

AGENDA
GULFPORT CITY PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 27, 2025 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. Planning Commission Meeting - 03/11/25

G. Announcements

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

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

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 2503PC041:

Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

2. General Plan 2503PC043:

General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), Ward 2

H2. Planning Commission Recommendation

I. Reports

J. Unfinished Business

K. Other Business

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
SPECIAL CALL MEETING
Tuesday, March 11, 2025, 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 **4:31 p.m.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
CHARLIE HEWES
KEITH WILLIAMS
DANIEL KEATING
BILL WILLIAMS
HAROLD SPANN
BRYAN JACOBS

BOARD MEMBERS ABSENT:

TIM DAIGLE JR
DOUG HANCOCK
VIRGINIA ADOLPH
CHRIS ROMANO

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SU-LIN FEATHERSTON
JONATHAN TARDIFF
SAM SMITH

COURT REPORTER:

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Mr. Spann** and seconded by **Mr. Hewes** to approve Minutes of the **January 23, 2025**, 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 2502PC022: (Withdrawn by applicant)

Planning Commission Approval 2502PC022, by agent Heinrich & Associates, seeking approval for a five lot zero-lot line subdivision use, Tax Parcel 1010E-02-025.001, 1019 Bridge Street, Zoned T3 (Sub-Urban Zone), Ward 4

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

KEITH WILLIAMS	–
VIRGINIA ADOLPH	–
CHARLIE HEWES	–
DANIEL KEATING	–
WM. PRINCE JONES	–
DOUG HANCOCK	–
BRYAN JACOBS	–
TIM DAIGLE JR	–
CHRIS ROMANO	–
HAROLD SPANN	–
BILL WILLIAMS	–

Action:

2. General Plan 2502PC025: (Postponed to March Meeting due to lack of acting chair)

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000,16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Speaking for the Petition: Robert Kneasal

Speaking against the Petition: None

Motion: Mr. Jones – To approve applicant’s request with conditions.

Second: Mr. Hewes

KEITH WILLIAMS	– Yea
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Absent
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Absent
CHRIS ROMANO	– Absent
HAROLD SPANN	– Yea
BILL WILLIAMS	– Absent

Action: Motion carried unanimously.

3. Planning Commission Approval 2502PC026: (Postponed to March Meeting due to lack of acting chair)

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

Speaking for the Petition: Robert Kneasal

Speaking against the Petition: None

Motion: Mr. Hewes – To approve applicant’s request.

Second: Mr. Keating

KEITH WILLIAMS	– Yea
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Absent
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Absent
CHRIS ROMANO	– Absent
HAROLD SPANN	– Yea
BILL WILLIAMS	– Yea

Action: Motion carried unanimously.

H2. Planning Commission Recommendation

4. Zoning Text Amendment 2407PC094: (Removed from Agenda by Planning Department)

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

KEITH WILLIAMS	–
VIRGINIA ADOLPH	–
CHARLIE HEWES	–
DANIEL KEATING	–
WM. PRINCE JONES	–
DOUG HANCOCK	–
BRYAN JACOBS	–
TIM DAIGLE JR	–
CHRIS ROMANO	–
HAROLD SPANN	–
BILL WILLIAMS	–

Action:

5. Zoning Text Amendment 2411PC169: (Remanded back by City Council)
(Postponed to March Meeting due to lack of acting chair)

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.

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Keating – To approve request.

Second: Mr. Spann

KEITH WILLIAMS	– Yea
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Absent
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Absent
CHRIS ROMANO	– Absent
HAROLD SPANN	– Yea
BILL WILLIAMS	– Yea

Action: Motion carried unanimously.

K. Other Business

K1. Other Business

2502PC042 Urban Renewal District A & B the Gulfport City Council taking official action towards the approval of a City of Gulfport Urban Renewal Plan, submitting the proposed plan to the city planning commission for review and recommendation.

Speaking for the Petition: Su-Lin Featherston

Speaking against the Petition: None

Motion: Mr. Hewes – To approve request.

Second: Mr. Jones

KEITH WILLIAMS	– Yea
VIRGINIA ADOLPH	– Absent
CHARLIE HEWES	– Yea
DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Absent
BRYAN JACOBS	– Yea
TIM DAIGLE JR	– Absent
CHRIS ROMANO	– Absent
HAROLD SPANN	– Yea
BILL WILLIAMS	– Yea

Action: Motion carried unanimously.

I. **Adjournment**

There being no further business , a Motion was made by **Mr. Hewes** to adjourn, seconded by **Mr. Jones** and carried unanimously. The meeting adjourned at **4:50 p.m.**

William Prince Jones, Secretary

Date: _____



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, March 27, 2025

Planning Commission Decision



URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, March 27, 2025

Planning Commission Approval 2503PC041: Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2503PC041

Hearing Date: March 27, 2025

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

TECHNICAL DETAILS

Applicant is seeking approval for a church use in a commercial building at 2238 East Pass Road. With the subject site being located in commercial area, there is potential to disrupt businesses in the surrounding area that may be impacted by church uses, such as liquor stores and tattoo parlors. Per Ordinance 3158, any proposed use that would serve liquor would be need to meet the state's distance requirements. Upon staff review, there are no existing businesses that would be affected. A majority of the properties surrounding the north part of this property are residential uses. The parking requirements dictate that there must be 1 space for every seat provided. The applicant confirmed that they will have 150 seats in the church, resulting in the requirement for 38 regular parking spaces and 2 van-accessible handicap spaces. The applicant's site plan confirms that they will be accommodating those requirements.

EXECUTIVE SUMMARY

Applicant is seeking approval for a church use in a B-2 zoning district (General Business) which per ordinance requires Planning Commission. The application meets the requirements for a church use going before Planning Commission. However, the board should keep in mind that allowing the use could hinder future potential businesses that serve liquor. Upon staff review, there are no existing business, such as liquor stores or tattoo parlors, nearby the subject site.

Any approval should consider these conditions:

1. Must comply with all zoning rules and regulations.
2. Approval allows for a church use.
3. Must comply with all Building Codes and City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 03/14/25.

Public Works: No comment as of 03/17/25.

Traffic and Safety: No conditions. Memo dated 03/13/25.

Technical Report
PLANNING COMMISSION APPROVAL

Building Code Services: Must comply with all Building Codes and City of Gulfport Ordinances. Memo dated 03/5/25.

GIS: No conditions. Memo dated 03/14/25.

Police Department: No comment as of 03/14/25.

Fire Department: No conditions. Memo dated 03/05/25.

City Arborist: No conditions. Memo dated 03/05/25.

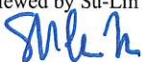
Landscape Manager: No conditions. Memo dated 03/05/25.

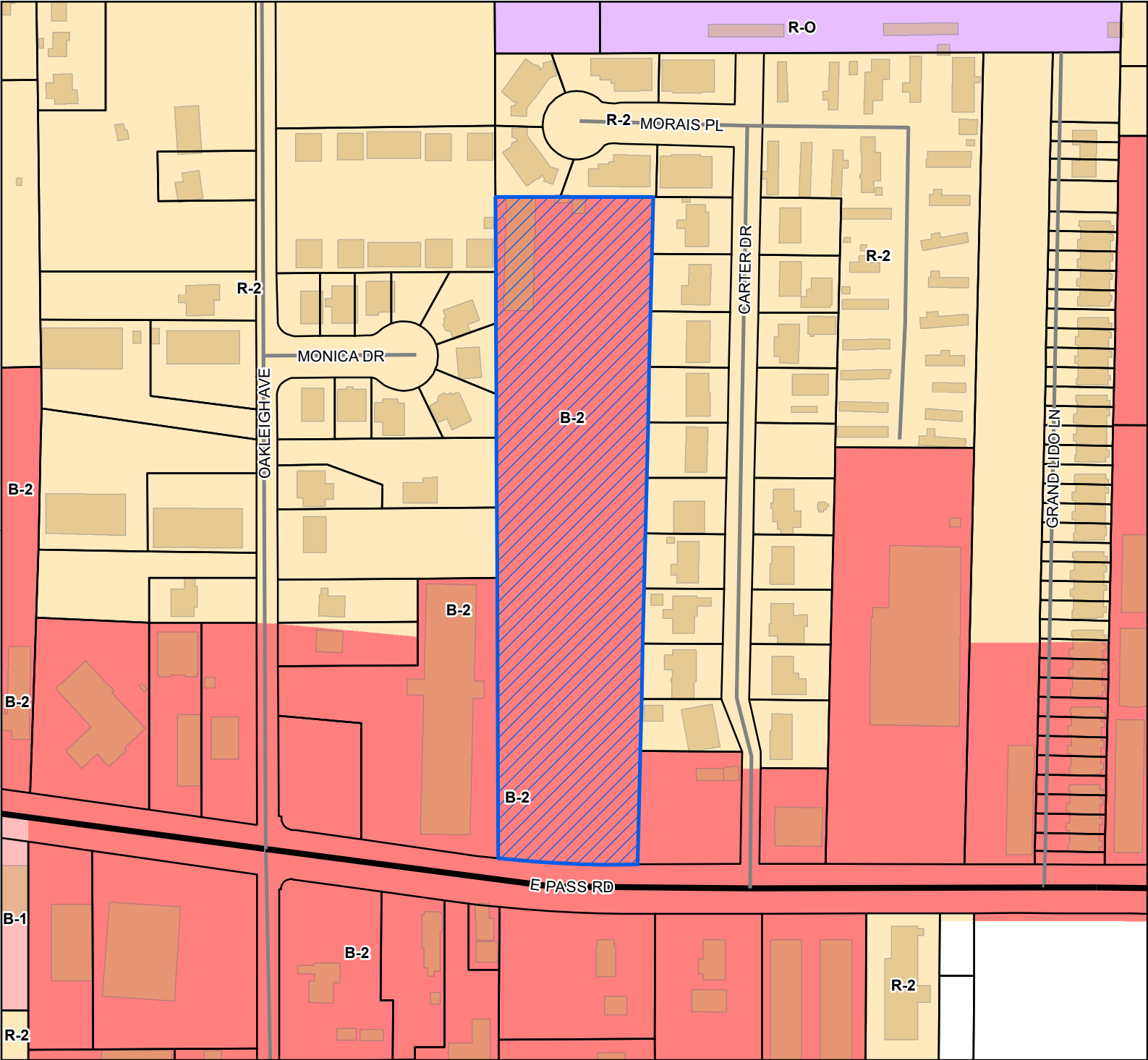
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department





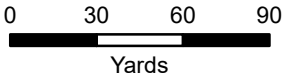
Legend

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

Zoning

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

Site Information
1010H-01-044.000
Zoning: B-2 (General Business)
Size: 4.9 acres
Flood: X



1 inch = 200 feet



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



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL #

1	0	1	0	4

 -

0	1

 -

0	4	4

 •

0	0	0

For Staff Use Only
Case Number: 2503PC041
Date Received: 2-4-25
Receipt Number: 13144579
Received By: Samuel Smith
Zoning: B-2
Ward: 5 Flood: X
Size: 4.9 Acres
(If necessary, use separate sheet of paper)

Address of Property Involved: 2238 East Pass Rd Gulfport MS 39507

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Approval for Church 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.

OWNER

Iglesia Misionera Pentecostes Pan de Vida, Inc.
Printed Name of Owner

1232 Pass Rd

Mailing Address

Gulfport MS 39501
City State Zip code

228-213-0379, 228-363-0025
Home Phone Work/Cell Phone

m_galvez84@hotmail.com
Email

[Signature]
Signature of Owner

AGENT

Miguel A. Hernandez
Printed Name of Agent

11190 Lander Lake Blvd.

Mailing Address

Gulfport MS 39503
City State Zip code

228-343-5536
Home Phone Work/Cell Phone

Myco.drywall@live.com
Email

[Signature]
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)

Manuel Golver

ADDRESS (STREET, CITY, STATE, ZIP CODE)

14172 Fox Hill Dr Gulfport MS 39503

PHONE # (H)

228-363-0025 (W)

TAX PARCEL NUMBER(S) OWNED

1019H-01-044.000

SIGNATURE:



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:



DESIGNATION OF AGENT

I, Manuel Galarza being property owner of 1010H-01-044.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Miguel A. Hernandez to act as
PRINT NAME
my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

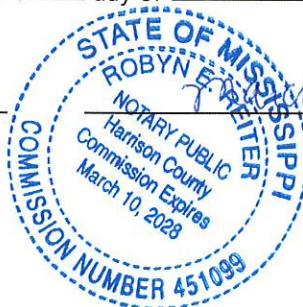
The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.

[Signature] 2/4/25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of February, 20 25

[Signature]
NOTARY PUBLIC



February 10, 2028
COMMISSION EXPIRATION



COVENANT AFFIDAVIT

I, Manuel Gopez being property owner or agent of the property 1010H-01-044.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application, hereby state that this variance request is not in violation of any
restrictive or protective covenants.

[Signature] 02-04-25
SIGNATURE DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of February, 20 25

Matilda Welch
NOTARY PUBLIC



COMMISSION EXPIRATION



IGLESIA MISIONERA PENTECOSTES CENTRAL PAN DE VIDA INC.

1232 Pass Road Gulfport MS 39501 Phone: 228-363-0025

02/03/2025

To whom it may concern:

The following written statement is to address the issues for a re-zone for a church at 2238 East Pass Rd. Gulfport MS 30507.

1. Explanation regarding transportation and access

.cars will drive to get to and go from our church.

.the land is over 4 acres with plenty of space to go in and out.

2. Water supply is with the city of Gulfport in which we have an active account with.

3. Waste disposal will be with the city of Gulfport. When we move in we will add bigger garbage disposal with waste management.

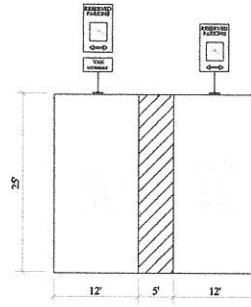
4. Fire- we will have a sprinkler system installed inside the building.

Police protection- N/A unless necessary we will call 911.

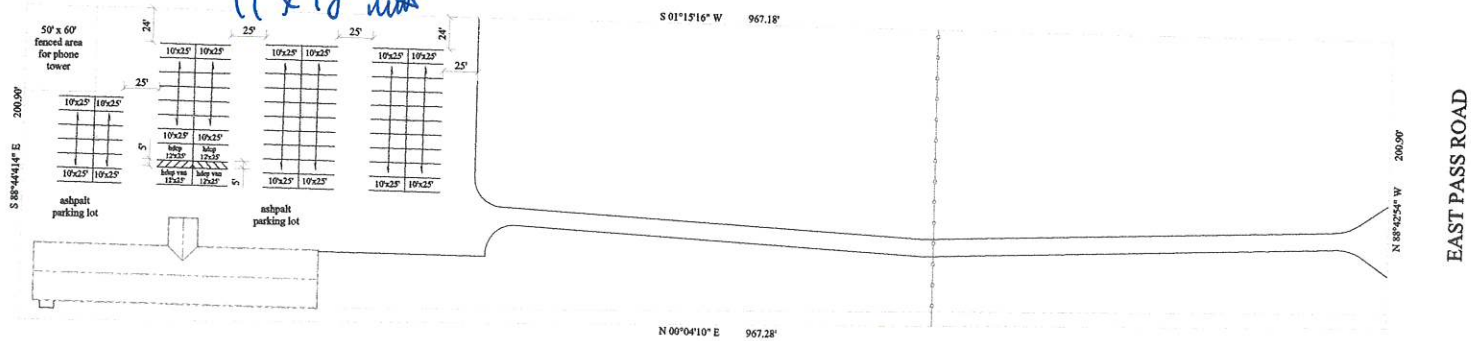
5. Other public facilities- N/A

Why the proposal will not cause undue traffic congestion or create a traffic hazard, because our services are mainly in the afternoon therefore by this time traffic has decreased. We have worship Sunday morning but will also not cause any traffic congestion as traffic on Sundays is less than other days.

Why the proposal is in harmony with the orderly and appropriate development of the district in which the use is located because we are a church in which we believe in obeying the laws and will not cause any type of disturbance to the surrounding areas.



all Regular Spaces 9x8
and Handicapped Van accessible
11 x 18



[Signature]
2/4/25

150-180 Seats
in church
[Signature] 2/4/25

NOTES:

1. City stamped approved plans are required to be on site for all inspections.
2. Proof of termite treatment is required at footing inspection.
3. Specifications for all engineered/manufactured materials/members including spans, loads, layouts, fastening details (130 mph), etc. (beams, joists, trusses, impact windows, garage doors, metal roof, etc)
4. Contractors shall be responsible for maintaining proper drainage, property cleanup including street on daily basis and silt fence (properly installed) where necessary. Must have HARD SURFACE CONSTRUCTION ENTRANCE.
5. All equipment platforms must/shall have proper work clearance. (E3405 and M1305.1 of 2018 IRC)

Parking lot
lighting

The Residence Of:			
Iglesia Misionera Pentecostes Cental Pan de Vida			
2238 East Pass Road			
Gulfport, MS 39507			
Site Number	24 church	Date	09 August 2024
Scale	1"=40'	Drawn by	Rickey
		Checked by	Dustin
		Scale by	TM
SITE PLAN		SITE	

Plat of Survey for Iglesia Misionera Pentecostes

Central Pan de vida, Inc.

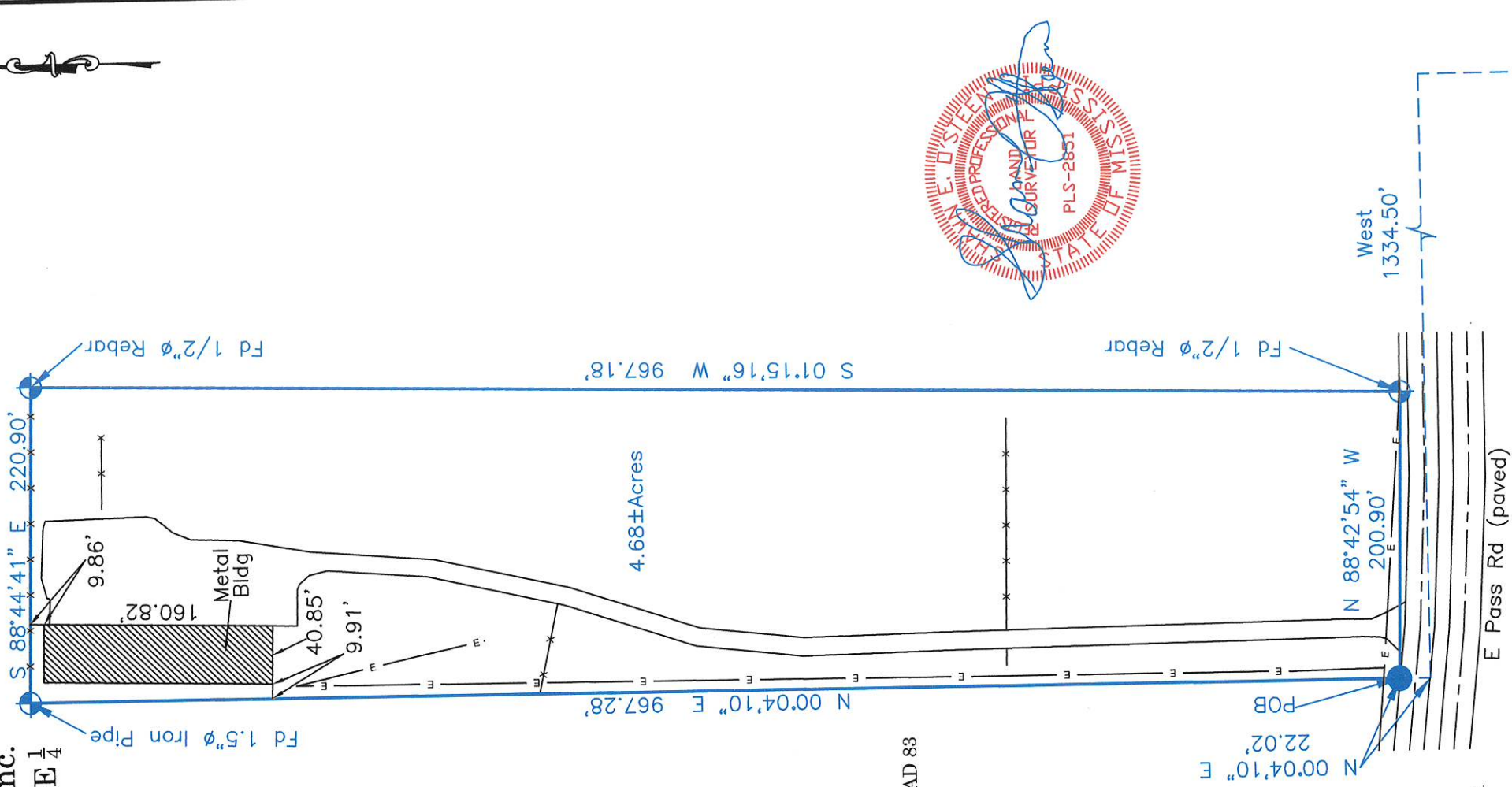
4.68± acres in the SE $\frac{1}{4}$ SE $\frac{1}{4}$

& the NE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29, T7S, R10W

2238 E Pass Rd,

Gulfport, MS 39501



Scale 1"=100'

Date of survey: 9-27-24 by Voda

Bearings based on GPS, Grid North NAD 83

Class B Survey

Reference Material

1) Harrison Co. Tax Map

2) Aerial Photograph

3) Prev. survey by Edward Jermyn

dated 9/25/95

Ø = Diameter

● = set $\frac{1}{2}$ " diameter rebar with a plastic cap bearing the name & license number of surveyor

N/F = Now or formerly owned by

Fd = Found

POC = Point of Commencement

POB = Point of Beginning

(S) = Measurement as determined by survey

(R) = Measurement according to Record

—e— = Powerline

—x— = Fenceline

— = Land hook - same owner on both sides

— = Line graphically shortened to fit (not to scale)

Shawn E. O'Steen, PLS 2851
78 KP Bolling Rd - Perkinson, MS 39573

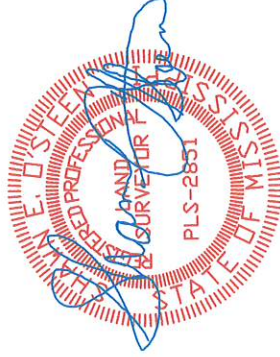
FAST SERVICE • REASONABLE PRICING

AKS SURVEYING, LLC

Serving the Gulf Coast since 2001
(601) 928-9866

akssurveying.net

VETERAN
OWNED & OPERATED



POC at
SE Cor. SE1/4 SE1/4
Sec. 29, T7S, R10W
Harrison Co., MS

Proj.No. 240908
Sheet 1 of 1

Modification of Deed of Trust

Prepared by:
Andrew Marion, PLLC
Attorney At Law
1919 23rd Avenue
Gulfport, MS 39501
228-865-9047
MS Bar No.1866
File # 23-080

Return to:
Andrew Marion, PLLC
Attorney At Law
1919 23rd Avenue
Gulfport, MS 39501
228-865-9047
MS Bar No.1866

INDEXING INSTRUCTIONS: Sec. 29, T7S, R10W, First Judicial District of Harrison County, MS

Grantor:
Iglesia Misionera Pentecostes Central Pan De Vida, Inc.
2003 South Street
Gulfport, MS 39507
228-363-0025

Lender:
WWLL North, LLC
P.O. Box 4077
Gulfport, MS 39502
228-234-7980

ASSUMPTION AND MODIFICATION OF DEED OF TRUST

THIS ASSUMPTION AND MODIFICATION OF DEED OF TRUST dated **August 30, 2023**, is made and executed between **Iglesia Misionera Pentecostes Central Pan De Vida, Inc.** ("Grantor") and **WWLL North, LLC** ("Lender").

DEED OF TRUST: Grantor has agreed to assume the Deed of Trust and Note dated **June 30, 2016** and recorded **July 8, 2016** as instrument number **2016-5674-T-J1** (the "Deed of Trust") in the land records of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi wherein **Jonathan Broadus** borrowed from **WWLL North, LLC** the sum of **\$700,000.00** which presently has a balance of **\$570,645.00**.

Real Property Description: The Deed of Trust covers the following described real property located in Harrison County, State of Mississippi:

See **Exhibit "A"**, which is attached to this Assumption and Modification and made a part of as if fully set herein.

The Real Property or its address is commonly known as **2238 East Pass Road, Gulfport, MS 39507**.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Lender and Grantor have agreed to the assumption of the note and deed of trust based upon the modification of the note that the parties have executed on **August 30, 2023**. Grantors obligations under the present deed of trust and note will be limited to the terms set out in the modification. The maturity date under this modification shall be **September 1, 2028**.

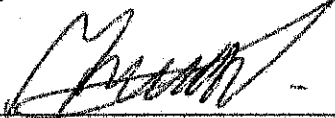
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign the Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS
ASSUMTION AND MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO
ITS TERMS. THIS MODIFICATION OF DEED OF TRUST.**

Dated this the 30th day of August, 2023.

GRANTOR:

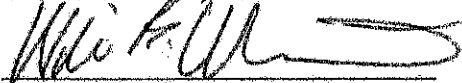
Iglesia Misionera Pentecostes Central Pan De Vida, Inc.



**Manuel De Jesus Galvez Constantino
President**

LENDER:

WWLL North, LLC



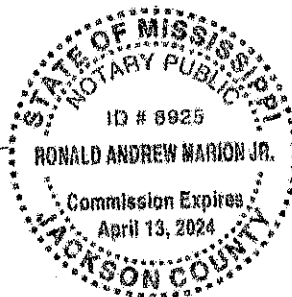
**William B. Weatherly
Managing Member**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Manuel De Jesus Galvez Constantino**, who acknowledged that he is the **President of Iglesia Misionera Pentecostes Central Pan De Vida, Inc.**, a Mississippi Corporation, and that for and on behalf of said corporation, and as its act and deed he executed the above the foregoing Modification of Deed of Trust, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 30th day of August, 2023

MY COMMISSION EXPIRES:



NOTARY PUBLIC

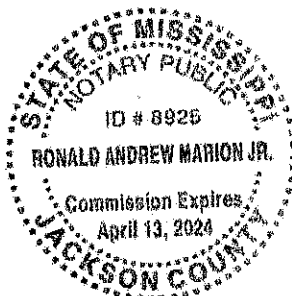
A handwritten signature of the Notary Public, Ronald Andrew Marion Jr., written in black ink over a horizontal line.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **William B. Weatherly**, who acknowledged that he is the **Managing Member of WWLL North, LLC**, a Mississippi Limited Liability Company, and that for and on behalf of said company, and as its act and deed he executed the above the foregoing Modification of Deed of Trust, after first having been duly authorized by said company so to do.

GIVEN under my hand and official seal on this the 30th day of August, 2023

MY COMMISSION EXPIRES:



NOTARY PUBLIC

A handwritten signature of the Notary Public, Ronald Andrew Marion Jr., written in black ink over a horizontal line.

TOWER EASEMENT:

A parcel of land being situated in the SE 1/4 of Section 29, Township 7 South, Range 10 West, Gulfport, Harrison County, Mississippi, more particularly described as follows to-wit: Beginning at an Iron rod found at the Northwest corner of Lot 22, Fernwood Place Subdivision as it is recorded in the office of the Chancery Clerk of Harrison County, in Plat Book 21 at Page 5, thence S01 degrees 08' 26" W along the West margin of said Fernwood Place Subdivision a distance of 60.0 feet; thence N88 degrees 41' 55" W a distance of 85.0 feet; thence N01 degrees 08' 26" E a distance of 60.0 feet to the South line of Carter Place Subdivision as it is recorded in the Office of the Chancery Clerk of Harrison County, Mississippi in Plat Book 49 at Page 2; thence S88 degrees 41' 55" E along said South line a distance of 85.0 feet to the point of beginning.

TOWER EASEMENT-INGRESS/EGRESS:

A parcel of land being situated in the SE 1/4 of Section 29, Township 7 South, Range 10 West, Gulfport, Harrison County, Mississippi, more particularly described as follows to-wit: Commencing at an Iron rod found at the Northwest corner of Lot 22, Fernwood Place Subdivision as it is recorded in the office of the Chancery Clerk of Harrison County, in Plat Book 21 at Page 5, thence S01 degrees 08' 26" W along the West margin of said Fernwood Place Subdivision a distance of 60.0 feet; thence N88 degrees 41' 55" W a distance of 85 feet; thence N01 degrees 08' 26" E a distance of 22.41 feet to the POINT OF BEGINNING of the center line of a 25 feet wide ingress and egress easement, being 12.5 feet either side of the center line described as: from said point of beginning thence N88 degrees 46' 13" W a distance of 27.17 feet; thence S04 degrees 45' 01" W a distance of 275.67 feet; thence S15 degrees 39' 24" W a distance of 58.73 feet; thence S18 degrees 59' 48" W a distance of 68.97 feet; thence along a curve to the left having a radius of 339.25 feet and length of 121.72 feet to a point which is S08 degrees 50' 27" W and 121.07 feet from the previously described point; thence S01 degrees 35' 19" E a distance of 187.31 feet; thence S00 degrees 11' 54" E a distance of 224.7 feet more or less to the North margin of Pass Road and the terminus of said center line. Margins of 25 feet wide easement to extend and end at the North margin of Pass Road and to the west margin of the Tower Easement.

