



Planning Commission | Agenda

Thursday, July 23, 2026 – 4:30 PM

City Hall – Council Chambers
2309 15th Street, Gulfport

- 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 - 06-25-2026

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. Tree Permit Appeal 2605PC070 (Deferred to Special Call Meeting per Request of Planning Commission Chairman)

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

2. General Plan 2607PC094: (Withdrawn by Planning Staff Due to Variance Denial)

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

3. Planning Commission Approval 2607PC090:

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

4. Planning Commission Approval 2607PC095:

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

5. Planning Commission Approval 2607PC100:

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

H2. Planning Commission Recommendation

1. Zoning Map Amendment 2604PC045: (Tabled to July Meeting)

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

I. Reports

J. Unfinished Business

K. Other Business

K1. Other Business

General Plan Revision 2605PC067, by agent Brown, Mitchell, & Alexander Inc, seeking approval for a revised 7-lot subdivision that was initially approved on May 28, 2026, Tax Parcel 0908D-01-015.000, Orchard Street, Zoned R-1-7.5 (Single-family), Ward 6

L. Adjournment

MINUTES
GULFPORT CITY PLANNING COMMISSION
Thursday, June 25, 2026, 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 **4:30 P.M.**
- D. **Determination of a Quorum**: A roll call was performed and a quorum was determined.

BOARD MEMBERS PRESENT:

WM. PRINCE JONES
TIM DAIGLE JR
DOUG HANCOCK
HAROLD SPANN
VIRGINIA ADOLPH
CHARLIE HEWES
BILL WILLIAMS
DANIEL KEATING

BOARD MEMBERS ABSENT:

KEITH WILLIAMS
CHRIS ROMANO
BRYAN JACOBS

STAFF MEMBERS PRESENT:

GREG HOLMES
MATILDA WELCH
SAMUEL SWEETING
SAMUEL SMITH

COURT REPORTER:

NORMA JEAN SOROE

E. **Confirmation of Agenda**:

F. **Adoption of Minutes**:

Motion by **Tim Daigle Jr** and seconded by **Daniel Keating** to approve Minutes of the May 28, 2026 Planning Commission meetings 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. Tree Permit 2605PC070:

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: Virgil Gillespie

Speaking against the Petition: Malcolm Jones, Randy Wales

Motion: Charlie Hewes – to table the case until the July meeting.

Second: Daniel Keating

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

Action: Motion carried 7-1.

2. Planning Commission Approval 2606PC077:

Planning Commission Approval 2606PC077, by owners Cara & Jason Drewes, seeking approval for an administrative office for an engineering consulting office as a home occupation, Tax Parcel 1011D-01-049.000, 134 E Cedar Drive, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Cara Drewes

Speaking against the Petition: None

Motion: Doug Hancock – to approve the applicant's request.

Second: Charlie Hewes

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

Action: Motion carried unanimously.

3. Planning Commission Approval 2606PC081:

Planning Commission Approval 2606PC081, by agent Tamesha McDowell, seeking approval for an administrative office for a home care office as a home occupation, Tax Parcel 0807I-01-005.037, 13325 E Carriage Circle, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Tamesha McDowell

Speaking against the Petition: Cynthia Levens, Richard Strong

Motion: Charlie Hewes – to approve the applicant request.

Second: Daniel Keating

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

Action: Motion carried unanimously.

4. Planning Commission Approval 2606PC084:

Planning Commission Approval 2606PC084, by owner Menhie Melton, seeking approval for a mobile home use, Tax Parcel 0710I-02-029.000, 3713 37th Ave, Zoned R-1-5 (Single-family), Ward 1

Speaking for the Petition: Menhie Melton

Speaking against the Petition: None

Motion: Daniel Keating – to approve the applicant’s request on the condition that the existing mobile home be removed before the new mobile home may be placed.

Second: Bill Willaims

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

Action: Motion carried unanimously.

5. Planning Commission Approval 2606PC086:

Planning Commission Approval 2606PC086, by owners Amber Guidry & Devante Crandle, seeking approval for an administrative office for a bookkeeping business as a home occupation, Tax Parcel 0808K-03-075.000, 11475 Harris Drive, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Amber Guidry

Speaking against the Petition: None

Motion: Harold Spann – to approve the applicant’s request.

Second: WM. Prince Jones

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

Action: Motion carries unanimously.

6. General Plan 2607PC094: (Deferred to July Meeting Agenda)

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action:

H2. Planning Commission Recommendation

7. Zoning Map Amendment 2604PC045:

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Speaking for the Petition: None

Speaking against the Petition: None

Motion: WM. Prince Jones – motion to table the case to the July meeting.

Second: Bill Williams

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

Action: Motion carried unanimously.

8. Zoning Map Amendment 2606PC076:

Zoning Map Amendment 2606PC076, by agent Grant Thompson, requesting to rezone property to R-1-10, Tax Parcel 0708I-02-015.000, Orange Grove Road, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Kevi Yates, Anderson Reed

Speaking against the Petition: Mercedes Carranza

Motion: Tim Daigle Jr – to recommend approval due to change in the character of the area and public need.

Second: Harold Spann

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

Action: Motion carried unanimously.

9. Zoning Map Amendment 2607PC093:

Zoning Map Amendment 2607PC093, by agent Terry Moran, requesting to rezone 2 parcels to R-1-7.5 (Single-family), Tax Parcel 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Speaking for the Petition: Terry Moran, Rick Camerena

Speaking against the Petition: None

Motion: Charlie Hewes – to recommend approval with conditions due to public need and change in the area.

Second: Doug Hancock

KEITH WILLIAMS	– Chairman - Absent
VIRGINIA ADOLPH	– Acting Chair
CHARLIE HEWES	– Yea
DANIEL KEATING	– Yea
WM. PRINCE JONES	– Yea
DOUG HANCOCK	– Yea
BRYAN JACOBS	– Absent
TIM DAIGLE JR	– Yea
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 **Charlie Hewes** to adjourn, seconded by **Doug Hancock** and carried unanimously. The meeting adjourned at **6:15 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

Hearing Date: Thursday, July 23, 2026

Planning Commission Decision

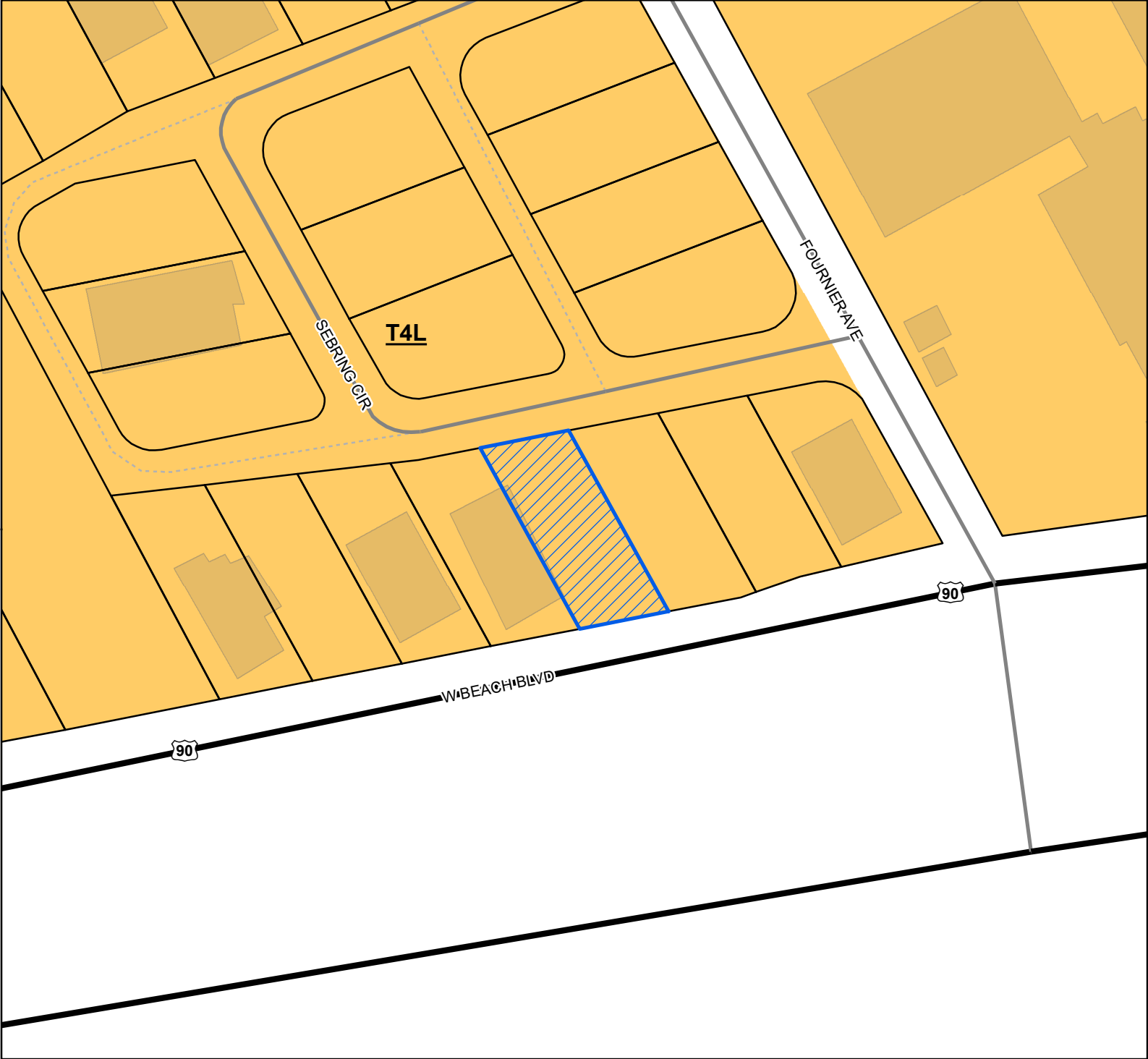


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228.868.5710 | PLANNERS@GULFPORT-MS.GOV

PLANNING COMMISSION

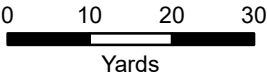
Hearing Date: Thursday, July 23, 2026

Tree Permit Appeal 2605PC070 (Deferred to Special Call Meeting per Request of Planning Commission Chairman) Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2



- Site
- US or State Highway
- Street
- Alley
- Parcels
- Buildings
- Smart Code
 - T4L

Site Information
07110-04-028.004
Zoning: T4L (General Urban Zone Limited
Size: 4514.01 sqft (6851.78 sqft after lot combination, not shown on map)
Flood: AE



1 inch = 70 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 APPEALS

Property Information

TAX PARCEL #

0	7	1	1	0

 -

0	4

 -

0	2	8

 .

0	0	4

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2605PC070

Date Received: 4-7-26

Receipt #: 13790426

Received By: SDS

Zoning: T4L

Ward: 2 Flood: AE

Size: 6,851.78 sq. ft.

Address of Property Involved: 4719 W BEACH BLVD

Lot(s) 4, Block(s) _____, Subdivision 9 WATERS

General Location: _____

GENERAL DESCRIPTION OF APPEAL:

TREE WAS DETERMINED IT HAD COMPROMISED STRUCTURAL INTEGRITY BY CITY ARBORIST, THE TREE IS IN MIDDLE OF ADDITION! THE ROTTING TREE IS A LIABILITY TO US, OUR PROPERTY & OTHERS.

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

MIKE & KIRSTEN RUSSELL

Printed Name Of Owner

4719 W BEACH BLVD

Mailing Address

GULFPORT MS 39501

City

State

Zip code

Home Phone

cell #1

Work/Cell Phone #2

Email

Mike Russell [Signature]

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

☐

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



Covenant Affidavit

I, MICHAEL RUSSELL, being owner or agent of the property 4719 W. BEACH BLVD
PRINT NAME PRIMARY ADDRESS OR PO BOX
GULFPORT, MS 39501

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

Michael Russell
Signature

4/7/2026
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 7th day of April, 2026

S. S. G.
Notary Public

Commission Expiration



ALAN FEATHERSTON CAME TO OUR HOME FALL OF 2025 AND TOLD US THE TREE HAD BEEN HIT BY A VEHICLE WHICH HAS COMPROMIZED ITS INTERNAL INTEGRITY. THE EMPACT AFFECTS THE TREES VASCULAR SYSTEM WHICH THEN CAUSES THE TREE TO DEVELOPE HEART ROT WHICH IS WHERE THE TREE DECAYS FROM THE INSIDE OUT.

THE TREE ALSO HAS "V-SHAPED" (FORE) WHERE TWO MAIN TRUNKS MEET. WHICH ARE PRONE TO SPLITTING DOWN THE MIDDLE UNDER THE STRESS OF HIGH WINDS OR HEAY RAIN.

THERE IS ALSO CALITIES AT THE BASE OF THE TRUNK WHICH RODENTS LIVE. FUTHER SIGNS OF INTERNAL CAVITY, ROT CAUSING MORE WEAKNESS OF THE TRUNK OF THE TREE

THIS TREE IS WITHIN 15' OR STRICKING DISTANCE OF OUR HOUSE AND PEDISTRIANS ON STREET & SIDEWALK. IF THE TRUNK SNAPS AT THE BASE OR SPLITS AT THE CRACK OR "V" (WHERE THE HEART ROT AND RODENT CAVITIES ARE LOCATED), THERE IS ALMOST NO SCENARIO WHERE THE TREE MISSES THE HOUSE OR ADDITION. BECAUSE THE HOUSE IS SO CLOSE TO THE "PIVOT POINT" (THE BASE), EVEN A PARTIAL LEAN TOWARD THE STRUCTURE WOULD RESULT IN A MASSIVE IMPACT. THE LIABILITY OF THE CATASTROPHIC DAMAGE THIS LIVE OAK WILL CAUSE WITHOUT WARNING TO OUR PROPERTY OUR LIVES AND THE LIVES OF NEIGHBORS OR DRIVERS ON HIGHWAY 90 AND PEDISTRIANS ALONG SIDEWALK. WE HAVE BEEN TOLD OF THIS BY GULFPORTS CITY ARBORIST AND NOW BEING TOLD WE ARE SAFE WHEN YOU

CAN VISUALLY SEE THE ^{VID} CRACKS PLUS THE SQUISHY BARK THAT FALLS OUT WITH THE SLIGHTEST TOUCH. RODENT HOLE CAVITIES & MUSHROOM GROWTH. AS WELL AS ALL THE MULTIPLE SUCKER GROWTH ON MAJOR LIMBS WHICH ALSO IS SIGNS OF INTERNAL FUNGUS & ROT.

THE TREE IS IN THE MIDDLE OF OUR BUILDING PROJECT AND IS A HAZARD TO OUR CURRENT PROPERTY & OTHER. OUR NEIGHBORING LOT OWNER HAS BUILDING PLANS SUBMITTED TO THE CITY AS WELL. AND WILL NEED LIMBS REMOVED. SO WE WOULD HAVE A RODENT INFESTED, ROTTEN TRUNK W/2 LIMBS LEFT. FOR SURE WILL FALL AND CAUSE DAMAGE

COPY

CITY OF GULFPORT

TREE PERMIT APPLICATION (VER. 3/25)

City of Gulfport Department of Urban Development

1410 24th Avenue, Gulfport, Mississippi 39501 (228) 868-5715

Please read and fill in ALL information that is requested. Failure to fully and adequately complete this application may result in a delay in issuing a permit. **PLEASE PRINT LEGIBLY.** ** NOTE: It is acknowledged by the undersigned Applicant herein as a condition of any permit issued, that it is the responsibility of the owner of the property and the contractor, if any, for the removal of all limbs, stumps, and other related material after any permitted pruning and/or tree removal has occurred.

APPLICANT INFORMATION

FULL NAME OF APPLICANT MIKE & KIRSTEN RUSSELL
PHONE NO. 913 488-5588 EMAIL jayhawkcruss@gmail.com
NAME OF CONTRACTOR (IF ANY): _____

ADDRESS OF APPLICANT 4719 W BEACH BLVD (street address)
GULFPORT MS 39501
City State Zip

PROPERTY INFORMATION FOR LOCATION OF TREES

STREET ADDRESS FOR AFFECTED TREES 4719 W BEACH BLVD
TAX PARCEL NUMBER FOR PROPERTY 07110-04-028.004
(REQUIRED FOR ISSUANCE)

* IF METES AND BOUNDS ATTACHED PHOTOGRAPH OR DEED FOR SURVEY WITH LEGAL DESCRIPTION

FULL NAME OF PROPERTY OWNER: MIKE & KIRSTEN RUSSELL
ADDRESS OF PROPERTY OWNER 4719 W. BEACH BLVD (street address)
GULFPORT MS 39501
City State Zip

PHONE NO. 913 488-5588 EMAIL jayhawkcruss@gmail.com

PERMIT INFORMATION

Permit for (check all that apply): Removal ☒ Pruning _____ Other _____

Reason for permit request Adding Addition to EXISTING HOME w/ PATIO
(Use separate sheet if needed)

Total Number of Protected Trees to be removed / pruned: 1 Number of Acres: 6.85178
39ft

Provide Number of Protected Trees Below (in blanks provided):

<u>1</u> Live Oak	Red Maple	Shumard Oak
Southern Magnolia	American Sycamore	Overcup Oak
Bald Cypress	Willow Oak	Swamp Chestnut Oak

Application is hereby made to the City of Gulfport pursuant to the City's Code of Ordinances for removal and pruning of protected trees. I, undersigned applicant, state and affirm that the above information is true and correct and that I have the authority over the description of work to be performed to submit this application and seek a permit thereon. I also understand the City's Tree Protection Ordinance and I agree to comply with all provisions and requirements of the City's Code of Ordinances and its Tree Protection Ordinance and with all conditions or requirements associated with any permit issued. Any permit shall be valid for a period of 180 days following date of issuance.

FEE: _____ SIGNATURE: Michael Russell DATE: 3/16/20

OFFICIAL USE ONLY

Name of Employee Receiving Application: Will S. Date Received: 3-16-20 Date Received by Tree Protection Advisor: _____

Amount of Monies Received with Application (Application Fee): _____ Method of Payment: _____

Tree Permit Approved _____ Tree Permit # 26037P0024 Tree Permit Denied X (See attached comments, if any)

Signature: Michael Russell Date: 4/6/20

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

Site plan showing the following information at a scale sufficient to enable the determination of matters required under the Tree Protection Ordinance:

- (1) The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements, if any.
- (2) Location and dimensions of all protected trees identified by common or botanical name. Trees proposed to remain, to be relocated or to be removed shall be so identified. Groups of trees in close proximity, three (3) foot spacing or closer, may be designated as a "clump" of trees, and predominant species, estimated number, and average size listed.
- (3) A statement showing how trees not proposed for removal are to be protected during land clearing and construction (a statement as to proposed Protective Barriers as defined in Section 8-12, etc).
- (4) Statement as to grade changes proposed for the lot/parcel and how such changes will affect these regulations.
- (5) A description of any proposed tree replacement, to include size, type, number and location of existing trees and the same for replacement trees.
- (6) The Tree Protection Advisor may require the applicant to furnish additional information as necessary and appropriate to properly analyze the application.

Tree Permit Fee Schedule:

RESIDENTIAL AND COMMERCIAL (IMPROVED)*

One Tree: \$25.00
Each additional tree: \$10.00

RESIDENTIAL AND COMMERCIAL (UNIMPROVED)*

One Tree: \$35.00
Each additional tree: \$15.00

The 51.5" Live Oak tree is not in the addition's envelope. The addition can be built with existing tree.

APPLICATION FOR TREE MITIGATION TRUST

Tree Mitigation Trust application and site plans/landscape plans must be submitted to the Planning and Zoning Department and must be approved by the City of Gulfport's Tree Advisor.

Applicant Information

Name: MIKE & KIRSTEN RUSSELL
Company/Organization: _____
Address: 4719 W BEACH BLVD
Phone Number: 913-488-5588
Other Contact Information (if applicable): _____

Site Information

Tree Application Permit #: 2603 TP 024
Site Address/Parcel #: 4719 W BEACH BLVD
Number of Trees Unable to Plant: 5
Are there existing trees proposed to be removed for this site? YES ☐ NO ☒
Is there existing greenspace on the site where trees cannot be planted? YES ☐ NO ☒

Justification

The following section shall be used to justify reasons why the applicant should be able to participate in the City of Gulfport tree mitigation trust.

The following are common hardships (but not all) that allow an applicant to partake in the tree mitigation trust: (1) zero-lot-line property (existing building/structure comes up to property edges on all sides), (2) existing utility infrastructure or maintenance zone prohibits trees from being planted, (3) difficult water features, (4) difficult topography, (5) unusual site conditions.

Please list and explain your reasoning/hardships for not being able to plant trees on the site:

NO ROOM DUE TO SIZE OF LOT &
BUILDINGS ON LOT PLUS PROPOSED
ADDITION TO EXISTING STRUCTURE
IT CAUSES WATER DRAINAGE TO OUR
FOUNDATION BECAUSE TREE TRUNK ABOVE
OUR FOUNDATION
IT'S ROTTEN

Agreement

The applicant agrees that they have explored all alternative options for planting required trees on site and have exhausted all alternatives. The applicant agrees to provide site plans and landscape plans to the Tree Advisor showing justification for entering the tree mitigation trust.

The applicant agrees to pay the City of Gulfport to plant trees in an alternative location on public grounds or rights-of-way that are comparable to the trees or landscaping otherwise required on site by the City Ordinance. The applicant agrees to pay a one-time, flat fee for the planting and maintenance of such comparable trees. Due to the ongoing maintenance that will be required by the City of Gulfport for the life of the tree, the flat cost estimate for planting and initial maintenance of a comparable tree is two (2) times the base price for a two (2) inch caliper, ten (10) foot tree to purchase the comparable tree in local nursery stock. The applicant agrees to pay the City the current tree mitigation fee for each tree per the schedule in Ordinance Chapter 8, Sec 8-8. (b) that the applicant is unable to plant. Agreeing to pay into the trust does not exempt the applicant from other landscape code requirements not covered in this application.

Acknowledgement

I, MICHAEL RUSSELL (print name), have read and understand the above agreement and agree to abide by its terms and conditions. I certify under penalty of law that I have examined and am familiar with the information submitted and believe the information to be true and accurate.

I agree to mitigate a total of 5 trees through the City of Gulfport tree mitigation trust.

I agree to pay the City of Gulfport Mitigation Price of \$ 1100 (current nursery stock price times two (2)) per tree for a Total Price of \$ 220.00 (current mitigation price times the number of trees being mitigated.)

Signature of Applicant: Michael Russell Date: 3/16/20

For Office Use Only

Number of trees to be mitigated: _____

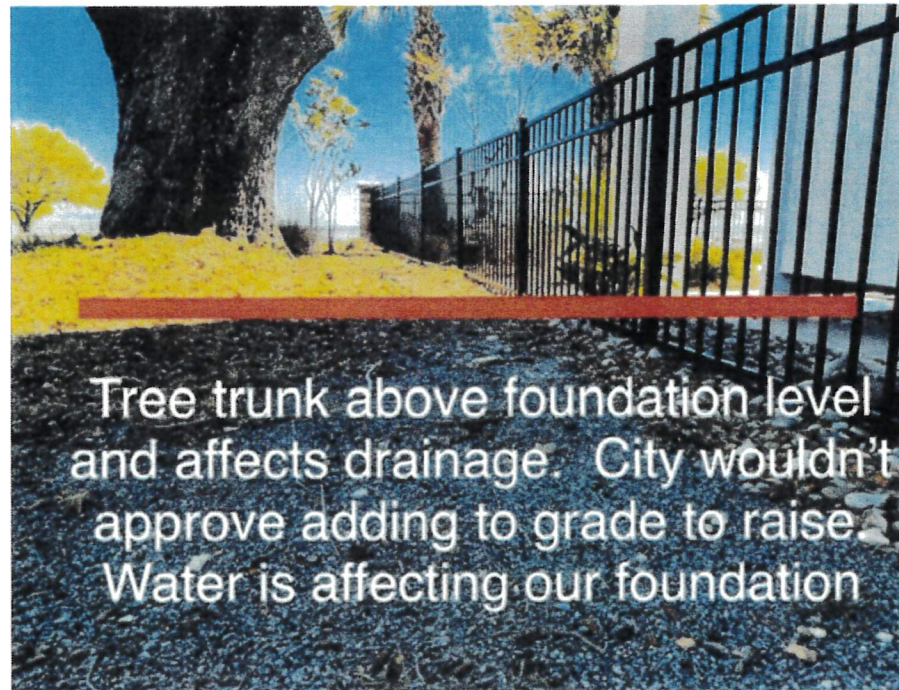
Current cost per tree for mitigation bank: _____

Total tree mitigation cost for Applicant: _____

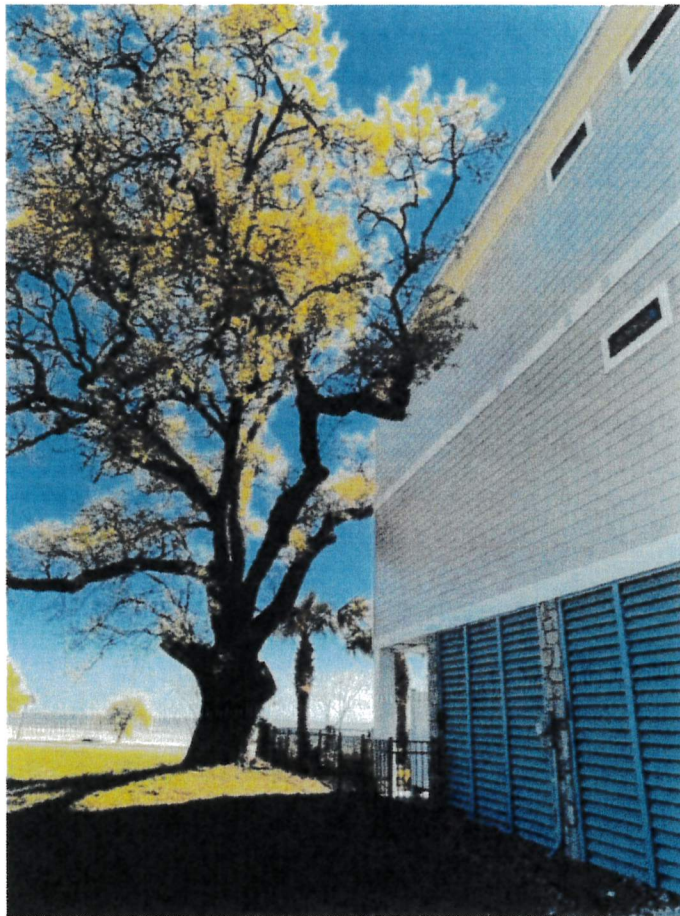
Tree Mitigation Permit Number: _____

**Permit becomes valid once payment has been received.*

Signature of Tree Advisor: _____ Date: _____



Tree trunk above foundation level
and affects drainage. City wouldn't
approve adding to grade to raise.
Water is affecting our foundation





PROPOSED

[illegible]

U.S. HIGHWAY 90
WEST BOUND LANES

Michael Russell
3/16/20

- [illegible]

THIS PARCEL OF LAND IS LOCATED IN
SMARTCODE T4L AS PER CITY OF
GULFPORT ONLINE ATLAS. REFER TO
CITY OF GULFPORT MUNICODP FOR
SETBACKS AND OTHER CRITERIA

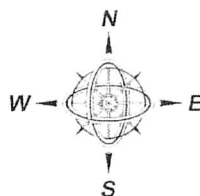
DATE OF FIELD WORK: 1/19/2026
TOPCON HIPER VR RECEIVER WAS
USED FOR GPS OBSERVATION
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK

CLIENTS: MICHAEL RUSSELL, KIRSTEN
WILSON, BRADLEY D. AND BRANDY R.
FORREST
DATE OF FIELD SURVEY: 1/19/2026
DRAWN BY: CAC
JOB NUMBER: 15174 LOTS 2-4

PREPARED BY:

716 LIVE OAK DRIVE

BILLORE, MS 39532 PHONE: 228-234-1649



REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

1) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER
2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE
DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK
NETWORK, AND ARE BASED ON SPC (2501 MS E).
3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE
GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE
MADE BEFORE ANY DIGGING @ 1-800-227-6477
4) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND
ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONE "AE" WITH BASE ELEVATIONS OF 19 AND 20 ACCORDING TO MAP NUMBER 28047C0378G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.





Angela Hurst 1st JUDICIAL DISTRICT
Instrument 2026-0003751-D-11
Filed/Recorded 02/27/2026 3:05:01 PM
Total Fees 26.00
2 Pages Recorded

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

File#251744

Indexing Instructions:
The W ½ of Lot 3, Nine Water S/D
Harrison County, 1st JD, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT 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 and sufficiency of all of which is hereby acknowledged,

**BRADLEY D. FORREST and BRANDY R. FORREST
1011 ALPHABET ROAD
GULFPORT, MS 39503
(228) 346-0870**

do hereby grant, bargain, sell, convey and warrant, unto

**MICHAEL RUSSELL and wife, KIRSTEN WILSON-RUSSELL
as tenants by the entirety with full rights of survivorship and not as tenants in common
4719 W. BEACH BLVD.
GULFPORT, MS 39507
(913) 488-5588**

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

The West One-Half (W 1/2) of Lot Three (3), NINE WATER SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 59 at Page 19 thereof, reference to which is hereby made in aid of and as a part of this description.

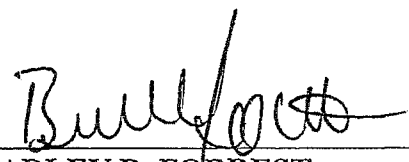
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

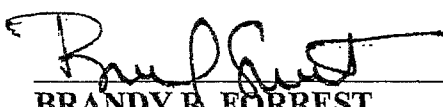
Estimated county ad valorem taxes have been prorated between the parties as a part of the

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURES of the Grantors on this the 27th day of February, 2026.

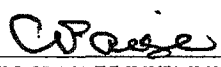

BRADLEY D. FORREST


BRANDY R. FORREST

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **BRADLEY D. FORREST and BRANDY R. FORREST**, who acknowledged that they signed, executed and delivered the above and foregoing instrument as their voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 27th day of February, 2026.


NOTARY PUBLIC

(SEAL)

My Commission Expires:

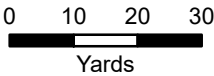


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		07110-04-028.004	MIKE & KIRSTEN RUSSELL (OWNERS)	4719 W BEACH BLVD	GULFPORT	MS	39501
			Adjacent Property Owners (2605PC070)				
	90962	07110-04-025.000	TUSCAN VILLAS CONDO ASSOC INC	1521 GIUFFRIAS AVE	METAIRIE	AL	70001
	80833	07110-04-028.001	PRUSSIA STEPHEN LEO & LYNN SMITH	4701 W BEACH BLVD	GULFPORT	MS	39501
	80840	07110-04-028.008	RIED DEWAINE L & SUSAN E -TRUSTEES-	4743 W BEACH BLVD	GULFPORT	MS	39501
	80839	07110-04-028.007	TRAN TIEN & DANG PHUNG KIM	15281 CAMELOT DR		MS	39540
	80838	07110-04-028.006	SMITH CHRISTINE DANIELLE	4731 W BEACH BLVD	GULFPORT	MS	39501
	80837	07110-04-028.005	FITZGERALD MICHAEL & DIANE	703 CENTRAL AVE	HOUMA	LA	70364
	80836	07110-04-028.004	RUSSELL MICHAEL & KIRSTEN WILSON	14315 REEDER ST	OVERLAND PARK	KS	66221
	80835	07110-04-028.003	FORREST BRADLEY D & BRANDY R	1011 ALPHABET RD	GULFPORT	MS	39503
N	80834	07110-04-028.002	FORREST BRADLEY D & BRANDY R	1011 ALPHABET RD	GULFPORT	MS	39503
	80842	07110-04-028.010	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80843	07110-04-028.011	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80841	07110-04-028.009	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80854	07110-04-028.022	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
	80853	07110-04-028.021	PRUSSIA STEPHEN L & LYNN S	4701 W BEACH BLVD	GULFPORT	MS	39501
N	90903	07110-04-028.000	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80855	07110-04-028.023	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80850	07110-04-028.018	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80851	07110-04-028.019	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571
N	80852	07110-04-028.020	2G HOLDING LLC	9326 LOBOUY RD	PASS CHRISTIAN	MS	39571



Legend

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



1 inch = 90 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.

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



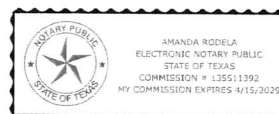
Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

Vanessa Benson

Basic Tree Risk Arborist Assessment

Prepared By: Vanessa Benson

ISA Certified Arborist SO-11008A

TRAQ | PPQ

State Licensed: Ms and La

Company: SNG Tree Service

Pass Christian, Ms.

Contact: 228-547-3861

Client Name: Kiersten Russel

Property Address: 4719 W Beach Blvd

Gulfport, Ms

Date of Assessment: May 18, 2026: Revisited May 22, 2026
(during rain)

*** Report good for 3 months***

This report includes a Level 2 Basic Tree Risk Assessment, evaluating Quercus virginiana (Live Oak), visual inspection from the ground, in accordance with ISA Best Management Practices.

SNG Tree Service | ISA Certified Arborist | South Mississippi and Parts of La

Tree Risk Level 2 Arborist Assessment

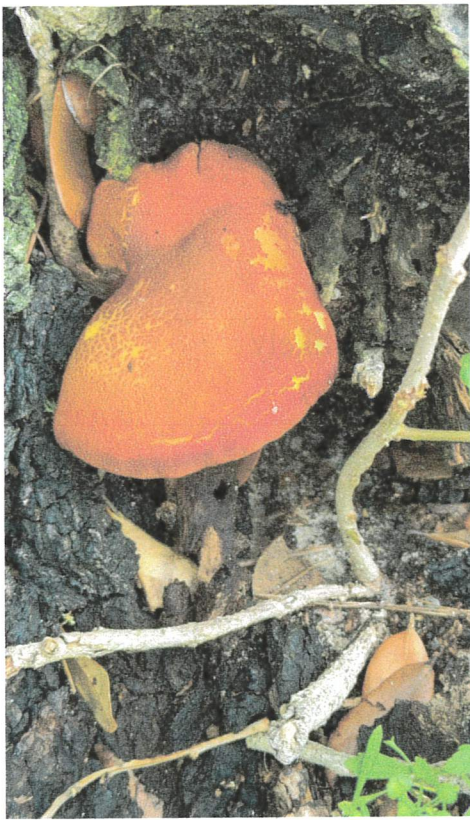
Species	Circumference	DBH	Spread
Quercus virginiana	158"	4' 2"	Branch on N side running length of house 44' 11"

In my professional opinion, the likelihood of failure is probable.
The consequences of failure is severe.

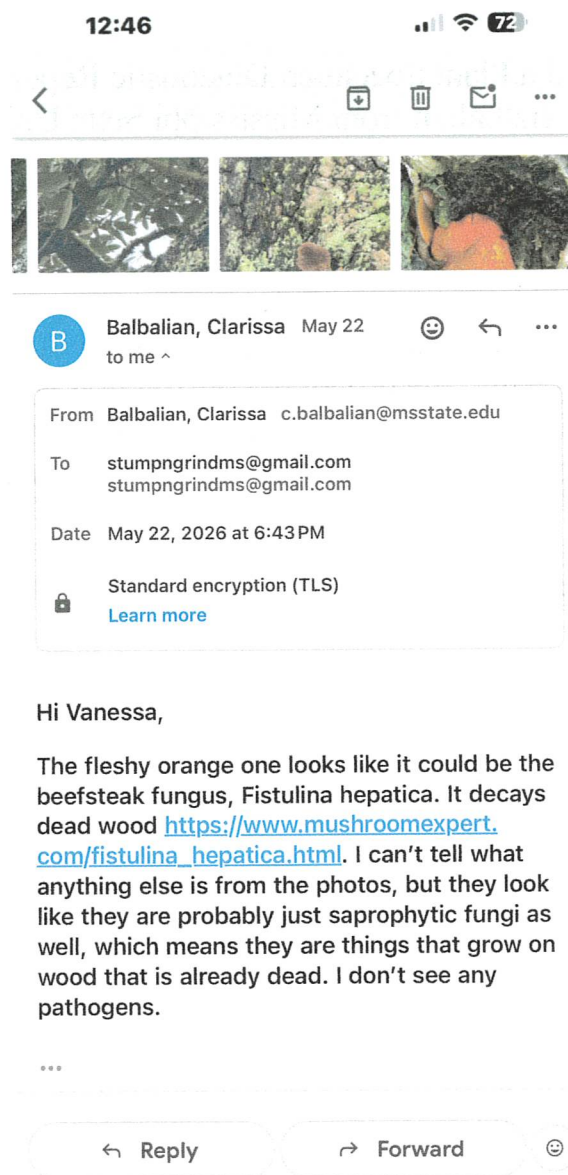
Targets: People, home, vehicles, pets

Tree Part: whole tree and branches

Occupancy Rate:4



Fistulina hepatica



The subject tree exhibits visible fungal fruiting bodies.

Trunk area fruiting bodies: Wood rot fungus (*Phellinus* sp./spp.)

Buttress Root area: beefsteak fungus *Fistulina hepatica* which very likely indication root rot and heart rot.

Decay on one side from what appears to be years worth of debris piled in the buttress root area.

Additionally, the tree was struck by a truck prior to 2016 and has a very large wound that the tree has had difficulty compartmentalizing.

I have included a Plant Specimen Diagnostic Report as well as an email on these Fungi from C. Balbalian from Mississippi State University Lab.

According to the property owner, Mrs. Russel, construction is planned for a 2 car tandem garage 22' wide and 28' deep with storage above it, attached to existing home. This will include a lift and deck, placing the trunk only 6 feet from the new addition. As a result , the proposed construction will encroach into the Critical Root Zone (CRZ) of the tree . Additionally this will require significant branch pruning, including very large cuts that will create additional major wounds to the the tree.

Therefore, these combined factors make this tree an even greater risk.



PLANT SPECIMEN DIAGNOSTIC REPORT			
Specimen # 2023-P-417			
SUBMITTED BY: Vanessa Benson Stump N Grind, LLC Tree Service MS stumpn grindms@gmail.com		PLANT: Fungus ID Request (General)	
PHONE: 228-547-3861		METHOD SUBMITTED: ELECTRONIC	
COUNTY: HANCOCK, MS		CLASS: Fungus ID	
CONDITION UPON ARRIVAL: Photos only-no form		REPLY FROM LAB: August 7, 2023	
GENERAL OBSERVATIONS: Fungus/Mold		DIAGNOSTIC TECHNIQUES: C. Balbalian	
		☒ GROSS VISUAL ☐ BAITING/WASHING ☐ REGULATORY ☐ MICROSCOPE ☐ CHEMICAL ASSAY ☐ SEED ☐ TISSUE EXAM ☐ GENETIC ☐ SEROLOGICAL-ELISA ☐ CULTURE ☐ MICROBIAL ID-PAGE ☐ REFERRAL ☐ MOIST CHAMBER ☐ MONITOR/INOCULATE ☐ SPECIALIZED MEDIA ☐ NEMATODE	
Diagnosis/Recommendations			
Diagnosis: Wood rot fungus (<i>Phellinus</i> sp./spp.) Category: FUNGAL Comments: This is a wood rot fungus that is in the <i>Phellinus</i> group. In the past (prior to molecular analysis) we probably would have called this <i>Phellinus everhartii</i> , but molecular work done a few years ago indicates that <i>everhartii</i> likely only occurs in Europe. Regardless of name, this fungus decomposes lignin which results in a white heart-rot. This fungus will not kill the tree because it does not parasitize living sapwood. However, decay of the heartwood can result in structural instability that increases the risk for tree failure, which can make the tree a hazard risk. If the fungus is present on a limb, then that limb can be removed. If this is a trunk infection, then you will want to regularly monitor the extent of decay in the trunk and inspect the tree regularly for structural weakness. Avoid further wounding of the tree as much as possible.			



(*Phellinus* sp./spp.)



Disclaimer

Trees should be assessed by an ISA Certified Arborist annually.

Know and follow all instructions of the Tree Ordinance and laws that apply to trees in your local area.

Trees can be managed, but they cannot be controlled.

To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Arborists and urban foresters are tree specialists who use their education, knowledge, training and experience to:

- Examine trees
- Recommend measures to enhance the beauty and health of trees
- Attempt to reduce the risk of living near trees

Vanessa Benson, Stump N Grind LLC, Tree Specialist Arborist Group, LLC, its arborists, technicians, subcontractors and/or employees, do not certify the safety or health of any tree for any period of time. Clients may choose to accept or disregard the opinions of the arborist or seek additional advice. At times, a level 3 arborist assessment is needed to get a further understanding of the condition of the tree.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand.

Limitations and Risks

- Conditions are often hidden within trees and below ground.
- Arborists cannot guarantee that a tree will be healthy or safe, or fail, for that matter, under all circumstances, or for a given period of time.
- Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or fail.
- Even when every tree is inspected, inspections involve sampling; therefore, some areas of decay or weakness may be missed.
- Weather, winds and the magnitude and direction of storms are not predictable, and some failures may still occur despite the best application of high professional standards.

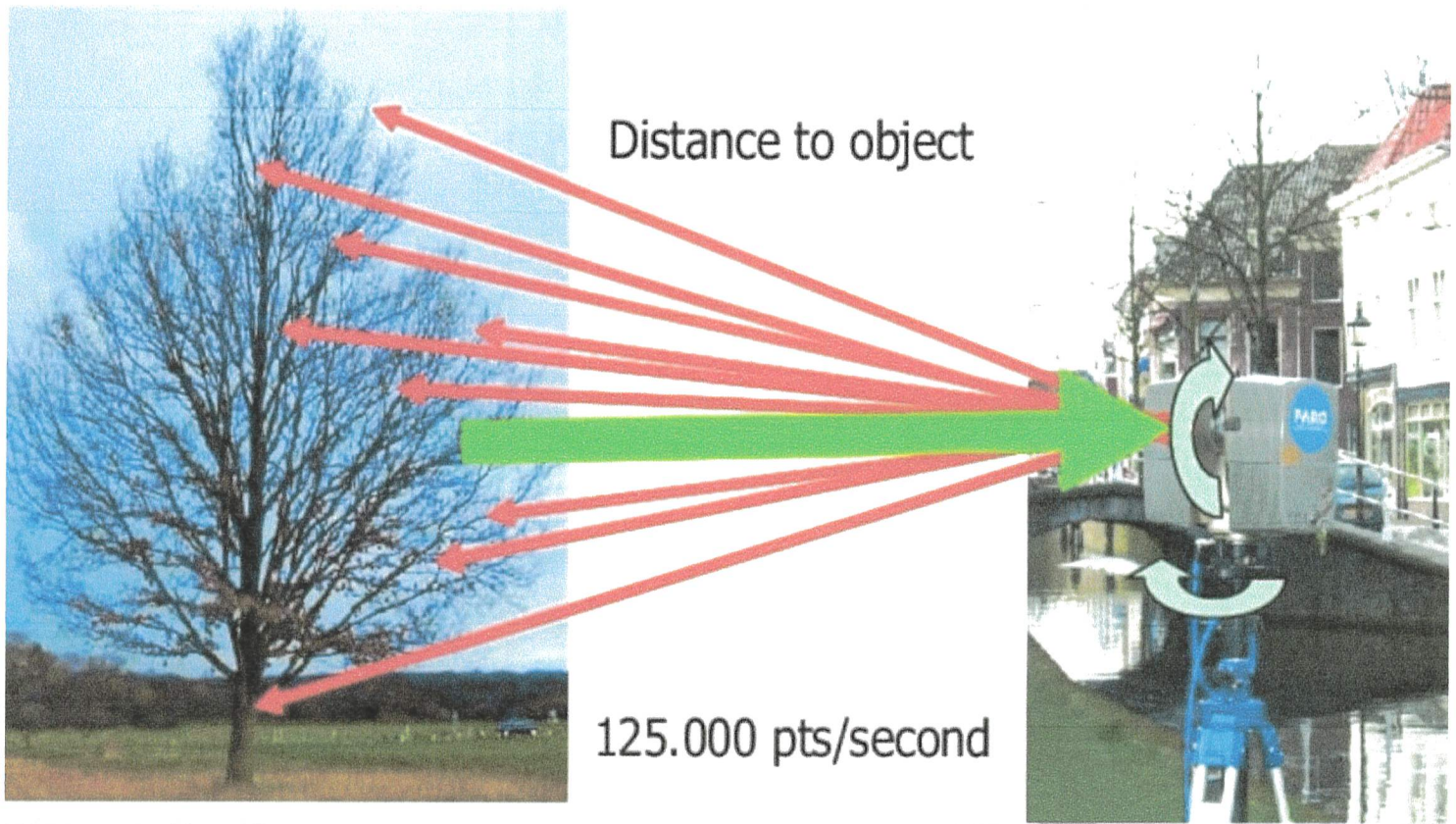
Treatments and Remedial Measures

- Remedial treatments, like any medicine, cannot be guaranteed.
- Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services, such as:
 - Property boundaries
 - Property ownership
 - Sight lines
 - Disputes between neighbors
 - Landlord-tenant matters, etc.
 - Arborists cannot take such issues into account unless complete and accurate information is given to the arborist.

Responsibility of the Client

- The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.
- All mitigation options are up to the tree owner to decide which options they will choose according to the level of risk they are willing to accept.
- Tree and site conditions are current conditions and are subject to change any time due to trees being exposed to nature and outdoor elements.
- Reports reflect current condition of tree and site only.
- The assessment and recommendations are subjective and reports are based on arborist opinions.

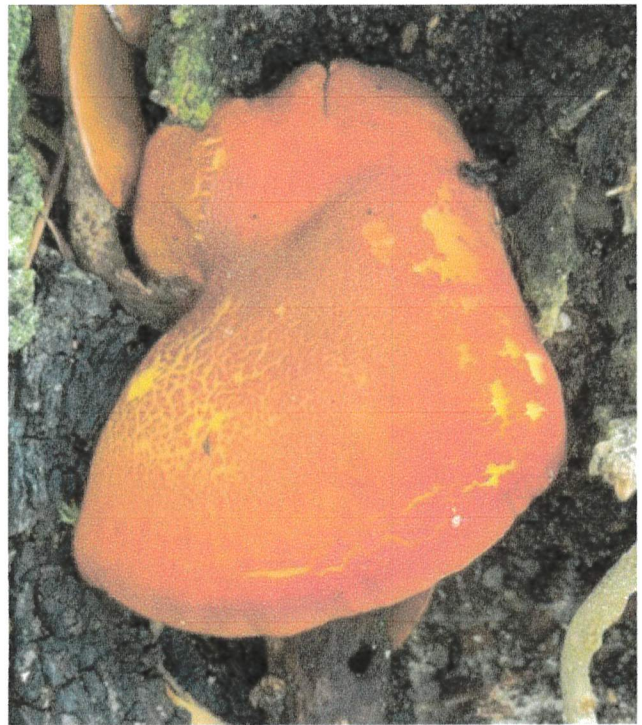
Terrestrial Laser Scanner



High-Tech and Remote Sensing Equipment

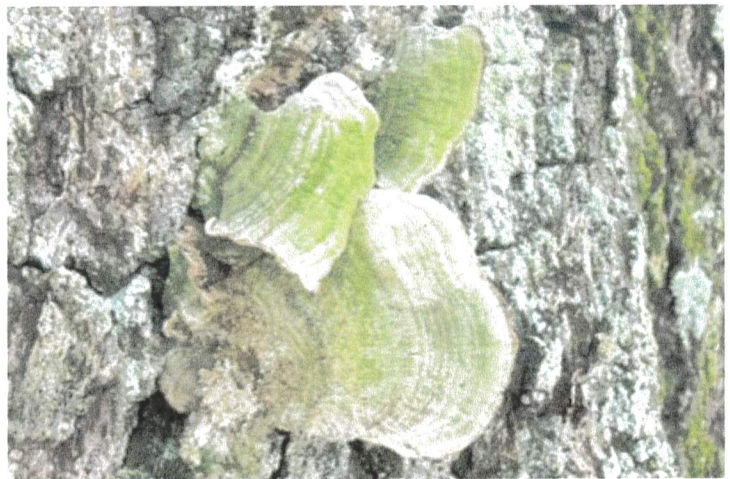
- **Terrestrial Laser Scanning (TLS):** Systems like the Faro Orbis utilize SLAM (Simultaneous Localization and Mapping) and LiDAR to create a 3D point cloud of the tree. Processing software like TerraScan or CloudCompare then automatically extracts the trunk's diameter and volume from the vertical slices.

Terrestrial Laser Scanning (TLS) is **highly accurate**, generally achieving a **Root Mean Square Error (RMSE) of 0.5 cm to 2.0 cm** when measuring a tree trunk's diameter breast height (DBH). Under optimal clean-standing conditions, its millimetric precision can even achieve sub-centimeter accuracy. [E ScienceDire...](#) +4



SEC.8-7(1,5)

Fungi On tree





What is this growing at the
base of my live oak tree

Based on the distinct reddish-orange coloration, moist texture, and its position in a trunk hollow, this is the fruiting body of a **Beefsteak fungus** (*Fistulina hepatica*). [Facebook +1](#)

This bracket fungus is a specialized parasite and decomposer that target hardwoods, specifically old or stressed oak trees. [Facebook](#)

Impact on Your Oak Tree

- **Heart Rot:** The presence of this mushroom means the mycelium (the hidden network of the fungus) is actively digesting the tree's internal heartwood. It causes a



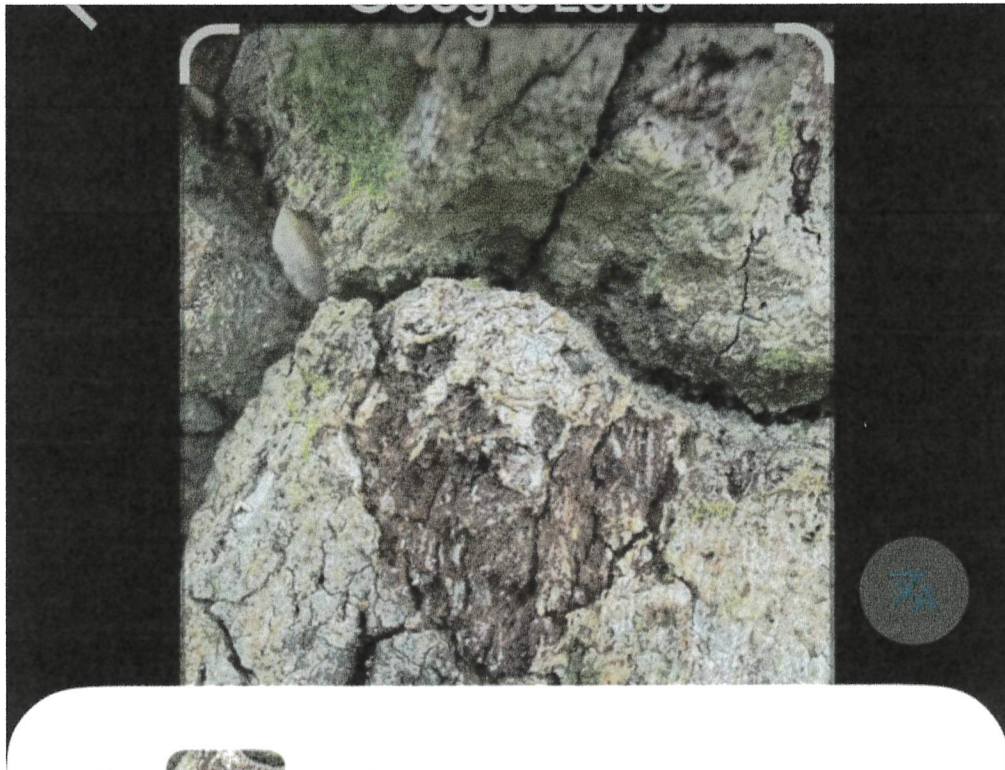
SEC.8-7(1)

Based on the visual evidence, the tan substance emerging from the crack in the tree limb appears to be a fungal fruiting body or a byproduct of internal decay.

Potential Identifications

Because several tree conditions can look similar from a distance, here are three distinct possibilities:

- **Shelf or Bracket Fungi (Conks):**
These are often tan, hard, and wood-like. They grow from wounds or cracks and indicate internal wood rot. A common example is the **Artist's Conk** (*Ganoderma*



Ask about this image

AI Mode All Exact matches Visual mat

◆ AI Overview

f +3 ⋮

The image displays a close-up of tree bark with a distinct, reddish-brown, heart-shaped area of damage or fungus, potentially indicating a bacterial infection like crown gall or a fungal growth.



Ask about this image

AI Mode All Exact matches Visual mat

◆ AI Overview



The bark shown in the image appears to be consistent with a mature oak tree, specifically resembling the thick, rugged texture of a Southern Live Oak.

- **Fungus/Growth:** The brown, woody growth on the left side of the trunk is likely a bracket fungus



Based on the visual evidence, the tan substance emerging from the crack in the tree limb appears to be a fungal fruiting body or a byproduct of internal decay.

Potential Identifications

Because several tree conditions can look similar from a distance, here are three distinct possibilities:

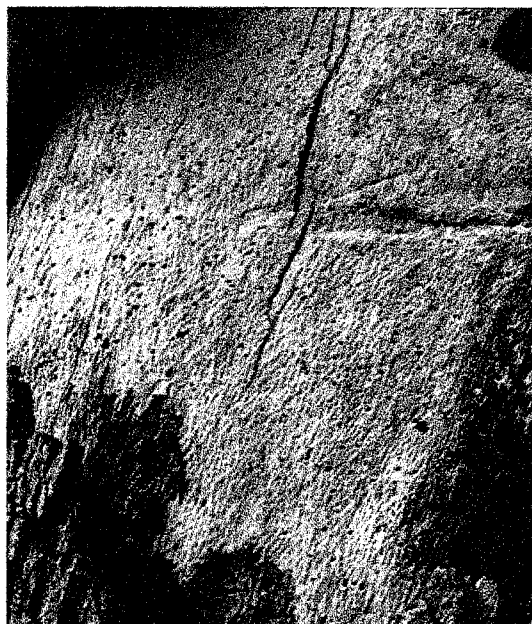
- **Shelf or Bracket Fungi (Conks):**
These are often tan, hard, and wood-like. They grow from wounds or cracks and indicate internal wood rot. A common example is the **Artist's Conk** (*Ganoderma*



The fungi shown are **violet-toothed polypores** (*Trichaptum biforme*). [Flickr +1](#)

- **Appearance:** These are small, bracket-shaped fungi that often grow in overlapping clusters. They are similar in appearance to turkey tail mushrooms but are generally duller on top.
- **Distinctive Features:** The underside is the most distinguishing feature, possessing violet or lilac-colored pores that erode into tooth-like structures as they age.
- **Ecology:** They are saprobic, meaning they feed on dead or decaying hardwood, such as stumps and logs.
- **Habitat:** Found widely across North America on various tree hosts. [Mushroom A... +3](#)

Insect Infestation



Key Characteristics Observed

- **Randomized Pattern:** The disorganized, non-uniform arrangement of holes is a typical sign of insect borer activity. This distinguishes it from woodpeckers (like sapsuckers), which leave holes in neat, horizontal lines.
- **Bark Loss:** Heavy infestations can cause bark to loosen or fall away, exposing the damaged wood underneath.
- **Internal Tunneling:** While not visible here, if you were to cut into the wood, you would likely find winding tunnels (galleries) filled with sawdust-like material (frass).

Recommendation: To determine if the infestation is still active, look for fresh sawdust-like "frass" around the holes or at the base of the tree. Because these insects can severely weaken a tree's vascular system, it is recommended to consult a professional arborist to evaluate the tree's structural health and discuss potential treatment.

Based on the numerous tiny, round holes in the wood and the lack of a distinct pattern, the damage was likely caused by wood-boring beetles.

Several types of insects create these types of "shot holes" as they emerge from the wood:

- **Bark Beetles:** Known for creating very small, pencil-tip-sized holes often in random patterns along the trunk or branches.
- **Powderpost Beetles:** These create tiny, round exit holes as adult beetles emerge. They get their name because their larvae can reduce wood to a flour-like powder.
- **Other Borers:** Various wood-boring larvae (often the immature stage of certain beetles or moths) tunnel through the inner bark and wood, causing this type of internal and surface damage.

Rodent infestation

🔍 Visual Analysis & Observations

- **Basal Cavity:** A prominent dark opening sits at the base of the trunk, providing an ideal entry point or den for various wildlife species.
- **Tree Condition:** The wood displays significant weathering, deep cracks, and signs of [heart rot or internal decay](#).
- **Forest Floor Debris:** The ground surrounding the roots is littered with fallen oak leaves, twigs, and broken acorn caps, suggesting this is likely an oak species.

🐾 Potential Wildlife Inhabitants

A ground-level opening like this provides excellent shelter, nesting space, or protection from predators. Common inhabitants typically include:

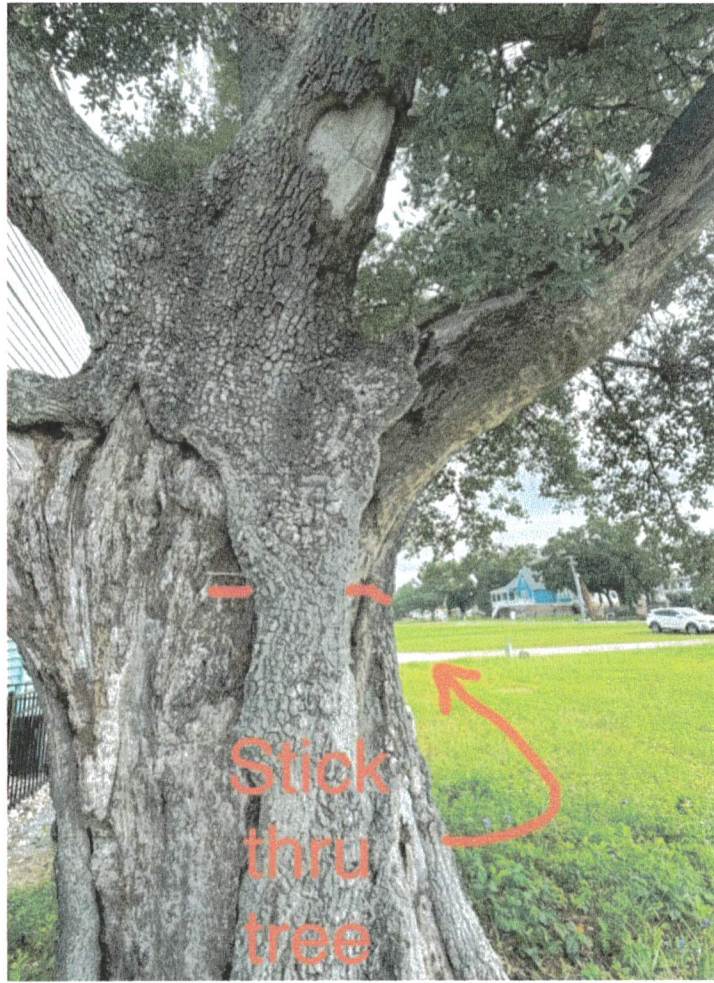


Key Characteristics Observed

- **Randomized Pattern:** The disorganized, non-uniform arrangement of holes is a typical sign of insect borer activity. This distinguishes it from woodpeckers (like sapsuckers), which leave holes in neat, horizontal lines.
- **Bark Loss:** Heavy infestations can cause bark to loosen or fall away, exposing the damaged wood underneath.
- **Internal Tunneling:** While not visible here, if you were to cut into the wood, you would likely find winding tunnels (galleries) filled with sawdust-like material (frass).

Recommendation: To determine if the infestation is still active, look for fresh sawdust-like "frass" around the holes or at the base of the tree. Because these insects can severely weaken a tree's vascular system, it is recommended to consult a professional arborist to evaluate the tree's structural health and discuss potential treatment.

Massive heart rot affecting tree's trunk



11:02

◆ AI Overview

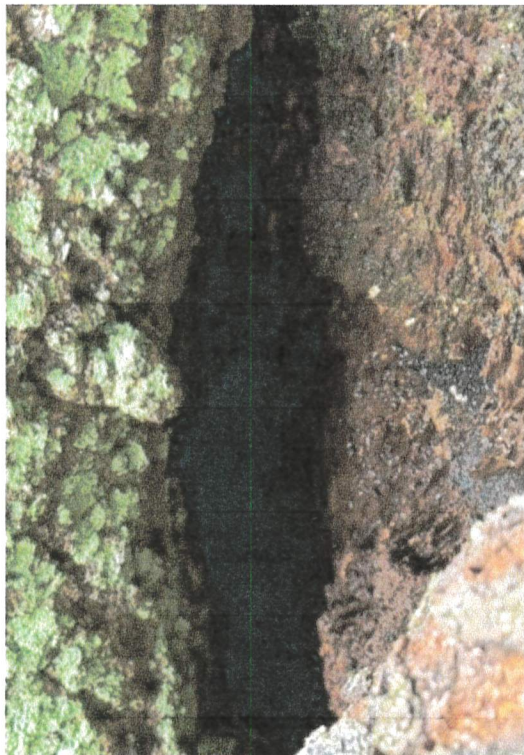
The image of your live oak shows significant **bark separation** and a **hollow cavity** within the trunk, which are signs of internal decay and environmental stress.

