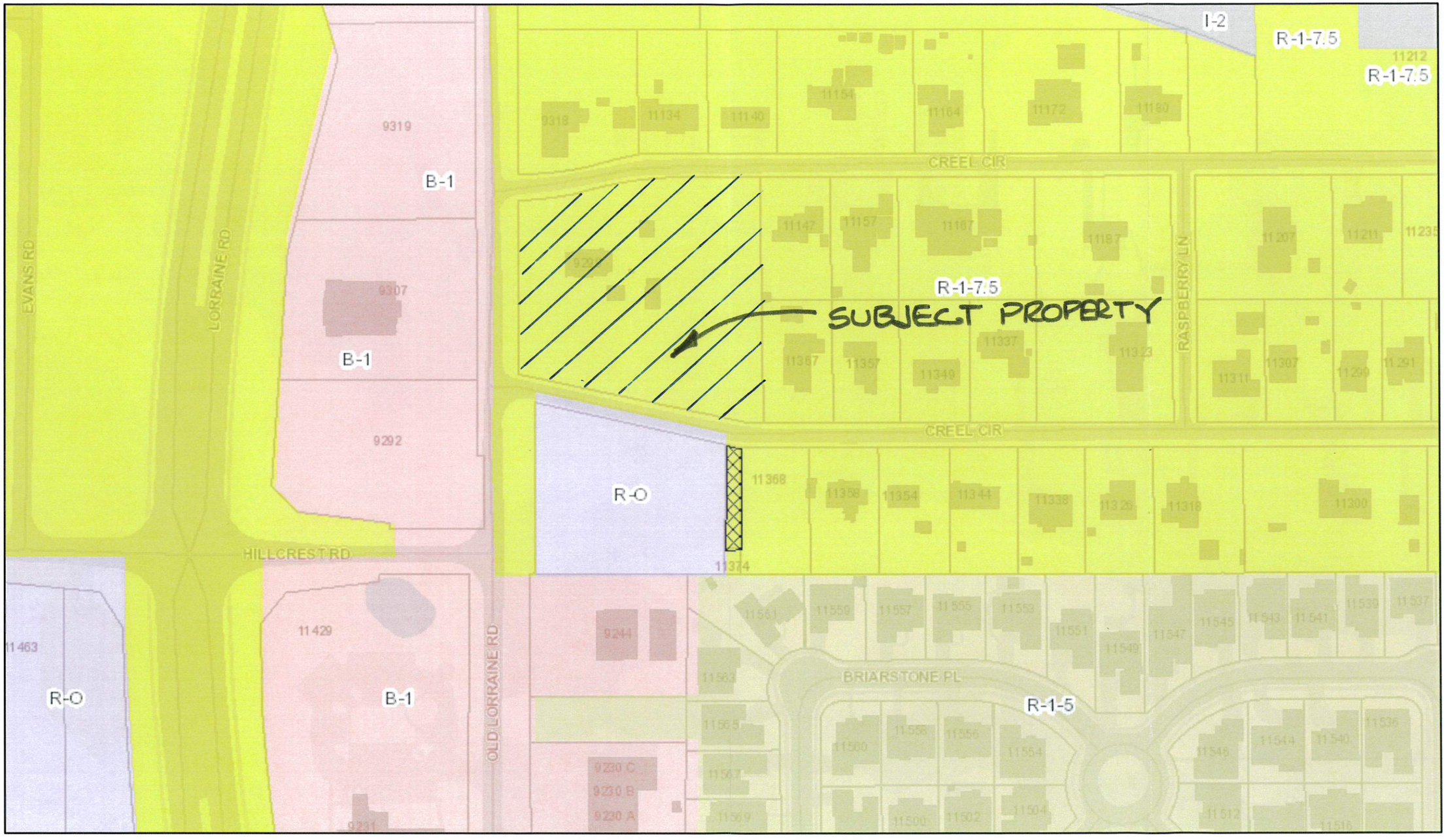
3. **Effects of Amendment:**

The proposed zoning will be consistent with the contiguous property to the south and recent businesses that have been constructed. There will be no direct effect granting this zoning change in the neighborhood.

4. **Error:**

This request is not due to an error.

City of Gulfport



8/6/2024, 2:14:26 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

City of Gulfport GIS Department, Esri Community Maps Contributors, MARIS, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Traditional Code - Appendix A
- A-1 - Agricultural District
- B-1 - Neighborhood Business District
- B-2 - General Business District
- B-3 - Central Business District
- B-4 - Highway Business District
- E-G - Entertainment - Gaming District
- I-1 - Light Industry District
- I-2 - Heavy Industry District
- I-3 - Planned Industrial District
- R-1-10 - Single Family Residence (Low Density)
- R-1-15 - Single Family Residence District (Low Density)
- R-1-5 - Single Family Residence District (Medium Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-3 - General Residence (High Density)
- R-4 - General Residence (High Density)
- R-O - Residence-Office
- R-B - Residence-Business District
- R-E - Residence-Estate
- R-UE - Residential Urban Estate
- SB - Sand Beach
- WF - Water Front

Hybrid Code - Appendix A
- CS - Community Service District
- SD - Special District
- T1 - Natural Zone
- T2 - Rural Zone
- T3 - SFR Zone
- T4L - Limited Commercial Zone
- T4+ - Commercial Zone
- T5 - Heavy Commercial Zone
- T6 - Urban Core/Downtown

Smart Code - Appendix D
- CS - Community Service District
- SD - Special District
- T1 - Natural Zone
- T2 - Rural Zone
- T3 - SFR Zone
- T4L - Limited Commercial Zone
- T4+ - Commercial Zone
- T5 - Heavy Commercial Zone
- T6 - Urban Core/Downtown
- Government Property
- Hybrid
- Hybrid Zones
- Parcels
- Address Points

County Streets
- <all other values>
- Interstate Highway
- Principal Arterial
- Collector
- Minor Arterial

My 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: August 6, 2024

0 90 180
Feet

2023 Landroll Information

CREEL ALFRED C -ESTATE-
9298 LORRAINE RD GULFPORT, MS 39503

Physical Street Address:
9298 OLD LORRAINE RD

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
1009L-02-018.000	55878	5G		1

Supervisor District:	Subdivision:
5	

Exemption Code	
Non-Exempt	

Section	Township	Range	
19	07	10	

Instrument Number(s)

0752/0526

Acres	Land Value	Improvements	Total Value	Assessed Value
0	59400	29339	88739	13311 13310.85 / 0

Legal Description

BEG AT NW COR OF S1/2 OF SE1/4 OF NW1/4 & RUN E 60 FT TO E LINE OF LORRAINE RD S 204 FT TO S LINE OF A ROAD FOR BEG NE 164.2 FT E 148.6 FT S 300 FT TO N LINE OF S LINE OF A ROAD NW ALONG RD 316.5 FT TO E LINE OF LORRAINE RD N 207.5 FT TO

e-RECORDED ORIGINAL

1st JUDICIAL DISTRICT
INSTRUMENT 2023-0025845-D-J1
FILED/RECORDED 12/27/2023 2:20:01 PM
TOTAL FEES $28.00
7 PAGES RECORDED