Exhibit "A"

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 29, Township 7 South, Range 10 West, Gulfport, in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, t-wit:

Commencing at the Southeast (SE) corner of Section 29, Township 7 South, Range 10 West, run thence North a distance of 688.3 feet, run thence West a distance of 1334.5 feet, run thence North 0 degrees 4 minutes 10 seconds East a distance of 22.02 feet to the POINT OF BEGINNING; continue thence North 0 degrees 4 minutes 10 seconds East a distance of 967.28 feet, run thence South 87 degrees 51 minutes 20 seconds East a distance of 221.22 feet, run thence South 1 degrees 16 seconds West a distance of 968.71 feet to the North margin of Pass Road, run thence North 87 degrees 17 minutes 55 seconds West along the North margin of Pass Road a distance of 201.06 feet to the POINT OF BEGINNING.

Being the same property conveyed by Warranty Deed recorded as Instrument Number 2012 7083-D-J1.

Subject to the following perpetual easements which were reserved by the prior Grantor:

BILL BOARD EASEMENT:

A parcel of land being situated in the SE 1/4 of Section 29, Township 7 South, Range 10 West, Gulfport, Harrison County, Mississippi, more particularly described as follows to-wit: Commencing at an Iron rod found at the Northwest corner of Lot 22, Fernwood Place Subdivision as it is recorded in the office of the Chancery Clerk of Harrison County, in Plat Book 21 at Page 5, thence S01 degrees 08' 26" W along the West margin of said Fernwood Place Subdivision a distance of 968.84 feet to a point on the North margin of Pass Christian Road and the POINT OF BEGINNING; thence Westerly along the North margin of Pass Christian Road to a point which is S89 degrees 26' 19" W and 40.02 feet from the previously described point; thence N01 degrees 08' 26" E a distance of 50.0 feet; thence N 89 degrees 26' 19" E a distance of 40.02 feet to the West margin of Fernwood Place Subdivision; thence along said West line, S01 degrees 08' 26" W a distance of 50.00 feet to the point of beginning.

Exhibit "A"

A parcel of land located in the Southeast Quarter (SE 1/4) of Section 29, Township 7 South, Range 10 West, Gulfport, in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, t-wit:

Commencing at the Southeast (SE) corner of Section 29, Township 7 South, Range 10 West, run thence North a distance of 688.3 feet, run thence West a distance of 1334.5 feet, run thence North 0 degrees 4 minutes 10 seconds East a distance of 22.02 feet to the POINT OF BEGINNING; continue thence North 0 degrees 4 minutes 10 seconds East a distance of 967.28 feet, run thence South 87 degrees 51 minutes 20 seconds East a distance of 221.22 feet, run thence South 1 degrees 16 seconds West a distance of 968.71 feet to the North margin of Pass Road, run thence North 87 degrees 17 minutes 55 seconds West along the North margin of Pass Road a distance of 201.06 feet to the POINT OF BEGINNING.

Being the same property conveyed by Warranty Deed recorded as Instrument Number 2012 7083-D-J1.

RE: Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

To Applicants and Adjacent Property Owners:

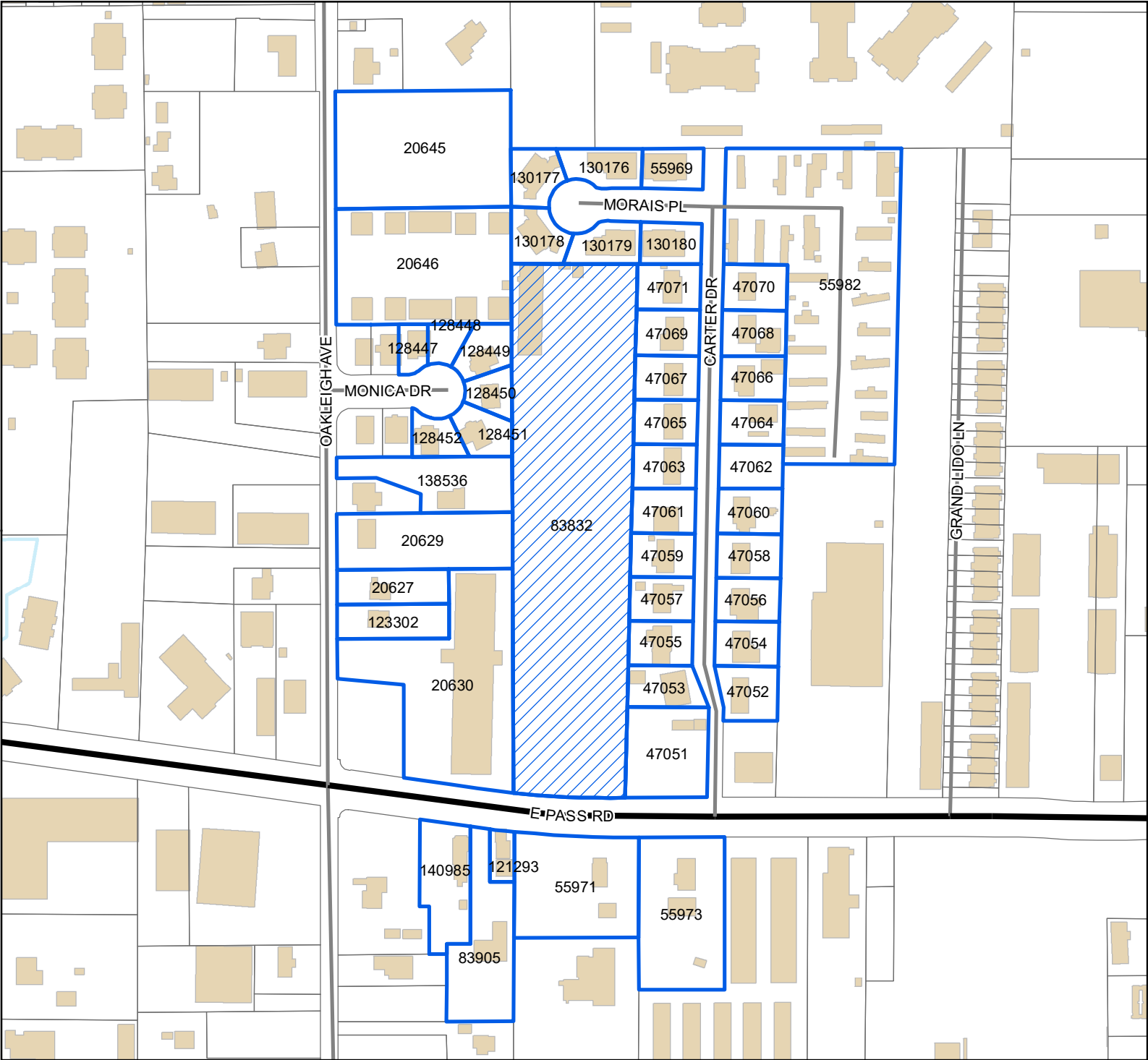
The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 27, 2025**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, March 27, 2025**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



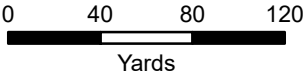
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		1010H-01-044.000	IGLESIA MISIONERA PENTECOSTES CENTRAL PAN DE VIDA, INC (OWNER)	1232 PASS RD	GULFPORT	MS	39501
			MIGUEL A HERNADEZ	11190 LANDON LAKE BLVD	GULFPORT	MS	39503
			Adjacent Property Owners (2503PC041)				
	47056	1010H-01-018.000	CLEVELAND ROBIN	718 CARTER DR	GULFPORT	MS	39507
	47069	1010H-01-034.000	ATMORE B C JR & JOAN	739 CARTER DR	GULFPORT	MS	39507
	47057	1010H-01-040.000	DIGGS REBECCA PERRY	717 CARTER DR	GULFPORT	MS	39507
	47068	1010H-01-024.000	BERGERON CHRISTOPHER ADAM SR	740 CARTER DR	GULFPORT	MS	39507
	47064	1010H-01-022.000	KENT CRYSTAL J	47 32ND STREET	GULFPORT	MS	39507
	20645	1010H-01-052.000	TRAN HOC V & THUY T	15293 CAMELOT DR		MS	39540
	47065	1010H-01-036.000	MOEINI MOHAMMAD -ESTATE-	P O BOX 8833	GULFPORT	MS	39506
	47059	1010H-01-039.000	YOUNGBLOOD MICHELLE M	721 CARTER DR	GULFPORT	MS	39507
	47071	1010H-01-033.000	HASTY MARLENE M	741 CARTER DR	GULFPORT	MS	39507
	47058	1010H-01-019.000	BANKSTON DONNA P C	2353 N COUNTRY CLUB LN	BILOXI	MS	39532
	47062	1010H-01-021.000	MILLER MARVIN W "BUSTER"	726 CARTER DR	GULFPORT	MS	39507
	47055	1010H-01-041.000	MEDINA J URIAS	713 CARTER DR	GULFPORT	MS	39503
	47054	1010H-01-017.000	DOOLITTLE FREDERICK LEE	6268 ROXANNE WAY	BILOXI	MS	39502
	47053	1010H-01-042.000	KLOSTER TOM D & ALISA M	709 CARTER DR	GULFPORT	MS	39507
	47052	1010H-01-016.000	WARD MARIE KOPSZYWA	710 CARTER DR	GULFPORT	MS	39507
	55982	1010H-01-026.000	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	4E+08
	20646	1010H-01-051.000	RIVENDELL GARDEN APARTMENTS INC	828 OAKLEIGH AVE	GULFPORT	MS	39507
	55971	1010H-02-010.000	LEUENBERGER FREDDIE & MARTHA MAY	17761 HWY 67	BILOXI	MS	39532
	47051	1010H-01-043.000	WALKER WILLIAM E & SUE KELLY	22181 LORENE RD	GULFPORT	MS	39503
	47061	1010H-01-038.000	WALKER THELMA E	725 CARTER DR	GULFPORT	MS	39507
N	47060	1010H-01-020.000	MILLER MARVIN W "BUSTER"	726 CARTER DR	GULFPORT	MS	39507
N	83832	1010H-01-044.000	IGLESIA MISIONERA PENTECOSTES	CENTRAL PAN DE VIDA INC	GULFPORT	MS	39507
N	47070	1010H-01-025.000	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
	47067	1010H-01-035.000	CARTER CARLETTA LANEICH	735 CARTER DR	GULFPORT	MS	39507
	47066	1010H-01-023.000	DAVIS CARLENE A	736 CARTER DR	GULFPORT	MS	39501
	47063	1010H-01-037.000	BROOKS LUCINDA D	727 CARTER DR	GULFPORT	MS	39507
	128447	1010H-01-050.003	HACKLER AUBREY LEE L/E	2270 MONICA DR	GULFPORT	MS	39507
	128448	1010H-01-050.004	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506
	128449	1010H-01-050.005	YARBERRY ELIZABETH D	2250 MONICA DR	GULFPORT	MS	39507
	55973	1010H-02-008.000	TOBACCO & BEER DISCOUNT HOUSE INC	P O BOX 6605	GULFPORT	MS	39506
	20627	1010H-01-047.000	CREEL MARY M & RONALD E SWEAT	321 FAIRVIEW DR	BILOXI	MS	39531
	83905	1010H-02-016.000	JOHNSON JUDY DORAINE SLADE -L/E-	2221 E PASS RD	GULFPORT	MS	39507

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	121293	1010H-02-016.001	SLADE LESLIE M JR	2101 SWETMAN BLVD	GULFPORT	MS	39507
	128451	1010H-01-050.007	MINERICH CATHERINE A	2251 MONICA DR	GULFPORT	MS	39507
	123302	1010H-01-047.001	GREEN ALEX MATTHEW & DUQUANTA	744 OAKLEIGH AVE	GULFPORT	MS	39507
N	55969	1010H-01-032.000	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	128450	1010H-01-050.006	SMITH GREGORY T	P O BOX 7704	GULFPORT	MS	39506
	128452	1010H-01-050.008	SINOPOLI DANIELLE N	2271 MONICA DR	GULFPORT	MS	39507
N	130179	1010H-01-032.004	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	130180	1010H-01-032.005	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	130177	1010H-01-032.002	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	130176	1010H-01-032.001	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	130178	1010H-01-032.003	MORAIS & SONS RENTALS LLC	P O BOX 3753	GULFPORT	MS	39505
N	138536	1010H-01-049.001	SMITH GREGORY T	PO BOX 7704	GULFPORT	MS	39507
	20629	1010H-01-048.000	FC ENTERPRISE LLC	2190 FLOYD DR	BILOXI	MS	39531
	140985	1010H-02-017.001	WAFFLE HOUSE INC	5986 FINANCIAL DR	NORCROSS	GA	30071
	20630	1010H-01-045.000	BLUE DIAMOND ENERGY INC	1261 PASS ROAD	GULFPORT	MS	39501



Legend

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



1 inch = 250 feet



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



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The Belleville News-Democrat
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	642361	Print Legal Ad-IPL02210830 - IPL0221083	PC Legals for March Publi	1	72 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 PM., Thursday, March 27, 2025 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.

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), 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 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 5th day of March 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0221083
Mar 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
03/12/25

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.

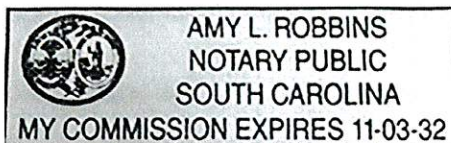
Mary Castro

Sworn to and subscribed before me this 13th day of March in the year of 2025

Amy Robbins

Notary Public

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



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



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

PLANNING COMMISSION CASE

Hearing Date: Thursday, March 27, 2025

General Plan 2503PC043: General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), Ward 2

Technical Report
General Plan
(Queen Victoria Townhomes)

GENERAL INFORMATION

Case File Number: 2503PC043

Hearing Date: March 27, 2025

Current Zoning/Use: T6 / Vacant Property

Legal: General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002,30 E Beach Blvd, Zoning T6 (Urban Core Zone), Ward 2

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 10-lot 2.1-acre townhome development with two out parcels both being common areas. The townhome development named Queen Victoria Townhomes will be located on the northern side of the parcel with the south-eastern portion of the parcel being carved out for future commercial use.

Regulations state that the minimum property size for new townhomes in this zoning district is 3,800 square feet for the first two dwelling units and 1,200 square feet for each additional unit. The setback requirements are as follows; a front setback of 10 feet, no side setback except for lots at the end of a row which requires an 8 feet setback and a 6-foot rear setback. A lot width of 14 is required by ordinance. Lots 5 through 9 as well as lot 2 are 30 feet in width. Lots 3 and 4 are 30 feet in width. Lot 10 is 66 feet in width, and lot 1 is 51 feet and 3 inches in width. The proposed properties range from the largest lot size of 3803 square feet to 1400 square feet.

The proposed parcel is located adjacent to existing city rights-of-way and has been given approval by MDOT for a curb cut required to access the townhomes. The development will be protected by Gulfport Fire and Police and should have capacity for city water and sewer. The applicant has provided covenants for Queen Victoria Townhomes as required by the ordinance and the application. It should be noted that many departments have conditions including a disapproval from the Fire department. You can find the comments below.

Any approval should consider these conditions:

1. The grinder pump station in the right-of-way will not be approved. If the developer chooses to install a lift station, a lift station parcel must be added to the plat.
2. 60 ft right-of-way required. An additional right-of-way flare is required on both sides of the street at Hwy 90 to ensure that the sidewalk is on City right-of-way until it crosses onto MDOT right-of-way.
3. Sidewalks are required on both sides of the new street and around the cul-de-sac. Sidewalk shall be at least 3 ft behind the curb. Sidewalks must be at least 5 ft wide to meet the 2023 Federal PROWAG standards.

Technical Report
General Plan
(Queen Victoria Townhomes)

4. Grade the street to allow water to drain directly into the box culvert running diagonally across the south end of the street. An inlet and maintenance access will be required on the box culvert on each side of the street.
5. An inlet and maintenance access will be required on the drain pipe on both sides of the cul-de-sac.
6. Typical details in the plans must use the City standard detail drawings.
7. Fly ash and soil cement not approved for construction.
8. Sewer manhole tops on all manholes shall be EJ 1040AGS assembly.
9. The developer shall prepare all maps and exhibits necessary to allow the City of Gulfport to obtain a water and sewer easement from the neighboring property owner (coincidentally, the City of Gulfport) for water and sewer access to 16th Street. Construction of the subdivision cannot begin without approval of the easements.
10. Engineering & Public Works will review the revised infrastructure construction plans to confirm all work meets City standards and that all easements have been obtained prior to issuance of a site construction permit.
11. All utilities, water, sewer and electrical must be on their own parcel. Water, sewer and electrical cannot run through another parcel. Must comply with all Building Codes and City of Gulfport Ordinances.
12. Will need to see a streetlight plan. Add a 20 mph speed limit sign approximately 50' from highway 90 north bound.
13. **Disapprove-** Cul-de-sac – in accordance with the 2018 IFC, Appendix D, Section 103.1, a cul-de-sac on a fire apparatus access road shall be 96 feet in diameter.
14. No protected trees to be removed. All protected trees are to be preserved and protected per ordinance chapter 8.

DEPARTMENTAL CONDITIONS

Engineering: Conditions. Memo dated 3/14/25.

1. The grinder pump station in the right-of-way will not be approved. If the developer chooses to install a lift station, a lift station parcel must be added to the plat.
2. 60 ft right-of-way required. An additional right-of-way flare is required on both sides of the street at Hwy 90 to ensure that the sidewalk is on City right-of-way until it crosses onto MDOT right-of-way.
3. Sidewalks are required on both sides of the new street and around the cul-de-sac. Sidewalk shall be at least 3 ft behind the curb. Sidewalks must be at least 5 ft wide to meet the 2023 Federal PROWAG standards.
4. Grade the street to allow water to drain directly into the box culvert running diagonally across the south end of the street. An inlet and maintenance access will be required on the box culvert on each side of the street.
5. An inlet and maintenance access will be required on the drain pipe on both sides of the cul-de-sac.
6. Typical details in the plans must use the City standard detail drawings.
7. Fly ash and soil cement not approved for construction.

Technical Report
General Plan
(Queen Victoria Townhomes)

8. Sewer manhole tops on all manholes shall be EJ 1040AGS assembly.
9. The developer shall prepare all maps and exhibits necessary to allow the City of Gulfport to obtain a water and sewer easement from the neighboring property owner (coincidentally, the City of Gulfport) for water and sewer access to 16th Street. Construction of the subdivision cannot begin without approval of the easements.
10. Engineering & Public Works will review the revised infrastructure construction plans to confirm all work meets City standards and that all easements have been obtained prior to issuance of a site construction permit.

Public Works: No comment as of 3/14/25.

Traffic and Safety: Will need to see a streetlight plan. Add a 20 mph speed limit sign approximately 50' from highway 90 north bound. Memo dated 3/13/25.

Building Code Services: All utilities, water, sewer and electrical must be on their own parcel. Water, sewer and electrical cannot run through another parcel. Must comply with all Building Codes and City of Gulfport Ordinances. Memo dated 03/5/25.

GIS: No conditions. Memo date 3/14/25.

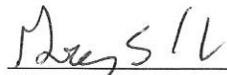
Police Department: No comment as of 3/14/25.

Fire Department: **Disapprove-** Cul-de-sac – in accordance with the 2018 IFC, Appendix D, Section 103.1, a cul-de-sac on a fire apparatus access road shall be 96 feet in diameter. Memo dated 3/12/25.

City Arborist: No protected trees to be removed. All protected trees are to be preserved and protected per ordinance chapter 8. Memo dated 3/05/25.

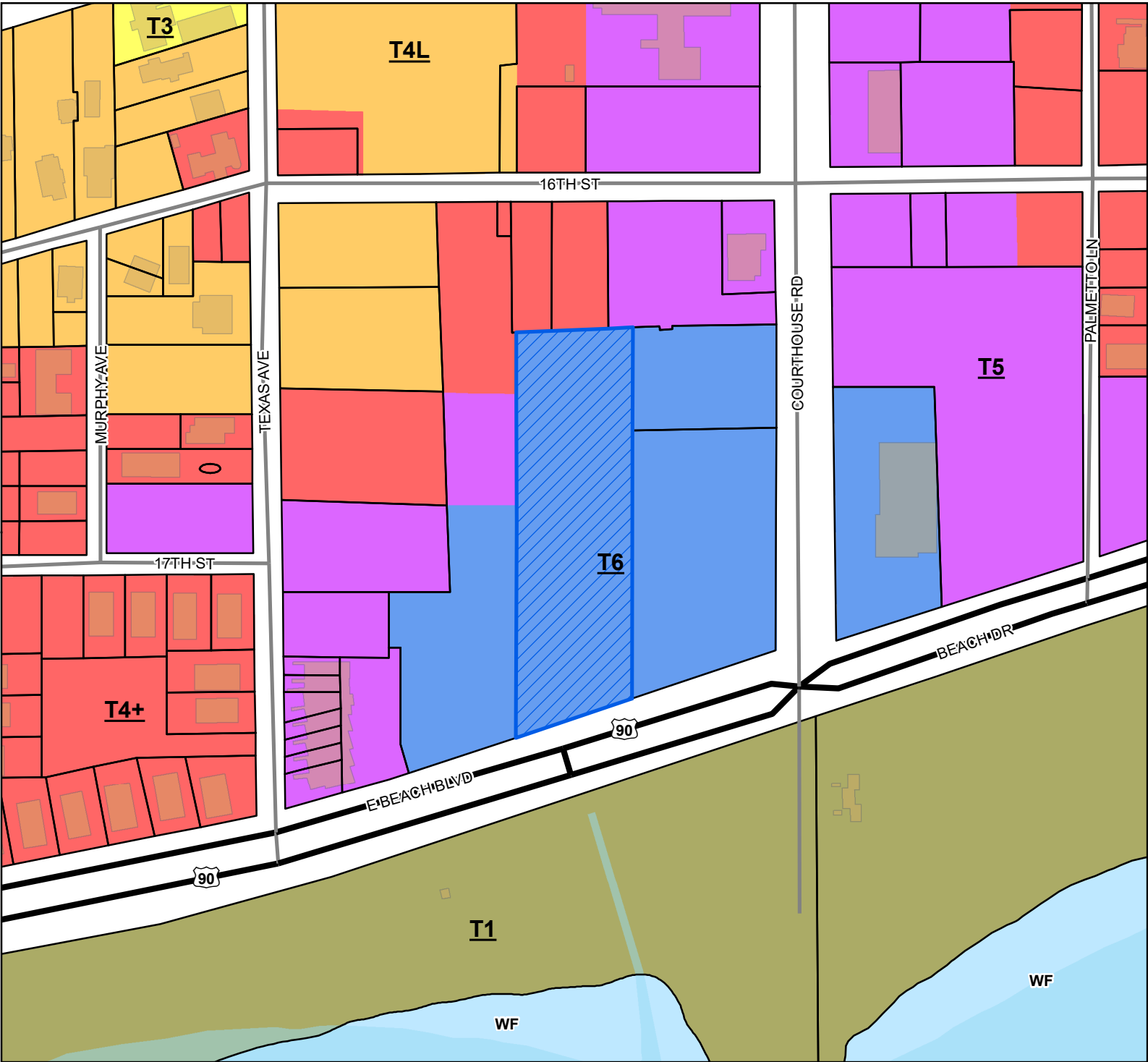
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



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

Smart Code

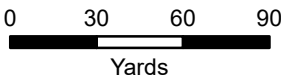
- T6
- T5
- T4+
- T4L
- T3
- T1

Zoning

- WF - Water Front

Site Information

0911B-02-015.000
Zoning: T6 (Urban Core Zone)
Size: 2.13 acres
Flood: AE,VE



1 inch = 200 feet



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



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

**APPLICATION FOR
GENERAL SUBDIVISION PLAN
FOR TOWNHOMES**
Property Information

For Staff Use Only

Case File #: 25031043
Date Received: 2/11/25
Receipt #: 13056274
Received By: BL
Zoning: T6
Ward: 2 Flood: AE, VE
Size: 2.1 acres

TAX PARCEL #	0	9	1	1	B	-	0	2	-	0	1	5	•	0	0	0
	0	9	1	1	B	-	0	2	-	0	1	5	•	0	0	0
						-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 30 E BEACH BLVDLot(s) _____, Block(s) _____, Subdivision SHORE LINE OAKS CONDO PHASE 1General Location: ONE LOT WEST OF COURTHOUSE RD/HWY 90 INTERSECTION

GENERAL DESCRIPTION OF REQUEST: with 2 additional outter parcels.
SEEKING APPROVAL TO BUILD NEW 10 TOWNHOMES ON THE NORTHERN HALF OF THE PARCEL.

SEVEN (7) MINIMUM TOWNHOMES TO BE CONSTRUCTED PER THE REQUIREMENTS THAT FALL UNDER

THIS APPLICATION, UNLESS OTHERWISE ADVISED BY PLANNING & ZONING OR CITY ENGINEERS.

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

MINH SO QUACH & VICTORIA NGO

Printed Name Of Owner
3712 EVANGELINE DR

Mailing Address
CHALMETTE, LA 70043

City State Zip code

Home Phone Work/Cell Phone
airphaseconstruction@yahoo.com

Email

Signature Of Owner

AGENT

TUONG XUAN NGUYEN

Printed Name Of Agent

3011 A MAZON ST

Mailing Address

NEW ORLEANS, LA 70114

City State Zip code

504-401-6084

Home Phone Work/Cell Phone

airphaseconstruction@yahoo.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.

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) MINH SO QUACH

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3712 EVANGELINE DR, CHALMETTE, LA 70043

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0911B-02-015.000

SIGNATURE: _____

NAME OF OWNER (PRINT) VICTORIA NGO

ADDRESS (STREET, CITY, STATE, ZIP CODE) 3712 EVANGELINE DR, CHALMETTE, LA 70043

PHONE # (H) _____ (W) _____

TAX PARCEL NUMBER(S) OWNED 0911B-02-015.000

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: JARROD KNESAL



Designation of Agent

I, Minh So Quach, being owner of the property 30 E. BEACH BLVD ^{Gulfport MS 39507.}
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize TUONG XUAN NGUYEN to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

Date

LOUISIANA Jefferson
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of February, 2025

Notary Public

upon death
Commission Expiration



DAU TRAN
Notary Public
Notary ID No. 56845
Jefferson Parish, Louisiana

30 EAST BEACH BLVD, GULFPORT, MS 39507



1. NOTIFY MISSISSIPPI 811 - CALL BEFORE YOU DIG. (1-800-227-6477)
2. CONCRETE SHALL CONFORM TO MDOT CLASS B.
3. ASPHALT SHALL CONFORM TO MDOT SC-1.
4. USE TRENCH BOX FOR DEPTHS GREATER THAN 4 FEET.
5. ALL PIPE TO BE FLUSH WITH INNER WALL OF BOX.
6. IF YOU HAVE ANY QUESTIONS ABOUT THE PROJECT CONSTRUCTION, CONTACT JEREMY HARRISON @ 868-5740.
7. STAGE MATERIAL IN CITY'S RIGHT-OF-WAY.
8. AT END OF WORKDAY, ALL DRIVEWAYS SHOULD NOT BE BLOCKED.

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK, EXAMINE FOR HIMSELF AS TO THE NATURE OF THE WORK. HE SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO PREPARE THE SITE FOR EXECUTION OF HIS CONTRACT. FAILURE TO DO SO WILL NOT RELIEVE CONTRACTOR FROM COMPLETING WORK IN ACCORDANCE WITH PLANS.
2. THE CONTRACTOR SHALL, AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER, RAIN, WIND STORMS, FROST, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIAL, APPARATUS, AND FIXTURES FREE FROM INJURY OR DAMAGE. AT THE END OF THE DAY'S WORK, ALL NEW WORK LIKELY TO BE DAMAGED SHALL BE COVERED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION AS ABOVE REQUIRED SHALL BE REMOVED AND REPLACED WITH NEW.
3. MATERIALS: WHEN REFERENCE IS MADE IN THE SPECIFICATIONS TO TRADE NAMES OR TO THE NAMES OF MANUFACTURERS, SUCH REFERENCES ARE MADE SOLELY TO DESIGNATE AND IDENTIFY QUALITY OF MATERIAL OR EQUIPMENT, AND NOT TO RESTRICT COMPETITIVE BIDDING. IN CASE CONTRACTOR WISHES TO USE MATERIALS OR EQUIPMENT OF TRADE NAMES WHICH DIFFER FROM THOSE MENTIONED IN THE SPECIFICATIONS, PRIOR WRITTEN APPROVAL OF ENGINEER MUST BE OBTAINED. THE ENGINEER WILL APPROVE SUCH MATERIALS OR EQUIPMENT CHANGES UPON WRITTEN REQUEST, IF THEY ARE CONSIDERED SUITABLE AND EQUAL OF THOSE SPECIFIED. WHEN "APPROVED," "SATISFACTORY," "AS DIRECTED," OR SIMILAR PHRASES ARE USED IN THESE SPECIFICATIONS, THEY SHALL BE UNDERSTOOD TO MEAN THAT MATERIAL OR CONSTRUCTION METHODS REFERRED TO SHALL BE APPROVED BY, SATISFACTORY TO, OR AS DIRECTED BY THE ENGINEER.
4. COMPLIANCE WITH THE DRAWINGS WITH REGARD TO MATERIALS AND METHODS OF ASSEMBLY WILL NOT IN ITSELF ASSURE ACCEPTANCE OF THE CONSTRUCTION. OF EQUAL IMPORTANCE IS GOOD WORKMANSHIP, THE LACK OF WHICH WILL BE SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE CONSTRUCTION.
5. BEFORE ORDERING MATERIALS OR COMMENCING WORK WHICH IS DEPENDENT FOR PROPER SIZE AND INSTALLATION UPON COORDINATION WITH PROJECT, CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS AT THE ACTUAL SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCY ON DRAWINGS AND EXISTING CONDITIONS SHALL BE REFERRED TO THE ENGINEER FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY HAS BEGUN.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
7. ANY ITEMS OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION UNDER THIS CONTRACT WHICH IS NOT SPECIFICALLY COVERED IN THE DRAWINGS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
8. LAYING OUT OF THE WORK: ALL WORK OF EVERY CHARACTER AND DESCRIPTION SHALL BE LAID OUT ON THE PREMISES, OR OTHERWISE, BY CONTRACTOR WHO WILL BE HELD RESPONSIBLE FOR ANY ERRORS AND THEIR CORRECTIONS.
9. FOREMAN: CONTRACTOR SHALL HAVE AT THE JOB SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS.
10. TAKE EXTREME PRECAUTIONS WHEN DIGGING ALONG PIPE ROUTE. ALL EXISTING UNDERGROUND FACILITIES MUST BE IDENTIFIED OR SHOWN IN THE CORRECT LOCATION.