Likely Causes

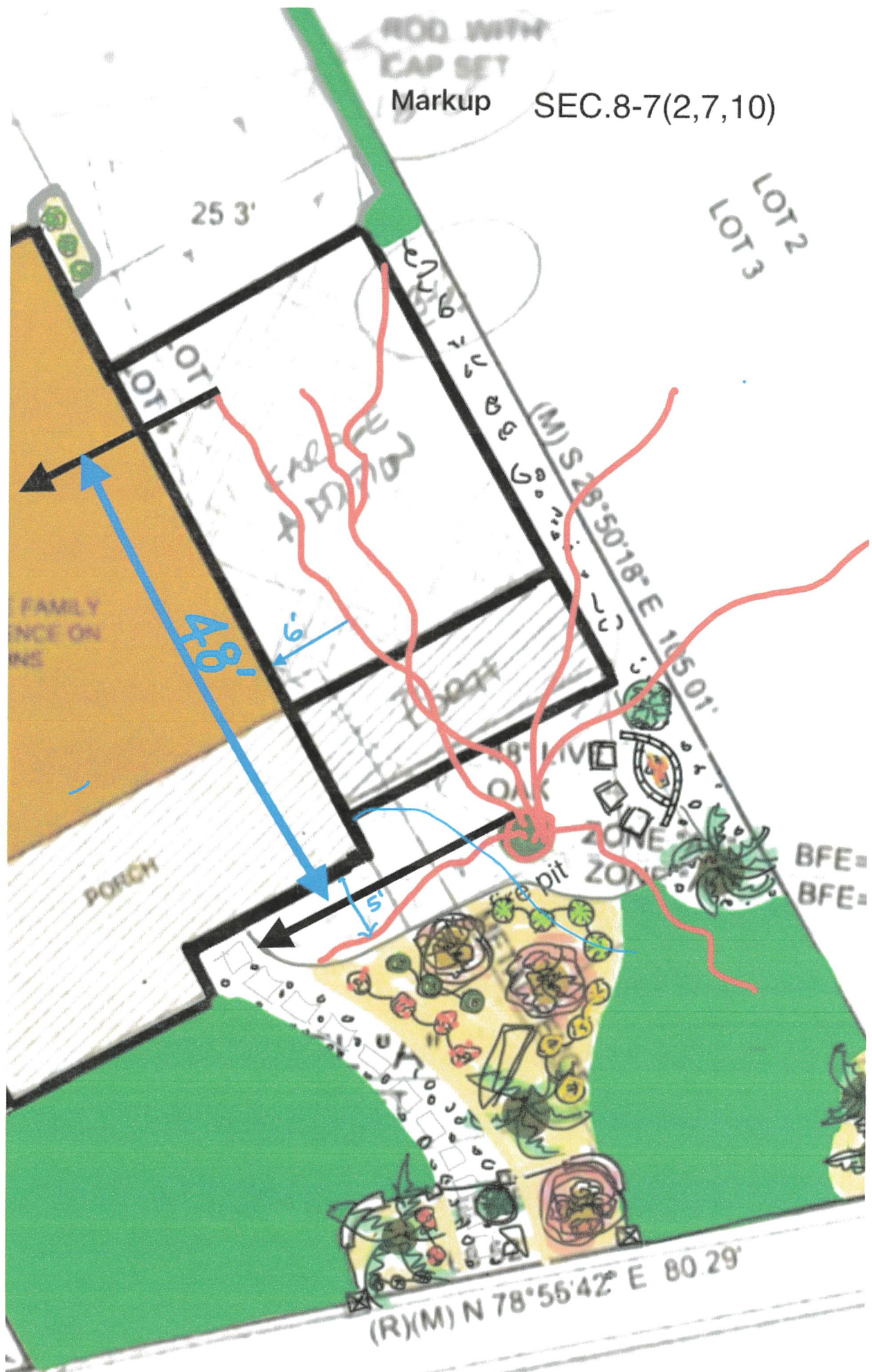
- **Environmental Stress (Freeze & Drought):** Many live oaks in regions like Texas have recently experienced severe bark splitting, also known as "**radial shake**," following extreme events like the February 2021 freeze and subsequent droughts. The record cold can kill the cambium (living layer), causing the stiff outer bark to lose its attachment and eventually slough off.
- **Heart Rot:** This natural hollowing process occurs when fungi decompose the non-living heartwood at the center of the tree. While the tree's outer "live wood" continues to transport nutrients, the central structural support is compromised.
- **Physical Damage:** Deep wounds from storms, fallen branches, or even lightning strikes can expose the inner wood to decay-causing pathogens.

SEC. 8-7 (1)

Shows significant bark separation and hollow cavity within trunk which are signs of internal decay and environmental stress.



SEC.8-7(2,7,10)

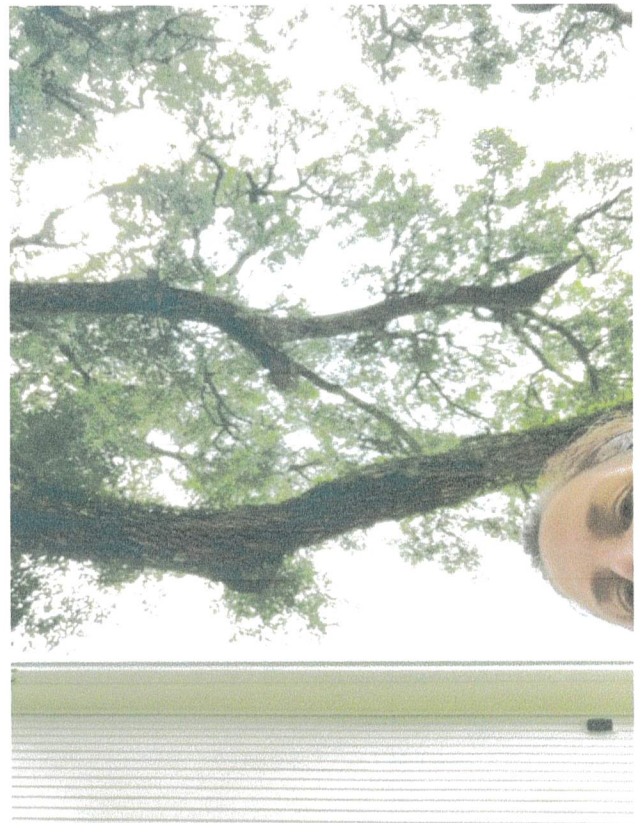


SEC.8-7(2,7,10)

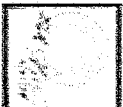
The tree's proximity to our home & In the footprint of the new addition



**6' from house
& 3 branches
extend into
addition space
48' from the
trunk north**



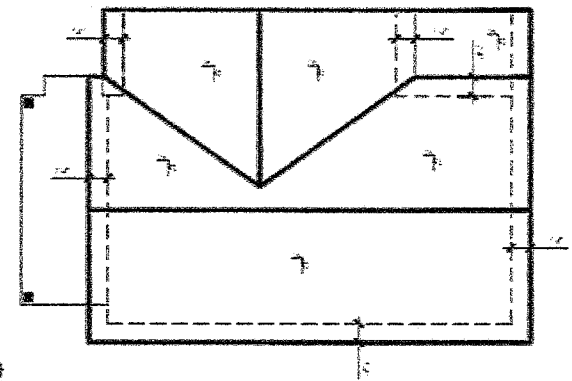
ANSI A106.1
 1/2" SCALE
 1/4" = 1'-0"



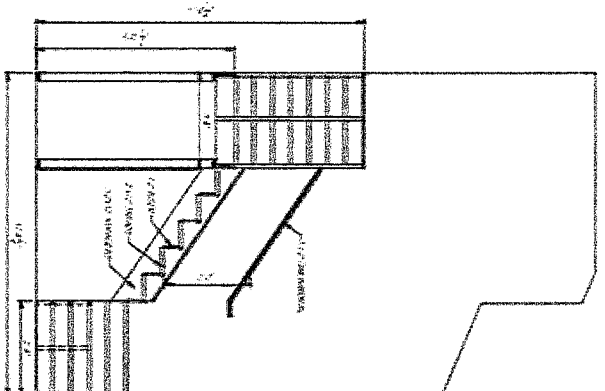
PROJECT FOR
 GARAGE ADDITION
 ELEVATIONS



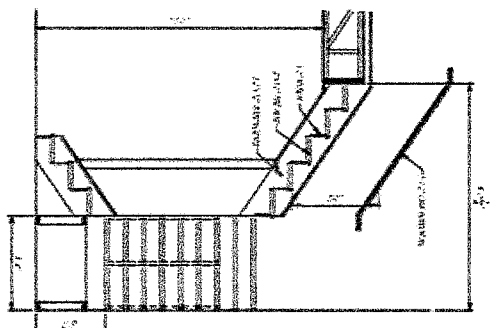
BD-04
 1/2" = 1'-0"



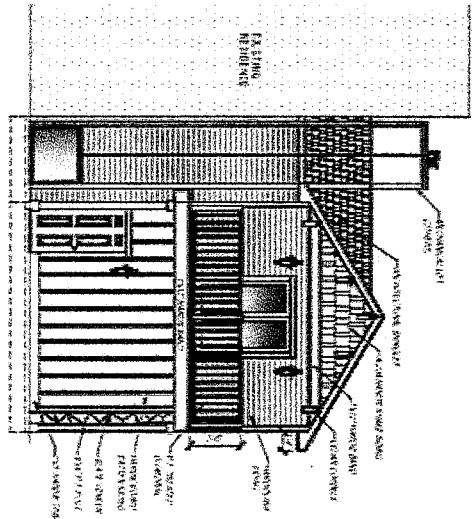
ADDITION ROOF PLAN



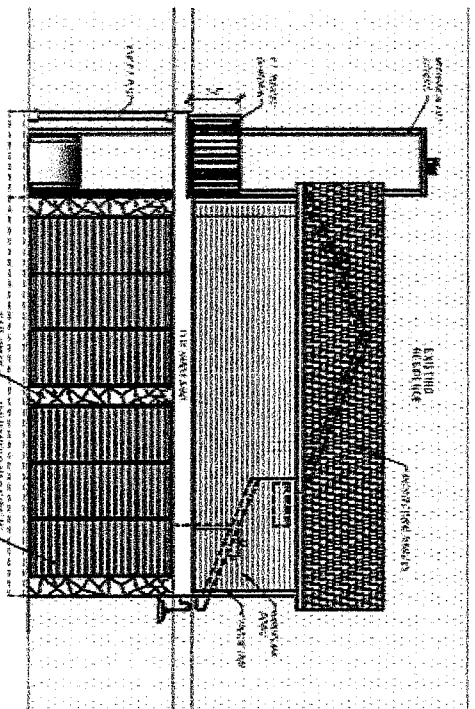
STAIR DETAIL



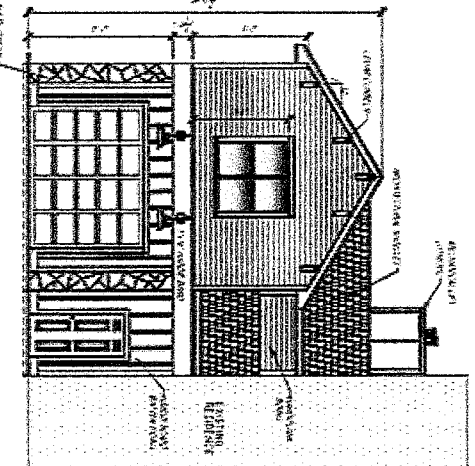
STAIR DETAIL



ADDITION REAR ELEVATION



ADDITION LEFT SIDE ELEVATION



ADDITION REAR ELEVATION





Water being driven to our foundation due to height of root ball



SEC. 8-7(3,6a,6b)



Water pools onto our foundation due to 20" height difference which doesn't let the water drain



Only other canopy tree in Nine Waters





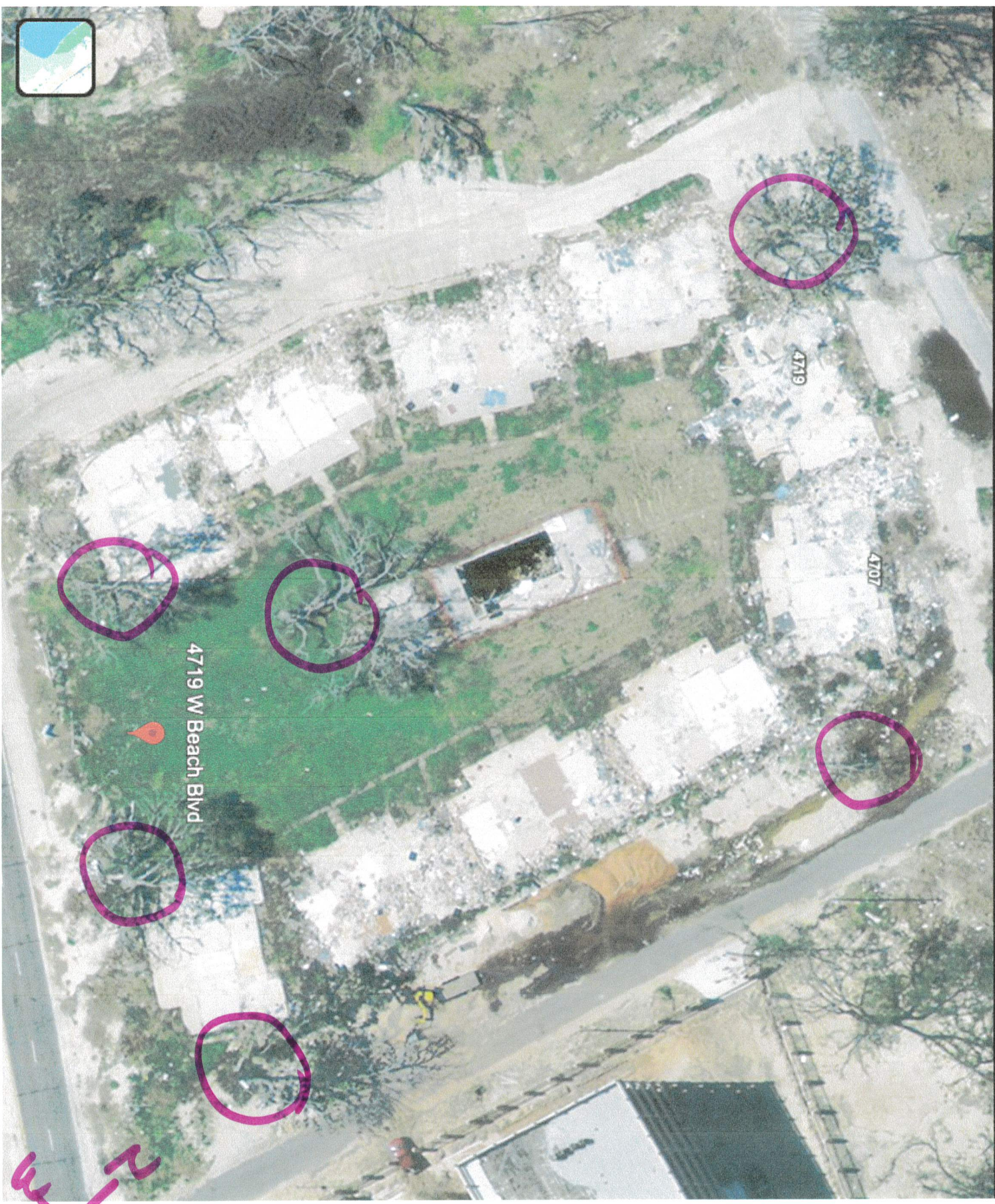
Historical Imagery



Sep 18, 2007



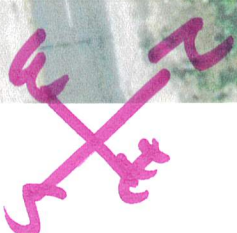
- 1985 • 1989 • 1992 • 1996 • 2003 • 2004 • 2005 • 2007

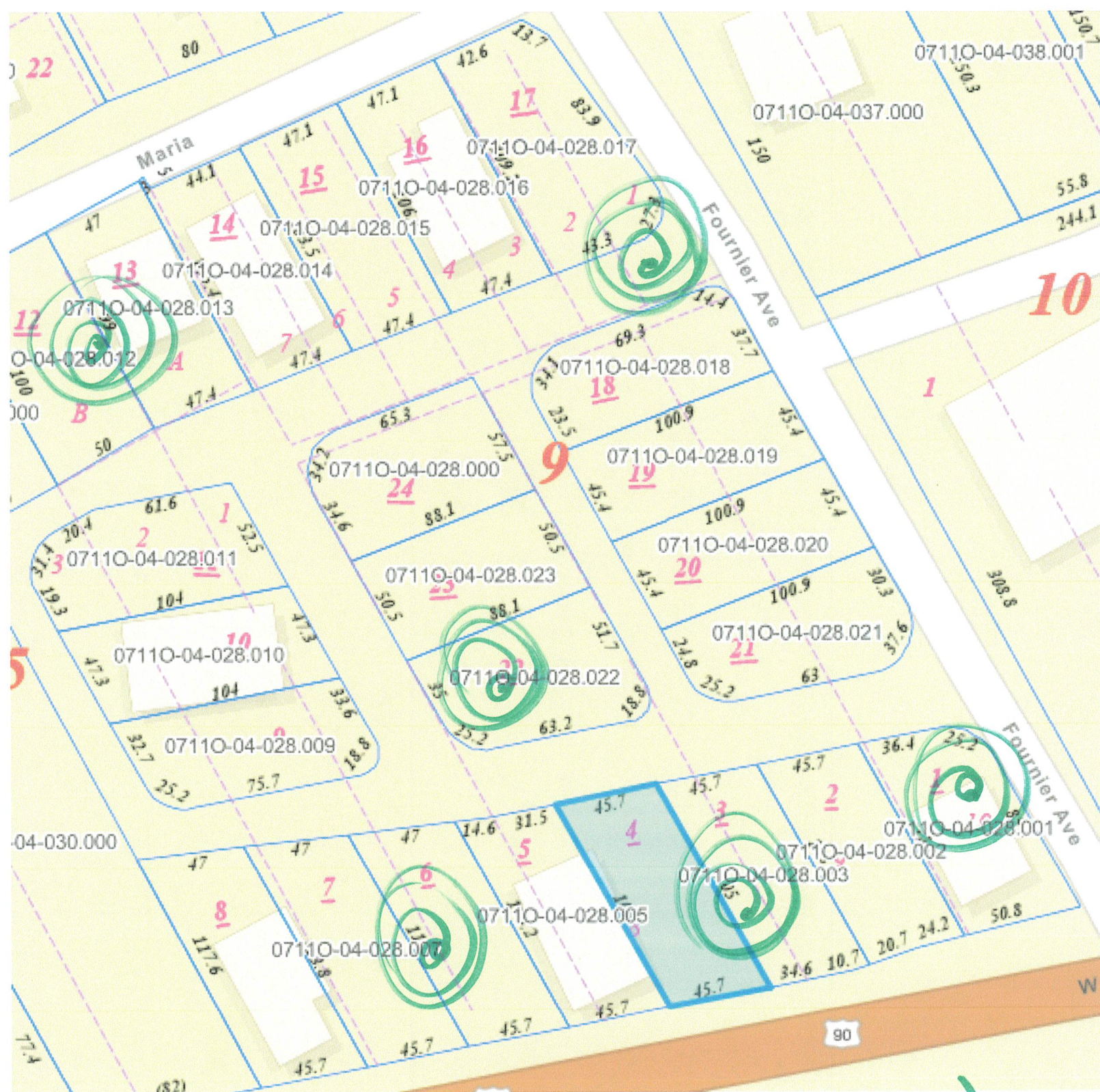


4719

4707

4719 W Beach Blvd







Markup

PARCEL "B"

6,658.08 SQ FT

BFE = 19
BFE = 20

1/2" IRON
ROD FOUND

11.77' (R)

CONCRETE SIDE

(R)(M) N 78°56'42" E 80.29'

1/2" IRON ROD
WITH CAP

METAL FENCE

7.8'

3.7'

(R)(M) S 28°50'18" E 105.01'

A.C. DECK

SINGLE FAMILY
RESIDENCE ON
COLUMNS

PORCH

PORCH

CONCRETE
DRIVE WAY

17.3'

25.3'

LOT 2
LOT 3

(M) S 28°50'18" E 105.01'

Tree pit
ZONE

OK

BRIDGE

OK

OK

OK

OK

OK

OK

OK

OK

OK



**We've planted 3-25'
Sable Palms and 4-10'
Crepe Myrtles & 42
shrubs for canopy
and habitat.
We plan to add 3 more
25' palms and several
more bushes/grasses.**



Nine Waters Subdivision

Market Overview (2026)

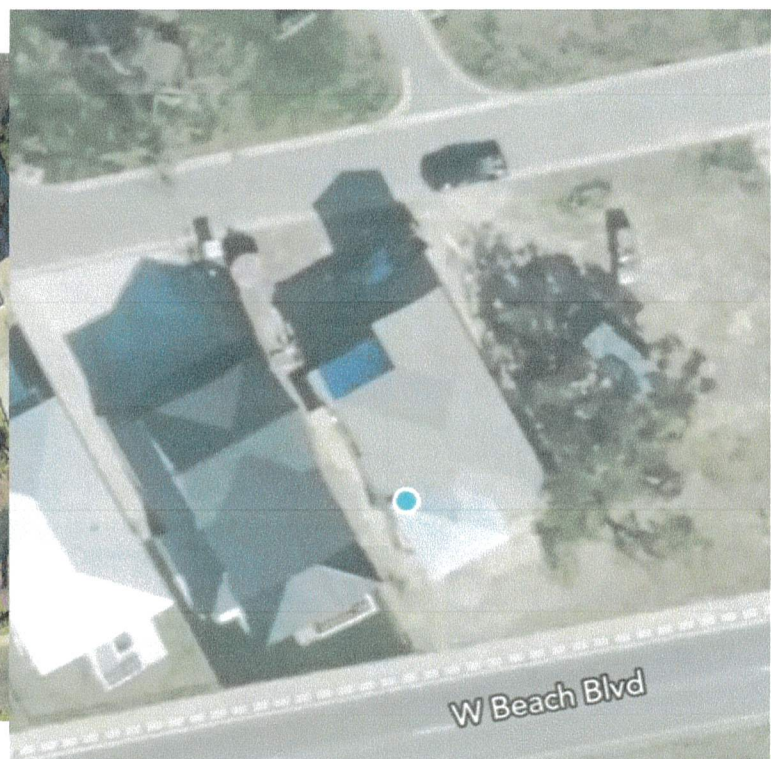
- **Single-Family Homes:** Recently updated or newly constructed single-family homes (such as the 3-bed, 2-bath residences in the area) are typically listed between \$225,000 and \$525,000, depending on size and beach frontage.
- **Vacant Lots:** Available residential lots (averaging 4,790 to 4,800 square feet) generally list for around \$90,000. [Southern Ho...](#) +4

You can view active property listings and updated market data for this area by checking the [Zillow Nine Water Listings](#) or reviewing properties via [McIntosh & Associates](#). [9](#)

beachfront residential subdivision in Gulfport, Mississippi, located off U.S. 90 / West Beach Boulevard and Fournier Avenue, near Finley Street and Sebring Circle. This compact coastal community offers views of the Mississippi Sound and Cat Island. [Southern Ho...](#) +2

Community Features

- **Location & Views:** Situated directly on the ridge overlooking the white sand beaches of the Gulf Coast, with some properties directly fronting W Beach Blvd.
- **Nearby Amenities:** Provides access to the beach, local marinas, dining, and nightlife in downtown Gulfport

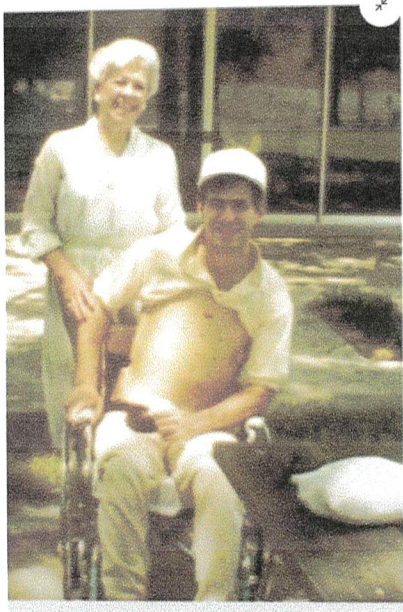


Space required to have a live Oak Tree

To plant a Southern Live Oak (*Quercus virginiana*) on the Gulf Coast and allow it to reach full maturity without restriction, you ideally need a dedicated open area of **7,000 to 10,000 square feet**, translating to a **90-foot by 90-foot spacing grid**.

While it is common to see young live oaks planted much closer together, crowding prevents them from developing their iconic, sprawling, horizontal Gulf Coast form. In the warm, humid coastal environment, these long-lived giants grow faster than expected and require massive spatial clearance for both their branches and root systems.

Texas Governor Greg Abbott was paralyzed by a tree while jogging



Greg Abbott has been wheelchair-bound since he was 26. / Gregabbott.com

The tree that fell on Texas Governor Greg Abbott was a 75-foot-tall, 8,000-pound Post Oak that collapsed suddenly due to severe internal rotting and high winds following a storm. 🟡 The Texas Tri... +4

The Size of the Tree

- **Height:** The giant oak stood roughly 75 feet tall.
- **Weight:** It weighed an estimated 8,000 pounds (4 tons).
- **Impact:** The tree was large enough to crush Abbott's spine and completely total two parked cars on the curb when it came

Why It Fell Suddenly

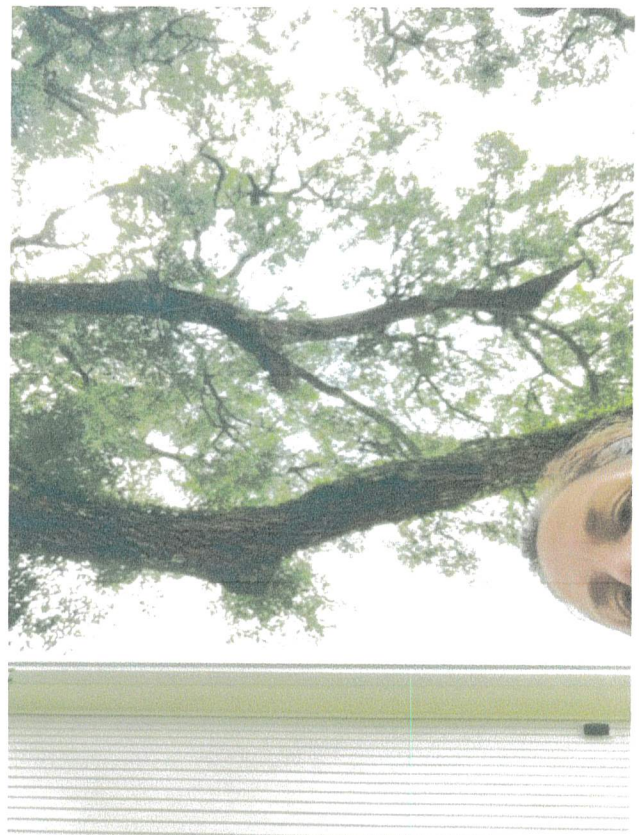
The sudden collapse on July 14, 1984, was a combination of underlying tree disease and immediate weather conditions:

- **Severe Internal Rot:** While the tree looked healthy on the outside, it suffered from severe basal decay and had completely **rotted from the inside out**. The homeowner and neighbors were unaware of its structural instability.
- **Weather Conditions:** The area had just experienced a severe storm, leaving behind a highly **windy summer afternoon**. The strong winds put too much pressure on the weakened, hollowed-out trunk.

The tree's proximity to our home & In the footprint of the new addition

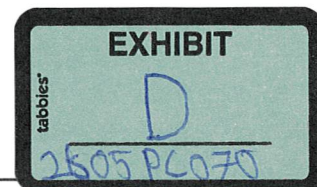


**6' from house
& 3 branches
extend into
addition space
48' from the
trunk north**









1 CITY OF GULFPORT PLANNING COMMISSION
2 2605PC070
3 TRANSCRIPT OF HEARING
4 May 28, 2026
5 *****
6 TRANSCRIPT OF HEARING HELD BEFORE THE CITY OF GULFPORT
7 PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS,
8 GULFPORT, MISSISSIPPI, ON THE 28TH DAY OF MAY 2026
9 COMMENCING AT 4:30 P.M. AND REPORTED BY
10 NORMA JEAN LADNER SOROE, CERTIFIED SHORTHAND REPORTER.
11 *****
12 COMMISSION MEMBERS PRESENT:
13 KEITH WILLIAMS, President
14 WILLIAM "PRINCE" JONES
15 VIRGINIA ADOLPH
16 CHARLIE HEWES
17 HAROLD SPANN
18 TIMOTHY DAIGLE, JR.
19 DOUG HANCOCK
20 BRYAN JACOBS
21 CHRIS ROMANO
22 DANIEL KEATING
23 STAFF PRESENT:
24 GREG HOLMES
25 MATILDA WELCH
SAMUEL SWEETING
WILLIAM DICKINSON
26 ALSO PRESENT:
27 MALCOLM JONES, ESQ.
28 Commission Attorney

1 6. Tree Permit Appeal 2605PC070

2 MR. DICKINSON: Tree Permit Appeal 2605PC070
3 has been duly and timely noticed as required by law.

4 The applicant is seeking to appeal a denied
5 tree permit, 4719 West Beach Boulevard, zoned T4L general
6 urban zone limited, Ward 2.

7 A copy of the packet Exhibit A considered is
8 hereby offered to the record.

9 MR. WILLIAMS: Thank you.

10 And, Commissioners, on this, you have some
11 emails and things that were at your place in regards to this
12 one, so be sure to peruse those, take a look at those, and
13 you can ask if there's any questions.

14 MS. WILSON-RUSSELL: We had way more
15 information prepared and I doubt anybody wants to listen to
16 it.

17 MR. WILLIAMS: Okay.

18 All right. So if y'all would give me your
19 name and address, please.

20 MS. WILSON-RUSSELL: Kirsten Wilson-Russell,
21 4719 West Beach Boulevard.

22 MR. RUSSELL: Mike Russell, same address.

23 MR. WILLIAMS: All right. So go ahead with
24 your presentation, what you need to tell us, what you're
25 looking at trying to do and obviously appealing the permit.

1 MS. WILSON-RUSSELL: We are appealing a
2 permit. We're trying to get down a -- have a diseased cut
3 --I get nervous.

4 MR. WILLIAMS: That's all right.

5 MS. WILSON-RUSSELL: To cut down a diseased
6 Live oak tree which sits about six feet from the corner of
7 our existing house and wraps around our house. And we're
8 going to add on a garage because we decided -- we built the
9 house as a rental, and we decided to move down here full
10 time and we need a second garage and some storage. And we
11 have it in our packet, which are our architectural drawings
12 of when we add onto our existing house. We purchased the
13 lot next door with the tree because we had already had Alan
14 Featherston at the house, and he had actually thought we
15 should get the one branch removed that was in front of our
16 window because he noted that the tree's got a V-shaped --
17 two main branches are V-shaped onto a rotten trunk that was
18 compromised back in -- prior to 2016 from an automobile
19 accident. And it's been trying to compartmentalize its
20 decay. But because it's in a weakened state, it's not able
21 to compartmentalize all of the decay.

22 And as a landscape designer, I tried to
23 preserve as much of it as I can because our house in Kansas
24 City was two acres, and we had several large oak tress.

25 But after getting here and realizing how decayed

1 and the fact that it could hit our house, we came to get a
2 permit to cut it down. And they kept saying we needed to go
3 ahead and file a building permit, which we did.

4 And what else?

5 MR RUSSELL: Yeah. We had hired an
6 independent ISA certified arborist to come and do an
7 extensive sample on it, tell us the health of it.

8 Their findings were that it's in bad shape.

9 We've supplied that, along with a lot of
10 other supporting data today. We answered all 12 questions
11 within the ordinance.

12 MS. WILSON-RUSSELL: Thirty-one, 3481
13 ordinance of the 12 factors they should consider accepting
14 or denial on a permit. They're all in the packet.

15 MR. RUSSELL: A lot of our pictures and
16 information --

17 MS. WILSON-RUSSELL: We've got pictures of
18 all the different --

19 MR. RUSSELL: -- we didn't think you wanted
20 an hour long presentation.

21 MR. WILLIAMS: Thank you. Appreciate it.

22 MS. WILSON-RUSSELL: It's all the 12 or all
23 of the front pictures of the different funguses that are
24 growing ut of the roots and out of the trunk of the tree are
25 in the packet. And the arborist has noted that they're

1 there because the internal trunk is rotten, and it's now
2 coming out in conchs.

3 And believe me, being a landscaper, I wanted
4 to save it. We have actually -- we've got people here that
5 just got a permit to have one cut down. We went and dug up
6 the trees that were on their property and moved them over to
7 our property to save them.

8 So I'm not one to -- we've already planted
9 seven trees on our little 45 foot by 105 foot lot which an
10 actual Live oak needs 90 by 90 which is, you know, twice the
11 size of our lot.

12 We've got pictures in there that shows the
13 original condominium complex where all six trees in our
14 neighborhood were located. After Katrina, you can see where
15 it was allowed to plot 25 of our lots that are 4500 square
16 feet where you need seven to ten thousand square feet for a
17 Live oak to not have its roots come in and hurt people's
18 foundations or, you know, over -- go over into other
19 people's yards and/or if you do build a house you're going
20 to have to cut the roots which this one has already had the
21 roots cut and limbs taken off. It's had, you know, trauma.
22 And now it's diseased.

23 MR. WILLIAMS: All right. Commissioners, any
24 questions of the applicant right now?

25 MR. HANCOCK: Did you say you got an

1 independent inspection? Did you provide that?

2 MS. WILSON-RUSSELL: Uh-huh.

3 MR. RUSSELL: Yes.

4 MR. HANCOCK: Is that something we could look
5 at?

6 MS. WILSON-RUSSELL: And here is the rest of
7 that picture of the diseased material or the equipment that
8 was used to determine the size of the tree.

9 Here's a couple more packets.

10 (Hands material to commissioners.)

11 MR. RUSSELL: Well, I guess they've got it
12 now.

13 MS. WILSON-RUSSELL: I have another one.

14 (Ms. Wilson-Russell hands material to
15 Commissioners.)

16 MR. WILLIAMS: While they're reviewing that,
17 anyone else have any questions of the applicant?

18 All right. So I think it's going to be
19 important here is that we're probably going to hear a lot of
20 information, and so what we'll do as people are talking for
21 or against, whatever it might be, at the end of that we'll
22 allow you to come back up and address anything that was
23 brought up, but we'll bring you back up to answer any
24 questions that we may have. Okay?

25 Thank you all so much. Appreciate it.

1 Anyone else here to speak for the request?

2 MR. PRUSSIA: Hello. My name is Steven
3 Prussia. My address is 4701 West Beach Boulevard.

4 I also own -- that's the lot that's adjacent
5 to the property -- and I also own the property that is
6 directly behind it which the address is 529 Fournier.

7 Okay? And so I am in support of granting the
8 tree permit. I bring with it 27 years of experience in
9 insurance industry. And as I stated in my letter, it's
10 almost impossible for them to be able to get a standard
11 insurance carrier to cover that house. They had to go to a
12 secondary market and get a not-admitted carrier to write
13 that.

14 And also, if the city is -- my question is,
15 being in several management levels all along the Gulf Coast,
16 if the city is basically denying their ability to cut down a
17 diseased tree or at least a weakened tree, what does that do
18 for the city's sovereign immunity?

19 Does that limit your sovereign immunity
20 protections?

21 So does that make you become a target?

22 And with a liability case, a liability case
23 becomes a first dollar claim versus a having any sort of
24 deductible.

25 So that's one of the things you certainly

1 have to take into account.

2 So that's really all -- and then also as my
3 email showed, I had the picture of the basal cavity of where
4 you had the mice that we have seen coming in there. Now,
5 we've killed a few of them. And thank goodness they have a
6 mouser cat. But I found three on my property, and my bait
7 traps are constantly in there.

8 So when you run a hose in there, they come
9 scurrying out. So just to let you know, there are mice in
10 there.

11 MR. WILLIAMS: All right. Thank you.
12 Appreciate it.

13 MR. PRUSSIA: Thank you all.

14 MR. WILLIAMS: Anyone else here to speak for
15 the request?

16 MR. HITE: My name is Charles Hite. I live
17 at 4828 West Beach Boulevard, the next block over from the
18 tree.

19 I want to be in support of removal of the
20 tree. I'm a retired architect, and I understand the risk
21 associated with a house built so close to a tree that's
22 potentially got problems, but even a tree that's just
23 exposed to the wind of the hurricanes that we have.

24 MR. WILLIAMS: Thank you. Appreciate you
25 being here.

1 Anyone else here to speak for the request?

2 Anyone here to speak against the request or
3 comments on it or questions?

4 Okay.

5 MR. MALCOLM JONES: We have a staff report.

6 MR. WILLIAMS: Yes, please.

7 MR. DEWITT: So that's the first of me to
8 learn about the report.

9 MR. WILLIAMS: Okay. If you'd give your name
10 and just the City of Gulfport, please. Sorry about that.

11 MR. DEWITT: Mike Dewitt. I'm the arborist
12 for the City of Gulfport.

13 MR. WILLIAMS: Thank you.

14 MR. DEWITT: So I'm coming up here today and
15 kind of learning a lot of new stuff that they're presenting.
16 I did hear about the rebuttal as far as the neighbors
17 wanting to get rid of the tree.

18 I rode out and -- so there's a little bit of
19 a history to the property. So prior to them of building a
20 house, the tree had the cavity. It was the same tree. You
21 can't see it, but this is a full version of the tree. And
22 then they were allowed to cut the tree in half and put their
23 house in place.

24 And so I'm doing assessment of the tree. And
25 tree's healthy. It's growing leaves. The leaves are coming

1 out to the end of the tree indicating that it's healthy,
2 it's growing, it's thriving, it's healing, and it's moving
3 in the right direction.

4 The request was made to remove the Live oak
5 due to addition going onto the house. So I looked at the
6 information they provided. In the first denial, the
7 mitigation work that they were proposing was put in there
8 five palm trees as a tree replacement program, which that
9 doesn't suffice for what we're doing.

10 So if you take a Live oak, you really want to
11 replace it with a Live oak. So that, the first one was
12 denied.

13 They come back with the paperwork to do an
14 addition to the house. So when you look at the addition in
15 the paperwork that they have, there is two limbs that can be
16 taken off, lower limbs, to leave room for an addition to go
17 on.

18 So as far as working with the tree, is that
19 something we'd like to do? No.

20 But it's their property.

21 Can we save the tree?

22 Can we allow them to have an addition?

23 I think both can happen.

24 So the addition could be moved up, trim the
25 lower limbs, and they still have room to put the addition

1 in.

2 So for that, I denied it.

3 MR. HANCOCK: If they were to go that route
4 and trim the lower limbs, what does that do to the ability
5 to get proper insurance?

6 MR. DEWITT: I don't understand what --

7 MR. HANCOCK: Is that going to make it
8 harder?

9 MR. DEWITT: They have insurance now.

10 MR. HANCOCK: Well, you think they should be
11 going through -- having to jump through multiple hoops?

12 MR. DEWITT: So I hear that every time
13 somebody wants to cut down a Live oak tree, so it don't -- I
14 guess it don't really hold a lot of water for me because
15 everybody that's got a Live oak tree says, well, it's got to
16 go. Why? Because it's going to -- it's close to my house.
17 Insurance is going to leave.

18 So, for me, I hear it daily, so it doesn't
19 really carry a lot of weight.

20 MR. (): Have you seen these pictures,
21 by chance, of -- I'm no arborist, but that doesn't look like
22 a healthy tree to me.

23 MR. DEWITT: I can take you back to 2012
24 where a healthy tree looked healthy and they cut it and put
25 their house right beside it.

1 MR. HANCOCK: That's an independent report?

2 MR. DEWITT: Yeah. They brought that today.

3 MR. MALCOLM JONES: You haven't seen that
4 today.

5 MR. DEWITT: Unh-unh.

6 But your healthy tree was cut to put that
7 house in place.

8 MR. HEWES: I've got a question. If you trim
9 the two lower limbs, is that going to make the tree lopsided
10 or be more apt to fall or cause damage in a storm?

11 MR. DEWITT: No, sir. It still maintains the
12 balance of it.

13 If you look at the original tree from 2012,
14 there was a lot taken out to put the house in place. So you
15 kind of got to take -- y'all may have this version of it.

16 So the limb in question, if you want to let
17 them see that, that would be the limb -- the tree still
18 balances.

19 MR. HEWES: And I asked that because we have
20 a large oak by our house, and the insurance company wants us
21 to basically cut it from anything that was within a foot of
22 the house all the way up. And that would cause more damage
23 to the tree and probably more damage to the house if it had
24 fallen if they cut it like that.

25 MR. DEWITT: Yes.

1 MR. HEWES: We did a pretty indepth study and
2 presented it, and we got a lot of the dead limbs and the bad
3 stuff cut out, and it balanced it really well. And
4 insurance did not cancel us. They were fine with that.

5 MR. DEWITT: So Mississippi State Forest
6 Commission, there were studies done on Live oaks as far as
7 the breaking point of these trees. And they started to send
8 these out to the insurance companies because insurance
9 companies are like you need to cut your tree down or we're
10 going to drop you. So that's a lot of a battle that we're
11 going through.

12 And when this is presented it kind of slows
13 that down, and they change their mind and change course.

14 MR. JONES: I have a question.

15 MR. DEWITT: Yes, sir.

16 MR. JONES: When the house was built and you
17 cut the tree, my question is, was that tree cavity there
18 when you first cut it?

19 MR. DEWITT: So the tree is the exact same
20 way in 2012 as what it is now. For them to put the house
21 there, they cut prior to my employment, the prior arborist
22 allowed that tree limb to be cut to put the house in place.

23 So, yeah, the tree has not changed. It's
24 healed in due time, and it's healing itself and moving
25 forward. So it's just a lot of new growth and that's the

1 reason I went the direction I did.

2 So a lot of times when you see these trees,
3 and you have construction damage or they're diseased, they
4 kind of -- they're sad, but they show you they can die from
5 the outside in from construction. And there's different
6 things to look for. I didn't see it.

7 But, yes, sir.

8 MR. JONES: Thank you.

9 MR. WILLIAMS: Ms. Virginia?

10 MS. ADOLPH: My question is, in terms of the
11 opinion of the independent arborist, the arborist made the
12 comment that there was probable -- it was probable that the
13 tree would have disease rather than saying conclusively and
14 they said the next step would be the consequences would be
15 that the tree would die.

16 But I'm having a hard time in terms of
17 probability versus saying the tree is diseased from the
18 independent and I'm hearing area from our city arborist that
19 the tree is moving forward and healthy.

20 MR. DEWITT: So that report, I learned about
21 that report at the same as what you are, so I'd like to
22 reach out to the independent arborist and see what they're
23 heading to, what direction they're heading from.

24 So reports I'm seeing, and I based it off of
25 going back in history prior to the house being built, it's

1 the same tree as it was then as what it is now.

2 MS. ADOLPH: Thank you.

3 MR. HEWES: Question for you. This report
4 11-2 basic tree risk assessment.

5 Are there multiple levels of tree
6 assessments? And can you comment on that?

7 MR. DEWITT: No, sir, not at this time.

8 Again, this is the first time for me to
9 understand. This report's come out and it's kind of
10 surprised me up here.

11 MR. HEWES: Have you seen the report?

12 MR. DEWITT: Unh-unh.

13 MR. MALCOLM JONES: First time he's seeing
14 this is at this meeting today. It was not sent to him in
15 advance.

16 MR. RUSSELL: It says in my professional
17 opinion the likelihood of failure is probable and the
18 consequences of the failure is severe.

19 MR. DEWITT: I agree. We got a -- I don't
20 mean to speak for him, but my director is a certified
21 arborist. Do you want me to bring him up and let him speak
22 on it? Because he's went out there with me, as well.

23 MR. WELLS: Randy Wells, director of leisure
24 services. I was former tree advisor. I've been city
25 horticulturist for 20 years. I got my horticulturist

1 license in '94, arborist certification in 2017. I've worked
2 with the tree arborist as long as I've been here.

3 The main thing I'm seeing on here -- well, I
4 looked at what he was presented, and he had discussed it
5 with me. And we had looked at again and what we are seeing
6 on the recent construction of that house in that area and
7 how well that tree looked before that.

8 And then they had bought the property next
9 door. And then they put in to add this addition. And I'm
10 like the only thing really interfering with their addition
11 would be where they were wanting to pour concrete where that
12 tree exists now and that limb that goes towards that
13 addition that they were trying to put on.

14 So those were our concerns. That's what we
15 were addressing. At the same time, you got to look at the
16 tree and go, is this something that you need to save, is
17 this something that needs to go, is this something that's on
18 its way out.

19 And these fungal pictures, I don't believe
20 Mike saw anything that looked like this. I haven't seen
21 anything that looks like this on that tree.

22 But again, I made one visit out there and
23 looked at photos.

24 But in their other photos they took further
25 away from the tree, you don't see it. So I'm not sure other

1 than the description they have in the report where they
2 pulled that up and I guess they've got the date when they
3 pulled it up.

4 But looking at it structurally, and like you
5 were saying, it looks like it's healing back from recent
6 pruning. The new growth is all the way out to the tips.

7 Everything looks like the tree is doing its
8 best to try and survive, try and thrive and grow.

9 So that's why we felt like it would be better
10 seeing as the tree is not really threatening the house.

11 Now, what they're saying on the other hand is
12 they feel that it is threatening the house. And their
13 expert kind of hints to that.

14 But that was what that decision was based on.

15 Here you're trying to do an addition. You
16 purchased the property with the tree on it, apparently with
17 the intention of taking the tree out. And then you turned
18 in several tree applications with various degrees of
19 information, and we were going off the last one.

20 So that was where our decision came in.

21 MR. HANCOCK: So what's your opinion of the
22 fungus that the other arborist found on the tree? Would
23 that be a cause for concern? Would that be a reason to want
24 to get rid of the tree?

25 MR. WELLS: Again, with these closeups on the

1 fungus, like I said, I didn't see it when I was out there
2 looking at it. I would think, okay first thing, can we
3 treat the fungus? Is it something that as it's described in
4 here, you know, it's not indicative of something that's
5 going to kill the tree, but it shows like, hey, you probably
6 got something going on there that you don't want going on as
7 far as the lack of health.

8 But it could be a situation where this is
9 something that could be treated and then you move forward
10 and the tree heals. That would take a little more
11 investigation.

12 MR. HEWES: In your opinion as an arborist,
13 does this tree appear to be diseased?

14 MR. WELLS: No. That's what my initial when
15 I looked at it, I didn't see where I felt like this tree --
16 it doesn't look like it's in a downward spiral or diseased
17 or anything like that.

18 Now, you can see where it's been damaged, and
19 you can see where those parts have hardened off or they're
20 attempting to heal back up. But when you get large damaged
21 areas there, it takes a while for that to, as they refer to
22 in here, compartment and heal up.

23 MR. DAIGLE: Question. So there's been some
24 reference to rodents and interior rot in the tree. Now,
25 it's obvious from the pictures there's a hole in there where

1 you got whatever coming in and out.

2 Did you see that?

3 MR. WELLS: No, I didn't see any rodents.

4 I'm not --

5 MR. DAIGLE: Did you see the hole?

6 MR. WELLS: The hole is the -- let's see what
7 page we're looking at to make sure.

8 MR. DAIGLE: This is just a picture from one
9 of the residents, Mr. Prussia, and it's got a pretty clear
10 picture of it.

11 MR. WELLS: Oh, down at the bottom.

12 MR. DAIGLE: Yes. And, I mean, there's a lot
13 of bark, looks like, and I'm not an arborist, but just from
14 these pictures it doesn't look healthy, and you're saying --
15 what you're saying is --

16 MR. WELLS: Yes, I'm saying if you don't
17 stand and stare at that one part of the tree, if you back up
18 and look into the whole tree in its entirety that's where
19 you see a lot of this damage.

20 And then like I said, you look on the right
21 and the left there, you can see where the tree is trying to
22 heal that back over as opposed to the tree being diseased
23 along those lines and dying back, it's healthy up to those
24 edges.

25 Yeah, that's a lot of stuff to try and heal

1 up over. But as you go up and down Highway 90 on those oak
2 trees that have been hit by cars or debris lines on major
3 hurricanes, they can recover from those. They can live for
4 another 60, 100 years or so while they're still -- what you
5 want to do is look to see if they're starting to die back,
6 if they can't recover any more.

7 And that was what I wasn't seeing. I wasn't
8 seeing a tree that was like that's it, I can't recover from
9 anything else.

10 So, yes, there's a small hole down there.
11 But again, it doesn't seem like it was rotted deep into the
12 tree or anything. In the past, people would patch that with
13 asphalt or concrete or something. But now they recommend
14 don't do that because they want that to dry out and not keep
15 the moisture in there because that creates more rot.

16 MR. DAIGLE: Okay. So there's no internal
17 rot that you could see inside the tree?

18 MR. WALLS: Nothing deep in it, not that I've
19 noticed, no. Again, that's something where, do you want to
20 go in there and treat your tree and try to get it to survive
21 and recover from some of the recent cuttings and that kind of
22 stuff. And some people would rather cut the tree down.

23 There was comments about insurance companies.
24 And I think what Mike left out is a lot of times when we
25 say, hey, can you provide us with the request from the

1 insurance company, and they can't. So that's what it feels
2 like perhaps to him that they're just throwing that out
3 there because there are a lot of cases where it seems like
4 insurance companies don't want a tree on the same property
5 with your house almost. But that's -- I think that was part
6 of the -- so if the insurance companies, yeah, they seem
7 very restrictive right now.

8 But that house was built with that tree
9 already there. That was on the property next door when they
10 originally built their house, and they were able to cut it
11 back to the edge of that property line.

12 MR. WILLIAMS: Other questions?

13 All right. Thank you so much for being here.
14 Appreciate it. Thank you.

15 MR. WELLS: Thank you.

16 MR. WILLIAMS: Thank you.

17 MR. MALCOLM JONES: Mr. Chair, I would like
18 to address one issue.

19 MR. WILLIAMS: Sure.

20 MR. MALCOLM JONES: We thought we were going
21 to be able to show this on the screen, but since we can't,
22 I'll send this around.

23 This is the side view of the house. It shows
24 the limb that Mr. Dewitt, our arborist, was talking about
25 being able to cut to allow for the addition.

1 I just want to address the issue about the
2 potential liability to the city that one of the persons
3 addressed.

4 The city has immunity from those types of
5 suits. Of course, we don't want to see anybody hurt or
6 their house hurt, but I don't want you to consider the fact
7 that we need to do this because somehow or another the city
8 might be liable for this. In fact, we have immunity from
9 that type of suit. Okay?

10 The other thing is we don't have, typically
11 in cases that I've been involved in, we don't have letters
12 from insurance agents or companies telling us that they
13 can't get insurance for this addition or that they're going
14 to lose the existing insurance that they have, you know.
15 Oftentimes you'll see that in situations.

16 So the risk assessment report that was
17 rendered was not provided to Mr. Dewitt or Mr. Wells before
18 this hearing, and possibly that would have helped them to be
19 able to consider that. But he has taken a moment to read it
20 now and given his thoughts about it.

21 Those are the points that I wanted to bring
22 to your attention.

23 So there is a -- you can either -- options
24 you have. You can grant the permit, cut the tree down, you
25 can deny it, or you can find a mid-ground which is to allow

1 the cutting of that substantial branch which, by the way,
2 the original cutting that occurred was to the west. This
3 branch actually runs to the north. And according to the
4 opinion of both Mr. Wells and the arborist Mr. Dewitt, it
5 will not cause imbalance in the tree itself in the
6 structural side.

7 Any questions for me?

8 I'll retrieve that at the end.

9 MR. WILLIAMS: Yes. All right.

10 Anyone else here to speak against the
11 request, have questions, or...

12 MR. HEWES: You had a chance to -- Mr. Wells,
13 right?

14 MR. DEWITT: No, sir. Mr. Dewitt.

15 MR. HEWES: Mr. Dewitt, I'm sorry.

16 Have you had an opportunity to look at the
17 report?

18 MR. DEWITT: I have not.

19 MR. HEWES: Would you mind sharing your
20 opinion on this?

21 (Several people speaking at one time.)

22 MR. RUSSELL: Can I offer a follow-up
23 comment?

24 MR. WILLIAMS: Not right now. Thank you.
25 Appreciate it.

1 Do we have anyone else that wants to speak on
2 this request?

3 MR. LEE: Rich Lee, 4505 Kendall Avenue,
4 Gulfport.

5 As a builder, I would like -- I'm not sure
6 what when we do dig the footings, even if you guys say we
7 can't cut the tree if we still do the addition, we build the
8 footings for the addition, do we not have a problem with
9 roots that would damage the tree?

10 MR. DEWITT: (From audience) So --

11 MR. WILLIAMS: You'll come back up -- I'm
12 sorry. He'll come back up and give us his -- on the report,
13 and he'll answer that.

14 MR. LEE: Okay. That would be my question
15 because, I mean, I obviously think the tree should be
16 removed. I mean, I've been building on the coast for 20
17 plus years. I've ran into numerous trees. And when we do
18 get into the root systems, it does kill the tree.

19 So, yeah, I mean, it's just a matter of time.

20 MR. WILLIAMS: Thank you. Appreciate it.

21 Anyone else want to speak on the request?

22 MR. DEWITT: So the gentleman is correct as
23 far as building close to a Live oak or -- so we have an
24 ordinance in place, and you can go five foot inside a drip
25 line is all we allow for a concrete slab.

1 You can go closer with pilings, but you have
2 to have an ISA certified arborist to set these said pilings
3 in place.

4 I guess speaking in the opening of it, I
5 guess that's why I was like we could possibly move the
6 addition to work with the homeowners to let them have it, to
7 get them out of the drip line of the tree. That's kind of
8 why I really wasn't pushing real hard on that in the
9 beginning.

10 But the ordinance clearly states what it
11 states. If they're going inside of the drip line, then I
12 would have to deny it based off the ordinance and based off
13 of what -- that's my job is to uphold the ordinance.

14 So I read this. I didn't see this fungi.
15 I'm not seeing what was presented when I was there.

16 Again, based off my report, what I'm seeing
17 is a tree that's coming back, a tree that's living, a tree
18 that's thriving.

19 And I'm not -- that's...

20 MR. WILLIAMS: So after reading that report,
21 you're not looking to change your opinion then, what you
22 stated was what you stated.

23 MR. DEWITT: Again, so the only way I can do
24 is to go back out there and possibly look at it. But I'm
25 not seeing this fungi.

1 But even if we say we're seeing this fungi,
2 can it be treated? Can we move forward with it?

3 That's stuff we'd have to research. And it's
4 not going to come right off the top of my mind
5 unfortunately for you.

6 So if that's the direction we need to go, I
7 guess I could research it and see.

8 There's tree preservatives, Fulgham's that
9 preserve trees, that help trees thrive, that help them move
10 forward. If we want to get people involved of that nature,
11 we can do something like that.

12 But I could look at it, as well, because I
13 don't honestly know how to answer that. I don't have a
14 direct answer for you at this time.

15 MR. WILLIAMS: That's fine. Good.

16 All right.

17 MR. HANCOCK: In their application for
18 appeal, they say the tree was determined it had compromised
19 structural integrity by the city arborist. Is that true?

20 MR. DEWITT: I'm sorry. Where --

21 MR. WILLIAMS: Say that again.

22 MR. HANCOCK: It's in the application for
23 appeal. It says the tree was determined it had compromised
24 structural integrity by the city arborist. That's their
25 application for appeal.

1 MR. DEWITT: That's them saying that?

2 MR. HANCOCK: Yes.

3 MR. DEWITT: So that wasn't said by me. No,
4 sir.

5 MR. HANCOCK: Okay.

6 MR. DEWITT: So there's two arborists. This
7 case goes back to Mr. Alan Featherston that allowed them to
8 remove that half of the branch or that half of the tree so
9 they could put their house in place.

10 And they were -- I have his report, and it
11 doesn't say that.

12 So a lot of what they're saying he said, I
13 know it didn't come from me. If he would have said it, he
14 would have noted it on the paper.

15 There's a lot of things that were said when I
16 was at their place. They said the last arborist said, oh,
17 we can cut it down, we just need to remove it.

18 So my question was, why didn't you do it at
19 that point if they felt that strongly, the arborist felt
20 that strongly.

21 But then I go back and research it, and I
22 find the paperwork from the last arborist, and it doesn't
23 have any notations of that. And usually if it's something
24 to what -- to this extent, Alan would have noted it on his
25 paperwork.

1 MR. DAIGLE: So do you have anything official
2 that documents the tree when it was hit by this vehicle as
3 it was claimed internal integrity was damaged, or the hazard
4 that she was talking about, anything in there that is on
5 documentation?

6 Because, I mean, the comments are all hearsay
7 conversation that we can't verify. So is there anything
8 official that you see in this that says any of that?

9 MR. DEWITT: I don't -- that's all new to me,
10 sir.

11 MR. DAIGLE: Okay. I'm just asking to the
12 report.

13 MR. DEWITT: I'd like to speak on this, you
14 know, if we go back to what Alan is saying, they're saying,
15 well, the last arborist was like, well, the tree is sick and
16 needs to come down. I don't have it.

17 MR. DAIGLE: Okay.

18 MR. WILLIAMS: Any other questions?

19 All right. Thank you. Appreciate it.

20 MR. DEWITT: Yes, sir.

21 MR. WILLIAMS: All right. Malcolm, something
22 else?

23 MR. MALCOLM JONES: Yes. Just one last
24 thing. You all asked the question about the levels of risk
25 assessment.

1 There are three levels. The second level is
2 the one that they have done. It's called the basic
3 assessment.

4 The third level is an advanced assessment.

5 The way I understand it is the basic
6 assessment is, you know, looking at the exterior of the tree
7 and making determinations using rubber mallets, sounding out
8 to see if the trunk sounds hollow, and things like that,
9 soil probes.

10 A Level 3 assessment would be using something
11 called resistance drilling or sonic tomography.

12 Resistance drilling basically is doing
13 corings into the tree to find out if you have hollow
14 sections. They did not do that because they didn't do a
15 Level 3 risk assessment.

16 So, you know, both our arborist and their
17 arborist basically are using their same type of assessment,
18 if you want to call it that. But neither are doing any kind
19 of an internal inspection by way of resistance drilling or
20 tomography. Okay?

21 MR. WILLIAMS: All right. Thank you.
22 Appreciate it.

23 All right. I'll ask the Russells if you all
24 want to come back up and address anything that was said. As
25 I told you I'd give you the chance, then I'll know if the

1 commissioners will have some questions for you all, as well.

2 MS. WILSON-RUSSELL: Okay. Going back to
3 what everything that was said.

4 First of all, our initial lot doesn't include
5 the tree. The tree is on the lot next door to us. We
6 bought the lot, Lot 4, if you can see in the packet -- if
7 I'd have known we were going to -- that it will take this
8 much time, we would have just gone through all of our
9 evidence that we had collected.

10 But our lot -- here is our Lot 4 which we
11 built our house. This is Lot 3 next door which is the one
12 that contains the tree.

13 All we did was have to be able to build our
14 house, we had to get a permit to trim the tree.

15 Here is a picture of our lot after Katrina,
16 and here is the tree which you can see incorporates almost
17 all of Lot 3 and part of Lot 4.

18 We trimmed these outer branches. But they
19 also had to cut the roots that are on the west side of the
20 tree.

21 The tree was hit back prior to 2016 is what I
22 was told. And normally trees compartmentalize a lot quicker
23 than ten years.

24 This tree is not showing much difference as
25 they stated in ten years. But if you do go back and look,

1 and the pictures that we were showing you of the tree, and
2 part of the problem not seeing the growth was the inspection
3 of the tree. We were there when Mike was there looking at
4 the tree. He was measuring it with a metal construction
5 tape measure, not even arborist tape.

6 He originally came up with 54 inches. Then
7 holding his clipboard, we said, do you want us to help you,
8 and he used his metal construction tape measure and came up
9 with 51.5.

10 Again, the laser, which Crosby uses, is high
11 tech. They're, you know, very expensive. They get down to
12 within a half a centimeter of size. And it measures the
13 tree in all different points, and he came up with 48 inches.

14 Not once when he was looking there with us
15 did he note anything about the disease. He didn't take his
16 hands touch anything. He didn't sample any of the fungus,
17 look for any of the fungus, nothing.

18 Matter of fact, our neighbors watched them
19 come out yesterday to look at it again, and never once did
20 they go on the other side of the tree where the disease is.
21 They stayed on this side of the tree looking at the canopy
22 that's going to be in the way of our addition.

23 We didn't obtain that lot until -- we were
24 told by Alan Featherston at the time, he thought we should
25 take it -- we should have just taken the whole tree down.

1 But we didn't own that lot, so we weren't allowed to take
2 that tree down and thought somebody will buy that lot and
3 want to remove it. My thought we'll keep it as long as we
4 can until somebody buys that lot.

5 But he did say that we could cut the limb
6 that was going over into our property, the one going in
7 front of our tree, which we found out now we can't even do
8 that even if we own -- we own both lots, we own the ground
9 and pay taxes on the ground that the tree resides, but we
10 can't do anything to keep the damage from happening. We
11 just assume all the risk.

12 And this tree, if you look at it, we have
13 video that we sent in to show you, we just touching the tree
14 right here where it's compartmentalizing, that tree trunk is
15 so decayed that you can put your hand behind these crevices.
16 There's a stick going through where you can see daylight
17 through it.

18 It's trying to compartmentalize, but the
19 decay is so bad this tree in ten years hasn't really changed
20 at all. And that's the problem because the roots have been
21 cut, the limbs have been cut, the nutrients it's not getting
22 causes it to leap out greater now because it's trying its
23 hardest to get nutrients through photosynthesis because it's
24 not getting all the nutrients through the root system and
25 the branches that it used to have.

1 And to the point, if we have to come back and
2 cut these limbs off, which you can see, here's our house
3 that we're planning on building, front, side, and rear,
4 adding on the garage with the storage above it. This is a
5 rendering of our house right now with the tree, and here's
6 the house with our rendering of what it will be like.

7 To say that we can build that house, here's
8 our neighborhood today with the three houses, we each have a
9 three foot setback on each side which gives us six foot.
10 There's the tree. Here's the area where we're going to add
11 on. You can see how tight that would be.