Prepared by:
Schwartz, Orgler, Jordan & Williams, PLLC
2137 E. Pass Road, Ste. B
Gulfport, MS 39507
(228) 388-7441
Our File No. B22-0935

Return to:
Schwartz, Orgler, Jordan & Williams, PLLC
2137 E. Pass Road, Ste. B
Gulfport, MS 39507

INDEX: S ½ of the SE 1/4 of the NW 1/4 of Section 19, Township 7 South, Range 10 West

---

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

EXECUTRIX'S 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 of which is hereby acknowledged, I,

Elizabeth J. Martin,
Executrix of the Estate of Alfred C. Creel, Deceased
P.O. Box 7694
Gulfport, MS 39506
228-669-9176

pursuant to authority granted in the Order Waiving First and Final Accounting, For Distribution of Assets and Discharge of the Executrix entered on November 28, 2023 in Cause No. 22-2364-JP, and attached hereto as Exhibit "A", does hereby sell, convey and transfer unto:

Elizabeth Joann Johnson Martin
Archie Leander Creel
Charles Wesley Creel, Jr.
P.O. Box 7694
Gulfport, MS 39506
228-669-9176

the following described property, together with the improvements situated thereon being located and situated in Harrison County, First Judicial District, Mississippi:

The following described lot or parcel of land situated and being in the S ½ of the SE 1/4 of the NW 1/4 of Section 19, Township 7 South, Range 10 West, to wit:

Beginning at the NW corner of the said S ½ of the SE 1/4 of the NW 1/4 of said Section 19, and run thence East 60 feet to what was the East margin of Lorraine Road, and run thence South 204 feet to the point of intersection of said Lorraine Road and the South line of North Creel Circle for the point of beginning and the Northwest corner of the lot of land herein conveyed; from said point of beginning run

thence Northeasterly along the South margin of Creel Circle a distance of 164.2 feet; running thence East continuing along the North margin of said Creel Circle a distance of 148.6 feet; running thence South a distance of 300 feet to the North line of South Creel Circle; running thence Westerly or Northwesterly along the North margin of said roadway known as Creel Circle a distance of 316.5 feet to the East margin of said Lorraine Road; running thence North 207.5 feet to the Point fo Beginning. Being bounded on the West by Lorraine Road, on the North by the roadway known as North creel Circle, and on the South by the roadway known as South Creel Circle. Being the same land conveyed by Justine Hofer Creel to James A. Creel by deed dated December 2, 1970 recorded in Deed Book 726 Page 257-8 of Harrison County, Mississippi. Less and except any of the above described property conveyed by the Decedent during his lifetime.

THIS CONVEYANCE is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of oil, gas and mineral rights.

AD VALOREM TAXES for the current year and subsequent years are to be paid by Grantees.

IN WITNESS WHEREOF, Elizabeth J. Martin, Executrix of the Estate of Alfred C. Creel, Deceased, has caused this conveyance to be executed in her representative capacity, after having first been duly authorized to do so, on this the 22nd day of December, 2023.

ESTATE OF ALFRED C. CREEL, DECEASED

BY: Elizabeth J. Martin
ELIZABETH J. MARTIN, EXECUTRIX

"TITLE NOT EXAMINED, NOR REQUESTED"

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Elizabeth J. Martin, who acknowledged that she is the Executrix of the Estate of Alfred C. Creel, Deceased, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

WITNESS MY SIGNATURE this 22nd day of December, 2023.

Victoria Davenport
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 79368
VICTORIA DAVENPORT
Commission Expires
July 6, 2027
HARRISON COUNTY

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1009L-02-018.000	ESTATE OF ALFRED C. CREEL (OWNER)	9298 OLD LORRAINE RD	GULFPORT	MS	39503
			HEINRICH & ASSOCIATES (AGENT)	1806 23RD AVE. STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2409PC144)				
	83160	1009L-02-004.000	BALL LINA L	9318 OLD LORRAINE RD	GULFPORT	MS	39503
	55871	1009L-02-006.000	SWAREK THOMAS L	1261 PASS ROAD	GULFPORT	MS	39501
	55883	1009L-02-005.000	KEWLEY CHARLES W	11134 CREEL CIR	GULFPORT	MS	39503
	55905	1009L-02-007.000	RUSSELL KIM D	11154 CREEL CIR	GULFPORT	MS	39503
N	103061	1009L-02-033.002	HARRISON CO WASTEWATER MGMT				0
	55892	1009L-02-017.000	BULLOCK FELICIA D	11167 CREEL CIR	GULFPORT	MS	39503
	83163	1009L-02-019.000	RUCKMAN ROCKY	11367 CREEL CIR	GULPORT	MS	39503
	55891	1009L-02-016.000	GARNER JUDY L	11157 CREEL CIR	GULFPORT	MS	39507
	55878	1009L-02-018.000	CREEL ALFRED C -ESTATE-	9298 LORRAINE RD	GULFPORT	MS	39503
	97618	1009L-02-019.001	CARROLL REVOCABLE TRUST	ANTHONY BRUCE SR & BARBARA CARI	LEAGUE CITY	TX	77573
	55903	1009L-02-031.000	SULLIVAN MARK K & PAMELA D	11358 CREEL CIRCLE	GULFPORT	MS	39503
	55882	1009L-02-030.000	CHIVAS JOHN F	11354 CREEL CIRCLE	GULFPORT	MS	39503
	55902	1009L-02-032.000	RUCKMAN ROCKY FRED	11367 CREEL CIR	GULFPORT	MS	39503
	55904	1009L-02-033.000	BERGMANN CARY & TELLYE J'ANNA	12541 SOUTH LAKE FOREST DR	GULFPORT	MS	39503
	103060	1009L-02-033.001	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	137970	1009L-02-001.001	D'ANGELO MATTHEW & AMANDA	2026 IVY CT	BILOXI	MS	39532
	83166	1009L-03-007.000	PROSPERITY ISLAND LLC	806 WASHINGTON AVE	OCEAN SPRINGS	MS	39564
N	148012	1009L-03-007.001	PROSPERITY ISLAND LLC	806 WASHINGTON AVE	OCEAN SPRINGS	MS	39564
	82541	1009L-02-002.000	CLARK V A	P O BOX 3327	GULFPORT	MS	39505
	82540	1009L-02-003.000	NORTON MARIA E & JAMES H	9332 OLD LORRAINE RD	GULFPORT	MS	39503

2409PC144

Zoning Map Amendment

Legend

- Site
- Adjacent Properties
- US or State Highway
- 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.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
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Durham | The Herald-Sun
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The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
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Miami Herald
El Nuevo Herald
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	589782	Print Legal Ad-IPL01926840 - IPL0192684		$87.70	2	45 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, September 26, 2024 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.