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 CONDITIONS, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE, AND SHALL OBTAIN A WRITTEN INTERPRETATION OR CLARIFICATION FROM THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

THE 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. THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES THAT RESULT FROM CONTRACTOR'S WORK.

1.	AT&T - (COMMUNICATIONS)	(866) 484-5179
2.	CENTER POINT ENERGY - (NATURAL GAS)	(601) 826-7903
3.	CABLE ONE - (COMMUNICATIONS)	(228) 864-1506
4.	COAST ELECTRIC (ELECTRIC)	(228) 518-0904
5.	MCI - (COMMUNICATIONS)	(800) 289-3427
6.	CITY OF GULFPORT PUBLIC WORKS - (WATER/SEWER)	(228) 868-5740
7.	MISSISSIPPI ONE CALL SYSTEM, INC. - (UTILITY LOCATE)	(800)-227-6477 OR 811
8.	MISSISSIPPI POWER CO. INC. - (ELECTRICAL)	(228) 297-0653
9.	KEESLER GAS MAIN	(228) 377-5561
10.	GULF SOUTH PIPE - GAS LINE (KOCH)	(228) 832-9351
11.	SOUTHERN LIGHT, INC. - (COMMUNICATIONS)	(877) 652-2331

ROBERT J. KNESAL, P.E.
2 GOLDIN DR
GULFPORT, MS 39507
228-860-5318

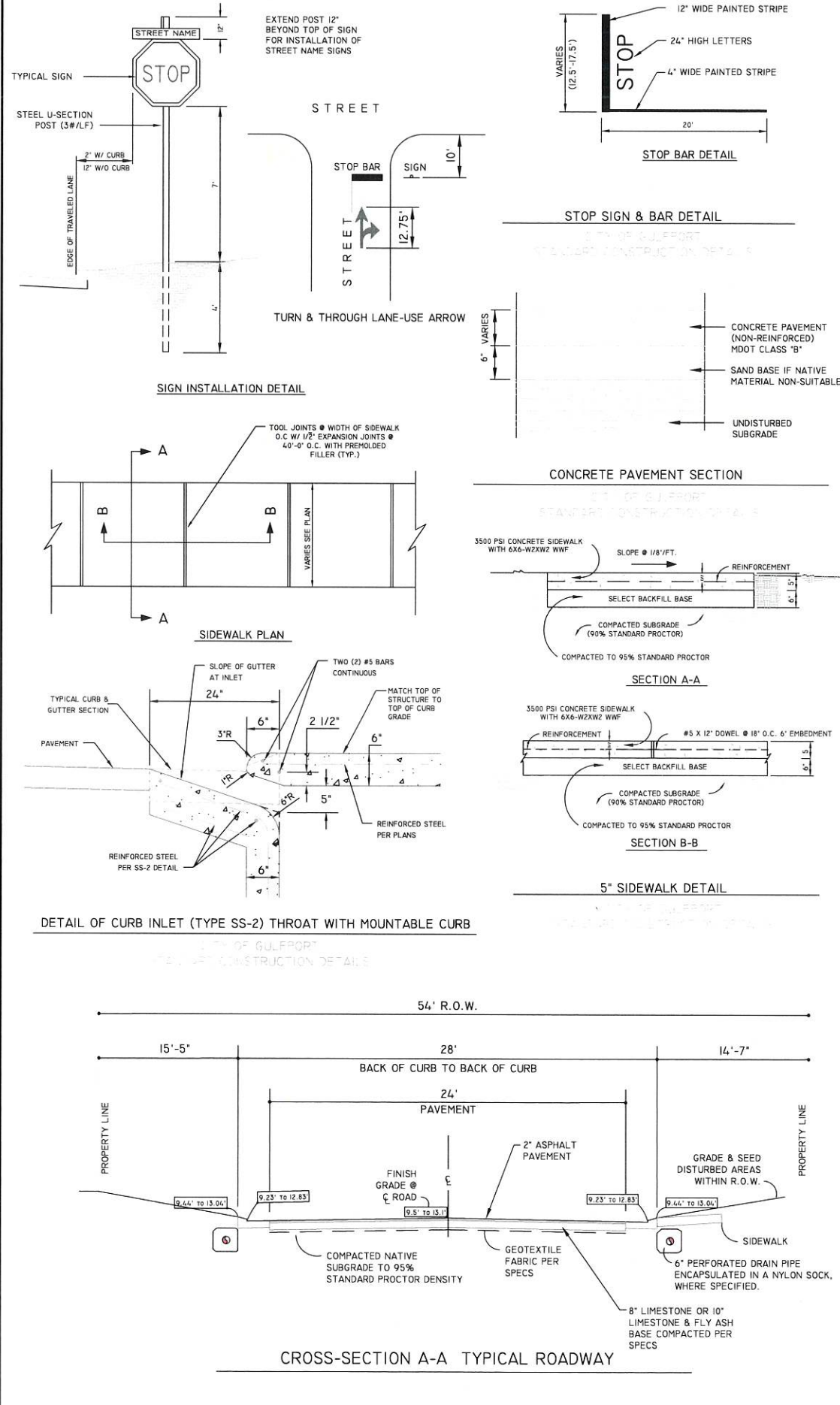
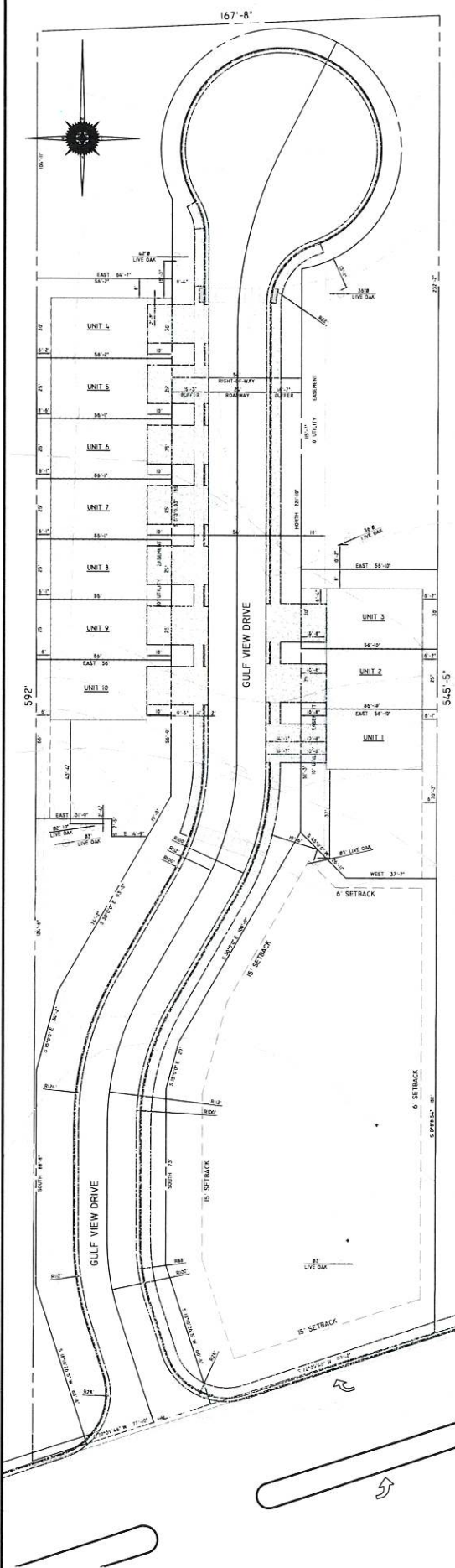
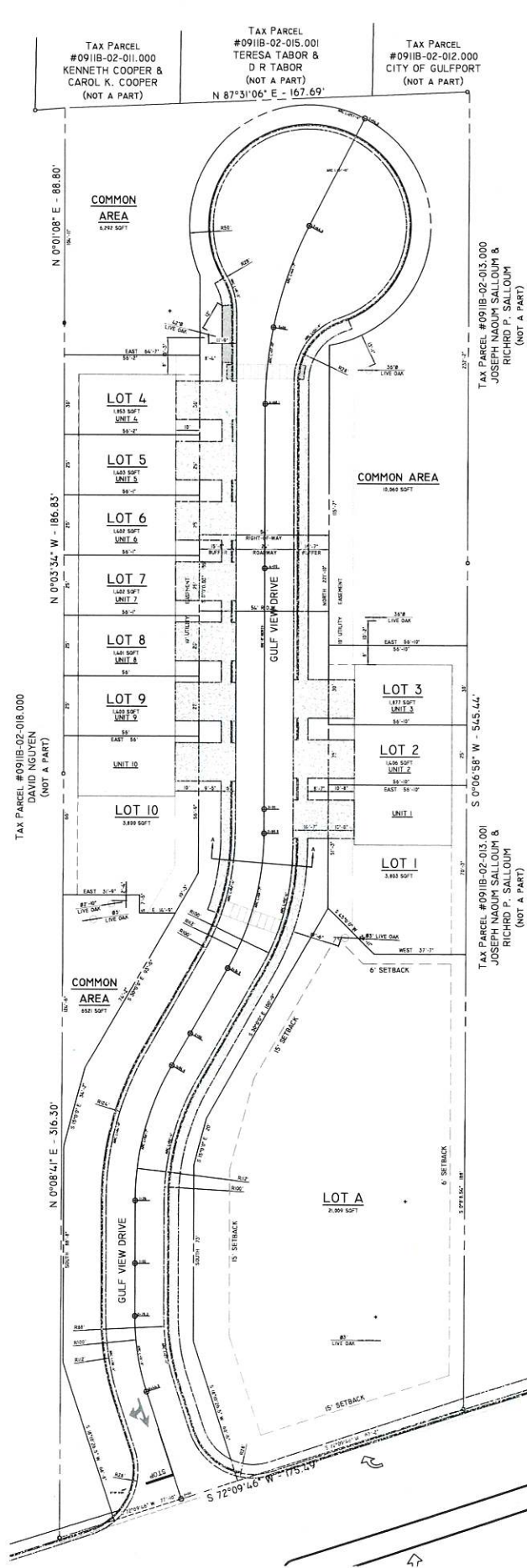
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SHEET TITLE:
TITLE SHEET/VICINITY MAP

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SHEET: TITLE SHEET/
VICINITY MAP

1 OF 11 PAGES



ENGINEER
ROBERT J. KNESAL, P.E.
2 GOLDIN DR
GULFPORT, MS 39507
228-860-5318

SEAL:

INDEX

SHEET #	DESCRIPTION
2	SITE PLAN & DETAILS, UNIT LAYOUT

GNARLY
DESIGNS + DRAFTING

C. JARROD KNESAL
4909 COURTHOUSE RD
GULFPORT, MS 39507
228-669-2854

OWNER & ADDRESS:
MINH SO QUACH & VICTORIA NGO
30 E BEACH BLVD
GULFPORT, MS 39507

PROJECT TITLE:
QUEEN VICTORIA TOWNHOMES

SHEET TITLE:
SITE PLAN & UNIT LAYOUT

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DRAWN BY: C. JARROD KNESAL

REVIEWED BY: ROBERT J. KNESAL

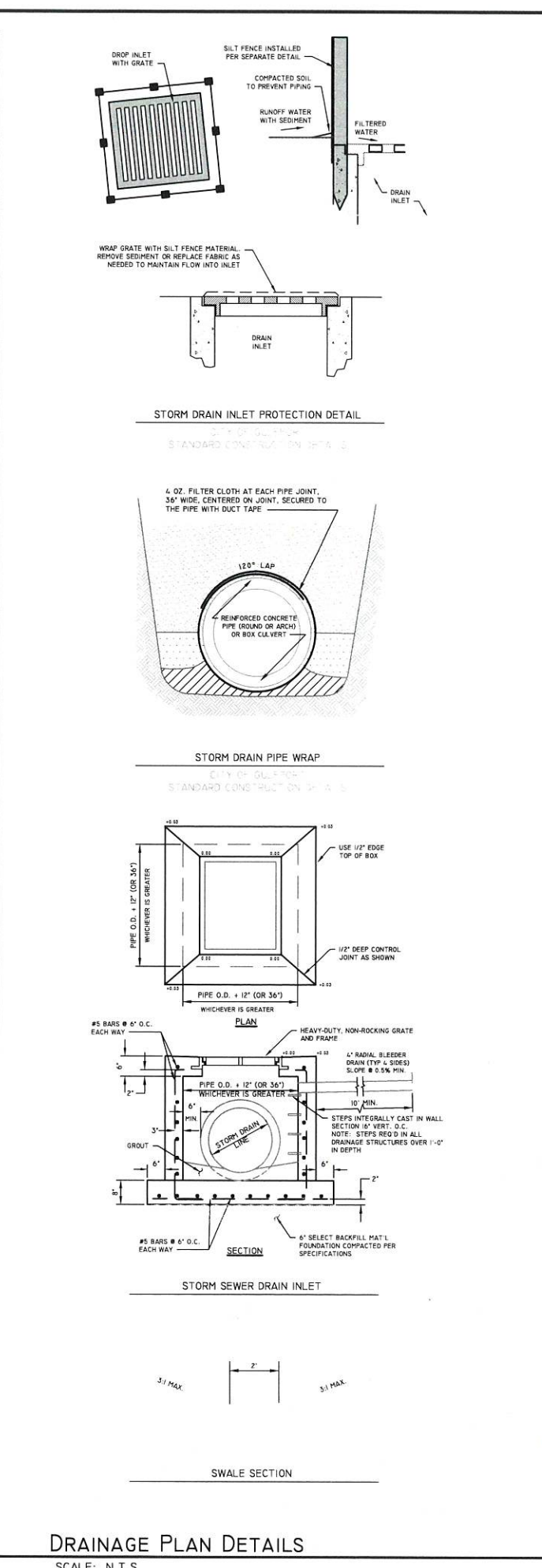
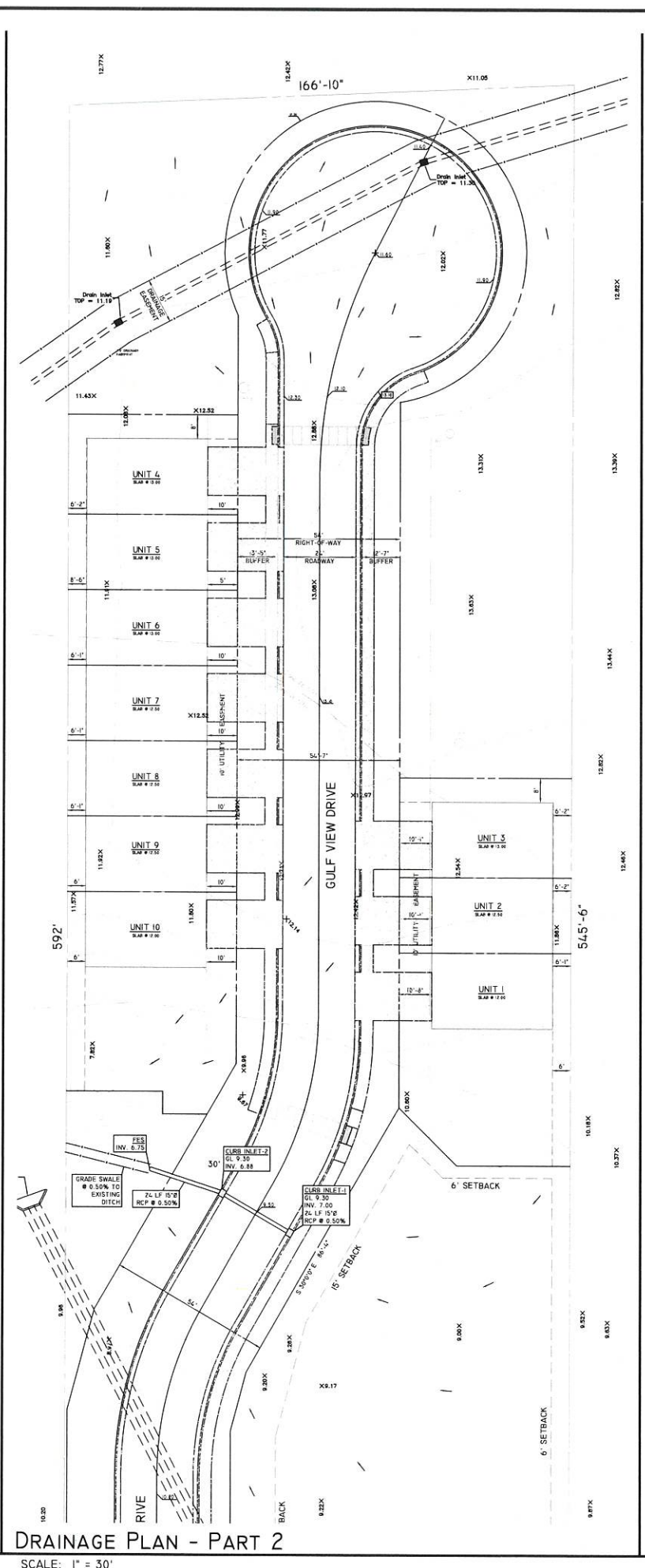
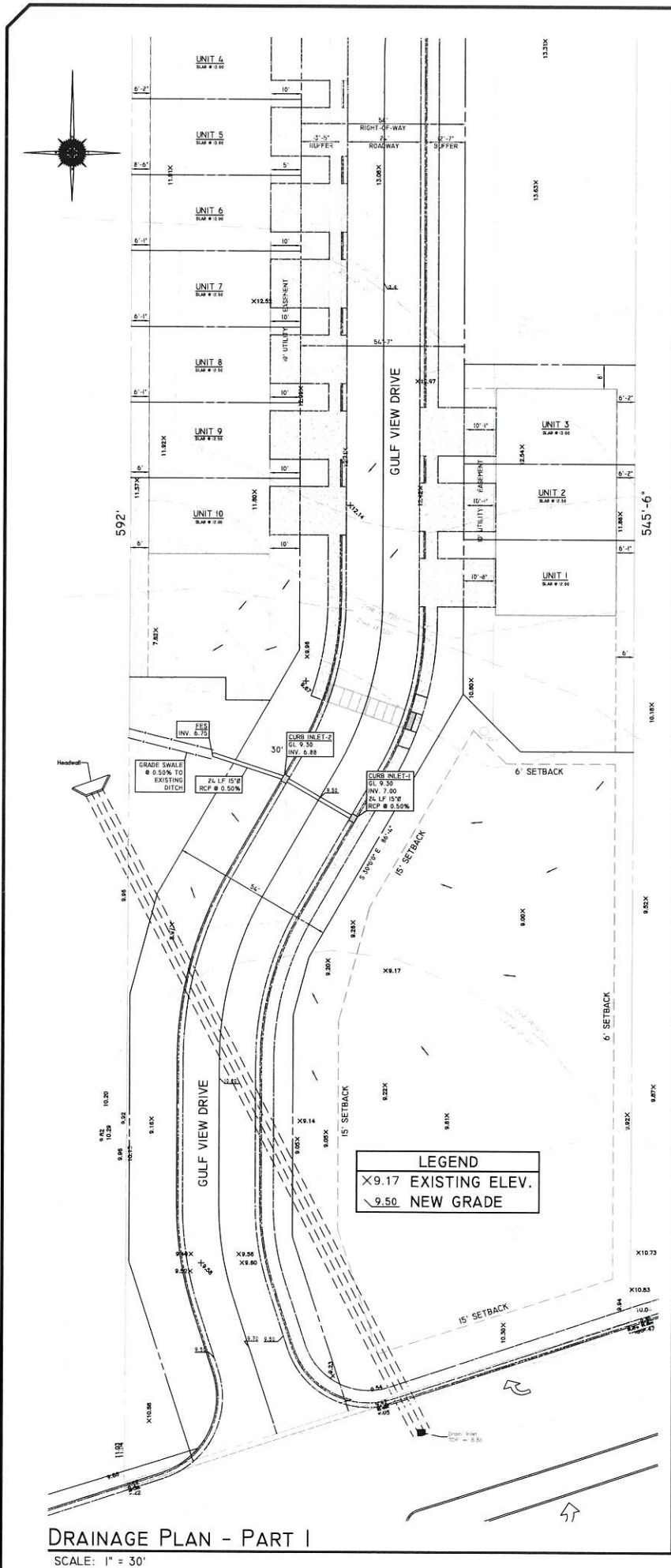
DATE: FEBRUARY 3, 2025

SCALE: AS NOTED

JOB #: 102 C

SHEET: SITE PLAN & DETAILS & UNIT LAYOUT

2 OF 11 PAGES



ENGINEER

ROBERT J. KNESAL, P.E.

2 GOLDIN DR

GULFPORT, MS 39507

228-860-5318

SEAL:

INDEX

SHEET #	DESCRIPTION
3	DRAINAGE PLAN & DETAILS

GNARLY

DESIGNS + DRAFTING

C. JARROD KNESAL

4909 COURTHOUSE RD

GULFPORT, MS. 39507

228-669-2854

OWNER & ADDRESS:

MINH SO QUACH & VICTORIA NGO

30 E BEACH BLVD

GULFPORT, MS 39507

PROJECT TITLE:

QUEEN VICTORIA TOWNHOMES

SHEET TITLE:

DRAINAGE PLAN

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DRAWN BY:

C. JARROD KNESAL

REVIEWED BY:

ROBERT J. KNESAL

DATE:

FEBRUARY 3, 2025

SCALE:

AS NOTED

JOB #:

102 C

SHEET:

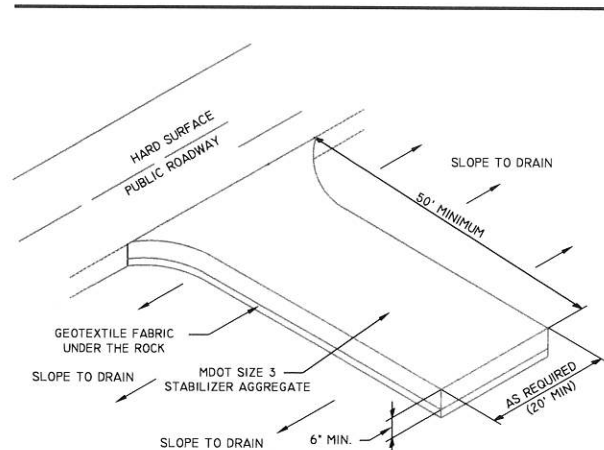
DRAINAGE PLAN

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1. THE DIMENSIONS AND SLOPES PRESENTED IN THE DETAILS ARE THE MINIMUM NECESSARY TO COMPLY WITH THE ADA AND MDOT STANDARDS. ANY DEVIATION LESS THAN THE MINIMUM WIDTH OR GREATER THAN THE MAXIMUM SLOPE FROM THESE STANDARDS MUST BE DOCUMENTED WITH THE STANDARDS BEING MET TO THE GREATEST EXTENT PRACTICABLE AND CONSISTENT WITH THE MOST CURRENT PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).
2. CURB RAMPS, LANDINGS, AND BLENDED TRANSITIONS MAY REQUIRE THE USE OF DETECTABLE WARNINGS. DETECTABLE WARNINGS ON THIS SHEET ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE DETECTABLE WARNING DETAILS BELOW UNDER 'OTHER NOTES' FOR DETAILS ON PLACEMENT, ORIENTATION & DIMENSIONS.
3. THE LOCATION, ORIENTATION, AND THE TYPE OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS.
4. ANY COMBINATION OF PERPENDICULAR , PERPENDICULAR RETURNED, AND PARALLEL CURB RAMPS MAY BE USED TO ACHIEVE AN ACCESSIBLE DESIGN AS LONG AS THE BASIC REQUIREMENTS FOR CURB RAMPS ARE MET.
5. CURB RAMPS SHALL BE PAID FOR AS SIDEWALK.
6. THE THICKNESS OF THE CURB RAMP SHALL BE A MINIMUM OF 4".
7. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

8. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE THE WIDTH OF THE SIDEWALK, OR 4' MINIMUM. THE RUNNING SLOPE OF A CURB RAMP SHALL BE 5% MINIMUM, AND 8.33% MAXIMUM (7.1% PREFERRED). THE RUNNING SLOPE OF BLENDED TRANSITIONS SHALL BE 5% MINIMUM.
9. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 8.33%, THE CURB RAMP LENGTH IS THE LENGTH NECESSARY TO MEET THE EXISTING SIDEWALK. IT IS NOT NECESSARY THAT THE RAMP EXCEED 15'.
10. THE CROSS SLOPE OF CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE IS PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
11. GRADE BREAKS AT THE TOP AND BOTTOM OF THE CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. CURB RAMP SLOPES SHALL MEET AT GRADE BREAKS SHALL BE FLUSH. RAMP TRANSITIONS BETWEEN TURNING SPACES, LANDINGS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES.
12. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAXIMUM, MEASURED PARALLEL TO THE CURB LINE.

14. A TURNING SPACE 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED AT THE TOP OF PERPENDICULAR RAMPS AND AT THE BOTTOM OF PARALLEL RAMPS. TURNING SPACES ARE ALLOWED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED BY A CURB, WALL, OR OTHER OBSTRUCTION, THE TURNING SPACE SHALL BE 4' MINIMUM BY 5' MINIMUM, WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF TRAVEL TOWARD THE CONSTRAINT.
15. THE RUNNING SLOPE OF TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). THE CROSS SLOPE OF TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED). AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOP SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
16. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
17. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 5% MAXIMUM. IT IS BEST PRACTICE TO PROVIDE A 2' LEVEL STRIP AT THE GUTTER IF THE GRADE BREAK EXCEEDS 1%.



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.

SITE PREPARATION DETAILS & NOTES

1. THE DETAILS PROVIDED ARE NOT DRAWN TO SCALE. THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING UNIT (THE DOMES AND THE ENTIRE 2' LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.

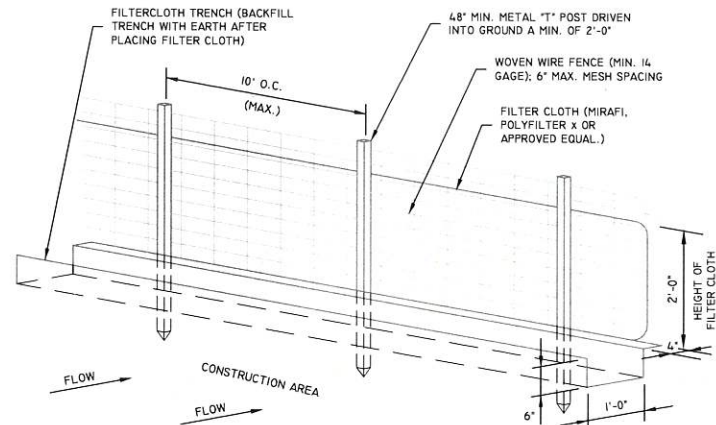
2. DETECTABLE WARNING SURFACES SHALL EXTEND 2' MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. AT CURB RAMPS AND BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITION, OR TURNING SPACE.

3. THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE GRADE BREAK AT THE RAMP LANDING OR BETWEEN THE CURB RAMP AND THE STREET.
4. WHERE DOMES ARE ARRAYED RADially THEY MAY DIFFER IN DOME DIAMETER AND CENTER-TO-CENTER SPACE WITHIN THE RANGES SPECIFIED ON THIS SHEET.

5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE EITHER LIGHT-ON DARK OR DARK-ON-LIGHT.

6. ON PERPENDICULAR CURB RAMPS, WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB, WHERE THE ENDS OF THE BOTTOM GRADE BREAK AND BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5' OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK, WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5', DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE LOWER LANDING AT THE BACK OF CURB.
7. ON PARALLEL CURB RAMPS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.
8. ON BLENDED TRANSITIONS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE BACK OF CURB, WHERE RAISED PEDESTRIAN STREET CROSSINGS, DEPRESSED CORNERS, OR OTHER LEVEL PEDESTRIAN STREET CROSSINGS ARE PROVIDED. DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK.
9. AT CUT-THROUGH PEDESTRIAN REFUGE ISLANDS, DETECTABLE WARNING SURFACES SHALL BE PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND AND SHALL BE SEPARATED BY A MINIMUM LENGTH OF SURFACE WITHOUT DETECTABLE WARNINGS.