12 I want to show you some pictures we took.

13 MR. MALCOLM JONES: Could we see those
14 pictures?

15 MS. WILSON-RUSSELL: Sure, you can see
16 anything.

17 We spent the time to answer all of the
18 questions, but I was afraid you didn't -- wouldn't want to
19 sit here for that much time.

20 Where is the photograph of pointing at?

21 Here is up close pictures of the cavity where
22 you can actually put your hand where I'm rubbing the thing
23 where you can see you can put your hand.

24 Here's the pictures of me standing there
25 holding my thumb, pointing it up beside the roof line of the

1 tree.

2 Here is the main branches we're talking that
3 have to be cut where you've got a tree trunk that has got a
4 V-shape on it.

5 MR. MALCOLM JONES: Do you want me to pass
6 that to them so they can see it?

7 MS. WILSON-RUSSELL: Sure. This is the
8 V-shape which the two main branches that hold all the canopy
9 are on.

10 This limb has already been broken from the
11 car accident. This limb was cut off.

12 So you have these two major branches that
13 hold that canopy that you see. And that's what even Alan
14 was explaining to me is all it takes is one severe wind to
15 come and makes this very weak, especially when it's sitting
16 on this trunk that the inside of it is internally decayed.

17 You can see we have insects. It's got
18 beetles that have been attacking the base of one the good
19 limbs. We have -- I'm trying to remember everything else
20 that we have. It's like each question that came up made me
21 think about something else.

22 I've seen a lot of disease in my life of
23 putting landscape in and seeing things heal or trying to
24 save trees and plants. For one thing, the problem with
25 having not only the hurricanes and the car accident which is

1 causing the decay to be able to set in, because it can't
2 heal itself that fast, and it's got -- this is the whole
3 trunk. You're talking the whole back side of the tree of
4 the trunk which is the base for all the nutrients come up
5 out of the roots to feed those two branches.

6 And especially when it's getting ready to
7 die, it's like humans, they try to do everything they can to
8 get as much nutrients they can before they die.

9 The canopy does, it looks better now than it
10 has since we've lived there. But even our arborist that
11 came out, and she did a thorough, she touched the tree, she
12 took samples, she looked everywhere on everything.

13 Matter of fact, she came back and then the
14 red beef tongue fungus which comes from rotten wood is
15 coming out of the base roots of the tree, so she's like,
16 this whole tree could fall.

17 We can look at -- go back to the case where
18 the governor of Texas was running and a seemingly healthy
19 large oak tree fell on him while he was on a jogging trail.
20 He heard it snap, and he went under the tree to get cover,
21 it was that actual tree that that day the roots, no storm or
22 anything, that roots decided it was done.

23 And that's what our arborist explained to us
24 that can happen, as well. And if it does, it could hurt us,
25 it could hurt cars, people in cars on 90, because as you

1 see, we're only a sidewalk away which is four feet from the
2 actual highway.

3 And we've got a walking path that runs under
4 it. If you take those two limbs they are talking about
5 taking off, that leaves one limb at the top which supports
6 the limb that goes out towards the highway. And I can show
7 you that in the drawing from above.

8 You've got our house. Here's the tree. This
9 is the limb that's in front of our windows. These are the
10 limbs that go back. And then you're going to have this limb
11 that goes towards the highway and then this limb, which is
12 going to hang over this parcel for when this house gets
13 built, which he's filed a permit already to build a house
14 next door.

15 Is there anything else they talked about that
16 I know?

17 MR. WILLIAMS: Commissioners, any follow-up
18 questions?

19 MR. HEWES: I've got a question on what Mr.
20 Hancock asked. Who made the statement with the city by the
21 city arborist that compromised structural integrity.

22 MS. WILSON-RUSSELL: That was Alan
23 Featherston when he came over to our house. He actually
24 asked to come in our house and come upstairs to look at the
25 limb that was in front of our tree.

1 And he explained to me that we should have
2 taken that limb off because it's way too close to our house,
3 and it's structurally sitting, off one of the Vs, that it's
4 not going to take anything for it to -- that the tree was
5 diseased, but we really couldn't do anything about it
6 because we didn't own it.

7 But he said if you did own it, then you could
8 take the tree down because somebody will come in there and
9 build and take it down, and then that's when we started
10 talking about instead of just cutting that limb as he said,
11 why didn't we do it then, that's when we started thinking
12 about, well, we could go ahead and just see if we could get
13 that land next door with the tree. So we talked to the guy
14 who owned both lots, and we agreed that we would split that
15 lot so we each have a lot and a half, so he could have room
16 to build a bigger house and we could have room to build a
17 bigger house versus the houses you see. Our lots are 45
18 foot wide. So we have a three foot setback on each side.

19 MR. MALCOLM JONES: This is the application
20 that Mr. Featherston addressed in ().

21 MS. WILSON-RUSSELL: That wasn't with us.

22 We didn't have -- are you talking about that
23 application? For what?

24 MR. MALCOLM JONES: They were asking about
25 documentation from Mr. Featherston. So I offered what we

1 have in the file.

2 MR. WILLIAMS: Okay. Any other questions,
3 Commissioners?

4 MR. HANCOCK: So when was it that the
5 previous arborist you're saying made the comments about the
6 tree being -- having structural integrity?

7 MS. WILSON-RUSSELL: Yes.

8 MR. HANCOCK: How long ago was that?

9 MS. WILSON-RUSSELL: That was in the fall of
10 2025.

11 MR. HANCOCK: Did you get anything in writing
12 from him or was just this verbal?

13 MS. WILSON-RUSSELL: No, because we didn't
14 own the tree. He just told us, he was out there looking at
15 it and told us that, you know, he said do you mind if I come
16 in and look at the tree from up there, and I said no, go
17 ahead. And he's the one that started saying, well -- and I
18 told him, yeah, I know it was, but I was trying to save it
19 because, like I said, I'm used to having large oak trees
20 and, you know, the transition down here was different, and I
21 have nothing, you know, wide open when we're used to being
22 tree-covered.

23 And he said, well, I understand, but, he
24 said, you really need to take that limb off before it hits
25 your house. And he explained to me how bad the trunk was

1 compromised. And he explained to me that, you know, it will
2 -- it should have healed itself -- it should have been
3 farther along, but it's so decayed inside, which then
4 started making us, you know, more worried because it is six
5 foot from the corner of our house.

6 And, you know, he said if we owned it, we
7 could just cut it down. He said somebody else will apply
8 for a building permit, then we have the chance to say no,
9 you can't cut it down, he said, but if they're smart, their
10 builder will tell them just go get the tree cut down, buy
11 the lot, cut the tree down, and then you can build your
12 house.

13 And so we were like, you know, well, when we
14 decided we would add on to our house we thought, well, if we
15 get the lot, we'll file for the permit to cut the tree down,
16 which is what we did. And as we were doing it, the people
17 in the office kept saying, when we said -- because we went
18 to them, we had talked about building. Well, have you filed
19 a building permit, and we said no, we have plans that are
20 with our architect but we weren't ready for that yet.

21 And he said, well, you might want to put that
22 on there. So we put in what we had done with the survey,
23 and I just drew in what our building -- where our building
24 is going to be because I actually drew our floor plans
25 originally for the architect to redraw them and stamp them

1 because he said that's probably the only way you're going to
2 get this cut down is if you can show your building and it's
3 in the way.

4 So that's why we didn't know this process.
5 We went about we could just cut the tree down because it's
6 diseased. And we would try to keep this process going
7 versus it's been nine months, the length of time it took us
8 to build our house just to get permission to buy the lot,
9 add it to our lot, and to get a tree cut down, and then
10 since then we've seen that it is definitely deteriorating.
11 There's been all kinds of fungus.

12 And again, both of them, neither one even
13 examined the tree. They were just looking at the one
14 branch. Actually, it's actually three branches, but that go
15 back towards the house which you can see all three of them
16 in the picture, and never once collected anything.

17 MR. WILLIAMS: All right.

18 MR. DAIGLE: Mr. Chairman, I apologize. I
19 know we're going long, but may I just ask one question.

20 MR. WILLIAMS: Real quick.

21 MR. DAIGLE: When did you get this report
22 done, ball park?

23 MS. WILSON-RUSSELL: We contacted her --

24 MR. DAIGLE: Just when did you get the
25 report, just ball park? A month ago, a year ago?

1 MS. WILSON-RUSSELL: Last week. Yeah, she
2 came out May 18th and then May 3rd.

3 MR. DAIGLE: I'm just trying to find out
4 because, I mean, a lot of this is he's blindsided. He
5 doesn't know the levels and I'm not an arborist.

6 MS. WILSON-RUSSELL: She spent quite a bit of
7 time.

8 MR. DAIGLE: But what I like from my seat is
9 to be able to say, okay, I can clearly see. And right now,
10 I see a lot of confusion.

11 MS. WILSON-RUSSELL: She came out two times.
12 One time when it was sunny, and the second time she came out
13 in the rain. She came out with three people the second time
14 she came out. They measured. She took samples. She
15 actually sent some samples to one of her experts that came
16 back and said that the beefsteak is one of the worst
17 funguses because it is -- it comes from dead wood.

18 MR. DAIGLE: Yes, ma'am. I get all that.
19 But he hasn't had a chance to review any of that. And I
20 just don't think that's --

21 MS. WILSON-RUSSELL: But he's been to my
22 house twice.

23 MR. DAIGLE: But he hasn't examined it and
24 been able to counter or corroborate any of your comments
25 which I think --

1 MS. WILSON-RUSSELL: Well, we talked to him
2 about it when he was there.

3 MR. DAIGLE: Not the report, though.

4 MS. WILSON-RUSSELL: Well, no. I figured
5 he's an arborist.

6 MR. RUSSELL: He said he was going to bring
7 his boss back to look -- he was going to bring his boss back
8 to look at, said he would call us when they were coming out.
9 Never heard from them. Never called, never came back.
10 Nothing.

11 MS. WILSON-RUSSELL: Yeah.

12 MR. RUSSELL: So we went ahead and got our
13 own expert.

14 MR. WILLIAMS: Any other questions,
15 Commissioners?

16 All right. Thank y'all. Appreciate it.
17 Appreciate y'all having all that information.

18 So, Malcolm, anything that we need to follow
19 up on with that?

20 MR. MALCOLM JONES: No. The other thing I'd
21 say is, and I forgot to mention this, you also have an
22 option to table if you want to give the arborist more time
23 to review the report and talk to the other arborist to see
24 what their findings are because literally he just saw it the
25 first time he came here today.

1 And I went out there with him recently when
2 we looked at the tree, and we walked on all sides of that
3 tree, and I was right there with Mike.

4 So I know her neighbor may have told her
5 something different, but personally I will tell you that all
6 sides were reviewed.

7 MR. WILLIAMS: All right.

8 Commissioners, any questions for the staff or
9 for Malcolm or the arborist? And we'll need to eventually
10 get to a motion on this.

11 MR. HEWES: I'm not an arborist, but I have
12 an oak tree in our yard, it's our neighbors', we had to go
13 through something like this. And Mr. Dewitt mentioned
14 Fulgham's out of I think they're north Mississippi, that
15 they have some sort of a treatment for their trees and they
16 can inject nutrients into the roots and it will help that
17 tree survive.

18 (Several people speaking at one time.)

19 MR. HEWES: Y'all come very prepared, and I
20 appreciate that. However I can't take the word of one
21 arborist versus two that the city employs.

22 And with that being said, I move that we deny
23 your motion to cut down the tree.

24 MR WILLIAMS: All right. So we've got a
25 motion to deny the request to cut down the tree. Do I have

1 a second?

2 MR. HEWES: May I say one more thing?

3 MR. WILLIAMS: Sure.

4 MR. HEWES: Would it be okay for y'all if we
5 table this so that they have an opportunity to review the
6 data that you provided and maybe look at it again next
7 month.

8 MS. WILSON-RUSSELL: We've been at this for
9 nine months.

10 MR. HEWES: Is that a yes or no?

11 MS. WILSON-RUSSELL: It is as --

12 MR. WILLIAMS: No, I'm sorry. Hang on.

13 (Several people speaking at one time.)

14 MR. WILLIAMS: Hang on for just a second.

15 Hang on.

16 The motion stands. The motion stands.

17 We have a motion to deny the request. Do I
18 have a second?

19 MR. HANCOCK: Can I ask the applicant one
20 more question?

21 I'll give you another opportunity here. If
22 we table this, will you guys be okay with tabling this until
23 next month to give them a chance to talk to the other
24 arborist and maybe look at it more thoroughly?

25 MS. WILSON-RUSSELL: Yes.

1 MR. HEWES: If that's the case I rescind my
2 motion and move that we table this until the next meeting.

3 MR. HANCOCK: Second.

4 MR. WILLIAMS: Got a motion and second to
5 table this to our next meeting for an opportunity to review
6 information that was presented and maybe come to an
7 acceptable decision.

8 Any other discussion, Commissioners?

9 MS. ADOLPH: Discussion.

10 MR. WILLIAMS: Yes.

11 MS. ADOLPH: I'm the one that normally says
12 this. For the City of Gulfport and for the residents, we do
13 our best sitting up here to make recommendations. We really
14 do, we work very hard to do that.

15 And we like people to get along in our city.
16 And the best we can do at this point is table this in favor
17 of all of us working together the support of our city, our
18 administration, our staff, our arborist, legal department,
19 and urban planning and us. And we want to do the best that
20 we can for our residents and definitely our trees and our
21 community.

22 So we ask that all residents be patient with
23 us. We don't get paid for this. We do this because we love
24 our city. And we just ask your indulgence in this.

25 Thank you.

1 MR. WILLIAMS: Any further discussion? If
2 not, we've got a motion to table to our next meeting and a
3 proper second. All those in favor signify by saying aye.
4 Any opposed?

5 All right. It's been tabled.
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1 BEFORE THE CITY OF GULFPORT PLANNING COMMISSION

2

3 Tree Permit Appeal 2605PC070

4

5 COURT REPORTER'S CERTIFICATE

6

7 I, Norma Jean Ladner Soroe, Certified Shorthand
8 Reporter, do hereby certify that to the best of my skill and
9 ability I have reported the hearing held before the City of
10 Gulfport Planning Commission and that the foregoing 46 pages
11 constitute a true and correct transcription of said hearing
12 held on the 28th day of May 2026.

13 I do further certify that my certificate annexed
14 hereto applies only to the original and certified
15 transcript. The undersigned assumes no responsibility for
16 the accuracy of any reproduced copies not made under my
17 control and direction.

18 Witness my signature this the 9th day of June
19 2026.

20

21

22

23 _____
24 NORMA JEAN LADNER SOROE, CSR #1297
25 Certified Shorthand Reporter



EXHIBIT
E
2605 PC070











Redd Pest Solutions
P.O. Box 2245
Gulfport, MS 39503
888-733-3626

Service Inspection Report Service Report #1220978

Client: 53080
Mike Russell
4719 W Beach Dr
Gulfport, MS 39501-4512

Phone: 913-488-5588

Customer Signature:

Technician Signature:

Customer Unavailable to Sign

Michael Hadden

Service Location: 53080
Mike Russell
4719 W Beach Dr
Gulfport, MS 39501-4512

Phone: 913-488-5588

Licenses/Certifications

MS - 44367

Time In: 06/24/2026 02:39 PM **Terms:** NET 30
Time Out: 06/24/2026 02:43 PM

Order #	Service Description	Quantity
1220978	Estimate for Services	1.00

Service Comments

Order Instructions: Estimate termite 6/24 2-4

Tech Comment: During this inspection time, Live oak on property has visible signs of rot, damage, and active drywood termites. Can not be treated with bait. Recommend getting a permit to remove tree from property to avoid further damages.

Materials Summary	EPA #	Active Ingredient	Finished Quantity	Application Method	Application Rate
Material Applied	Lot #	AI Concentration	Undiluted Quantity	Application Equipment	Sq/Cu/L Ft

Open Conditions

No Conditions
Added or Updated
this Service

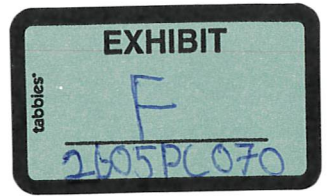
Severity	Created
Responsibility	Last Inspected

Pest Summary	Quantity
None Noted	

Device Summary
None Noted

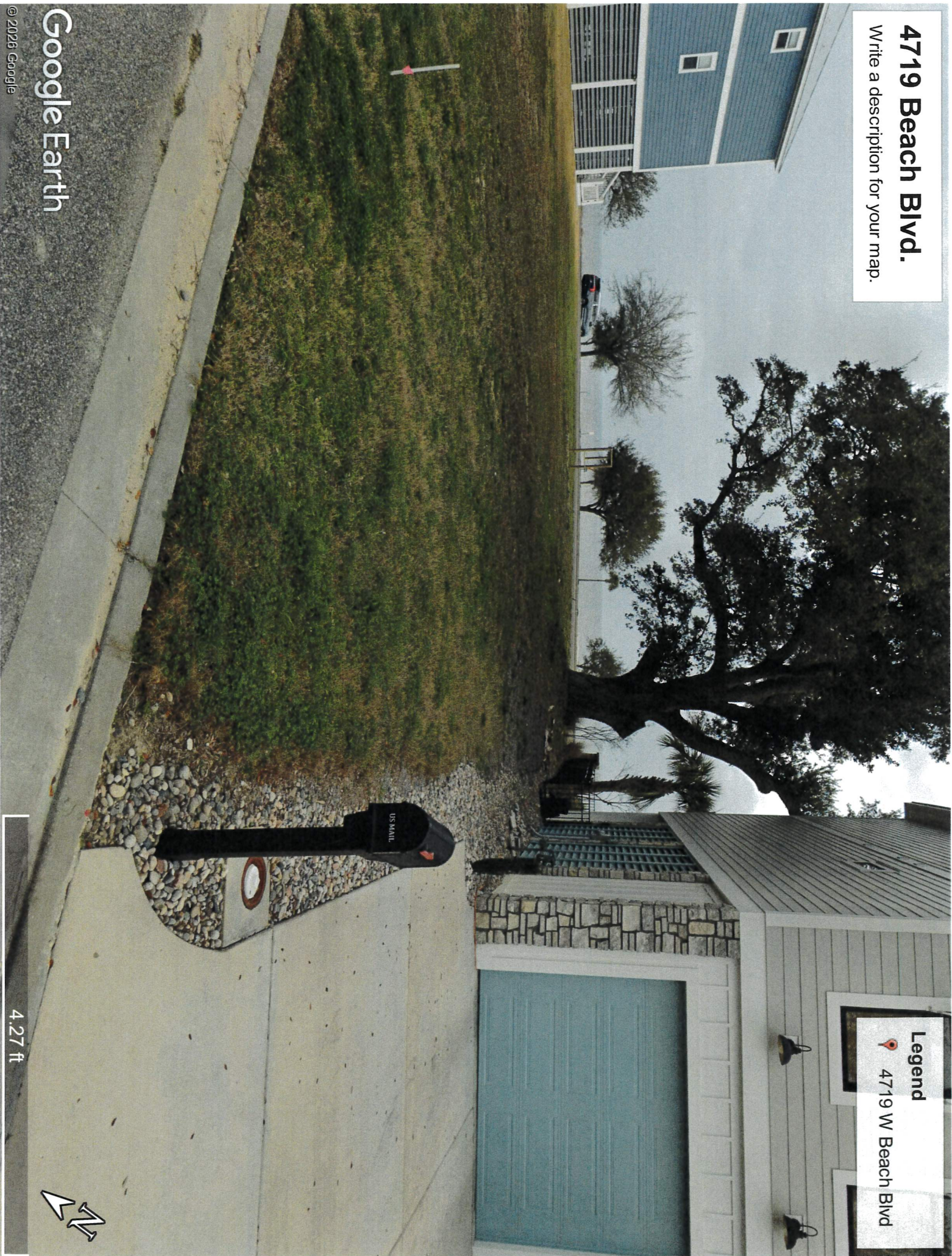
With Activity	Without Activity	Total Inspected	Device Exceptions
			Replaced Removed Skipped

Additional pest findings may have been observed. Please see conditions and comments for more details.



4719 Beach Blvd.

Write a description for your map.



Legend

4719 W Beach Blvd

Google Earth

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4.27 ft

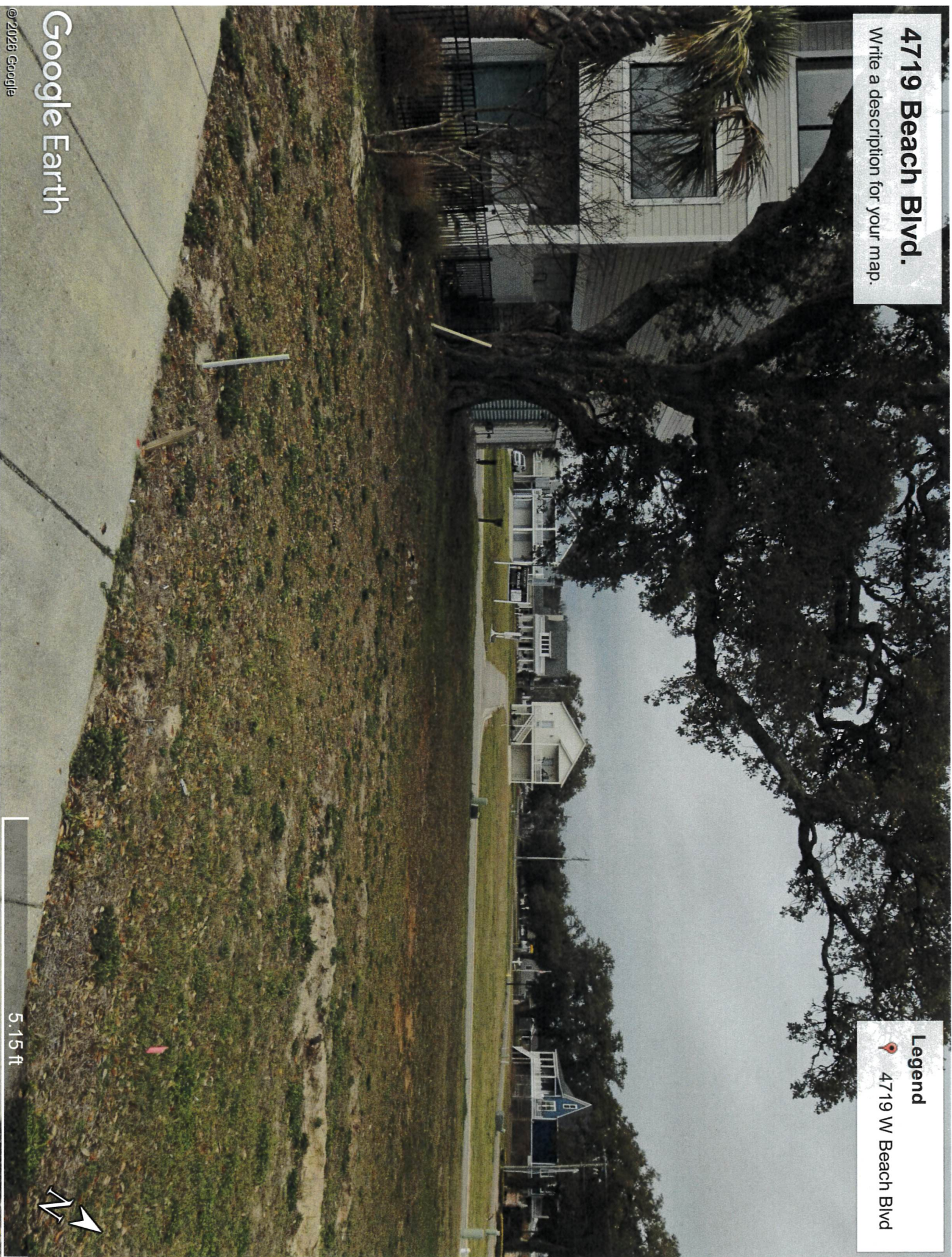


4719 Beach Blvd.

Write a description for your map.

Legend

 4719 W Beach Blvd



Google Earth

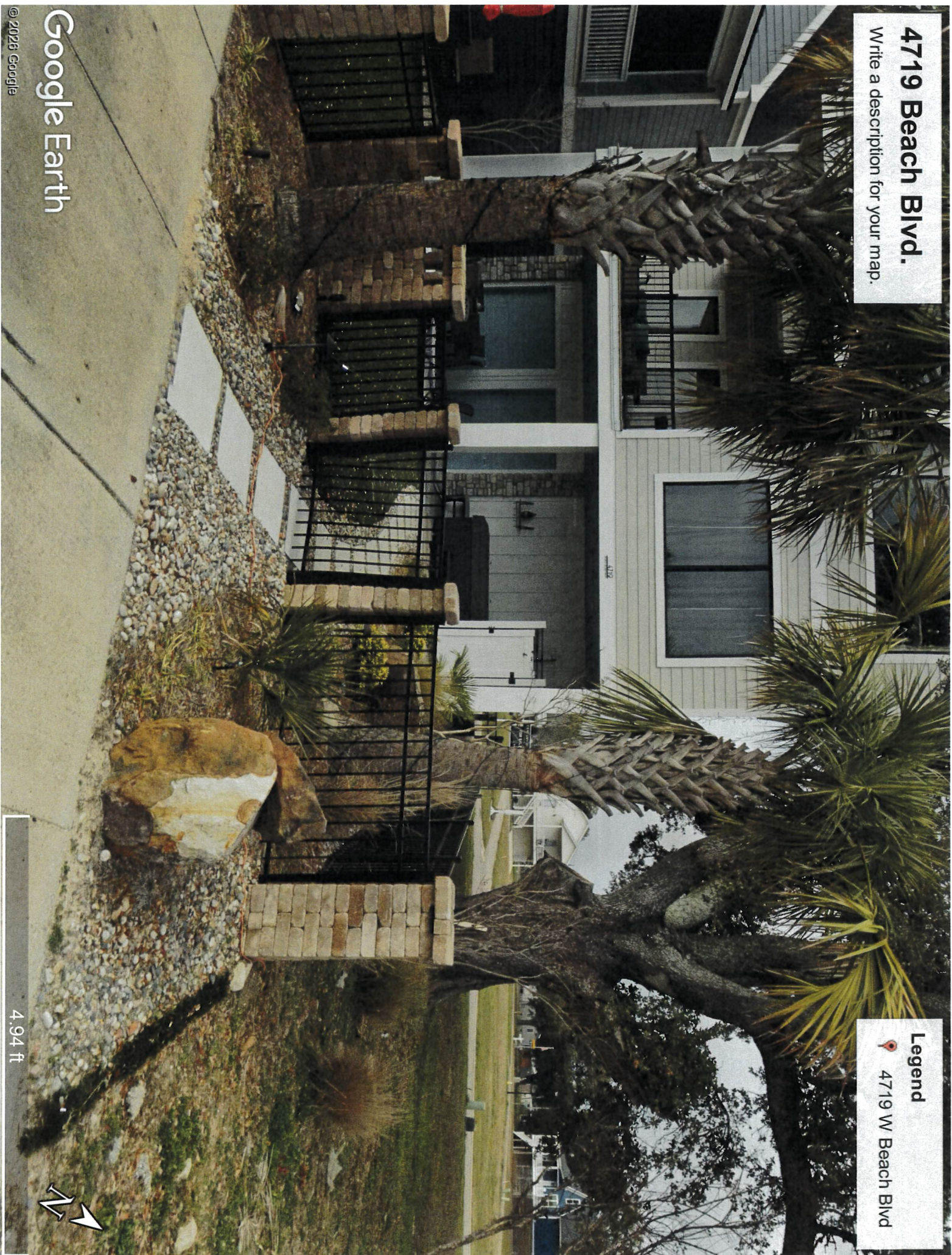
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4719 Beach Blvd.

Write a description for your map.

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 4719 W Beach Blvd



Google Earth

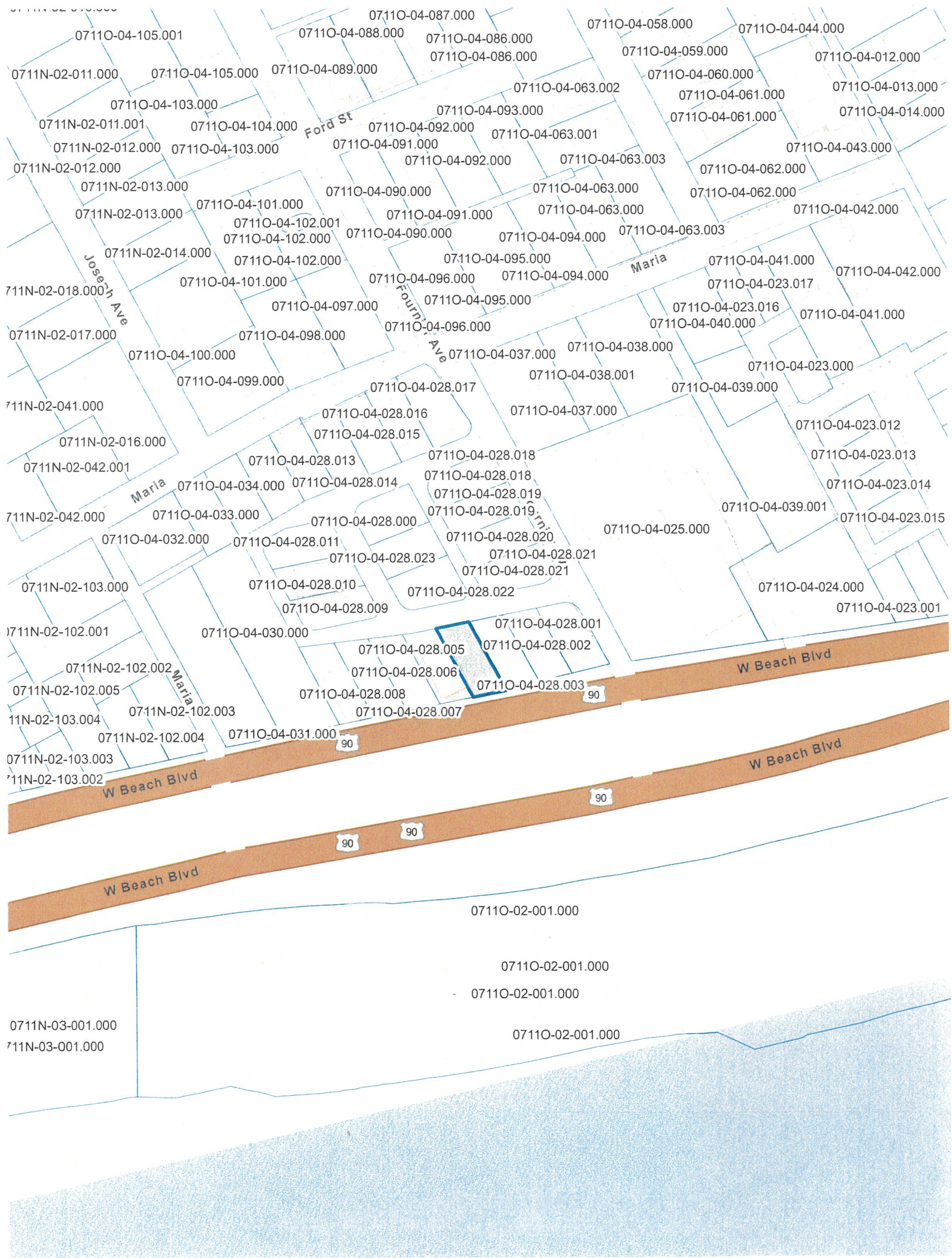
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4.94 ft





W Beach Blvd



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0711O-04-105.001

0711O-04-087.000

0711O-04-088.000

0711O-04-086.000

0711O-04-086.000

0711O-04-058.000

0711O-04-044.000

0711N-02-011.000

0711O-04-105.000

0711O-04-089.000

0711O-04-059.000

0711O-04-012.000

0711O-04-103.000

0711N-02-011.001

0711O-04-104.000

Ford St

0711O-04-093.000

0711O-04-063.002

0711O-04-060.000

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0711N-02-012.000

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Maria

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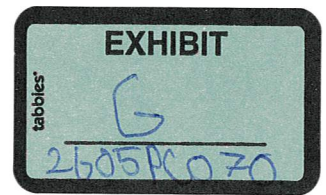
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Malcolm F. Jones

From: Malcolm F. Jones
Sent: Tuesday, June 9, 2026 11:03 AM
To: 'Virgil Gillespie'
Cc: Michael DeWitt; Randall Wales; mike russell; Russell Kirsten
Subject: RE: Mike & Kirsten Russell - Tree Inspection



Will do.

From: Virgil Gillespie <VGG@GillespieLawFirm.com>
Sent: Tuesday, June 9, 2026 11:00 AM
To: Malcolm F. Jones <mfjones@gulfport-ms.gov>
Cc: Michael DeWitt <mdewitt@gulfport-ms.gov>; Randall Wales <rwales@gulfport-ms.gov>; mike russell <jayhawkruss@gmail.com>; Russell Kirsten <kirstencwilson@gmail.com>
Subject: RE: Mike & Kirsten Russell - Tree Inspection

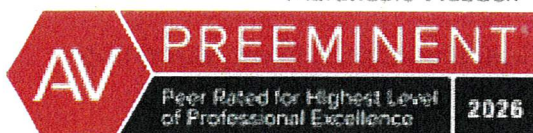
Malcolm,

The Russells will be available at 11:00 a.m. on Friday. Please have Mr. DeWitt to knock or ring the doorbell and alert them of his arrival.

Virgil G. Gillespie

GILLESPIE LAW FIRM
1901 24th Avenue (39501)
Post Office Box 850
Gulfport, MS 39502-0850
Office: (228) 864-4520
Cell: (228) 697-8181
Fax: (866) 859-2530

Martindale-Hubbell



From: Malcolm F. Jones <mfjones@gulfport-ms.gov>
Sent: Tuesday, June 9, 2026 9:56 AM
To: Virgil Gillespie <VGG@GillespieLawFirm.com>
Cc: Michael DeWitt <mdewitt@gulfport-ms.gov>; Randall Wales <rwales@gulfport-ms.gov>
Subject: RE: Mike & Kirsten Russell - Tree Inspection

I have just spoken to our City Tree Protection Adviser. The City would like to schedule the site visit for re-inspection of the Live Oak tree on your client's property for this coming Friday at 11AM.

From: Malcolm F. Jones
Sent: Monday, June 8, 2026 10:43 AM
To: 'Virgil Gillespie' <VGG@GillespieLawFirm.com>

Cc: Michael DeWitt <mdewitt@gulfport-ms.gov>; Randall Wales <rwales@gulfport-ms.gov>

Subject: RE: Mike & Kirsten Russell - Tree Inspection

It is my understanding from our recent telephone conversation that your clients will be travelling to the West Coast for the birth of their grandchild and unavailable for the re-inspection of the Live Oak tree on their property that we scheduled for tomorrow. You have advised your clients will be back for Friday. I am attempting to confirm the availability of our side now and will advise further. Just in case, please find out your clients' availability for the following week and advise.

From: Malcolm F. Jones

Sent: Friday, June 5, 2026 4:57 PM

To: 'Virgil Gillespie' <VGG@GillespieLawFirm.com>

Cc: Michael DeWitt <mdewitt@gulfport-ms.gov>; Randall Wales <rwales@gulfport-ms.gov>

Subject: RE: Mike & Kirsten Russell - Tree Inspection

The City would like to conduct the re-inspection of the Live Oak Tree on Tuesday, June 9, 2026, at 10AM. Mr. DeWitt will ring the doorbell on that date to inform the Russells that he is about to conduct the re-inspection work. As you have directed below, Mr. DeWitt will not discuss this matter with your clients. Please confirm that this date is acceptable to your clients.

Thank you for your cooperation.

From: Virgil Gillespie <VGG@GillespieLawFirm.com>

Sent: Thursday, June 4, 2026 4:42 PM

To: Malcolm F. Jones <mfjones@gulfport-ms.gov>

Subject: Mike & Kirsten Russell - Tree Inspection

Malcolm,

Please be advised that I am going to be representing Mr. and Mrs. Russell in the above matter. They are not happy about how they are being treated by the City; however, they are willing to give conditional approval for Mr. DeWitt to enter onto their property, but it must be under the following conditions:

1. All appointments must be scheduled through me with Mr. or Mrs. Russell in advance to ensure that they know he's coming and one of them will be present when he comes to the property.
2. When Mr. DeWitt comes to the property, he must first ring the doorbell and inform either Mr. or Mrs. Russell that he's there before doing any inspection work.

Please do not communicate directly with Mr. and Mrs. Russell, but rather contact me about when Mr. DeWitt wants to go, specifying a date and time, and then I will coordinate with Mr. and Mrs. Russell. I'm sorry it has gotten to the point where we must be this particular, but unfortunately that's where we are.

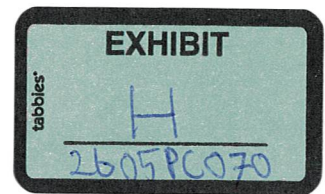
Virgil G. Gillespie

GILLESPIE LAW FIRM
1901 24th Avenue (39501)
Post Office Box 850
Gulfport, MS 39502-0850
Office: (228) 864-4520
Cell: (228) 697-8181

Fax: (866) 859-2530

Martindale-Hubbell





1. We were asked to review new information that was presented to City staff at the last commission meeting concerning a report developed by an arborist with a company called Stump-N-Grind Tree Service.
 - a. There were photos of a blooming fungus that had not caught the eye of our staff during visits to the tree.
 - b. There was mention of samples sent with lab results. Also, it included a Level 2 Basic Tree Risk Assessment that stated her opinion that the likelihood of failure was “probable”.
 - c. The industry standard timeframe to be referenced with a likelihood of failure opinion would be a report good for 1-3 years. This report states that it is only good for 3 months, which would indicate that her opinion is probable failure in the next 90 days.
2. As we reviewed the information contained in the Plant Specimen Diagnostic Report, we discovered that it was a Gross Visual Report diagnosis from August 7th, 2023, based on a photograph sent by the arborist with Stump-N-Grind Tree Service in August 23.
 - a. Then we noticed that the email diagnosis on May 22nd, 2026, from Clarissa Balbalian representing Mississippi State University included the statement that she couldn’t “tell what anything else is from the photos”.
 - b. In this report and the information provided to staff with the filing of the appeal, there are two photos of this diagnosed beefsteak fungus apparently taken from the same location on the same day.
 - c. The photos of the tree included in the May 26 report and in the Tree Permit Application filed in March 2026 show all sides of the tree and do not show this red/orange colored fungus bloom.
 - d. So, we pulled up the Tree Application Permit filed by the Russell’s in August 2023 to remove limbs for the construction of their new home and found no photos or mention of the fungus in their application or the attached photos and notes provided by the Arborist at that time Alan Featherston.
 - e. We believe that the reason this stage of development of the fungus wasn’t noted by City Staff was because these photos are probably from 2023.

3. During that research we noticed that Alan had provided a measurement of the tree trunk's DBH of 48" from his tree inspection in 2023.
 - a. We compared that to the measurement provided in the report provided by the Stump-N-Grind Arborist Vanessa Benson. Alan and her had obtained the same level of certification. So, we felt that those measurements would be a good comparison.
 - b. Her circumference measurement indicated an average diameter of 50.3". *Our two recent measurements showed around 51"*. This shows that the tree is continuing to produce new wood in the trunk at an average growth rate despite past injuries.
4. In the report she included assumptions that helped form her opinion.
 - a. These assumptions were based on information provided by the owner that they would be building an addition 6' from the trunk involving major encroachment into the critical rootzone and requiring significant branch pruning.
 - b. At this point there has not been a Building Permit approved that would allow this damage to occur.
5. The week after the past commission meeting the City was presented with our Tree City USA Award for the past year by the Mississippi Forestry Commission's Loren Erickson who is the only Board-Certified Master Arborist in the State.
 - a. Mike DeWitt discussed the situation concerning the tree along Hwy 90 with him and he wanted to look at it.
 - b. When they arrived at the site a "no trespassing" sign had been installed with the property boundary marked off. They reviewed from the sidewalk area and contacted Malcom Jones.
 - c. The understanding was that from that point on, communication would pass through attorneys.
 - d. Mike made an appointment for June 12th to review the tree and asked Loren if he would like a better look at the tree. Upon arrival, Mike went to the door while Loren made observations.
 - e. Mrs. Russell came down the stairs, asked a few questions, and explained that only Mike DeWitt was scheduled to be there. They both left at that time but Loren did send a report with his opinion. In it he states that he doesn't "find the wounding of the trunk to be cause for concern or removal".

6. Basically, the Russell's acquired this property with an approximately 140-year-old live oak protected under City ordinance in the fall of 25.
 - a. In the spring of 26 they filed a request to remove the tree. They explained their reasoning in an organized fashion.
 - b. As Vanessa points out in her report, "Arborists cannot guarantee that a tree will be healthy or safe, **or fail, for that matter**, under all circumstances, or for a given period of time.
 - c. This is a 140 yr old tree that has taken a lot of abuse in the last 26 years; two major hurricanes and the common abuse that developers do to large, protected trees in our area.
 - d. The tree continues to show signs of recovery and growth despite this visible damage.
 - e. Fungus, insects, and wildlife all exist with these older trees in nature. Hopefully, the lack of present beefsteak fungal blooms or any existing photos for several years is another favorable indication, but these large oak trees don't have to have solid wood-to-the-core interiors to be considered structurally sound. I believe with proper care and maintenance that this tree and adjacent home can safely co-exist like the other maintained ancient live oaks on citizens' properties in Gulfport.

\$35 fee

EXHIBIT

tabbles

I

2609 PC070

CITY OF GULFPORT
TREE PERMIT APPLICATION VER. 9/19
PLEASE PRINT LEGIBLY

DATE RECEIVED: 8/31/23 TREE PERMIT # 2308TP146

1410 24th Avenue, Gulfport, Mississippi 39501 (228) 868-5715

Please read and fill in ALL information that is requested. Failure to complete this application may result in a delay in issuing the desired permit.

*** CALL BEFORE YOU DIG! 1-800-227-6477 ***

It shall be the responsibility of the owner of the property and the contractor on this application for the removal of all limbs, stumps and other related material after said trimming or tree removal.

CONTRACTOR OR APPLICANT INFORMATION

COMPANY NAME: Shepard Homes, LLC

PHONE NO.: 228 2150469 FAX: 228 2066223

NAME: Shepard Joseph

ADDRESS: 1101 Robinson St OS MS 39564

PROPERTY INFORMATION

JOB STREET ADDRESS: 4719 Beach Blvd

JOB AD VALOREM TAX PARCEL NUMBER: 07110-04-028.004

(REQUIRED FOR ISSUANCE)

IF METES AND BOUNDS ATTACH PHOTOCOPY OR DEED OR SURVEY WITH LEGAL DESCRIPTION

PROPERTY OWNER NAME: Russell Mike

ADDRESS: PO Box 827 OS MS 39564

PHONE NO.: 913 488-5588 FAX: n/a

PERMIT INFORMATION

Permit for: Trimming ☒ Removal ☐ Pruning ☐ Other ☐

Reason for permit request: tree on lot next door has limbs

in the way of new single family home. Only

trimming limbs hanging across property line.

Number of Trees: 1 Number of Acres: .10

☒ Live Oak	☐ Sweet Bay
☐ Willow Oak	☐ Sweetgum
☐ Swamp Chestnut Oak	☐ Red Maple
☐ Overcup Oak	☐ American Holly
☐ Shumard Oak	☐ Bald Cypress
☐ Nuttall Oak	☐ Other trees registered
☐ Southern Magnolia	☐ with Societes' des Arbes

Application is hereby made to the City of Gulfport, Mississippi for official permission for tree removal alteration, and/or planting within the City limits of Gulfport, Mississippi. I, the undersigned applicant/ contractor, affirm that the above information is true and correct, and that I have full authority over the description of work to be performed. Furthermore, I understand the tree advisor has fourteen (14) working days to issue or deny the application.

SIGNATURE: [Signature] DATE: 8/31/23

APPROVED

OFFICIAL USE ONLY

Approved ☒ Denied ☐ (See Comments on back.)
Signature: [Signature] Date: 09/01/2023

ADDITIONAL INFORMATION
REQUIRED FROM APPLICANT

Site plan in quadruplicate (4) showing the following information at a scale sufficient to enable the determination of matters required under the Tree Protection Ordinance:

- (1) The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements, if any.
- (2) Location and dimensions of all protected trees identified by common or botanical name. Trees proposed to remain, to be relocated or to be removed shall be so identified. Groups of trees in close proximity, three (3) foot spacing or closer, may be designated as a "clump" of trees, and predominant species, estimated number, and average size listed.
- (3) A statement showing how trees not proposed for removal are to be protected during land clearing and construction, i.e., a statement as to proposed Protective Barriers as defined in Section 8-12.
- (4) Statement as to grade changes proposed for the lot or parcel and how such changes will affect these regulations.
- (5) Any proposed tree replacement program.
- (6) The Tree Protection Advisor may require the applicant to furnish additional information as necessary and appropriate to properly analyze the application.

Tree Permit Fee Schedule

RESIDENTIAL AND

COMMERCIAL (IMPROVED)*

One Tree: \$25.00

Each additional tree \$10.00

Plus the Minimum Charge of \$30.00 per half acre, but the Maximum Charge is \$250.00 per half acre of property.

RESIDENTIAL AND

COMMERCIAL (UNIMPROVED)*

One Tree: \$35.00

Each Additional Tree: \$15.00

Plus the Minimum Charge of \$30.00 per half acre, but the Maximum Charge is \$250.00 per half acre of property.

*Subject to a \$30.00 permit fee.

UD USERS\PLANNING A_Templates-Permit Applications\Planning.Tree.App.pdf

* Prune one protected tree. 1st

SEBRING CIR



Area Map

Printed 8/31/2023

4725 W BEACH BLVD

8

4719 W BEACH BLVD

To be
Trimmed
Only limbs
Over property
line

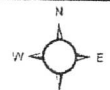
Live
oak

4713 W BEACH BLVD

W BEACH BLVD

[Signature]
8/31/23

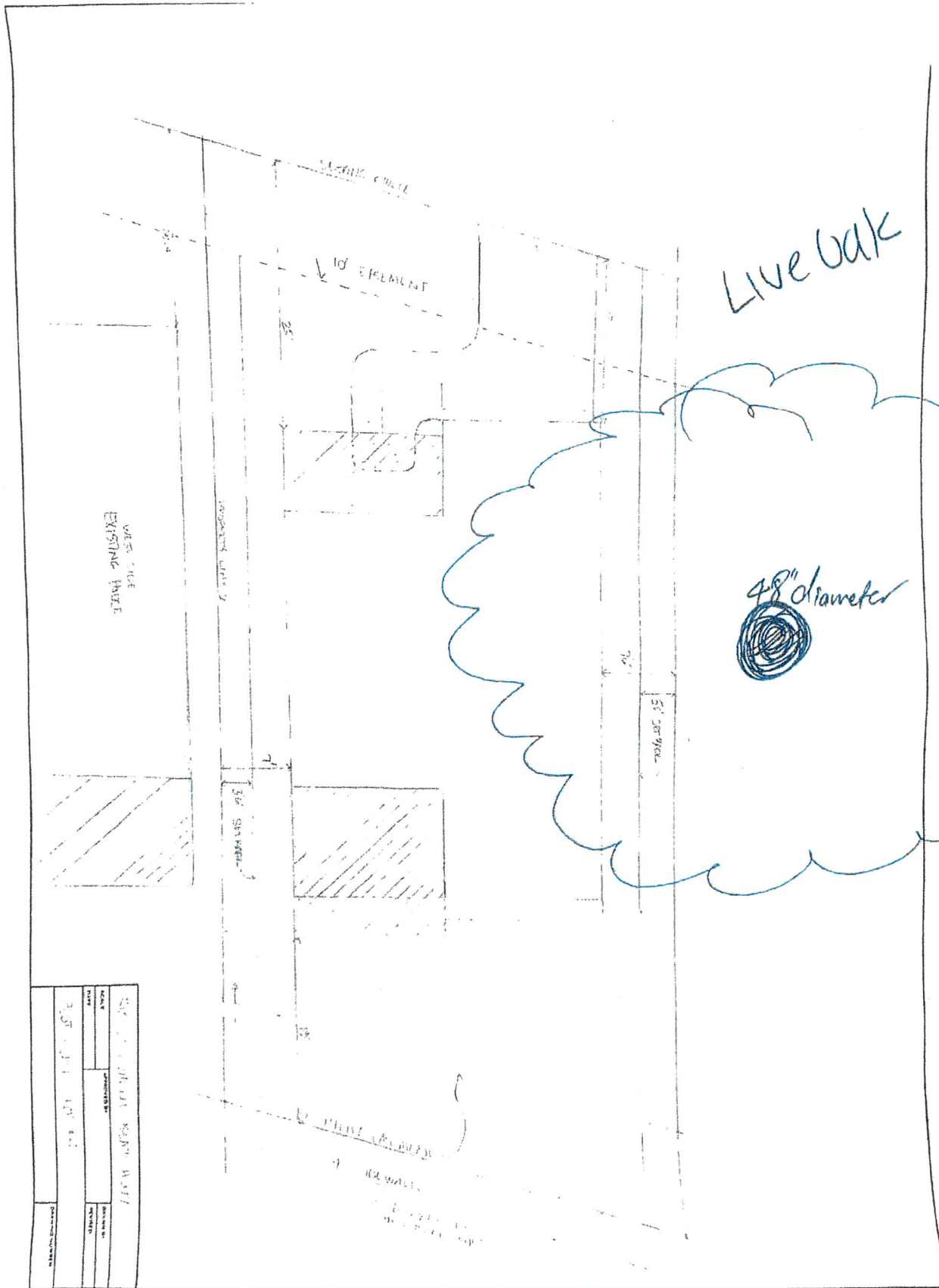
- Addresspoints
- Principal Arterial
- Minor/Residential
- WaterFeatures
- Parcels



1 inch = 18 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.



Our File: B230381

Prepared by & return to:

Schwartz, Ogler & Jordan, PLLC

P.O. Box 4882

Biloxi, MS. 39535

228-388-7441

INDEX: Lot 4, Nine Water

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

2 G HOLDINGS, LLC,

14397 Creosote Road, Gulfport, MS 39503, (228) 669-7071,

does hereby sell, convey and warrant unto

MICHAEL RUSSELL AND KIRSTEN WILSON,

14315 Reeder Street, Overland Park, KS 66221, (913) 488-5588,

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:

Lot Four (4), NINE WATER SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi in Plat Book 59 at Page 19 thereof, reference to which is hereby made in aid of and as a part of this description.

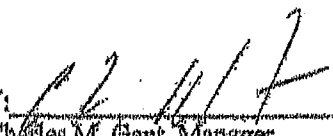
The above described property being formerly known as Lot 4, Water Sound Subdivision, said subdivision plat, name and covenants being amended by that certain Judgment recorded as Instrument Number 2020-11674-D-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

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

IN WITNESS WHEREOF, 2 G Holdings, LLC, has caused this conveyance to be executed by its duly authorized officer, after having first been duly authorized to do so, on this the 23rd day of May, 2023.

2 G Holdings, LLC

BY: 

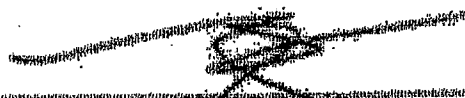
Charles M. Grant, Manager

STATE OF MISSISSIPPI

COUNTY OF HANCOCK

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction aforesaid, Charles H. Hunt, who acknowledged that he is the Manager of J. C.
Holdings, LLC, and as he so acknowledged, he signed, sealed and delivered, the above and foregoing instrument
of writing on the day and in the year therein mentioned, for and on behalf of said entity after having been
first duly authorized to do so.

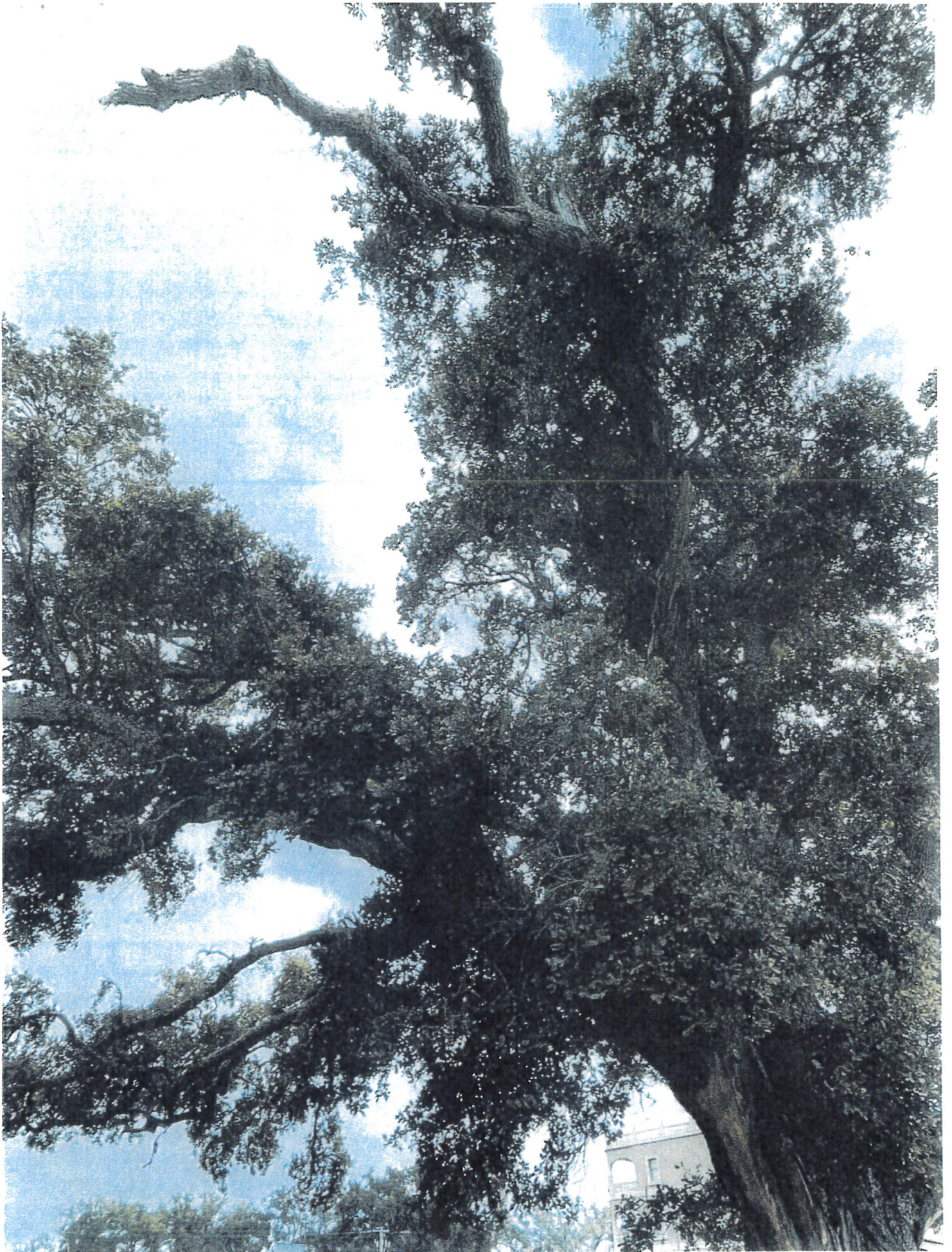
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of May, 2011.

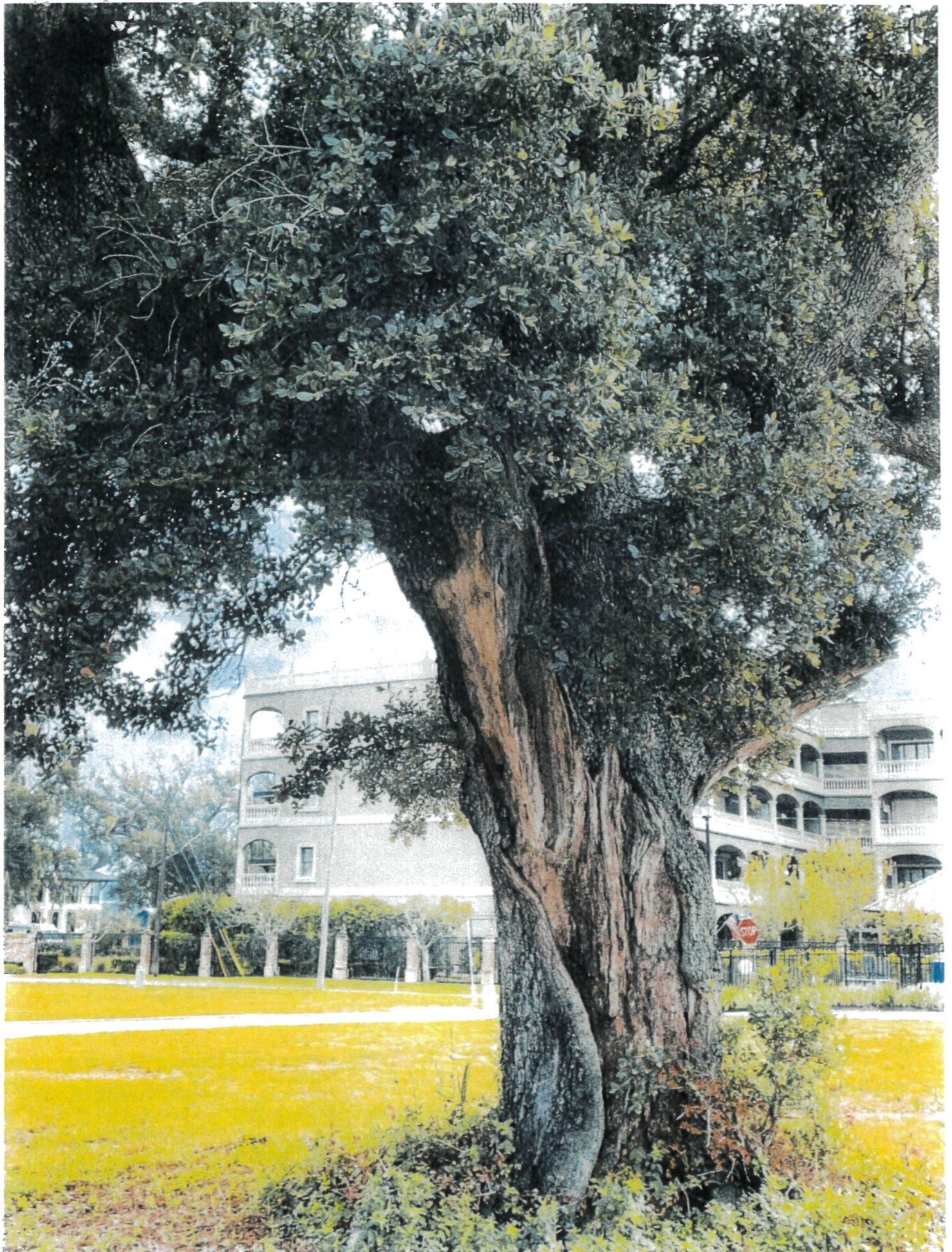

NOTARY PUBLIC

My Commission Expires

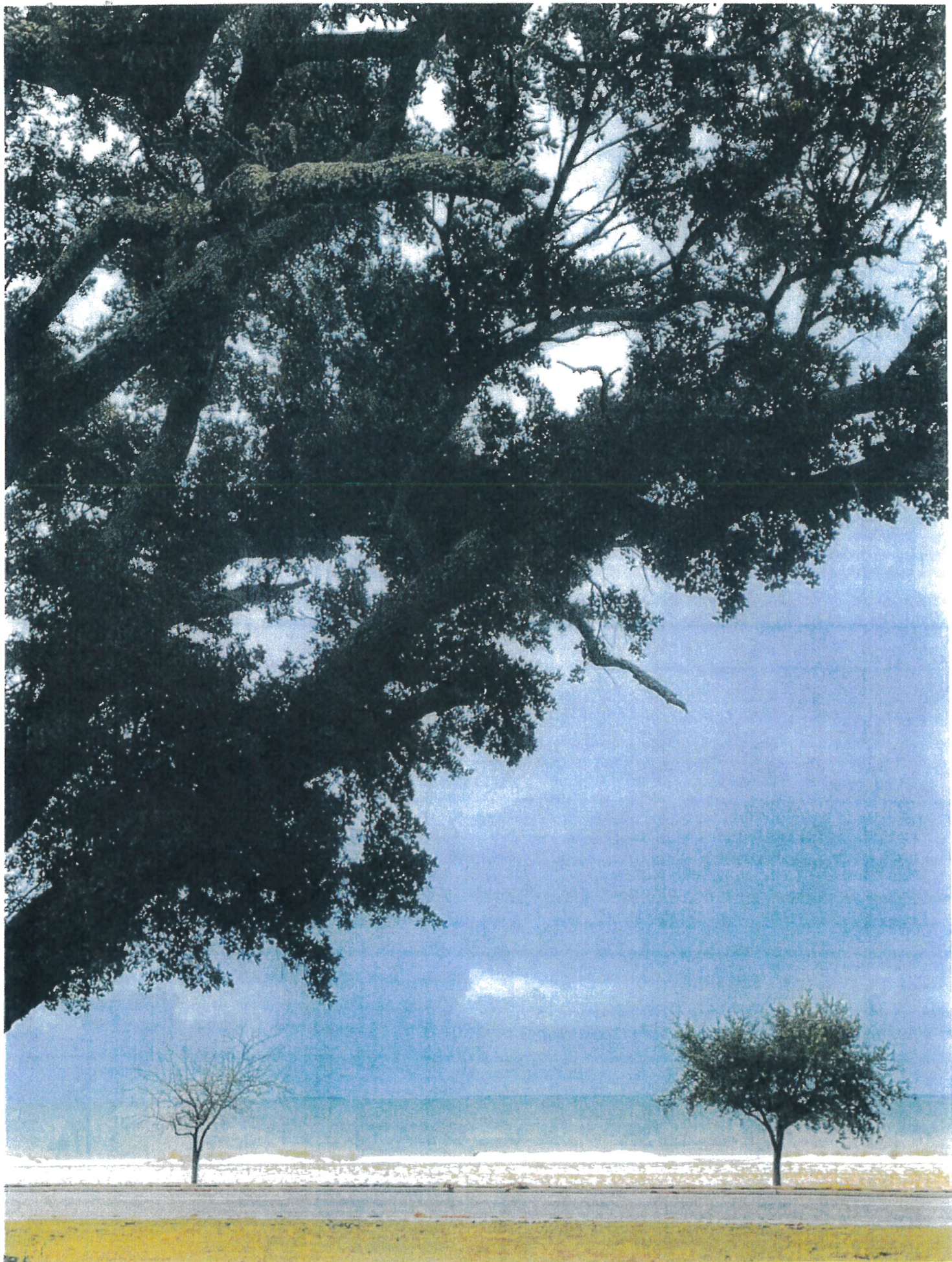








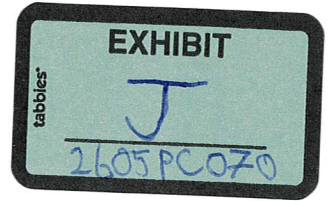




There came on for consideration at a duly constituted meeting of the Mayor and Members of the City Council of the City of Gulfport, Mississippi, held on 18th day of February, 2025, the following Ordinance:

ORDINANCE NO. 3481

AN ORDINANCE AMENDING CHAPTER 8, ARTICLE I OF THE CODE OF ORDINANCES OF THE CITY OF GULFPORT, MISSISSIPPI



WHEREAS, the City of Gulfport, Mississippi has previously enacted a “Tree Protection” Ordinance which is codified in Chapter 8, Article I of the City’s Code of Ordinances; and

WHEREAS, the City’s Governing Authority continues to recognize the importance and values of trees in its communities and as set out previously by the Governing Authority in the prior Ordinances associated with what appears in Section 8-1 of the codified version of its “Tree Protection” Ordinance; and

WHEREAS, the Governing Authority finds it is equally as important to the health, safety, and general welfare of the City to preserve southern magnolia and live oak trees and other trees that are of a certain age and maturity as the same contribute even more to the character and visual and aesthetic values of the City and its communities as well as in the protection and preservation of native habitat, protection of structures and developments, and provision of acceptable and appropriate transitions between uses and barriers and visual screens from noise, heat, traffic, and the spread of dust and debris; and

WHEREAS, the City’s tree canopy continues to be damaged through various natural disasters and adverse weather over the years, both through tropical systems and otherwise, and which cause both wind and water damage to trees throughout the City; and

WHEREAS, the City has experienced and anticipates continuing to experience an increase in development of vacant lands that are forested both heavily and lightly; and

WHEREAS, the City has experienced and anticipates continuing an increase in single family/duplex/townhome residential development/subdivision development wherein properties are cleared for the purpose of construction of such residential units; and

WHEREAS, the provisions of Chapter 8, Article I, which comprise the City’s Tree Protection Ordinance, are in need of strengthening in order to protect the City’s existing tree canopy and to encourage the growth of that canopy; and

WHEREAS, various other provisions contained in Chapter 8, Article I of the City's Code of Ordinances are in need of clarification and also in need of amendment to further the intent and purposes associated with these findings and the City's "Tree Protection" Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULFPORT, MISSISSIPPI, AS FOLLOWS:

SECTION 1. That the matters and things set forth in the above preamble are hereby accepted as stated as the findings of the Gulfport City Council.