Planning Commission Approval 2407PC100, by owner Prasant Patel, seeking approval for convenience store use - Tax Parcel 1008M-01-007.000 - Located at 11268 Lorraine Road (Zoned B-2 (General-Business)) - Ward 6

Planning Commission Approval 2409PC131, by owner Hecto Services Inc, seeking approval for a cabinet and carpenter shop use, Tax Parcel 0810N-03-037.000, 2815 22nd Avenue, Zoned B-2 (General-Business), Ward 3

General Plan 2409PC133, by agent Dennis Stieffel, seeking approval for a 41-lot subdivision(Oak Landing, Phase 2), Tax Parcels 1008G-02-130.000, 1008G-02-130.001, 1008J-02-001.000, Ollie Road, Zoned R-1-10 (Single-family), Ward 6

Planning Commission Approval 2409PC136, by owner Otis T Ellis, seeking approval for a mobile home use, Tax Parcel 0810E-05-009.000, 4223 Michigan Ave, Zoned R-1-5 (Single-Family), Ward 3

Special Exception 2409SE140, by agent Johnathan Tate Jr., seeking approval for a daycare use, Tax Parcel 0810N-04-001.000, 2301 31st Street, Zoned B-2 (General-Business), Ward 3

General Plan 2409PC145, by agent Robert B. Heinrich, seeking approval for a 9 lot subdivision with one outparcel, Tax Parcel 0808H-02-095.000, 12115 Three Rivers Road, Zoned R-1-10 (Single-family), Ward 6

General Plan 2409PC146, by agent Robert B. Heinrich, seeking approval for a 23 lot subdivision with one outparcel, Tax Parcel 0907J-01-001.005, Three Rivers Rd, Zoned R-B (Residence-business), Ward 6

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Text Amendment 2409PC129, by City of Gulfport Urban Development, to amend Appendix A to the Code of Ordinances to remove certain duties from the Building Code of Planning Director and assign those duties to the Planning Administrator.

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

This the 4th day of September 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0192684
Sep 11 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
09/11/24

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.

Mary Castro

Sworn to and subscribed before me this 12th day of September in the year of 2024

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

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McClatchy

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The Belleville News-Democrat
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Idaho Statesman
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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
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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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 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.

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

Extra charge for lost or duplicate affidavits.
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CITY OF GULFPORT PLANNING COMMISSION

2409PC129

TRANSCRIPT OF HEARING

September 26, 2024

****

TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, GULFPORT, MISSISSIPPI, ON THE 26TH DAY OF SEPTEMBER 2024 COMMENCING AT 4:30 P.M. AND REPORTED BY NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.

****

COMMISSION MEMBERS PRESENT:

KEITH WILLIAMS, President
WILLIAM "PRINCE" JONES
VIRGINIA ADOLPH
B.J. SELLERS
CHARLIE HEWES
HAROLD SPANN
BILL WILLIAMS

STAFF PRESENT:

GREG HOLMES
SU-LIN FEATHERSTON
SAMUEL SWEETING
JONATHAN TARDIFF
WILL DICKINSON

H2.3. Zoning Map Amendment 2409PC144

MR. DICKINSON: Zoning Map Amendment 2409PC144 has been duly and timely noticed as required by law. The applicant is requesting to rezone to R-O residence office 9298 Lorraine Road, zoned R-1-7.5 single family, Ward 5.

A copy of the packet Exhibit A considered is hereby offered to the record.

MR. WILLIAMS: Is there someone here to speak for this request?

MR. HEINRICH: Bobby Heinrich, 1806 23rd Avenue.

So the applicant, there's several applicants, it's a family trust that owns this piece of property, and they've been approached by several people to do commercial there. And as you know, this is another hot spot. I came in here, and the four lots to the west that are on Lorraine, I was able to get that rezoned to B-1. I've got two buildings designed on two of those lots. We're talking to another company or another business on the third lot that they've already purchased.

Of course, you got Jones's dental office there to the south. You've got a landscaping -- I mean, a flooring business there that's being remodeled right now.

So a couple of years ago, I came in for J'anna Bergmann. She was going to move her office there

where the old R-O, that was zoned R-7.5 at the time, and I was able to get, and, you know, neighbors were calling about that. They didn't want B-1 because there was a lot of things that can be put in B-1.

But in J'anna's case, it was a hair salon. So that got approved. I got the building plans all ready to go for that. She's just waiting on some things to finish up before they get started on that.

So when this lady, this group, approached me about this one, they wanted to go B-1. They wanted to do what was to the west of them as what David Pilger did and Lemon Mohler and the real estate office there.

And I told them that we probably would have some issues trying to get B-1 there. So I would recommend doing R-O, and it would be very light commercial right there.

THey do not want to subdivide it into residential. They feel like, you know, they could sell -- well, they've been approached to do some light commercial there. And I said that I think the best we can do is get the R-O, and that would be an extension of that existing R-O right there. It wouldn't be spot zoning.

MR. WILLIAMS: All right. Grab your pointer there, Bobby, and point out to everybody the lot that is the R-O that was going to be the Harris line.

MR. HEINRICH: That's J'anna Bergmann right here.

MR. WILLIAMS: Okay. And then what were the four lots you were talking about that you had rezoned?

MR. HEINRICH: These four lots right here. It was one parcel. That is a strip of land that was left over after Lorraine-Cowan came through.

MR. WILLIAMS: Yeah.

MR. HEINRICH: And so I came in and I got it rezoned and resubdivided into four basically one acre parcels right there.

MR. WILLIAMS: All right. Where is the plant shop?

MR. HEINRICH: It used to be a landscaping place. Now it's Lauren Robicheaux. She bought it, and we remodeled it for her new flooring company.

MR. WILLIAMS: New flooring company. Okay.

MR. HEINRICH: And this is Jones, it's Hillcrest Dental.

MR. WILLIAMS: Okay.

MR. HEINRICH: I actually got that one rezoned R-O.

MR. WILLIAMS: I just want to make sure that you pointed that out because when I first looked at this, I was completely turned around. Then I finally realized that

obviously what we need to be careful of is that's residential right there behind it, residential to the north of it.

MR. HEINRICH: Yes.

MR. WILLIAMS: Because of the new Cowan-Lorraine Road, there has been a change in that area. Just want to be real cautious about intruding on the residential property in too much of a way.

So, Bobby, I do agree with you. I don't think they would have ever gotten a B-1 done. So we're doing R-O.

Su-Lin, I should have asked you this before I got here, but I'm going to ask you. Can you give me a little bit of a rundown on what can go in an R-O?

MS. FEATHERSTON: R-O is equivalent to residence office. So you're looking at your neighborhood friendly ones, coffee shops, hair salons.

MR. WILLIAMS: Real estate office, those types of things.

MS. FEATHERSTON: Administrative offices things like that.

MR. WILLIAMS: Okay. Bobby -- and I caution the commissioners all the time of doing something like this on a rezoning and then saying what is going to go there because it can always change.

What are their plans? Do we have them? And I'm not going to hold you to it, obviously, because I can't.

MR. HEINRICH: All I can say is light commercial.

MR. WILLIAMS: Light commercial?

MR. HEINRICH: Yeah, office basically.

So, you know, no gas stations, no Dollar Generals, nothing like that can go in there.