1. THE CROSS SLOPE OF CURB RAMPS, BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 2% MAXIMUM (1.5% PREFERRED), AT PEDESTRIAN STREET CROSSINGS WITHOUT YIELD OR STOP CONTROL AND AT MIDBLOCK PEDESTRIAN STREET CROSSINGS, THE CROSS SLOPE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2. DIAGONAL CURB RAMPS ARE UNACCEPTABLE IN NEW CONSTRUCTION. THEY MAY BE USED FOR ALTERATIONS ONLY IF IT IS THE ONLY OPTION THAT WILL WORK.
3. GRATES SHALL NOT BE LOCATED ON CURB RAMPS, BLENDED TRANSITIONS, TURNING SPACES, OR LANDINGS. ACCESS COVERS OF SIMILAR SURFACES SHALL COMPLY WITH APPLICABLE SURFACE REQUIREMENTS.
4. UTILITIES, SIGNS, AND OTHER FIXED OBJECTS MAY NOT BE PLACED ON A CURB RAMP, PEDESTRIAN ACCESS ROUTE, OR IN A MANNER THAT INTERFERES WITH THE USE OF THE CURB RAMP.
5. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM, AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
6. THERE SHALL BE A CLEAR SPACE AT THE BOTTOM OF THE ALTERNATE PERPENDICULAR TURNED CURB RAMP. IT SHALL SLOPE TO DRAIN RUNOFF TO STREET/GUTTER AND HAVE A MAXIMUM SLOPE OF 2% (1.5% PREFERRED).
7. TURNING SPACES MAY OVERLAP WITH ADJACENT TURNING SPACES OR A SINGLE TURNING SPACE MAY SERVE MULTIPLE CURB RAMPS.
8. TURNING SPACES MAY OVERLAP WITH THE CLEAR SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
9. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES WITHIN MEDIAN AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5' MINIMUM.
10. BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' MINIMUM BY 4' MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.



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.

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.

A plan view diagram of a crosswalk. A horizontal road is shown with a central 'CROSSWALK' area. On either side of the crosswalk are 'SIDEWALK' areas. A 'TURNING SPACE' is located in the center of the crosswalk, between the two sidewalks. Two 'CURB RAMP' areas are shown, one on each side of the turning space, connecting the sidewalks to the crosswalk. A 'CURB (OPTIONAL)' is shown as a long horizontal bar at the top of the diagram, spanning the width of the crosswalk and sidewalks. Arrows indicate the flow of traffic: a right-pointing arrow on the left sidewalk, a left-pointing arrow on the right sidewalk, and a right-pointing arrow in the turning space. The diagram is labeled with 'SIDEWALK', 'TURNING SPACE', 'CURB RAMP', 'CROSSWALK', and 'CURB (OPTIONAL)'.

The diagram illustrates the configuration and spacing of domes. The main part shows a cross-section of a dome structure with labels: SIDEWALK, CURB RAMP, GRADE BREAK, BLENDED TRANSITION, CURB RAMP, and SIDEWALK. A dashed line indicates the dome configuration, and a note points to it: "DOME CONFIGURATION (SEE NOTES)".

The inset diagram shows the "DOME SPACING" with dimensions: 0.65' MIN. (vertical) and 0.65' MIN. (horizontal). The total width is labeled as 1.6' - 2.4'.

ADA DETAILS & NOTES

STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

3"-5"

8"-10" DIA.

1" X 1" STAKE

3'-4'

ADJACENT ROLLS SHALL TIGHTLY ABUT

I. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

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SHEET TITLE:
SITE PLAN DETAILS & ADA

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REVIEWED BY: ROBERT J. KNESAL

DATE: FEBRUARY 3, 2025

SCALE: NOT TO SCALE

JOB #: 102 C

SHEET: SITE PLAN DETAILS
& ADA DETAILS & NOTES

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OF

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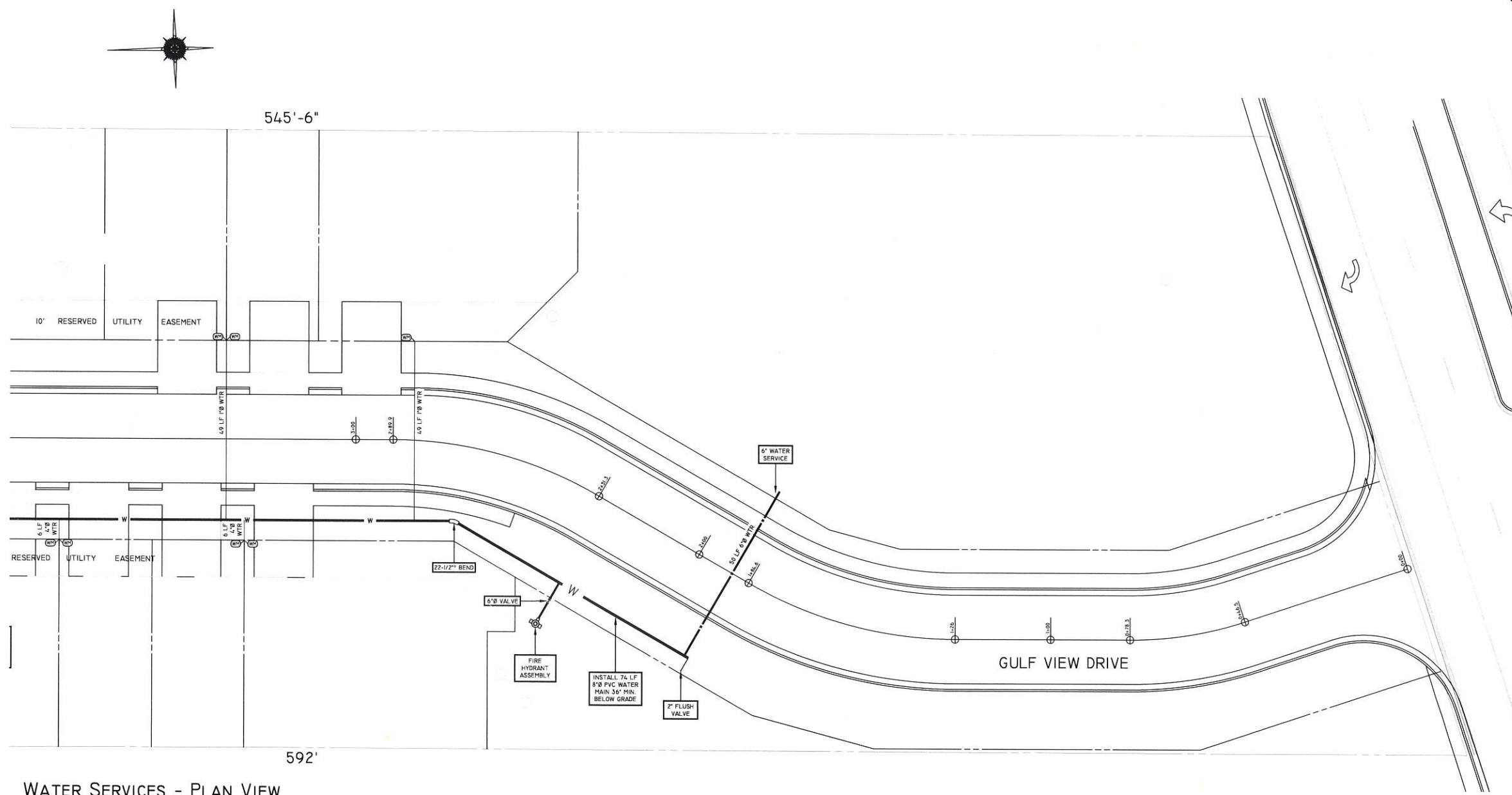
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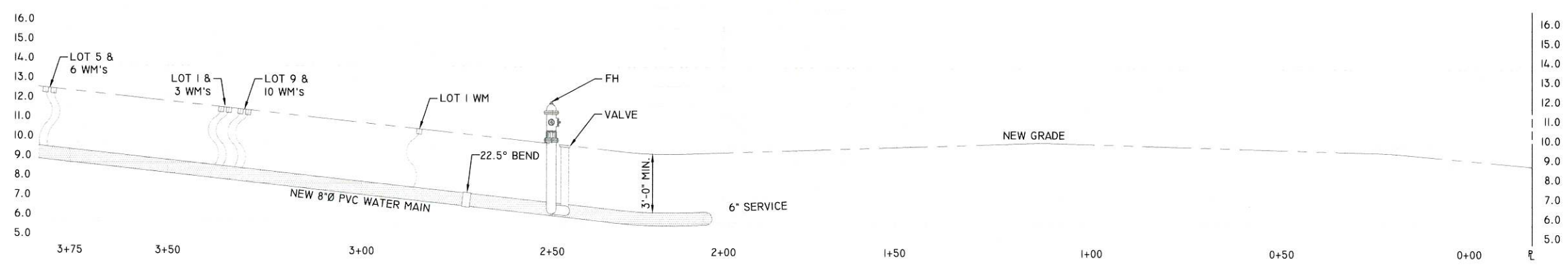
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SHEET TITLE: WATER SERVICES PLAN & PROFILE

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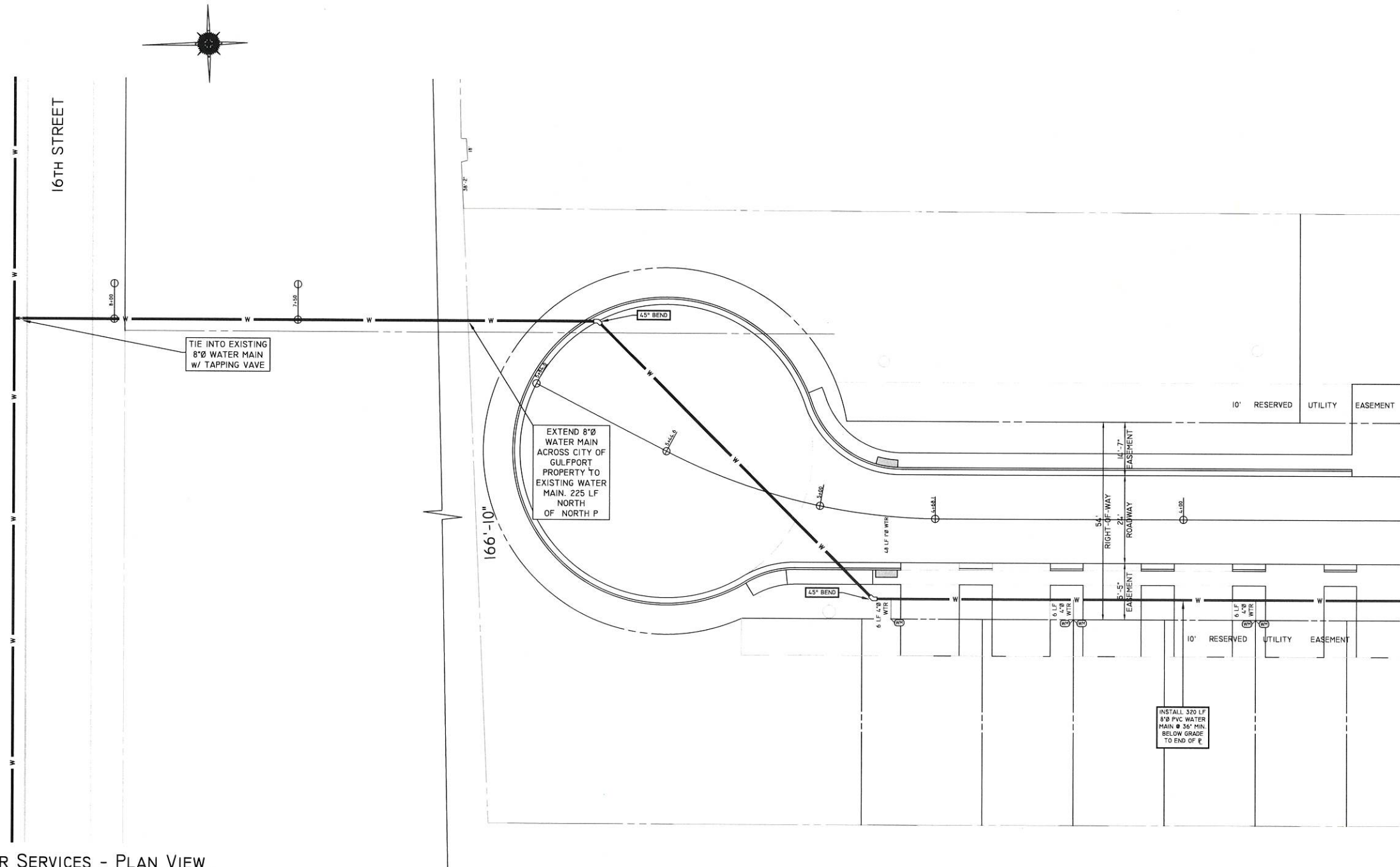
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JOB #: 102 C
SHEET: WATER SERVICES PLAN & PROFILE
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WATER SERVICES - PLAN VIEW
SCALE: 1" = 20'

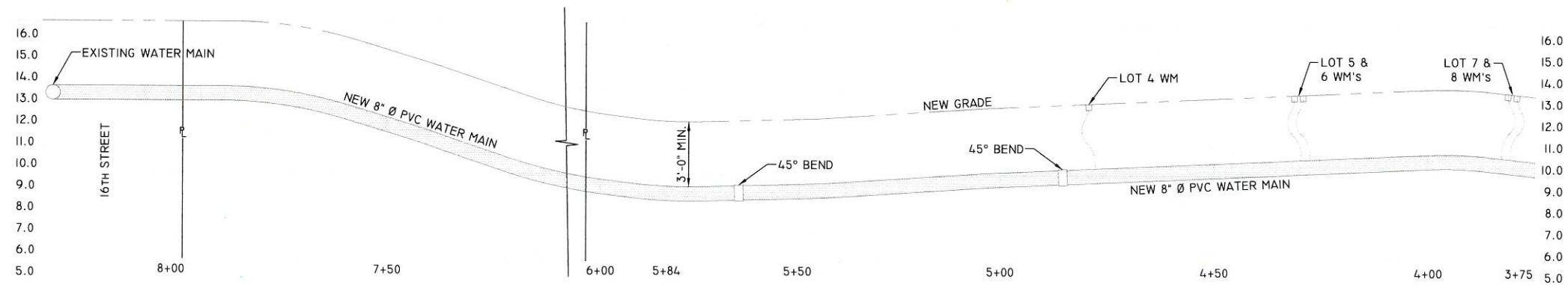


WATER SERVICES PLAN - PROFILE VIEW 0+00 TO 3+75
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



WATER SERVICES - PLAN VIEW

SCALE: 1" = 20'



WATER SERVICES - PROFILE VIEW 3+75 TO 8+00

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

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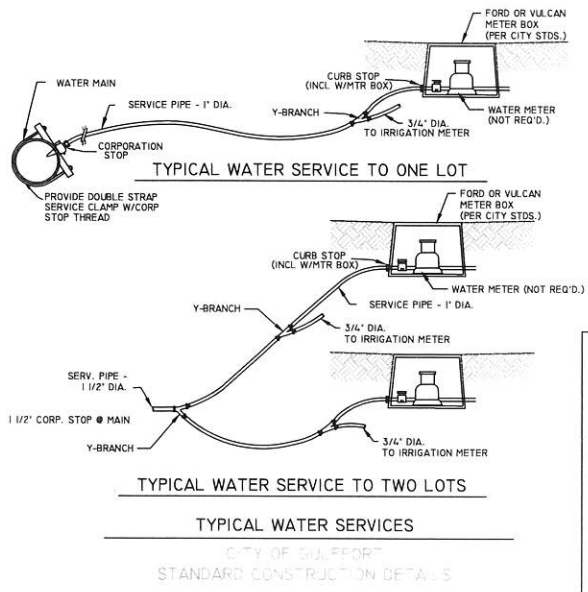
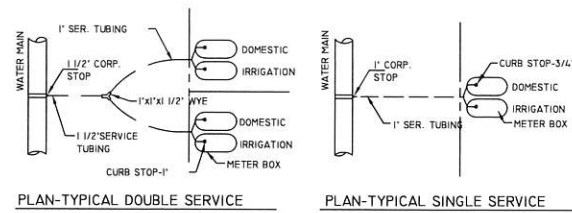
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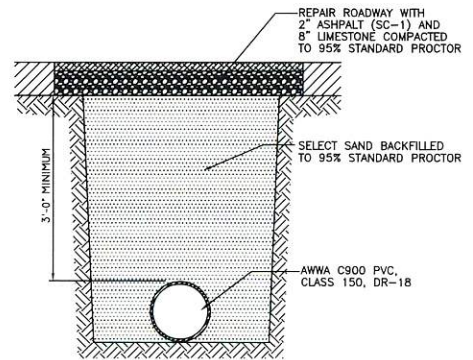
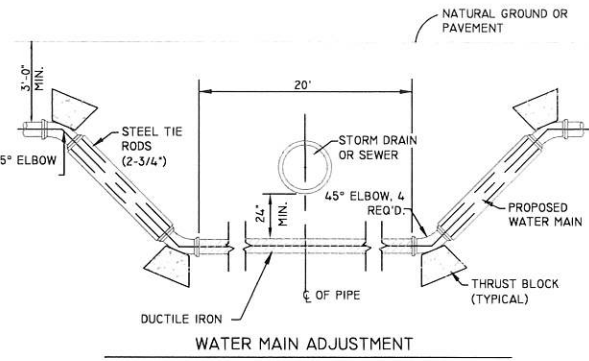
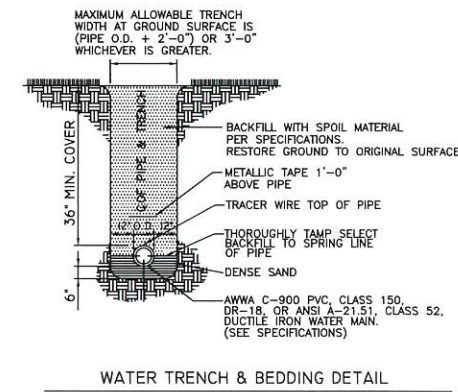
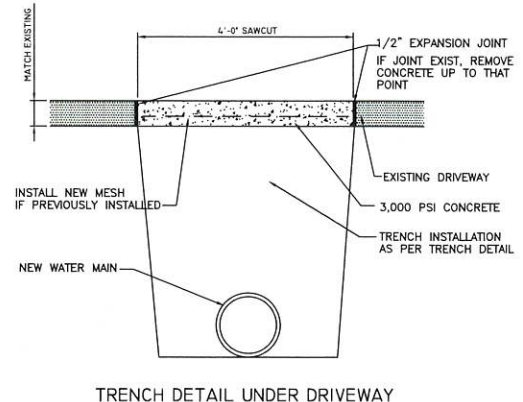
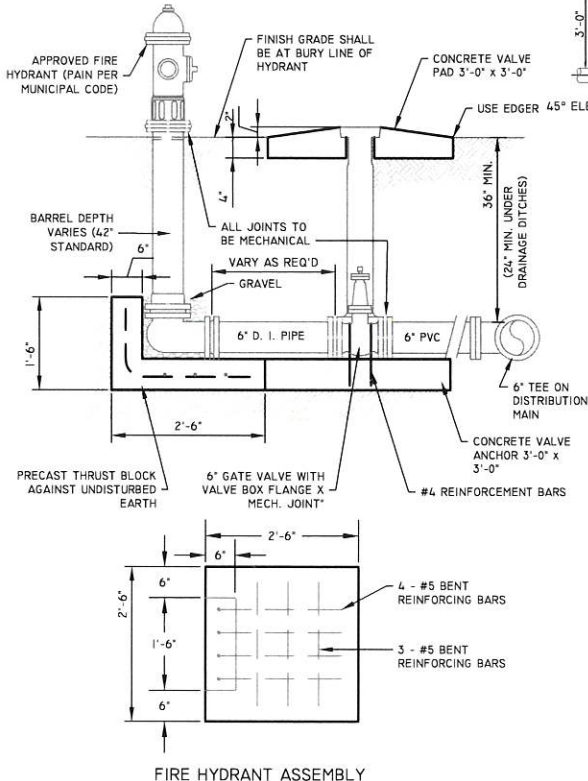
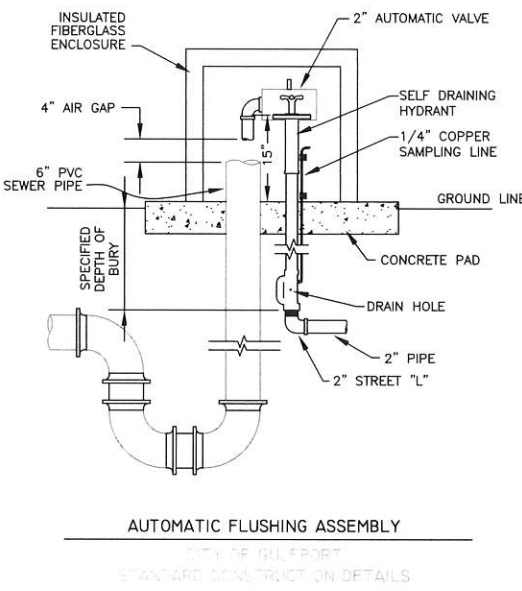
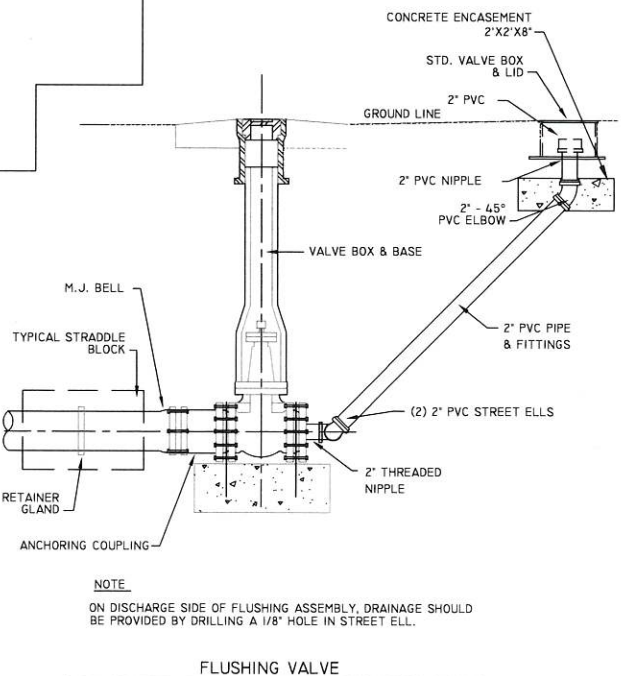
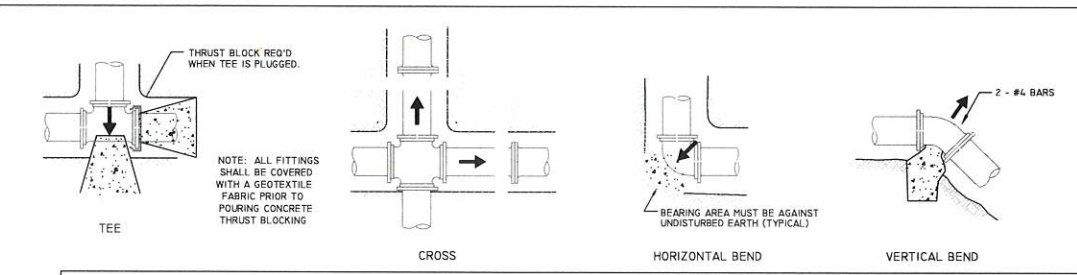
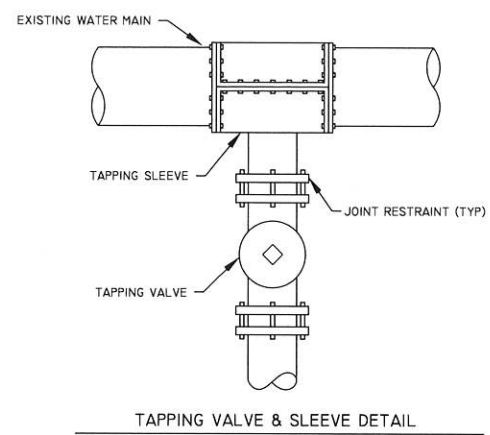
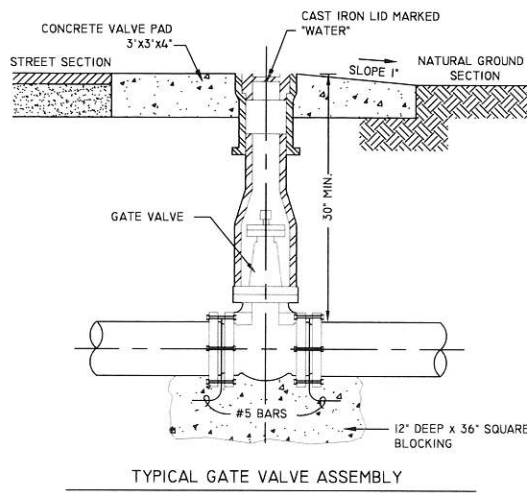
SHEET:
WATER SERVICES
PLAN & PROFILE
3+75 TO 8+00



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



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7	WATER CONNECTION DETAIL

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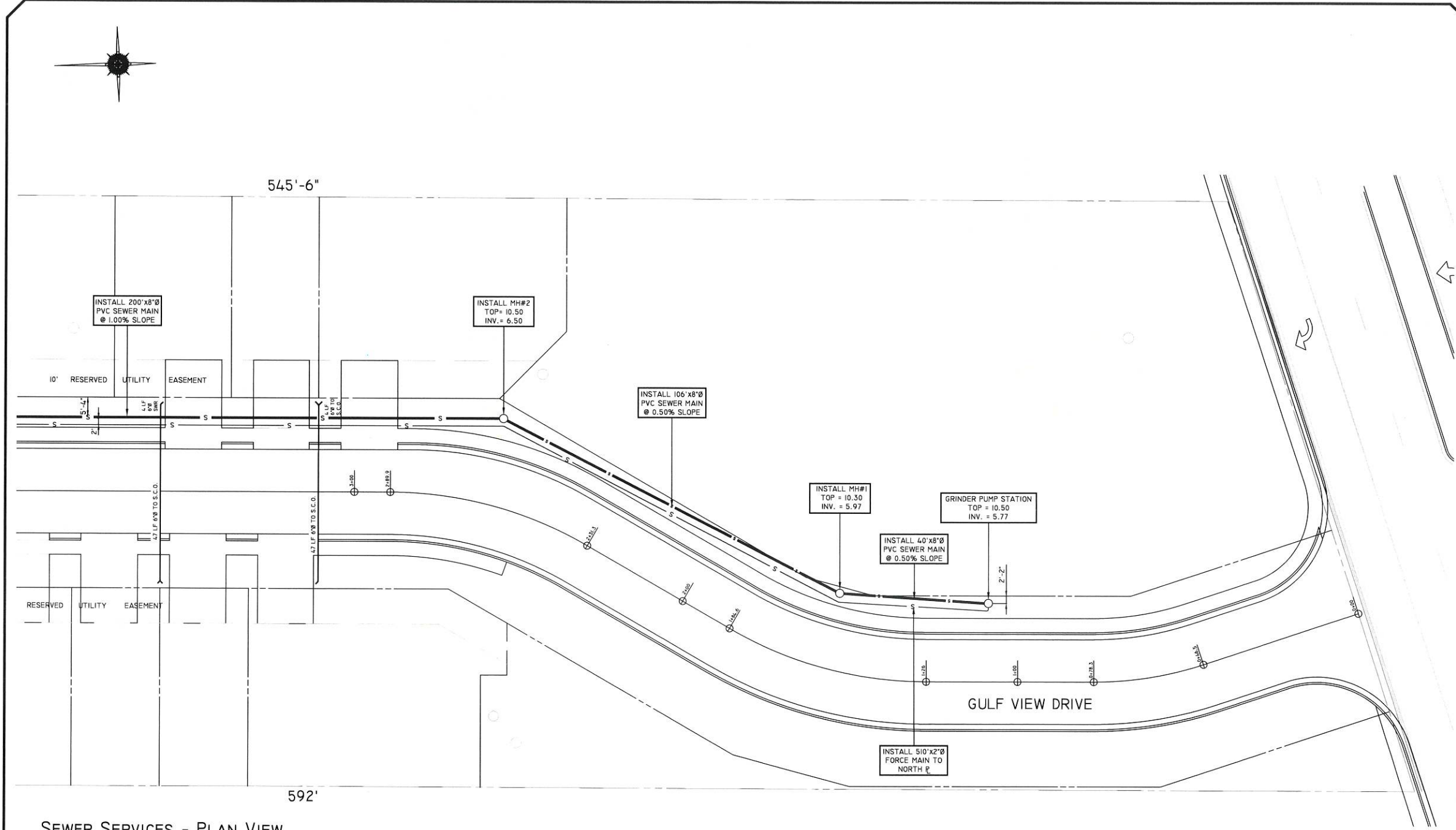
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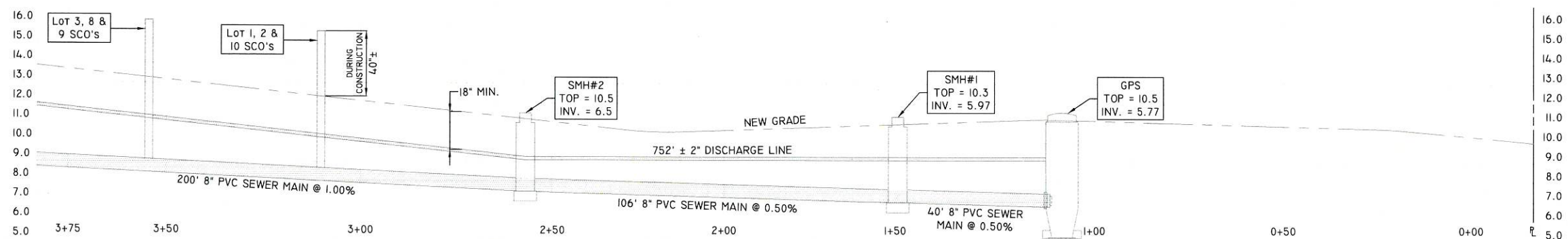
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Water Connection & Assembly Details SCALE: N.T.S.