SECTION 2. That Chapter 8, Article I of the Code of Ordinances of the City of Gulfport, Mississippi, should be, and hereby is, amended to now read as follows (with added changes being in bold and underlined and deletions being in bold and underlined and stricken through):

Sec. 8-2. Tree protection advisor.

The position of tree protection advisor is hereby created, who shall direct, regulate and control the care and necessary removal of all protected trees, as defined herein, existing now and hereafter in the city.

The tree protection advisor shall be a certified arborist or a horticulturist or shall hold a minimum of a ~~bachelors~~ bachelor's degree in landscape architecture or horticulture. The tree protection advisor ~~arborist/horticulturist~~ shall take active steps to process and render decisions granting or denying applications for permits under this article. Any decisions of the tree protection advisor, as authorized herein, shall be final unless an appeal is submitted to the city planning commission.

Sec. 8-3. Definitions.

As used in this article, the terms herein shall be defined as follows:

American National Standards Institute (ANSI): A private non-profit organization that oversees the development of voluntary consensus standards by accredited representatives of government agencies, industry, and other stakeholders.

ANSI A300: The industry-developed, national consensus standards of practice for tree care in the United States.

Arborist: A person trained in the proper care and maintenance of trees who has passed an independent exam administered by the International Society of Arboriculture, and maintains the credentials through continuing education.

Caliper: The diameter at breast height (DBH) of any tree trunk ~~thirty-six~~ forty-eight (3648) inches above ground level.

Commercial nursery or tree farm: A licensed plant or tree nursery or farm in relation to those trees planted and growing on the premises of the licensee, which are planted and growing for sale or intended sale to the general public in the ordinary course of said licensee's business.

Critical root zone (CRZ): The area of soil around a tree where the minimum amount of roots considered critical to the structural stability or health of the tree are located. Per ANSI A300 (Part 5), these roots are located within six (6) to eighteen (18) times the trunk diameter (DBH) depending on species tolerance to root loss, tree age and health.

Destroy: Any intentional or negligent act which causes or leads to the probability of a tree to decline and die, including, but not limited to, such damage inflicted upon the root system of a tree by the application of toxic substances, the operation of heavy machinery, the change of natural grade by excavation or ~~filling the covered area or around the trunks elevation of the area over the root system~~ of a tree, trenching, excessive compaction of soil under the tree canopy, paving with concrete, asphalt or other impervious materials and damages inflicted on trees from injury or fire which result in or permit pest infestation~~from injury or from fire inflicted on trees which result in or permit pest infestation~~. Cutting, grilling, injecting, bulldozing and excessive pruning or trimming that result in the death or decay of a tree are also considered destruction.

Diameter at breast height (DBH): The measurement of the width of the trunk of the tree at four and one-half (4½) feet above the existing grade. For multi-trunk trees the DBH shall be the sum of the diameter of the trunks.

Drip line: The circumference of the tree's natural, unaltered canopy extended vertically to the ground ~~A vertical line running through the outermost portion of a tree crown extending to the ground.~~

Flush cutting: The removal of limbs by cutting immediately adjacent to the trunk, destroying the protective branch collar and exposing the trunk to decay organisms.

Protective barrier: A physical structure limiting access to the crown, trunk and/or root system of a protected tree, composed of wood, plastic safety fence, or other suitable materials, which assures compliance with the intent of this article.

Pruning or prune: This means that definition of the term as set forth in both the most recent International Society of Arboricultural pruning standards and guidelines and American National Safety Institute A300 (Part 1) (ANSI A300 (Part 1)), both of which shall be followed for pruning. At no time shall trimming, topping, tipping or flush cutting of trees be deemed a form of "pruning."

Residual density: The number of natural trees growing on an existing lot or site that is expressed as the actual number of trees per square foot of area.

Selective root pruning: A process consisting of soil excavation using supersonic air tools, pressurized water, or hand tools, followed by cutting individual roots conducted under the supervision of an ISA certified arborist as set forth in ANSI A300 (part 8) Best Management Practices.

Tipping: The cutting of a lateral limb in such manner as to leave a prominent stub extending beyond a branch node or the trunk.

Topping: The cutting of a leader trunk in such manner as to leave a prominent stub extending beyond the node (crotch) of another leader trunk or major branch that may become a leader trunk.

Tree protected: Any woody, perennial, hardwood plant that is either a live oak (*quercus virginiana*), southern magnolia (*magnolia grandiflora*), American Sycamore (*Platanus occidentalis*), swamp chestnut oak (*quercus michauxii*), ~~sweet bay (*magnolia virginiana*), sweet gum (*liquidambar styraciflua*)~~, overcup oak (*quercus lyrata*), shumard oak (*quercus shumardii*), nuttall oak (*quercus texana*), American holly (*Ilex opaca*), bald cypress (*taxodium distichum*), red maple (*acer rubrum*), willow oak (*quercus phellos*) that has a single or multiple trunk with a total caliper trunk of eight (8) inches or a circumference of twenty-five (25) inches or more.

Tree replacement: A tree of the same species as that of the protected tree having a minimum ~~one and one-half inch~~ two (2) inch caliper nursery stock with a minimum height of ~~seven (7) feet~~ ten (10) feet and a minimum canopy of six (6) feet after planting.

Tree removal: The displacement, removal, relocation, alteration or effective removal as a result of damaging or destroying any protected tree or to reduce residual density.

Trimming or trim: Cutting a stem to an indiscriminate length, as determined by the city tree protector advisor. While trimming is unacceptable, pruning- the act of cutting stems at nodes- is permissible.

Sec. 8-4. Application of provisions.

The provisions of this article shall apply to protected trees that are located on any real property that is located or lying within a district that has been designated on the Gulfport Comprehensive Zoning District Map as ~~follows~~ set out herein below in this Section or elsewhere in this Ordinance.

- (a) Any type of ~~An~~ industrial district;
- (b) Any type of ~~A~~ business or commercial district; and
- (c) Any type of ~~A~~ residence~~etial~~ district, ~~provided that the development (multifamily) exceeds ten (10) units per acre;~~
- ~~(d) A residence district for all other residential uses occupying an area of more than one two (2) or more acres; or~~
- ~~(e) All districts (i.e. industrial, business, residence) with respect to protected live oaks and southern magnolias, with the exception of those live oaks and southern magnolias located on lots or parcels less than one (1) acre in size that are developed with an owner-occupied single family home.~~

Sec. 8-5. Permits—Required.

(a) Generally. It shall be unlawful for any person, without first obtaining a permit to do so as herein provided, to remove, cause to be removed, relocate or substantially alter or trim, or to effectively remove as a result of damaging or destroying any protected tree or to change the residual density on a lot or site. It shall be unlawful for any licensed tree surgeon, tree contractor, service company or general contractor to remove, cause to be removed, relocate or substantially alter or to effectively remove as a result of damaging or destroying any protected tree covered by the terms and provisions of this article or to change the residual density on a lot or site without first having in its possession a proper permit authorizing the removal of said tree. Upon the second violation of the terms and provisions of this article by any licensed tree surgeon, service company or general contractor, the mayor and city council shall, after investigation by the tree protection advisor and upon subsequent recommendation to them, revoke for a period of six (6) months the city privilege license of said tree surgeon, service company or general contractor.

(b) Tree pruning. It shall be unlawful for any person who is not an owner or the then current resident of the property on which the affected tree is located to prune or substantially alter any protected tree without first obtaining a permit to do so as herein provided.

~~(c)~~ Site plans for development or redevelopment; Denial of permit. A site plan for the development or redevelopment of any tract of land located in the city shall be submitted to the city, along with the application for a building permit, prior to the removal of any tree as herein defined. Additionally, no ~~No~~ building permit shall be issued until a the tree site plan and tree permit application have~~has~~ been prep ared and submitted in accordance with the terms herein, and reviewed and approved in writing by the tree protection advisor, and a tree permit as provided herein is issued or denied within fourteen (14) working days of submittal. Reasons for denial shall also be reported to the applicant in writing. If the applicant is not notified of approval or disapproval within fourteen (14) working days, such plans shall be considered approved, and such permit shall be considered issued by the tree protection advisor through the department of urban development. The tree site plan must show, in addition to the usual requirements, the following information at a scale sufficient to enable the determination of matters required under these regulations:

- (1) The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements if any.

- (2) Location and dimensions of all protected trees identified by common or botanical name. Trees proposed to remain, to be relocated or to be removed shall be so identified. Groups of trees in close proximity, three-foot spacing or closer, may be designated as a "clump" of trees and a predominant species, estimated number and average size listed.
- (3) A statement showing how trees not proposed for removal are to be protected during land clearing and construction, i.e., a statement as to proposed protective barriers as defined in section 8-3.
- (4) Statement as to grade changes proposed for the lot or parcel, and how such changes will effect these regulations.
- (5) Any proposed tree replacement program.
- (6) The tree protection advisor may require the applicant to furnish additional information as he deems necessary and appropriate to properly analyze the application.

The function of the tree protection advisor in the review of the site plans will be to assure that protected trees and residual density are preserved and retained within the city. A permit from the tree protection advisor is required for any work on or affecting trees covered by the provisions of this article. The tree protection advisor shall specify the work to be done and may inspect the work in progress and make a final inspection upon the completion of the work as necessary. The director of urban development (or designee) shall have concurrent authority to enforce the regulations of this article in the event that the tree protection advisor is unable to inspect any work for the purpose of ensuring compliance with this article.

(d) *Building moving permits.* The tree protection advisor, along with any other affected city departments, shall review and approve or disapprove all applications for building moving permits to ensure that such movement will not endanger any tree specified in this article.

(e) Insurance. In the event an insurance company that underwrites or affords insurance with respect to a particular property requires removal of a protected tree found thereon as a condition to the provision of continued coverage or as a grounds for cancellation of existing coverage, documented proof of such basis shall be provided in writing from the insurance company to the city's tree protection advisor before a permit is issued that allows removal or pruning of such a tree and such permit shall include mitigation / replacement as addressed under this ordinance as a condition to issuance of such permit.

Sec. 8-6. Same—Application; Application Fee; Expiration of Permit.

(a) Any person required by this article to obtain a tree permit shall make a written application to the tree protection advisor through the planning office in the department of urban development administrator. The filing fee will be based on the total number of trees being reviewed by the tree protection advisor. At a minimum, such application shall require the following:

- (1) Full name of Applicant;
- (2) Street address and contact phone number for Applicant;
- (3) Street address of location of affected tree(s);
- (4) Full names of all owners of the property for where each affected tree is located;
- (5) Street address and contact phone number for each owner of the property for each location of each affected tree;
- (6) If any of the work sought to be permitted in the Application is to be performed by a contractor, the full name, street address, and contact phone number for each contractor;
- (7) Description of each tree that is the subject of the Application, to include its location on the affected property and its believed species;

(8) A tree site plan with respect to each affected tree; and

(9) Any other information set forth or provided in this Ordinance / Article.

(b) Any person NOT required by this article to obtain a tree permit that makes a written application to the tree protection advisor through the planning administrator will be assessed a filing fee based on the total number of trees requested to be reviewed by the tree protection advisor.

(c) In order to complete the submission of an Application, the submitting party (Applicant) must submit the requisite filing or application fee, which shall be determined by the following, subject to review and approval of the city's tree protection advisor. ~~The cost for filing fee:~~

RESIDENTIAL AND COMMERCIAL (IMPROVED)

One tree \$25.00

Each additional tree \$10.00

~~Maximum charge \$250.00~~
~~per half acre~~
~~of property~~
~~included in tree review~~

RESIDENTIAL AND COMMERCIAL (UNIMPROVED)

One tree \$35.00

Each additional tree \$15.00

~~Maximum charge \$350.00~~
~~per half acre~~
~~of property~~
~~included in tree review~~

(d) Where an application as required by this article has been submitted, no permit shall be issued until a tree site plan for the lot or parcel has been submitted by the applicant to the tree protection advisor and reviewed and approved by the tree protection advisor. ~~Upon a proper showing by the applicant of extreme hardship due to causes unrelated to the acts or omissions of the applicant, the tree protection advisor, in his discretion, may waive all or part of the requirements for the tree site plan submission.~~

(e) Upon approval of the tree permit application by the tree protection advisor, the applicant must pick-up the approved permit within fourteen (14) business days from date of issuance, failing in which the tree permit shall automatically expire and terminate. Except for this exception, the tree permit shall be valid for a period of (180) days following date of issuance after which period the permit shall automatically expire and terminate

Sec. 8-7. ~~Same~~ Criteria for issuance of permit.

After the application is filed with the Department of Urban Development as set forth herein~~building department~~, the tree protection advisor shall consider the following criteria in the approval or denial of a tree permit ~~for the removal, relocation or substantial alteration of a protected tree:~~

- (1) The condition of the protected tree or trees proposed to be removed with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interference with utility services.
- (2) The necessity of removing the protected tree or trees in order to construct the proposed improvements or structures to allow reasonable economic use of the property.
- (3) The effect of removal on erosion, soil moisture retention, flow of surface waters and coordination with the drainage system plan of the city.
- (4) The number and density of protected trees in the area, and the effect of tree removal on property values of the neighborhood and other existing vegetation.
- (5) Whether any protected tree proposed to be removed is worthy of preservation.
- (6) Impact upon the urban and natural environment, including:
 - a. Whether protected tree removal would substantially alter the water table or affect the stability of ground and surface water.
 - b. Whether protected tree removal would affect water quality and aquifer recharge by reducing the natural assimilation of nutrients, chemical pollutants, heavy metals and other substances from ground and surface waters during the movement of water towards an aquifer or natural stream.
 - c. Whether protected tree removal would have an adverse impact upon existing biological and ecological systems.
 - d. Whether protected tree removal would affect noise pollution by increasing source noise levels to such a degree that a public nuisance or violation of noise control would occur.
 - e. Whether protected tree removal will affect air movement by significantly reducing the ability of existing vegetation to reduce wind velocities.
 - f. Whether protected tree removal will affect quality by significantly affecting the natural cleansing of the atmosphere by vegetation.
 - g. Whether protected tree removal will affect wildlife habitat by significantly reducing the habitat available for wildlife existence and reproduction or causing the emigration of wildlife from adjacent or associated ecosystems.
- (7) The ease with which the applicant can alter or revise the proposed development or improvement to accommodate existing protected trees.
- ~~(8) The economic hardship that would be imposed upon the applicant were the permit denied.~~
- ~~(89)~~ The heightened desirability of preserving protected tree cover in densely developed or densely populated areas.
- ~~(914)~~ The need for visual screening in transitional zones or relief from glare, blight, commercial or industrial ugliness or any other visual affront.
- ~~(1014)~~ Whether the continued presence of the protected tree or trees is likely to cause danger to a person or property.

~~(1112)~~ Whether the topography of the area in which the **protected** tree or trees are located is of such a nature to be damaging or injurious to trees.

~~(1212)~~ Whether the removal of the **protected** trees is for the purpose of thinning a heavily wooded area where some **protected** trees will remain.

**Sec. 8-8. ~~Permit Conditions Same Tree relocation or replacement:~~
Replacement Trees.**

(a) As a condition to the granting of a tree removal permit, the applicant may be required to:

- (1) Relocate those protected trees which would otherwise be destroyed to another location upon the site; or
- (2) To replace those protected trees which will be destroyed with suitable replacement trees elsewhere within the site. In determining the required relocation or replacement of trees, the tree protection advisor shall consider the needs of the intended use of the property, including all lands dedicated to public use, together with an evaluation of the following:
 - a. Existing tree coverage on the site and in the immediate surrounding area.
 - b. The number of trees to be removed on the entire site.
 - c. The type, size and condition of the tree(s) to be removed.
 - d. The area to be covered with structures, parking and driveways.
 - e. The feasibility of relocating the particular tree or trees.
 - f. The topography and drainage of the site.
 - g. The extent to which the tree(s) contribute to the aesthetic, economic and environmental integrity of the surrounding area.

(b) Each replacement tree shall have characteristics comparable to those of the protected tree removed and shall be a minimum of two (2) ~~one and one-half inch~~ caliper nursery stock, ten (10) ~~seven~~-foot minimum height after planting. The type of replacement trees and location of relocated or replacement trees shall be identified by the tree protection advisor prior to the issuance of a tree permit. Replacement trees that are unable to be planted onsite will be placed in the City's plant yard to be planted in the future by the City at an alternative public site to be determined by the city tree protection advisor. Each replacement tree shall enjoy the same protection as any protected tree with a total caliper trunk of eight (8) inches or a circumference of twenty-five (25) inches or more. Each replacement tree shall be replaced at a minimum of a one-to-one ratio per the standards listed below:

Replacement tree table

8"-12" caliper tree = 2 trees

13"-18" caliper tree = 3 trees

19"-24" caliper tree = 4 trees

25"+ caliper tree = 5 trees

(c) Tree Mitigation Trust. Replacement trees that are not able to be planted onsite may be replaced by a monetary contribution to the mitigation trust based on the replacement tree table listed in Sec. 8-8 (b)

(1) Application. To participate in the Tree Mitigation Trust, a form must accompany a tree permit through the Planning and Zoning Department and must be approved by the City of Gulfport's Tree Advisor.

(2) Mitigation Trees. Upon approval of a request to participate in the Tree Mitigation trust, the Tree Advisor will determine what protected trees to be planted on public grounds or rights-of-way would be comparable to the trees or landscaping otherwise required on-site by the City Ordinance. The approved participant will then pay a one-time, flat cost estimate for the purchase, planting, and maintenance of such trees. The flat cost estimate for planting and initial maintenance of comparable trees is two (2) times the base price for the City to purchase a two (2) inch caliper, ten (10) foot comparable tree in local nursery stock.

(3) Tree Mitigation Trust Administration. Funds paid into the Tree Mitigation Trust will be used for the sole purpose of planting and maintaining trees on public grounds and rights-of-way at the direction of the Tree Protection Advisor. As an essential infrastructure, the Tree Protection Advisor will ensure that, when possible, the trees planted pursuant to the Tree Mitigation trust are located in the nearby vicinity of the land development with which they are associated.

If a replacement tree that dies within ~~two (2)~~ ~~one (1)~~ years of its planting for whatever reason including, but not limited to, lack of care, ~~shall likewise, it shall be the responsibility of the present owner for the dead tree to be replaced by~~ with a new replacement tree that conforms to the requirements of this article.

In addition to the protection of certain specified trees identified in Section 8-3, the tree protection advisor may require tree replacement of other natural trees, as well as protected trees, under the following circumstances. Where the residual density of other natural trees (any species with a total caliper trunk of two (2) inches or six and one-quarter (6.25) inches in circumference or larger) in any lot or site is greater than the standards listed below, the requirement for replacement trees to be planted will be waived. If the residual density of other natural trees is less than the standards listed below, the property owner or developer will be required to plant trees to the proper density.

Site Area square feet)	Required Trees
0 to 10,000	1 tree/1,000 sq. ft.
10,000 to 110,000	10 trees for first 10,000 sq. ft., plus 1 tree/2,500 sq. ft. over 10,000 sq. ft.
Over 110,000	50 trees for first 110,000 sq. ft., plus 1 tree/5,000 sq. ft. over 110,000 sq. ft.

Sec. 8-9. ~~Same Trimming, pPruning,~~ planting and removal of trees on public property.

(a) Except as provided herein, any person desiring to remove, destroy, cut, severely prune, including the root system, or treat any tree in and upon any public street or public property owned by the city, its agencies, boards, authorities and commissions, shall first obtain a written permit from the tree protection advisor. Any work performed under such permit must be done in strict accordance with the conditions of the permit and the provisions of this article.

(b) Individual permits shall not be required of public and private utility companies which install overhead and underground utilities (including cable television and water and sewer installations by or at the direction of the public works department) and which have valid and current franchise agreements with the city; provided that a determination is made by the tree protection advisor that the services provided by them are necessary for the general health, safety and welfare of the citizens of the city. Their actions that would ultimately result in the destruction of any tree designated by this article shall be limited to the amount necessary in order to provide such utility service. The companies' written pruning and trenching specifications along with specific site location shall be reviewed by the tree protection advisor for

their comments in advance of any pruning or removal. All utility pruning within the city limits shall be done to ANSI pruning standards.

(c) Any person desiring to plant a tree upon any public street or public place must also obtain ~~written permission a permit~~ from the tree protection advisor. However, before ~~any approval is granted the issuance of a permit~~ to plant, the request must also be reviewed by the superintendent of traffic control and safety to determine if the proposed planting would create a sight distance hazard for traffic. ~~The filing fee of ten dollars (\$10.00) will be waived in obtaining this permit.~~

Sec. 8-10. Injuring trees in public places.

(a) It shall be unlawful for a person, except with a written permit, to place or maintain upon the ground in any public street or public place any stone, cement or other impervious matter or substance in such a manner as may obstruct the free access of air and water to the roots of any tree in any such street or place.

(b) It shall be the responsibility of the person in charge of the erection, repair, alteration or removal of any building or structure to place a guard or protector around any tree on public ground so as to prevent injury to such tree arising out of such erection, repair, alteration or removal. If the erection, repair, alteration or removal of any structure shall require the ~~trimming-pruning~~ or removal of any tree upon public ground, a written permit shall be obtained as provided in section 8-8.

(c) It shall be unlawful for any person to attach to any tree in and upon any public street or public place, or to the guard or stake intended for the protection of such tree, any rope, wire, chain, nails, advertisement, poster, sign or other device whatsoever except for the purpose of protecting it.

(d) No person shall intentionally damage, cut, carve, transplant or remove any tree in and upon any public ~~street-stress~~ or public place.

(e) No person shall deposit, place, store, or maintain upon any public place of the municipality, any stone, brick, sand, concrete or other materials which may impede the free passage of water, air, or fertilizer to the roots of any tree growing therein. Sunlight to any public tree cannot be permanently blocked by placement of materials without written authorization of the tree protection advisor.

Sec. 8-11. ~~Trimming~~Pruning of trees adjacent to public property.

Trees standing in or upon any lot or land adjacent to any public right-of-way or public place and having branches, limbs, trunks or other parts projecting into the public right-of-way or place which have been determined by the city superintendent of traffic control and safety or his designee to interfere with the free and safe passage and line of sight along the public way by pedestrians and vehicular traffic may be kept trimmed by the city.

Where a particular tree requires ~~trimming or~~ pruning for a second consecutive year in order to allow for free and safe passage and line of sight along the public way, the city shall proceed in accord with MCA 1972, § 21-19-11, as amended, to protect the public health, safety and welfare of the community by having the tree ~~trimmed and/or~~ pruned and/or cut. Alternatively, the city may proceed via appropriate processes for the ~~municipal environmental~~ court to compel ~~trimmingpruning~~ of the limbs, branches or tree trunks.

Sec. 8-12. Construction near trees.

~~(a) During construction=Before the commencement of any construction, land clearing, filling, or any land alteration, the developer or builder shall erect suitable protective barriers around all protected trees, and this protection, where be required, shall remain until permanent barriers have been erected to erect suitable protective barriers around all such protected trees to be preserved.~~

~~(ba) Excluding~~ **Including** sidewalks and driveways, no person shall pave with concrete, asphalt or other impervious material within five (5) feet ~~of the outside~~ **inside the** diameter of any **protected tree dripline**. If necessary, the tree protection advisor **can permit less than five (5) feet inside the diameter of any protected tree dripline or** will require additional footage beyond the minimum requirement of five (5) feet ~~from the outside inside the~~ diameter of any protected tree **dripline** to prohibit any impervious materials.

(c) During construction, no attachments or wires other than protective guy wires shall be attached to any trees.

(d) Filling under the spread of limbs of any protected trees is hereby limited to one (1) inch of soil unless protective measures are taken as approved by the tree protection advisor.

(e) It shall be unlawful for any person in the construction of any structure or other improvement to conduct non-selective root pruning within the critical root zone (CRZ) as described in ANSI A300 (Part 5) of any tree retained on a land development or improvement, and selective root pruning shall be conducted under the supervision of an ISA certified arborist as described in ANSI A300 (part 8) best management practices.

(f) It shall be unlawful for any person in the construction of any structure or other improvement to place solvents, material, construction machinery, or temporary soil deposits within the critical root zone (CRZ) as described in ANSI A300 (part 5) of any tree retained on a land development or improvement.

Sec. 8-16. Enforcement of article.

The tree protection advisor and the ~~building~~ department **of urban development** shall be charged with the enforcement of this article. For the purpose of enforcement, the tree protection advisor and the director of urban development or designee are hereby empowered to ensure that the provisions of this article are not violated, including the issuance of citations for the violations of any provisions of this article. The tree protection advisor or ~~the their~~ authorized designee **of the tree protection advisor,** ~~and~~ the building official **or planning administrator** may periodically inspect sites subject to the provisions of this article.

If, through inspection, it is determined that a person has failed to comply with the provisions of this article, a notice to comply shall be served upon that person by certified mail **and/or delivered in person to the site of the violation(s)** from the tree protection advisor or the director of urban development. The notice shall set forth all the provisions which will be necessary to comply with this article.

The tree protection advisor and the director of urban development shall have the power to conduct such investigations as deemed reasonably necessary to carry out duties as prescribed in this article and, for such purpose, may enter at reasonable times upon any property, public or private, for the purpose of inspecting the sites subject to the provisions of this article. No person shall refuse entry or access to the tree protection advisor or ~~the their~~ authorized designee **of the tree protection advisor, representative and** the building official **or planning administrator** who may request entry for the purpose of inspections, and who presents appropriate credentials; nor shall any person obstruct, hamper or interfere with such representative **of the city** while in the process of carrying out their official duties.

Sec. 8-17. ~~Variances and Appeals from the decision of the tree protection advisor.~~

~~(a) A variance from the provisions of this article may be considered by the planning commission in cases of unusual circumstances and special conditions where the literal enforcement of the provisions of this article would result in depriving the property owner of the reasonable use of land.~~

(a) In the event that any person is dissatisfied with a decision of the tree protection advisor, ~~adversely affecting such person involving the application of this article~~, such person may appeal to the city planning commission by filing written notice thereof with the planning commission, ~~together and~~ with a copy to the tree protection advisor, within fifteen (15) days after the decision of the tree protection advisor. The planning commission shall hear any complaints of such person; and, after a full and complete hearing, the commission shall render its opinion affirming, overruling or modifying the decision of the tree protection advisor based upon the criteria set forth in section 8-6. Each appeal shall be accompanied by a fee of seventy-five dollars (\$75.00) to cover the cost of publishing and mailing notices of such hearing.

The planning commission shall prepare a record of its proceedings for each case, showing the grounds for its decision. The record shall be filed in the office of the planning commission and shall be available to the public for review.

(c) 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 to the city council by filing with the ~~minutes~~ clerk of the city council 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 certified transcript of the proceedings in the case to be filed with the city council; and the matter will be heard on said transcript, the cost of said transcript to be borne by said appellant.

(d) Any person feeling aggrieved at the findings and decisions of the ~~mayer and~~ city council shall have the right to appeal to a court of competent jurisdiction and shall be governed by applicable statutes of the State of Mississippi.

Sec. 8-18. Penalties.

(a) It shall be unlawful for any person, firm, organization or society to violate the provisions of this article. The removal, ~~damaging~~ or destruction of each protected tree ~~and the failure to comply with the residual density requirements set forth in Section 8-7 herein~~ shall constitute a separate offense under this article, and said violation shall be punishable in accordance with section 1-9 of this Code. ~~Further, replacement trees shall be required as part of restitution and will be placed in the City's plant yard to be planted in the future by the City at an alternative public site to be determined by the City. The number of replacement trees for purposes of such restitution shall be determined per the standards listed below:~~

Replacement tree table

8"-12" caliper tree = 4 trees

13"-18" caliper tree = 6 trees

19"-24" caliper tree = 8 trees

25"+ caliper tree = 10 trees

(b) Restitution associated with violation of this Ordinance / Article should be based on the most current version of the American Society of Consulting Arborists (ASCA) Tree and Plant Appraisal Process, should sufficient evidence of such process be presented.

SECTION 3. All provisions of Chapter 8 of the Code of the Ordinances of the City of Gulfport, Mississippi not in conflict herewith shall remain in full force and effect as heretofore provided.

SECTION 4. To provide for the immediate and temporary preservation of the public peace, health and safety, this Ordinance shall be in full force and become effective immediately upon its passage by unanimous vote and enactment according to law and shall be spread on the minutes of the Gulfport City Council. The Ordinance shall be published according to law and for failure to pass unanimously, shall take effect thirty (30) days after the date of passage.

SECTION 5. The Governing Authority further finds that the following shall serve as an explanatory statement of this Ordinance for purposes of publication: "This Ordinance amends the "Tree Ordinance" of the City's Code of Ordinances (Chapter 8, Article I). A copy of the full text of this Ordinance is available to municipal residents upon request to the City Clerk." For the next thirty (30) days, a copy of the full text of this Ordinance shall be posted by the City Clerk: (a) in the first floor lobby at City Hall (2309 15th Street, Gulfport, Mississippi 39501); (b) in the first floor lobby of the City's Hardy Building (1410 24th Avenue, Gulfport, Mississippi 39501); and (c) in the first floor lobby of the County Courthouse in Gulfport (1801 23rd Avenue, Gulfport, Mississippi 39501). The City Clerk shall further furnish any resident of the City a copy of the full text of this Ordinance upon request.

The above and foregoing Ordinance, after having been first reduced to writing and read by the Clerk, was introduced by Councilmember Flowers, seconded by Councilmember Roland, and was adopted by the following roll call vote:

YEAS:

Casey

Roland

Flowers

Kosloski

NAYS:

Holmes-Hines

Walker

ABSENT:

None

WHEREUPON the President declared the motion carried and the Ordinance adopted, this the 18th day of February, 2025.

**ATTEST:***/s/ Brittany Rodgers*

Brittany Rodgers, Clerk of Council

ADOPTED:*/s/ Rusty Walker*

F.B. "Rusty" Walker, IV, President

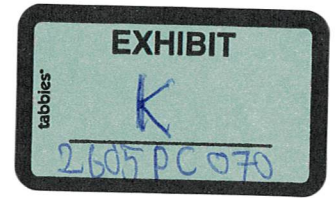
The above and foregoing Ordinance having been submitted to and approved by the

Mayor, this the 19th day of February, 2025.

APPROVED:

/s/ Billy Hewes

Billy Hewes, Mayor



Visual Inspection on Live oak at

4719 West Beach Blvd. Gulfport, MS. 39501

I was asked to visually inspect a large Live oak and provide my professional opinion as to the current health and condition of the tree. On June 2, 2026 I was able to conduct an initial visual inspection from public property. I made some observations, no notes, no pictures. I again visited the site on Friday June 12, 2026, and my findings and professional opinion are as follows:

A visual tree inspection has been undertaken from ground level only and comments made are based on observable factors present at the time of inspection. A more detailed inspection would have included a climbing inspection, decay assessment or root collar investigation. No such access was available to me when the property owner requested in person that I go no further at that time. Any further soil or tissue samples or a canopy inspection would have to be performed by a certified consulting arborist.

Tree- A 51-inch D.B.H *Quercus virginiana*, common name Southern Live oak. D.B.H. is the diameter at breast height, approximately 54 inches from where the trunk meets the soil.

Condition- It appears to be a little beat up, but healthy cambium\bark regeneration is occurring. The tree has bark loss and obvious prior debris or other strikes to the bark layer possibly from storm damage. The bark loss is at a height consistent with most of the wounds on many of the beachfront Live oaks after Katrina. There may have been other impacts, such as construction equipment or automobile strikes. The tree has formed new bark surrounding most of the bark loss areas and in some spots is quite impressive. It is attempting to seal the wounds and provide growth and uptake of water and nutrients, as well as trunk strength and stability. Trees do not "heal", they seal. Because of the unique tight grain nature of Live oak wood and the high amount of phenols, a natural preservative, there is strength even in the dead wood of the trunk. In short, this strength and resistance to decay were the principle reason Live oak was used extensively in ships, including the ironclads and other naval vessels. There are many examples where these ships were known to repel a 6-inch cannonball at close range, with only a dimple left as the result. There is some decay evident, but none that appears to be structural or cause for long term concern.

Compartmentalization is occurring and will continue if the tree is not interfered with.

Health and vigor- The tree has been through numerous large hurricanes, and each time has regrown it's branch canopy and continued to put on full sets of leaves. The day I visited, the tree had noticeable epicormic sprouts in the lower 1\2. These are commonly referred to as suckers, a misnomer. This is positive and healthy and most likely a reaction to heavy pruning or larger branch removal. It is a form of retrenching that trees go through naturally when any larger cuts are made or a significant limb is removed. I saw no fungal or bacterial growth anywhere I observed. No fruiting bodies, or "mushrooms" were seen on any roots, or in the root zone. The leaf size and color were good, as was the leaf distribution throughout the canopy. This indicates to me that even though

there was more than likely some construction damage or impact to the root zone, the tree has continued to have good uptake to all branch tips.

Opinion - This tree has had some damage to it and shows some sizable bark loss spots. The areas of bare trunk are larger than I typically like to see, but the adaptation of the response growth is doing what it is designed to do. I do not find the wounding of the trunk to be cause for concern or removal. The tree needs some pruning of breakage and there are a few stubs left from prior pruning that can be cleaned up. The tree is a little asymmetrical with the removal of the West lowest limb, but that cannot be remedied immediately. I would recommend only pruning what is stubbed off or has already been improperly pruned prior, and not much else needs to be done. When viewed by traffic and when driving Westbound, the tree definitely provides a good visual screen for the new home there. I will not say it is the healthiest or best-looking Live oak on the beach, but it is by no means anywhere near the worst. If it were mine, I would tidy up the lower crown and retain it in that spot for certain. That would be my course of action and my opinion on the matter.

This assessment of the health and condition of the Live oak at 4719 West Beach Blvd, Gulfport, MS is not a tree risk assessment, nor does it imply any guarantee of stability or longevity. This inspection is not meant to represent or be regarded as anything other than an expert professional opinion. This is the least formal, yet still thorough version of a visual tree inspection I could provide. Thank you for providing the opportunity to weigh in on this important tree.

Loren Erickson

ISA Board Certified Master Arborist #SO-9940B

Further credentials and experience provided upon request

  28

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Nadine Phillips
Yay, Loren!!!

1y

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Mississippi Forestry Commission 

**Mississippi Forestry Commission** ✓

January 24, 2025 · 🌐

Meet Loren Erickson, MFC's new Urban and Community Forestry Partnership Coordinator for Regions 3 and 4.

Loren's passion for forestry ignited in a University of Montana Silviculture class. Growing up, he was immersed in the world of plants, thanks to his educator parents, who specialized in plant identification, soil science, and dendrology. This early exposure, combined with rigorous involvement in horticulture and forestry activities, instilled in him a strong work ethic and a deep understanding of trees.

Loren's experience is diverse, ranging from managing 27,000 street trees in Seattle to working with Live Oaks in MS. He has been a valuable asset to MFC for over a decade, primarily through the [#TreeCityUSA](#) and [#TreeCampusUSA](#) programs, and we are thrilled he has joined us.

As a Board-Certified Master Arborist, Loren possesses a comprehensive knowledge of tree biology, care, and management. He thrives on engaging with communities through plantings, garden renovations, and presentations, always striving for excellence and welcoming audience questions. He is eager to share his expertise with South MS and contribute to the long-term health and sustainability of urban forests.

Interesting fact about Loren.... "I climbed trees competitively and competed in aerial rescue and speed climbing jamborees on the West Coast."

Welcome to the MFC Team, Loren!

[#MSforestry](#) [#greenjobs](#) [#careers](#)

CREDENTIALS

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READY TO BECOME ISA CREDENTIALIALED?

An ISA credential shows your commitment to properly caring for and maintaining trees!

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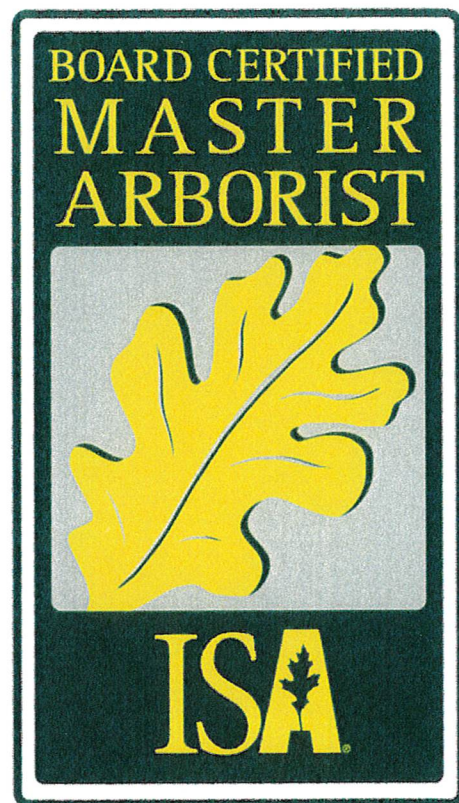
The ISA Board Certified Master Arborist® credential is the highest level of certification offered by ISA. This credential recognizes ISA Certified Arborists® who have reached the pinnacle of their profession. In addition to passing an extensive scenario-based exam, candidates must abide by a Code of Ethics, which ensures quality of work. Fewer than two percent of all ISA Certified Arborists® currently hold this certification.

To be eligible for the exam, you must be an ISA Certified Arborist® in good standing and have a sufficient amount of any or all of the following:

- Measurable experience
- Formal education
- Related credentials
- Professional experience

Accept the challenge and become one of the elite ISA Board Certified Master Arborist®. For more information on how to become an ISA Board Certified Master Arborist®:

- [ISA Board Certified Master Arborist® Program Guide \(PDF\)](#)
- [ISA Board Certified Master Arborist® Exam Outline \(PDF\)](#)
- [ISA Code of Ethics](#)



TM

ISA Board Certified Master Arborist® Study Materials

While you may use any materials you choose during your exam preparation, we encourage you to use materials that are grounded in best practices and scientific theory, and those that are supported by external reviewers, such as accreditation organizations or governing bodies.

Study Materials

ISA offers a full list of recommended study resources that cover multiple domains in each handbook and in the [ISA webstore](#).



Certified Arborist?

ISA Certified Arborist vs. Board Certified Master Arborist: What's the Difference?

As you advance in your tree care career, you'll encounter various levels of certification offered by the International Society of Arboriculture (ISA). The two most prominent are the **ISA Certified Arborist** and the **Board Certified Master Arborist (BCMA)**.

Understanding the differences between these credentials is crucial for planning your professional development. This guide breaks down the key distinctions.

The ISA Certified Arborist Credential

The ISA Certified Arborist credential is the foundational certification for tree care professionals. It demonstrates a comprehensive understanding of general arboriculture principles.

- **Target Audience:** Professionals with a few years of experience looking to establish their credibility and competence in the field.

- **Experience Requirements:** Requires three or more years of full-time, eligible, practical work experience in arboriculture, or a relevant degree coupled with lesser experience.
- **Exam Difficulty:** The exam is challenging, covering 10 broad domains including tree biology, pruning, risk assessment, and safe work practices. However, it is accessible to those who diligently study the core concepts.
- **Career Impact:** This certification is often considered the "gold standard" for entering the professional tier of tree care. It significantly boosts employability, credibility with clients, and often leads to higher pay.

The Board Certified Master Arborist (BCMA) Credential

The Board Certified Master Arborist is the highest level of certification offered by the ISA. It recognizes arborists who have reached the pinnacle of their profession. Less than 2% of all ISA Certified Arborists hold this elite credential.

- **Target Audience:** Highly experienced arborists, consultants, and managers who have a deep, scientific, and practical understanding of all aspects of arboriculture.
- **Experience Requirements:** To even apply for the BCMA exam, you must first be an ISA Certified Arborist in good standing. Furthermore, you must earn a minimum of 8 points from a combination of measurable experience, formal education, and related credentials. This often equates to many years (often 7-10+) of high-level experience and advanced degrees.
- **Exam Difficulty:** The BCMA exam is exceptionally rigorous. It is a scenario-based exam that tests not just recall, but the ability to synthesize complex information, analyze situations, and apply advanced arboricultural science to solve difficult problems. It heavily tests management, science, and practical applications at an expert level.
- **Career Impact:** Achieving BCMA status places you in an elite group of experts. It is ideal for consulting arborists, expert witnesses, and those seeking senior management roles. It commands the highest level of respect and earning potential in the industry.

Key Differences at a Glance

While both certifications prove a commitment to the arboriculture profession, the leap from Certified Arborist to BCMA is significant.

- **Focus:** Certified Arborist focuses on demonstrating foundational competence; BCMA focuses on expert-level mastery and complex problem-solving.
- **Prerequisites:** Certified Arborist requires entry-level experience (3 years); BCMA requires holding the Certified Arborist credential plus significant additional points in

education and advanced experience.

- **Exam Style:** Certified Arborist relies heavily on testing foundational knowledge across 10 domains; BCMA uses complex, scenario-based questions to test synthesis and application.

Which Certification is Right for You?

If you are relatively new to the field or looking to solidify your professional standing, the **ISA Certified Arborist** certification is your starting point. It is essential for career growth. If you have been in the industry for many years, perhaps hold an advanced degree, and regularly handle complex consulting, diagnostic, or management challenges, the **Board Certified Master Arborist** credential is the ultimate goal to distinguish yourself as a leading expert.



ISA Certified Arborist Flashcards

Pass the ISA Certified Arborist exam with our comprehensive study guide, 500+ flashcards, and practice tests. Master tree biology, safety, and more.

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CITY OF GULFPORT PLANNING COMMISSION

TREE PERMIT APPEAL 2605PC070

RE: APPLICATION OF MIKE & KIRSTEN RUSSELL

**MOTION TO EXCLUDE THE REPORT OF MR. ERICKSON AND TO PROHIBIT
THE CITY ATTORNEY FROM ADVISING THE PLANNING COMMISSION WHILE
REPRESENTING THE CITY IN OPPOSITION TO THE RUSSELLS' APPLICATION**

I.

On behalf of the Applicants, Mr. and Mrs. Russell, we object to the Commission's consideration of the expert report of Mr. Loren Erickson that was obtained and circulated to the Commissioners by City Attorney Malcolm Jones after the prior hearing and before today's reconvened meeting. See *Exhibit "A"*.

This matter was already pending before the Commission in its quasi-judicial capacity when the Erickson report was so distributed. The report constitutes substantive evidence communicated to the decision-makers outside the public hearing process.

Accordingly, consideration of the report would violate the Applicants' right to a fair and impartial hearing and constitutes an improper ex parte communication with the Commissioners acting in their quasi-judicial capacity. We respectfully request that the report be excluded from consideration.

II.

Applicants alternatively move that no weight be given to the Erickson report because the opinions expressed are based upon a limited visual inspection and are unsupported by testing sufficient to establish the conditions about which he opines.

Mr. Erickson admits in his report that:

1. he performed only a visual inspection,
2. he conducted no invasive testing,
3. he used no decay detection equipment,
4. he performed no root investigation, and
5. he spent only a limited amount of time on site.

III.

The Applicants further object to the City Attorney, Mr. Jones, serving as legal advisor to the Commission in this matter.

Mr. Jones has taken an active position in opposition to the Application and has obtained and circulated the expert report that is the subject of our prior objection. Under these circumstances, the City Attorney is aligned with and represents a party whose interests are adverse to the Applicants, but has used his position to exert ex parte influence over the Commission.

In this matter, the Planning Commission is acting in a quasi-judicial capacity and its decision is final unless appealed. This dual role of Mr. Jones creates at least the appearance that the tribunal is receiving legal advice from counsel associated with one side of the dispute and undermines confidence in the fairness and impartiality of the proceedings.

Accordingly, the Applicants respectfully object to the City Attorney providing legal advice to the Commission in this matter.

The Applicants submit that due process requires not only an impartial decision-maker, but the appearance of an impartial decision-maker, and that appearance is compromised when counsel associated with a party opposing the Application simultaneously advises the tribunal charged with deciding it.

Respectfully submitted this the 25th day of June, 2026.

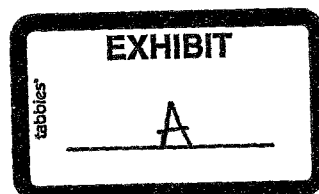


VIRGIL Q. GILLESPIE, MSB #4843
Attorney for Mr. and Mrs. Russell

Virgil Gillespie

From: Malcolm F. Jones <mfjones@gulfport-ms.gov>
Sent: Friday, June 19, 2026 3:01 PM
To: Samuel Smith
Subject: FW: Corrected version 4719 Beach
Attachments: Visual inspection opinion Live oak Gulfport edited.docx; cogscanner@gulfport-ms.gov_20260619_144749.pdf

Please send the attached documents to all Planning Commissioners for next week's appeal hearing.





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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

General Plan 2607PC094: (Withdrawn by Planning Staff Due to Variance Denial) General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Technical Report

*General Plan
(Sleekwood Subdivision)*

GENERAL INFORMATION

Case File Number: 2607PC094

Hearing Date: July 23, 2026

Current Zoning/Use: B-1 / Vacant Property

Legal: General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

TECHNICAL DETAILS

The applicant requests approval of a General Plan to create a new 48-lot residential subdivision, named Sleekwood Subdivision, which is extracted from a 11.7-acre of vacant land on tax parcels 0908M-01-009.000 and 0908M-01-014.000. The property is currently zoned B-1 (Neighborhood business) but is proposed to be rezoned to R-1-7.5 under a Zoning Map Amendment. This property came before the Planning Commission on June 25, 2026 for the proposed rezoning and was recommended approval. One of the conditions for approval of the General Plan is that the property be rezoned from B-1 to R-1-7.5. By the time the case for the General Plan is heard by the Planning Commission the Zoning Map Amendment case will have been heard by City Council.

Regulations state that the minimum property size for new single-family home in the proposed zoning district is 7,500 square feet with a front yard setback of 25 feet and a side and rear yard setback of 8 feet. Notably, minimum lot requirements for R-1-7.5 zoning district is a lot width of 60 feet; however the lots proposed are noted to have a lot width of 50 feet. The applicant has applied for a variance for the proposed lot width. Another condition for approval is that the variance request for the proposed lot width be approved by the Zoning Board of Adjustments and Appeals via their variance request. In review of the General Plan, the applicant meets most of the city's requirements for this proposed zoning district. Street access created for this a straight-of-way that is connected to existing roadways and provides an ingress and egress off of Dedeaux Road and Dede Drive.

The proposed parcels are located adjacent to existing city rights-of-way, are protected by Gulfport Fire and Police, and will have capacity for city water and sewer. The applicant has provided covenants for the proposed subdivision. The Engineering Department, Fire Department, Traffic & Safety, and Building Code Services have listed conditions below for any approval of the proposed General Plan.

Any approval should consider these conditions:

1. Properties will need to be rezoned from B-1 to R-1-7.5 via a Zoning Map Amendment.
2. Variance for the lot width to be approved by the Zoning Board of Adjustments and Appeals.

Technical Report

*General Plan
(Sleekwood Subdivision)*

3. All construction shall comply with all City Building Codes and Ordinances.
4. Modify Dedeaux Rd to prevent Satinwood NB motorists from making a left hook turn around the end of Dedeaux Rd median.
5. Extend the drainage easement paralleling Dede Dr south of Satinwood to the end of the pipe at the detention pond.
6. Move the mail kiosk and structure outside of the extended drainage easement.
7. Show street signs and other required traffic items.
8. Other construction items will be reviewed as part of the submittal for construction permitting.
9. Satinwood Drive needs more streetlights. Silverback drive needs more streetlights, road signage shall meet MUTLD standards.
10. Must comply with all current Building Codes and City of Gulfport Ordinances.
11. Comply with 2018 International Fire Code.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated 12/11/18.

1. Modify Dedeaux Rd to prevent Satinwood NB motorists from making a left hook turn around the end of Dedeaux Rd median.
2. Extend the drainage easement paralleling Dede Dr south of Satinwood to the end of the pipe at the detention pond.
3. Move the mail kiosk and structure outside of the extended drainage easement.
4. Show street signs and other required traffic items.
5. Other construction items will be reviewed as part of the submittal for construction permitting.

Public Works:

No comments as of 7/14/26.

Traffic and Safety:

Satinwood Drive needs more streetlights. Silverback drive needs more streetlights, road signage shall meet MUTLD standards.
Memo dated 7/13/26.

Building Code Services:

Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/6/26.

GIS:

No conditions. Memo date 7/10/26.

Police Department:

No comments as of 7/14/26.

Fire Department:

Comply with 2018 International Fire Code. Memo dated 7/1/26.

City Arborist:

No conditions. Memo date 7/14/26.

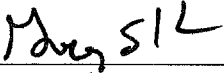
Technical Report

*General Plan
(Sleekwood Subdivision)*

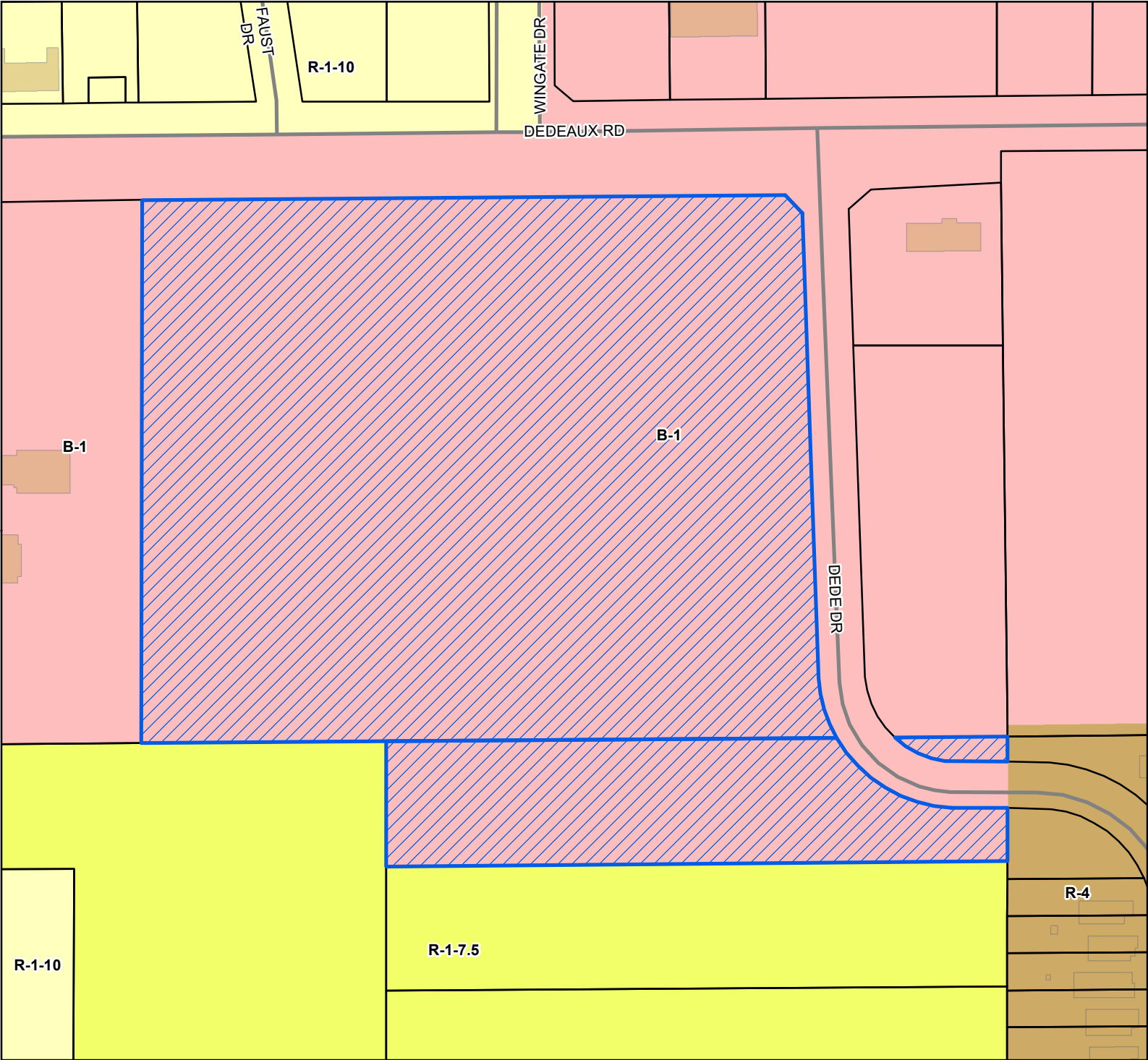
Landscape Manager: No conditions. Memo dated 6/5/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

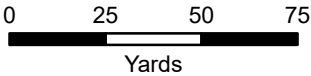
Buildings

City Limit

Zoning

- B-1 - Neighborhood Business District
- R-1-10 - Single Family Residence (Low Density)
- R-1-7.5 - Single Family Residence District (Low Density)
- R-4 - General Residence (High Density)

Site Information
0908M-01-009.000
0908M-01-014.000
Zoning: B-1 (Neighborhood Business)
Size: 11.63 Acres
Flood: X



1 inch = 150 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

Property Information

TAX PARCEL #	0	9	0	8	m	-	0	1	-	0	0	9	•	0	0	0
	0	9	0	8	M	-	0	1	-	0	1	4	•	0	0	0
						-			-				•			

For Staff Use Only

Case File #: 2607PC094Date Received: 05/12/26Receipt #: 13846733Received By: [Signature]Zoning: B-1Ward: 6 Flood: XSize: 11.63 Acres

(If necessary, use separate sheet of paper)

Address of Property Involved: 0 Dedeaux Rd. (vacant land)Lot(s) _____, Block(s) _____, Subdivision N/AGeneral Location: WEST CORNER OF DEDE DR. AND DEDEAUX DR

GENERAL DESCRIPTION OF REQUEST:

Proposed Subdivision of approximately 11.7 acres to R-1-7.5 Requirements with minimum 50 feet wide lots

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

Dedeaux Properties 1, lp

Printed Name Of Owner

PO BOX 926

Mailing Address

GULFPORT MS 39502

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Owner

AGENT

Terry Moran, Registration Number 6005

Printed Name Of Agent

1806 23rd Avenue, Suite B

Mailing Address

Gulfport MS 39501

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

☐

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



Dedeaux Properties 1, LP
By the shareholders of its
managing partner, W.A. Dedeaux
Builders, Inc

Betsy Dedeaux Martin

PRINT NAME

Patricia Ann Lehmann

PRINT NAME

Paula Sue Sweet

PRINT NAME

I, Warren H. Dedeaux

PRINT NAME

being property owner of

0908M-01-009.000

0908M-01-014.000

PRIMARY ADDRESS OR PARCEL

which is the subject of this application hereby authorize Terry Moran and Associates, PLLC 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.

Betsy D. Martin

SIGNATURE

5-12-2026

DATE

Patricia Ann Lehmann

SIGNATURE

5-12-2026

DATE

Paula Sue Sweet

SIGNATURE

5-12-2026

DATE

Warren H. Dedeaux

SIGNATURE

5-12-2026

DATE

STATE OF MISSISSIPPI | COUNTY OF HARRISON

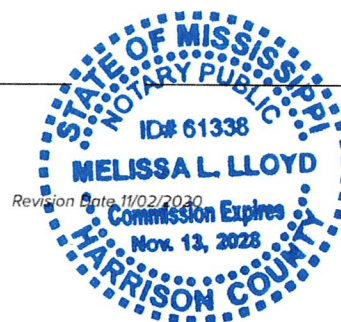
Given under my hand and seal of office this the 12th day of May, 20 26

Melissa L. Lloyd

NOTARY PUBLIC

November 13, 2028

COMMISSION EXPIRATION



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
SLEEKWOOD SUBDIVISION
HARRISON COUNTY, MISSISSIPPI

This Declaration of Covenants, Conditions and Restrictions is made on the ____ day of _____, 2026, A.D., by DEDEAUX PROPERTIES I, LP, (hereinafter call “Declarant”);

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in Harrison County, Mississippi, more particularly described on Exhibit “A” attached hereto; and

WHEREAS, Declarant desired to create and develop thereon a residential community with designated common areas for the benefit of the community, (hereinafter referred to as the “Property”); and

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

1. RESIDENTIAL: All lots in Sleekwood Subdivision as shown on the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, Mississippi, shall be known, used, and described as one and two story residential lots.

2. MINIMUM SQUARE FOOTAGE: No residence, built, placed or maintained on any lot, shall contain less than one thousand eight hundred (1,650) square feet of living heated floor space, exclusive of perches, terraces, garages, patios and courts, unless otherwise approved by Architectural Review Committee.

3. LOT SIZE: No residence shall be constructed in the subdivision on a less quantity of ground than the whole of one entire lot, as shown by the official plat of said subdivision.

4. SETBACKS: For any and all residences constructed, erected, placed and maintained on each and every lot located in the subdivision the Architectural Review Committee shall establish the location, position and placing of the residence on the lot. All construction shall be in compliance with the city zoning requirement.

5. REQUIREMENTS FOR DWELLING: In addition to all approvals required pursuant to Paragraph 9 herein, no residence shall be constructed, built or placed on any lot in the subdivision unless the Architectural Review Committee has approved the exterior appearances and color of the residence, including, but not limited to, style and color of roofing shingle, roof pitch, color of all exterior walls and brick, surfaces and material of all exterior walls, the material composition and the location of all driveways and sidewalks; trim and exterior wall surface paint colors, stucco colors, composition of exposed exterior steps; location and appearance of drainage culverts and retaining walls, all landscaping, exterior lighting, location and material for all mailboxes and mailbox posts; and location and material types for all fences. The Architectural Review Committee established herein shall establish and publish

approved building materials, colors and specifications for all exterior materials and colors. All garages shall be rear facing.

6. CREATION, MEMBERSHIP AND VOTING RIGHT IN THE ASSOCIATION: Declarant will as its discretion relinquish responsibility for maintenance of common area and cause to be formed a non-profit corporation called Sleekwood Subdivision Homeowners Association as hereafter set forth:

Section 1. Creation: All owners of records, as that term is herein defined, shall be a member of the Sleekwood Subdivision Home Association (hereinafter "Association"). Said Association shall be governed by three (3) directors, who serve for a term of three (3) years, and who are elected by the owners of record. The Board of Directors shall perform the duties and responsibilities as set for herein, in addition to any other duties and owners which said Association members shall determine o as set for in the By Laws of the Association.

Section 2. Membership: The members of the Association shall be and consist of each and all of the following, to-wit:

(a) Every person who is, or who hereafter becomes, an owner of record of the fee title to a Lot. The expression "owner of record of the fee title to a Lot" shall include a contract seller of any such Lot, but shall not include any person who owns such title solely as security for the performance of an obligation of payment of a debt.