MR. WILLIAMS: No fast food restaurant type thing and all that stuff.

MR. HEINRICH: No. No McDonald's or anything like that. That would require the other zoning.

MR. SELLERS: Is it occupied right now?

MR. HEINRICH: I'm sorry?

MR. SELLERS: Is it occupied right now?

MR. HEINRICH: No. It's just an old house that's been there forever.

MR. WILLIAMS: The house has been there forever but nobody is living in it.

MR. HEINRICH: Nobody is living in it right now, no. The families all have their own respective places, and they just want to get -- you know, the family left it or the father left it to the kids, and they all own it. And what was the highest and best use of it?

And so I got approached because of the stuff

I've done around there. They asked who did all this.

But I also wanted to add, and this is true -- B.J., you might be able to agree to this or heard this -- but they have plans, MDOT has plans to -- so that the people trying to pull out of Hillcrest and try to pull out both sides right here, they're talking about coming and going through here and upgrading this and going up under the bridge and coming out because it's a lot easier like if you're going to try and go to the south -- let me make sure I got my thoughts rights.

But anyway, you're trying to make a loop under that bridge have easy access. You've probably heard about that.

MR. WILLIAMS: Yeah. But there's no red light there.

MR. HEINRICH: I know you talk about traffic. That would eliminate it.

MR. WILLIAMS: So coming out of there and then coming out of some of the subdivisions on the other side, it's -- you're playing frogger sometimes to get across there. So if they could make that loop, it would benefit both sides.

MR. HEINRICH: You can't almost now can't come out of here and try and go south. So you go right here, you go around this way, and then you can take a right

turn and have a better chance of not getting run over and vice-versa on the other thing.

MR. WILLIAMS: All right. And I saw Bill look at me. I dated myself with the frogger comment. That's all right.

MR. BILL WILLIAMS: No, no.

Has somebody leased the property to the north? That's owned by the development commission, correct?

MR. HEINRICH: Right here?

MR. BILL WILLIAMS: Yes.

MR. HEINRICH: I can tell you everything you want to know about it.

MR. BILL WILLIAMS: And that's being developed, as well.

MR. HEINRICH: Yeah.

MR. BILL WILLIAMS: That's been leased and being developed, as well, so that would indicate another change in the character of the area.

MR. HEINRICH: Yeah. So this --

MR. BILL WILLIAMS: I think Jacques is doing that one.

MR. HEINRICH: Jacques Pucheu, yes.

MR. BILL WILLIAMS: Okay. I just wanted to point that out. I know it's not shown on there, but I know that's coming down.

MR. HEINRICH: Yeah. We've got another building getting ready to get turned in on that piece.

MR. BILL WILLIAMS: Okay.

MR. WILLIAMS: All right. Other questions?

MR. HEINRICH: Can I answer any questions?

MR. WILLIAMS: All right. You can stay there, Bobby. There's no one else here to speak.

Any questions? Okay.

This is one of those that we need to be careful again, as I said, with it being intrusive on the neighborhoods, certainly a change in this area as Bill pointed out, there's other development that's going on.

I think there could be some things that could be added in there and have no idea, we don't know what it's going to end up, but that could be beneficial to the neighborhood and to the area.

So I'm not that worried about it being there. But y'all are the ones voting.

So any comments or a motion?

MR. HEWES: I move we approve Case 2409PC144. Actually, if I'm looking at it right, we can't approve it; we can make a recommendation. It has to be approved for this by the City Council.

MR. WILLIAMS: Correct. We recommend approval. This one will go to the City Council.

MR. HEWES: And just a note. I think that this R-O is the proper zoning as a step zoning because it could be a lot worse in five or ten years to come, so I think it's an appropriate way to use the zoning that we have.

MR. WILLIAMS: So I've got a motion for approval of this case to be sent to the City Council for final approval. Do I have a second?

MR. SELLERS: Second.

MR. WILLIAMS: Got a motion and a second for approval. Any further discussion? If not, all those in favor signify by saying aye. Any opposed?

(Unanimous vote.)

MR. WILLIAMS: All right. Thank you all.

1 BEFORE THE CITY OF GULFPORT PLANNING COMMISSION
2
3 2409PC144
4
5
6 COURT REPORTER'S CERTIFICATE
7
8 I, Norma Jean Ladner Soroe, Certified Shorthand
9 Reporter, do hereby certify that to the best of my skill and
10 ability I have reported the hearing held before the City of
11 Gulfport Planning Commission and that the foregoing 10 pages
12 constitute a true and correct transcription of said hearing
13 held on the 26tth day of September 2024.
14 I do further certify that my certificate annexed
15 hereto applies only to the original and certified
16 transcript. The undersigned assumes no responsibility for
17 the accuracy of any reproduced copies not made under my
18 control and direction.
19 Witness my signature this the 3rd day of October
20 2024.
21
22
23 _____
24 NORMA JEAN LADNER SOROE, CSR #1297
Certified Shorthand Reporter
25

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2024-854

Hearing Date: Thursday, November 21, 2024

<u>Zoning Map Amendment 2410PC159;(Tabled to November meeting due to applicant's absence)</u> Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

Zoning Map Amendment

GENERAL *INFORMATION*

Case File Number: 2410PC159

Hearing Date: November 21, 2024

Current Zoning/Use: T5 / Vacant Lot

Legal: Zoning Map Amendment 2410PC159, by agent Lady D Mejia, tax parcel 1010M-03-012.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 1045 Township Rd, Ward 2

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry **out** the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove**, by **clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant is requesting to rezone approximately 29,310 square feet of property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"). As presented, the applicant states, "it is more residential than commercial and it is more townhouses in the area." No information other than a time schedule of 18 months has been provided concerning development.

The applicant has chosen that the character of the neighborhood has changed as justification for the change of the current zoning. This was previously approved by Planning Commission, case 2202PC021, was approved by City Council, Ordinance 3126 on April 4, 2022, and is now expired.

(a) As it can be shown on the map, the adjacent property to the north is a T4+, property to the west even though is zoned T5, it is already developed as townhouses, which will also qualify as a T4+. The neighborhood does not call for commercial properties that will require T5 zoning.

(b) Ordinance changes are the final justification for change indicated by the applicant. They list specific parcels being changed from residential classifications to commercial.

Technical Report

Zoning Map Amendment

EXECUTIVE SUMMARY

In review of the information provided by the applicant and a site visit of the existing neighborhood by the staff, the applicant can still achieve the proposed townhomes without a zoning map amendment and losing a unit. The current zoning does allow for Townhomes with Planning Commission approval; however, the applicant will need to provide a revised site plan addressing the following issues: show proposed parcel division with projected parcel square footage, parking dimensions and material used, and needs to show setbacks. At present, the property is in harmony with the commercial and residential nature of the surrounding area.