SEWER SERVICES - PLAN VIEW

SCALE: 1" = 20'



SEWER SERVICES - PROFILE VIEW 0+00 TO 3+50

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

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SHEET TITLE:
SEWER SERVICES PLAN & PROFILE

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DRAWN BY: C. JARROD KNESAL

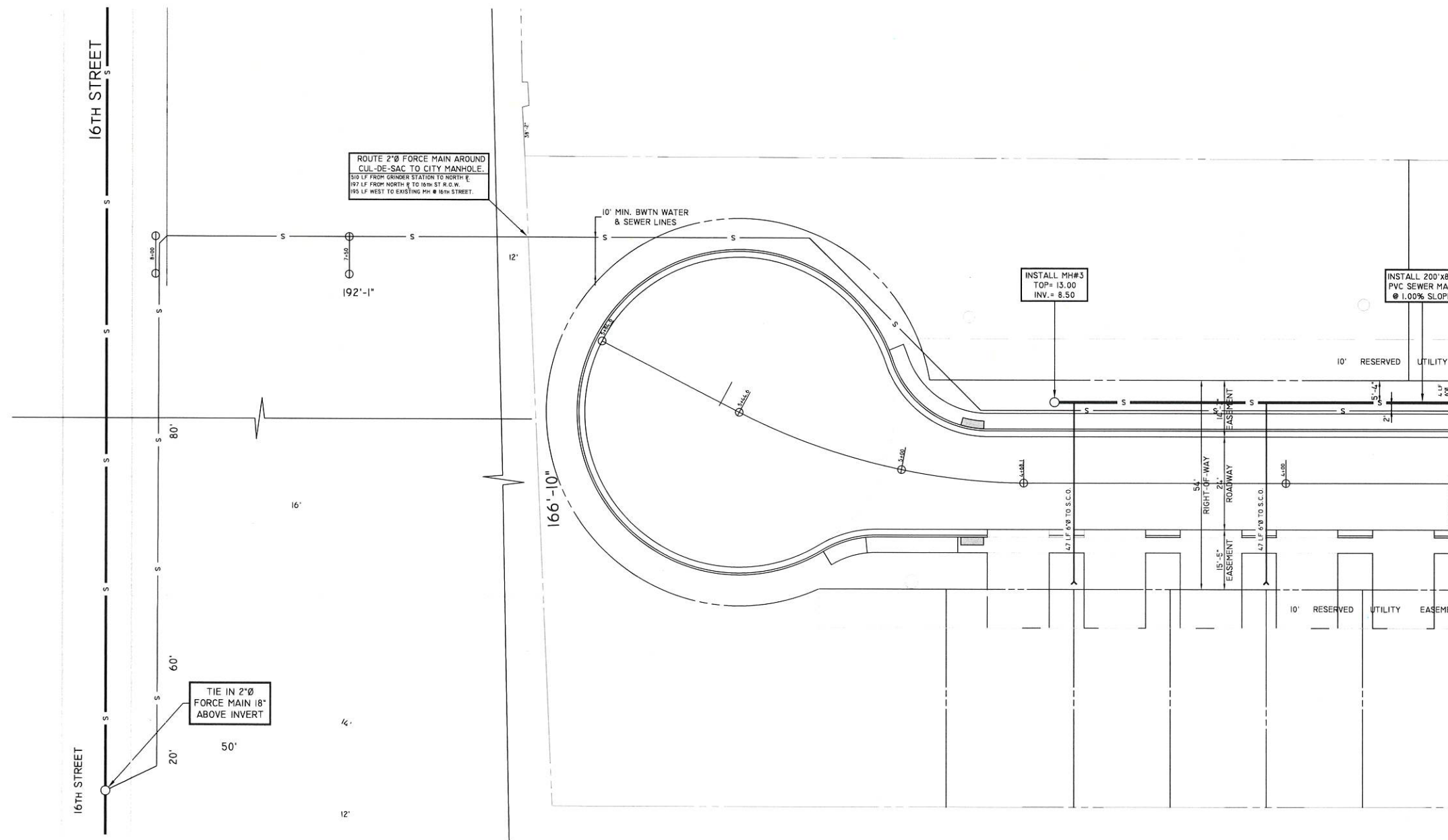
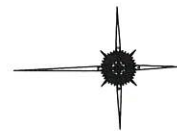
REVIEWED BY: ROBERT J. KNESAL

DATE: FEBRUARY 3, 2025

SCALE: AS NOTED

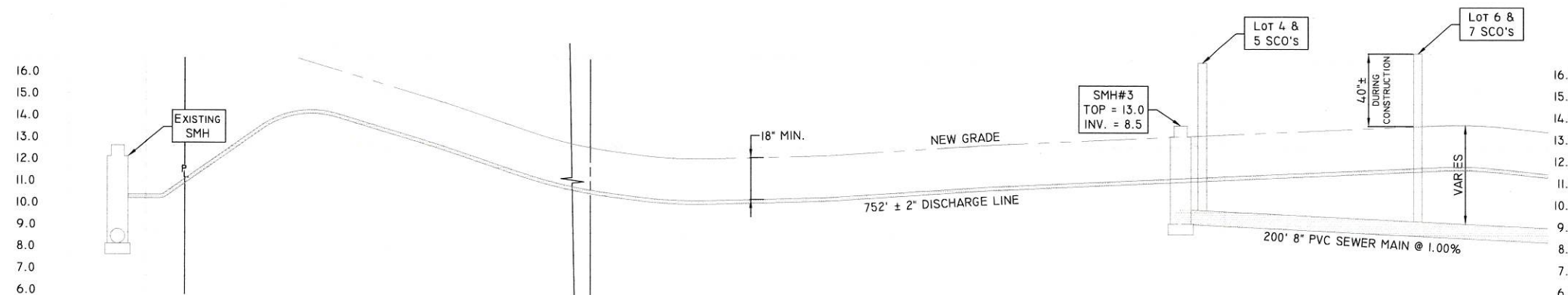
JOB #: 102 C

SHEET:
SEWER SERVICES
PLAN & PROFILE
0+00 TO 3+50



SEWER SERVICES - PLAN VIEW

SCALE: 1" = 20'



SEWER SERVICES - PROFILE VIEW 0+00 TO 3+50

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

ENGINEER

ROBERT J. KNESAL, P.E.
2 GOLDIN DR
GULFPORT, MS 39507
228-860-5318

SEAL:

INDEX

SHEET #	DESCRIPTION:
9	SEWER PLAN & PROFILE 375-800'



C. JARROD KNESAL
4909 COURTHOUSE RD
GULFPORT, MS. 39507
228-669-2854

OWNER & ADDRESS:
MINH SO QUACH & VICTORIA NGO
30 E BEACH BLVD
GULFPORT, MS 39507

PROJECT TITLE:
QUEEN VICTORIA TOWNHOMES

SHEET TITLE:
SEWER SERVICES PLAN & PROFILE

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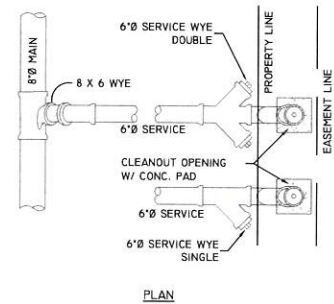
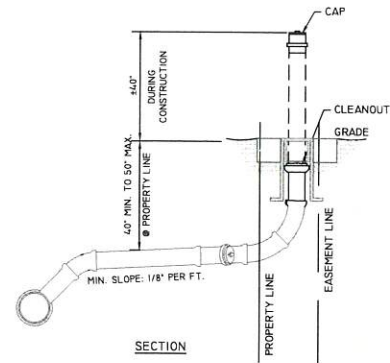
REVIEWED BY: ROBERT J. KNESAL

DATE: FEBRUARY 3, 2025

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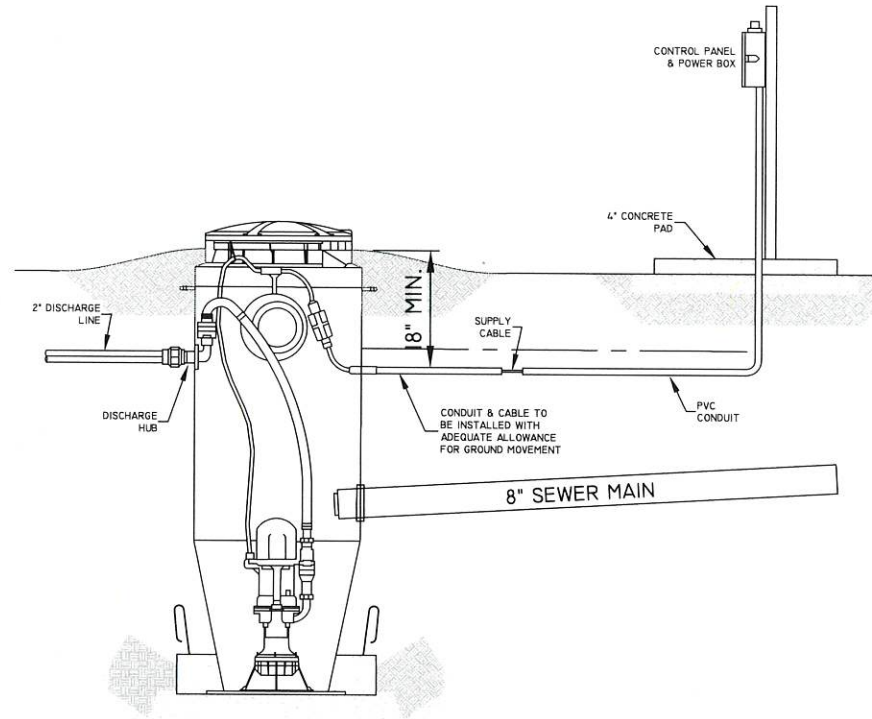
JOB #: 102 C

SHEET:
SEWER SERVICES
PLAN & PROFILE
0+00 TO 3+50

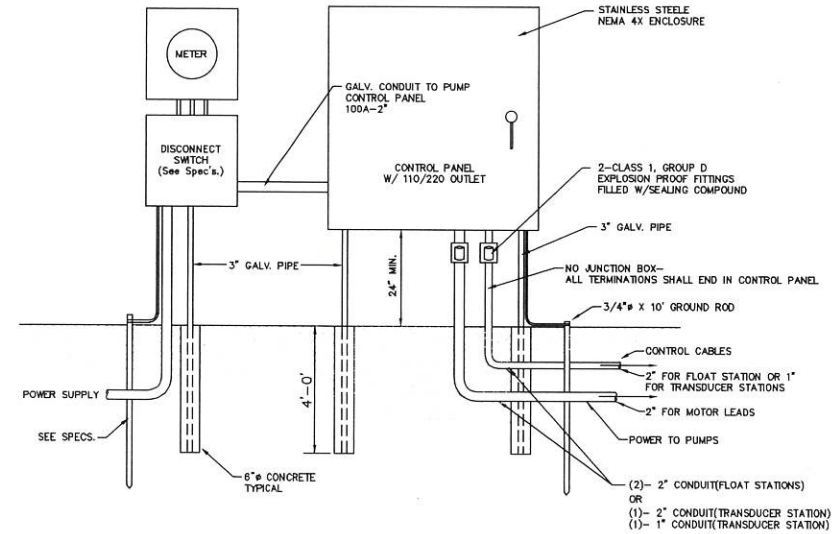


TYPICAL SEWER SERVICE

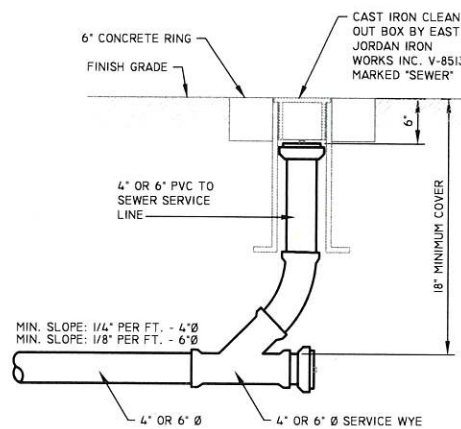
CITY OF GULFPORT
STANDARD CONSTRUCTION DETAILS



TYPICAL GRINDER PUMP STATION DETAIL

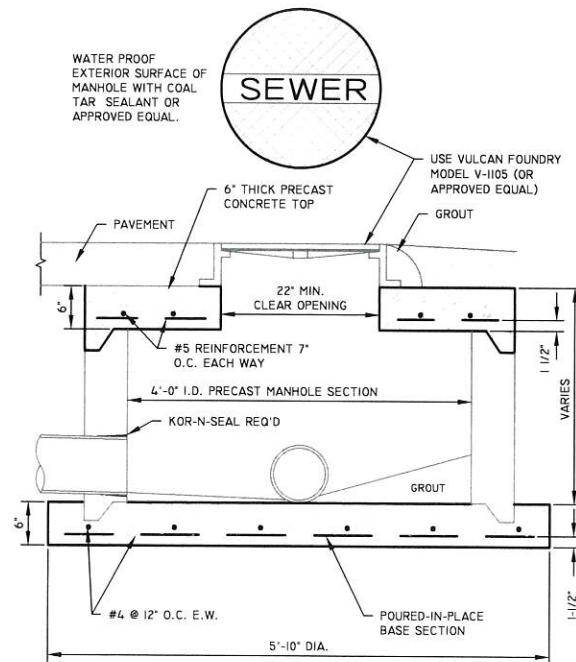


TYPICAL PUMP CONTROL PANEL MOUNTING DETAIL



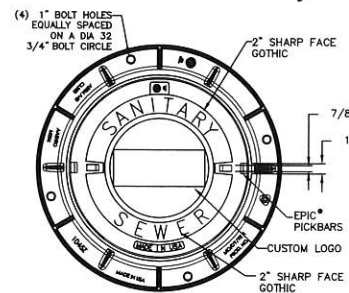
NOTE: ADD CONCRETE RINGS TO CLEANOUTS IN RIGHT-OF-WAYS

SEWER CLEANOUT

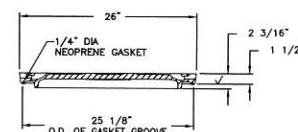


SHALLOW SEWER MANHOLE

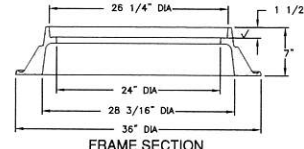
1040AGS Assembly



PLAN VIEW



COVER SECTION



FRAME SECTION

1045Z 1040AGS ASSEMBLY



Product Number
001040285A01
Design Features
Materials
Frame
Gray Iron (CL35B)
Cover
Gray Iron (CL35B)

Design Load
Heavy Duty
Open Area
N/A
Coating
Undipped
√ Designates Machined Surface

Certification

ASTM A48

Country of Origin: USA

Major Components

00104511

001040285

Drawing Revision

01/16/2017 Designer: MAH

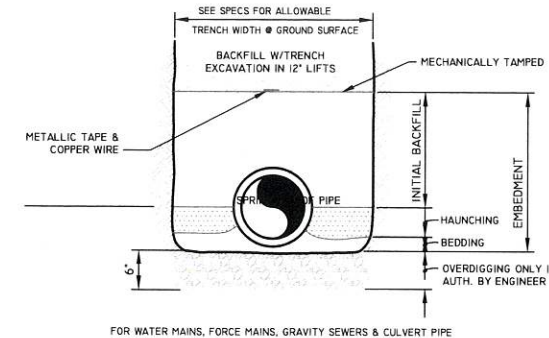
3/10/2017 Revised By: MAH

Disclaimer

Weights (lbs.) dimensions (inches/mm) and tolerances provided for your guidance. We reserve the right to modify specifications without prior notice.

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Contact
800 626 4653
ejco.com



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

ENGINEER

ROBERT J. KNESAL, P.E.
2 GOLDIN DR
GULFPORT, MS 39507
228-860-5318

SEAL:

INDEX

SHEET #	DESCRIPTION:
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3	SEWER CONNECTION DETAIL & ASSEMBLY
4	SEWER CONNECTION DETAIL & ASSEMBLY
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6	SEWER CONNECTION DETAIL & ASSEMBLY
7	SEWER CONNECTION DETAIL & ASSEMBLY
8	SEWER CONNECTION DETAIL & ASSEMBLY
9	SEWER CONNECTION DETAIL & ASSEMBLY
10	SEWER CONNECTION DETAIL & ASSEMBLY



C. JARROD KNESAL
4909 COURTHOUSE RD
GULFPORT, MS, 39507
228-669-2854

OWNER & ADDRESS:
MINH SO QUACH & VICTORIA NGO
30 E BEACH BLVD
GULFPORT, MS 39507

PROJECT TITLE:
QUEEN VICTORIA TOWNHOMES

SHEET TITLE:
SEWER CONNECTION DETAIL & ASSEMBLY

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DRAWN BY: C. JARROD KNESAL

REVIEWED BY: ROBERT J. KNESAL

DATE: FEBRUARY 3, 2025

SCALE: NOT TO SCALE

JOB #: 102 C

SHEET:
SEWER CONNECTION DETAIL & ASSEMBLY

SEWER CONNECTION DETAIL & ASSEMBLY

SCALE: N.T.S.

ELECTRICAL LEGEND	
LIGHTING	CONDUIT AND WIRE
2x4 SURFACE FIXTURE 4" RECESSED CEILING-MOUNT LIGHT FIXTURE CEILING MOUNT LIGHT FIXTURE W/ VENT CEILING MOUNT LIGHT FIXTURE PENDANT LIGHT FIXTURE WALL MOUNT LIGHT FIXTURE FLOOD LIGHTS CEILING FAN	FLEXIBLE CONDUIT, SEAL/TIE AT WET LOCATIONS CONDUIT CONCEALED IN WALL OR ABOVE CEILING CONDUIT BELOW FLOOR OR CONCEALED IN WALL CONDUIT EXPOSED CIRCUIT CONDUCTORS IN CONDUIT MULTIPLE CIRCUIT CONDUCTORS IN CONDUIT WITH NEUTRALS GROUND CONDUCTORS IN CONDUIT CONDUIT UP CONDUIT DOWN CIRCUIT HOMERUN TO PANEL BOARD. XX-XX DENOTES PANEL NAME AND CIRCUIT NUMBER CONTINUATION OF CONDUIT RUN
SWITCHES	COMMUNICATIONS
SINGLE POLE SWITCH - 120/277V, +48" AFF, UNLESS NOTED THREE WAY SWITCH - 120/277V +48" AFF, UNLESS NOTED DIMMER SWITCH +48" AFF, UNLESS NOTED	TELEPHONE OUTLET +18" AFF, UNLESS NOTED TELEVISION OUTLET +18" AFF, UNLESS NOTED TELECOMM SMART HOME PANEL WIRELESS ACCESS POINT, CEILING MOUNT MOUNT ALL DEVICES AT +18" AFF, UNLESS NOTED OTHERWISE. * - DEVICES MOUNTED ABOVE COUNTER HEIGHTS SHALL BE 6" ABOVE BACKSPASH.
SWITCHGEAR	FIRE ALARM
JUNCTION BOX NON FUSED SAFETY SWITCH NEMA 3R AT WET LOCATIONS LIGHT AND POWER PANELBOARD - FLUSH MOUNT METER SPECIAL ELECTRICAL CONNECTION WATER HEATER ELECTRICAL CONNECTION KITCHEN HOOD ELECTRICAL CONNECTION AIR-HANDLER UNIT ELECTRICAL CONNECTION CONDENSING UNIT ELECTRICAL CONNECTION DISPOSAL ELECTRICAL CONNECTION DISHWASHER ELECTRICAL CONNECTION	FIRE ALARM SYSTEM SMOKE ALARM WITH LOW FREQUENCY SOUNDER BASE - 120V WITH BATTERY BACKUP.
DEVICES	SPECIAL SYSTEMS
SINGLE RECEPTACLE - 120V DUPLEX RECEPTACLE - 120V SINGLE RECEPTACLE - 30A, 208V, 2W or 3W, G SINGLE RECEPTACLE - 50A, 208V, 2W or 3W, G GFI DUPLEX RECEPTACLE - 120V GFI WEATHER RESISTANT DUPLEX RECEPTACLE - 120V WITH IN-USE WEATHERPROOF COVER MOUNT ALL DEVICES AT +18" AFF, UNLESS NOTED OTHERWISE. ALL RECEPTACLES SHALL BE TAMPER-PROOF. * - DEVICES MOUNTED ABOVE COUNTER HEIGHTS SHALL BE 6" ABOVE BACKSPASH.	DOOR BELL CHIME DOOR BELL PUSH BUTTON - 48" AFF

ELECTRICAL GENERAL NOTES AND SPECS	
1. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING WORK. NO ADDITIONAL SCOPE WILL BE AUTHORIZED DUE TO LACKING OF UNDERSTANDING ON EXISTING CONDITIONS.	
2. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES FOR SERVICE ENTRANCE REQUIREMENTS TO THE BUILDING/FACILITY. SERVICE ENTRANCES TO BE INSTALLED PER RESPECTIVE UTILITY COMPANY REQUIREMENTS.	
3. ALL ELECTRICAL WORK TO CONFORM TO STATE, LOCAL, INTERNATIONAL BUILDING CODE, AND NATIONAL ELECTRICAL CODES.	
4. WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND INSTALLED IN A PROFESSIONAL MANNER. ANY WORK THAT IS DETERMINED TO BE SUB-STANDARD BY THE OWNER OR THE ENGINEER SHALL BE REDONE AT THE CONTRACTOR'S EXPENSE.	
5. ELECTRICAL DRAWINGS SHOW GENERAL WORK TO BE PERFORMED. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ELECTRICAL SYSTEMS TO PROVIDE A COMPLETE PACKAGE AS INDICATED BY THE CONTRACT DOCUMENTS. THE DOCUMENTS ARE INTENDED TO PROVIDE AN OUTLINE FOR THE REQUIRED INSTALLATIONS. THE CONTRACTOR SHALL ULTIMATELY PROVIDE A COMPLETE AND OPERATIONAL SYSTEM AT THE CONCLUSION OF THE PROJECT.	
6. DETAILS ARE PROVIDED AS THEY RELATE TO THE INSTALLATION. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS COMPONENTS, PARTS, MATERIALS, FASTENERS, SPLICES, AND ANY OTHER INCIDENTAL ITEMS NECESSARY TO PROVIDE A COMPLETE INSTALLATION.	
7. FOR PURPOSES OF CLARITY AND LEGIBILITY, DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND THE SIZE AND LOCATION OF EQUIPMENT IS INDICATED TO SCALE WHENEVER POSSIBLE. VERIFY CONDITIONS, DIMENSIONS, INDICATED EQUIPMENT SIZES, AND MANUFACTURER'S DATA AND INFORMATION AS NECESSARY TO INSTALL THE WORK OF THIS DIVISION.	
8. CONTRACTOR SHALL PROVIDE AND PAY FOR FOR ALL PERMITTING AND INSPECTIONS REQUIRED BY THE LOCAL AUTHORITY.	
9. PROVIDE 1 YEAR WARRANTY, RECORD DRAWINGS, AND OPERATION/MAINTENANCE MANUALS ON ALL ELECTRICAL EQUIPMENT AND LIGHTING. DURING THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE OR REPAIR ANY DEFECTIVE COMPONENTS RELATED TO THEIR WORK AT NO COSTS TO THE OWNER, ARCHITECT, OR ENGINEER.	
10. LIGHTING FIXTURES SHALL BE RESIDENTIAL GRADE, UL LISTED, AS NOTED ON LUMINAIRE SCHEDULE. PROVIDE LAMPS FOR EACH FIXTURE AS NOTED.	
11. ALL SWITCHES, RECEPTACLES, DEVICES, SHALL BE RESIDENTIAL GRADE, UL LISTED, WITH NEMA CONFIGURATION AS NOTED IN SCHEDULE OR AS REQUIRED FOR EQUIPMENT CONNECTION. RECEPTACLES WITHIN 6 FEET OF ANY SOURCE OF WATER OR COUNTER TOPS SHALL BE GFI TYPE. PROVIDE NON-BREAKABLE NYLON COVERPLATES FOR ALL INTERIOR DEVICES. EXTERIOR RECEPTACLES SHALL BE GFI TYPE WITH WEATHERPROOF, IN-USE COVER. ALL DEVICES SHALL BE TAMPER RESISTANT, EXTERIOR DEVICES SHALL BE TAMPER AND WEATHER RESISTANT.	
12. ALL WIRING IN UNITS SHALL BE NON-METALLIC SHEATHED.	
13. CONDUITS IN SLAB OR BELOW GRADE SHALL BE SCH. 40 PVC OR AS NOTED ON DRAWINGS.	
14. ALL WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE.	
15. ALL WIRING SHALL BE #12 AWG MINIMUM, THRU/THWN, UNLESS NOTED OTHERWISE.	
16. GROUNDING SHALL BE INSTALLED PER N.E.C. SECTION 250.	
17. ALL ELECTRICAL PANELS SHALL BE LOAD CENTERS WITH BREAKERS AS NOTED IN SCHEDULES.	
18. ALL ELECTRICAL DISCONNECTS SHALL BE RATED FOR VOLTAGE AND AMPACITY OF EQUIPMENT BEING SERVED, UNLESS NOTED OTHERWISE.	
19. PROVIDE WRITTEN/ DESCRIPTIVE CIRCUIT DIRECTORY FOR EACH PANEL. LABEL METERED SERVICE CENTER TO INDICATE WHICH UNIT IS BEING SERVED.	
20. METERED SERVICE CENTER SHALL HAVE COPPER BUSING WITH BREAKERS AS NOTED ON DRAWINGS. METER SOCKETS SHALL BE SET UP FOR BY-PASS METER INSTALLATIONS. COORDINATE WITH SERVING UTILITY.	
21. VERIFY ALL DIMENSIONS AND CLEARANCES OWNER.	
22. WHERE DEVICES ARE TO BE INSTALLED AT MILLWORK OR ABOVE COUNTERS, COORDINATE FOR DEVICE HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN.	
23. SEAL ALL WALL PENETRATIONS WITH AN APPROVED CAULK COMPOUND EQUAL TO 3M FIRE BARRIER CAULK.	
24. WHERE APPLICABLE, COORDINATE LOCATION AND SIZE OF ALL COOKING AND MECHANICAL EQUIPMENT PRIOR TO ROUGH-IN.	
25. COORDINATE PHASING OF WORK WITH ARCHITECTURAL DRAWINGS AND OTHER TRADES / DISCIPLINES FOR ELECTRICAL INSTALLATIONS.	
26. NOTIFY THE ENGINEER IMMEDIATELY OF ANY PLAN DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH-IN OR TRIM OUT.	

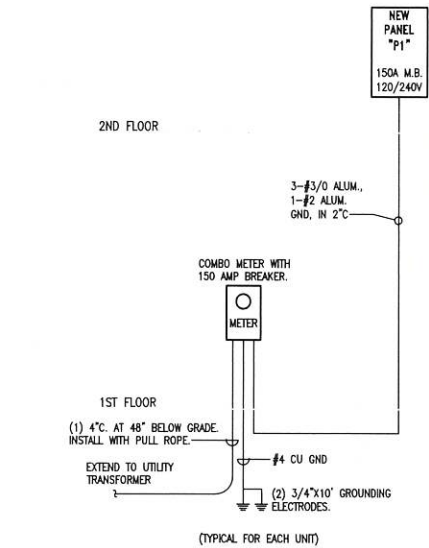
PROPOSED UTILITY TRANSFORMER.

METER, SEE RISER DIAGRAM, COORDINATE EXACT LOCATION. TYPICAL.

ALL SERVICES SHALL ENTER TOWNHOMES BELOW GRADE AND FROM THE REAR OF EACH UNIT.

PROPOSED UTILITY TRANSFORMER.

METER, SEE RISER DIAGRAM, COORDINATE EXACT LOCATION. TYPICAL.