(b) The Association shall have two classes of voting membership:

Class A: Class A members shall be all members with exception of Declarant. Class A members shall be entitled to one vote for each Lot owned. When more than one person or entity holds an interest or interests in any Lot, all such persons or entities shall be Members, and the vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast with respect to any such lot.

Class B: Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to four (4) votes for each Lot owned except as restricted under Section 3 hereof. When the total votes outstanding in the Class A membership equals the votes outstanding in the Class B membership, then the Class B membership shall cease and be converted into Class A membership.

Section 3. Voting Rights: Each member shall have one vote in the election of each officer of the Association. For all other purposes, the voting rights of the members shall be by class of membership, and shall be as flows, to-wit:

(a) Class A Members: Each person, other than person herein defined as "Declarant", who is or who hereafter becomes the Owner of a Lot shall be a Class A member of the Association. Class A members shall be entitled to one vote for each Lot owned.

(b) Class B Members: Each of the persons herein defined as "Declarant", and the nominee or nominees, in any, of each such person, shall be Class B members of the Association. Class B members shall be entitled to four (4) votes for each Lot owned.

Section 4. Memberships Appurtenant to Real Propriety: In every case, the membership of both Class A and Class B members shall be an appurtenant to the ownership of a Lot. A membership shall not be held, assigned, transferred, pledged, hypothecated, encumbered, conveyed or alienated in any manner except in conjunction with and as an appurtenance to the

ownership, assignment, transfer, pledge, hypothecation, encumbrance, conveyance, or alienation of the Lot to which the membership is appurtenant.

7. CREATION OF LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS:

(a) Creation of the Lien and Personal Obligation of Assessments: The Declarant or developer of each lot owned within the property, hereby covenants, an each owner of each lot by acceptance of a deed therefore whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected for and as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner for such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Both annual and special assessments must be fixed at a rate for all lots and may be elected monthly. Class B Members shall be exempted from assessments on lots Declarant owns until eighty (80%) of lots are sold, thereafter, Declarant shall be responsible for payment of assessments according to the terms or this paragraph.

(b) Payments and purpose of Assessments: Each person, group of persons, corporation partnership, trust or other legal entity, or any combination thereof, who becomes a record owner of the lot, where or not it shall be so expressed in the act of sale, contract to sell or other conveyance, shall be deemed to covenant and agree to pay the Association, in advance, a monthly sum (herein elsewhere sometimes referred to as "assessments" or "carrying charges") equal to one-twelfth (1/12th) of the members proportionate share of the sum required but the Association as estimated by its Board of Directors, to meets its annual expenses, including, but in no way limited to the following:

- (i) The cost of all operating expenses of the common areas and including charges by the Association for services furnished by it;
- (ii) The amount of all taxes and assessments levied against the Association or upon any property which it may own or which it is otherwise required to pay, if any;
- (iii) The cost of general or comprehensive public liability insurance on the common areas and the cost of such other insurance as the Association may effect;
- (iv) The cost of maintenance, replacing, repairing and landscaping the common areas of Montague Place without limitation.
- (v) The cost of funding all reserves established by the Association, including, when appropriate a general operating reserve and/or a reserve for replacements.

The Board of Directors shall determine the amount of the assessment annually. Upon resolution of the Board of Directors, installments of annual assessments may be levied and collected on a quarterly, semi-annual basis rather than on the monthly basis hereinabove provided for. Any Class A member may prepay one or more installments of any annual assessment levied by the Association, without premium or penalty.

The Board of Directors of the Association shall make reasonable efforts to fix the amount of the assessment against each lot for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the lots and assessments

applicable thereto which shall be kept in the office of the Secretary of the Association and shall be open to inspection by any owner upon reasonable notice to the Board. Written notice of the assessment shall thereupon be sent to the members. The omission of the Board of Directors, before the expiration of any assessment period, to fix assessments hereunder for that or the next period, shall not be deemed a waiver or modification in any respect of the provisions of this Article, or a release of any member from the obligation to pay the assessment, or any installment thereof, for that or any subsequent assessment period, but the assessment fixed for the preceding period shall continue until a new assessment is fixed. No member may exempt himself from liability for assessments or carrying charges by a waiver or the use or enjoyment of any of the common areas or by abandonment of any lot belonging to him.

(c) Non-payment assessment: Any assessment levied pursuant to this Act of Dedication, or any installment thereof, which is not paid on the date when due shall be delinquent. The personal obligation of the member, to pay such assessment shall remain his personal obligation and a suit to recover a money judgment for nonpayment of any assessment levied pursuant to this Act of Dedication, or any installment thereof, may be maintained by the Association.

Any assessment levied pursuant to this Act of Dedication or any installment thereof, which is not paid within thirty (30) days after it is due, shall bear interest at the rate or eight percent (8%) per annum.

The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property provide, however, that the Association shall not be required to pursue either remedy and that all decision are within the sole discretion to the Association. No owner may waive or otherwise escape the liability for the assessments provide for herein by non-use of the Common Areas or by abandonment of his lot. The Association shall notify the holder of the first mortgage on any lot for which any assessment of the Act of Dedication becomes delinquent for a period in excess of sixty (60) days and in any other case where the owner of such lot is in default with respect to the performance of any other obligation hereunder for a period of sixty (60) days but any failure to give such notice shall not affect the validity of any assessment levied or to be levied pursuant to this Act of Dedication.

The Board of Directors may post a list of members who are delinquent in the payment of any assessment or other fees which may be due the Association, including any installment thereof which becomes delinquent in any prominent location within the community.

(d) Assessment Certificates: The Association shall upon demand at any time furnish to any member liable for any assessment levied pursuant to this Act of Dedication (or any third party legitimately interested in the same) as certificate in writing signed by an officer of the Association, setting forth the status of said assessment, i.e., whether the same is paid or unpaid. Such certificates shall be conclusive evidence of the payment of any assessment therein stated to have been paid. A charge shall not exceed Twenty Dollars (\$20.00) and may be levied in advance by the Association for each certificate delivered.

(e) Subordination of the Lien to Mortgages: The lien of the assessments provided for erring shall be subordinated to the lien of any recorded first mortgage. Sale or transfer of any

lot shall not affect the assessment lien. However, the sale or trade of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to the payment which becomes due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

8. ARCHITECTURAL COMMITTEE: There shall be an Architectural Review Committee composed of the Declarant and/or the heirs, successors, assigns or other entities appointed by the Declarant.

9. INSURANCE:

(a) Each owner shall keep his residence insured at all times for its full replacement value against loss due to fire, windstorm, hail, explosion, riot, civil commotion, aircraft, vehicles, smoke and any other hazards that may be covered under standard extended coverage provisions, and shall furnish the Association proof of such coverage. In every case of a loss due to these hazards, each owner shall promptly repair or rebuild his lot from the insurance proceeds. Repair or reconstruction of the improvements as used herein shall mean restoring the improvements to substantially the same condition which existed prior to the damage. Each owner's fire insurance policy shall contain a waiver of subrogation clause; and each owner shall furnish the Association with a copy of his policy. Each owner does, by his acceptance of a deed, irrevocably constitute and appoint the Association his true and lawful attorney, in his name, place and stead for the purpose of accomplishing a repair or reconstruction or the improvements in the event the owner fails or refuses to carry out any of the provisions contained herein. If insurance proceeds are insufficient to cover the cost of the reconstruction, the Association may pay the excess and the cost thereof shall become a part of the assessment to which lot is subject.

(b) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport, or parking space, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the property; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

10. ANTENNAS: No television or other electronic receiving or transmitting device shall be located or placed in or upon any parcel with the exception of such devices as shall be fully contained and enclosed with a dwelling located upon a particular parcel. Without limiting the general provisions hereof, this provision is specifically intended to prohibit the installation of what are commonly referred to as "Satellite Dishes" and any shortwave or other transmitting devices which interfere with the television or other electronic receptions of the neighbors. Each property shall provide a screened area to serve as a service yard in which garbage receptacle, fuel tanks, or other similar storage receptacle, electric and gas meters, air conditioning equipment, clothes lines, and other unsightly objects must be placed or stored in order to conceal them from the view of the road and adjacent properties.

11. FENCES: No fences shall be erected in the subdivision without prior approval of the Architectural Review Committee

12. PETS: No animals, livestock, poultry of any kind shall be raised, bred, kept, staked or pastured on any lot or in the common areas, except dogs, cats, birds, or other household pets, which shall be kept and maintained in accordance with the rules and regulations adopted from time to time by the Board of Directors. No pets are to be allowed to roam freely within the subdivision.

13. SIGNS: Except as may be required by legal proceedings, no signs, advertising or ornaments of any kind shall be maintained or permitted within the window, on the exterior of any window, or any portion of the property by anyone, including, but not limited to, the property owner, realtor, contractor, or subcontractor, without the express written permission or the Architectural Review Committee. The approval of any signs and posters without limitation, name and address signs, shall be upon such conditions as may be from time to time determined by the Architectural committee and may be arbitrarily withheld. If any such sign or advertising device is approved, it shall only contain one name, and/or one number, not exceeding one hundred twenty (120) square inches, and if for sale purposes, such sign shall not exceed six (6) feet in area, and shall be subject to the right of the Architectural Committee to restrict color and content.

14. OTHER BUILDINGS AND VEHICLES: No tent, trailer, barn or any similar outbuilding or structure shall be placed on any lot or on any other areas at any time, either temporarily or permanently, without prior approval from the Architectural Review Committee. No mobile home, tractor, boats, trailer or RV vehicle shall be placed on any lot or on subdivision streets, either temporarily or permanently. Each owner shall provide for parking for at least two (2) automobiles per owner for each dwelling owned or maintained by such owner.

15. VARIANCES: The undersigned Declarant reserves the right to make minor changes or alterations in these Restriction and Covenants and to waive minor violations of the same. No private or public nuisance may be created or maintained upon any of any said lots. All construction taking place upon subject property shall be completed within seven (7) months from starting date.

16. ENFORCEMENT: If the owner or claimant of any of said lots shall violate or attempt to violate any of the conditions, restrictions or covenants herein contain, then in such event any other person or persons owning any other of said lots or portion thereof or interest therein may institute and prosecute any appropriate proceeding or proceedings either at law or equity for the purposes of enjoining any such violation or attempted violation and/or damages therefore, but there shall be no forfeiture or reversion of title because of any such violation or attempted violation of any said Condition, Restriction or Covenants.

17. SEVERABILITY: If one or more of the Covenants or Restrictions herein contained shall be held by any court of competent jurisdiction to be invalid for any reason, any such holding shall not affect the validity and effectiveness of the other Conditions, Restriction and Covenants herein contained.

18. TERM: The Restrictive Covenants shall run with the land and the title thereto and shall be binding upon all properties owned and/or claiming out of them by purchase, inheritance or otherwise, for a period of thirty (30) years from the date which they are executed,

and upon expiration of said thirty (30) year period, the Covenants shall automatically be extended for additional terms of ten (10) years each.

19. AMENDMENTS, VOTING RIGHTS AND TERMINATION: These Building restrictions and Protective Covenants may be amended from time to time by a written document signed, acknowledged and recorded, which reflects the affirmative vote in favor of the amendment by eighty percent (80%) of the lot owners, and in each case, such amendments shall be evidenced by a document in writing, bearing each of their signatures. All amendments, if any, shall be recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

WITNESS THE SIGNATURES of the Declarant on this the ____ day of _____, A.D., 2026.

By: _____
DEDEAUX PROPERTIES I, LP

“Exhibit A”

Legal Description:

(refer to recording plat for legal description)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this ____ day of 2024, A.D., within my jurisdiction, the within named DEDEAUX PROPERTIES I, LP, executed that above and forgoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2026.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

TECHNICAL SPECIFICATIONS

FOR:

Sleekwood Subdivision Gulfport, Mississippi

PREPARED FOR:

Dedeaux Properties 1, lp
P.O. Box 926
Gulfport, MS, 39502

PREPARED BY:



**Terry Moran & Associates, PLLC
1806 23rd Ave., Ste B
Gulfport, MS 39501
Ph. (228) 896-4733**

PROJECT NO. 26-043

TECHNICAL SPECIFICATIONS INDEX

<u>INDEX NO.</u>	<u>DESCRIPTION</u>
02050	DEMOLITION
02100	SITE PREPARATION
02200	EARTHWORK
02232	GRANULAR BASE MATERIAL
02270	SLOPE PROTECTION & EROSION
02430	DRAINAGE STRUCTURES
02434	CULVERTS
02452	SIGNAGE
02485	LAWNS AND GRASS
02525	CURB AND SIDEWALKS
02577	PAVEMENT MARKING
02601	MANHOLES
02713	WATER DISTRIBUTION SYSTEM
02722	SANITARY SEWER SYSTEM

DIVISION 2 - SITEWORK

SECTION 02050 - DEMOLITION AND REMOVAL

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services, and equipment necessary to remove the existing obstructions, including but not limited to fences, slabs, foundations and utilities which are designated to be removed and/or re-located in the plans and in these specifications.
- 1.2 Contractor shall pay for any permits, licenses, bonds, etc., required for demolition or removal items herein.
- 1.3 Work related to these removal items such as Site Preparation, Earthwork, Grading and Drainage and Site Utilities is specified elsewhere under those applicable sections.
- 1.4 Any work performed within public right-of-way or on adjacent properties shall be done in strict accordance with the requirements of the governmental agencies or the owning entities having jurisdiction and shall not begin until authorized by those parties.
- 1.5 The Existing Conditions Plan has been prepared in order to show all existing structures and improvements. Others may exist and may be discovered upon visiting the site. It is the Contractor's responsibility to visit the site prior to initiating any work. If any deviations from those conditions shown are found, the Contractor shall notify the Engineer and Owner in writing immediately. If said deviations are found by Engineer to adversely affect the progress or scope of the project, construction will cease until said deviations are resolved between the Contractor and Engineer.
- 1.6 All surrounding site features which are shown to remain on the drawings, shall not be injured in any manner during the Contractor's work. Any adjacent public street or road that is used to accomplish the work herein shall be fully restored if damaged or changed in any respect during the work, to the complete satisfaction of the governmental agencies having jurisdiction over said street or road.
- 1.7 Any damage done to existing drainage facilities or utilities during the course of this work shall be repaired at the Contractor's expense in a manner acceptable to Engineer and the owning entity. Any unnecessary damage shall be reported to Engineer, should it occur.

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2.0 MATERIALS

None

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Quantities for Removal Items have been shown in the plans. The Contractor shall be responsible for visiting the site so as to obtain a better understanding of exactly what difficulties are associated with these removal items, and determining more exact quantities, if necessary.
- 3.2 It shall be the Contractor's responsibility to contact all pertinent utility companies or owning entities to verify that the utilities shown to be removed are in fact inoperative, and if not, shall provide a temporary means of operation until permanent utilities are in place.
- 3.3 Extreme caution shall be taken when removing any structures or utilities below grade to prevent damage or disturbance to existing utilities which are to remain in service.
- 3.4 Concrete curb and drainage structures shall not be removed until the traffic is satisfactorily accommodated otherwise.
- 3.5 All removal items, if deemed to not be salvageable by the Engineer, shall be satisfactorily disposed of by the Contractor off-site.
- 3.6 Contractor shall not remove any existing storm drain pipe shown on the plans to be removed, until positive drainage has been secured for all areas.
- 3.7 No existing storm drain pipe shall be plugged until providing a positive drainage route for the area adjacent to the pipe.
- 3.8 All demolition and removal of existing buildings or building slabs shall include any and all building remains, building floor slab, all subsurface structural footings and piers, and all utility appurtenances associated with the buildings including, but not limited to plumbing, gas, electric, telephone meters, etc., up to the point at which said services enter the project limits, unless specified otherwise .

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4.0 METHOD OF MEASUREMENT

- 4.1 Removal of existing items (and re-location were required) will be measured as indicated on the plans and shall include complete and satisfactory removal and transportation of the material and any associated materials that might be incurred, out of the project limits and shall include proper disposal of those items.
- 4.2 Materials designated to be removed shall be legally deposited at a location approved by Engineer, and shall by no means be burned or deposited on-site.

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02100 - SITE PREPARATION

PART 1 GENERAL

1.01 Scope of Work

- A. Cleaning site of debris, grass, trees and other plant life in preparation for site or building excavation work.
- B. Protection of existing structures, trees or vegetation indicated on the contract documents to remain.
- C. Stripping topsoil from areas that are to be incorporated into the limits of the project and where so indicated on the construction drawings.

1.02 Related Sections

- A. Section 02050 - Demolition
- B. Section 02200 - Earthwork
- C. Section 02270 - Slope Protection and Erosion Control
- D. Construction Drawings

1.03 Environmental Requirements

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

1.04 Job Conditions

- A. Conditions existing at time of inspection for bidding purposes will be maintained by owner in so far as practical.
- B. Variations to conditions or discrepancy in actual conditions as they apply to site preparation operations are to be brought to the attention of the owner prior to the commencement of any site work.

02100

1.0 SCOPE OF WORK

- 1.1 This work shall consist of clearing, grubbing, stripping, excavation, removal and disposal of all overburden materials and debris of whatever character necessary to satisfactory expose suitable subgrade material.
- 1.2 Stripping is generally inclusive of the top six inches (6") of material referred hereafter to as topsoil, but will include whatever depth necessary to satisfactorily expose acceptable subgrade.

2.0 MATERIALS

None.

3.0 CONSTRUCTION REQUIREMENTS

3.1 Clearing and Grubbing

- 3.1.1 Clearing and grubbing shall include removal of all trees, brush, stumps, and tall grass that are designated to be removed in the plans. It may be necessary for the Contractor to bush-hog portions of the site prior to beginning the stripping operations. There shall be no separate payment for said work. Undisturbed stumps and roots, and nonperishable solid objects which will be a minimum of three feet below subgrade or slope of embankments may be left when authorized by Engineer.
- 3.1.2 Burning of perishable material shall be done only in accordance with applicable laws, ordinances, and regulations. All burning is subject to the permission of the local Fire Department and/or Fire Marshall and in accordance with their requirements. No burning within limits of paving or buildings is allowed whatsoever.
- 3.1.3 All materials and debris not burned shall be removed and disposed of outside of the project limits in a manner satisfactory to Engineer. Burial of material or debris on the project is not permitted without the expressed consent of the Engineer.
- 3.1.4 Following the clearing and grubbing operations, the Contractor shall slope the existing ground surface and fill depressions and stumpholes to encourage drainage utilizing existing material within the limits of clearing and grubbing and to the specified grades.

- 3.1.5 After sloping the ground surface to ensure positive drainage over the entire site, the Contractor shall rake the entire area to remove surface roots and objects and to provide a final dressing for the project area.
- 3.1.6 Low hanging and unsound or unsightly branches on trees or shrubs on adjacent property, but extending over the clearing and grubbing limits shall be trimmed. All trimming shall be done by skilled workmen and in accordance with good tree surgery practices. An approved asphalt paint prepared specifically for tree surgery shall be furnished and applied by Contractor to cut or scarred surfaces on trees or shrubs not designated to be removed.
- 3.1.7 Contractor shall saw-up, pile, and burn trees in accordance with paragraph 3.1.2, where allowed by local municipality, in an area approved by the Owner and Engineer. Said area shall be set aside prior to commencement of this project.

3.2 Stripping

- 3.2.1 Contractor shall remove topsoil prior to the placement of new fill material.
The depth of topsoil to be removed will be that depth required to expose suitable subgrade material, as determined by the Engineer or Soils Engineer.
- 3.2.2 Contractor shall undercut any existing swales through the site deeper than the six inches (6") as required to remove all loose and soft material present.
- 3.2.3 The Contractor shall not remove any topsoil in those areas designated on the plans to be grassed or landscaped, except as necessary for the construction of new improvements.
- 3.2.4 Contractor's stockpiling of topsoil and plating materials operation shall be completed prior to beginning any further work or excavation of the underlying material.

3.3 Excavation

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

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

3.4 Disposal

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

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02200 - EARTHWORK

1.0 SCOPE OF WORK

- 1.1 The Contractor shall furnish all labor, equipment, transportation, and supplies necessary for the completion of all earthwork as shown on the drawings and specified herein, and includes the preparation of subgrades, foundations, and other utilization or disposal of materials excavated, and the compaction and dressing of excavated areas and embankments. Excavation for drainage, water, and sewer systems is not included under this section, but is considered incidental to the drainage and sewer systems installations.
- 1.2 Contractor shall perform all on and offsite preparation work and earth moving required to best achieve land balance and to meet indicated subgrade.
- 1.3 All Clearing, Grubbing, and Stripping shall take place and those materials either stockpiled offsite or disposed of prior to any further preparation of subgrade or earthwork operations, as specified under SITE PREPARATION.
- 1.4 All excavating, filling, compacting, and grading required shall be done so as to obtain the finished subgrade elevations. Subgrade shall be prepared to properly receive pavements, slabs, structures, or fill as shown in the drawings and these specifications.
- 1.5 Contractor shall be responsible for coordinating and contacting the Soils Testing Laboratory in accordance with these specifications to observe the overall earthwork operation, including but not limited to, the Stripping, Clearing, and Grubbing, proof-rolling of subgrade, cut and fill work, and site grading. Owner will retain Soils Testing Laboratory prior to the letting of this contract. Owner will submit to Contractor an outline of the required testing.
- 1.6 Contractor shall be responsible for establishing and maintaining a borrow source should the earthwork not balance. Said borrow source samples shall be submitted to the Owner's testing lab to ensure compatibility of soil material for use as fill material. Contractor shall ensure that borrow material is clean and uncontaminated by organic soils or other deleterious materials.

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

- 1.7 Contractor shall assume sole responsibility for the completion of the work described herein regardless of the subsurface materials or conditions encountered.
- 1.8 Contractor shall at all times minimize noise-producing activities, and shall comply to all noise abatement ordinances.
- 1.9 Contractor shall keep all areas of construction sufficiently dampened to prevent dust from adversely affecting adjacent properties or public streets. Contractor shall ensure that trucks leaving the site are free of mud and earth, and do not leave deposits on adjacent streets or properties. Any deposits that are left shall be immediately removed by the Contractor at his expense to the satisfaction of the entity having jurisdiction.
- 1.10 Contractor shall be responsible for ensuring the protection of adjacent properties from runoff of soils. Contractor shall temporarily construct, at his expense, whatever means necessary to ensure no erosion or sediment transport occurs onto adjacent properties. This shall be incidental to the other units of work described herein.
- 1.11 During the earthwork operations, Contractor shall pay close attention to those existing utilities and improvements designated to remain, so as to not cause any damage to said features. Should any damages occur as a result of Contractor's operations, said damages will be repaired at Contractor's expense.
- 1.12 During the entire course of this work, Contractor shall maintain existing drainage ways. During placement and grading operations, the exposed subgrade shall be maintained in a positively drained condition.
- 1.13 All earthwork performed under this Contract shall be done in strict accordance with this specification.

2.0 MATERIALS

- 2.1 Native subsurface granular materials, which are free from organic contamination and are approved by Engineer shall be suitable for use as fill. Organic contamination is defined as containing 4.0 percent or more of organic material.
- 2.2 Select Granular Fill shall be approved by the Engineer and shall consist of sand, clayey sand or sandy clay, provided the % passing the #200 sieve is not greater than 15% for any of the material.

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3.0 CONSTRUCTION REQUIREMENTS

3.1 General

- 3.1.1 Contractor shall ensure during the course of this work that all excavations are free from water before structures and pipes are installed.
- 3.1.2 Contractor may be required to provide all necessary pumps, drains, well point systems, and other means of removing water from excavations, trenches, subgrades, etc., if necessary to accelerate the dewatering process. Water from said portions of the work shall be disposed of in a manner satisfactory to Owner, Engineer, and Municipality.
- 3.1.3 Should the subgrades experience "pumping" and loss of bearing strength due to accumulated water beneath the subgrades, the compaction of these material shall be terminated. The Contractor shall either remove the affected soil to a sufficient depth and replace with a dry fill material, or allow the excess moisture to dissipate sufficiently to achieve the specified compaction.
- 3.1.4 Site Contractor shall be responsible for making whatever subsurface exploration, as he deems necessary to determine if any further excavation than that shown on the plans is necessary to remove unsuitable material(s). Any unsuitable material(s) discovered below the ground surface shall be removed and disposed of, as described in these specifications. There will be no separate or additional payment for excavation, handling, processing, removal, replacing, or re-compacting that is related to this work, other than the pay items set forth in the Bid Proposal.
- 3.2.1 All surface materials shall be stripped from limits of the area to be improved and satisfactorily stockpiled on-site in an area outside of any proposed construction and reserved for later use. All other unsuitable materials shall be satisfactorily disposed of off of the site. Suitable in-situ subgrade materials shall then be proof-rolled and compacted in place to the density specified in the Geotechnical Report.
- 3.2.2 Excavations shall be finished to reasonably smooth and uniform surfaces with a tolerance of $\pm 1/2"$. Operations shall be conducted so that material outside the limits of slopes will not be unnecessarily disturbed and so as to minimize the loosening of materials outside the required slopes or below the indicated grade.

- 3.2.3 When the Contractor's excavating operations encountered remains of prehistoric dwelling sites or other artifacts of historical or archeological significance, the operations shall be temporarily discontinued. The Engineer will contact appropriate authorities to determine the disposition thereof. When directed by the Engineer, the Contractor shall excavate the site in a manner to preserve the artifacts encountered, and if required shall remove them for delivery to the custody of the proper State authorities. Such excavation will be considered and paid for as extra work.
- 3.2.4 Where excavation to grade results in a foundation, subgrade, or slope of unsuitable soil, the Contractor shall remove unsuitable materials and backfill to the required grade with approved material. Slides or other soil failures shall be removed by the Contractor unless their removal is waived by the Engineer.
- 3.2.5 All earth cut slopes shall be dressed to smooth and uniform surfaces to conform to the specified sections. Slopes shall not exceed 2:1 horizontal to vertical, unless a lesser slope is specified herein, in which case the otherwise specified slope shall govern.
- 3.2.6 All material encountered in excavation within the project which is unsuitable for use in the work shall be removed and disposed of as specified in the contract or as directed. Unless otherwise specified, the Contractor shall provide at his own expense the location for the disposal of excess excavation. Contractor shall plan his operation to utilize all suitable excavation in the project including transportation as required.
- 3.3 When practical, the most suitable materials will be placed in the top courses of fill sections.
- 3.4 Where plating or landscaping is contemplated, either in cut or fill sections, appropriate adjustment shall be made in the graded section during construction so that the finished section after plating will conform within allowable tolerances to the typical sections and finished grades shown on the plans.
- 3.5 Embankments around structures shall not start until the structure has been properly cured for the minimum number of days required and permission has been granted by the Engineer to proceed with the work. The Contractor shall repair, restore with new work, or make good without extra compensation, all damage done to any structure as a result of the backfilling operations.

- 3.6 All backfill material shall be at the moisture content determined to be proper for the particular material being placed so that the resulting work will be both dense and stable. It shall be the Contractor's responsibility to remain the proper moisture content during compaction operations.
- 3.7 The materials shall be compacted to 95% standard proctor density per ASTM D698, unless stated otherwise. Tests shall be made in accordance with applicable AASHTO or ASTM test methods.
- 3.8 The finished contours and spot elevations shown on the Grading and Drainage Plan indicate the finished surface after all construction. In areas where paving, floor slabs, or plating with topsoil are specified, Contractor shall make due allowances for these thickness.
- 3.9 Contractor shall make note of pavement thickness as shown and the areas in which they occur. Landscaped or lawn areas are to be finished four inches (4") below finished grade. New street paving inside public right-of-way shall be finished as required by those governing entities. The tolerance on all earthwork and finished grading shall be +/- one-half inch (1/2).
- 3.10 Cut and Fill Work shall be done in strict accordance with these specifications. By no means shall fill material be placed in excess of eight inch(8") thick loose lifts or compact to less than 95% standard density.

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

DIVISION 2- SITEWORK

SECTION 02232 - GRANULAR BASE MATERIAL

1.0 SCOPE OF WORK

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

2.0 MATERIALS

- 2.1 Material shall be composed of three (3) well controlled aggregate sizes and water mixed in a central plant. Aggregates shall be one hundred (100) percent crushed limestone or granite produced in three (3) separate sizes in conformance with this specification.
- 2.2 The composition blend of the components of aggregates from approved source(s) shall fall within the master gradation ranges, based on aggregates of uniform specific gravity.
- 2.3 The overall limits set out in these master ranges encompasses the extreme limits for the combination of aggregates from various sources. Closer controls on the composition blend of the components, appropriate to the job materials, shall be established for the mixture required under any contract by establishment of an approved job mix formula in accordance with these provisions.
- 2.4 The job-mix formula shall bind the Contractor to furnish mixtures meeting the requirements of such approved exact formula within the allowable tolerance specified.
- 2.5 Samples of the actual mixtures in use will be taken as often as the Engineer may deem necessary, to insure maintenance of uniformity of the quality of the mixture within allowable tolerances, throughout the work.
- 2.6 No change in source of materials will be allowed on the project without expressed written consent from the Engineer. In such cases, Contractor will be responsible for supplying and paying for the testing required in the section.
- 2.7 No mixture will be accepted for use, nor shall any mixture be placed until the Engineer has established or approved a job-mix formula for the partial mixture.

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- 2.8 The material shall consist of limestone or granite.
- 2.9 No source of material used in the blend shall have a percent of wear, Los Angeles Abrasion Test, of more than 50. All material shall contain less than twenty (20) percent thin or elongated pieces.
- 2.10 The gradation for the Granular Base Material shall be as follows.

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

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Prior to placement of Granular Base Course, the site shall be prepared and proof-rolled in Accordance with the EARTHWORK section.
- 3.2 All stockpiling and proportioning, Equipment, Spreading, Shaping and Compacting shall be done in accordance with the applicable requirements of section 308 of the Local State Highway Department or Department of Transportation Standard Specifications for Highway Construction, latest edition.

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

DIVISION 2 - SITEWORK

SECTION 02270 - SLOPE PROTECTION & EROSION CONTROL

1.0 SCOPE OF WORK

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

2.0 MATERIALS

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

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Temporary erosion control shall be used until such time as permanent paving, planting, and restoration of natural areas are effective in the control of site erosion.
- 3.2 Sodding shall be at openings of on-site flared end sections and at curb cuts as specified on the drawings.
- 3.3 Silt traps shall be installed as necessary and shall be maintained until other erosion control methods can be substituted for them. Silt traps shall be cleaned out when half filled with silt.
- 3.4 Sediment barriers shall be located at all points where surface water can leave the construction site after bypassing a silt trap, if that point is subject to erosion. Barriers shall be constructed to remove sediments from flowing water through filtration by filter cloth fences or staked hay bales. Sediment barriers shall be arranged to create ponding behind them. Sediment shall be removed to maintain ponding capacity drainage structures until establishment of permanent erosion control.
- 3.5 Diversion ditches and earthen berms shall be constructed wherever steep slopes or changes in grade are required.
- 3.6 All temporary erosion control measures shall be removed and areas restored when permanent erosion control is effective.
- 3.7 No drainage across building pad.

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4.0 METHOD OF MEASUREMENT

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

END OF SECTION

02270

DIVISION 2 - SITEWORK

SECTION 02430 - DRAINAGE STRUCTURES

1.0 SCOPE OF WORK

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

2.0 MATERIALS

- 2.1 Concrete - Class B, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.2 Bar Reinforcement - Grade 40 or 60 billet steel , ASTM A-615.
- 2.3 Castings-Heavy Duty-non-rocking shall be of uniform quality , free from blowholes, shrinkage, distortion or other defects. They shall be smooth and well cleaned by shot blasting. Metal used in manufacture shall to ASTM A48-76 Class 35 for Gray Iron and ASTM A536-80 Grade 65-45-12 for Ductile Iron. All castings shall be true to pattern, component parts shall fit together in a satisfactory manner. Round frames and covers shall have continuously machined bearing surfaces to prevent rocking and rattling. Tolerance shall be plus or minus 1/16 per foot.
- 2.4 Expansion Joint - Performed expansion joint filler for concrete, AASTHO M-33.
- 2.5 Corrugated Polyethylene Drainage Tubing - AASHTO M-252; fittings shall conform to ASTM F-405.
- 2.6 Junction Box Steps - Cast iron, ASTM A-48, Class 30 or 12" wide 3/8" steel reinforcing rod in capsuled in a copolymer polypropylene plastic similar to M.A. Plastic Step as manufactured by M.A. Industries, Peachtree City, Georgia, integrally cast with junction box, or cast in place with junction box.
- 2.7 Select Backfill Borrow Material specified specified elsewhere.

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3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Conform to applicable construction requirements of the Local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.
- 3.2 Ditches and swales shall be dressed to a smooth and uniform surface and shall conform reasonably close to the typical section shown on the drawings. Machine dressed slopes will be classed satisfactory and hand dressing will not ordinarily be required.
- 3.3 Excavation and backfill required for construction of culverts, junction boxes, flared end sections, and other drainage structures, where applicable, shall be included in the price for the structure.
- 3.4 The ground surface that has been affected by the Contractor's operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.
- 3.5 Pre-cast inlets, junction boxes, and detention structures may be permitted by Engineer subject to review and approval of shop drawings.
- 3.6 Perforated polyethylene drainage tubing to be constructed with all standard junction boxes, and other drainage structures shall be included in the cost of each standard junction box. (THERE WILL BE NO SEPARATE PAYMENT FOR THIS TUBING.)
- 3.7 All drainage structures shall be installed with steps as shown in the construction drawings and designated herein where the structure height from flow line to top structure height exceeds five feet(5").
- 3.8 All drainage structures shall be constructed on a 6" thick (minimum) Select Backfill Borrow Material foundation per the plans.

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

02430

DIVISION 2 - SITEWORK

SECTION 02434 - STORM DRAIN CULVERTS

1.0 SCOPE OF WORK

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

2.0 MATERIAL

- 2.1 Conduit shall conform to the design and dimensions shown on the plans, and materials shall meet the requirements specified.
 - 2.1.1 Reinforced Type Round Concrete Pipe - ASTM C-76 & AASHTO M-170, Spigot Groove, "O" type rubber gasket joint in conformance with C-443, lubricant as recommended by gasket manufacturer.
 - 2.1.2 High Density Polyethylene Pipe (HDPE) - ASTM F-408, ASTM F-667, AASHTO M-252, and ASTM D-2321.
- 2.2 Lifting holes will not be allowed in any concrete pipe on this project.
- 2.3 Select Backfill Borrow Material - specified elsewhere.
- 2.4 Storm Drain Culverts other than reinforced concrete may be allowed, but are subject to Engineer's approval.

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Conform to applicable local State Highway Department or Department of Transportation Specifications for Road and Bridge Construction, latest edition, and all additional supplements.
- 3.2 Lengths of storm drain pipe shown on the drawings are appropriate distances from center to center of structures. The Contractor shall install drain pipe based on actual field measurements.

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- 3.3 Where reinforced concrete pipe is used, Contractor shall wrap each joint of culvert pipe with four ounce filter cloth, 36" wide, centered on joint, and secured to the pipe with duct tape or mastic. Conform to the drawings.
- 3.4 Where the excavation is in wet material, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectively. All wet point holes shall be back-filled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set at least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction. Necessary precautions shall be taken to protect all construction against flooding. No culvert shall be laid in wet trenches.
- 3.5 Where the storm crosses a sanitary sewer line or water main and the vertical clearance is less than eighteen inches (18"), the pipe intersection shall be embedded in concrete for a distance of five feet (5') each way from centerline of intersection.
- 3.6 Contractor shall provide Select Backfill Borrow Material in accordance with these plans and specifications. Cost of said backfill to be included in the linear foot cost of culverts.
- 3.7 Connections of new storm drains to existing and proposed drainage structures shall be provided as shown on the plans. The cost for this work shall be included in the linear foot cost of the pipe being connected.
- 3.8 Where culverts cross existing asphalt or concrete pavement, Contractor shall carefully saw-cut pavement over a sufficient width and as necessary to place new pipe, backfill around pipe per these specifications, and replace pavement to existing thickness with same type and replace base course, if necessary. The cost of this work shall be included in the linear foot cost of the pipe being placed. There shall be no separate payment for said work.

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

02434

DIVISION 2 - SITEWORK

SECTION 02452 - SIGNAGE

1.0 SCOPE OF WORK

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

2.0 MATERIALS

2.1 Traffic Control Signs.

- 2.1.1 "Handicapped Parking" signs and code required traffic control shall be standard traffic control type signs and shall be manufactured by Traffic Parking and Control Company, Inc., 136 North 120th Street, Wauwatose, WI 53226, or a similar firm specializing in this type of commercial sign.
- 2.1.2 Handicapped parking sign shall read "Reserved Parking," and contain an identifying handicapped symbol. Sign shall be 12" x 18" x 0.80 aluminum with baked enamel finish. Sign shall have white lettering and symbol on blue background.
- 2.1.3 Traffic control signs, (stop signs, directional turn signs, etc.) shall conform to local code and state highway department standards and regulations.

3.0 EXECUTION

- 3.1 All signs shall be installed per the plans and the details within the plans.
- 3.2 Sign poles shall be erected plumb in their foundations and shall be installed to the proper height above grade.
- 3.3 Contractor shall always coordinate final sign placement with Engineer and the local governing entity. Where there is any discrepancy between Engineer and a governmental entity regarding final sign placement, that governmental entity shall have jurisdiction.

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

END OF SECTION

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DIVISION 2 - SITEWORK

SECTION 02485 - GRASS ESTABLISHMENT

1.0 SCOPE OF WORK

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

2.0 MATERIALS

- 2.1 Seed shall conform to an in-season mixture meeting the requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.2 Fertilizer-Conform to requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 2.3 Mulch-Conform to Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

3.0 CONSTRUCTION REQUIREMENTS

- 3.1 Ground preparation and application of fertilizer shall conform to the construction requirements of Section 212, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 3.2 Seeding shall conform to the construction requirements of Section 214, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
- 3.3 Mulching shall conform to the construction requirements of Section 215, Local State Highway Department or Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.

4.0 METHOD OF MEASUREMENT

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

END OF SECTION

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DIVISION 2 – SITEWORK

SECTION 02525 - CURB AND SIDEWALKS

1.0 GENERAL

1.1 Section Includes

1.1.1 Combination concrete curb and gutter

1.1.2 Concrete Curb

1.1.3 Concrete Flume

1.1.4 Concrete Sidewalk

1.2 Related Sections

1.2.1 Section 02100—Site Preparation

1.2.2 Section 02584—Parking Lot and Roadway Marking

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

1.2.4 State Highway Department Standard Specifications

1.2.5 Construction Documents

1.3 References

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

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

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

1.3.4 ASTM C33—Concrete Aggregates

1.3.5 ASTM C94—Ready Mix Concrete

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1.3.6 ASTM C150—Portland Cement

1.3.7 ASTM C260—Air-Entraining Admixtures for Concrete

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

1.3.9 ASTM C494—Chemical Admixtures for Concrete

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

1.4 Performance Requirements

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

2.0 PRODUCTS

2.1 Materials

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

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

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

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

2.2 Mix Design and Testing

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

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

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

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

2.4.3 Air Entrainment: 5% to 8%.

3.0 EXECUTION

3.1 Preparation

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

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

3.2 Installation

3.2.1 Form Construction

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

- B) Install sufficient quantity of forms to allow continuance of work and so that forms remain in place a minimum of 24 hours after concrete placement.
- C) Check completed formwork for grade and alignment to following tolerances:
 - Top of forms not more than 1/8-inch in 10 feet-0 inches.
 - Vertical face on longitudinal axis, not more than 1/4 feet in 10 feet-0 inches.
- a) Clean forms after each use, and coat with form release agent as often as required to ensure separation from concrete without damage.

3.3 Concrete Placement

3.3.1 Comply with requirements of Section 03300.

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

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

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

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

3.4 Joint Construction

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

3.5 Joint Fillers.

- 3.5.1 Extend joint fillers full-width and depth of joint, and not less than 1/2" or more than 1" below finished surface where joint sealer is indicated. If no joint sealer, place top of joint filler flush with finished concrete surface. Furnish joint fillers in one-piece lengths for full width being placed, wherever possible. Where more than one length is required, lace or clip joint filler sections together.

3.6 Concrete Finishing

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

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

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

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

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

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

4.0 BACKFILL

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

5.0 CLEANING AND ADJUSTING

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

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

END OF SECTION

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DIVISION 2 - SITEWORK

SECTION 02577 - PAVEMENT MARKING

1.0 SCOPE OF WORK

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

2.0 MATERIALS

2.1 Paint

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

3.0 CONSTRUCTION REQUIREMENTS

3.1 Equipment

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

3.2 Preparation of Surface

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

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

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

3.3 Application

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

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

3.4 Contractor shall apply traffic marking paint as follows:

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

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

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

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

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

4.0 METHOD OF MEASUREMENT

- 4.1 Traffic stripe completed in accordance with plans and specification requirements will be measured by the linear foot, from end-to-end of individual stripes as shown on the plans and in the proposal. In the case of skip lines the measurement shall include skip intervals as well as actual sections.
- 4.2 The length used to measure stripes for the parking area will be the actual horizontal length computed along each line.
- 4.3 Legend completed in accordance with the plans and specifications will be measured by the square foot. Areas of indicated letters and symbols are shown on the plans.
- 4.4 Blue and white international handicap symbols will be measured per each. Locations for symbols are designated in the paving plan.
- 4.5 The contract unit price bid on each type and color of striping shall be based on striping of a width of four (4) inches. When striping of a width other than four (4) inches is specified in the contract, or ordered, the measured length of striping shall be adjusted in the ratio of the specified or ordered width to four (4) inches.

END OF SECTION

DIVISION TWO - SITEWORK

SECTION 02601 - MANHOLES

1.0 SCOPE

1.0.1 Summary

A) Scope

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

1.0.2 General

- A) Structures shall conform in shape, size, dimensions, material, and other respects to the details shown on the Drawings or as ordered by the ENGINEER.
- B) Metal frames, grates, covers, steps and similar required items shall be furnished as required.
- C) Inverts shall conform accurately to the size and elevation of the adjoining pipes. Side inverts shall be curved and main inverts, where direction changes, shall be laid out in smooth curves of the longest possible radius which is tangent to the centerlines of adjoining pipelines.

1.0.3 Related Work Specified Elsewhere:

- A) Section 02200, Excavation and Backfill.
- B) Section 02221, Crushed Stone and Gravel.
- C) Section 05540, Castings.
- D) Section 15052, Buried Piping Installation.
- E) Section 15064, Concrete Pipe.
- F) Section 15068, Ductile Iron Pipe

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1.0.4 Quality Assurance

A) Reference Standards:

- a) ASTM C 139, Concrete Masonry Units for Construction of Catch Basins and Manholes.
- b) ASTM C 140, Sampling and Testing Concrete Masonry Units.
- c) ASTM C 207, Hydrated Lime for Masonry Purposes.
- d) ASTM C 478, Pre-cast Reinforced Concrete Manhole Sections.

1.0.5 Submittals

- A) Samples: Submit for approval samples of gaskets and all accessories required for the manholes, if requested by ENGINEER.
- B) Shop Drawings:
 - a) Submit for approval Shop Drawings of design and construction details of all pre-cast concrete manholes.
 - b) Submit manufacturer's data on ceramic epoxy lining material, manhole steps, joint gasket, and flexible pipe gasket material if required.
- C) The CONTRACTOR shall submit an affidavit from the coating supplier that each manhole sections and special has been coated in accordance with this specification.

2.0 PRODUCTS

2.2 Pre-cast Concrete Manholes

2.2.1 Pre-cast manholes shall conform to the details shown. Manhole bases may be pre-cast unless cast-in-place is required by the Drawings.

2.2.2 Except where otherwise specified, manhole sections shall conform to ASTM C 478.

- 2.2.3 Pre-cast manhole bases shall be of approved design and of sufficient strength to withstand the loads to be imposed upon them. An approved joint shall be provided to receive the pipe sections forming the barrel.
- 2.2.4 Mark date of manufacture and name or trademark of manufacturer on inside of barrel.
- 2.2.5 Unless a larger size is required by the Drawings or the Manhole Schedule below, the barrel of pre-cast manholes shall be constructed of 48-inch diameter standard reinforced concrete manhole sections. The barrel shall be constructed of various lengths of pipe in combination to provide the correct height with the fewest joints. Wall sections shall not be less than five inches thick. For 72-inch and larger manholes, a transition slab, as shown on the Contract Drawings, is required for manholes greater than 12 feet deep.
- 2.2.6 Joints shall be preformed mastic joint compound or rubber and concrete using O-ring gaskets conforming with ASTM C-443. For rubber ring joints, the base of the bell shall be buttered with 1 to 2 cement mortar to provide a uniform bearing for the spigot of the entering pipe.
- A) A pre-cast or cast-in-place slab or pre-cast eccentric cone, as shown or approved, shall be provided at the top of the manhole barrel to receive the cast iron frame and cover. The slab or cone shall be of acceptable design and of sufficient strength to safely support an H-20 loading. Concrete slabs shall be not less than 8 inches thick.
 - B) Manhole sections shall contain manhole steps, uniformly spaced, 12 inches minimum, 16 inches maximum on centers, accurately positioned and embedded in the concrete. Manhole steps shall be cast iron, ASTM A-48, Class 30, or 12" wide 3/8" steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.

C) Epoxy Lining:

- a) All manhole sections shall be lined with an approved ceramic epoxy coating.
- b) Surface preparation:
 - 1) Solvent cleaned using guidelines of SSPC-1 solvent cleaning.
 - 2) Abrasive blasted using compressed air nozzles with sand or grit media
 - 3) All concrete surfaces receiving a ceramic epoxy coating shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.
- c) Ceramic epoxy coating shall be applied in strict accordance with manufacturer's requirements.
- d) Epoxy coating shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be coated until coating system is approved by the ENGINEER.
- e) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements.
- f) Thickness:
 - 1) 40 dry mils on pipe barrel.
 - 2) 10 dry mils on pipe's joint areas.
 - 3) Shall be applied with a centrifugal lance applicator.
- g) Number of Coats:
 - 1) As recommended by ceramic epoxy supplier.

- h) Product and Manufacturer:
 - 1) Protecto 401 by Vulcan Painters.
 - 2) Permite 9043, Type II glass filled epoxy by Permite Corporation.
 - 3) Or equal.
- i) Bituminous Waterproofing
 - 1) The exterior of all pre-cast manhole sections, slabs and adjusting rings shall be coated with a bitumastic waterproofing.
 - 2) Surface Preparation:
 - a. Solvent-cleaned using guidelines of SSPC-1 solvent cleaning.
 - b. Abrasive-blasted using compressed air nozzles with sand or grit media.
 - c. All concrete surfaces receiving a bitumastic waterproofing shall contain no greater than 10 percent moisture as determined by measurement with a suitable moisture meter.
- j) Bitumastic waterproofing shall be applied in strict accordance with manufacturer's requirements.
- k) Bitumastic waterproofing shall be applied at the concrete casting facility unless approved by the ENGINEER. No pipe, fittings or specials sections shall be shipped until coating is approved by the ENGINEER.
- l) Field touch-up and repair shall be preformed in strict accordance with manufacturers requirements
- m) Thickness: As recommended by manufacturer.
- n) Number of Coats: As recommended by manufacturer.

o) Product and Manufacturer:

- 1) CB-42 by International Oil Company.
- 2) 47-BX-4 Coal Tar Solution by BLP Mobile Paints.
- 3) Or equal.

2.3 Miscellaneous Metals

2.3.1 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltum paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read "SEWER". Frame shall provide a (minimum) inside dimension of 24 inches.

2.4 Drop Inlet Connections

2.4.1 Drop inlet connections for manholes shall be constructed where a drop of two feet or greater is encountered between the inlet invert and invert of the manhole. The drop inlet shall conform to the design and details provided by the ENGINEER. Pipe and fittings shall be cast or ductile iron, or reinforced concrete as shown or otherwise approved. Concrete shall be bonded to manhole in a manner shown or otherwise approved by ENGINEER.

2.5 Flexible Connectors

2.5.1 Flexible connections complying with ASTM C923 shall be employed in the connection of each sewer pipe with outside diameter less than 59 inches to pre-cast manholes.

2.5.2 Connector will consist of rubber EPDM and elastomers designed to resist ozone, acids, alkalis, oils and petroleum products.

2.5.3 Banding mechanism shall be totally non-magnetic 304 stainless steel and torqued for 60-70 inch/lbs.

2.5.4 Manufacturer:

- A) Kor-N-Seal.

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B) Press Seal Gasket Corporation

C) Or equal.

2.6 Manhole Waterstops

2.6.1 Elastomeric PVC manhole waterstops shall be employed in the connection of each sewer pipe with outside diameter greater than 59 inches to pre-cast manholes.

2.6.2 Waterstop will consist of elastomeric PVC designed to resist ozone, acids, alkalis, oils and petroleum products.

2.6.3 Banding mechanism shall be totally non-magnetic stainless steel, torqued for 60 inch/lbs, and furnished with a waterstop.

2.6.4 Installation:

A) Slide waterstop over clean end of entrance pipe.

B) Position waterstop on centerline of manhole wall.

C) Tighten the stainless steel band to required torque.

D) Use waterplug around the waterstop to close the opening in the manhole

2.6.5 Manufacturer

A) Fernco, Inc.

B) DFW Plastics, Inc.

C) Or equal.

3.0 EXECUTION

3.1 Laying Masonry

3.1.1 Each grading ring shall be laid in a full bed of mortar and shall be thoroughly bonded

3.2 Plastering

- 3.2.1 The outside of grading rings shall be neatly plastered with 1/2 inch of cement mortar as the Work progresses.

3.3 Manhole Bases

- 3.3.1 Pre-cast bases shall be set on a concrete foundation or compacted granular material as shown. Pre-cast bases shall be set at the proper grade and carefully leveled and aligned.

3.4 Pre-cast Manhole Sections

- 3.4.1 Set sections vertical with steps and sections in true alignment.
- 3.4.2 Install sections, joints and gaskets in accordance with manufacturers recommendations.
- 3.4.3 Lifting holes shall be sealed tight with a solid rubber plug driven into hole and the remaining void filled with 1 to 2 cement-sand mortar.

3.5 Manhole Channels

- 3.5.1 For straight through flow, channels shall be formed from pipe laid through the manholes. A bench of concrete shall be built up to the 2/3 point of the vertical sewer diameter before the top of the sewer pipe is broken out.
- 3.5.2 Where side channels and curved sections occur, the channels within the manholes shall be formed of concrete and shall be given a hard trowel finish.

3.6 Grading Rings

- 3.6.1 Grading rings shall be used for all pre-cast manholes where required. Stacks shall be a maximum of 12 inches in height, constructed on the roof slab or cone section on which the manhole frame and cover shall be placed. The height of the stack shall be such as is necessary to bring the manhole frame to the proper grade.

3.7 Grading at Manholes

3.7.1 All manholes in unpaved areas shall be built as shown or directed to an elevation higher than the surrounding ground.

3.7.2 The ground surface shall be graded to drain away from the manhole. Fill shall be placed around them to the level shown on the plans, and the surface evenly graded on a 1 to 5 slope to the existing surrounding ground unless otherwise shown. The slope shall be covered with 4-inches of top soil, seeded and maintained until a satisfactory growth of grass is obtained.

3.8 Manhole Watertightness

3.8.1 All manholes shall be free of visible leakage. Each manhole shall be tested for leaks and inspected, and all leaks shall be repaired in a manner subject to ENGINEER'S approval.

3.9 Flexible Pipe Connector and Waterstop at Manhole Base

3.9.1 An approved flexible connector or waterstop shall be provided between each pipe entering and exiting manhole. The joint into the manhole base shall be completely watertight.

END OF SECTION

DIVISION 2 – SITEWORK

SECTION 02713 - WATER DISTRIBUTION SYSTEMS

1.0 GENERAL

1.1 Summary

- 1.1.1 Furnish labor, materials, services, equipment, and other necessary items required for accompanying the construction of the water distribution systems. This shall include, but not be limited to the following: pipe and fittings for site water line including domestic water line and fire water line, valves and fire hydrants, set lines, elevations, and grades for water distribution systems work and control system for duration of work including careful maintenance of benchmarks, property corners, monuments, or other reference points.

1.2 Related Sections

- 1.2.1 Section 02222—Excavating, Backfill and Compacting for Utilities
- 1.2.2 Local Governing Authority and Code Requirements
- 1.2.3 All Necessary Construction Permits

1.3 References

- 1.3.1 AASHTO T180—Moisture-Density Relations of Soils Using a 10-lb (4.54 kg) Rammer and an 18-in. (457 mm) Drop
- 1.3.2 ANSI/ASME B16.18—Cast Copper Alloy Solder Joint Pressure Fittings
- 1.3.3 ANSI/ASME B16.22—Wrought Copper and Copper Alloy Solder Joint Pressure Fittings
- 1.3.4 ANSI/ASTM D1557—Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 10 lb (4.54 Kg) Rammer and 18 inch (457 mm) Drop
- 1.3.5 ANSI/ASTM D2466—Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40

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- 1.3.6 ANSI/AWS A5.8—Brazing Filler Metal
- 1.3.7 ANSI/AWWA C104—Cement-Mortar Lining for Ductile-Iron Pipe and Fittings for Water
- 1.3.8 ANSI/AWWA C105—Polyethylene Encasement for Ductile Iron Piping for Water and Other liquids
- 1.3.9 ANSI/AWWA C11—Rubber-Gasket Joints for Ductile Iron and Grey-Iron Pressure Pipe and Fittings
- 1.3.10 ANSI/AWWA C151—Ductile-Iron Pipe, Centrifugally Cast in Metal Molds or Sand-Lined Molds, for Water or Other Liquids
- 1.3.11 ANSI/AWWA C500—Gate Valves, 3 through 48 in NPS, for Water and Sewage Systems
- 1.3.12 ANSI/AWWA C502—Dry Barrel Fire Hydrants
- 1.3.13 ANSI/AWWA C504—Rubber Seated Butterfly Valves
- 1.3.14 ANSI/AWWA C508—Swing-Check Valves for Waterworks Service, 2 in through 24 in NPS
- 1.3.15 ANSI/AWWA C509—Resilient Seated Gate Valves 3 in through 12 in NPS, for Water and Sewage Systems
- 1.3.16 ANSI/AWWA C600—Installation of Ductile-Iron Water Mains and Appurtenances
- 1.3.17 ANSI/AWWA C606—Grooved and Shouldered Type Joints.
- 1.3.18 ANSI/AWWA C900—Standard for Polyvinyl Chloride (PVC) Pressure Pipe, 4 inch through 12 inch, for Water
- 1.3.19 ASTM B88—Seamless Copper water Tube
- 1.3.20 ASTM D1785—Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120
- 1.3.21 ASTM D2241—Poly (Vinyl Chloride) (PVC) Plastic Pipe(SDR-PR)
- 1.3.22 ASTM D2855—Making Solvent-Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.3.23 ASTM D2922—Test Methods for Density of Soil and Soil- Aggregate in Place by Nuclear Methods (Shallow Depth)

1.3.24 ASTM D3017—Test Methods for Moisture Content of Soil and Soil-Aggregate Mixtures

1.3.25 ASTM D3139—Joints for Plastic Pressure Pipes using Flexible Elastomeric Seals

1.3.26 ASTM D3035—Polyethylene (PE) Plastic Pipe (SDR-PR) Based on Controlled Outside Diameter

1.3.27 AWWA C901—Polyethylene (PE) Pressure Pipe, Tubing, and Fittings, 1/2 inch through 3 inch, for water

1.3.28 UL 246—Hydrants for Fire - Protection Service

1.4 Submittals

1.4.1 Product Data: Provide data on pipe materials, pipe fittings, hydrants, valves and accessories.

1.4.2 Manufacturer's Certificate: Certify that products meet or exceed state or local requirements.

1.5 Project Record Documents

1.5.1 Accurately record actual locations of piping mains, valves, connections, and invert elevations.

1.5.2 Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities.

1.6 Quality Assurance

1. Perform work in accordance with utility company and/or municipality requirements.

2. Valves: Manufacturer's name and pressure rating marked on valve body.

2.0 PRODUCTS

2.1 Pipe

2.1.1 Pipe sizes less than 3" that are installed below grade and outside buildings shall comply with one or combination of following:

- A) Seamless Copper Tubing: Type "K" roll -form to comply with ASTM B 88-62 and installed with wrought copper (95-5 Tin Antimony solder joint) fittings in accordance with ASTM B16.22.
- B) Polyvinyl Chloride (PVC) Water Pipe: AWWA Standard C900, Class 150, DR 18, NSF approved, with outside diameters same as cast iron. Use metallic tape or 12 gauge copper wire buried in the backfill approximately 12 inches (12") above the pipe, fittings per ANSI A-21.10.

2.1.2 Pipe sizes 3" and larger that are installed below grade and outside building shall comply with one of the following:

2.1.3 Ductile Iron Water Pipe: In accordance with ANSI A21.51, Fittings shall be either mechanical joint or push-on joint complying with ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 52), and cement mortar lined in accordance with ANSI -24.4 and/or coal tar coated with EPA approval.

2.1.4 Polyvinyl Chloride (PVC) Water Pipe: Pipe shall meet the requirements of AWWA C-900, rated DR 18 (Class 150). Pipe shall be continually marked as for smaller pipes with NSF seal. Pipe joints shall be integrally molded bell ends in accordance with AWWA C-900 with factory supplied elastomeric gaskets and lubricant. Use metallic tape or 12 gauge copper wire buried in backfill approximately (12") above pipe.

2.2 Gate Valves — 2 Inches and over

2.2.1 Manufacturers:

- A) Mueller Resilient Seat Gate Valves or approved equal

- 2.2.2 Valves shall be resilient seat “O” ring type, complying with AWWA C500. Valves shall be Mueller or approved equal. Valves shall have a non-rising stem. Valve ends shall be MJ or Flanged, as appropriate for each connection, for use with AWA C-900 PVC pipes. ANSI/AWWA C509, Iron body, bronze mounted double disc, parallel seat type, non-rising stem with square nut, single wedge, resilient seat, flanged or mechanical joint ends, control rod, post indicator where indicated on plans, extension box and valve key.
- 2.3 Ball Valves — up to 2 Inches
 - 2.3.1 Manufacturers:
 - A) Mueller Oriseal or approved equal
 - 2.3.2 Brass body, teflon coated brass ball, rubber seats and stem seals, Tee stem pre-drilled for control rod, AWWA compression inlet end, compression outlet with electrical ground connector, with control rod, extension box and valve key
- 2.4 Butterfly Valves - from 2 Inches to 24 Inches
 - 2.4.1 ANSI/AWWA C504, iron body, bronze disc, resilient replaceable seat, water or lug ends, infinite position lever handle.
- 2.5 Hydrant
 - 2.5.1 Hydrant: Type as required by utility company and as shown on plans.
 - 2.5.2 Hydrant Extensions: Fabricate in multiples of 6 inches with rod and coupling to increase barrel length.
 - 2.5.3 Hose and Steamer Connection: Match sizes with utility company, two hose nozzles, one pumper nozzle.
 - 2.5.4 Finish: Primer and two coats of enamel or special coating to color as required by utility company.

2.6 Accessories

2.6.1 Concrete for Thrust Blocks: Place thrust blocking consisting of 2,500 psi concrete to provide sufficient bearing area to transmit unbalanced thrust from bends, tees, caps, or plugs to undisturbed soil without loading undisturbed soil in excess of 2,500 lbs/sq ft when water main pressure is 100 psi. Where thrust blocks are impractical, tie-rods, 3/4" diameter, may be used in lieu thereof as follows: 14" dia. - 4 rods: 12" dia. or less 2-rods. Approved retainer glands to be used on each side of all gate valves feeding fire hydrants and one at tee and fire hydrant.

2.6.2

MINIMUM THRUST BLOCKING BEARING AREAS				
Pipe Diameter	Tees Sq.Ft.	90° Bend Sq.Ft.	45° Bend Sq.Ft.	22° Bend Sq.Ft.
4"	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0
8"	2.5	3.5	1.8	1.0
10"	4.0	5.5	2.8	1.5
12"	6.0	8.0	4.0	2.0
14"	8.0	11.0	5.5	3.0
16"	10.0	14.2	7.0	4.0

2.6.3 Water service piping shall be as per the details. Fittings shall be wrought copper. Provide dielectric fittings between copper and iron, joints shall be soldered.

2.6.4 Joint restraints, Ebaa Series 1100 HV, as manufactured by Ebaa Iron, Inc., P.O. Box 857 Eastland, Texas 76448, (817) 629-1737, or approved equal.

2.6.5 Plugs: mechanical joint.

2.6.6 Fittings: Cast Iron - mechanical joint.

3.0 EXECUTION

3.1 Excavation

- 3.1.1 Trenches shall be excavated to the minimum width sufficient to allow for the proper bedding of the pipe; however, the maximum allowable trench width at the ground surface shall not exceed the outside diameter of the pipe two feet or 3' - 0" total, whichever is greater. Include cost of excavation with this item.

3.2 Bedding

- 3.2.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over-dig to a depth as specified in the drawings and replace with a suitable backfill material. Suitable backfill material authorized by the Engineer will be paid for separately; however, should over-digging occur without Engineer's authorization, the Contractor shall fill the area of over-excavation with acceptable sub-bedding, thoroughly compacted, at Contractor's expense.
- 3.2.2 Trenches shall be dry when the trench bottom is prepared. A continuous trough shall be prepared or excavated to receive the bottom quadrant of the pipe barrel. In addition, bell holes shall be excavated so that after placement, only the barrel of the pipe receives bearing pressure for the trench bottom.
- 3.2.3 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.
- 3.2.4 Select backfill shall be used to support the pipe, and shall be placed in the trench bottom to the depths prescribed and a trough as described in the drawings shall be formed to uniformly support the bottom quadrant of the pipe barrel.

3.3 Laying Pipe

- 3.3.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate specifications.