Any approval should consider these conditions:

1. Approval would grant applicant to rezone property from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus") zoning district. The Planning Commission can only offer recommendation, City Council will have final decision for the rezoning.
2. Approval does not grant a site plan or number of dwelling units.
3. Must meet all current building codes and all other City of Gulfport Ordinances.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

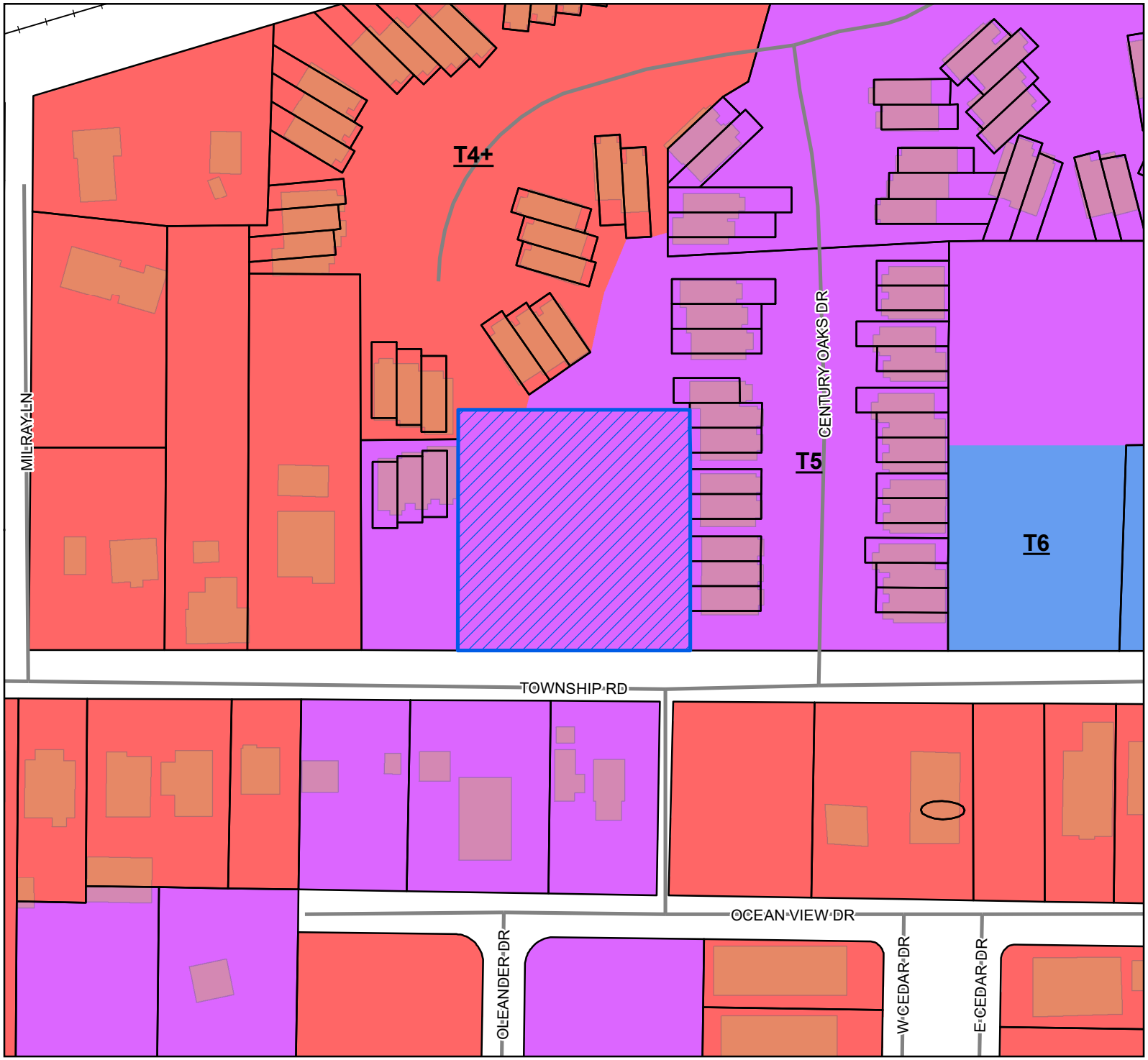
Greg S. H

Greg Holmes
Director of Urban Development Department

SLF

2410PC159

Zoning Map Amendment



Site
Street
Railroad
Parcels
Buildings
City Limit

Smart Code

T6
T5
T4+

Site Information

1010M-03-012.000
Zoning: T5 (Urban Center Zone)
Size: 29310.13 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.

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

APPLICATION FOR ZONING MAP AMENDMENT/LAND USE RECLASSIFICATION (SMARTCODE)

For Staff Use Only

Case File #: 2410PC159
Date Received: 8/27/24
Receipt #: 12906712
Received By: dt
Zoning: T5
Ward: 2 Flood: X

Property Information

TAX PARCEL # 1010M-03-012.000
(If necessary, use separate sheet of paper)

Address of Property Involved: 1045 Township Rd

Lot(s)_____, Block(s)_____, Subdivision_____

General Location:_____

GENERAL DESCRIPTION OF REQUEST: Change zooning from T5 to T4+

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.

OWNER

Casmon Developments LLC
Printed Name Of Owner
16271 Greenglade Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228 2365151
Home Phone Work/Cell Phone
Email
Gininv.llc@gmail.com
Signature Of Owner

AGENT

Lady D. Mejia
Printed Name Of Agent
16271 Greenglade Dr
Mailing Address
Gulfport MS 39503
City State Zip code
228 918 0555
Home Phone Work/Cell Phone
ladydmejia@gmail.com
Email
Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Reasons for us rezoning request.

E. As it can be shown on map, the adjacent property to the north is a T4+, property to the west even though is zone T5, its already developed as townhouses, which will also qualify as a T4+. Neighborhood does not call for commercial properties that will require T5 zooning.

Convincing Evidence.

The character of the neighborhood has changed, ~~Is more residential~~ It is more Residential than Commercial, is its more townhouse in the area

F.

1. Interest.

Casmon Developments Llc, 16271 Greenglade Dr, Gulfport, MS 39503.

Lady D. Mejia, 16271 Greenglade Dr, Gulfport, MS 39503.

OWENER OF ADJACENTS PROPERTY.