POWER RISER DIAGRAM

scale: NO SCALE

ENGINEER
GREGORY WYROSICK, P.E.
9414 THREE RIVERS RD, STE. #4
GULFPORT, MS 39503
228.822.8000



INDEX	
SHEET #	DESCRIPTION:
I	ELEC. LEGEND, ELEC. SITE PLAN

GNARLY
DESIGNS + DRAFTING
C. JARROD KNESAL
4909 COURTHOUSE RD
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228-669-2854

OWNER & ADDRESS: MINI SO QUACH & VICTORIA NGO 30 E BEACH BLVD GULFPORT, MS 39507	PROJECT TITLE: QUEEN VICTORIA TOWNHOMES	SHEET TITLE: ELECTRICAL LEGEND, ELECTRICAL SITE PLAN
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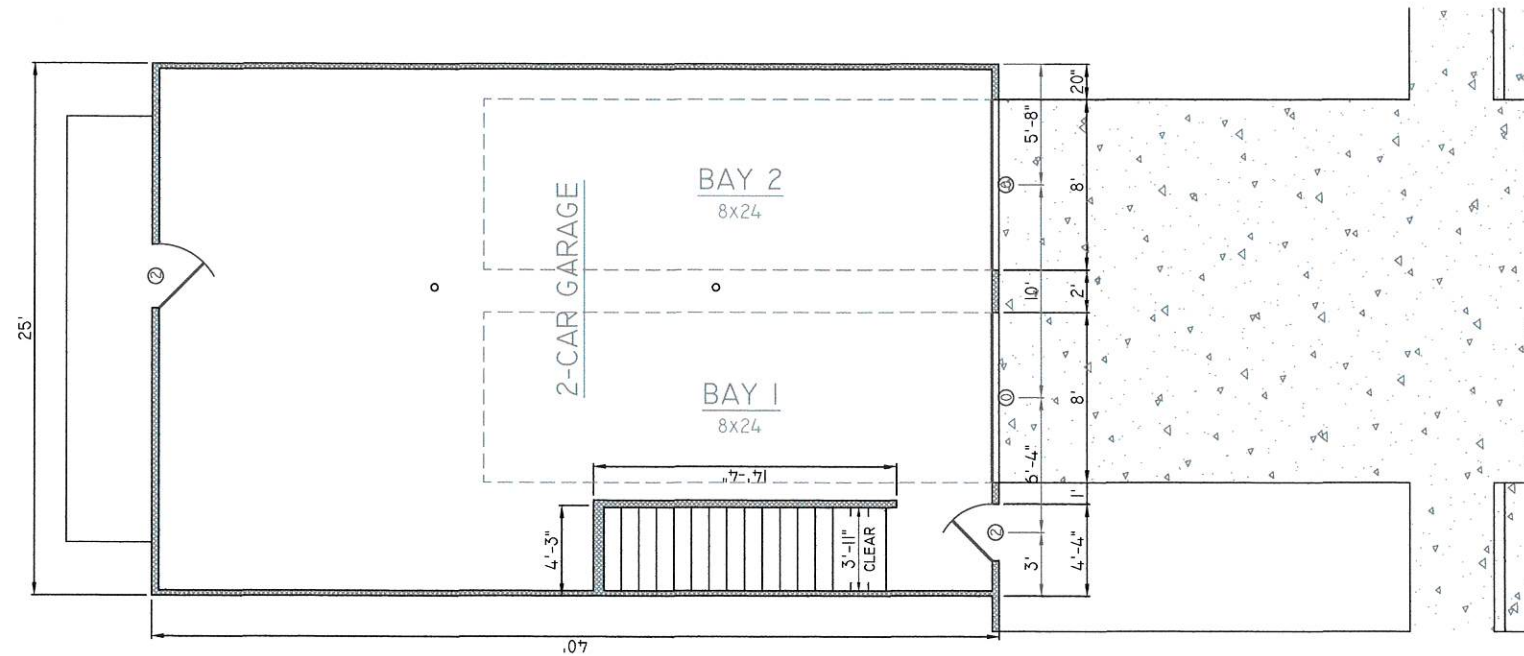
DRAWN BY:	WH
REVIEWED BY:	GPW
DATE:	NOVEMBER 4, 2024
SCALE:	AS NOTED
JOB #:	102 C
SHEET:	ELECTRICAL LEGEND, ELECTRICAL SITE PLAN
II OF II PAGES	

ELECTRICAL SITE PLAN

scale: 1" = 40'-0"

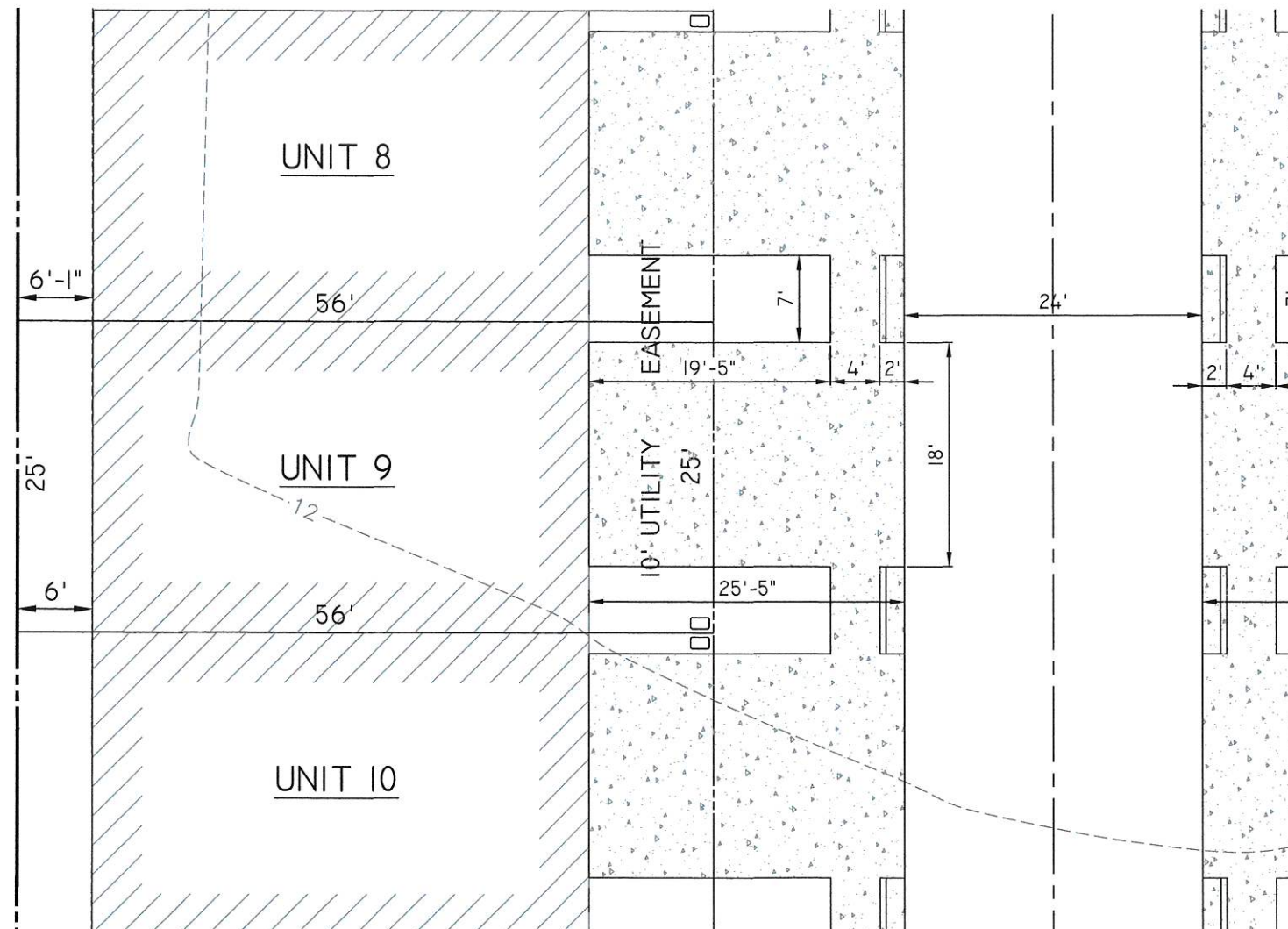


WELCON
ELECTRICAL CONSULTANTS, PLLC
9414 THREE RIVERS ROAD, SUITE #4
GULFPORT, MISSISSIPPI 39503
228.822.8000
WEC PROJECT # 24-001-01



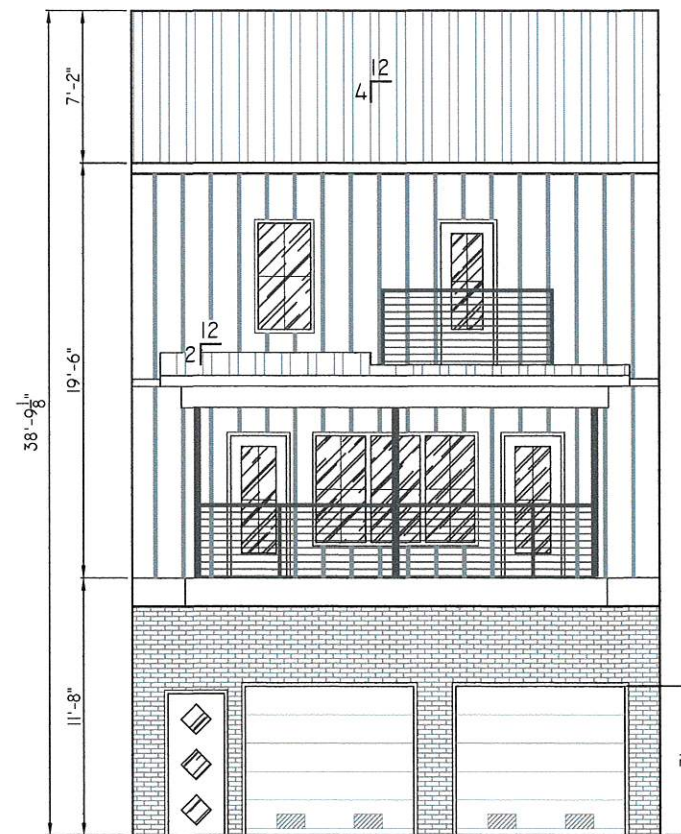
GROUND FLOOR PARKING LAYOUT

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



PARKING LAYOUT & FRONT ELEVATION

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



FRONT ELEVATION

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

ENGINEER

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SEAL:

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3	DRAINAGE PLAN & DETAILS
4	SITE PLAN DETAILS & ADA
5	WATER PLAN & PROFILE 0-375
6	WATER PLAN & PROFILE 375-800
7	WATER CONNECTION DETAIL
8	SEWER PLAN & PROFILE 0-375
9	SEWER PLAN & PROFILE 375-800
10	SEWER CONNECTION DETAIL
11	ELEC. LEGEND, ELEC. SITE PLAN
12	PARKING LAYOUT & FRONT ELEV



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OWNER & ADDRESS:
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30 E BEACH BLVD
GULFPORT, MS 39507

PROJECT TITLE:
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SHEET TITLE:
PARKING LAYOUT & FRONT ELEVATION

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REVIEWED BY: ROBERT J. KNESAL

DATE: FEBRUARY 3, 2025

SCALE: AS NOTED

JOB #: 102 C

SHEET:
PARKING LAYOUT & FRONT ELEVATION

12

OF

12

PAGES

Queen Victoria Townhomes

Protective Covenants

Tuong Xuan Nyguen

February 3, 2025

PROTECTIVE COVENANTS FOR Queen Victoria Townhomes

(Address: 30 E Beach Blvd, Gulfport, MS 39507)

This document establishes the Protective Covenants for Queen Victoria Townhomes, located on Hwy 90 at 30 E Beach Blvd in Gulfport, Mississippi. These covenants are established to protect and preserve the property values, aesthetic appeal, and overall harmony of the Development. All Lot Owners and their successors are subject to these covenants, conditions, and restrictions, which shall run with the land and are binding upon all present and future Owners and occupants of Lots within the Development.

ARTICLE I: DEFINITIONS

1. Lot: Any individual parcel of real estate within the Development upon which a townhome has been constructed or is to be constructed.
2. Owner: The holder of a fee-simple title to a Lot, whether an individual, entity, or group.
3. Common Areas: Areas (if any exist) not conveyed to individual Lots but accessible for the benefit and usage of all Lot Owners, such as shared driveways, sidewalks, or easements.
4. Declarant: The developer of the Development or its successor.

ARTICLE II: PROPERTY USE AND RESTRICTIONS

1. Residential Use Only

All Lots and townhomes shall be used exclusively for single-family residential purposes. No Lot or portion thereof may be used for commercial, industrial, or non-residential purposes, except as expressly permitted herein for home-based businesses that do not involve customer visits, signage, or disrupt neighboring Owners.

2. Modifications and Additions

Owners may not alter or modify the exterior appearance of any townhome or Lot—including modifications to patios, driveways, fences, or landscaping—without written approval from the Declarant (during its ownership of unsold Lots) or the majority written consent of adjacent Lot Owners.

3. Short-Term Rentals

Short-term rentals (e.g., Airbnb, Vrbo, etc.) shall be permitted, subject to compliance with all applicable state and local laws. Owners engaging in short-term rentals must ensure guests comply with these covenants.

4. Prohibited Activities

- No nuisance or illegal activity shall be conducted on any Lot or within the Development.
- No excessive noise, offensive odors, hazardous actions, or disruptive behavior is permitted.
- No structure, shed, or outbuilding of a temporary nature, including trailers or mobile homes, may be placed on any Lot.

5. Vehicle Parking and Maintenance

- No recreational vehicles, boats, trailers, or inoperable vehicles may be stored in visible areas of any Lot unless screened within a garage or area approved for such storage.
- Parking on community driveways (if applicable) is prohibited unless specifically designated for such use.

6. Pets

A maximum of [X] domesticated pets per household is allowed. All pets must be leashed when outside and must not create a nuisance to other Owners. Owners must clean up after their pets on any Common Areas, sidewalks, or adjacent Lots.

ARTICLE III: MAINTENANCE AND REPAIR

1. Individual Lot Maintenance

Each Lot Owner shall be solely responsible for the maintenance, repair, and upkeep of their respective Lot and the improvements thereon, including landscaping, driveways, and any exclusive-use areas attached to the Lot.

2. Shared Driveway/Easement Maintenance (If Applicable)

If any Lots share access to a driveway, access road, or any designated Common Area easement, the collective Owners who benefit from such shared features shall equally share the cost, repair, and upkeep of those areas. Disputes among Owners regarding shared maintenance obligations may be resolved by a court of competent jurisdiction.

ARTICLE IV: ARCHITECTURAL AND AESTHETIC STANDARDS

1. Architectural Integrity

To maintain uniformity and the overall appearance of the Development, all exterior materials, colors, and finishes must align with the style originally established by the Declarant. Any improvements, additions, or structures inconsistent with the townhome design theme are strictly prohibited.

2. Fencing and Landscaping

No fences or landscaping features shall be constructed or installed in a manner that obstructs views, creates drainage issues, or otherwise diminishes the aesthetic appeal of the Development.

3. Trash and Debris Management

All Lots must remain free from trash, debris, and excessive clutter. Trash cans must be kept in a location that is not visible from the street except on designated trash pick-up days.

ARTICLE V: ENFORCEMENT

1. Right of Enforcement

These covenants may be enforced by the Declarant (until such time as all Lots are sold) and, thereafter, by any individual Lot Owner. Enforcement may be sought through the local judicial system and may include recovery of attorneys' fees and court costs.

2. Fines and Penalties

In cases of violations of these covenants, Lot Owners may be subject to reasonable fines per violation. Fines may only be implemented after written notice is provided to the offending Owner, along with a minimum ten (10) business day period to cure the violation.

ARTICLE VI: GENERAL PROVISIONS

1. Duration

These covenants shall run with the land and shall be binding on all Lot Owners for an initial period of thirty (30) years from the date of recording, after which these covenants shall automatically renew for successive periods of ten (10) years unless amended or terminated by a majority vote of Lot Owners.

2. Amendments

These covenants may be amended only by a written agreement signed by at least two-thirds (2/3) of the Lot Owners at the time of amendment. Amendments must be recorded with Harrison, Mississippi, to be effective.

3. Severability

If any provision herein is held to be invalid or unenforceable, it shall not affect the validity of the remaining provisions.

4. Declarant's Rights

Until all Lots in the Development have been sold, the Declarant retains the exclusive right to (a) enforce these covenants, (b) approve architectural or landscaping changes, and (c) waive any restriction on a case-by-case basis without setting precedent for future waivers.

APPROVED

By PLBradley at 10:19 am, Feb 12, 2025

MND-001
Rev. 2011

PERMIT NO. 24-90-2032

Applicant Contact Name: JARROD KNEAL

Applicant Contact Phone #: 228.669.2854

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
APPLICATION FOR PERMIT TO CONSTRUCT DRIVEWAY WITH
CONNECTION TO STATE HIGHWAY AND AGREEMENT OF APPLICANT
GIVEN IN CONSIDERATION OF SUCH PERMIT

(Please Print) Name: Victoria Ngo & Minh So Quach Address: 3712 Evangeline Drive
City: Chalmette County: (property in Harrison) State: LA Street/Route: 70043
City: Chalmette County: (property in Harrison) State: LA Zip Code: 70043

herein called the applicant, who at the present time proposes to construct a driveway connecting a commercial property
(restaurant for future development & residential townhomes) with Highway No. 90

between TEXAS AVE. (459') and CARTRIDGE ROAD (726')
Latitude (decimal degrees) +30.38493° Longitude (decimal degrees) -89.04300°

in Harrison County, Mississippi, does hereby make application to the Mississippi Department of Transportation, the duly authorized agent for the Mississippi Transportation Commission, for permission to construct the said driveway mentioned above and shown herein below and in consideration of a permit being granted to me for such construction, do hereby agree to construct such facility in accordance with the plan shown herein below and the rules and regulations of the Mississippi transportation Commission and do also further agree, with full understanding of the terms thereof, to all of the following:

- That the Mississippi Department of Transportation does not purport to grant to said applicant any right, title, claim or easement in or upon said highway or right-of-way appurtenant thereto.
- That the said Mississippi Department of Transportation may at any time require and compel the removal or reconstruction of said driveway or other facility therein described or referred to, as and when said Mississippi Department of Transportation deems it necessary. All expense of said removal or reconstruction is to be borne exclusively by the applicant and the Mississippi Department of Transportation is to be in no way liable.
- Said applicant hereby expressly agrees for himself, his heirs, assigns and legal representatives, that upon request of said Mississippi Department of Transportation, he will without delay either reconstruct, remove or move to another location the facility herein described all in accordance with the terms of the request so made by the said Mississippi Department of Transportation. It being distinctly understood that said that any other location for said facility or driveway shall be primarily the choice of said Mississippi Department of Transportation but said new location will be made or designated by said Mississippi Department of Transportation after agreement with said applicant or its successors, if possible. It is understood and agreed that the Mississippi Department of Transportation, if this permit is granted and acted upon by the said applicant, will use all reasonable effort to avoid the necessity of requesting that the herein mentioned facility be removed, altered or reconstructed.
- The plan of proposed construction set out below is incorporated herein by reference and made a part of this application as if fully copied out herein in words and figures.
- It is agreed that this permit is void if all work shown on this plan is not completed in accordance with this plan within one year after date of approval.
- It is agreed that any gas pumps at this location will be so placed that they or their island or islands will be a minimum of 12 feet behind the right of way line.
- It is distinctly understood that no cars or vehicles will be parked or serviced within the limits of the highway right of way.
- Pipe culverts shall comply with the Department's "MDOT PIPE CULVERT MATERIAL DESIGN CRITERIA", LATEST VERSION. (Reference: MDOT Website 'www.goMDOT.com'). Pipe headwalls, box culverts, bridges, inlets, junction boxes, headwalls, grates, etc. shall be designed, detailed and constructed in accordance with the Department's Roadway and Bridge Design Manuals and Standard Drawings and Mississippi Standard Specifications for Road and Bridge Construction.
- The applicant is responsible for any conflicts with utilities on the highway right-of-way and is to secure permission from said utilities for said conflicts and for any necessary alterations.
- Any work done by the applicant on the highway right-of-way shall be at his sole expense and may be utilized by the Mississippi Department of Transportation without payment thereof.
- A copy of the approved plan is to be kept at the site of the work at all times during construction.
- It is agreed that no trees or shrubs on the highway right-of-way will be cut, trimmed, or damaged during the process of the proposed work or maintenance of this work or facility except as shown on the plan.
- All sod disturbed by the proposed work shall be neatly dressed and grassed in accordance with the vegetation schedule outlined elsewhere in this permit. The applicant shall maintain the dressed and grassed area for a sufficient length of time to insure a growing sod.

This driveway is for a commercial drive. Any change in property use will require driveway to be re-permitted.

PERMIT NO. 6-25-24-90-0032

- (n) The applicant accepts the responsibility of the safety of the traveling public and his/her workers and agrees to furnish, place and maintain traffic control devices, if required, in accordance with Part 6 of the Manual On Uniform Traffic Control Devices For Streets and Highways (MUTCD), Current Edition as a minimum. The applicant shall attach a special traffic control plan to the application if special traffic control details are required.
- (o) The applicant does hereby covenant and agree to indemnify and hold harmless the Mississippi Transportation Commission and the Mississippi Department of Transportation from and against any claims, actions, suits, causes or demands, including court costs and reasonable attorney's fees, proximately resulting from acts or omissions of the applicant, or applicant's servants, agents or employees in the construction and maintenance of all facilities outlined under this permit.

Witness my signature this 10th day of January 20 25, which is applicable to sheets 1
through 13 of permit number 6-25-24-90-0032.

Signature of Applicant
By: TONY VU
Printed Name and Title Project Manager

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, Tony Vu / Thuong Xuan Nguyen whose
Printed Name of Applicant
names(s) 13 subscribed to this instrument as the Member Representative of
is/are Title of Applicant
Vu General Contractors, LLC who having been first fully sworn acknowledged that they
Name of Company (or) Individual

executed the above agreement as the act and deed of the said applicant for the purpose and consideration and in the capacity therein expressed and on the date above written.

Given under my hand and seal of office this the 10th day of January 20 25

My Commission Expires:



Signature of Notary Officer
Lamica King

Field Inspection By: [Signature] MK Jan 14, 2025

Approved: MISSISSIPPI DEPARTMENT OF TRANSPORTATION

Earl Glenn

Deputy Executive Director/Chief Engineer

By: Billy Luen, P.E. 02-12 2025

Installation Inspection By: _____ 20 _____

Mississippi Department of Transportation
Completion of Work Certification

This permit requires that the named applicant submit the following certification with signature(s) and insure proper filing with MDOT's District Permit Department before the permit is closed and all associated bonds are released:

Permit Representative's signature(s) acknowledges the following:

We/(I), certify that the requirements of this permit have been constructed as stated in the approved final permit. Furthermore, no work performed as an exercise of the approved permit, has been relocated or altered without such change being shown on an approved revision of the permit or approved addenda thereto.

TONY VU

Printed Name of Applicant

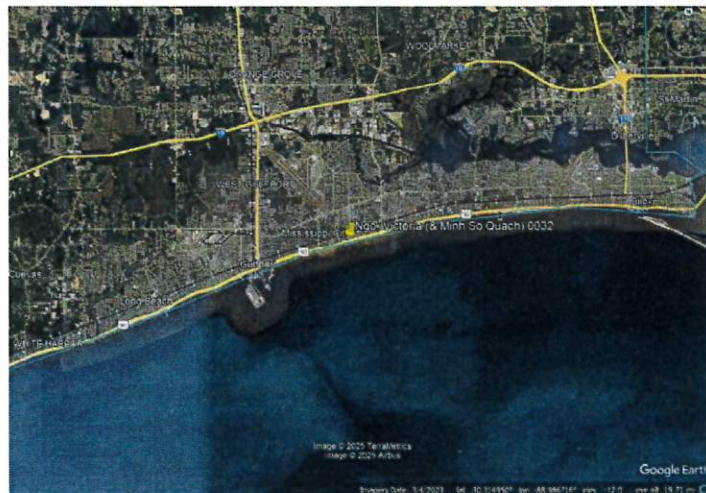
Signature of Applicant

Sheet No.: 4 of 13
Permit No.: 6-25-24-90-0032
Latitude: N30.378333°
Longitude: W89.045000°

A E R I A L V I E W



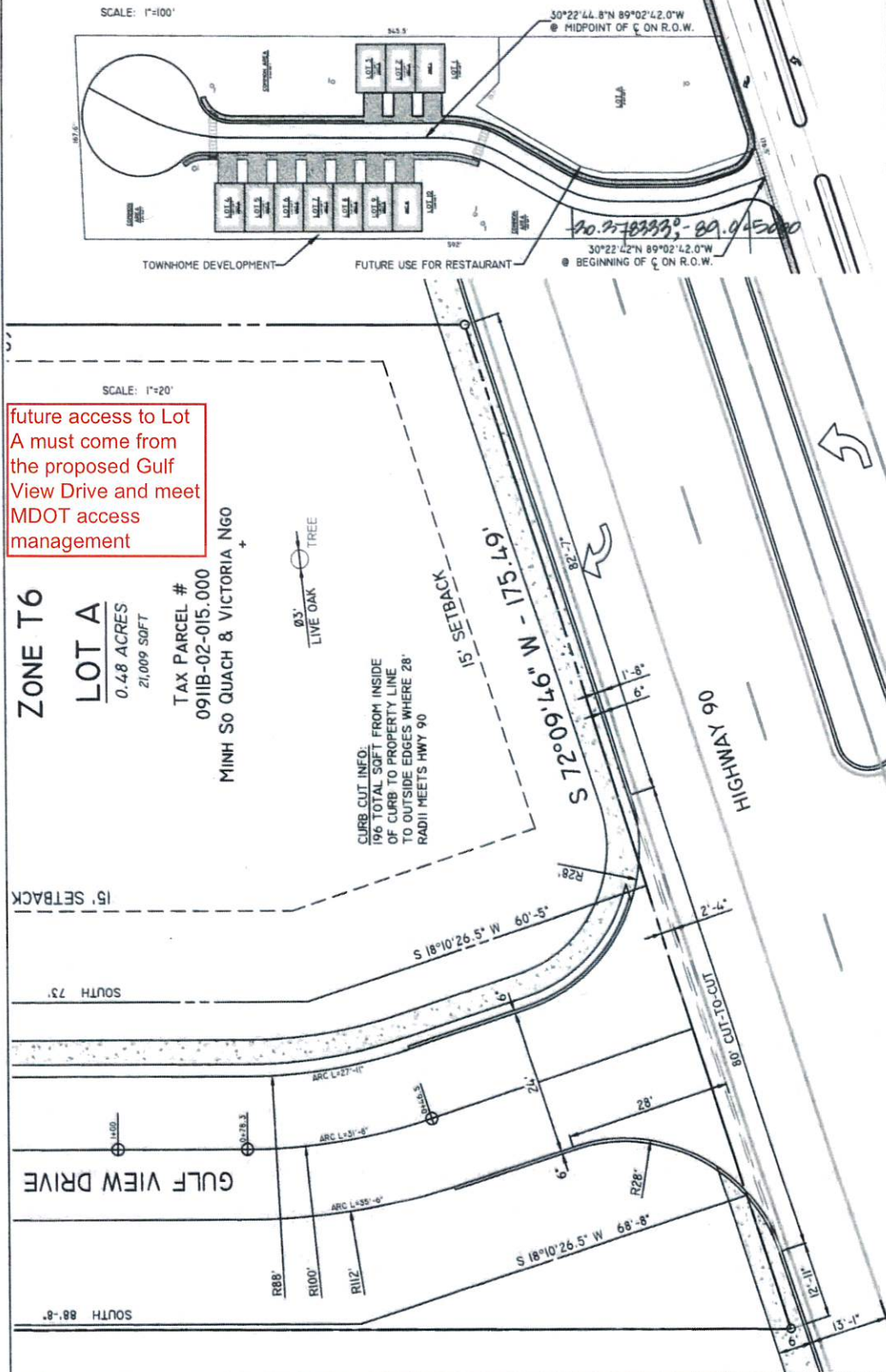
V I C I N I T Y M A P



S T R E E T V I E W



REVISIONS			
APPLICANT		MDOT	
DATE	BY	DATE	BY



Sheet No.: 6 of 13
Permit No.: 6-25-24-90-0082

REVISIONS			
APPLICANT		MDOT	
DATE	BY	DATE	BY



POWER OF ATTORNEY

GENERAL POWER OF ATTORNEY

I, MINH QUACH, residing at 3712 Evangeline Drive Chalmette La 70043, hereby appoint TUONG XUAN NGUYEN, residing at 3011 Amazon Street New Orleans La 70114, as my Attorney-in-Fact (Agent).

My agent shall have full power and authority to act on my behalf for all matters pertaining to the property located at 30 E BEACH BLVD GULFPORT MS 39501, which includes but not limited to

- 1) obtain permits
- 2) zoning permits
- 3) all other matters pertaining to the location while I am out of the country for the next 6 months from the date this document is signed.

Acknowledgement:

STATE OF LOUISIANA
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me on this 20th day of April 2024 in Metairie Louisiana.