- 3.3.2 Pipe shall be laid accurately, to the line and grade as designated on the job plans. Preparatory to making pipe joints all surfaces of the portions of the pipe to be jointed shall be clean and dry. Lubricants, primers, adhesives, etc. shall be used as recommended by the pipe or joint manufacturer. The jointing materials shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water-tightness required. Trenches shall be kept water-free and as dry as possible during bedding, laying, and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill material shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.
- 3.3.3 Water pipe shall be buried so that the top of the pipe is approximately 30 inches below the finished surface unless additional depth is necessary to avoid conflict with other utilities or structures.
- 3.3.4 Contractor shall not exceed maximum permissible deflections in laying pipe as recommended by manufacturer.
- 3.3.5 Joint restraints shall be installed at all fittings. Joint restraints will require the use of mechanical joint pipe or mechanical joint fittings where restraint is required.
- 3.3.6 Backfill for water pipe may proceed immediately after pipe is bedded and select backfill has been tamped 1'-0" above top of pipe. See detail drawings.
- 3.3.7 The ground surface that has been affected by the Contractors operations shall be dressed to a smooth and uniform surface reasonably close to the original surface and sloped to encourage drainage.
- 3.3.8 All PVC pipe installations require that detector tape or 12 gauge copper wire be buried in the backfill approximately 12 inches above the pipe.

3.4 Installation — Pipe

- 3.4.1 Maintain separation of water main from sanitary and storm sewer piping in accordance with state or local code.
- 3.4.2 Install pipe to indicated elevation to within tolerance of 1 inch.

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- 3.4.3 Install ductile iron piping and fittings to ANSI/AWWA C600.
- 3.4.4 Route pipe in straight line.
- 3.4.5 Install pipe to allow for expansion and contraction without stressing pipe or joints.
- 3.4.6 Install access fittings to permit disinfection of water system performed under this Section.
- 3.4.7 Slope water pipe and position drain at low points.
- 3.4.8 Connections with Existing Pipelines: Where connections are made between new work and existing piping, make connection using suitable fittings for conditions encountered. Make each connection with existing pipe at time and under conditions which least interfere with operation of existing pipeline.
- 3.4.9 Form and place concrete for thrust blocks at each elbow or change of direction of pipe main.
- 3.4.10 Establish elevations of buried piping to ensure not less than 36 in. of cover over the top of pipe: In northern climates, establish elevations of buried piping to ensure 6 inches between top of pipe and frost line.
- 3.4.11 Backfill trench in accordance with Section 02222.
- 3.4.12 Sewers must maintain a minimum horizontal distance of 10 feet from all water mains and the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. If a situation arises such that either of these distances must be less than that specified, the Engineer must be notified so that each variant can be dealt with on a case by case basis.
- 3.4.13 When pipe laying ceases for any reason the open ends of the pipe will be capped or plugged to prevent the entrance of any unwanted materials.

3.5 Installation — Valves and Hydrants

- 3.5.1 Install gate valves as indicated on Drawings and supported on concrete pads with valve stem vertical and plumb. Install valve boxes in a manner that will not transmit loads, stress, or shock to valve body. Center valve box over operating nut of valve vertical and plumb. Securely fit valve box together leaving cover flush with finished surface.
- 3.5.2 Set hydrants plumb and locate pumper nozzle perpendicular to roadway.
- 3.5.3 Install fire hydrant assemblies as indicated on Drawings in vertical and plum position with steamer nozzle pointed toward building unless otherwise directed by local authorities. Support hydrant assembly on concrete pad and firmly braced on side opposite inlet pipe against undisturbed soil and concrete blocking. Place minimum of 6 cu. ft. of crushed stone or gravel around hydrant base and barrel after thrust blocking has cured at least 24 hours. Exercise care when backfilling and compacting so proper vertical position will not be altered.

3.6 Disinfection of Domestic Water Piping System

- 3.6.1 Sterilize distribution system with chlorine before acceptance for domestic operation. Amount of chlorine shall be such as to provide dosage of not less than 50 parts/million. Thoroughly flush lines before introduction of chlorinating materials and after contact period of not less than 24 hours, system shall be flushed with clean water until residual chlorine content is not greater than 1.0 part/million. Open and close valves in lines being sterilized several times during contact period.
- 3.6.2 After disinfecting all water distribution lines, the Contractor shall arrange for samples to be taken on *two consecutive days* by a representative of the Mississippi State Dept. of Health, or the Registered Professional Engineer in charge of the Project, or the Certified Operator of the system from every dead-end line and every major looped line for bacteriological examination. Water being collected for testing shall not have chlorine residual higher than is normally maintained in other parts of the distribution system. No chlorine shall be present which a result of line disinfection is.

3.6.3 No coliform bacteria and no confluent growth indication shall constitute a satisfactory sample when analyzed by the Mississippi Department of Public Health Laboratory or a laboratory certified by the Mississippi State Department of Health.

3.6.4 Contractor is to take every precaution to avoid contaminating the pipe and review his installation procedure with the Engineer to avoid any disinfection problems.

3.7 Service Connections

3.7.1 Provide water service to utility company requirements with reduced pressure backflow preventer if required and water meter with by-pass valves and sand strainer.

3.8 Field Quality Control

3.8.1 Test water distribution system pipe sized installed below grade and outside buildings in accordance with following procedures:

****All pipe work shall be tested at the pressure and leakage tests equal to two (2) times the design working pressure of the pipe and maintain said pressure for not less than two hours. In accordance with AWWA C605-05 Section 7.3.5, hydrostatic test pressure shall not be less than 1.25 times the maximum anticipated sustained working pressure at the highest point along the test section for all PVC pipe, or as required by the local utility company, whichever is greater.**

****Furnish, install, and operate the necessary connections, pump, meter, and gauges. Leakage shall not exceed that permitted by AWWA Specifications C600-64 for mechanical joint and push-on joint pipe. Prior to running any field test, meter shall be tested, sealed, and approved by applicable governing authority at Contractor's expense.**

****Locate and repair all leaks and repeat tests until test results are satisfactory and in compliance with this section.**

****Furnish copy of results of meter test and hydrostatic pressure test to Engineer in Charge upon completion of water distribution backfilling operations.**

END OF SECTION

DIVISION TWO - SITEWORK

SECTION 02722 - SANITARY SEWER COLLECTION SYSTEM

1.0 SCOPE

- 1.1 This work shall consist of all labor, materials, equipment, tools and services required for the furnishing, installing and testing of all gravity sewer pipe.

2.0 PRODUCTS

2.1 Gravity Sewer Pipe

- 2.1.1 Poly Vinyl Chloride (PVC) sewer pipe and fittings conforming to ASTM D-3034, SDR-26 elastomeric gasket joint shall be used for all sewer main.

- 2.2 Select Backfill Borrow Material - Sandy Soil - USC Group SC, SM, SP or SW, free of large lumps, clods rock or other objectionable matter. When not available as native material in the trench, Select Backfill Material shall be delivered to the site and such material will be referred to as Select Backfill Borrow Material.

- 2.3 Casing pipe - per the drawings, as applicable.

- 2.4 Pre-cast concrete risers, cone sections and adjusting rings - conform to ASTM C-478.

- 2.5 Riser joints - rubber gasket, conform to ASTM C-443 install per gasket manufacturer's recommendation.

- 2.6 All interior barrel and joint surface areas shall be prepared, coated, and cured as necessary to complete the installation of a coal tar epoxy liner in conformance with the U.S. Corps of Engineers Specification C-200.

- 2.7 Manhole frame and cover sets - conform to ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall seat firmly into the frame without rocking. Frames and covers shall be painted or dipped in a commercial quality asphaltic paint. Manhole frame and cover shall be 400 pound minimum weight. Cover shall read "SEWER". Frame shall provide a (minimum) inside dimension of 24 inches.

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- 2.8 Manhole steps - cast iron, ASTM A-48, Class 30, or 12" wide 3/8" steel reinforcing rod encapsulated in a Copolymer Polypropylene Plastic similar to M. A. Plastic Step as manufactured by M. A. Industries, Inc., Peachtree City, Georgia, integrally cast with pre-cast riser and cone sections.
- 2.9 Concrete (other than pre-cast) - conform to requirements for Class B Concrete, MSHD State Aid Specifications.
- 2.10 Reinforcement - Grade 40 or grade 60 billet steel conforming to ASTM A-615.
- 2.11 Entry pipe rubber seal - Kor-n-Seal as manufactured by the Kor-n-Seal Products and installed in the pre-cast manhole section at its place of manufacture. Resilient material shall meet or exceed ASTM C-923, stainless steel parts shall meet or exceed ASTM A-167.
- 2.12 Approved by the Engineer, foundation material shall consist of select material free of large clumps, clods, large rocks, or other objectionable matter.

3.0 EXECUTION

3.1 General

- 3.1.1 Contractor's attention is directed to any geotechnical investigation if prepared in connection with this project.
- 3.1.2 Contractor shall be responsible for laying out his own work and for the preparation of cut sheets. Cut sheets shall be submitted by Engineer for his review prior to beginning work.
- 3.1.3 In this project, the Contractor will be tying the sewer main into existing systems and extending into a new system. Tie-ins into the existing sewer system shall adhere strictly as shown in the construction plans.

3.2 Excavation

- 3.2.1 Excavation shall include the loosening, loading, removing, transporting and disposing of all materials, wet or dry, above or below ground necessary to be removed to construct all sewers included in this contract to the lines, grades and locations shown on the drawings.

- 3.2.2 In the event that any existing gas pipes, water pipes, sewers, storm drains or poles are blocked or interfered with by the excavation required on this report, the Contractor shall maintain them in continuous operation, and restore them to the same condition as they were prior to the start of construction of this project; all at no additional compensation.
- 3.2.3 The Contractor shall, at his own expense, furnish and install all temporary sheeting, timbering and bracing required to maintain the excavation in a condition to furnish safe working conditions and to permit the safe and efficient installation of all items of contract work. The Contractor shall further, at his own expense, store up or otherwise protect adjacent to any excavation which might be disturbed during the progress of the work.
- 3.2.4 Temporary supports must be removed by the Contractor at his own expense after or concurrently with the completion of the permanent facility.
- 3.2.5 The Contractor shall do all ditching, pumping, well pointing, and bailing, build all drains, and do all other work necessary to keep the excavation clear of ground water, sewage or storm water during the progress of the work, and until the finished work is safe from injury. Where the excavation is wet sand, and suitable construction conditions cannot be obtained by other methods, the Contractor shall install and operate, at his own expense, a pumping system connected with well points, so as to drain the same effectually. All well point holes shall be backfilled with sand after removal. No masonry or pipe shall be laid in water, and water shall not be allowed to rise over masonry until concrete or masonry has set at least 48 hours. All water pumped or drained from the work shall be disposed of in a manner that will not damage adjacent property or other work under construction against flooding.
- 3.2.6 Whenever the excavation is carried beyond the lines and grades shown on the drawings, the Contractor shall, at his own expense, refill all such excavated space with such material and in such a manner as may be directed and restore any facilities disturbed outside of the allowable trench width as defined in these specifications.
- 3.2.7 Unsuitable and surplus excavated material not incorporated in the work shall be disposed of by the Contractor at his own expense.

3.3 Trench Excavation

- 3.3.1 The ground shall be excavated in open trenches, of sufficient width and depth to provide ample room within the limits of the excavation, or lines of sheeting and bracing, for the proper construction of the sewer.
- 3.3.2 Mechanical excavation of trenches shall be stopped above the final invert grade elevation so that the pipe may be laid on a firm, undisturbed native earth bed.
- 3.3.3 The width of the trench at the top of the pipe shall not exceed the outside diameter of the sewer pipe plus two feet or 3'-0" total, whichever is greater.

3.4 Bedding

- 3.4.1 When the native material encountered in the trench bottom consists of a soil unsuitable for receiving the bedding for the pipe, the Engineer may authorize the Contractor to over dig to a depth as specified in the drawings and replace with a select backfill material. The select backfill will be paid for under a separate item; however, should over digging occur where a suitable native soil exists for sub-bedding, the Contractor shall fill the area of over-excavation at his own expense with an acceptable sub-bedding material, thoroughly compacted.
- 3.4.2 Preparation of the trench bottom and placement of the pipe shall be carefully made so that when in final position, the pipe is true to line and grade.
- 3.4.3 Select backfill material shall be used to support the pipe and shall be placed in the trench bottom to the depths prescribed and trough as described in the drawings shall be used in the work that does not conform to the appropriate material specifications.

3.5 Laying Pipe

- 3.5.1 Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be kept clean at all times, and no pipe shall be used in the work that does not conform to the appropriate material specifications.

- 3.5.2 The laying of pipe in finished trenches shall be commenced at the lowest point, with the spigot ends pointing in the direction of the flow.
- 3.5.3 All pipe shall be laid with ends abutting and true to line and grade. They shall be carefully centered, so that when laid they will form a sewer with a uniform invert.
- 3.5.4 Pipe shall be laid accurately, to the line and grade as designated on the drawings. Preparatory to making pipe joints all surface of the portions of the pipe to be jointed or of the factory-made jointing material shall be clean and dry. Lubricants, primers, adhesives, etc., shall be used as recommended by the pipe or joint manufacturers' specifications. The jointing materials or factory fabricated joints shall then be placed, fitted, joined and adjusted in such a workmanlike manner as to obtain the degree of water tightness required. Trenches shall be kept water free and as dry as possible during bedding, laying and jointing and for as long a period as required. As soon as possible after the joint is made, sufficient backfill shall be placed along each side of the pipe to offset conditions that might tend to move the pipe off line and grade.

3.6 Backfilling

- 3.6.1 All trenches and excavation shall be backfilled as soon as the work has developed sufficient strength to resist backfilling loads and forces and the work shall be prosecuted expeditiously after it has commenced.
- 3.6.2 All pipe sewers, as soon as laid, shall have the space between the pipe and the bottom and sides of the trench backfilled initially to the spring line of the pipe with a select backfill material. This material shall be carefully and uniformly tamped under the pipe haunches and to the spring line so as to eliminate the possibility of lateral displacement.
- 3.6.3 No sewer shall be backfilled above the top of the pipe until the sewer elevations, gradient, alignment, bedding and the pipe joints have been checked, inspected and approved by the Engineer, as specified in paragraphs 3.8 through 3.10 of this section.

- 3.6.4 After the select backfill material has been placed to the spring line and thoroughly tamped and inspected by the Engineer, backfill may then proceed with the placement of natural select backfill material one foot above the top of the pipe. The material shall be carefully and uniformly tamped by self powered mechanical tampers in lifts, not exceeding 8" loose measured, then compacted to a Standard Proctor Density of 95%, per ASTM D-698.
- 3.6.5 If the Engineer determines that the trench excavation does not provide a natural select backfill one foot above the top of pipe he may authorize the Contractor to furnish a select backfill material, and where so authorized payment for the select backfill material will be made as Select Backfill material.
- 3.6.6 The balance of the trench shall then be backfilled in lifts not exceeding 8", using the best native material secured from the trench excavation and compacted to remove air spaces to 95% maximum dry density per ASTM D-698 of finish sub grade.
- 3.6.7 All surplus excavated material which is not used in backfilling or material not suitable for backfill shall be removed and disposed of by Contractor at his own expense.
- 3.6.8 The ground surface that has been affected by the Contractor's operation shall be dressed to a smooth and uniform surface reasonably close to the original ground surface and shaped to encourage drainage.

3.7 Water - Sewer Conflict

- 3.7.1 Whenever sewers must cross under water mains or parallel with them within 10 feet horizontally, the sewer must be laid at such an elevation that the top of the sewer is at least 18 inches below the bottom of the water main. When the elevation of the sewer cannot be buried to meet the above requirement, the water main must be relocated to provide this separation or reconstructed with slip-on or mechanical joint cast iron pipe, or encased in concrete, as shown on the plans, for a distance of 10 feet on each side of the sewer. One full length of water main should be centered over the sewer so that both joints will be as far from the sewer as possible.

- 3.7.2 When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the water main should be constructed of slip-on or mechanical joint, ductile-iron pipe, and the sewer constructed of mechanical joint ductile-iron pipe and both services should be pressure tested to assure water tightness.

3.8 Testing of Sewer Lines

- 3.8.1 Air Test - Air-checking of this project will be conducted as the project is being installed - at no time will more than four (4) manhole to manhole reaches of pipe be installed before air-checking is performed.

- A) After backfilling a manhole to manhole reach of wastewater line, the Contractor shall, at his expense, conduct a Line Acceptance Test using low pressure air. The test shall be performed using the below stated equipment, according to stated procedures and under the supervision of the inspecting engineer.

- 3.8.2 Equipment -Cherne Air-Loc Equipment as manufactured by Cherne Industries, Inc. of Edina, Minnesota or approved equal. Equipment used shall meet the following minimum requirements.

- A) Pneumatic plugs shall have a sealing length equal to or greater than the diameter of the pipe to be inspected.
- B) Pneumatic plugs shall resist internal test pressures without requiring external bracing or blocking.
- C) All air used shall be used shall pass through a single control panel.
- D) Three individual hoses shall be used for the following connections.
- a) From control panel to pneumatic plugs for inflation.
 - b) From control panel to sealed line for introducing a low pressure air.
 - c) From sealed line to control panel for continually monitoring the air pressure rise in the sealed line.

3.8.3 Procedures - All pneumatic plugs shall be seal tested before being used in the actual test installation. One length of pipe shall be laid on the ground and sealed at both ends with the pneumatic plugs to be checked. Air shall be introduced into the plugs to 25 psig. The sealed pipe shall be pressurized to 5 psig. The plugs must hold against this pressure without having to be braced.

- A) After a manhole reach of pipe has been backfilled and cleaned, and the pneumatic plugs are checked by the above procedure, the plugs shall be placed in the line at each manhole and inflated to 25 psig. Low pressure air shall be introduced into this sealed line until the pressure of any ground water that may be over the pipe. At least two minutes shall be allowed for the air pressure to stabilize.
- B) After the stabilization period (3.5 psig minimum pressure in the pipe), the air hose from the control panel to the air supply shall be disconnected. The portion of line being tested shall be termed "Acceptable" if the time required in minutes for the pressure to decrease from 3.5 to 2.5 psig (greater than the average back pressure of any ground water that may over the pipe) shall not be less than the time shown for the given diameters in the following table:

Pipe Diameter in Inches	Minutes
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
18	8.5
21	10.5
24	11.5

3.9 Deflection Test

3.9.1 Deflection test shall be conducted on all flexible gravity sewer pipe in accordance with ASTM D-3034-81, after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection on 5%.

3.9.2 Test shall be run using a rigid ball or mandrel having a diameter equal to 95% of the diameter of the pipe. The ball or mandrel shall pass between manholes without mechanical pulling devices.

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3.10 Infiltration Test

3.10.1 Contractor, if directed by the Engineer, shall furnish, install and maintain a V-notch sharp crested weir in a wood-frame tightly secured at the entrance to the junction manhole to demonstrate to the Engineer the amount of infiltration.

3.10.2 The maximum allowable infiltration shall be 100 gallons per inch diameter per mile per day.

3.10.3 Under soil and ground level conditions where the water table is below the sewer invert the Engineer may, at his option, direct an exfiltration test be made in lieu of an infiltration test. Maximum allowable exfiltration shall be the same as maximum allowable infiltration per Paragraph 3.10.2 above.

The exfiltration procedure shall require an elevation head of two feet which is the height of water above the top of the pipe at the upstream manhole. Exfiltration shall be measured by filling a reach of sewer to the elevation head and observing the quantity of water required to maintain the reach in full condition.

END OF SECTION

DIVISION 2-SITEWORK

SECTION 02750-LIFT STATIONS

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services and equipment necessary to install lift stations in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

- 2.1 FORCE MAINS- as specified elsewhere within these specifications.

- 2.1.2. CONCRETE-Class B, local MDOT standards.

- 2.1.3. AIR RELEASE VALVES-Shall be val-matic, or approved equal, simple lever type.

- 2.2 LIFT STATION-Shall be in conformance with the plans as shown and these specifications.

- 2.2.1. WET WELL AND VALVE BOX-Shall be pre-cast, concrete, to the dimensions set forth in the plans. Fiberglass fully-contained wet wells may be acceptable, if allowed by the local and state authorities having jurisdiction.

- 2.2.2 Two (2) pumps shall be supplied for the duplex pumping stations to produce the following:

- 1 Pump: gpm as specified in the Pump Station Details

- 2 Pumps: gpm as specified in the Pump Station Details

- 2.2.3. Controls shall be "float" type and furnished with the pumps. All materials shall be designed for corrosive environments. Controls shall be furnished in accordance with the drawings.

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2.2.4. The electrical equipment shall be 3-phase, 230 volt, 60 HZ.
Electrical panel and equipment shall be as shown on the details.

2.2.5. All valves shall be double disc gate valves and shall be Mueller, or approved equal. All valves shall be "wheel-type" and shall have flanged or mechanical joint ends.

2.2.6. All mechanical fittings and spool pieces, shall be Class 52 Ductile Iron, cement mortar lined.

3.0 EXECUTION

3.1 Contractor shall dewater as necessary to ensure that wet-well is set in a dry excavation pit.

3.2 Bottom of excavation shall be prepared in accordance with the drawings and bedding material shall be installed to ensure a good foundation for the wet well. Additional weight shall be installed if necessary to offset uplift of the structure, assuming no equipment or liquid is in the structure.

3.3 All mechanical and electrical equipment shall be installed in accordance with the manufacturer's recommendations.

3.4 When fully installed, contractor shall demonstrate the lift station's ability to deliver the design requirements to the Engineer, prior to acceptance.

3.5 Lift station shall be deemed to be complete only after the above requirements are met and the wet well, valve box, electrical equipment, panel, alarm system, fence (if required) and improvements are completed, and acceptable to the Engineer.

END OF SECTION

DIVISION 2-SITEWORK

SECTION 02760- FORCE MAINS

1.0 SCOPE OF WORK

- 1.1 This work shall consist of all labor, materials, services and equipment necessary to install force mains in accordance with the plans and these specifications and in reasonably close conformity with the lines, grades and dimensions shown on the plans.

2.0 MATERIALS

- 2.1 **FORCE MAIN PIPE:** At Contractor's option. use any of the following acceptable materials unless otherwise designated on the plans.

- 2.1.1 Ductile Iron Pipe conforming to ANSI A-21.51 (AWWA C-151) Grade 60-42-10 Ductile Iron, thickness Class 50. Pipe interior shall be cement mortar lined per ANSI A.21.4 (AWWA C-104). Rubber gasket joints per ANSI A-21_11 (AWWA C-111).

- 2.1.2 Polyvinyl Chloride pipe (for nominal sizes up to and including 12 inches), with integral expanded bells conforming to ASTM D-2241, SDR 26, 160 p.s.i. working pressure. Couplings or joints shall be an integral part of the pipe barrel. It shall consist of an expanded bell with grooves to retain a rubber sealing ring conforming to the requirements of ASTM D-1869.

- 2.1.3 Polyvinyl Chloride pipe conforming to AWWA C-900 (for nominal sizes up to and including 12 inches), and AWWA C-905 (for nominal sizes greater than 12 inches). Standard dimension ratio shall be not more than 25. Pipe shall be made to cast iron O.D.'s. Each length of pipe shall be stamped with approval of Underwriter's Laboratories, Inc. Pipe couplings or joints shall be an integral part of the pipe barrel, consisting of an expanded bell with a groove to retain a rubber sealing ring. Gaskets shall be factory bonded into the groove.

- 2.2 **CONCRETE-**If required, shall be Class B, local MDOT standards.

- 2.3 **AIR RELEASE VALVES-**Shall be val-matic, or approved equal, simple lever type. Air relief valves shall be placed as needed (at high points) in the force main to prevent air locking. Vacuum relief valves may also be necessary.

2.4 LIFT STATION-as specified elsewhere within these specifications.

3.0 EXECUTION

- 3.1 Contractor shall dewater as necessary to ensure dry bedding and backfilling conditions.
- 3.2 Force mains should be laid at least 10 feet horizontally from any existing or proposed water main. Force mains crossing under water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the force main. Water mains shall be located above force mains. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the force main shall be designed and constructed equal to water pipe, and shall be pressure tested to assure water tightness prior to backfilling.
- 3.3 All bedding and backfilling of force mains shall be completed in complete accordance with the plan details.
- 3.4 All force mains specified under existing or proposed roads shall be jetted or directionally drilled.
- 3.5 No driveways or paved surfaces shall be crossed until the affected property owners are notified at least 48 hours in advance of the work.
- 3.6 All driveways and paved surfaces crossed shall be restored to the pre-construction condition or better with like materials.
- 3.7 Traffic into and out of all driveways shall be maintained at all times, to the satisfaction of the respective property owner.
- 3.8 Testing
 - 3.8.1 Hydrostatic and leakage testing should be done in accordance with AWWA specification C600, Section 4 (latest revision).

END OF SECTION

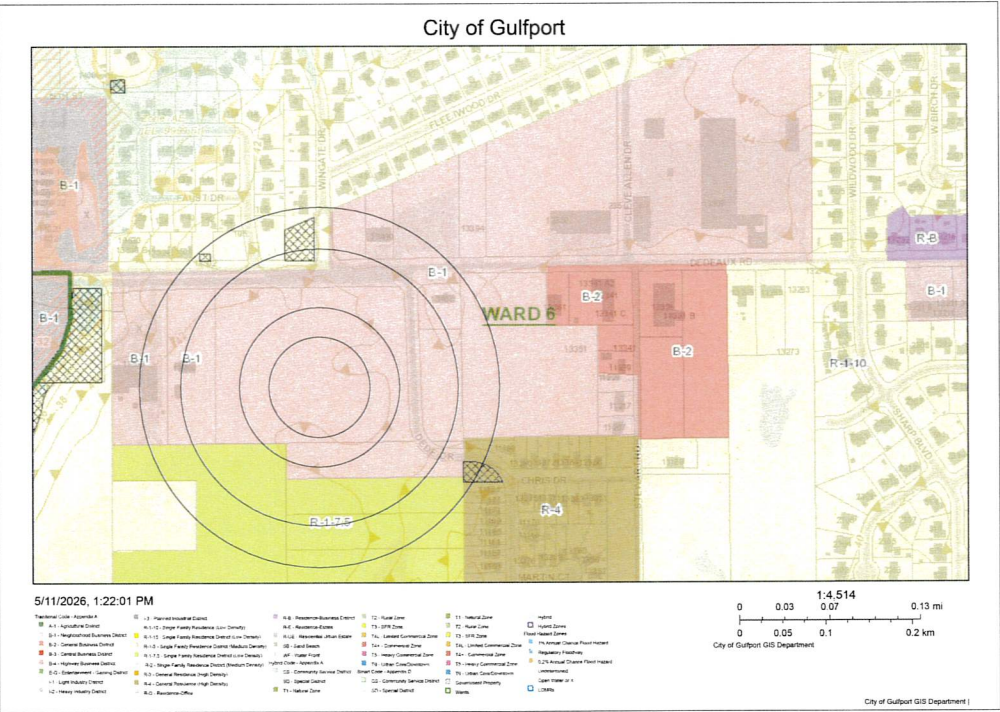
Sleekwood Subdivision

Gulfport, Mississippi

GENERAL NOTES

1. PROPOSED SUBDIVISION LOCATED IN HARRISON COUNTY, MISSISSIPPI
2. PROPERTY INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSBY
3. ALL EXISTING UTILITIES SHOWN ARE PER SURVEY PROVIDED BY CLIFF CROSBY
4. ALL EXISTING EXISTING CONTOURS SHOWN ARE PER SURVEY PROVIDED BY CLIFF CROSBY

VICINITY MAP



For:

CanDav, LLC

Owners:

Dedeaux Properties 1, LP

INDEX TO DRAWINGS

T1.00	TITLE SHEET
1.0	EXISTING SITE CONDITIONS
2.0	OVERALL SUBDIVISION LAYOUT
3.0	ROADWAY PLAN
4.0	OVERALL DRAINAGE PLAN
4.1	DRAINAGE TABLES
5.0	OVERALL UTILITY LAYOUT
5.1	SANITARY TABLES
6.0	PLAN/PROFILE SILVERBARK DRIVE 0+00 - 5+75
6.1	PLAN/PROFILE SATINWOOD LOOP 0+00 - 6+00
6.2	PLAN/PROFILE SATINWOOD LOOP 0+00 - 11+38
7.0	SWPPP
8.0	CONSTRUCTION DETAILS
8.1	CONSTRUCTION DETAILS
8.2	CONSTRUCTION DETAILS
8.3	CONSTRUCTION DETAILS
8.4	CONSTRUCTION DETAILS



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REVISION

REV# DATE

Subdivision Design for:

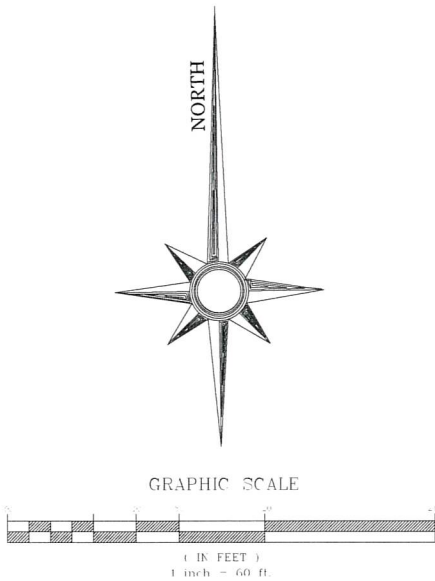
Sleekwood Subdivision

EXISTING CONDITIONS

DRAWN BY:
CHECKED BY:

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SLEEKWOOD SUBDIVISION

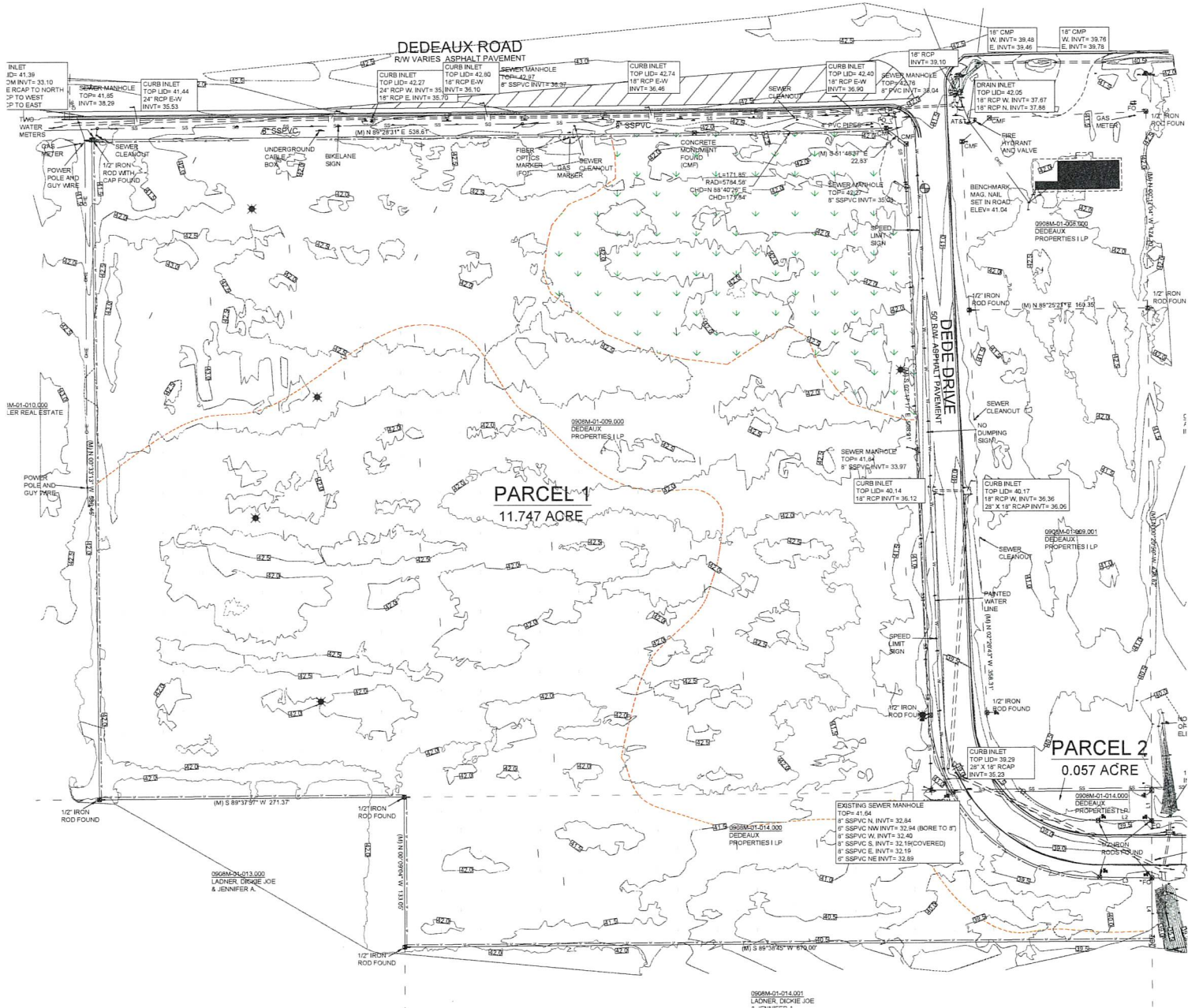


DEMOLITION NOTES:

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

CONTROL POINT	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSBY
ELEV = 41.04'	
N: 910940.8100'	
E: 345269.1220'	

SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H



EXISTING CONDITIONS PLAN



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Subdivision Design for:
Sleekwood Subdivision

EXISTING CONDITIONS

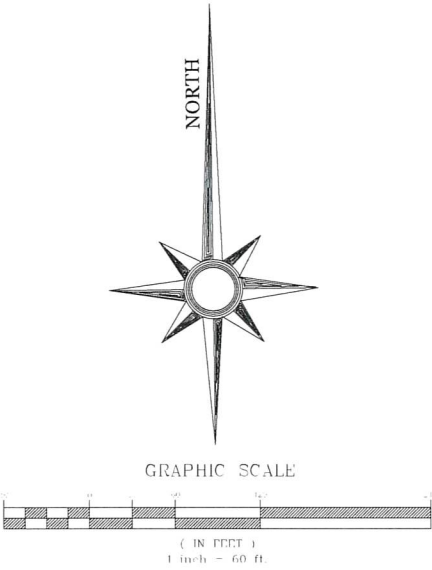
DRAWN BY:
CJ

CHECKED BY:
TJM

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SLEEKWOOD SUBDIVISION

LOT SCHEDULE		
Lot	Area (SF)	Acres
1	9,387.7	0.2155
2	7,700.0	0.1768
3	7,700.0	0.1768
4	7,700.0	0.1768
5	7,700.0	0.1768
6	7,700.0	0.1768
7	7,700.0	0.1768
8	7,700.0	0.1768
9	7,650.5	0.1756
10	11,190.5	0.2569
11	7,525.9	0.1728
12	7,560.0	0.1736
13	7,560.0	0.1736
14	7,560.0	0.1736
15	7,560.0	0.1736
16	7,560.0	0.1736
17	7,560.0	0.1736
18	7,560.0	0.1736
19	10,982.0	0.2521
20	7,539.0	0.1731
21	7,539.0	0.1731
22	7,539.0	0.1731
23	7,539.0	0.1731
24	7,539.0	0.1731
25	7,539.0	0.1731
26	7,539.0	0.1731
27	7,539.0	0.1731
28	9,853.1	0.2262
29	9,825.7	0.2256
30	7,528.2	0.1728
31	7,537.0	0.1730
32	7,544.2	0.1732
33	7,551.8	0.1734
34	7,559.2	0.1735
35	7,566.7	0.1737
36	7,574.3	0.1739
37	7,581.8	0.1741
38	10,388.6	0.2385
39	10,195.0	0.2340
40	7,795.0	0.1789
41	7,762.8	0.1782
42	7,751.2	0.1779
43	7,750.0	0.1779
44	7,750.0	0.1779
45	7,750.0	0.1779
46	7,750.0	0.1779
47	7,750.0	0.1779
48	8,328.9	0.1912



LAYOUT NOTES

1. ALL PROPOSED ROW ARE 60' WIDE
2. STREET LIGHT LOCATIONS SHOWN AND TYPES TO BE SUBMITTED BY MS POWER
3. CONTRACTOR TO ENSURE ALL CURB RAMPS AND SIDEWALKS MEET ADA REQUIREMENTS, ALL RAMPS REQUIRE TRUNCATED DOWNS AT ROAD FACE
4. ALL CULDESAC ARE 50' RADIUS

SITE DATA INFORMATION

SETBACKS
FRONT YARD SETBACK - 25'-0"
REAR YARD SETBACK - 8'-0"
SIDE YARD SETBACK - 8'-0"

PROPOSED ZONING: R-1-7.5 (SINGLE FAMILY RESIDENTIAL)

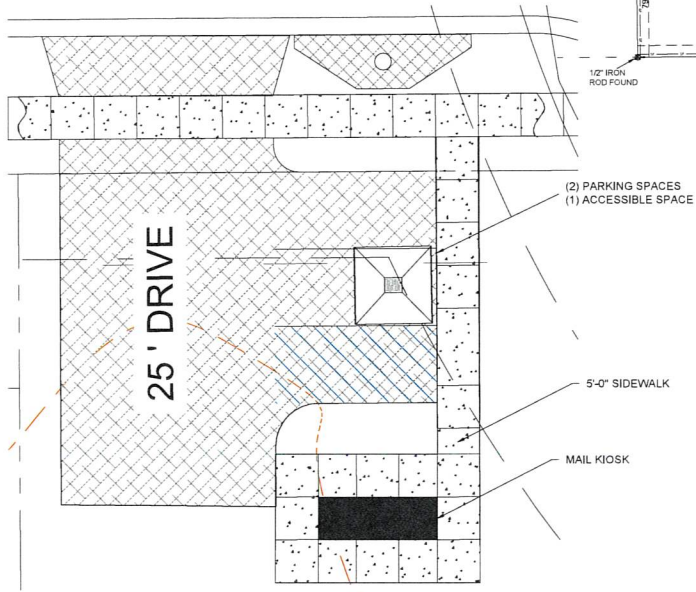
CURRENT ZONING:
0809B-01-001.000 - CURRENTLY B-1

STREET LIGHT LOCATIONS AND TYPES TO BE DESIGNED AND SUBMITTED BY MS POWER

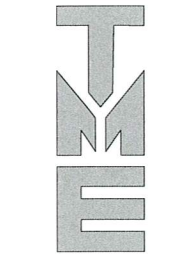
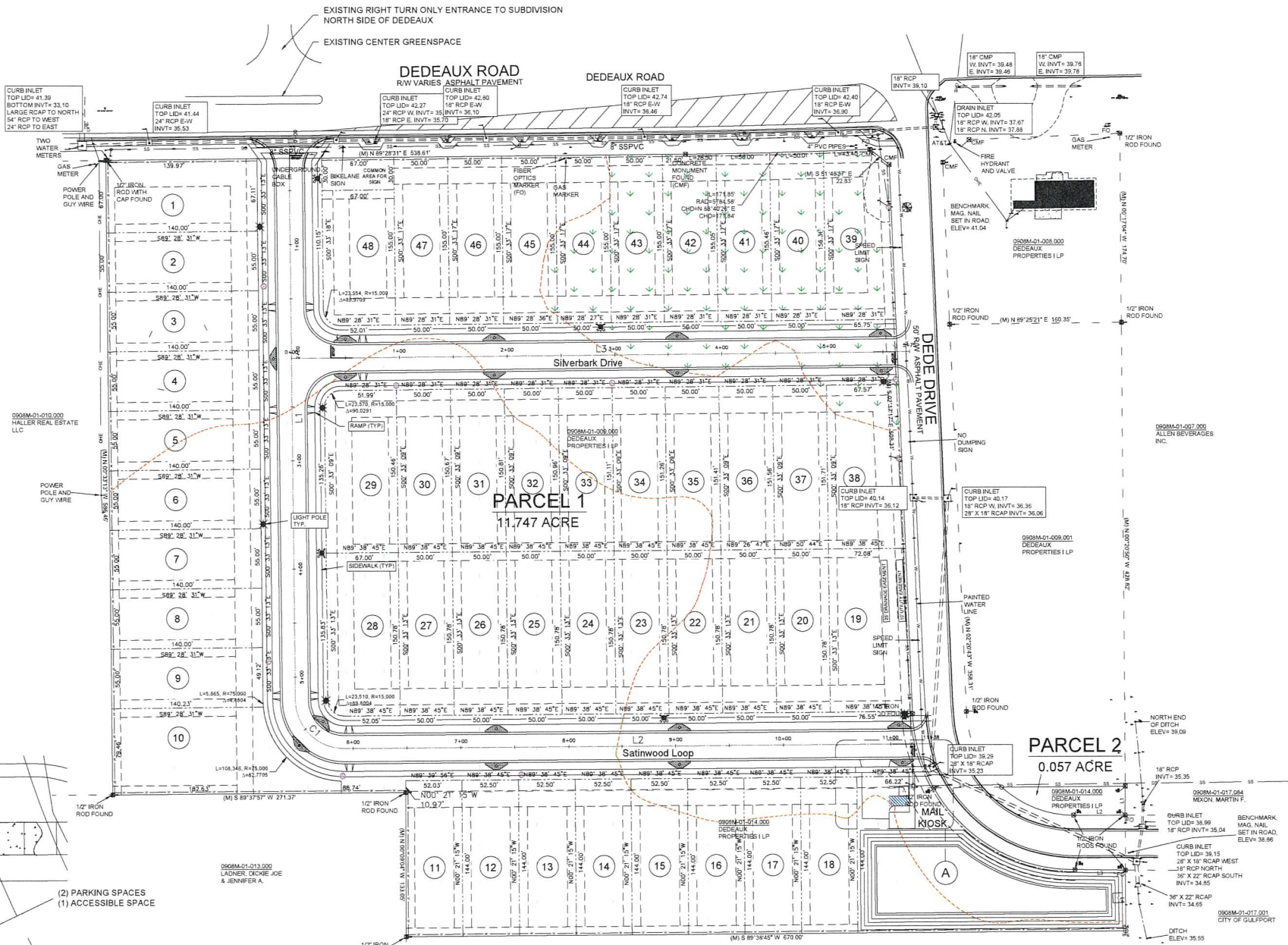
CONTROL POINT
ELEV = 41.04'
N: 910940.8100'
E: 345269.1220'

BOUNDARY AND TOPOGRAPHIC
INFORMATION BASED ON SURVEY
PROVIDED BY CLIFF CROSBY

SUBJECT PROPERTY LIES WITHIN 'X' AND
FLOOD ZONE SHOWN HEREON PER FEMA
PANEL 28047C0254H



ENLARGED MAIL KIOSK



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REVISION

REV# DATE

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Sleekwood Subdivision

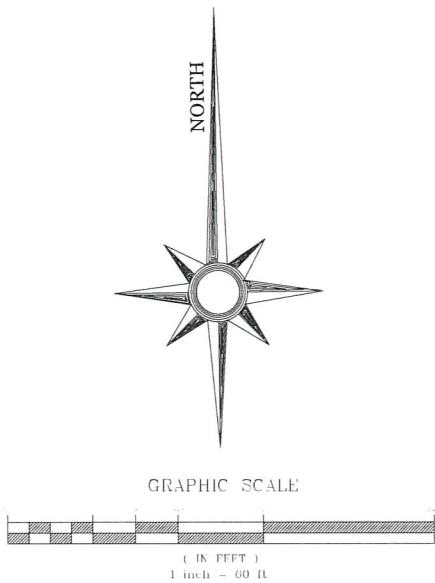
OVERALL SUBDIVISION LAYOUT

DRAWN BY:
J.M.

CHECKED BY:
T.M.

2.0

SLEEKWOOD SUBDIVISION

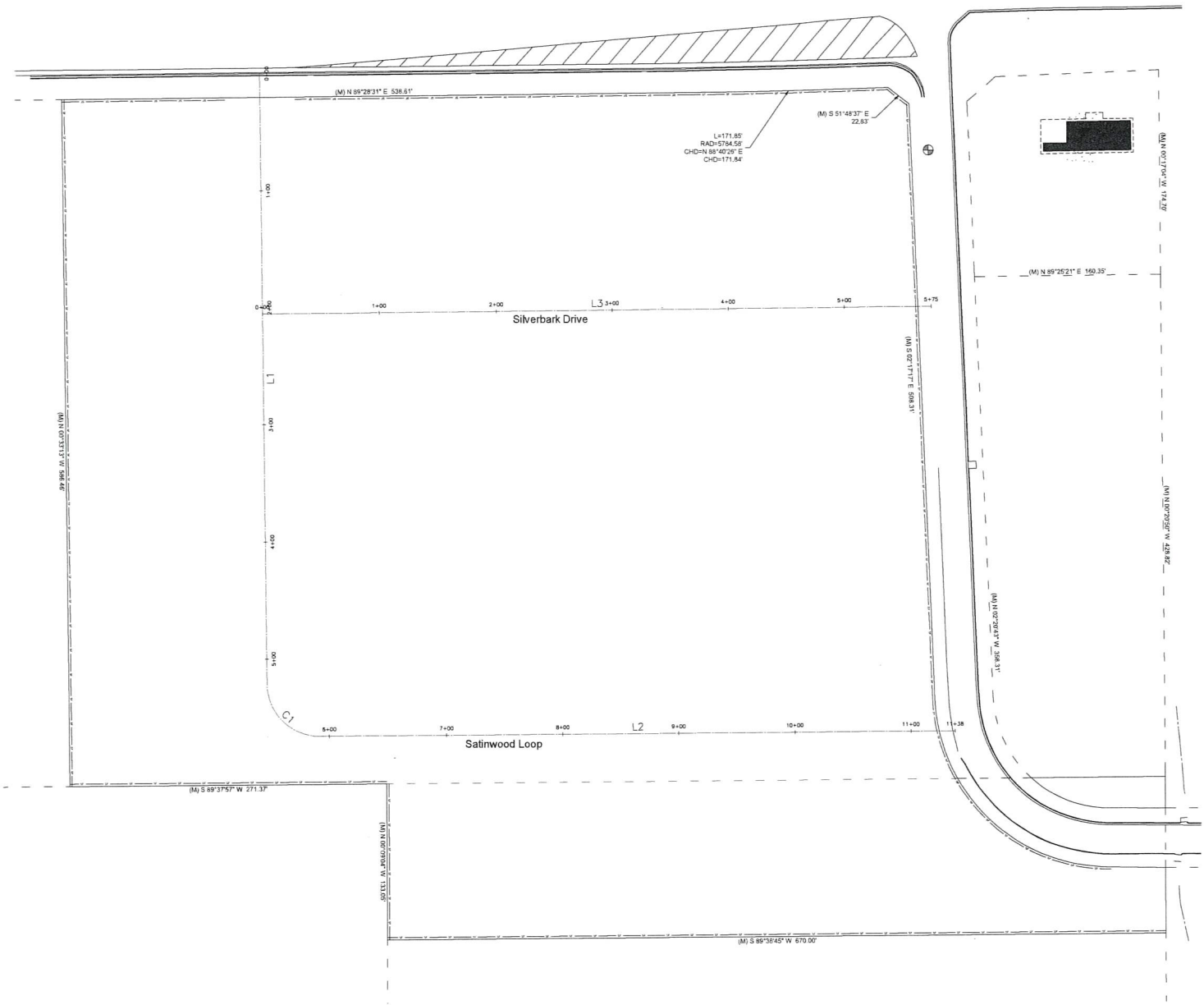


 CONTROL POINT	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSSBY

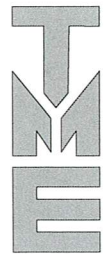
SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H

Line Table: Alignments			
Line #	Length	Direction	ROADWAY NAME
L1	521.41	S0° 33' 13.31"E	SATIN WOOD LOOP
L2	546.13	N89° 38' 45.41"E	SATIN WOOD LOOP
L3	574.90	N89° 28' 31.92"E	SILVERBARK DRIVE

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	ROADWAY NAME
C1	45.00	70.53	S45° 27' 13.95"E	SATIN WOOD LOOP



ROADWAY PLAN



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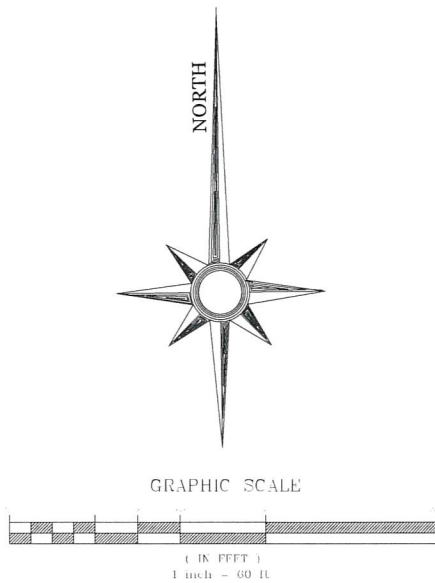


REV#	DATE	REVISION

Subdivision Design for:
Sleekwood Subdivision
ROADWAY PLAN

DRAWN BY:
CH
CHECKED BY:
TJM

SLEEKWOOD SUBDIVISION

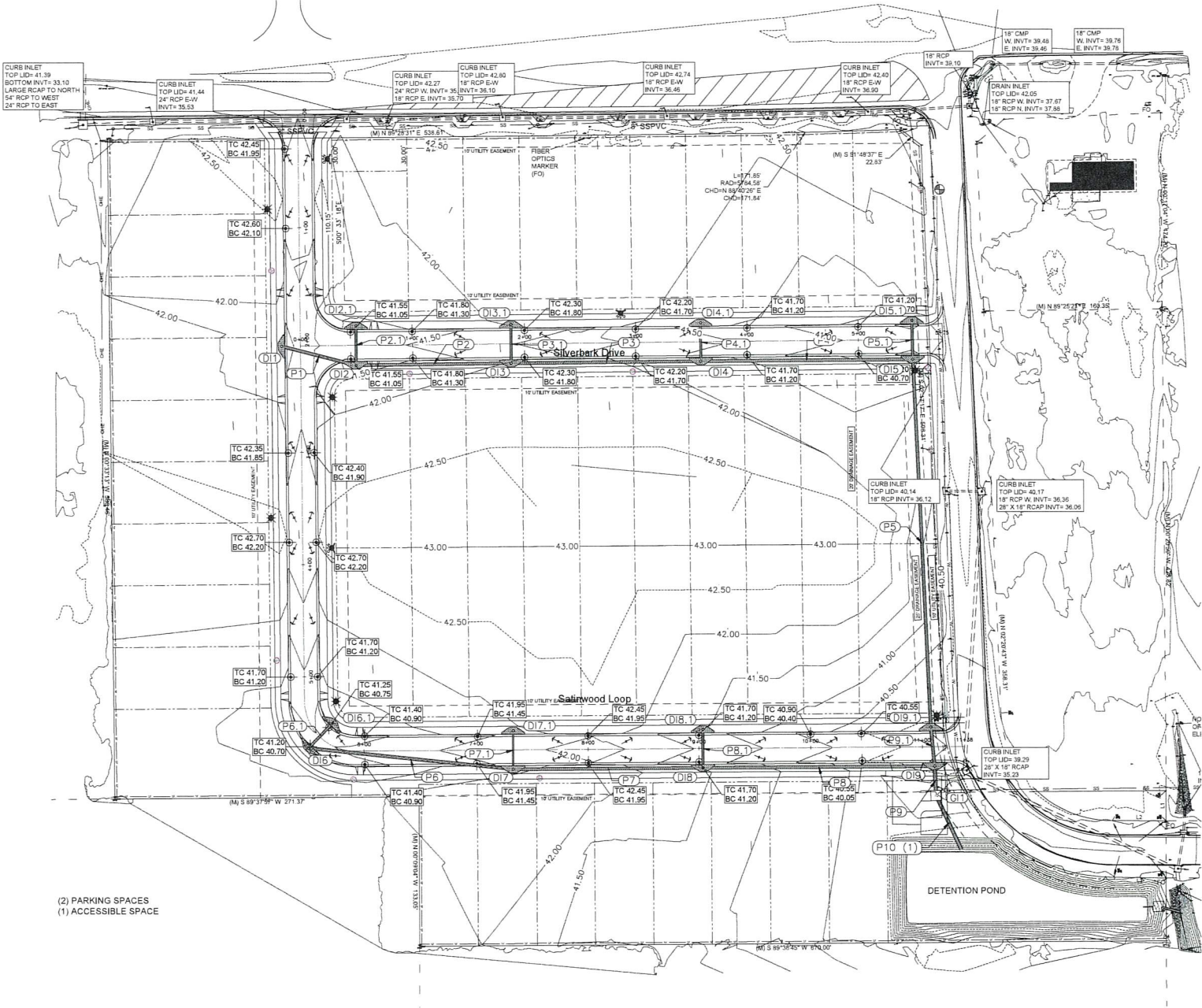


	CONTROL POINT	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSSBY
ELEV = 41.04' N: 910940.8100' E: 345269.1220'		

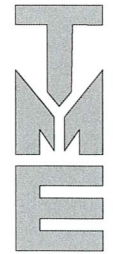
SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H

- NOTES:
1. ALL FINISH SPOT ELEVATIONS REPRESENT TOP OF CURB ELEVATIONS.
 2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AT ALL TIMES.
 3. OWNER SHALL BE RESPONSIBLE FOR GRADING OF PARCELS TO ENSURE POSITIVE DRAINAGE AS INDICATED.
 4. ALL FLARED END SECTIONS SHALL BE CONCRETE.
 5. THE DOWNSTREAM AREA OF ALL FLARED END SECTIONS SHALL BE ARMORED WITH RIP RAP.

LEGEND	
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	FLOW DIRECTION ARROW
	RIDGE LINE



OVERALL DRAINAGE PLAN



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REVISION

REV# DATE

Subdivision Design for:

Sleekwood Subdivision

OVERALL DRAINAGE LAYOUT

DRAWN BY
GH

CHECKED BY
TJM

4.0

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DI7.1	RIM = 42.13 SUMP = 36.0 INV OUT = 37.23		P7.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.23
DI7.1 (2)	RIM = 42.13 SUMP = 36.0		
DI7	RIM = 42.13 SUMP = 36.0 INV IN = 37.16 INV IN = 36.66 INV OUT = 36.66	P7.1, 24 RCP" REINFORCED CONCRETE INV IN =37.16 P6, 30 RCP" REINFORCED CONCRETE INV IN =36.66	P7, 42 HDPE" REINFORCED CONCRETE INV OUT =36.66
DI7 (2)	RIM = 42.13 SUMP = 36.0		
DI3.1	RIM = 42.03 SUMP = 36.0 INV OUT = 37.62		P3.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.62
DI3.1 (2)	RIM = 42.03 SUMP = 36.0		
DI3 (2)	RIM = 42.03 SUMP = 36.0		
DI3	RIM = 42.03 SUMP = 36.0 INV IN = 37.55 INV IN = 37.05 INV OUT = 37.05	P3.1, 24 RCP" REINFORCED CONCRETE INV IN =37.55 P2, 42 HDPE" REINFORCED CONCRETE INV IN =37.05	P3, 42 HDPE" REINFORCED CONCRETE INV OUT =37.05
DI8	RIM = 41.74 SUMP = 36.0 INV IN = 36.99 INV IN = 36.49 INV OUT = 36.49	P8.1, 24 RCP" REINFORCED CONCRETE INV IN =36.99 P7, 42 HDPE" REINFORCED CONCRETE INV IN =36.49	P8, 42 HDPE" REINFORCED CONCRETE INV OUT =36.49
DI8.1	RIM = 41.74 SUMP = 36.0 INV OUT = 37.06		P8.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.06
DI8 (2)	RIM = 41.71 SUMP = 36.0		
DI8.1 (2)	RIM = 41.71 SUMP = 36.0		
DI4	RIM = 41.69 SUMP = 36.0 INV IN = 37.38 INV IN = 36.88 INV OUT = 36.88	P4.1, 24 RCP" REINFORCED CONCRETE INV IN =37.38 P3, 42 HDPE" REINFORCED CONCRETE INV IN =36.88	P4, 42 HDPE" REINFORCED CONCRETE INV OUT =36.88
DI4.1	RIM = 41.69 SUMP = 36.0 INV OUT = 37.45		P4.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.45
DI1 (2)	RIM = 41.66 SUMP = 36.0		
DI1	RIM = 41.66 SUMP = 36.0 INV OUT = 37.26		P1, 30 RCP" REINFORCED CONCRETE INV OUT =37.26
DI4 (2)	RIM = 41.52 SUMP = 36.0		
DI4.1 (2)	RIM = 41.52 SUMP = 36.0		
DI2 (2)	RIM = 41.33 SUMP = 37.0		
DI2	RIM = 41.33 SUMP = 37.0 INV IN = 37.69 INV IN = 37.19 INV OUT = 37.19	P2.1, 24 RCP" REINFORCED CONCRETE INV IN =37.69 P1, 30 RCP" REINFORCED CONCRETE INV IN =37.19	P2, 42 HDPE" REINFORCED CONCRETE INV OUT =37.19
DI2.1	RIM = 41.33 SUMP = 37.0 INV OUT = 37.76		P2.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.76
DI2.1 (2)	RIM = 41.33 SUMP = 37.0		
GI1	RIM = 40.97 SUMP = 35.0 INV IN = 35.81 INV IN = 36.21 INV OUT = 36.21	P9, 42 HDPE" REINFORCED CONCRETE INV IN =35.81 P9 (1), 30X50 RCP ARCH" INV IN =36.21	P10 (1), 30X50 RCP ARCH" INV OUT =36.21
DI6.1	RIM = 40.96 SUMP = 36.0 INV OUT = 37.41		P6.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.41
DI6.1 (2)	RIM = 40.96 SUMP = 36.0		

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
DI6	RIM = 40.93 SUMP = 36.0 INV IN = 37.35 INV OUT = 36.85	P6.1, 24 RCP" REINFORCED CONCRETE INV IN =37.35	P6, 30 RCP" REINFORCED CONCRETE INV OUT =36.85
DI6 (2)	RIM = 40.93 SUMP = 36.0		
GI1 (3)	RIM = 40.73 SUMP = 35.0		
DI5.1 (2)	RIM = 40.61 SUMP = 30.4		
DI5 (2)	RIM = 40.60 SUMP = 30.4		
DI5	RIM = 40.57 SUMP = 30.4 INV IN = 37.21 INV IN = 36.69 INV OUT = 36.69	P5.1, 24 RCP" REINFORCED CONCRETE INV IN =37.21 P4, 42 HDPE" REINFORCED CONCRETE INV IN =36.69	P5, 30X50 RCP ARCH" INV OUT =36.69
DI5.1	RIM = 40.57 SUMP = 30.4 INV OUT = 37.28		P5.1, 24 RCP" REINFORCED CONCRETE INV OUT =37.28
DI9.1 (2)	RIM = 40.45 SUMP = 36.0		
DI9 (2)	RIM = 40.45 SUMP = 35.8		
DI9.1	RIM = 39.96 SUMP = 36.0 INV IN = 36.37 INV OUT = 36.37	P5, 30X50 RCP ARCH" INV IN =36.37	P9.1, 30X50 RCP ARCH" INV OUT =36.37
DI9	RIM = 39.89 SUMP = 35.8 INV IN = 36.29 INV IN = 36.34 INV OUT = 35.85 INV OUT = 36.29	P8, 42 HDPE" REINFORCED CONCRETE INV IN =36.29 P9.1, 30X50 RCP ARCH" INV IN =36.34	P9, 42 HDPE" REINFORCED CONCRETE INV OUT =35.85 P9 (1), 30X50 RCP ARCH" INV OUT =36.29
OS-1	RIM = 37.94 SUMP = 35.0 INV OUT = 35.81 INV OUT = 76.72		ORIFICE, 42 HDPE" HDPE INV OUT =35.81 OUTFALL, 36 RCP" REINFORCED CONCRETE INV OUT =76.72
OS-1 (2)	RIM = 37.94 SUMP = 35.0		

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
P2.1	24 RCP	35.09'	0.20%	Reinforced Concrete
P5.1	24 RCP	34.72'	0.20%	Reinforced Concrete
P1	30 RCP	68.70'	0.10%	Reinforced Concrete
P5	30X50 RCP ARCH	327.82'	0.10%	
P3.1	24 RCP	34.44'	0.20%	Reinforced Concrete
P4.1	24 RCP	34.25'	0.20%	Reinforced Concrete
P2	42 HDPE	138.32'	0.10%	Reinforced Concrete
P3	42 HDPE	170.61'	0.10%	Reinforced Concrete
P4	42 HDPE	189.88'	0.10%	Reinforced Concrete
P8.1	24 RCP	34.19'	0.20%	Reinforced Concrete
P7.1	24 RCP	34.19'	0.20%	Reinforced Concrete
P6.1	24 RCP	31.23'	0.19%	Reinforced Concrete
P6	30 RCP	183.71'	0.10%	Reinforced Concrete
P7	42 HDPE	170.54'	0.10%	Reinforced Concrete
P8	42 HDPE	207.52'	0.10%	Reinforced Concrete
P9	42 HDPE	26.09'	0.15%	Reinforced Concrete
P10 (1)	30X50 RCP ARCH	53.22'	0.34%	
P9 (1)	30X50 RCP ARCH	26.09'	0.31%	
P9.1	30X50 RCP ARCH	34.94'	0.10%	
ORIFICE	42 HDPE	13.34'	0.45%	HDPE
OUTFALL	36 RCP	19.72'	0.35%	Reinforced Concrete



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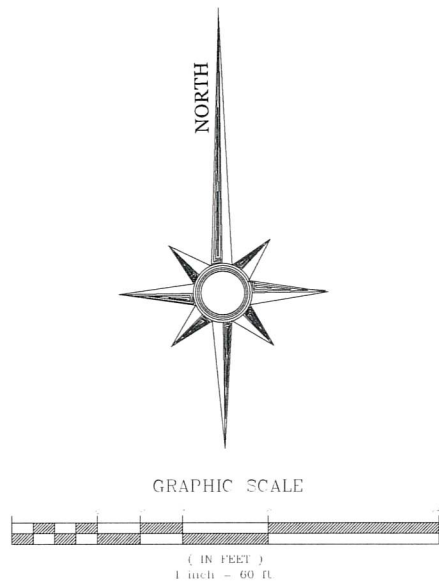
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Subdivision Design for:
Sleekwood Subdivision

DRAINAGE TABLES

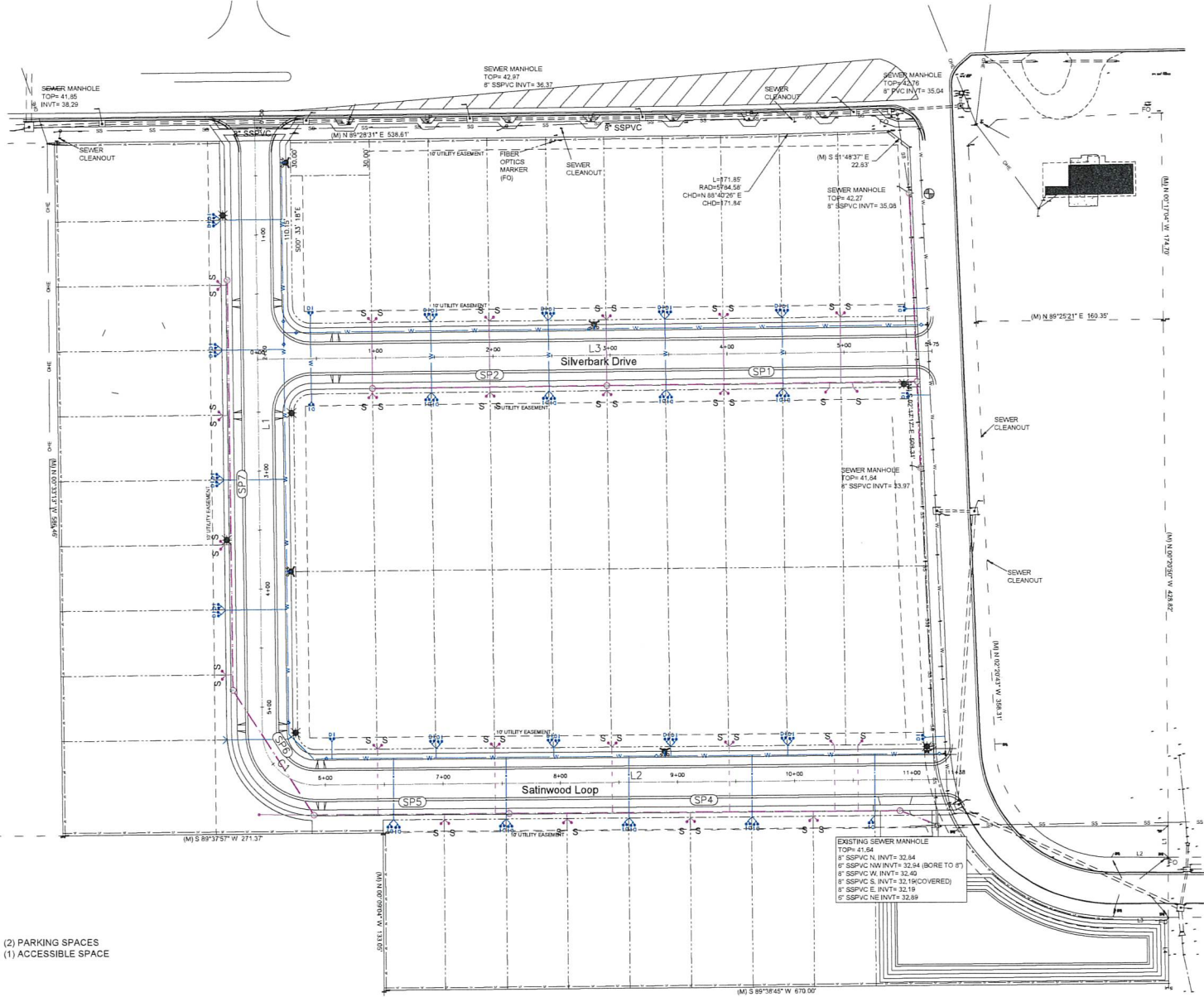
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CHECKED BY:
TJM

SLEEKWOOD SUBDIVISION

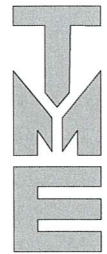


⊕ CONTROL POINT ELEV = 41.04' N: 910940.8100' E: 345269.1220'	BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY CLIFF CROSSBY
SUBJECT PROPERTY LIES WITHIN 'X' AND FLOOD ZONE SHOWN HEREON PER FEMA PANEL 28047C0254H	

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



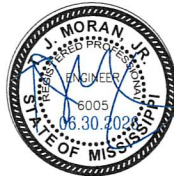
OVERALL UTILITY PLAN



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REVISION

REV# DATE

Subdivision Design for:
Sleekwood Subdivision

OVERALL UTILITY LAYOUT

DRAWN BY:
CH

CHECKED BY:
T.M.