IMPERIAL DEVELOPMENT III LLC, 7555 HWY 98 WEST

IMPERIAL DEVELOPMENT III LLC, 362 GULF BREEZE PKWY #111

2. The time schedule will be18 months.

3. It will give more possibility to housing development and will limit the commercial in the area, being able to mobilize this traffic to areas of greater commercial growth such as Cowan rd (605) and downtown

4. No mistake

5. A Rezoning was approved under Case number 2202PC021 That had expire

DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

April 12, 2022

Casmon Developments, LLC
16271 Greenglade Dr.
Gulfport, MS 39503

RE: Zoning Map Amendment 2202PC021, by agent Lady D Mejia, tax parcel 1010M-03-012.000, Requests to rezone from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus"), 1045 Township Rd, Ward 2

To Whom It May Concern:

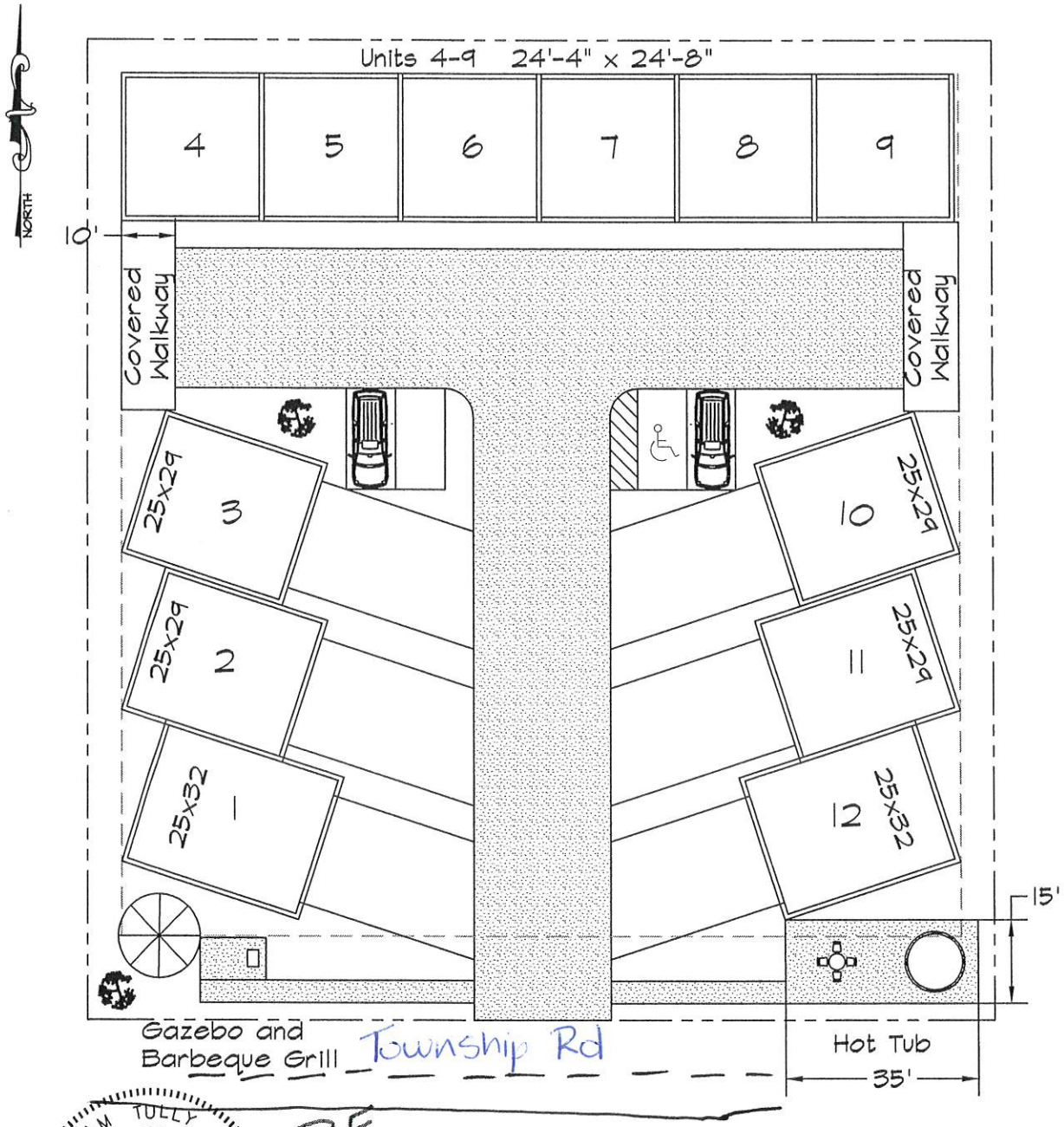
On **Monday, April 4, 2022**, the Gulfport City Council considered the above rezoning request. This letter is your official notification that the City Council **approved** the rezoning **from T5 (Urban Center Zone) to T4+ (General Urban Zone "Plus").**

A building permit must be secured within one year of the rezoning of the subject property and must be issued for the use for which the applicant requested the rezoning as required in Sec IX (B) of the Comprehensive Zoning Ordinance. The failure to secure a building permit and/or failure to maintain a valid building permit shall result in the reversion of the Zoning classification of the subject property back to its original classification.

If you have any questions, please contact this office.

Sincerely,
City of Gulfport Planning Division

c. Agent



WILLIAM TULLY RHODES
REGISTERED PROFESSIONAL ENGINEER
8055
STATE OF MISSISSIPPI

W. Rhodes, PE

Scale: 1"=30'

1600 ft2 - 2 Units
1450 ft2 - 4 Units
1200 ft2 - 6 Units
Parking - 26 Spaces

Drafted By: TR	TOWNSHIP CONDOMINIUMS	**SpeedWork, Inc** Engineering & Technology
Designed By: TR		
Revisions: None	GULFPORT, MISSISSIPPI	
Date 12/19/21		
Sheet 1 of 1	SITE PLAN	

eMail: speedwork@fastmail.com
Voice & Fax: (228) 392-7267
9177 Selena Drive Biloxi, MS 39532

Michael Watson
SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
CASMON DEVELOPMENTS LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1316218
Status:	Good Standing
Effective Date:	12/21/2021
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name

Lady Mejia
16271 Greenglade Drive
Gulfport, MS 39503

Officers & Directors

Name	Title
Lady Mejia 16271 Greenglade Drive Gulfport, MS 39503	Member

J1 - GULFPORT DISTRICT
INSTRUMENT 2021-0034452-D-J1
FILED/RECORDED 12/16/2021 11:54:01 AM
TOTAL FEES $26.00
3 PAGES RECORDED

INDEXING INSTRUCTIONS: Section 31, Township 7 South, Range 10 West, and Section 6, Township 8 South, Range 10 West

This instrument prepared by and return to:
Joel Blackledge, MSB 10606
Blackledge Law Firm
PO Box 6155
Gulfport, MS 39506
(228) 669-6254
File No.: 634.722

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Teresa E. Tabor
601 Stonebridge
Chattanooga, TN 37415
423-580-7573

do(es) hereby sell, convey and warrant unto

Casmon Developments LLC
1045 Township Road
Gulfport, MS 39507
954-681-0960

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

SEE EXHIBIT "A" ATTACHED HERETO

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

TAXES for the 2021 year have been pro-rated between the parties

WITNESS MY SIGNATURE, on this the 3rd day of December, 2021.

Teresa E. Tabor

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of December, 2021, within my jurisdiction, the within named Teresa E. Tabor, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

Notary Public

JOSHUA SCHEMENAUR
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires
January 25, 2023

Unofficial

EXHIBIT "A"

The following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to wit:

Beginning at a point fifteen (15) feet north of the section line between Section 31, Township 7 South, Range 10 West, and Section 6, Township 8 South, Range 10 West, which point is on the North margin of a public road, sometimes called Second Street, and which point is a distance of 787.5 feet West of Cowan Road and running thence North a distance of 325 feet, thence West a distance of 187.5 feet, South a distance of 175 feet, thence East a distance of 20 feet, thence South a distance of 150 feet, thence East a distance of 167.5 feet to the point of beginning. Said land being in the SE 1/4 of the SW 1/4 of said Section 31, Township 7 South, Range 10 West, First Judicial District of Harrison County, Mississippi.