Minh Quach
MINH QUACH

DAU TRAN
DAU TRAN-NOTARY PUBLIC
COMMISSION FOR LIFE --#56645



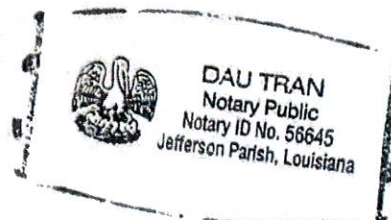
ACCEPTANCE:

STATE OF LOUISIANA
COUNTY OF JEFFERSON

The foregoing instrument was accepted on this 20th day of April 2024 in Metairie Louisiana.

Tuong Xuan Nguyen
TUONG XUAN NGUYEN

DAU TRAN
DAU TRAN-NOTARY PUBLIC
COMMISSION FOR LIFE-#56645



Sheet No.: 7 of 13
Permit No.: 6-25-24-90-0032

" AS A CONDITION FOR THE APPROVAL OF THIS APPLICATION ALL THE FOLLOWING NOTES APPLY."
Worker Visibility

Code of Federal Regulations CFR 23 Part 634 final rule adopted November 24, 2006 becomes effective November 24, 2008. The rule requires that "All workers within the right-of-way of a Federal-aid highway who are exposed either to traffic (vehicles using the highway for the purposes of travel) or to construction equipment within the work area shall wear high-visibility safety apparel". High-visibility safety apparel is defined in the CFR as "personnel protective safety clothing that is intended to provide conspicuity during both daytime and nighttime usage, and that meets the Performance Class 2 or 3 requirements of the ANSI/ISEA 107-2004 publication entitled American National Standard for High-Visibility Safety Apparel and Headwear." All workers on Mississippi State Highway right-of-way shall comply with this Federal Regulation.

The applicant accepts the responsibility of the safety of the traveling public and his/her workers and agrees to furnish, place and maintain traffic control devices, in accordance with Part 6 of the Manual On Uniform Traffic Control Devices For Streets and Highways (MUTCD), Current Edition as a minimum. The applicant shall attach a special traffic control plan to the application if special traffic control details are required.

All work associated with this permit shall be designed, detailed and constructed in accordance with the Department's Roadway and Bridge Design Manuals and Standard Drawings and the Mississippi Standard Specifications for Road and Bridge Construction.

HISTORICAL ARTIFACTS

Upon the discovery of any historical artifacts within the state highway right-of-ways, the applicant will stop all work in and around the adjacent area, immediately, and notify the MDOT for approval to continue before any further work may proceed.

A COPY OF THE APPROVED PLAN IS TO BE KEPT AT THE WORK SITE
AT ALL TIMES DURING CONSTRUCTION.

APPLICANT IS TO READ AND COMPLY WITH THE REQUIREMENTS OF
THIS PERMIT.

UNDERGROUND CROSSINGS AND PARALLEL LINES SHALL HAVE A MINIMUM OF 3 FEET
OF COVER (6 FEET FOR HDPE).

APPLICANT IS TO NOTIFY MDOT @ (601) 544-6511 48 HOURS IN ADVANCE OF ANY
BORING OPERATIONS AND WITHIN 48 HOURS UPON THE COMPLETION OF WORK
DETAILED WITHIN THIS PERMIT.

ALL UTILITIES MUST BE CONFINED TO THE LAST 5' OF RIGHT-OF-WAY.

ALL LOCAL ROADS SHALL BE ENCASED.

*****APPLICANT MUST COMPLY WITH THE MISSISSIPPI 811 ONE-CALL LAW*****

All persons preparing to dig must call Mississippi 811 or utilize our online E-locate system two days prior to the beginning of any work. Underground facilities will be marked using the color code system and then work may proceed.

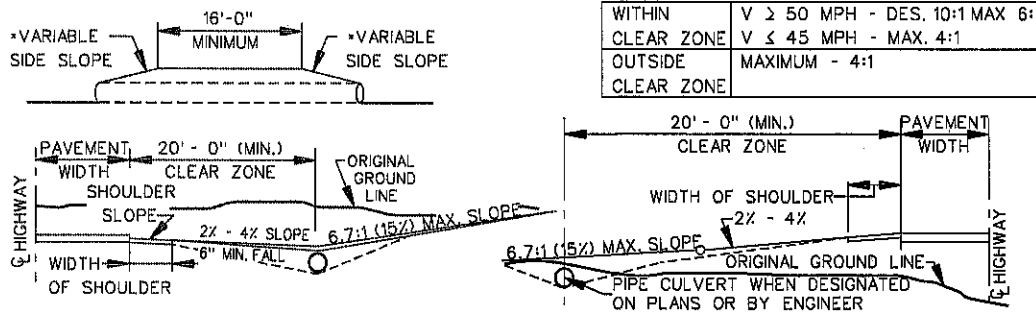
Mr. Jeff Burks ~ MDOT (601.953.4184) shall be contacted to locate MDOT fiber and other ITS lines. &

Mr. Corrado Lazano ~ MDOT (228.875.2802) shall locate MDOT facilities in Jackson, Harrison and Hancock counties.

The Mississippi Department of Transportation in granting this permit does not in any way assume the maintenance or upkeep of the facility of proposed improvement(s) herein described. Nor, will the Mississippi Department of Transportation be held responsible for any damage, which may be inadvertently done to this facility or proposed improvement(s) regardless of the source or cause of such damage.

Sheet No.: 8 of 13
Permit No.: 6-25-24-90-0032

AS A CONDITION FOR THE APPROVAL OF THIS APPLICATION ALL THE FOLLOWING NOTES APPLY:

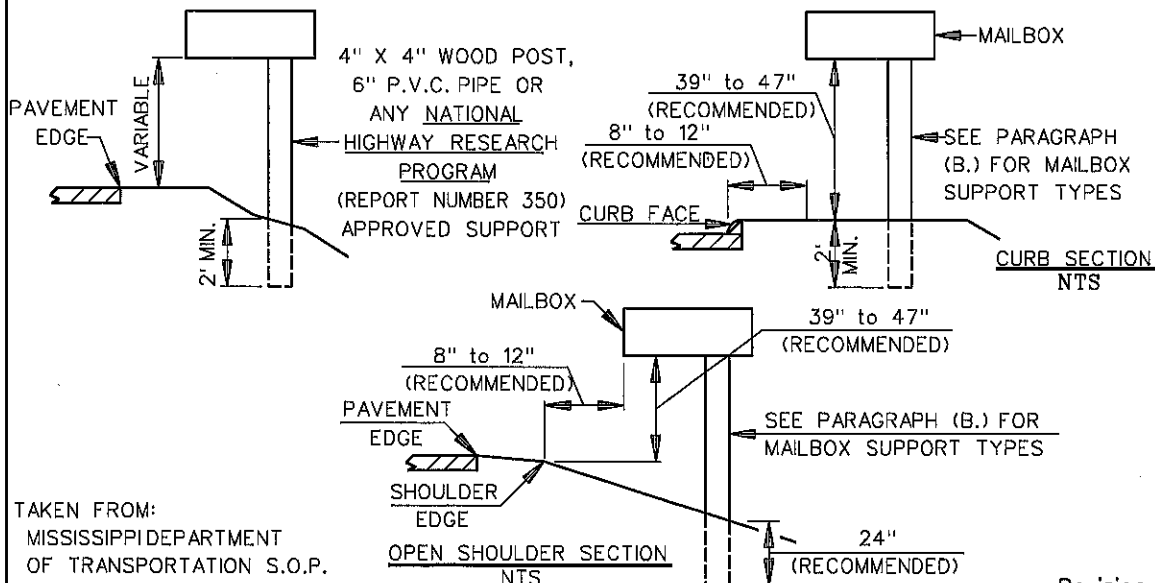


THE GRADE OF THE DRIVEWAY ENTRANCE & EXIT SHALL FOLLOW THE SHOULDER SLOPE (TYPICALLY 4%) FOR A DISTANCE EQUAL TO THE WIDTH OF THE SHOULDER (10' MIN.) & THEN CONTINUE ON A 2% TO 4% SLOPE DOWNWARD & AWAY FROM THE ROADWAY TO A POINT 20' FROM THE PAVEMENT EDGE. FORESLOPE MAY BE EXTENDED WHERE NECESSARY TO SECURE 6" MINIMUM PIPE CULVERT COVERAGE. THE DRIVEWAY SLOPE SHALL THEN CONTINUE ON A SLOPE NOT TO EXCEED 15% UNTIL IT CONNECTS WITH THE ORIGINAL GROUND LINE. WHEN FIELD CONDITIONS ARE SUCH THAT A STEEPER DRIVEWAY IS REQUIRED THE DRIVEWAY PROFILE MAY BE INCREASED TO 20% MAXIMUM.

IF A MAILBOX IS TO BE PLACED ON HIGHWAY RIGHT OF WAY, IT SHALL MEET THE FOLLOWING REQUIREMENTS:

- (A.) MAILBOX MATERIALS AND SIZE SHALL CONFORM TO THE REQUIREMENT OF THE UNITED STATES POSTAL SERVICE.
- (B.) MAILBOX SUPPORTS MUST BE 4" X 4" MAXIMUM WOOD, 6" DIAMETER PVC PIPE, OR ANY MAILBOX SUPPORT MEETING THE SAFETY STANDARDS PROVIDED FOR IN THE NATIONAL HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT NUMBER 350.
- (C.) MAILBOX IS TO BE INSTALLED VERTICALLY AT THE EDGE OF THE SHOULDER AND WITH THE POST/SUPPORT 42" - 48" ABOVE THE SHOULDER EDGE OR AT A HEIGHT SPECIFIED BY THE LOCAL UNITED STATES POSTAL CARRIER.
- (D.) CROSS SECTIONAL VIEW OF ROADWAY AT MAILBOX LOCATION.

THE APPLICANT ACCEPTS THE RESPONSIBILITY FOR THE SAFETY OF THE TRAVELING PUBLIC & HIS/HER WORKERS & AGREES TO FURNISH, PLACE & MAINTAIN TRAFFIC CONTROL DEVICES. IF REQUIRED, IN ACCORDANCE WITH PART VI OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AS A MINIMUM. A SPECIAL TRAFFIC CONTROL PLAN IS INCLUDED IN THIS APPLICATION IF SPECIAL TRAFFIC CONTROL DETAILS ARE REQUIRED.



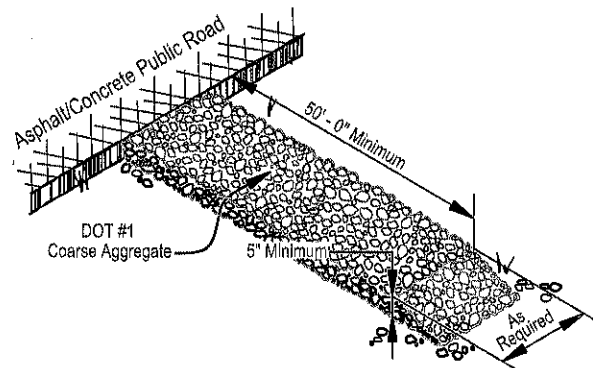
TAKEN FROM:
MISSISSIPPI DEPARTMENT
OF TRANSPORTATION S.O.P.
NO. MND-04-03-01-000

Revision
PH-09/19

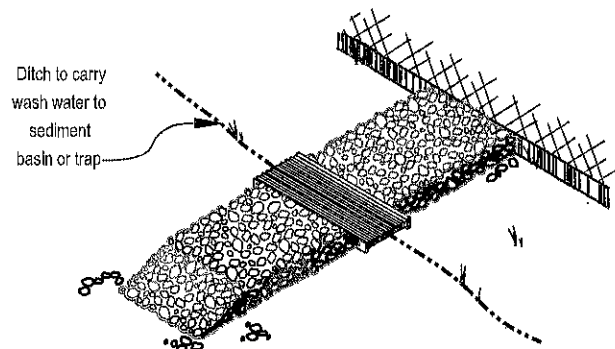
Sheet No.: 9 of 13
Permit No.: 6-25-24-90-0032

"As a condition for the approval of this application, all the following notes apply."

TEMPORARY DRIVEWAY CONSTRUCTION

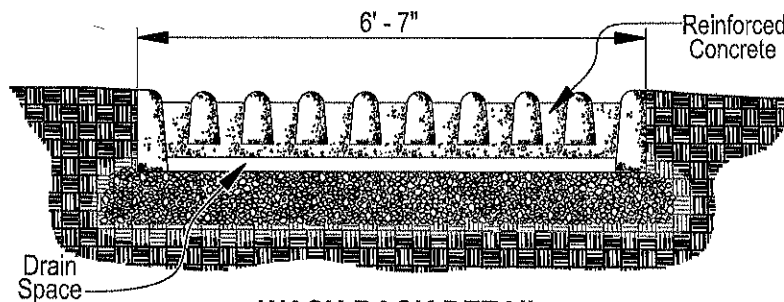


GRAVEL CONSTRUCTION ENTRANCE



GRAVEL CONSTRUCTION ENTRANCE

W / WASH RACK



WASH RACK DETAIL

Note: Keep the roadway clean from mud and debris at all times.
Sweep the roadway daily to remove dirt and stones.

Sheet No.: 10 of 13
Permit No.: 6-25-24-90-0032

"As a condition for the approval of this application, all the following notes apply."

GENERAL EROSION CONTROL NOTES:

1. Erosion controls shall be placed and maintained using Best Management Practices (BMP's) as outlined in the Mississippi Department of Environmental Quality's "Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Current Edition".
2. All erosion controls shall be installed in accordance the current MDOT Standard Drawings.
3. Temporary Erosion and Sediment Controls shall be installed prior to the start of any work. If required to the BMP's temporarily due to construction activities, the BMP's shall be reinstalled immediately once those activities are completed or at the end of the work day (WHICHEVER COMES FIRST).
4. Permittee is responsible for maintaining erosion controls throughout the duration of the project. MDOT will have the authority to suspend all work and/or withhold future permits for failure of the contractor to maintain proper maintenance of the Erosion Control BMP's.
5. All equipment repair and maintenance shall be performed off site.
6. Receptacle shall be provided to properly dispose of all trash and waste. All construction debris shall be picked up at the end of each day and shall be removed completely from the site at the end of the project.
7. Accumulated sediment shall be removed from BMP's when it reaches 1/2 the height of the control. The sediment shall be properly disposed of so as not to cause sedimentation in another location.
8. The permittee is responsible for the removal of sediment that migrates into the storm drainage system.
9. The permittee is responsible for the removal of any sediment or construction debris that is tracked onto adjacent paved areas. Adjacent streets shall be kept clean throughout construction and shall be cleaned with a street sweeper or similar technique immediately upon discovery of sediment. Washing down the street or other paved area is NOT an acceptable form of cleaning.
10. Natural vegetation shall be maintained and protected wherever possible.
11. Temporary or permanent vegetation practices shall be implemented within seven (7) calendar days when a disturbed area will be left unworked for thirty (30) days or more.
12. Temporary erosion and sediment controls shall not be removed until permanent erosion controls (grass, landscaping, etc.) are established on all disturbed areas. Construction will not be considered complete until all temporary erosion controls are removed and permanent erosion control measures are effectively established.

Sheet No.: 12 of 13
Permit No.: 6-25-24-90-0032

"As a condition for the approval of this application, all the following notes apply."

PROJECT NO. 1000

MND-005
REV. 2-93

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
PERMIT DEPARTMENT - DISTRICT 6
(601)-544-6511

SUPPLEMENT TO:
MND-001
MND-002
MND-004

Sheet No.: 13 of 13
Permit No.: 6-25-24-90-0032

This Permit requires the named Applicant's or the Bonded Contractor Representative's signature, acknowledging that the work performed under this permit is complete and in proper compliance with MDOT's District Six Permit Department.

I, hereby, certify that the work performed is complete and meets all industry standards and is in proper compliance with all drawings, notes and conditions of the permit as required by the MDOT's District Six Permit Department.

Printed Name and Title

Signature of Applicant/Bonded Contractor Representative

Note:

Bonds may be held for up to six months from the date certifying that all work is complete. It is the Applicant's responsibility to request a release of the bond.

This form is to be signed and returned to the address below:

Mississippi Department of Transportation
District Six Permit Department
P. O. Box 551
Hattiesburg, MS 39403

Maintenance of Driveways:

The Driveway Applicant/Owner will...

- Perform any maintenance desired by the property owner between the Department's regular shoulder maintenance operations.
- Be responsible for the correction of any future damage resulting from improper installation of the connection.

The Transportation Commission will...

- Maintain drainage features in the right of way, including driveway culverts, placed according to the Department's requirements.
- Take the necessary action regardless of maintenance responsibility where damage to the highway is probable.
- For private driveways:
 - a. Un-paved driveways: the Department will maintain unpaved driveways to the right-of-way line at the same time as shoulder maintenance is performed on the facility. Maintenance will include blading, shaping and the addition of surface material, if necessary. The Department will not be on-call for such work.
 - b. Paved driveways: the Department will maintain the pavements to the shoulder line. Shoulders and ditches may be dressed as needed when working the highway shoulders on the route.

- For commercial driveways: the Department will maintain commercial driveways to the shoulder line. In instances of driveways in both commercial and private use, the commercial designation will generally govern.

MDOT Contacts for Obtaining a Driveway Permit:

For more information regarding MDOT Right-of-Way Encroachment Permits for Driveways visit our website at www.goMDOT.com under the Maintenance Division or contact the District Permit Office at the following numbers:

District 1, Tupelo, MS:	(662) 842-1122
District 2, Batesville, MS:	(662) 563-4541
District 3, Yazoo City, MS:	(662) 746-2513
District 5, Newton, MS:	(601) 683-3341
District 6, Hattiesburg, MS:	(601) 544-6511
District 7, McComb, MS:	(601) 684-2111

The Permit Application shall be made in accordance with the requirements of MDOT Rules using Form MND-001. Contact the District permit office for a copy of the applicable rules. For a link to our application forms, go to www.goMDOT.com/Divisions/Highways/Resources/Permits/Home.aspx

MDOT Policy for Construction and Maintenance of Driveways



Permit No.: 6-25-24-90-0032



Construction of Driveways:

The Driveway Permit Applicant/Owner will...

- Apply for a permit to obtain a driveway, county road or municipal street connection to a state maintained highway. The applicant must be an individual, partnership, corporation, Board of Supervisors, or any municipal authority having jurisdiction over property abutting state highway right-of-way or jurisdiction over a county road or municipal street.
- Furnish the drainage structures and all other materials without expense to the Transportation Commission. All material used in any construction on state highway rights-of-way shall be of an approved type and placed in accordance with the approved design.
- Construct the driveway as shown in the approved permit. Complete construction of the driveway by placing the desired surface material on the driveway, and planting any required vegetative cover on the driveway.
- Upon completion of the driveway construction, certify in writing that the driveway was constructed as indicated on the approved plans in the permit.

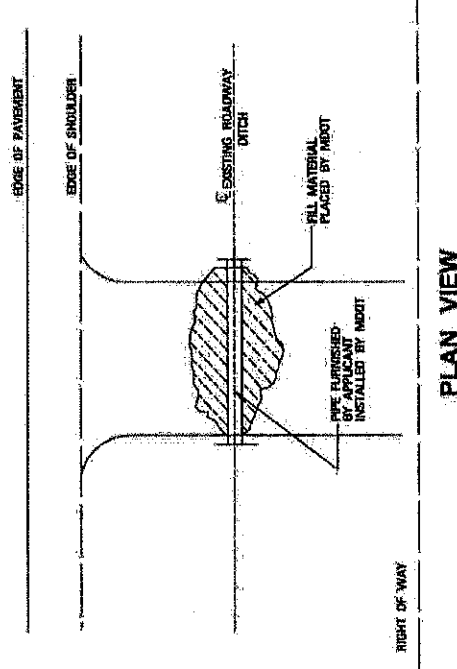
The Transportation Commission will...

- Install pipe sidedrains furnished by the applicants for driveway connections in order to insure proper installation and drainage, provided the sidedrain is located within the state highway right-of-way and is required by the approved permit. The Transportation Commission will backfill the pipe with a sufficient amount of material to hold the pipe in place.
- Replace driveway, county road and street connections destroyed by construction of state highway projects and construct such connections where same are a part of an agreement or right-of-way consideration relative to the construction of the project. Such replacement and construction shall conform to approved plans.

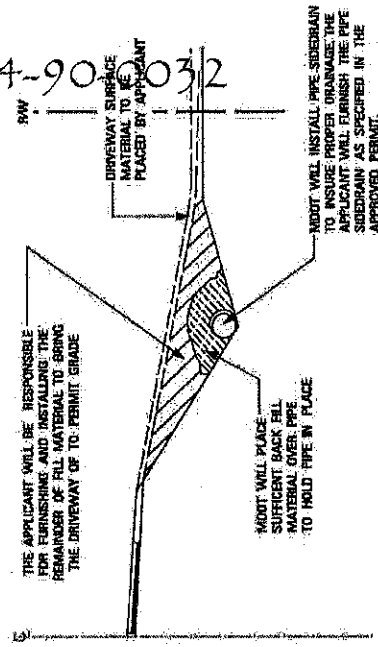
Special Conditions:

- Construction on state highway rights-of-way under approved permits shall be so scheduled as to permit inspection by Department personnel as the work progresses. It shall be the duty of the applicant to give the Department at least 24 hours notice in order to arrange for such inspection.
- The appropriate District Engineer or his designee will determine whether or not road, street or driveway connections for which there is a permit, comply with the requirements of said permit.

Permit No.: 6-25-24-900032



PLAN VIEW



CROSS SECTION

Charles Busby
Southern District Commissioner

Earl Glenn, Jr., P.E.
Deputy Executive Director/Chief Engineer

Billy Owen, P.E.
District 6 Engineer



Brad White
Executive Director

Jeff Ely, P.E.
Chief of Staff

Lisa M. Hancock
Deputy Executive Director/Administration

Feb. 12, 2025

gnarlydesigns.ds@gmail.com

Victoria Ngo & Minh So Quach
Attention: Jarrod Knesal
3712 Evangeline Drive
Chalmette, LA 70043

Enclosed, please, find your MDOT permit 6-25-24-90-0032. All applicants must make provision for materials and labor on their installations. Please, contact Pam Bradley (pbradley@mdot.ms.gov) or Brian Farris (bfarris@mdot.ms.gov) 601-544-6511 to notify beginning of construction 48 hours prior to performing work.

Thanks,

A handwritten signature in black ink that reads "Pam Bradley". The signature is stylized with a large, looping "P" and a long, sweeping underline.

Pam Bradley
MDOT District Six
Post Office Box 551
Hattiesburg, MS 39403

or

(physical address):
6356 Highway 49
Hattiesburg, MS 39401

/plb

Our File: B230789

Prepared by & return to:

Schwartz, Orgler & Jordan, PLLC

2137 East Pass Road

Gulfport, MS 39507, 228-388-7441



1st JUDICIAL DISTRICT
INSTRUMENT 2023-0025014-D-J1
FILED/RECORDED 12/13/2023 9:33:01 AM
TOTAL FEES \$26.00
3 PAGES RECORDED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Index: Lot 6, Fractional Section 1,

QUIT CLAIM 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,

MINH SO QUACH AND VICTORIA NGO

3712 Evangeline Drive, Chalmette, LA 70043, 504-915-4052

do hereby sell, convey and quit claim unto

MINH SO QUACH AND VICTORIA NGO

3712 Evangeline Drive, Chalmette, LA 70043, 504-915-4052

as joint tenants with full rights of survivorship and not as tenants in common, 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:

RECORD LEGAL DESCRIPTION

PARCEL 1:

Tax Parcel #0911B-02-015.000

A parcel of land situated in Lot 6 of Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCE at the intersection of the West right-of-way of Courthouse Road and the North right-of-way line of U.S. Highway 90; thence run South 72 degrees 22' 00" West, along said North margin of U.S. Highway 90, for a distance of 392.47 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 330.75 feet to the POINT OF BEGINNING; thence run South 89 degrees 51' 28" East for a distance of 106.80 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 172.30 feet to a point; thence run South 89 degrees 51' 28" East for a distance of 14.71 feet to a point; thence run North 0 degrees 41' 07" West for a distance of 60.61 feet to a point; thence run North 89 degrees 55' 15" West for a distance of 61.12 feet to a point; thence run South 0 degrees 37' 07" West for a distance of 45.98 feet to a point; thence run South 89 degrees 54' 25" West for a distance of 59.41' to a point; thence run South 0 degrees 03' 24" West for a distance of 186.62 feet to the POINT OF BEGINNING, containing 23,008 square feet or 0.528 acres, formerly known as Shoreline Oaks

Condominiums, Phase I, now revoked and terminated. It being the intention to convey all of the land described in the Plan of Condominiums filed in Plat Book 33 at Page 11 which was revoked and terminated.

PARCEL 2:

Tax Parcel #0911B-02-015.002

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the intersection of the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way line of Courthouse Road; thence run South 72 degrees 09 minutes 46 seconds West 157.40 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the west boundary of property of Joseph Naoum Salloum and Richard P. Salloum; thence run South 72 degrees 09 minutes 46 seconds West 60.00 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 72 degrees 09 minutes 46 seconds West 175.49 feet; thence run North 00 degrees 08 minutes 41 seconds East 316.30 feet along the east boundary of property now or formerly of Desai to the southwest corner of Shoreline Oaks Condominium, Phase One (Plat Book 33, Page 11A&B); thence run the following courses and distances along the boundary of Shoreline Oaks Condominium, Phase One; South 89 degrees 55 minutes 49 seconds East 106.92 feet; North 00 degrees 02 minutes 33 seconds East 172.36 feet; South 89 degrees 25 minutes 43 seconds East 14.74 feet; North 00 degrees 52 minutes 54 seconds West 60.64 feet; North 89 degrees 56 minutes 52 seconds West 61.09 feet; South 00 degrees 34 minutes 36 seconds West 45.81 feet; South 89 degrees 52 minutes 14 seconds West 59.50 feet to the east boundary of property now or formerly of Desai; thence run North 00 degrees 01 minutes 08 seconds East 88.80 feet along the east boundary of property now or formerly of Desai; thence run North 87 degrees 31 minutes 06 seconds East 167.69 feet; thence run South 00 degrees 06 minutes 58 seconds West 545.43 feet to the Point of Beginning. Containing 71,921 square feet, more or less.

A portion of the above described property is also described as Lots 1 through 9, inclusive, MAYWOOD COURT (Plat Book 14, Page 28) thereof, reference to which is hereby made in aid of and as a part of this description, together with that portion of Maywood Drive vacated by Decree of the Chancery Court rendered in Cause No. 60,078.

TOGETHER WITH A NON-EXCLUSIVE, UNIMPROVED INGRESS-EGRESS EASEMENT:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way of Courthouse Road; thence run North 00 degrees 09 minutes 29 seconds East 320.00 feet along the westerly right-of-way of Courthouse Road; thence continue North 00 degrees 09 minutes 29 seconds East 114.76 feet along the westerly right-of-way of Courthouse Road to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 16 minutes 58 seconds West 44.08 feet to a point on a curve concave to the north having a radius of 25.00 feet; thence run generally Westerly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is South 89 degrees 16 minutes 58 seconds West 43.30 feet from the aforementioned point; thence run South 89 degrees 16 minutes 58 seconds West 119.78 feet to the easterly boundary of property of The Peoples Bank; thence run North 00 degrees 06 minutes 58 seconds East 25.00 feet along the easterly boundary of property of The Peoples Bank; thence run North 89 degrees 16 minutes 58 seconds East 119.41 feet to a point on a curve concave to the south having a radius of 25.00 feet; thence run generally Easterly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is North 89 degrees 16 minutes 58 seconds East 43.30 feet from the aforementioned point; thence run North 89 degrees 16 minutes 58 seconds East 44.46 feet to the westerly right-of-way of Courthouse Road; thence run South 00 degrees 09 minutes 29 seconds West 25.00 feet along the westerly right-of-way of Courthouse Road to the POINT OF BEGINNING.

The intent of this deed and the execution of same is for the purpose of combining parcels one (1) and two (2) into one (1) overall parcel.

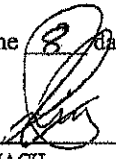
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

TITLE NOT EXAMINED OR REQUESTED

THE ABOVE described property is no part of Homestead of the grantor herein.

TAXES are hereby assumed by the Grantee herein.

WITNESS OUR SIGNATURE, on this the 8 day of ^{December}~~October~~, 2023.



MINH SO QUACH



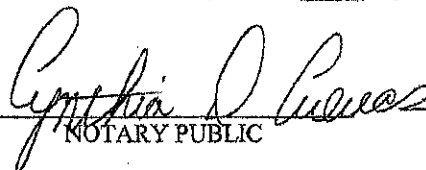
VICTORIA NGO

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, MINH SO QUACH AND VICTORIA NGO, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8 day of ^{December}~~October~~, 2023.