5.0

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
ESP1	8" SDR-35	157.54'	0.48%	PVC
ESP1.1	8" SDR-35	73.20'	0.47%	PVC
SP3	8" SDR-35	32.21'	0.20%	PVC
SP4	8" SDR-35	333.73'	0.42%	PVC
SP5	8" SDR-35	163.82'	0.40%	PVC
SP6	8" SDR-35	123.91'	0.40%	PVC
SP7	8" SDR-35	345.47'	0.40%	PVC
SP1	8" SDR-35	265.04'	0.41%	PVC
SP2	8" SDR-35	200.00'	0.40%	PVC

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
SMH-E1	RIM = 42.34 SUMP = -4.0 INV OUT = 35.08		ESP1, 8" SDR-35" PVC INV OUT =35.08
SMH-E1 (2)	RIM = 42.34 SUMP = -4.0		
SMH-8	RIM = 42.06 SUMP = 36.7 INV OUT = 36.94		SP7, 8" SDR-35" PVC INV OUT =36.94
SMH-8 (2)	RIM = 42.06 SUMP = 36.7		
SMH-5	RIM = 41.96 SUMP = 33.6 INV IN = 34.40 INV OUT = 34.40	SP5, 8" SDR-35" PVC INV IN =34.40	SP4, 8" SDR-35" PVC INV OUT =34.40
SMH-5 (3)	RIM = 41.96 SUMP = 33.6		
SMH-2	RIM = 41.90 SUMP = 35.0 INV IN = 35.40 INV OUT = 35.40	SP2, 8" SDR-35" PVC INV IN =35.40	SP1, 8" SDR-35" PVC INV OUT =35.40
SMH-2 (2)	RIM = 41.90 SUMP = 35.0		
SMH-E3	RIM = 41.64 SUMP = 32.5 INV IN = 32.95	SP3, 8" SDR-35" PVC INV IN =32.95	
SMH-E3 (2)	RIM = 41.64 SUMP = 32.5		
SMH-3	RIM = 41.56 SUMP = 35.7 INV OUT = 36.20		SP2, 8" SDR-35" PVC INV OUT =36.20
SMH-3 (2)	RIM = 41.56 SUMP = 35.7		
SMH-7	RIM = 41.56 SUMP = 35.3 INV IN = 35.55 INV OUT = 35.55	SP7, 8" SDR-35" PVC INV IN =35.55	SP6, 8" SDR-35" PVC INV OUT =35.55
SMH-7 (2)	RIM = 41.56 SUMP = 35.3		
SMH-E2	RIM = 41.52 SUMP = -5.3 INV IN = 33.97	ESP1.1, 8" SDR-35" PVC INV IN =33.97	
SMH-E2 (2)	RIM = 41.52 SUMP = -5.3		
SMH-6	RIM = 41.09 SUMP = 34.8 INV IN = 35.06 INV OUT = 35.06	SP6, 8" SDR-35" PVC INV IN =35.06	SP5, 8" SDR-35" PVC INV OUT =35.06
SMH-6 (2)	RIM = 41.09 SUMP = 34.8		
SMH-1	RIM = 40.96 SUMP = 34.0 INV IN = 34.32 INV IN = 34.32 INV OUT = 34.32	ESP1, 8" SDR-35" PVC INV IN =34.32 SP1, 8" SDR-35" PVC INV IN =34.32	ESP1.1, 8" SDR-35" PVC INV OUT =34.32
SMH-1 (2)	RIM = 40.96 SUMP = 34.0		
SMH-4 (2)	RIM = 39.83 SUMP = 32.5		
SMH-4	RIM = 39.78 SUMP = 32.5 INV IN = 33.01 INV OUT = 33.01	SP4, 8" SDR-35" PVC INV IN =33.01	SP3, 8" SDR-35" PVC INV OUT =33.01



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Subdivision Design for:

Steelewood Subdivision

SANITARY TABLES

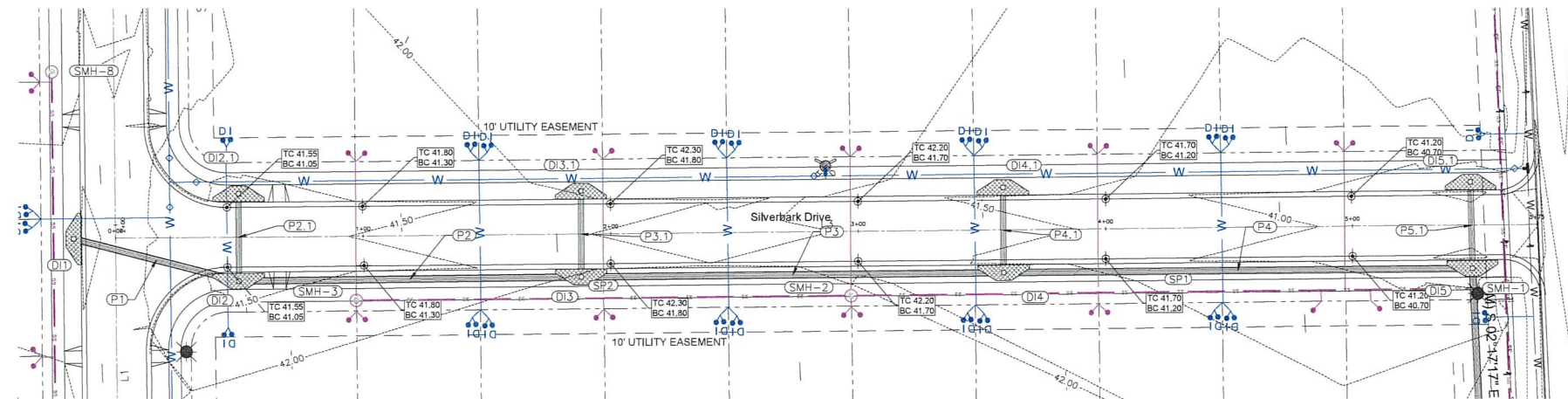
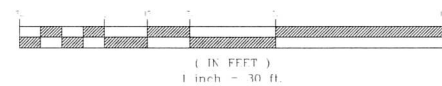
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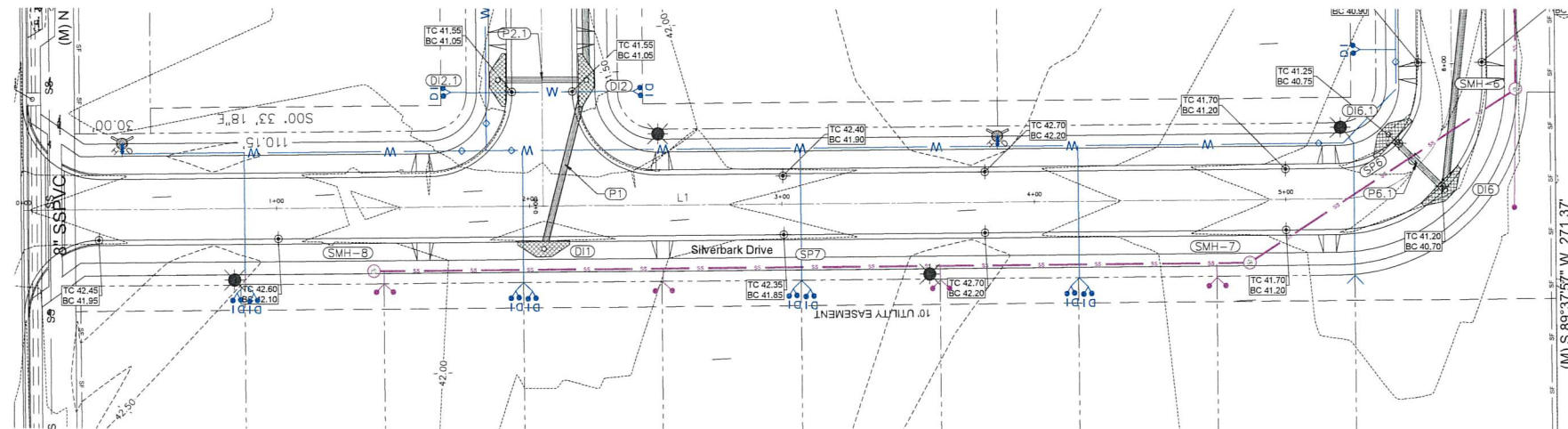
PLAN PROFILE - SILVERBARK DRIVE
STA 0+00 - 5+75

6.0



The profile view displays the proposed road section with elevations ranging from 20 to 50 feet. The horizontal axis shows stationing from 0+00 to 5+75. The vertical axis shows elevation in feet. The profile includes a dashed line for the proposed grade, a solid line for the existing ground, and a solid line for the proposed road surface. The road surface is labeled as 30 Reinforced Concrete. The profile also shows the location of various structures, including DW-S1, DW-S2, DW-S3, DW-S4, DW-S5, DW-S6, DW-S7, DW-S8, DW-S9, DW-S10, DW-S11, DW-S12, DW-S13, DW-S14, DW-S15, DW-S16, DW-S17, DW-S18, DW-S19, DW-S20, DW-S21, DW-S22, DW-S23, DW-S24, DW-S25, DW-S26, DW-S27, DW-S28, DW-S29, DW-S30, DW-S31, DW-S32, DW-S33, DW-S34, DW-S35, DW-S36, DW-S37, DW-S38, DW-S39, DW-S40, DW-S41, DW-S42, DW-S43, DW-S44, DW-S45, DW-S46, DW-S47, DW-S48, DW-S49, DW-S50, DW-S51, DW-S52, DW-S53, DW-S54, DW-S55, DW-S56, DW-S57, DW-S58, DW-S59, DW-S60, DW-S61, DW-S62, DW-S63, DW-S64, DW-S65, DW-S66, DW-S67, DW-S68, DW-S69, DW-S70, DW-S71, DW-S72, DW-S73, DW-S74, DW-S75, DW-S76, DW-S77, DW-S78, DW-S79, DW-S80, DW-S81, DW-S82, DW-S83, DW-S84, DW-S85, DW-S86, DW-S87, DW-S88, DW-S89, DW-S90, DW-S91, DW-S92, DW-S93, DW-S94, DW-S95, DW-S96, DW-S97, DW-S98, DW-S99, DW-S100, DW-S101, DW-S102, DW-S103, DW-S104, DW-S105, DW-S106, DW-S107, DW-S108, DW-S109, DW-S110, DW-S111, DW-S112, DW-S113, DW-S114, DW-S115, 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SILVERBARK DRIVE PROFILE



Profile view of a road section showing existing and proposed grades, vertical curves, and stationing. The profile includes a dashed line for existing grade and a solid line for proposed grade. Key features include vertical curves with grades of 0.69%, -0.68%, 0.52%, and 0.85%. A horizontal curve is also shown with a 0.40% grade. The profile is divided into segments by stationing markers from 0+00 to 6+00. A stationing table is provided at the bottom.

Station	Elevation
0+00.00	41.88
0+25.00	42.15
0+50.00	42.33
0+75.00	42.50
1+00.00	42.67
1+25.00	42.83
1+50.00	42.99
1+75.00	43.15
2+00.00	43.31
2+25.00	43.47
2+50.00	43.63
2+75.00	43.79
3+00.00	43.95
3+25.00	44.11
3+50.00	44.27
3+75.00	44.43
4+00.00	44.59
4+25.00	44.75
4+50.00	44.91
4+75.00	45.07
5+00.00	45.23
5+25.00	45.39
5+50.00	45.55
5+75.00	45.71
6+00.00	45.87

**T
M
E**

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Subdivision Design for:

Sleekwood Subdivision

DRAWN BY:
GH

CHECKED BY:
TJM

6.0

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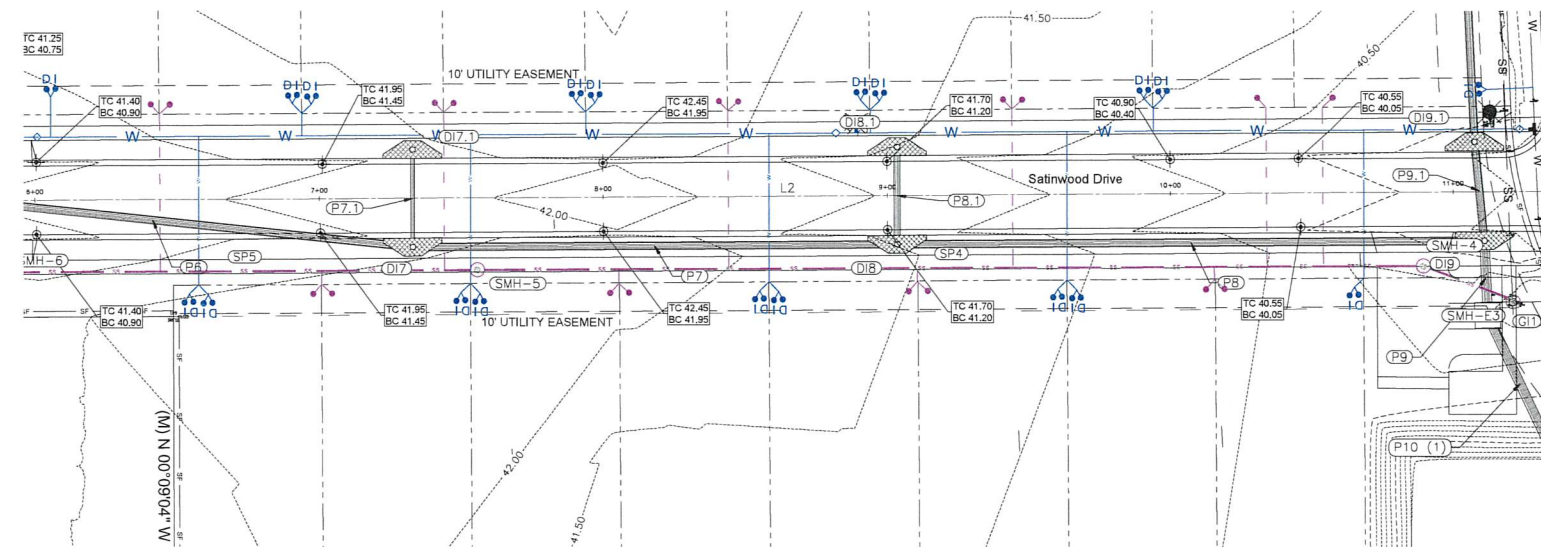
Sleekwood Subdivision

PLAN PROFILE - SATINWOOD LOOP
STA 6+00 - 11+38

DRAWN BY:
OH

CHECKED BY:
TJM

(IN FEET)
1 inch = 30 ft

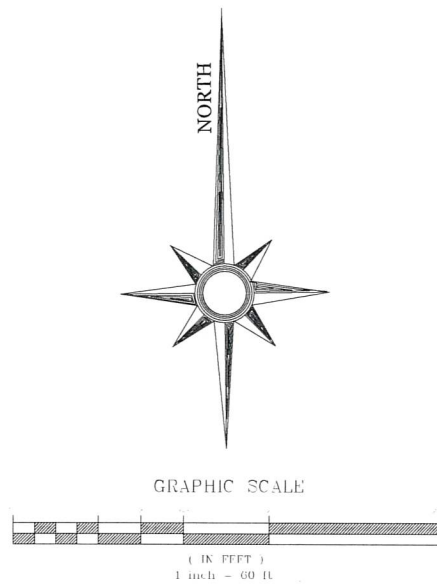


The diagram illustrates a sewer line profile from station 6+00 to 11+38. The main pipe is a 30-inch reinforced concrete pipe with a 0.40% slope. At station 8+00, the pipe transitions to an 8-inch PVC pipe with a 0.42% slope. A grade break occurs at station 11+02.46. The diagram includes invert elevations, pipe diameters, and material specifications for various pipe segments and manholes.

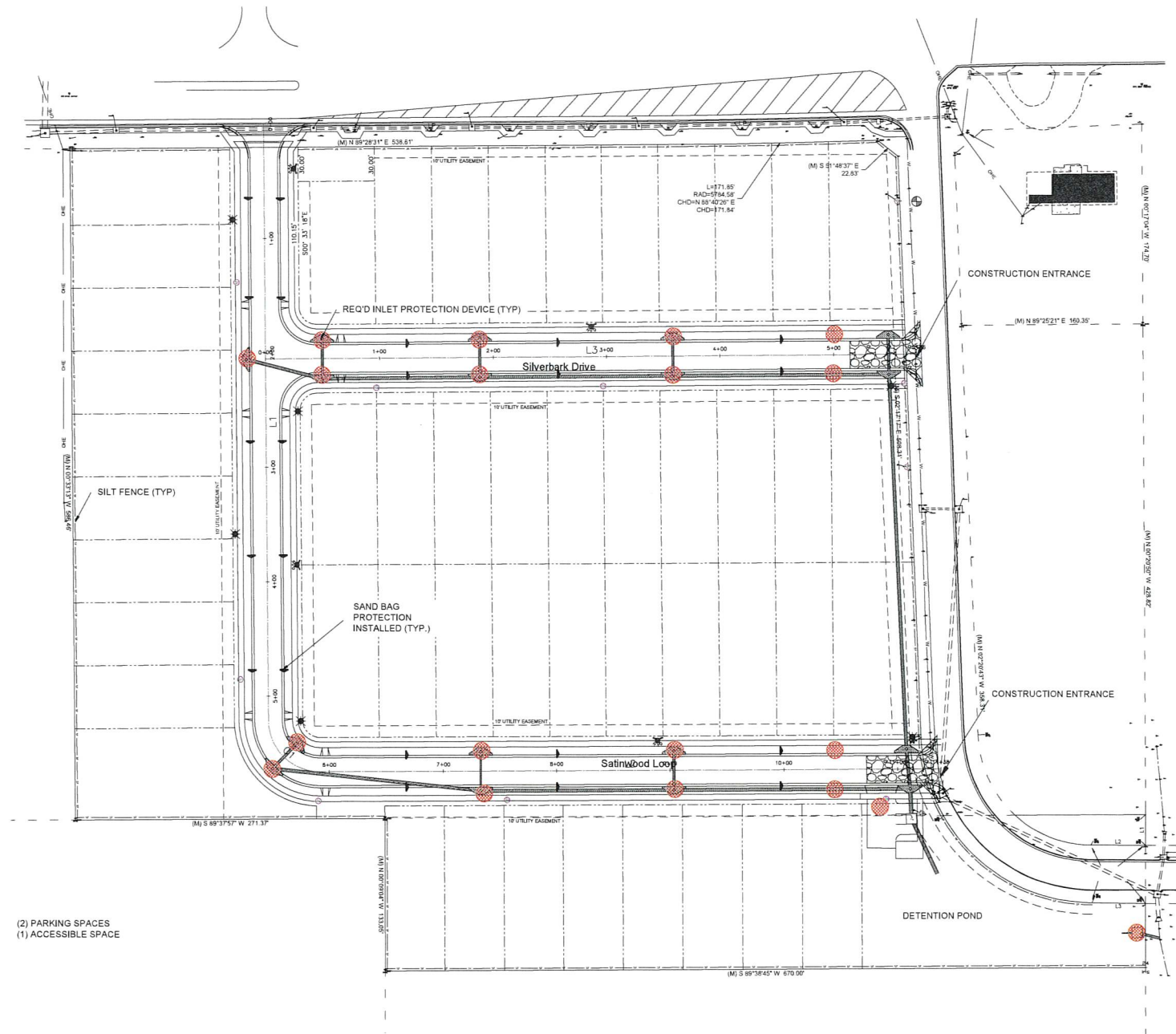
Station	Structure	Material	Diameter	Invert Elevation	Notes
6+00	Manhole	SSMH-48 SMH-5	48"	55.57	Right
6+00	Manhole	SSMH-48 SMH-5	48"	54.40	Left
6+00	Manhole	SSMH-48 SMH-5	48"	34.40	Left
8+00	Manhole	SSMH-48 SMH-5	48"	42.28	Right
8+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
8+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
9+00	Manhole	SSMH-48 SMH-5	48"	42.28	Right
9+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
9+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
10+00	Manhole	SSMH-48 SMH-5	48"	42.28	Right
10+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
10+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
11+00	Manhole	SSMH-48 SMH-5	48"	42.28	Right
11+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
11+00	Manhole	SSMH-48 SMH-5	48"	42.28	Left
11+38	Manhole	SSMH-48 SMH-5	48"	42.28	Right
11+38	Manhole	SSMH-48 SMH-5	48"	42.28	Left
11+38	Manhole	SSMH-48 SMH-5	48"	42.28	Left

SATINWOOD LOOP PROFILE

STA. 6+00 - 11+38



SLEEKWOOD SUBDIVISION



(2) PARKING SPACES
(1) ACCESSIBLE SPACE

STORM WATER POLLUTION PREVENTION PLAN



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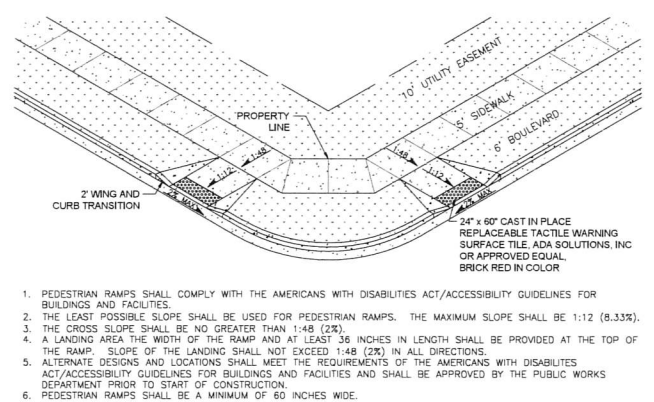
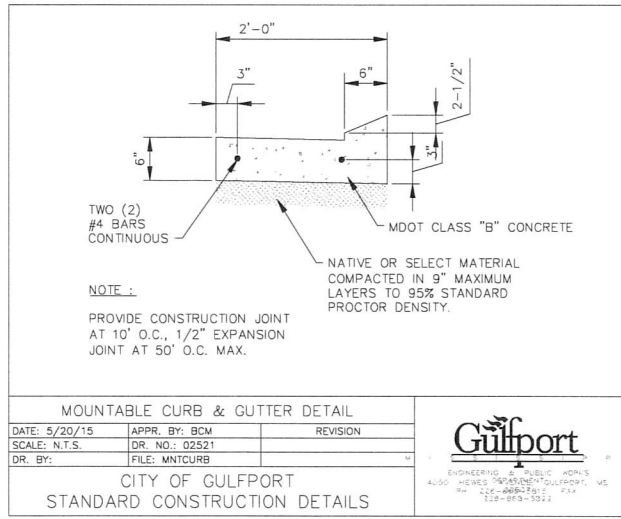
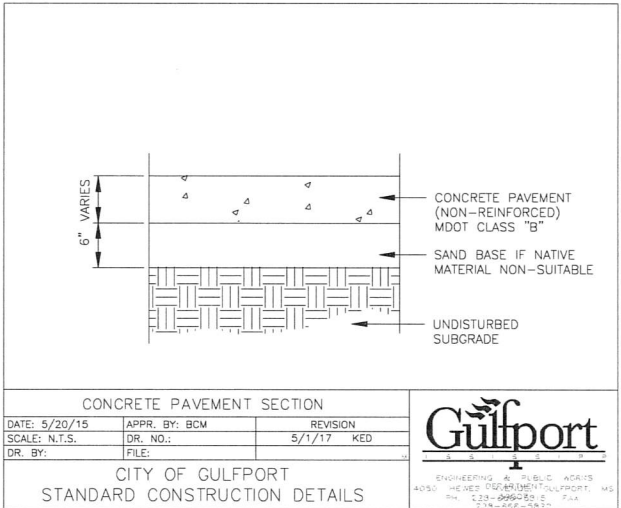
Subdivision Design for:
Sleekwood Subdivision

SWPPP PLAN

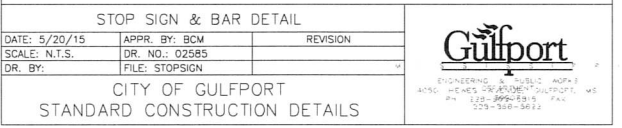
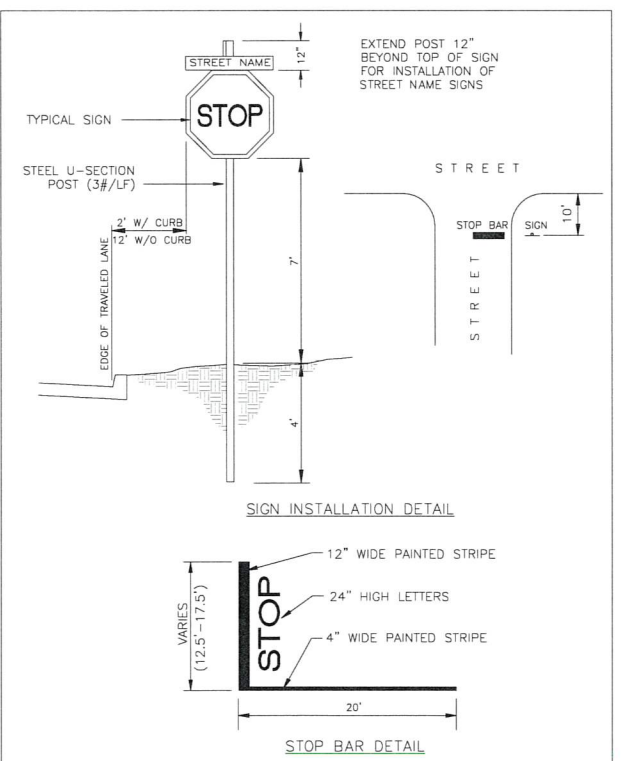
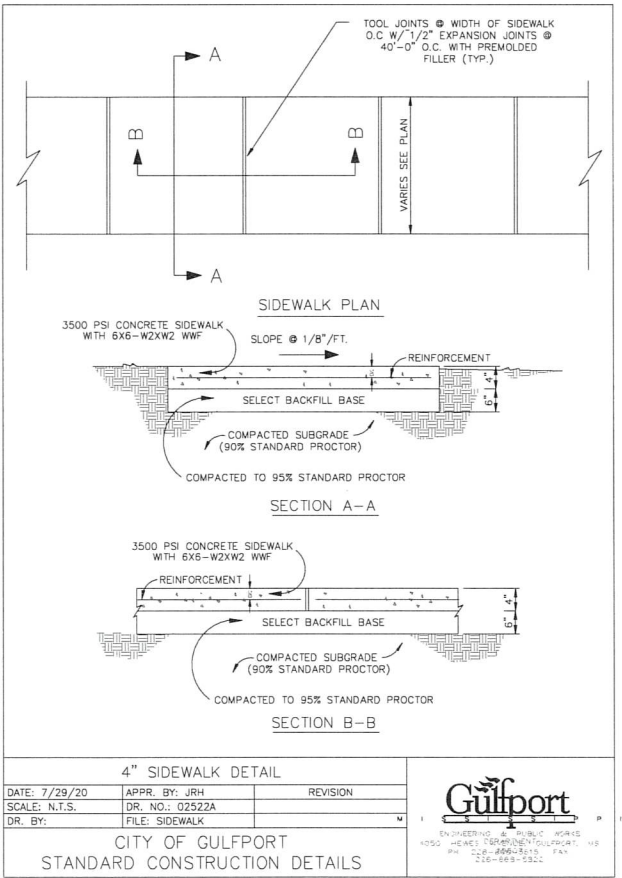
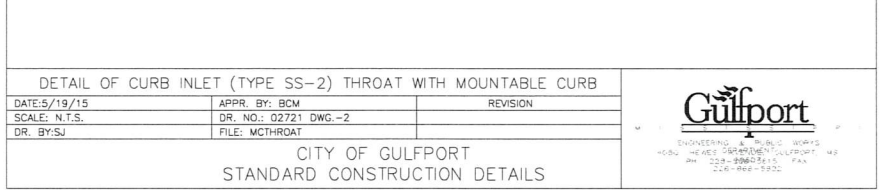
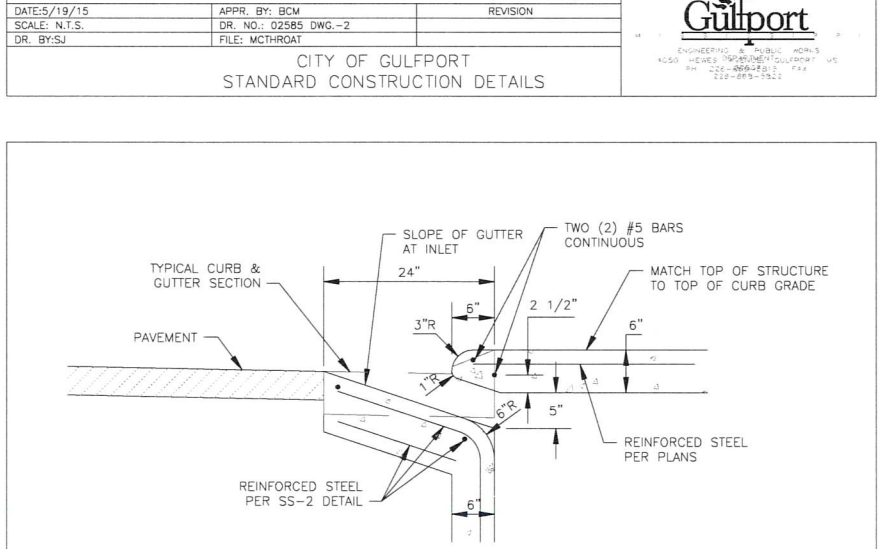
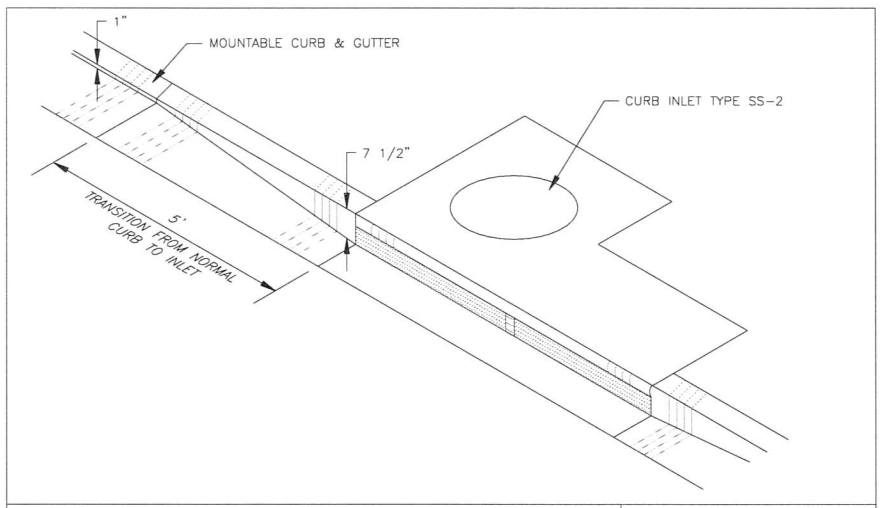
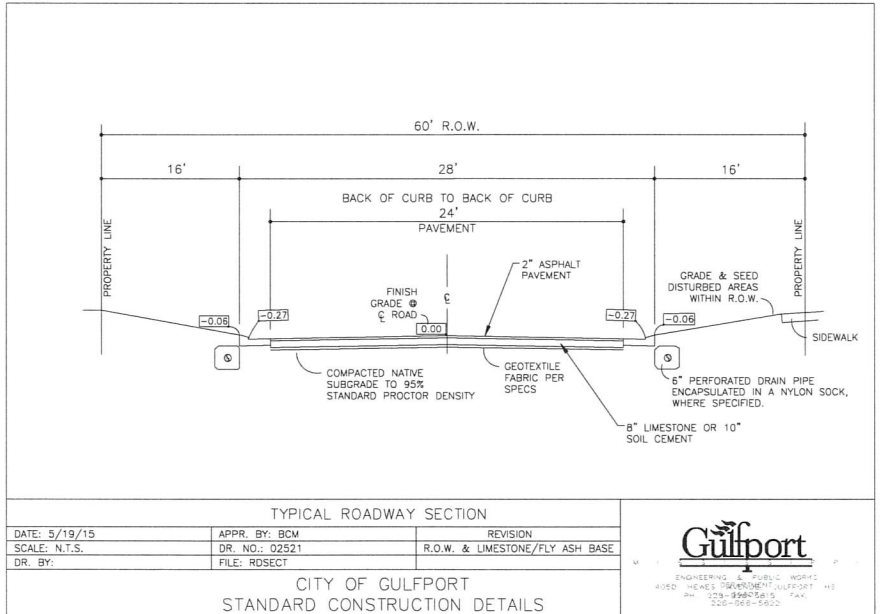
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CHECKED BY
T.M.

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TYPICAL COLLECTOR PEDESTRIAN RAMP DETAIL



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REV# DATE REVISION

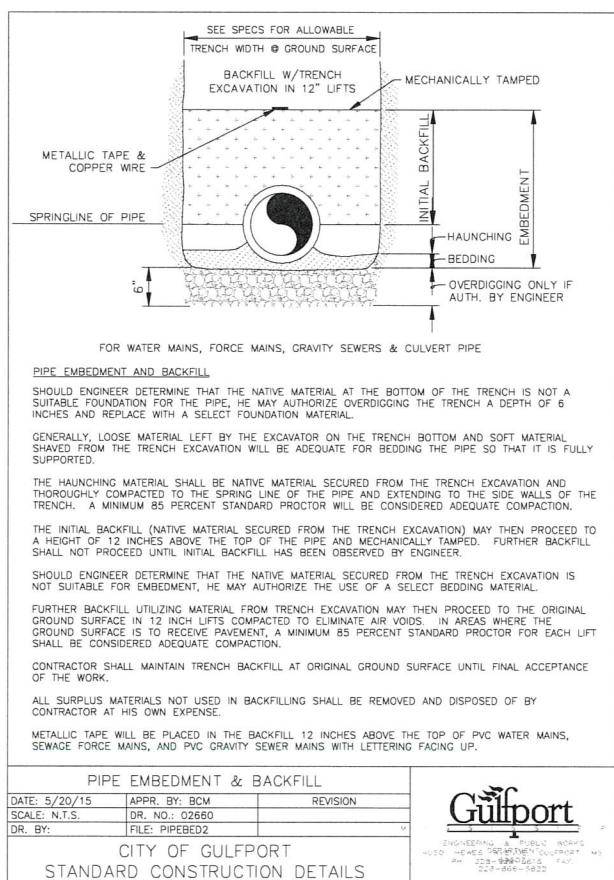
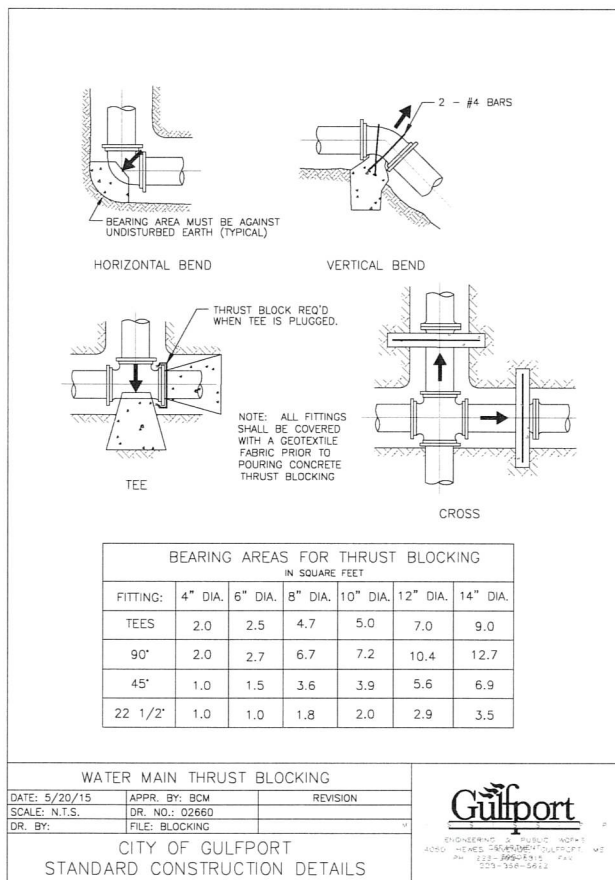
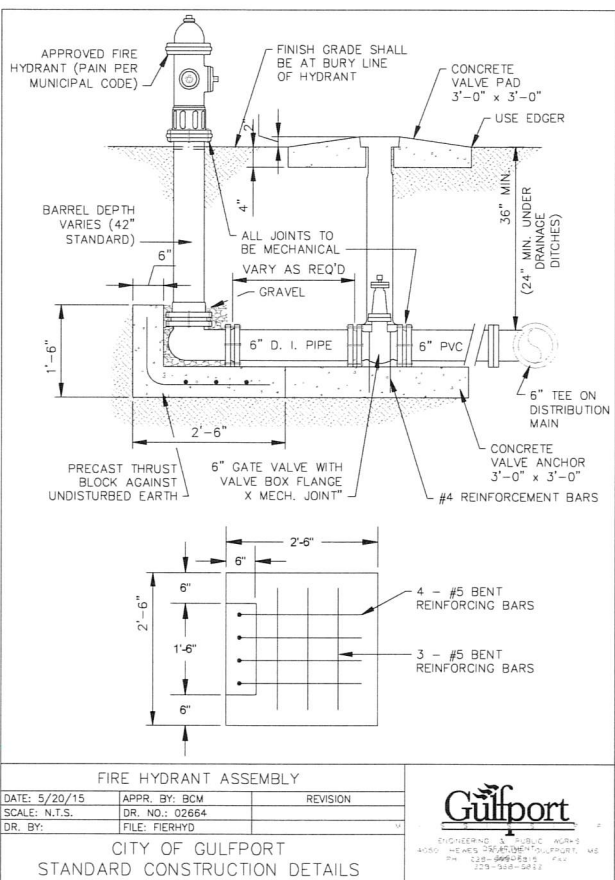
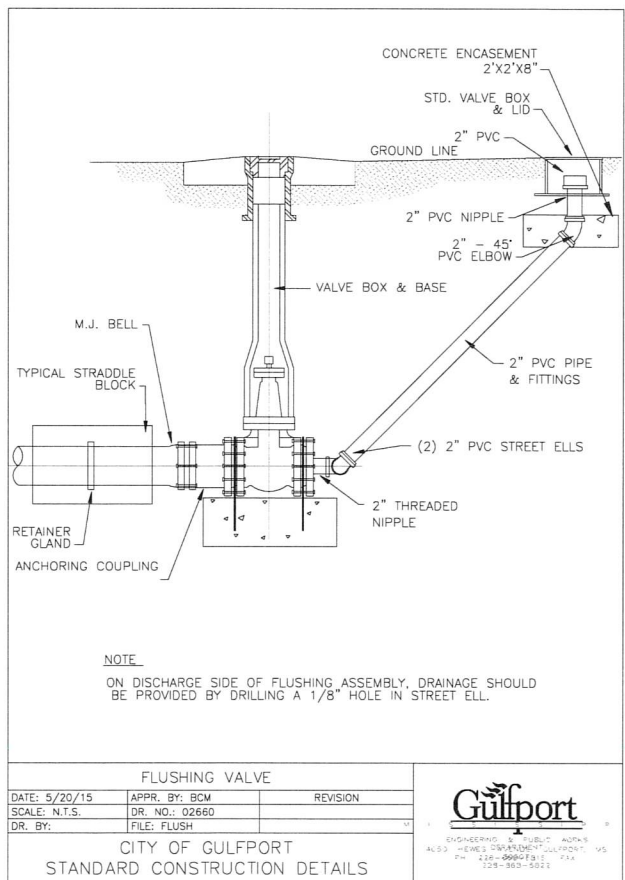
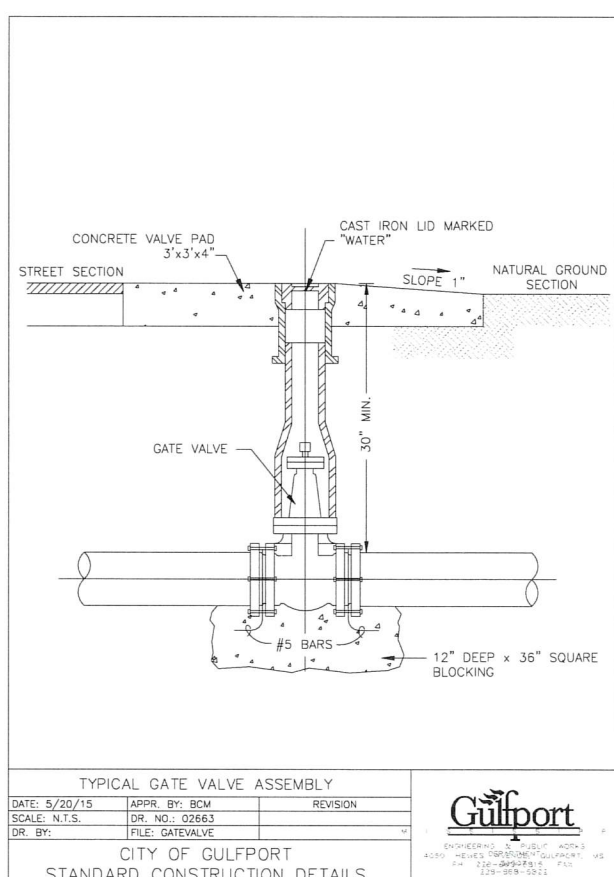
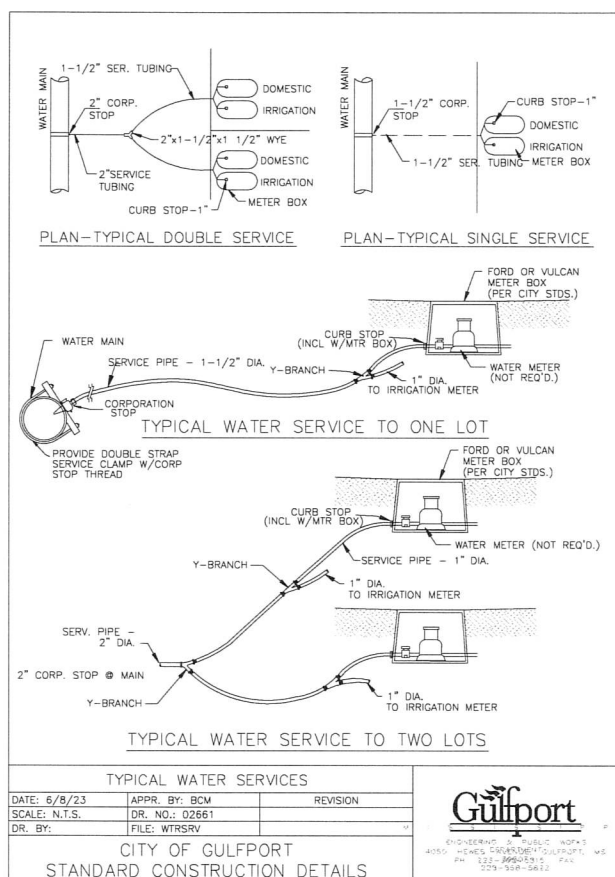
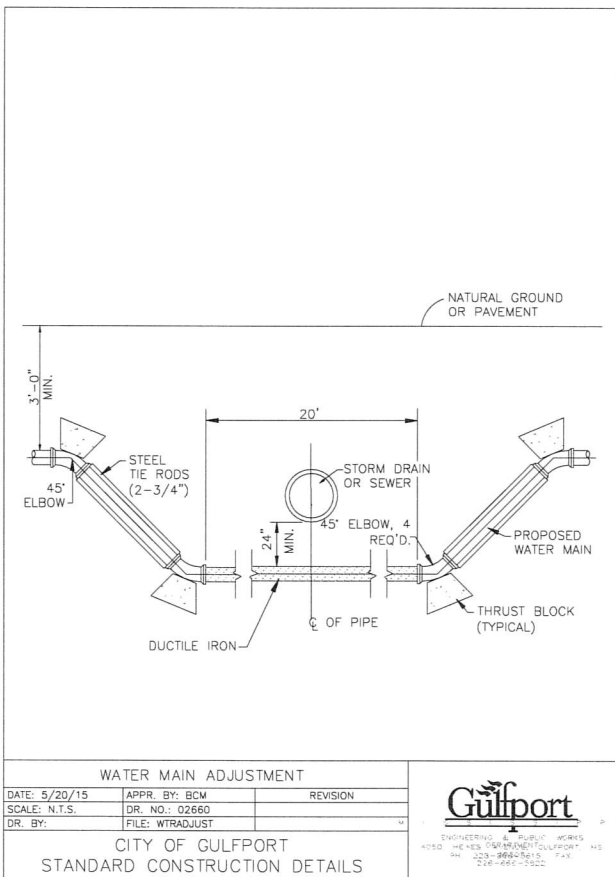
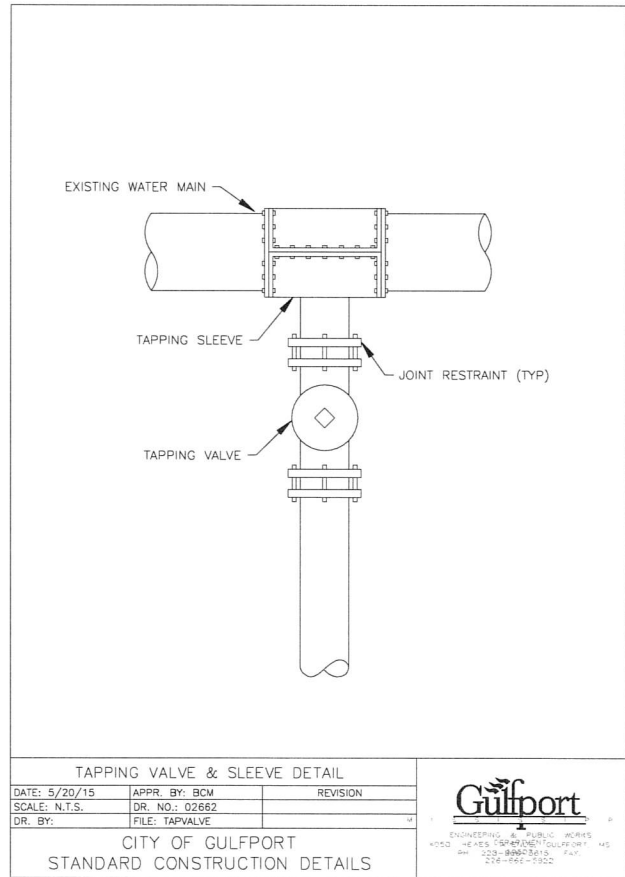
Subdivision Design for:
Pecan Crest Subdivision

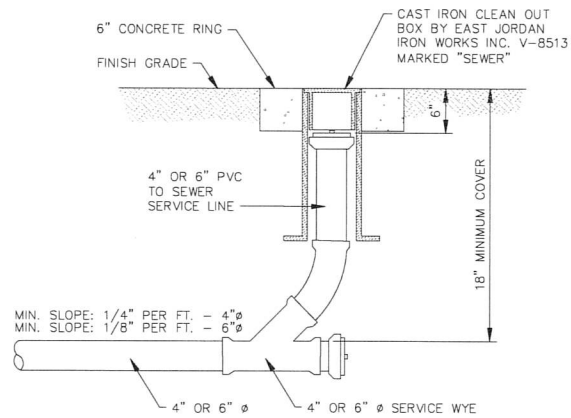
CONSTRUCTION DETAILS

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CH

CHECKED BY:
TJM

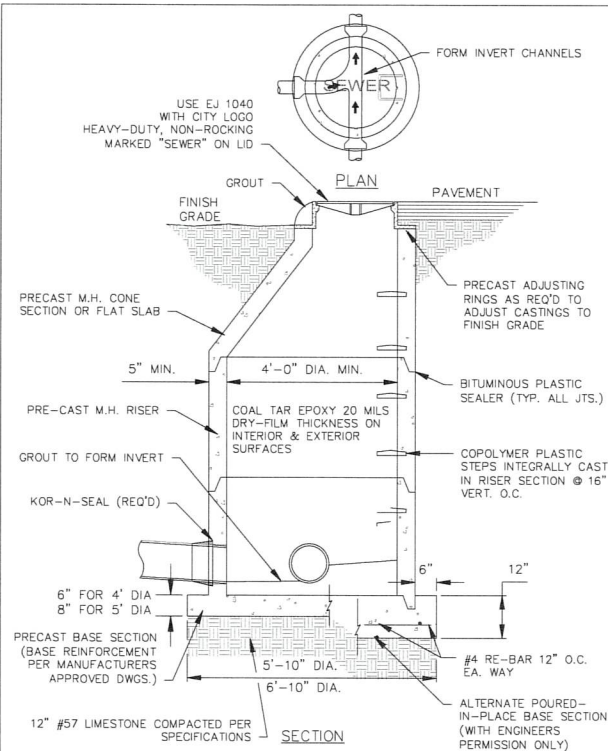
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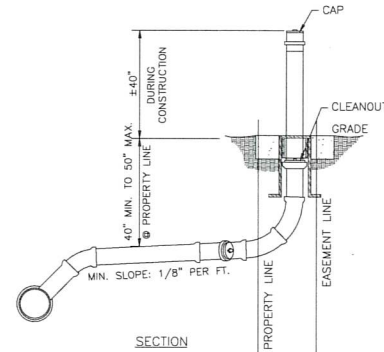


NOTE: ADD CONCRETE RINGS TO CLEANOUTS IN RIGHT-OF-WAYS

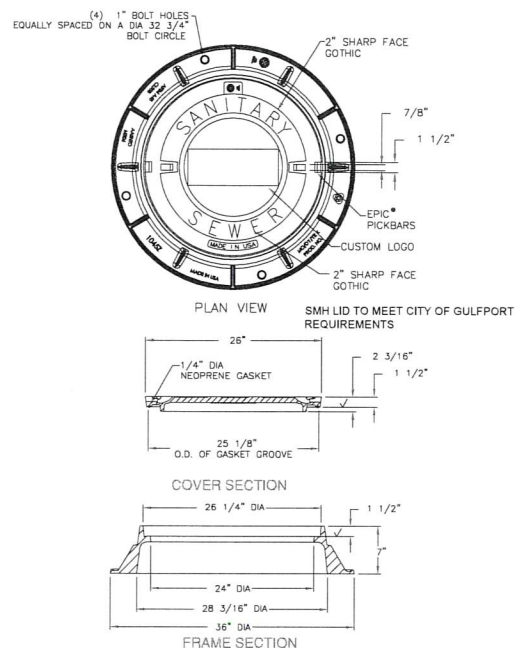
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DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02730 DWG-2	
DR. BY:	FILE: CLEANOUT	



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



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



1045Z 1040AGS Assembly

DATE: 5/20/15	APPR. BY: BCM	REVISION
SCALE: N.T.S.	DR. NO.: 02664	5/1/17 KED
DR. BY:	FILE: FIERHYD	



Product Number
201040285A01

Design Features
Manhole
Frame
Cover
Gasket

Design Load
Heavy Duty
2000 LBS
1000 LBS
500 LBS
250 LBS
125 LBS
62.5 LBS
31.25 LBS
15.625 LBS
7.8125 LBS
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IMPLEMENTATION OF CONTROLS:

THE OWNER OR OPERATOR, IN DISTURBING AN AREA, SHALL IMPLEMENT CONTROLS AS NEEDED TO PREVENT EROSION AND ADVERSE IMPACTS TO WATERS OF THE THE STATE.

IMPLEMENTATION SEQUENCE:

THE FOLLOWING OUTLINE IS TO COORDINATE THE TIMING OF ALL LAND-DISTURBING ACTIVITIES WITH THE NECESSARY EROSION AND SEDIMENTATION CONTROL MEASURES PLANNED FOR THE PROJECT. OWNER OR OPERATOR TO SUBMIT COMMENCEMENT DATES AND PROJECTED IMPLEMENTATION DATES TO ENGINEER OF RECORD IN ADVANCE OF CONSTRUCTION.

PHASE 1: ALL PROPERTY UPLANDS TO BE BUSH HOGGED, CUTTING DOWN AND REMOVING ANY DENSE VEGETATION WHILE MAINTAINING GROUND COVER, IN ADVANCE OF DISTURBING ANY AREA OF THE PROPERTY TO THE EXTENT THAT IT WOULD REQUIRE EROSION CONTROL MEASURES.

PHASE 2: IN ADVANCE OF CLEARING AND GRUBBING OPERATIONS

1. INSTALL CONSTRUCTION ENTRANCES, AND INSTALL ALL DOUBLE FENCING AT PERIMETER AND ALONG WETLANDS.
 - 1.1. ONCE DENSE VEGETATION HAS BEEN REMOVED, CONSTRUCTION ENTRANCES, AND DOUBLE SILT FENCES AT PERIMETER SHALL BE INSTALLED, IN WHICH THE MAINTENANCE SCHEDULE OF ALL INSTALLED FENCES COMMENCES ONCE THEY ARE INSTALLED.

PHASE 3: AFTER CONSTRUCTION ENTRANCES AND PERIMETER FENCING INSTALLED

1. CLEARING AND GRUBBING OF SITE CAN COMMENCE.
2. ALL EXISTING FENCING TO BE MAINTAINED DURING MASS HAUL AND FILL OPERATIONS
3. REMOVE SOIL FOR PONDS, AND REGRADE SITE AS REQUIRED TO MEETING THE DESIGN GRADING AND DRAINAGE OF THE SITE
4. INSTALL SILT FENCING AROUND PONDS
5. INSTALL OVER FLOW STRUCTURES
6. INSTALL STRAW WATTLES TO PREVENT EROSION AND ADVERSE IMPACTS TO WATERS OF THE STATE

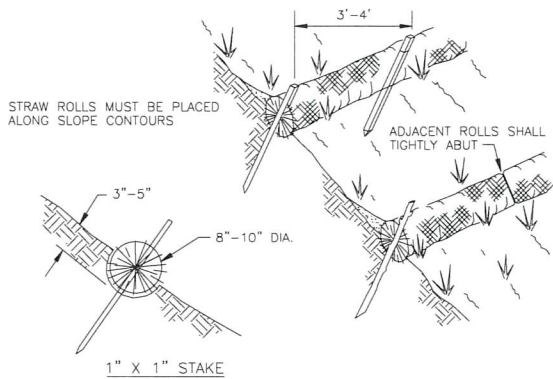
PHASE 4: MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED, AND REMOVAL OF CONTROLS HAS BEEN APPROVED BY THE MUNICIPALITY.

STORM WATER POLLUTION PREVENTION NOTES:

1. CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN LANDSCAPING.
2. CONTRACTOR SHALL LINE ALL PROPOSED SWALES AND DETENTION POND SLOPES WITH EROSION AND SEDIMENT CONTROL BLANKETS AS SHOWN.
3. CONTRACTOR SHALL ROUGHEN ALL 4:1 CUT SLOPES BY DISKING PRIOR TO SODDING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING WITH TEMPORARY SEED ANY DISTURBED AREAS THAT WILL BE LEFT UNDISTURBED FOR THIRTY OR MORE DAYS WITHIN SEVEN DAYS (SEE MDEQ LIST OF TEMPORARY SEED TYPES).
5. CONTRACTOR SHALL BE RESPONSIBLE FOR Sodding ANY DISTURBED AREAS WITHIN SEVEN DAYS OF COMPLETION (SEE OWNER FOR TYPE OF LANDSCAPE TO BE USED).
6. ALL EQUIPMENT MAINTENANCE AND REPAIR SHALL BE DONE OFFSITE.
7. TRASH RECEPTACLES SHALL BE PLACED AT CONVENIENT LOCATIONS THROUGHOUT THE SITE.
8. THE MAIN TRASH COLLECTION BIN SHALL BE PLACED NEAR THE NORTHWEST CORNER OF THE CONSTRUCTION ENTRANCE. CONTRACTOR SHALL COORDINATE PICKUP WITH THE CITY AND SHALL ENSURE THAT COLLECTION IS DONE A MINIMUM OF ONCE A WEEK.
9. CONTRACTOR SHALL CHECK ALL DISTURBED AREAS, EROSION AND SEDIMENT CONTROLS AFTER EACH SIGNIFICANT RAINFALL BUT NOT LESS THAN ONCE PER WEEK AND MAKE ANY NEEDED REPAIRS WITHIN 24 HOURS.
10. CONTRACTOR SHALL REMOVE ANY SEDIMENT FROM SILT FENCE, CHECK POINTS, AND INLET PROTECTION DEVICES WHENEVER SEDIMENT HAS ACCUMULATED TO 50 PERCENT CAPACITY.
11. CONTRACTOR SHALL MAINTAIN ALL VEGETATED AREAS TO PROVIDE PROPER GROUND COVER BY RE-SEEDING, FERTILIZATION, OR MULCHING AS NEEDED.
12. A TEMPORARY OFFICE AND PORTABLE TOILET BUILDINGS SHALL BE LOCATED AT THE north ENTRANCE TO THE SITE AND AT LOCATIONS SO THAT NO PART OF THE PROJECT IS MORE THAN 1,000 FEET FROM A TOILET FACILITY. THESE STRUCTURES WILL BE MAINTAINED ON A REGULAR SCHEDULE BY A LICENSED DISPOSAL COMPANY.
13. STAFF TRAINING REQUIREMENTS:
 - 13.1. EACH OPERATOR, OR GROUP OF MULTIPLE OPERATORS, MUST ASSEMBLE A "STORMWATER TEAM" TO CARRY OUT COMPLIANCE ACTIVITIES ASSOCIATED WITH THE REQUIREMENTS IN THIS PERMIT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE PERMITTEE MUST ENSURE THAT THE FOLLOWING PERSONNEL ON THE STORMWATER TEAM UNDERSTAND THE REQUIREMENTS OF THIS PERMIT AND THEIR SPECIFIC RESPONSIBILITIES WITH RESPECT TO THOSE REQUIREMENTS:
 - 13.1.1. PERSONNEL WHO ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE, AND/OR REPAIR OF STORMWATER CONTROLS (INCLUDING POLLUTION PREVENTION CONTROLS);
 - 13.1.2. PERSONNEL RESPONSIBLE FOR THE APPLICATION AND STORAGE OF TREATMENT CHEMICALS (IF APPLICABLE)
 - 13.1.3. PERSONNEL WHO ARE RESPONSIBLE FOR CONDUCTING INSPECTIONS AS REQUIRED IN ACT6, S-5; AND
 - 13.1.4. PERSONNEL WHO ARE RESPONSIBLE FOR TAKING CORRECTIVE ACTIONS AS REQUIRED IN ACT6, S-2.