AND

A parcel of land approximately 15 feet square in the approximate center of which is an artesian well, said parcel being part of the residence property of the Grantors (R.F. Harrell and Mrs. Hattie O'Pry Harrell), situated on the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) of Section 31, Township 7 South, Range 10 West in said county and state, and being more particularly described in a deed of trust from R.F. Harrell and Mrs. Hattie O'Pry Harrell to Coast Federal Savings and Loan Association dated August 1, 1936 and recorded in Book 96 at pages 21-26 of the Records of Mortgages and Deed of Trust on land in the First Judicial District of Harrison County, Mississippi.

Unofficial

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y							
		1010M-03-012.000	CASMON DEVELOPMENTS LLC (OWNER)	16271 GREENGLADE DR	GULFPORT	MS	39503
		1010M-03-012.000	LADY MEJIA (OWNER)	16271 GREENGLADE DR	GULFPORT	MS	39503
			Adjacent Property Owners (2410PC159)				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	VARADI JOHN M & LILLIAN	105 S MAIN ST	COMO	MS	38619
	110152	1010M-03-010.004	WALKER PHYLLIS L -TRUSTEE-	2816 DENTON COURT	WESTCHESTER	IL	60154
	21342	1011D-01-011.000	SMITH ROBERT E JR	PO BOX 444	BILOXI	MS	39533
	31501	1011D-01-010.000	TILLINGHAST RENA OLIVIA	20589 SCARBOROUGH RD	SAUCIER	MS	39574
	31510	1011D-01-039.000	CHAVERS DENNIS	146 TEAGARDEN RD	GULFPORT	MS	39503
	110151	1010M-03-010.003	WHITE JAMES NORMAN	4115 FRANKLIN AVE	GULFPORT	MS	39501
	31511	1011D-01-025.000	BLUE RIBBON PROPERTIES LLC	390 FLY AWAY COURT	BILOXI	MS	39532
	110150	1010M-03-010.002	JONES JAMES JR	1041 TOWNSHIP RD	GULFPORT	MS	39507
	115958	1010M-03-010.083	SERENE SUNSHINE PROPERTIES LLC	127 HWY 22 EAST UNIT E-8	MADISONVILLE	LA	70447
	21186	1010M-03-013.000	HARRIS JOANN	1618 HENDERSON AVE	GULFPORT	MS	39501
	110148	1010M-03-010.001	IMPERIAL DEVELOPMENT III LLC	362 GULF BREEZE PKWY #111	GULF BREEZE	FL	32561
	115957	1010M-03-010.082	C'EST FOU SERVICES LLC	996 EL MONTE AVE	MONTE VIEW	CA	94040
	96807	1011D-01-040.001	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
N	115914	1010M-03-010.040	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506
	129057	1010M-03-010.102	MCCORMICK RICHARD J & WALSH ALICE P	3520 BUTCHER DRIVE	SANTA CLARA	CA	95051
	129059	1010M-03-010.104	OZDEL ALP & ELSIE VIDAD	1339 BATTLEFORD DR	VIRGINIA BEACH	VA	23464
	129063	1010M-03-010.108	BARBEE DANIEL C & MARIKO	12379 LAKESHORE NORTH	AUBURN	CA	95602
	129101	1010M-03-010.176	MCCORVEY ANNETTE	1112 CHAVERS ST	PENSACOLA	FL	32534
	129104	1010M-03-010.179	HINES-NARCISSE MARY	1201 CENTURY OAK DR, UNIT A	GULFPORT	MS	39507
	129106	1010M-03-010.181	YOLO CAPITAL GROUP LLC	85 PLUMERIA CT	DANVILLE	CA	94506
	129069	1010M-03-010.187	HAGEN RON	1131B CENTURY OAKS DRIVE	GULFPORT	MS	39507
	129070	1010M-03-010.188	TRAN ANDREW & MAI	1052 CASTINE POINTE BLVD	LONG BEACH	MS	39560
	129073	1010M-03-010.191	FUN IN THE SUN LLC	1644 CORTE DE CALLAS	SAN JOSE	CA	95124
	129075	1010M-03-010.193	SCOTT MARK	15442 W ENCANTADA DRIVE	SURPRISE	AZ	85374
	129078	1010M-03-010.196	FS RENOVATIONS LLC	1101 CENTRY OAKS DR, A	GULFPORT	MS	39507
	129100	1010M-03-010.175	STEADHAM CAROL V & ALBURN	15899 JOHN CLARK RD	GULFPORT	MS	39503
	129099	1010M-03-010.174	COWART CONNIE P & HAROLD W YOUNG JR	5121 HWY 48 WEST	MCCOMB	MS	39648
	21185	1010M-03-014.000	WESTRICK JOSEPH GERARD	31260 OAKRIDGE CT	SPANISH FORT	AL	36527
	21189	1010M-03-010.000	IMPERIAL DEVELOPMENT III LLC	7555 HWY 98 WEST	PENSACOLA	FL	32506

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	21187	1010M-03-012.000	CASMON DEVELOPMENTS LLC	1045 TOWNSHIP RD	GULFPORT	MS	39507
	129056	1010M-03-010.101	VICTORINO MONICA	704 S F STREET	OXNARD	CA	93030
	129058	1010M-03-010.103	BURGO WENDY A	2095 ORIOLE ST	SAN DIEGO	CA	92114
	129060	1010M-03-010.105	LUXURY WITHIN REACH LLC	1500 ROSECRANS AVE, STE 500	MANHATTAN BEA(	CA	90266
	129061	1010M-03-010.106	PARKER JESSICA	811 MALLETT HILL RD APT 208	COLUMBIA	SC	29223
N	129062	1010M-03-010.107	C'EST FOU SERVICES LLC	996 EL MONTE AVE	MOUNTAIN VIEW	CA	94040
	129064	1010M-03-010.109	PORTER MICHAEL & JO ANN	26541 PARKWOOD DR	DENHAM SPRINGS	LA	70726
	129065	1010M-03-010.110	BERRY HEATHER LYN	1130B CENTURY OAKS DR	GULFPORT	MS	39507
	129066	1010M-03-010.111	MCMURRY TINA WILLINGHAM & NEWMAN	589 BOLIVAR HWY	JACKSON	TN	38301
	129094	1010M-03-010.169	NATIONS KELLY	1510 THORNTON AVE	GULFPORT	MS	39501
	129095	1010M-03-010.170	NICHOLSON ANNE ELIZABETH	1213A CENTURY OAKS DR	GULFPORT	MS	39507
N	129096	1010M-03-010.171	CEST FOU SERVICES LLC	996 EL MONTE AVE	MOUNTAIN VIEW	CA	94040
	129097	1010M-03-010.172	CUNNINGHAM MORRIS	1209-B CENTURY OAKS DR	GULFPORT	MS	39507
	129098	1010M-03-010.173	CURRIE TONYA	10355 OLD STAGECOACH	CHAPPELL HILL	TX	77426
	129102	1010M-03-010.177	HULL MARK	9006 WELDON DR	RICHMOND	VA	23229
	129103	1010M-03-010.178	SOYLU SELMA TUFAN	3558 SHORE DR APT 201	VIRGINIA BEACH	VA	23455
	129105	1010M-03-010.180	MYERS KATHY S	120 BREMEN WAY	MADISON	MS	39110
	129068	1010M-03-010.186	BURGO RASHIID & BRENDA	30369 LAMPLIGHTER LN	MENIFEE	CA	95284
	129071	1010M-03-010.189	MARINO VILAI & MEILYN	11391 ELYSIAN CIR	DAPHNE	AL	36626
	129072	1010M-03-010.190	WIMBS MALINDA W	1121-B CENTURY OAKS DR	GULFPORT	MS	39507
	129074	1010M-03-010.192	FOGT DERICK L & THY N	5213 MONTIANO LN	DUBLIN	CA	94568
	129076	1010M-03-010.194	RUSS PAMELA M	265 WEST COUNTYLINE RD	TOUGALOO	MS	39174
	129077	1010M-03-010.195	LEE FRANCES	1101 B CENTURY OAKS DR	GULFPORT	MS	39507
N	144213	1011D-01-005.002	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
N	146828	1011D-01-040.005	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39506
	21340	1011D-01-024.000	GULF RENTALS LLC	P O BOX 444	BILOXI	MS	39533