NOTARY PUBLIC

My Commission Expires _____





J1 - GULFPORT DISTRICT
Instrument 2021-0029670-D-J1
Filed/Recorded 10/22/2021 12:35:02 PM
Total Fees 26.00
4 Pages Recorded

PREPARED BY and RETURN TO:
David A. Wheeler, Esquire
Wheeler & Wheeler, PLLC
P.O. Box 284
Biloxi, MS 39533
(228) 374-6720
MSB 7126

INDEXING: Lot 8, Fractional Section 1,
T8S-R11W, Harrison County, 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

**SPECIAL
WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THE PEOPLES BANK, BILOXI, MISSISSIPPI, P.O. DRAWER 529, Biloxi, MS 39533 (228) 435-5511, GRANTOR, does hereby GRANT, SELL, BARGAIN, CONVEY and SPECIALLY WARRANT to MINH SO QUACH and VICTORIA NGO, 3712 Evangeline Drive, Chalmette, LA 70043 (504) 915-4052, GRANTEES, as joint tenants with full rights of survivorship and not as tenants in common, all right, title and interest in and to the following described real property, together with all improvements situated thereon, lying and being situated in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

PARCEL 1:

A parcel of land situated in Lot 6 of Fractional Section 1, Township 8 South, Range 11

West, City of Gulfport, Harrison County, Mississippi, being more particularly described as follows, to-wit:

COMMENCE at the intersection of the West right-of-way of Courthouse Road and the North right-of-way line of U.S. Highway 90; thence run South 72 degrees 22' 00" West, along said North margin of U.S. Highway 90, for a distance of 392.47 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 330.75 feet to the POINT OF BEGINNING; thence run South 89 degrees 51' 28" East for a distance of 106.80 feet to a point; thence run North 0 degrees 08' 32" East for a distance of 172.30 feet to a point; thence run South 89 degrees 51' 28" East for a distance of 14.71 feet to a point; thence run North 0 degrees 41' 07" West for a distance of 60.61 feet to a point; thence run North 89 degrees 55' 15" West for a distance of 61.12 feet to a point; thence run South 0 degrees 37' 07" West for a distance of 45.98 feet to a point; thence run South 89 degrees 54' 25" West for a distance of 59.41' to a point; thence run South 0 degrees 03' 24" West for a distance of 186.62 feet to the POINT OF BEGINNING, containing 23,008 square feet or 0.528 acres, formerly known as Shoreline Oaks Condominiums, Phase I, now revoked and terminated. It being the intention to convey all of the land described in the Plan of Condominiums filed in Plat Book 33 at Page 11 which was revoked and terminated.

PARCEL 2:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1; Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit: Commencing at the intersection of the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way line of Courthouse Road; thence run South 72 degrees 09 minutes 46 seconds West 157.40 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the west boundary of property of Joseph Naoum Salloum and Richard P. Salloum; thence run South 72 degrees 09 minutes 46 seconds West 60.00 feet along the northerly right-of-way line of U.S. Highway 90/East Beach Boulevard to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 72 degrees 09 minutes 46 seconds West 175.49 feet; thence run North 00 degrees 08 minutes 41 seconds East 316.30 feet along the east boundary of property now or formerly of Desai to the southwest corner of Shoreline Oaks Condominium, Phase One (Plat Book 33, Page 11A&B); thence run the following courses and distances along the boundary of Shoreline Oaks Condominium, Phase One; South 89 degrees 55 minutes 49 seconds East 106.92 feet; North 00 degrees 02 minutes 33 seconds East 172.36 feet; South 89 degrees 25 minutes 43 seconds East 14.74 feet; North 00 degrees 52 minutes 54 seconds West 60.64 feet; North 89 degrees 56 minutes 52 seconds West 61.09 feet; South 00 degrees 34 minutes 36 seconds West 45.81 feet; South 89 degrees 52 minutes 14 seconds West 59.50 feet to the east boundary of property now or formerly of Desai; thence run North 00 degrees 01 minutes 08 seconds East 86.80 feet along the east boundary of property now or formerly of Desai; thence run North 87 degrees 31 minutes 06 seconds East 167.69 feet; thence run South 00 degrees 06 minutes 58 seconds West 545.43 feet to the Point of Beginning. Containing 71,921 square feet, more or less.

A portion of the above described property is also described as Lots 1 through 9, inclusive, MAYWOOD COURT (Plat Book 14, Page 28) thereof, reference to which is hereby made in aid of and as a part of this description, together with that portion of Maywood Drive vacated by Decree of the Chancery Court rendered in Cause No. 60,078.

TOGETHER WITH A NON-EXCLUSIVE, UNIMPROVED INGRESS-EGRESS EASEMENT:

A parcel of land situated and being located in U.S. Government Lot 6, Fractional Section 1, Township 8 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the northerly right-of-way of U.S. Highway 90/East Beach Boulevard with the westerly right-of-way of Courthouse Road; thence run North 00 degrees 09 minutes 29 seconds East 320.00 feet along the westerly right-of-way of Courthouse Road; thence continue North 00 degrees 09 minutes 29 seconds East 114.76 feet along the westerly right-of-way of Courthouse Road to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, South 89 degrees 16 minutes 58 seconds West 44.08 feet to a point on a curve concave to the north having a radius of 25.00 feet; thence run generally Westerly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is South 89 degrees 16 minutes 58 seconds West 43.30 feet from the aforementioned point; thence run South 89 degrees 16 minutes 58 seconds West 119.78 feet to the easterly boundary of property of The Peoples Bank; thence run North 00 degrees 06 minutes 58 seconds East 25.00 feet along the easterly boundary of property of The Peoples Bank; thence run North 89 degrees 16 minutes 58 seconds East 119.41 feet to a point on a curve concave to the south having a radius of 25.00 feet; thence run generally Easterly 52.36 feet along said curve and through an angle of 120 degrees 00 minutes 00 seconds to a point that is North 89 degrees 16 minutes 58 seconds East 43.30 feet from the aforementioned point; thence run North 89 degrees 16 minutes 58 seconds East 44.46 feet to the westerly right-of-way of Courthouse Road; thence run South 00 degrees 09 minutes 29 seconds West 25.00 feet along the westerly right-of-way of Courthouse Road to the POINT OF BEGINNING.

The Grantor herein intends, and by its execution of this instrument does, transfer unto Grantees all right, title and interest it presently has in and to the above described property, subject to all restrictions, easements and rights of way of record. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantor

agrees to pay said Grantees or their assigns any deficit on actual proration. This conveyance and Grantor's warranty of title is subject to: (a) all restrictions of record, (b) all easements and rights of way of record; (c) prior reservations of oil, gas and mineral rights; (d) current year taxes, if any; and (e) all matters which would be revealed by an accurate inspection and/or survey of the subject property.

WITNESS MY SIGNATURE, this the 18th day of October, 2021.

The Peoples Bank, Biloxi, Mississippi

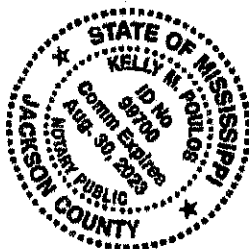
By: *Chevis C. Swetman*
CHEVIS C. SWETMAN,
President & Chief Executive Officer

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for said county and state, on this the 18th day of October, 2021, within my jurisdiction, the within named CHEVIS C. SWETMAN, who acknowledged to me that he is President and Chief Executive Officer of THE PEOPLES BANK, BILOXI, MISSISSIPPI, a Mississippi banking corporation, and that for and on behalf of said corporation and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Kelly M. Poulos
NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

926-229
JFK 926 PAGE 229

GRANT OF EASEMENT OF RIGHT-OF-WAY

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 all of which is hereby acknowledged, R H M, Ltd., a Louisiana Corporation, does hereby grant and deliver unto Shoreline Oaks, A Louisiana Partnership in Commendam (A Louisiana Limited Partnership), and its transferees, assignees or designees, an easement of right-of-way 18 feet in width, on, over, across and through the property of Grantor for the purpose of ingress and egress to the property herein described, said property being located in Harrison County, Mississippi, and described as follows, to-wit:

COMMENCE at the Southwest property corner of Shoreline Oaks Condominiums, Phase One, thence run South 89 degrees 51 minutes 28 seconds East, along the South property line of said Shoreline Oaks Condominiums, Phase One, for a distance of 53.00 feet to the POINT OF BEGINNING; thence run South 0 degrees 08 minutes 32 seconds West for a distance of 313.76 feet to a point on the North margin of U.S. Highway 90; thence run North 72 degrees 22 minutes 00 seconds East, along said North margin, for a distance of 18.90 feet to a point; thence run North 0 degrees 08 minutes 32 seconds East for a distance of 207.99 feet to a point on said South property line of Shoreline Oaks Condominiums, Phase One; thence run North 89 degrees 51 minutes 28 seconds West, along said South property line, for a distance of 18.00 feet to the POINT OF BEGINNING, containing 5,595.75 square feet or 0.128 acres.

WITNESS my signature this the 23RD day of MARCH, 1982.

R H M, Ltd.

BY: Richard H. Maness
RICHARD H. MANESS, PRESIDENT

BOOK 926 PAGE 230

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned
authority in and for said County and State, RICHARD H.
MANESS, President of R H M, Ltd., a Louisiana Corporation,
who acknowledged that he signed, delivered and executed the
above and foregoing Grant of Easement of Right-of-Way on
behalf of said Corporation on the day and year therein
mentioned, with full authority of the Corporation to so do.

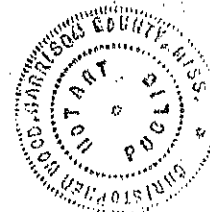
SWORN to and subscribed before me, this the 23rd day of
MARCH, 1982.

Christopher Lunde
NOTARY PUBLIC

My Commission Expires:

MAY 12, 1984

(SEAL)



1486

1486

STATEMENT OF FEES	
First Page	\$2.00
Add Page at \$1.00	1.00
Appraising / Section	1.00
Marginal Entry at .50	
Total Fees	4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 1 o'clock
and 37 minutes P. M. on 24 day of March, A.D. 1982
and recorded MAR. 25 1982 in Records of Deeds
Book 926 Pages 229-230

By W. N. Creel Chancery Clerk

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[Property Link](#)
[Deeds & Records Link](#)
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Property Link

HARRISON COUNTY, MS

Current Date 6/13/2024

Tax Year 2023

Records Last Updated 6/12/2024

PROPERTY DETAIL
OWNER QUACH MINH SO & VICTORIA NGO
 3712 EVANGELINE DR
 CHALMETTE LA 70043

ACRES : **NA**
LAND VALUE : 156400
IMPROVEMENTS : **NA**
TOTAL VALUE: 156400
ASSESSED : 23460

PARCEL 0911B-02-015.002
ADDRESS BEACH BLVD

TAX INFORMATION

YEAR 2023	TAX DUE	PAID	BALANCE
COUNTY	854.41	854.41	0.00
CITY	797.64	797.64	0.00
SCHOOL	1521.38	1521.38	0.00
TOTAL	3173.43	3173.43	0.00

Mail Payments To:

Sharon Nash Barnett, Tax Collector
 P.O. Box 1270
 Gulfport, MS 39502

Postmark will be used to determine penalty

LAST PAYMENT DATE 1 / 9 / 2024

MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL	DR: 2021-0029667-D-J1
HOMESTEAD CODE None	10/22/20	21-RO
TAX DISTRICT 2G	1.6 (AC) COM AT INTER OF N MAR	OF
PPIN 117664	HWY 90 & W MAR OF COURTHOUSE R	D S
SECTION 01	72 DG W 217.4 FT TO POB S	72 D
TOWNSHIP 08	G W	
RANGE 11		

Deed Book/Page References

Book	Page	Date	Type
2012-0001142-D-J1		2/28/2012	ST
2008-0003687-D-J1		4/30/2008	WD
2004-0010419-D-J1		12/10/2004	WD
2004-0007415-D-J1		8/31/2004	WD
1478/0589		1/ 5/2000	WD
1477/0152		12/21/1999	
1476/0340		12/14/1999	
1362/0499		2/20/1997	
1343/0595		7/30/1996	
1343/0588			
1106/0503			

TAX PAID HISTORY

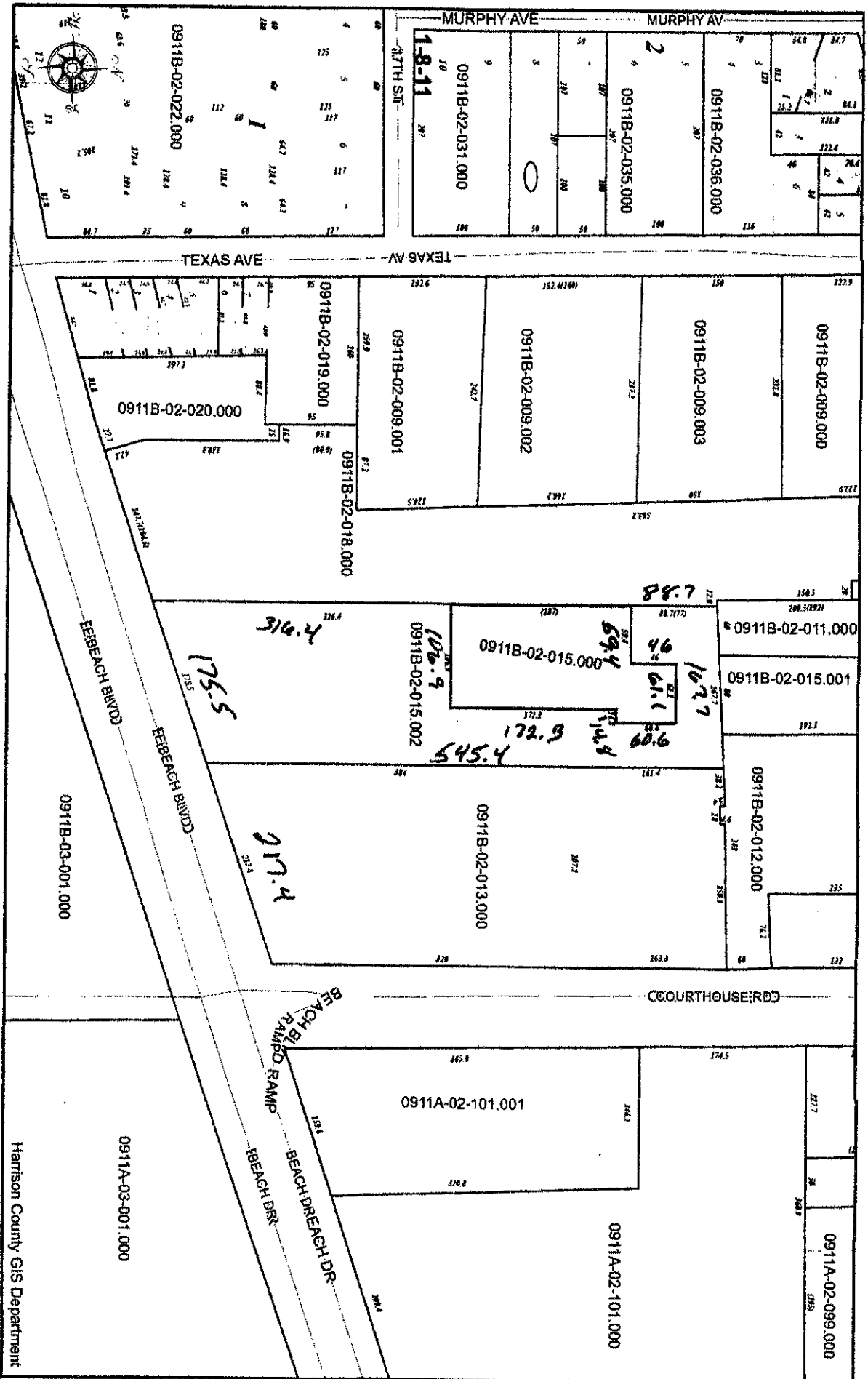
Year	Owner	Total Tax	Paid(Y/N)
2022	QUACH MINH SO & VICTORIA NGO	3173.43	Y LAST PAYMENT DATE 12/7/2022
2021	PEOPLES BANK BILOXI MS	3173.43	Y LAST PAYMENT DATE 4/29/2022



HARRISON COUNTY, MISSISSIPPI

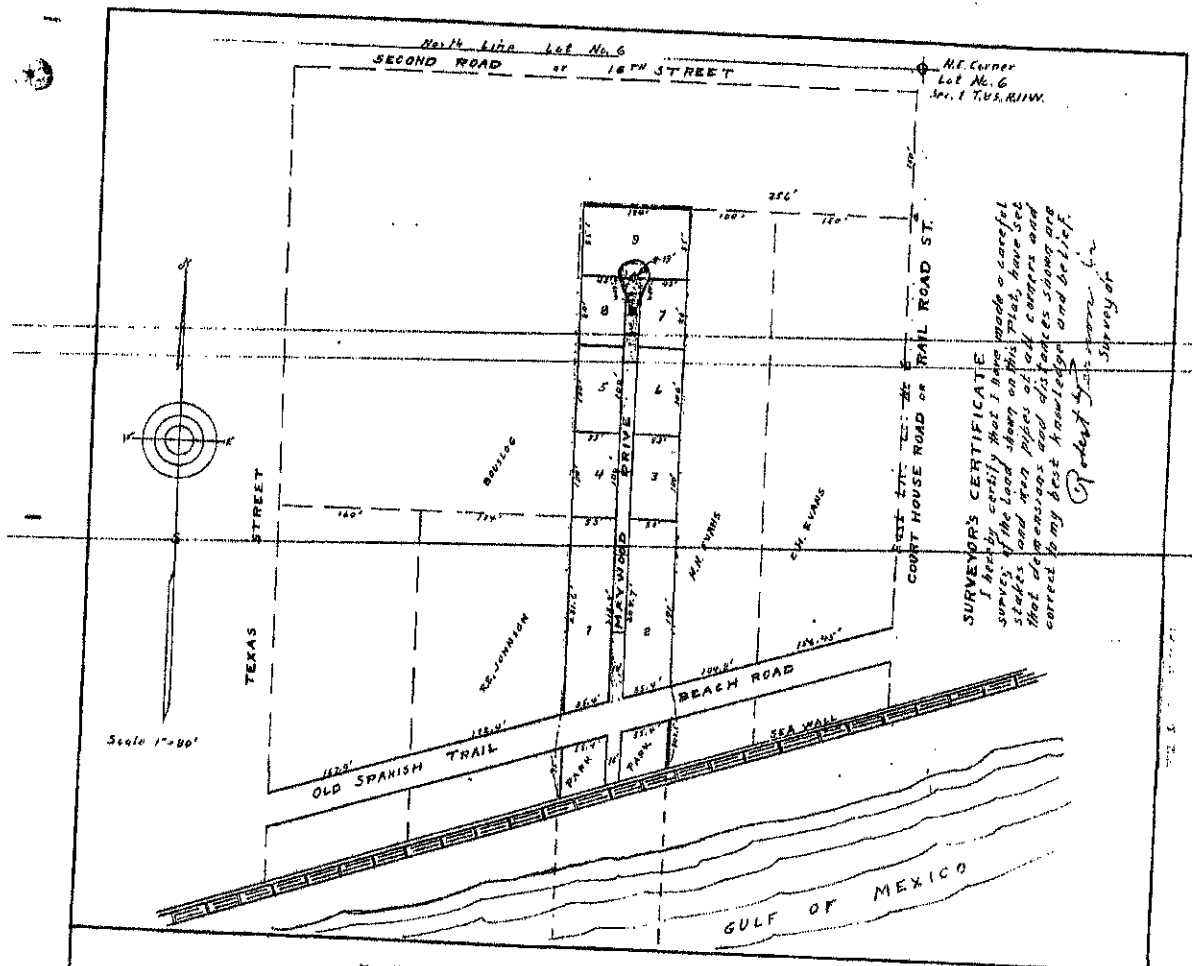
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: June 13, 2024



Harrison County GIS Department

SID PLAT IS NOT FOUND TO BE VACATED
 SEE 60,078 ORDER TO VACATE ROAD (NORTH END +
 TURNAROUND)



MAYWOOD COURT

LOCATED IN LOT No. 6 OF FRACTIONAL SECTION 1,
 TOWNSHIP 8 SOUTH RANGE 11 WEST
 HARRISON COUNTY, MISSISSIPPI.

DEDICATION

We, the undersigned owners do hereby Dedicate this plat hereafter known as MAYWOOD COURT on the BEACH at Mississippi City, located in Lot No. 6 of the Fractional Section 1, Township 8 South Range 11 West Harrison County, Mississippi, and more particularly described as follows to-wit:

Beginning at a point 556 feet West and 174 South of the N.E. Corner of Lot 6 Section 1 T. 8 S. R. 11 W. of Harrison County, Mississippi, from thence West 120 feet, thence South to the Gulf of Mexico, thence along the Gulf of Mexico North and South to the point of Beginning, thence North to the point of Beginning, and the public forever the Road, and drive over thereon.

ACKNOWLEDGMENT

State of Mississippi,
 Harrison County.
 Personally appeared before me the undersigned authority in and for said State and County, he, within and before me, who acknowledged to me that he owns this land and delivered plat on the day and year herein stated.

Witness my hand and official Seal this 11th day of June 1900.

CERTIFICATE

We the undersigned do hereby certify that we have seen the original plat and find it to be a true and correct duplicate thereof.

Signed this 11th day of June 1900.

Robert J. Johnson, Jr. Surveyor
 William H. Johnson, Jr. Secretary

FILED AND RECORDED this 16th day of July 1900
 in the Records of Plat of Harrison County, Mississippi,
 by Duplicate, in Book No. 10 on Page No. 10.

William H. Johnson, Jr. Secretary

RE: General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), Ward 2

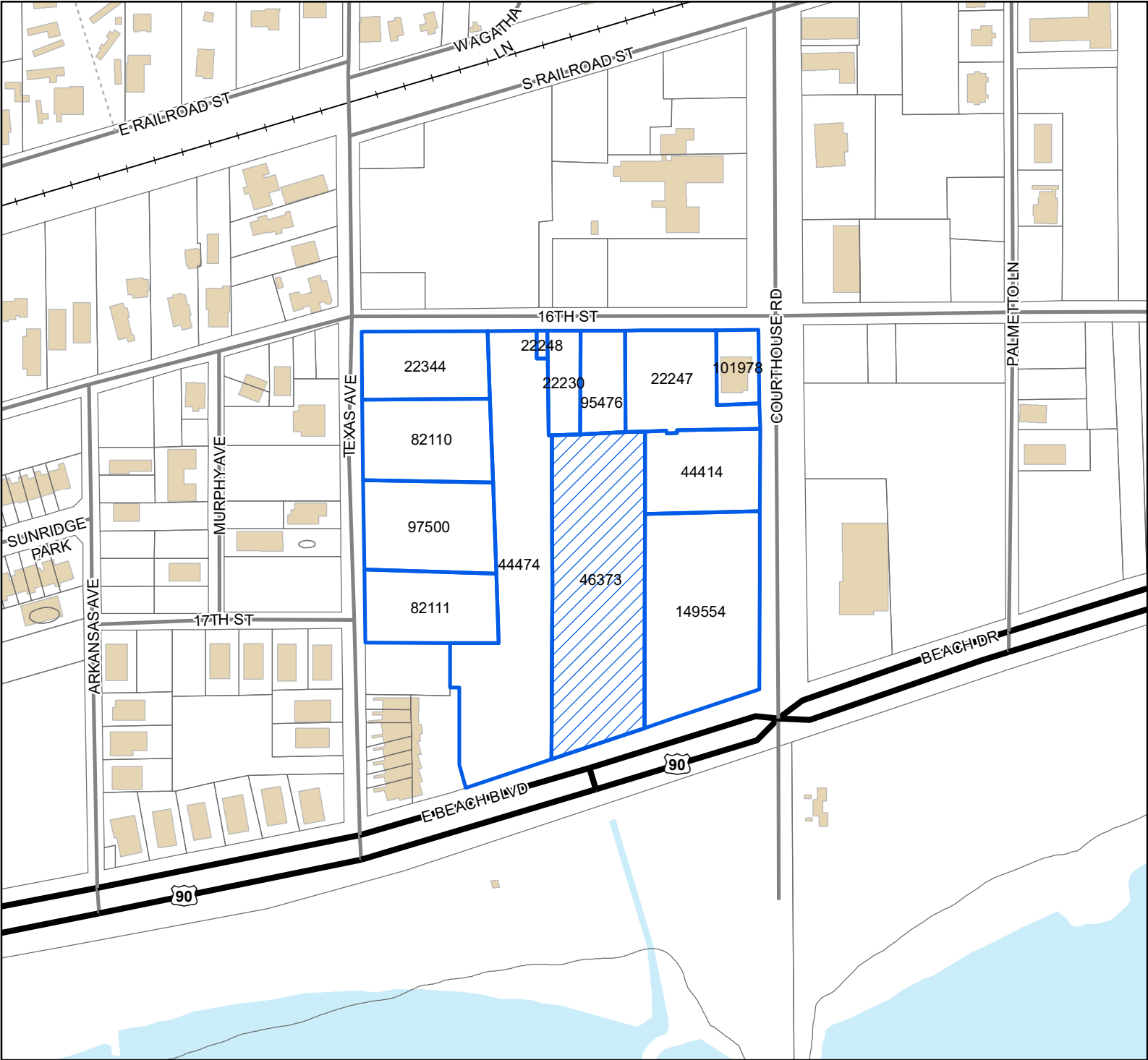
To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, March 27, 2025**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agenda/> then click the City of Gulfport Planning Commission for **Thursday, March 27, 2025**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

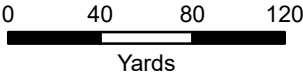


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0911B-02-015.000	MINH SO QUACH & VICTORIA NGO (OWNER)	3712 EVANGELINE DR	CHALMETTE	LA	70043
			TUONG XUAN NGUYEN (AGENT)	3011 AMAZON ST	NEW ORLEANS	LA	70114
			Adjacent Property Owners (2504PC043)				
	82111	0911B-02-009.001	CHEVALIER BRIAN	2510 PROVENCE PLACE	BILOXI	MS	39531
	149554	0911B-02-013.003	BETH HOLDINGS LLC	188 CHANTILLY DR	MADISON	MS	39110
	95476	0911B-02-015.001	TABOR TERESA	601 STONEBROOK DR	CHATANOOGA	TN	37415
	22230	0911B-02-011.000	CARTHUSIAN LLC	300 S TOULME ST	BAY ST LOUIS	MS	39520
	82110	0911B-02-009.003	PICKETT ALLAN V	1336 SECOND ST	GULFPORT	MS	39501
	46373	0911B-02-015.000	QUACH MINH SO & VICTORIA NGO	3712 EVANGELINE DR	CHALMETTE	LA	70043
N	22248	0911B-02-010.000	GULF SOUTH PIPELINE COMPANY LP	ATTN: PROPERTY TAX DEPT	HOUSTON	TX	77046
	44474	0911B-02-018.000	NGUYEN DAVID	8907 BOULDER SPRING DR	HOUSTON	TX	77083
N	22247	0911B-02-012.000	GULFPORT CITY OF	AMERICAN LEGION POST 119 PARK			0
	97500	0911B-02-009.002	SMITH EMILY C & WILLIAM J	71206 WHISKEY OAKS LN	COVINGTON	LA	70433
N	101978	0911B-02-013.002	HARRISON CO				0
	22344	0911B-02-009.000	DELANO TODD & ANDERSON MICKEY	920 CEDAR LAKE RD SUITE E3	BILOXI	MS	39532
	44414	0911B-02-013.000	SALLOUM JOSEPH NAOUM & RICHARD P	P O BOX 1176	GULFPORT	MS	39502



Legend

- Site
- US or State Highway
- Street
- Alley
- Railroad
- Buildings
- Water Features



1 inch = 250 feet



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



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

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
36845	642361	Print Legal Ad-IPL02210830 - IPL0221083	PC Legals for March Publi	1	72 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, March 27, 2025 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.

General Plan 2502PC025, by owner Gnarly Development LLC, seeking approval of a six-lot residential subdivision (Calypso Cove), Tax Parcel 0911B-02-053.000, 16th Street, Zoned T4L (General Urban Zone Limited), Ward 2

Planning Commission Approval 2502PC026, by agent Tuong Xuan Nguyen, seeking approval for townhouse development, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 East Beach Blvd, Zoned T6 (Urban Core Zone) Ward 2

Planning Commission Approval 2503PC041, by agent Miguel A. Hernandez, seeking approval for a church use, Tax Parcel 1010H-01-044.000, 2238 East Pass Road, Zoned B-2 (General Business), Ward 5

General Plan 2503PC043, by agent Tuong Xuan Nguyen, seeking approval for a townhome subdivision plan with 10 lots and 2 outparcels, Tax Parcels 0911B-02-015.000, 0911B-02-015.002, 30 E Beach Blvd, Zoning T6 (Urban Core Zone), 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 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 5th day of March 2025
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0221083
Mar 12 2025

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Beaufort County, South Carolina 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:
03/12/25

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.

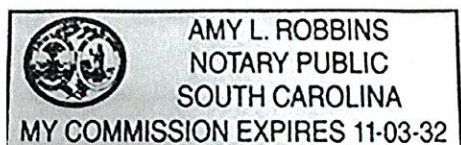
Mary Castro

Sworn to and subscribed before me this 13th day of March in the year of 2025

Amy Robbins

Notary Public

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



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URBAN DEVELOPMENT
PLANNING & ZONING
PO BOX 1780 | GULFPORT, MS | 1410 24TH AVENUE
228.868.5710 | PLANNERS@GULFORT-MS.GOV

PLANNING COMMISSION CASE

Hearing Date: Thursday, March 27, 2025

Planning Commission Recommendation