2410PC159

Zoning Map Amendment

Legend

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

0 30 60 90

Yards

1 inch = 200 feet

N
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.

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
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San Luis Obispo Tribune
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Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	598385	Print Legal Ad-IPL01972410 - IPL0197241		$71.35	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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, October 24, 2024 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.

Planning Commission Approval 2410PC150, by owner Norwood Village Inc, seeking approval for a church use, Tax Parcel 0808E-02-035.000, 12100 Hwy 49 Ste 318, Zoned B-4 (Highway Business), Ward 7

Planning Commission Approval 2410PC151, by agent Maribeth Thompson, seeking approval for cabinet distribution and warehouse use, Tax Parcel 1010G-03-016.000, 2001 E Pass Rd, Zoned T6 (Urban Core Zone), Ward 2

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Map Amendment 2410PC160, by agent Gina Pepe, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-03-030.000, 153 Markham Drive, Zoned T5 (General Urban Center) & T4+ (General Urban Zone "Plus"), Ward 2

Zoning Map Amendment 2410PC162, by agent Virgil G. Gillespie, requests to rezone to B-1 (Neighborhood Business), Tax Parcel 0811E-03-019.000, 1804 33rd Ave, Zoned T3 (Sub-Urban Zone), Ward 1

Zoning Map Amendment 2410PC163, by owner Triplett Homes LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1011D-01-038.000, Oleader Drive, Zoned T6 (Urban Core Zone), Ward 2

This the 2nd day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0197241
Oct 9 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
10/09/24

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.

Mary Castro

Sworn to and subscribed before me this 15th day of October in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 21, 2024 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.

Planning Commission Approval 2411PC167, by owner Lesley Tobar Castillo, seeking approval for mobile home use, Tax Parcel 0710H-02-020.000, Ganges St, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC172, by owner Zyclasston Day, seeking approval for mobile home use, Tax Parcel 0810E-05-061.000, 4415 Kentucky Avenue, Zoned R-1-5 (Single-family), Ward 3

Planning Commission Approval 2411PC175, by agent Monica Smith, seeking approval for a convenience store use, Tax Parcel 0910N-07-010.000, 504 Pass Road, Zoned B-2 (General Business), Ward 4

Special Exception 2411SE179, by owner Brenda Thai, seeking approval for a liquor store use, Tax Parcel 0811E-04-096.000, 2005 30th Ave, Zoned B-1 (Neighborhood Business), Ward 1

General Plan 2411PC182, by agent Robert B. Heinrich, seeking approval for a 62 lot subdivision with four outparcels, Tax Parcel 1010O-02-050.000, 1856 Beach Drive, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Text Amendment 2407PC094, by City of Gulfport Administration, to amend Appendix D (Smartcode) at 5.4.11a and 5.4.11b both at building setback to delete the 6-foot maximum side yard setback

Zoning Map Amendment 2409PC144, by agent Heinrich & Associates LLC, requesting to rezone to R-O (Residence-Office), Tax Parcel 1009L-02-018.000, 9298 Lorriane Rd, Zoned R-1-7.5 (Single-Family), Ward 5

Zoning Map Amendment 2410PC159, by owner Casmon Developments LLC, requesting to rezone to T4+ (General Urban Zone "Plus"), Tax Parcel 1010M-03-012.000, 1045 Township Road, Zoned T5 (Urban Center Zone), Ward 2

Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction

This the 30th day of October 2024
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0202123
Nov 6 2024

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Mary Castro, 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:
11/06/24

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.

Mary Castro

Sworn to and subscribed before me this 7th day of November in the year of 2024

Margaret K. Wilson

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.

MARGARET KATHLEEN WILSON
My Notary ID # 134916732
Expires May 24, 2028

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

URBAN DEVELOPMENT DEPARTMENT | PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
P: 228.868.5710 | F: 228.868.5708 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION CASE # 2024-947

Hearing Date: Thursday, November 21, 2024

<u>Zoning Text Amendment 2411PC169:</u> Zoning Text Amendment 2411PC169, by City of Gulfport Urban Development, to amend Appendix A, Section IV, E, 3, Supplementary design for new and renovated buildings along commercial and mixed use corridors value of construction.

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

APPLICATION FOR ZONING TEXT AMENDMENT

For Staff Use Only

Case File #: 24-11 PC 169

Date Received: 9/23/24

Receipt #:

Received By:

Zoning:

Ward: Flood:

GENERAL DESCRIPTION OF REQUEST: (If necessary, attach a separate sheet of paper detailing the purpose of the request.)

To amend Appendix A, Sec IV, E, 3, Supplementary design standards for new and renovated buildings along commercial and mixed use corridors value of construction.

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.

Applicant ~~OWNER~~			AGENT		
City of Gulfport by Urban Development					
Printed Name Of Owner			Printed Name Of Agent		
2410 24th Avenue					
Mailing Address			Mailing Address		
Gulfport	MS	39501			
City	State	Zip code	City	State	Zip code
228-868-5710					
Home Phone	Work/Cell Phone		Home Phone	Work/Cell Phone	
gholmes@gulfport-ms.gov					
Email			Email		
Signature Of Owner			**Signature Of Agent**		

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures. ☐

SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

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	607717	Print Legal Ad-IPL02021230 - IPL0202123		$81.85	1	80 L

Attention: Matilda Welch

GULFPORT URBAN DEVELOPMENT
PO BOX 1780
GULFPORT, MS 39502

accountspayable@gulfport-ms.gov

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