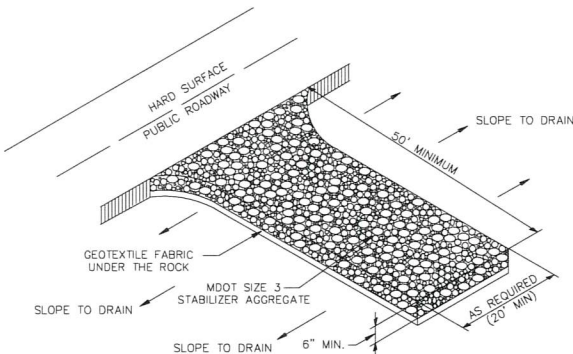
13.2. THE PERMITTEE IS RESPONSIBLE FOR ENSURING THAT ALL ACTIVITIES ON THE SITE COMPLY WITH THE REQUIREMENTS OF THIS PERMIT. THE PERMITTEE IS NOT REQUIRED TO PROVIDE OR DOCUMENT FORMAL TRAINING FOR SUBCONTRACTORS OR OTHER OUTSIDE SERVICE PROVIDERS, BUT THE PERMITTEE MUST ENSURE THAT SUCH PERSONNEL UNDERSTAND ANY REQUIREMENTS OF THIS PERMIT THAT MAY BE AFFECTED BY THE WORK THEY ARE SUBCONTRACTED TO PERFORM.

13.3. AT A MINIMUM, MEMBERS OF THE STORMWATER TEAM MUST BE TRAINED TO UNDERSTAND THE FOLLOWING IF RELATED TO THE SCOPE OF THEIR JOB DUTIES (E.G., ONLY PERSONNEL RESPONSIBLE FOR CONDUCTING INSPECTIONS NEED TO UNDERSTAND HOW TO CONDUCT INSPECTIONS); THE PERMIT DEADLINES ASSOCIATED WITH INSTALLATION, MAINTENANCE, AND REMOVAL OF STORMWATER CONTROLS AND WITH STABILIZATION;



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

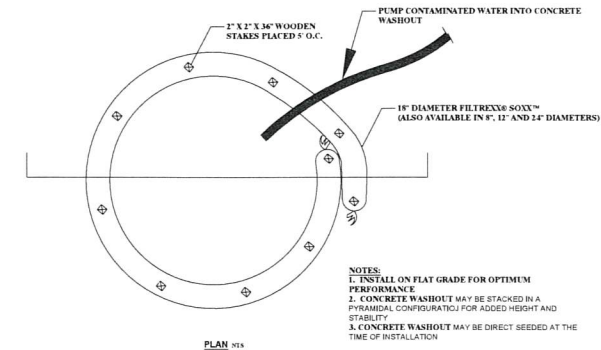
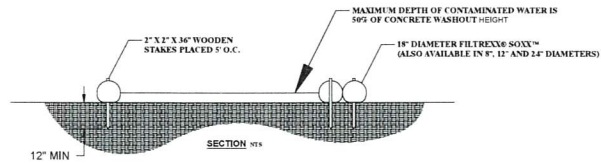
STRAW ROLL WATTLE DETAIL



NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE EXCAVATED 6 INCHES DEEP, 50 FEET LONG AND SHALL EXTEND THE FULL WIDTH OF ANY VEHICULAR INGRESS AND EGRESS (MINIMUM 20 FEET) LOCATED ON THE SITE.
2. THE ENTRANCE SHALL BE PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MAINTENANCE AND REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE ENTRANCE SHALL BE CHECKED ON A DAILY BASIS AND BEFORE & AFTER ANY RAINFALL EVENT FOR ANY DAMAGES. ANY DAMAGES FOUND SHALL BE REMEDIATED BEFORE THE DAYS END AT NO ADDITIONAL COST TO THE CITY.
4. THE ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT THE FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY.
5. MEASURES SHALL BE TAKEN TO PREVENT VEHICULAR TRAFFIC FROM BYPASSING THE CONSTRUCTION ENTRANCE DURING INGRESS AND EGRESS.

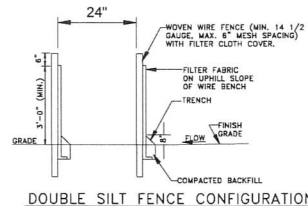
LIMESTONE CONSTRUCTION ENTRY DETAIL



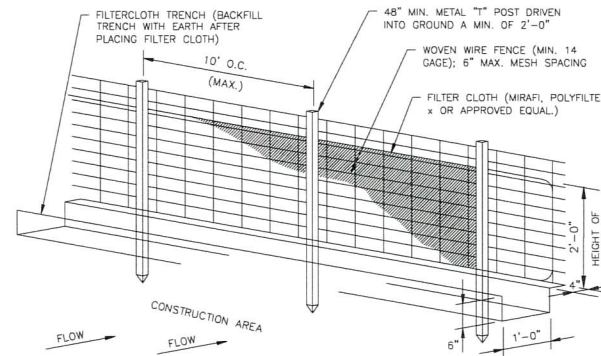
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDDED AT THE TIME OF INSTALLATION

CONCRETE WASHOUT

NTS



DOUBLE SILT FENCE CONFIGURATION



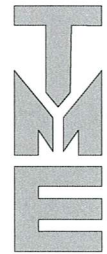
INSTALLATION:

1. USE STEEL 1" 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 8-FOOT CENTER OR LESS.
4. EXCAVATE A TRENCH 4 INCHES DEEP BY 4 INCHES WIDE ON THE UPHILL SIDE OF THE FENCE POSTS.
5. STAPLE OR TIE SILT FENCE FABRIC TO POSTS ON UPHILL SIDE, LEAVING 8 INCHES ON THE BOTTOM TO EXTEND DOWN AND ACROSS THE BOTTOM OF THE TRENCH.
6. BACKFILL TRENCH AND TAMP DOWN OVER FABRIC.
7. ALLOW 6-INCH OVERLAP AT JOINTS.
8. MULCH BARE GROUND UPHILL OF SILT FENCE OR PROVIDE OTHER EROSION CONTROL MEASURES.

MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT ALONG THE FENCE WHEN IT HAS REACHED A THIRD TO A HALF OF THE FENCE HEIGHT. DO NOT PLACE SEDIMENT ON THE DOWNHILL SIDE.
2. INSPECT WEEKLY AND AFTER EACH SIGNIFICANT STORM EVENT (GREATER THAN 1/2 INCH OF RAIN).
3. REMOVE FENCE WHEN AREA ABOVE THE FENCE HAS BEEN STABILIZED.
4. IF FABRIC IS TORN, THEN REPLACE WITH A NEW PIECE THAT STRETCHES TO POST ON EITHER SIDE OF THE TEAR.

SILT FENCE DETAIL



TERRY MORAN
ENGINEERING

P.O. BOX 4075
BLOXI, MS 39535

PH 228.896.4733
FAX 228.896.6768

TERRY MORAN,
P.E., P.L.S



REVISION

DATE

Subdivision Design for:
Pecan Crest Subdivision

CONSTRUCTION DETAILS

DRAWN BY:
CJ

CHECKED BY:
T.M.

8.4

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2007 4888 D -J1
Filed/Recorded 5 11 2007 4 18 P
Total Fees 12.00
6 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX BUILDERS, INC., does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 1

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to the point of beginning and an iron rod; thence N00°20'14"W 133.19' to an iron rod; thence N89°27'25"E 670.00' to an iron rod on the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence S00°26'27"W along said East line 76.77' to an iron rod; thence S00°11'52"E 56.65' to an iron rod; thence S89°28'35"W 670.00' to the point of beginning, containing 2.05 acres, more or less.

Less and Except

That portion of a 50' wide road right-of-way (Dede Drive) being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to an iron rod;

thence N89°27'25"E 491.27' to an iron rod and the point of beginning; thence N89°27'25"E 62.93' to an iron rod; thence along a curve concave to the Northeast, having a radius of 100', and a length of 72.42' to an iron rod; thence N89°27'25"E 48.37' to an iron rod on the East line of the Northwest ¼ of the Southwest ¼ of Section 11-7-11; thence S00°26'27"W along said East line 50.00' to an iron rod; thence N89°43'47"E 47.42' to an iron rod; thence along a curve concave to the Northeast, having a radius of 150.00', and a length of 159.23' to the point of beginning, containing 0.19 acres, more or less.

PARCEL 3

A parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi, and being more fully described as follows:

Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00' to a point; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 50.00' to a point; thence N02°26'27"W 455.53' to the point of beginning [*sic*] and an iron rod; thence N00°26'27"W 208.70' to an iron rod on the South margin of Dedeaux Road; thence S89°14'34"W along said South margin 167.83' to an iron rod; thence S00°26'27"E 208.70' to an iron rod; thence N89°14'34"E 160.53' to the point of beginning, containing 0.79 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

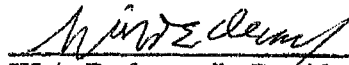
This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

3

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.

W.A. DEDEAUX BUILDERS, INC.

A handwritten signature in cursive script, appearing to read "W.A. Dedeaux", is written over a horizontal line.

W.A. Dedeaux, Its President

4

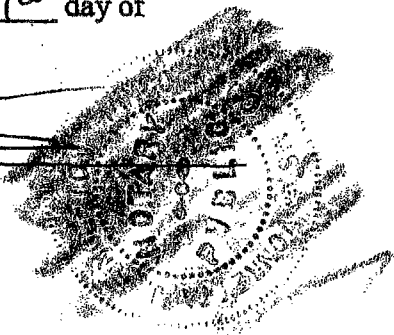
STATE OF MISSISSIPPI

COUNTY OF ^{is} ~~HARRISON~~ ^{HANCOCK}

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, President of W.A. DEDEAUX BUILDERS, INC., who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2007.

Vanetta D.
Notary Public



My Commission Expires: My Commission Expires: Dec 3, 2008

5

Grantors' Address:

W.A. Dedeaux Builders, Inc.

13407 Dedeaux Rd

Gulfport, MS 39503

(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.

13407 Dedeaux Road

Gulfport, Mississippi 39503

(228) 539-3570

Prepared by and Return original

Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)

BARNES, BROOM, AND McLEOD, P.A.

5 River Bend Place, Suite A

Flowood, Mississippi 39232-7618

(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11 West, Harrison County, Mississippi.

[illegible]

THE UNIVERSITY OF CHICAGO

[illegible][illegible]

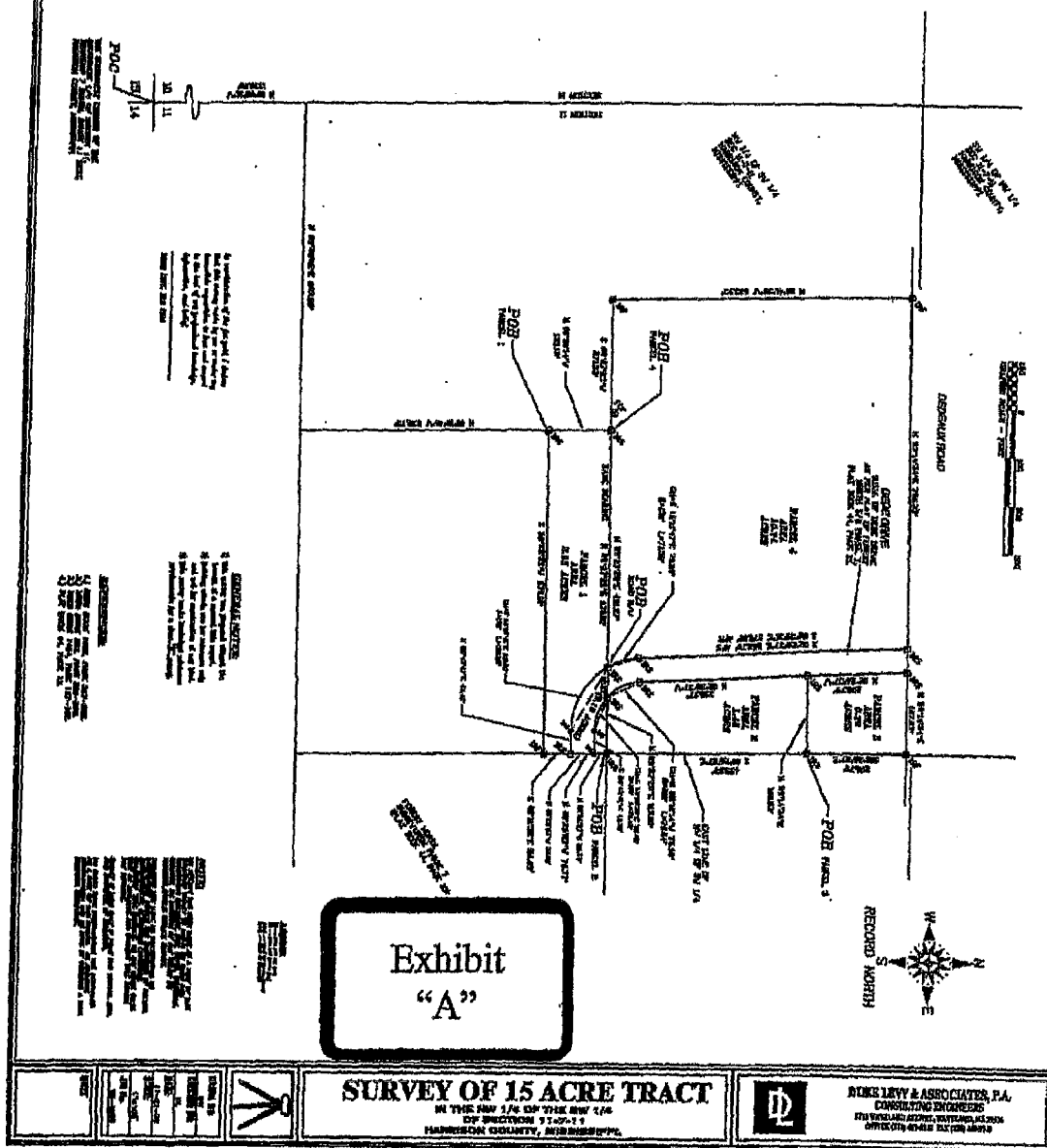
— 774 —

[illegible]

DATE OF LAST

[illegible]

— 12.75 acres, more or less



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature]
1st Judicial District
Instrument 2007 4887 D -J1
Filed/Recorded 5 11 2007 4 17 P
Total Fees 12.00
5 Pages Recorded

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, W.A. DEDEAUX, does hereby sell, convey, and warrant unto DEDEAUX PROPERTIES I, L.P., a Mississippi limited partnership, the following described interests in the land and property lying and being situated in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

PARCEL 2

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

Commencing at the Southwest corner of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N89°28'35"E 670.00'; thence N00°11'52"W 56.65' to an iron rod; thence N00°26'27"W 76.77' to the point of beginning; thence S89°27'25"W 115.80' to an iron rod; thence along a curve having a chord of N25°10'14"W, a length of 76.99', a radius of 100' and length of 79.04' to an iron rod; thence N02°26'37"W 358.37' to an iron rod; thence N89°14'34"E 160.53' to an iron rod; thence S00°26'27"E 455.53' to the point of beginning, containing 1.48 acres, more or less.

PARCEL 4

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi being more fully described as follows:

2

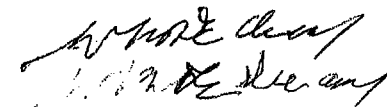
Commencing at the Southwest corner of the Southwest ¼ of Section 11, Township 7 South, Range 11 West, Harrison County, Mississippi; thence N00°02'31"W 1330.05' to a point; thence N89°32'02"E 683.25' to a point; thence N00°18'40"W 532.75' to an iron rod; thence N00°20'14"W 133.19' to the point of beginning and an iron rod; thence S89°27'25"W 271.33' to an iron rod; thence N00°41'59"W 633.93' to an iron rod on the south margin of Dedeaux Road; thence N89°14'34"E along said south margin 726.35' to an iron rod; thence S02°26'37"E 568.70' to an iron rod; thence along a curve having a chord of S16°11'47"E, a length of 70.89', a radius of 150 and length of 71.56' to an iron rod; thence thence [sic] S89°27'25"W 491.27' to the point of beginning, containing 10.74 acres, more or less.

A SURVEY OF SAID PARCELS OF LAND IS ATTACHED HEREWITH AS "EXHIBIT A."

This conveyance is made subject to any and all recorded liens, building restrictions, zoning ordinances, rights of way, easements, or mineral reservations applicable to the above described property.

Ad valorem taxes for the year 2007 are to be assumed by the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor, this the 11 day of May, 2007.



W.A. Dedeaux

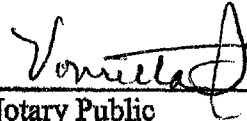
STATE OF MISSISSIPPI

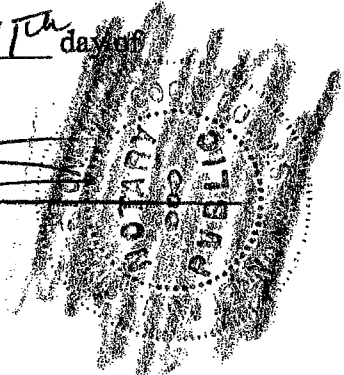
COUNTY OF ^{vs} ~~HARRISON~~ Hancock

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named W.A. DEDEAUX, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17th day of

May, 2007.


Notary Public



My Commission Expires: _____ My Commission Expires: Dec 3, 2008

4

Grantors' Address:

W.A. Dedeaux

13407 Dedeaux Rd

Gulfport, MS 39503

(228) 539-3570

Grantee's Address:

Dedeaux Properties I, L.P.

13407 Dedeaux Road

Gulfport, Mississippi 39503

(228) 539-3570

Prepared by and Return original

Warranty Deed to:

Harris H. Barnes, III (MSB # 2018)

BARNES, BROOM, AND McLEOD, P.A.

5 River Bend Place, Suite A

Flowood, Mississippi 39232-7618

(601) 981-6336

ATTORNEY

Indexing Instructions: Northwest ¼ of the Southwest ¼ of Section 11, Township 7 South,
Range 11, West, Harrison County, Mississippi.

5

LEGAL DESCRIPTION PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE NORTH 21° 13' 00" E TO A POINT; THENCE NORTH 63° 25' 10" E TO A POINT; THENCE NORTH 13° 19' 10" E TO AN IRON ROD; THENCE NORTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 63° 25' 10" E TO A POINT; THENCE SOUTH 21° 13' 00" E TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE NORTH 21° 13' 00" E TO A POINT; THENCE NORTH 63° 25' 10" E TO A POINT; THENCE NORTH 13° 19' 10" E TO AN IRON ROD; THENCE NORTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 63° 25' 10" E TO A POINT; THENCE SOUTH 21° 13' 00" E TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 3:

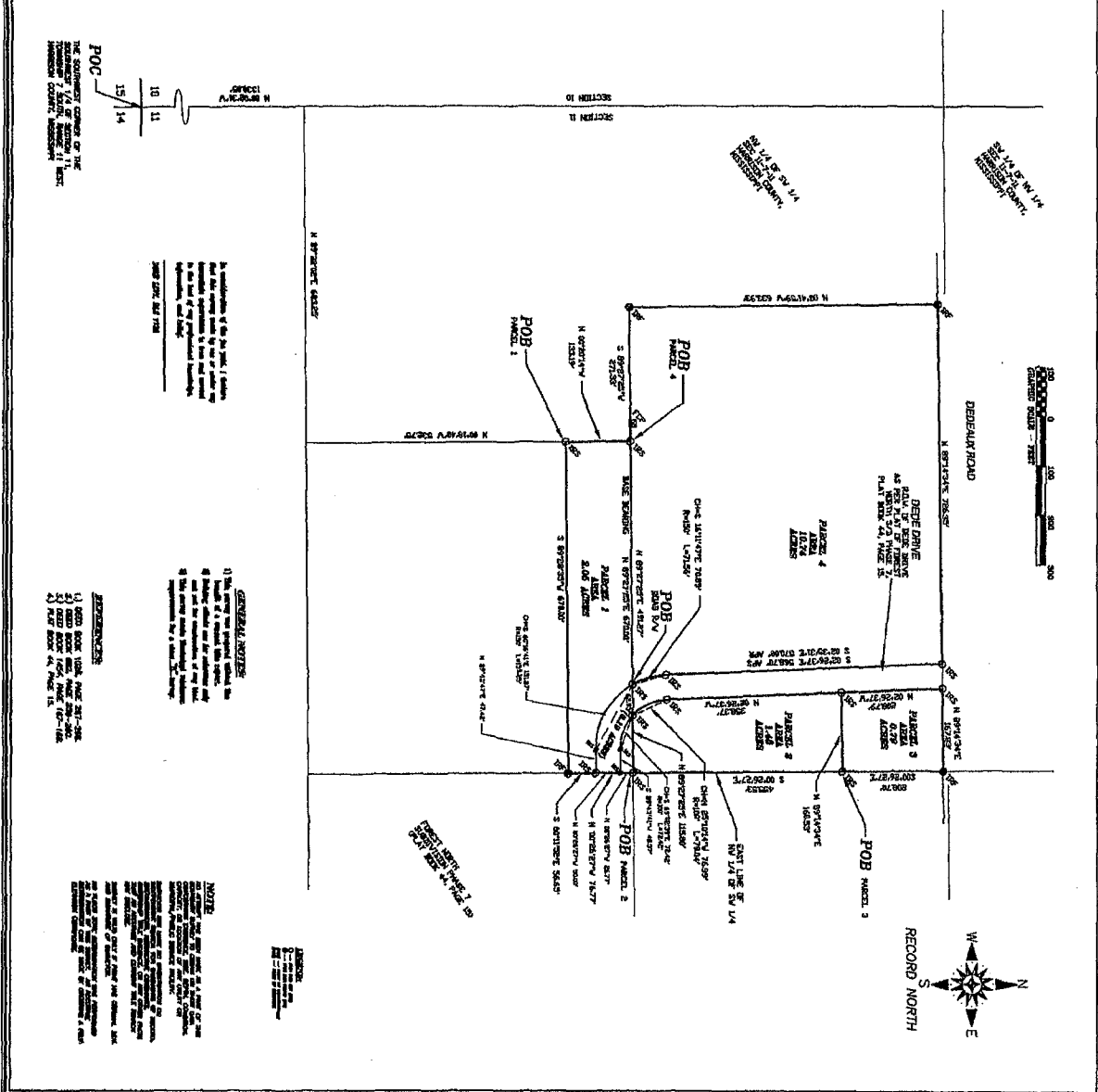
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE NORTH 21° 13' 00" E TO A POINT; THENCE NORTH 63° 25' 10" E TO A POINT; THENCE NORTH 13° 19' 10" E TO AN IRON ROD; THENCE NORTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 63° 25' 10" E TO A POINT; THENCE SOUTH 21° 13' 00" E TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 4:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE NORTH 21° 13' 00" E TO A POINT; THENCE NORTH 63° 25' 10" E TO A POINT; THENCE NORTH 13° 19' 10" E TO AN IRON ROD; THENCE NORTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 63° 25' 10" E TO A POINT; THENCE SOUTH 21° 13' 00" E TO THE POINT OF BEGINNING, CONTAINING 0.79 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 5:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, HARRISON COUNTY, MISSISSIPPI; THENCE NORTH 21° 13' 00" E TO A POINT; THENCE NORTH 63° 25' 10" E TO A POINT; THENCE NORTH 13° 19' 10" E TO AN IRON ROD; THENCE NORTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 76° 17' 10" E TO AN IRON ROD; THENCE SOUTH 63° 25' 10" E TO A POINT; THENCE SOUTH 21° 13' 00" E TO THE POINT OF BEGINNING, CONTAINING 10.74 ACRES, MORE OR LESS.



SURVEY OF 15 ACRE TRACT

IN THE NW 1/4 OF THE SW 1/4
OF SECTION 11-T-7-R-11
HARRISON COUNTY, MISSISSIPPI



DUKE LEVY & ASSOCIATES, P.A.
CONSULTING ENGINEERS
1111 WILSON AVENUE, WILKINSON, MISSISSIPPI 39360
OFFICE: (601) 491-1111 FAX: (601) 491-9999

DATE:	11-1-00
BY:	DL
SCALE:	1"=100'
NO.:	001-000



1st Judicial District
Instrument 2013 5989 D -J1
Filed/Recorded 8/23/2013 01:40 P
Total Fees \$ 12.00
3 Pages Recorded

This Instrument prepared by and to be returned to:

Chelsea H. Brannon, MS Bar #102805
City of Gulfport
Post Office Box 1780
Gulfport, Mississippi 39502-1780
(228) 868-5811

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY-NINE THOUSAND, THREE HUNDRED DOLLARS and NO/100 (\$69,300.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Grantor,**

DEDEAUX PROPERTIES I, LP
13407 Dedeaux Road
Gulfport, Mississippi 39503
Telephone (228) 864-8965

does hereby sell, convey and warrant unto **Grantee,**

CITY OF GULFPORT, MISSISSIPPI
A Mississippi Municipal Corporation
Post Office Box 1780
Gulfport, Mississippi 39502-1780
Telephone (228) 868-5811

the following described real property situated and being in the City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

See Exhibit "A" attached.

INDEXING INSTRUCTIONS:

The NW ¼ of the SW ¼ of Section 11
Township 7 South, Range 11 West
City of Gulfport, First Judicial District
Harrison County, Mississippi

It is understood that this property is being conveyed for the purpose of improving an existing public right-of-way identified as Dedeaux Road. Grantor shall continue to have ingress and egress over the property identified in Exhibit "A" until such time as the improvements are completed.

Grantor, for the same consideration, hereby quitclaims and releases any and all rights and remaining interests in and to the land adjacent to the above described conveyance, presently containing a public right-of-way identified as Dedeaux Road, including, but not limited to property previously granted by easement, identified on page 96 of Deed Book 398 of the Land Records of Harrison County, Mississippi.

This conveyance is less and except any and all recorded oil, gas or other mineral rights granted, reserved or excepted by former owners, and is subject to any and all recorded restrictions or covenants and any and all presently existing or recorded easements or rights-of-way affecting said property.

Grantor shall be responsible for ad valorem taxes for the current year and prior years, and Grantee shall assume tax responsibility of the identified portion of the property as a tax exempt municipal government owner for all future years.

WITNESS MY SIGNATURE on this the 21st day of August, 2013.

Dedeaux Properties I, LP

By: W.A. Dedeaux Builders, Inc., General Partner

By: Christine L. Dedeaux
Christine L. Dedeaux, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 21st day of August, 2013, within my jurisdiction, the within named Christine L. Dedeaux, who acknowledged that she is President of W.A. Dedeaux Builders, Inc., the General Partner of Dedeaux Properties I, LP, and that for and on behalf of the said corporation, and as its act, she executed and delivered the above and foregoing instrument, after having been duly authorized by said corporation so to do.

David W. Jones
NOTARY PUBLIC

My Commission Expires
January 8, 2017

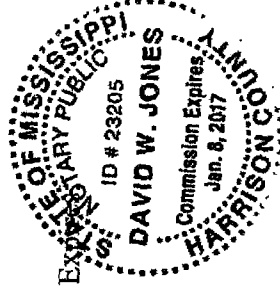


Exhibit "A"

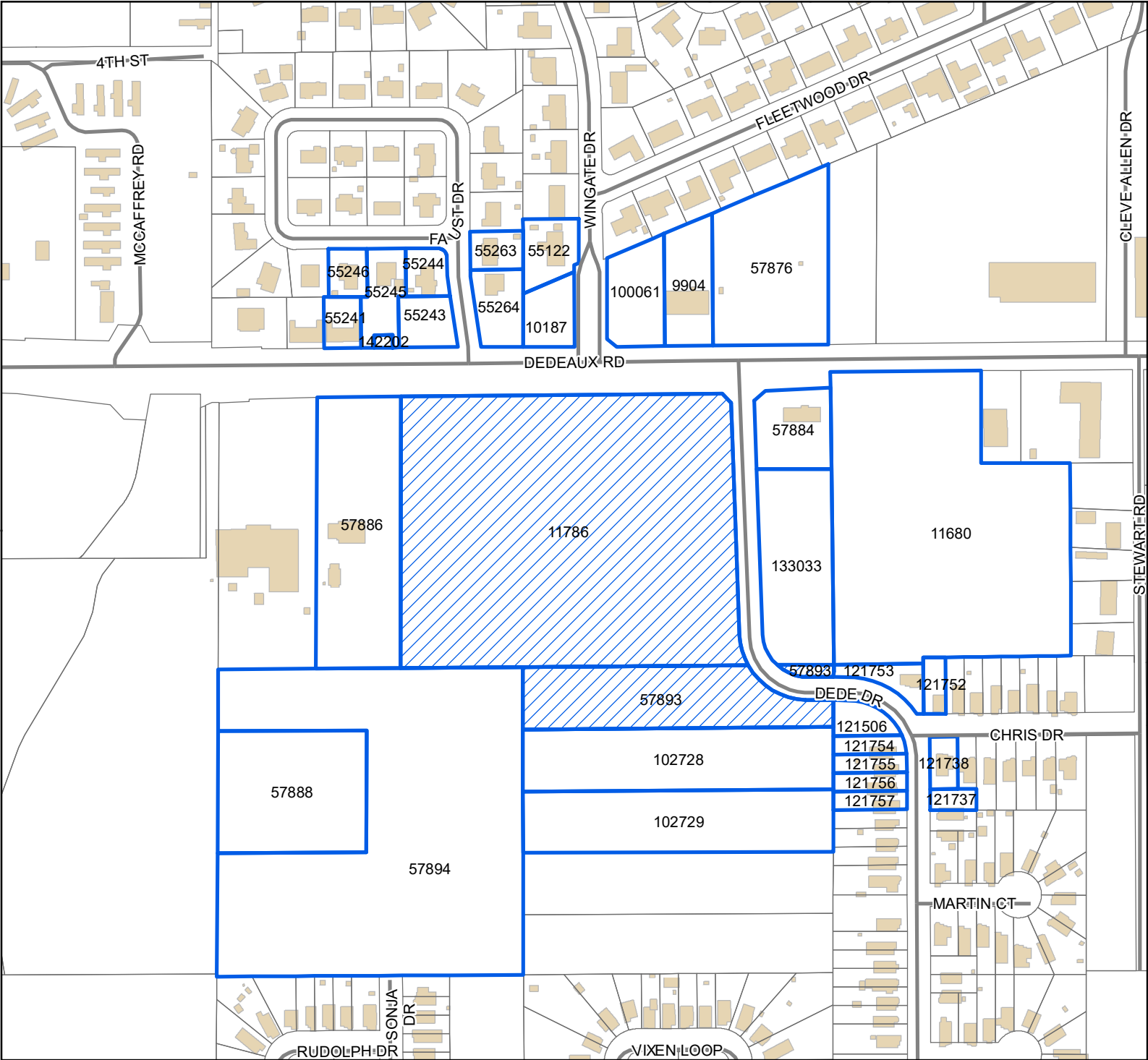
A parcel of land situated and being located in a portion of the NW ¼ of the SW ¼ of Section 11, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, to-wit:

FOR THE POINT OF BEGINNING, commence at the northwest corner of property now or formerly to Dedeaux Properties I, L.P. (Harrison County Instrument #2007-4887-D-J1, Parcel 4), said point being located on the existing south right-of-way of Dedeaux Road (as surveyed in January, 2013), said Point Of Beginning having grid coordinates N. 345,361.09 and E. 910,195.71 based on the Mississippi State Plane Coordinate System, East Zone, NAD 83 (in feet), coordinates and courses herein are grid values based on said coordinate system using a combined factor of (scale) 0.999956283 with a convergence angle of - 00°07'09" (at the P.O.B.); thence N 89°22'50" E 726.33 feet along said existing south right-of-way of Dedeaux Road to the northeast corner of said property now or formerly to Dedeaux Properties I, L.P., said point also being the intersection of said existing south right-of-way of Dedeaux Road with the existing west right-of-way of Dede Drive;

THENCE S 02°19'21" E 60.26 feet along the east boundary of said property now or formerly to Dedeaux Properties I, L.P., also being along said existing west right-of-way of Dede Drive; thence N 51°25'16" W 22.95 feet; thence westerly 171.69 feet along a curve, said curve being concave to the north, having a central angle of 01°42'02" with a radius of 5,784.58 feet, also having a chord bearing and distance of S 88°37'02" W 171.69 feet to the end of said curve; thence S 89°28'03" W 538.71 feet to a point located on the west boundary of said property now or formerly to Dedeaux Properties I, L.P.; thence N 00°33'18" W 47.20 feet along said west boundary of property now or formerly to Dedeaux Properties I, L.P. to the said Point Of Beginning.

The property herein described, is a total of 34,652 square feet or 0.796 acre, more or less, being a portion of the same property conveyed to Dedeaux Properties I, LP from W.A. Dedeaux (Instrument 2007-4887-D-J1) dated May 11, 2007, as said Instrument was filed for recorded May 11, 2007, in the Land Records of Harrison County, Mississippi.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908M-01-009.000	DEDEAUX PROPERTIES 1, LP (OWNER)	P.O. BOX 926	GULFPORT	MS	39502
			TERRY MORAN (AGENT)	1806 23RD AVE STE B	GULFPORT	MS	39501
			Adjacent Property Owners (2607PC094)				
	55244	0908L-02-015.019	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
	102729	0908M-01-014.002	SCHAFHIRT CYNTHIA JO	13185 JOHN RD	GULFPORT	MS	39503
	57876	0908L-01-003.000	COAST ELECTRIC POWER ASSN	P O BOX 359	KILN	MS	39556
	55122	0908L-02-012.000	SULLENS DELBERT LEON & TRISHA DIANN	2 WINGATE DR	GULFPORT	MS	39503
	55264	0908L-02-015.000	CHANDLER JUSTIN	106 FAUST DR	GULFPORT	MS	39503
	55246	0908L-02-015.017	HARPER GLORIA J	140 FAUST DR	GULFPORT	MS	39503
	55241	0908L-02-015.030	LOTT ROBERT C	13506 DEDEAUX RD	GULFPORT	MS	39503
	55263	0908L-02-015.001	ALEJANDRO ARMANDO E & JOSEFINA I	108 FAUST DR	GULFPORT	MS	39503
N	55243	0908L-02-015.028	CONLEY JENNIE	144 FAUST DR	GULFPORT	MS	39503
N	10187	0908L-02-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	9904	0908L-01-004.000	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
	102728	0908M-01-014.001	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	121738	0908M-01-017.069	MCGILL PROPERTIES INC	P O BOX 2163	GULFPORT	MS	39505
	121737	0908M-01-017.068	CASIANO DAMARIS	11170 DEDE DRIVE	GULFPORT	MS	39503
N	121506	0908M-01-017.001	GULFPORT CITY OF				0
	121754	0908M-01-017.085	COMEAU JENNIFER	11181 DEDE DR	GULFPORT	MS	39503
	121755	0908M-01-017.086	MACH VI HOLDING LLC	6001 OLDE OAKVIEW	OCEAN SPRINGS	MS	39564
	121752	0908M-01-017.083	HERRITT TIFFANY N	13380 CHRIS DR	GULFPORT	MS	39503
N	121756	0908M-01-017.087	SUMELONG SAMUEL KWEWE	C/O 8917 LORRAINE RD	GULFPORT	MS	39503
	121753	0908M-01-017.084	MIXON MARTIN F	11190 DEDE DR	GULFPORT	MS	39503
	121757	0908M-01-017.088	TOLAR TERRY & EILERMANN JANET	2620 RUE PALAFOX	BILOXI	MS	39531
	55245	0908L-02-015.018	MANALO RICHARD	142 FAUST DR	GULFPORT	MS	39503
	133033	0908M-01-009.001	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	57884	0908M-01-008.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	100061	0908L-01-004.001	WB PROPERTY LLC	13430 DEDEAUX RD	GULFPORT	MS	39503
N	11786	0908M-01-009.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
	57888	0908M-01-012.000	HEINZ CHAS MRS	1604 BELMONT PL	METAIRIE	LA	70001
N	57894	0908M-01-013.000	LADNER DICKIE JOE & JENNIFER A	24040 TIM BRADLEY RD	SAUCIER	MS	39574
	57886	0908M-01-010.000	HALLER REAL ESTATE LLC	14 KIMBALL DRIVE	GULFPORT	MS	39507
	11680	0908M-01-007.000	ALLEN BEVERAGES INC	P O BOX 2037	GULFPORT	MS	39505
N	57893	0908M-01-014.000	DEDEAUX PROPERTIES I LP	13407 DEDEAUX RD	GULFPORT	MS	39503
N	142202	0908L-02-015.033	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	4E+08



Legend

- Site
- Street
- Buildings

0 40 80 120
Yards

1 inch = 300 feet

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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



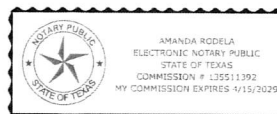
Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

Planning Commission Approval 2607PC090: Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2607PC090

Hearing Date: July 23, 2026

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

TECHNICAL DETAILS

The applicant is seeking approval for a trade school use at 1015 Pass Road Suite B, in a B-2 zoning, which requires Planning Commission Approval. The applicant states that G&E Nails Academy & Supplies is a trade school that will focus on providing artistic nail workshops and sale professional nail products and beauty supplies. The applicant will host small scheduled workshops with a maximum of five (5) participants per session. The applicant claims due to the limited class size and scheduled workshops, that the trade school use will have minimal impact on local traffic in the surrounding area. The applicant will not have to go for a variance for backing out into the city right-of-way due to facing Pass Road. A site visit was conducted by the staff and has confirmed that the use would be in harmony with the surrounding area. 1015 Pass Road is suited building that has several business within the suited building such as El Rincon Colombiano (a gift shop), Sister African Hair Braiding (beauty shop), Anitas Mini Market (grocery store), While the surrounding area consists of single-family houses in the rear of the side property along 8th Ave, it also includes Central Elementary to west and Family Dollar Store is across the street.

EXECUTIVE SUMMARY

In review of the site plan provided by the applicant, and a site visit conducted by staff confirmed that the proposed use of a trade school use would be in harmony with the surrounding neighborhood. The applicant states that parking on site will not cause any traffic congestion and believes that the trade school will benefit the surrounding area by teaching students a profession that could lead to them opening a new business within Gulfport themselves.

Any approval should consider these conditions:

1. Must comply with all current Building Codes and City of Gulfport Ordinances.
2. Comply with 2018 International Fire Code.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 7/13/2026.

Public Works: No comment as of 7/14/2026.

Technical Report
PLANNING COMMISSION APPROVAL

Traffic and Safety: No conditions. Memo dated 7/13/2026.

Building Code Services: Conditions. Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/6/2026.

GIS: No conditions. Memo dated 7/9/2026.

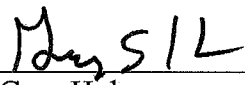
Police Department: No comment as of 7/14/2026.

Fire Department: Conditions. Comply with 2018 International Fire Code. Memo dated 7/1/2026.

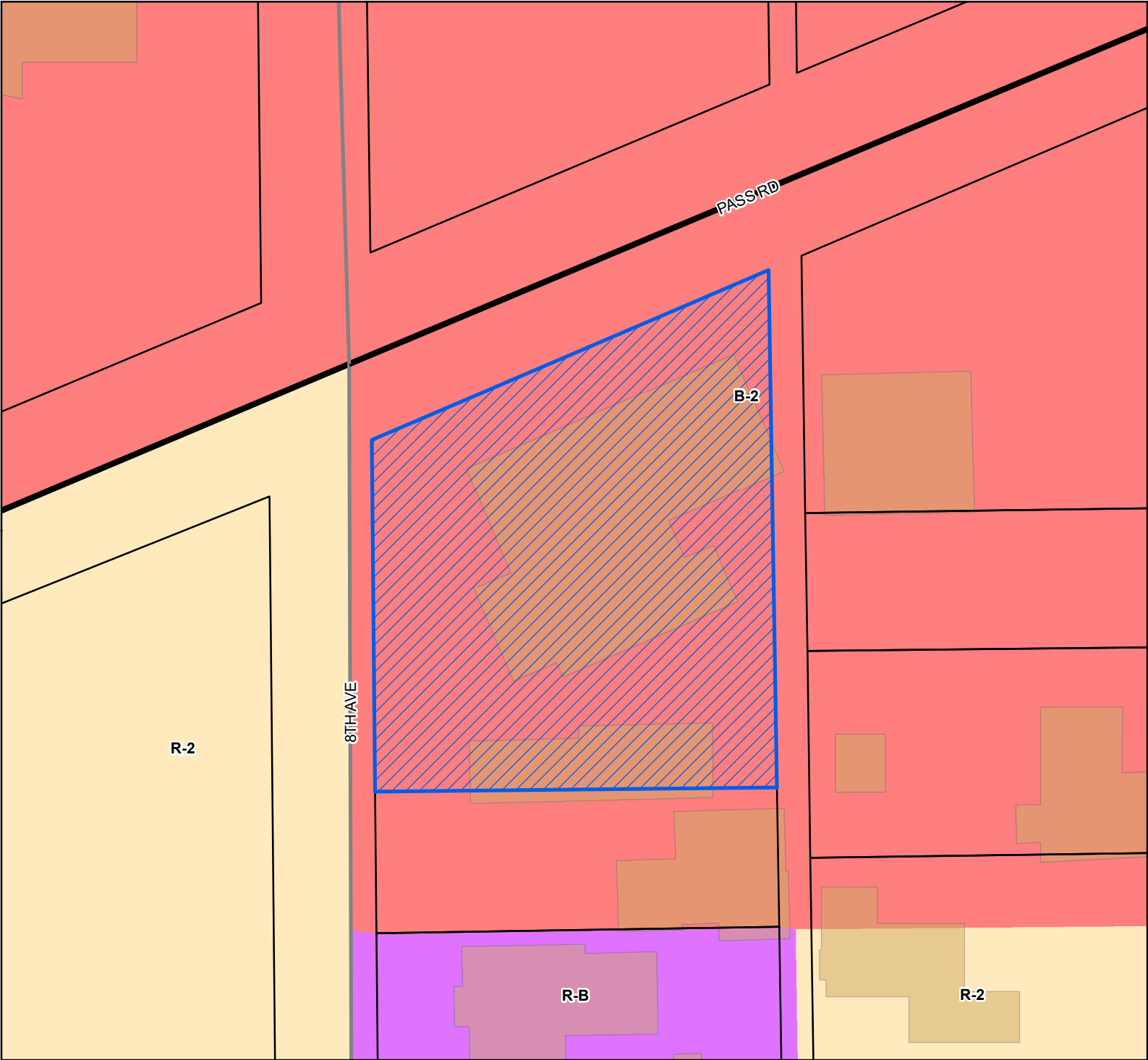
City Arborist: No comment as of 7/14/2026.

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

City Limit

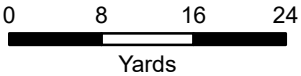
Zoning

B-2 - General Business District

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

R-B - Residence-Business District

Site Information
0910M-03-072.000
Zoning: B-2 (General Business)
Size: 22585.1 sqft
Flood: X



1 inch = 50 feet



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1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR PLANNING COMMISSION APPROVAL

Case Number: 2607PC090
Date Received: 5/12/26
Receipt Number: 13846088
Received By: AGG
Zoning: B-2
Ward: 3 Flood: X
Size: _____

Property Information

TAX PARCEL #

0	9	1	0	M	-	0	3	-	0	7	2	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

Address of Property Involved: 1015 Pass Rd, Suite B Gulfport, MS 39501

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

General Location: Commercial retail space located on Pass Road MS. 39501

GENERAL DESCRIPTION OF REQUEST:

G&E Nails Academy & Supplies will offer small scheduled artistic nail workshops using mannequin practice hands only, along with the retail sale of professional nail products and beauty supplies.

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

Mauricio Escobar

Printed Name of Owner

2426 Bonne Terre Blvd.

Mailing Address

Biloxi

MS

39531

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Owner

AGENT

Angela Gonzalez

Printed Name of Agent

1015 Pass Rd.

Mailing Address

Gulfport

MS

39501

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

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

☐

SECTIONS A. THROUGH 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.

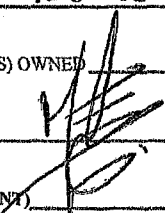
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Mauricio Escobar

ADDRESS (STREET, CITY, STATE, ZIP CODE) 1015 Pass Road, Gulfport, MS 39501

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: _____

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: _____

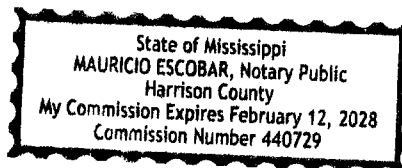
TO WHOM IT MAY CONCERN

I, **Mauricio Escobar**, as the owner of the property located at **1015 Pass Rd Suite B, Gulfport, MS 39501**, hereby authorize **Angela Gonzalez**, owner of **G&E Nails Academy & Suplies LLC**, to act as my agent for the purpose of filing the "Application for Planning Commission Approval.

I am fully aware of and support her project to operate a technical instructional facility for nail art workshops and the retail sale of professional beauty supplies at this location.

Sincerely,


Mauricio Escobar



Date: May 11, 2026

WRITTEN STATEMENT – SECTION F

Applicant: Angela Gonzalez / G&E Nails Academy & Supliese LLC
Property: 1015 Pass Rd Suite B, Gulfport, MS

Project Description

The proposed use for this location is a small retail and artistic educational space.

G&E Nails Academy & Supliese focuses on providing artistic nail workshops and the retail sale of professional nail products and beauty supplies.

Compliance Details

Transportation and Access

The facility will host small scheduled workshops with a maximum of five (5) participants per session. Due to the limited class size and scheduled nature of the workshops, minimal impact on local traffic is expected.

Educational Activities

All workshops are instructional and artistic in nature. Technical demonstrations and practice activities are performed exclusively on mannequin practice hands. No salon services are provided to the general public at this location. All workshops are strictly for artistic enrichment and technique demonstration. We do not provide state-certified licensing programs, nor do we offer salon services to the public.

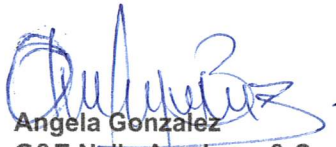
Community Compatibility

This project supports local entrepreneurship and artistic education within the Gulfport community, while remaining consistent with the commercial character of Pass Road.

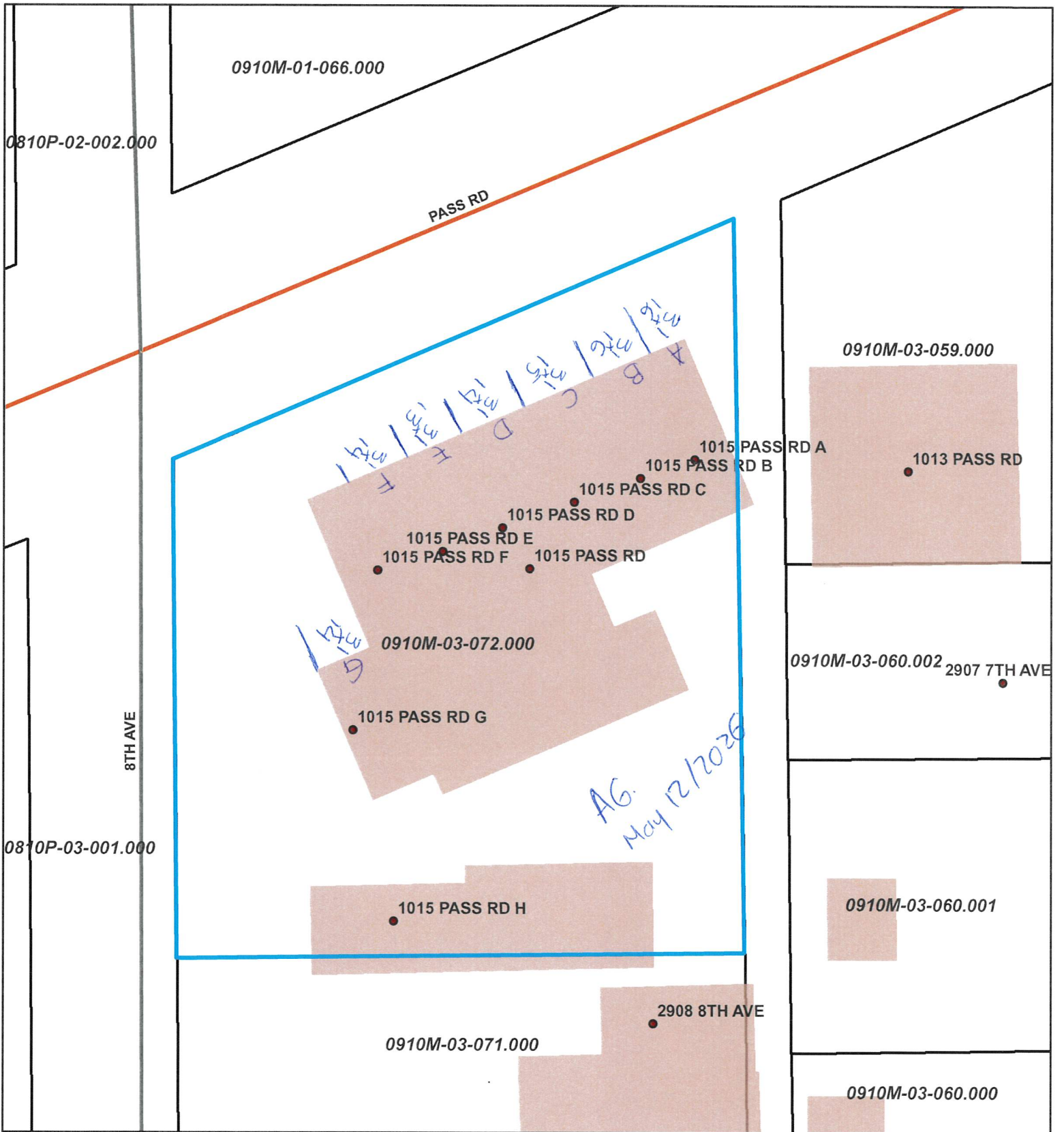
Safety

The facility is equipped to store and manage professional beauty supplies in accordance with standard safety, cleanliness, and ventilation practices.

Sincerely,



Angela Gonzalez
G&E Nails Academy & Supliese LLC



1 inch = 33 feet



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Area Map

 Parcels

Printed 5/12/2026





1 inch = 33 feet



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Area Map

 Parcels

Printed 5/12/2026











GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	ESMA CONSTRUCTION LLC	Control Number:	09008520
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
Business Purpose:	NONE		
Principal Office Address:	113 DANNAGER WAY, Lawrenceville, GA, 30044, USA	Date of Formation / Registration Date:	2/4/2009
State of Formation:	Georgia	Last Annual Registration Year:	2026

REGISTERED AGENT INFORMATION

Registered Agent Name: **Mauricio Escobar**
Physical Address: **113 DANNAGER WAY, Lawrenceville, GA, 30044, USA**
County: **Gwinnett**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

REVIEWED

SCANNED



Angela Shum 1st JUDICIAL DISTRICT
Instrument 2025-0002678-D-J1
Filed/Recorded 02/13/2025 9:34:01 AM
Total Fees 26.00
2 Pages Recorded

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Prepared by:

David Krause – MS Bar #101188
1216 Government Street
Ocean Springs, MS 39564
(228) 447-4849

Return to:

Krause Title Company
1216 Government Street
Ocean Springs, MS 39564
(228) 447-4849

GRANTOR:

Julia M. Nieto-Gomez
12225 Arrowhead Dr.
Gulfport, MS 39503
(601) 716-7147

GRANTEE:

ESMA Construction, LLC
2426 Bone Terre Blvd.
Biloxi, MS 39531
(678) 923-6544

File No.: K2508L

FILE INDEX INSTRUCTIONS: Lots 19-26, Inclusive, Blk 20, Myrtle re-survey to the City of Gulfport, 1st JD, Harrison County, MS

Warranty Deed

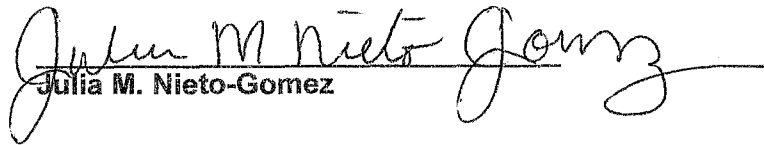
For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good valuable consideration, the receipt and sufficiency of same being hereby acknowledged, I, the undersigned **Grantor, Julia M. Nieto-Gomez**, hereby grant, sell, bargain, convey and warrant unto **ESMA Construction, LLC, a Georgia limited liability company, Grantee**, all rights, title and interest in and to the following described real property, together with all improvements thereon, located and being situated in the County of Harrison, State of Mississippi and being more particularly described as follows:

Lots Nineteen (19) to Twenty-six (26), Inclusive, in Block Twenty (20) of the Myrtle Resurvey to the City of Gulfport, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; less and except the right-of-way of Pass Road.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

WITNESS MY SIGNATURE, of the Grantor on this the 6 day of February, 2025.


Julia M. Nieto-Gomez

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Julia M. Nieto-Gomez**, who acknowledged that she signed, executed, and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 6 day of February, 2025.

(Seal)

★ STATE OF MISSISSIPPI ★
JESSICA BAUGHMAN, NOTARY PUBLIC
JACKSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 4, 2026
COMMISSION NUMBER 125940

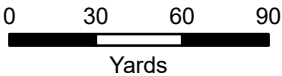

Notary Public

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0910M-03-072.000	ESMA CONSTRUCTION, LLC (OWNER)	2426 BONNE TERRE BLVD	BILOXI	MS	39531
			ANGELA GONZALEZ (AGENT)	1015 PASS ROAD	GULFPORT	MS	39501
			Adjacent Property Owners (2607PC090)				
	32496	0910M-03-056.000	AARON THOMAS B & LINDA M	1380 S INDIANFIELD ST	BENNETT	CO	80102
	32507	0910M-03-072.000	NIETO-GOMEZ JULIA M	16057 BILL BOND ROAD	SAUCIER	MS	39574
	98714	0910M-03-060.001	BRELAND JO ANN	2905 7TH AVENUE	GULFPORT	MS	39501
N	21789	0810P-02-002.000	GULF COAST HOLDINGS LLC	C/O BRANDT MANAGEMENT, LTD	METAIRIE	LA	7E+08
	83854	0910M-03-059.000	APPLE HOLDINGS LLC	P O BOX 7503	GULFPORT	MS	39506
	32498	0910M-03-058.000	OMT LLC	2252 BEACH DR #2205	GULFPORT	MS	39507
	114826	0910M-03-055.000	DEEN LATONIA D	2904 7TH AVE	GULFPORT	MS	39501
	98715	0910M-03-060.002	HASEN BONNIE	11569 CORONADO WAY	NAPLES	FL	34120
	32494	0910M-03-054.000	CHAIN MARGARET WALKER	2900 7TH AVE	GULFPORT	MS	39501
	32506	0910M-03-071.000	PALMS LLC	16164 ORANGE GROVE RD	GULFPORT	MS	39503
	32513	0910M-03-069.000	Y M OF MS LLC	630 BAY COVE DR UNIT 213	BILOXI	MS	39532
	83856	0910M-03-061.000	HARRISON SCOTT & DORA JEAN	2829 7TH AVE	GULFPORT	MS	39501
	83855	0910M-03-060.000	PILGRIM DORIS B -L/E-	2103 20TH AVE	GULFPORT	MS	39501
	83776	0910M-01-065.000	1000 PASS ROAD LLC	29 COLONEL WINK DRIVE	GULFPORT	MS	4E+08
	32427	0910M-01-066.000	GULFPORT FDO LLC	P O BOX 639	DEXTER	MO	6E+08
	32505	0910M-03-070.000	KASAFIREK ALLEN & TERRY	2900 8TH AVE	GULFPORT	MS	39501
	32497	0910M-03-057.000	THOMAS JACK & DELL	944 CLEVELAND AVE	GULFPORT	MS	39507



Legend

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



1 inch = 200 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 07110-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX*



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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

Planning Commission Approval 2607PC095: Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2607PC095

Hearing Date: July 23, 2026

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

Legal: Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

TECHNICAL DETAILS

The applicant is seeking approval for a home occupation to run a homemade clay/beaded jewelry business. The applicant states that jewelry materials include polymer clay (which is baked in the oven), acrylic paints, alcohol inks, and UV resin. The applicant states all metal components used will be sourced externally and will not be manufactured on site. The applicant states that there will be no large delivery trucks to bring goods or products to the site to hamper traffic. The applicant states that business will be entirely conducted online unless attending an art/craft show. The applicant states that there will be no visits to the residence for business activity and the home occupation will not cause additional traffic. The applicant states that the business activity will occur in bedroom 2 on the buildings floor plan. As proposed, the home occupation will adhere to all City of Gulfport ordinances surrounding home occupations. It will need to be made clear that no employees of any nature will be allowed for a home occupation.

Home occupation: An occupation for gain of support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional persons, provided that the occupation is incidental to the residential use of the dwelling unit and is subject to the following provisions:

- a) Does not utilize more than twenty-five (25) percent of the building site coverage, and that no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood, and that any need for parking generated by the conduct of such home occupation shall be met off the street.
- b) There shall be no visible evidence of the conduct of a home occupation other than one (1) sign not exceeding two (2) square feet in area which shall be permitted. Such sign shall be mounted flat against the building and shall display only the name of the permitted home occupation.
- c) The administrative portion of the business can be performed in the confines of the dwelling unit, and planning commission approval is required for services that are performed at the client's place of residence, business or work site, with the exception of services that are normally performed in or around the household by the occupant, such as maid service, yard care, gardening, and fix-it-man or similar type activities. Visits of customers, clients, students or patients to the home

Technical Report

PLANNING COMMISSION APPROVAL

business requires planning commission approval, and shall be by appointment only, and shall be provided on a one-on-one basis,

- d) Escort dating services and other similar businesses, and any contractors operating under local or state license are strictly prohibited. It shall be prohibited to operate any home occupation that is in conflict with the regulations that govern similar types of uses that are allowed to operate in other zoning districts.
- e) Planning commission approval will be required for products to be constructed or produced on the premises or at the client's work site. The process of constructing or producing items on the premise must be of an intensity as not to provide any additional light, sound or nuisance to the surrounding area, and no evidence of such activities shall be visible.
- f) No products will be sold on the premises or at the client's work site, except for sales of the products from a national franchise entity, which may be by delivery only, or by very infrequent customer visits. Verification of a national franchise entity must be submitted to the Urban Development Planning Division for review. Examples of this type of home occupation include Amway, Avon, Mary Kay makeup, Tupperware and similar products.
- g) No bulk storage or outside storage will be allowed. If the home occupation requires equipment, supplies or a work vehicle, a site plan of the residence's property must be provided. The site plan will detail the property dimensions, abutting streets, all buildings, driveways, and proposed parking of all vehicles. The site plan will address where vehicles, equipment and supplies will be stored. The business is limited to one (1) work vehicle (no greater in capacity of size and weight than a one-ton vehicle) and one (1) trailer (no longer than twenty-four (24) feet). A work trailer may not be parked in the required front or side yard setback. Storage of equipment or supplies must be kept within the confines of the work vehicle, trailer or the dwelling unit. No repairs of equipment or vehicles for the business will be conducted on the property.

Applicant must apply for a certificate of zoning compliance along with providing a written description of the proposed home occupation, which is subject to all rules and regulations that may apply. At any time a violation of the conditions of approval or any other regulations is found, the certificate of zoning compliance is subject to be revoked. If the certificate of zoning compliance is revoked, it shall be unlawful for the home occupation to operate until such time as all violations are resolved, and the use is compliant with all codes and regulations.

EXECUTIVE SUMMARY

The applicant is seeking approval for a home-based jewelry business as a home occupation. The applicant states that the home occupation will be conducted entirely online unless attending an art/craft show and have no large delivery trucks creating traffic. The applicant states that business activity in the home will be in a single room and that they will continue to use city provided services with no additional impact. The proposed home occupation will be in harmony with the surrounding area. It should be made clear that no employees of any kind, other than people living within the dwelling, will be allowed.

Any approval should consider these conditions:

Technical Report
PLANNING COMMISSION APPROVAL

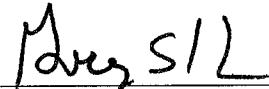
1. Approval would allow for a jewelry business as a home occupation.
2. No personnel to be employed by this home occupation.
3. No customers will be allowed on the premises.

DEPARTMENTAL CONDITIONS

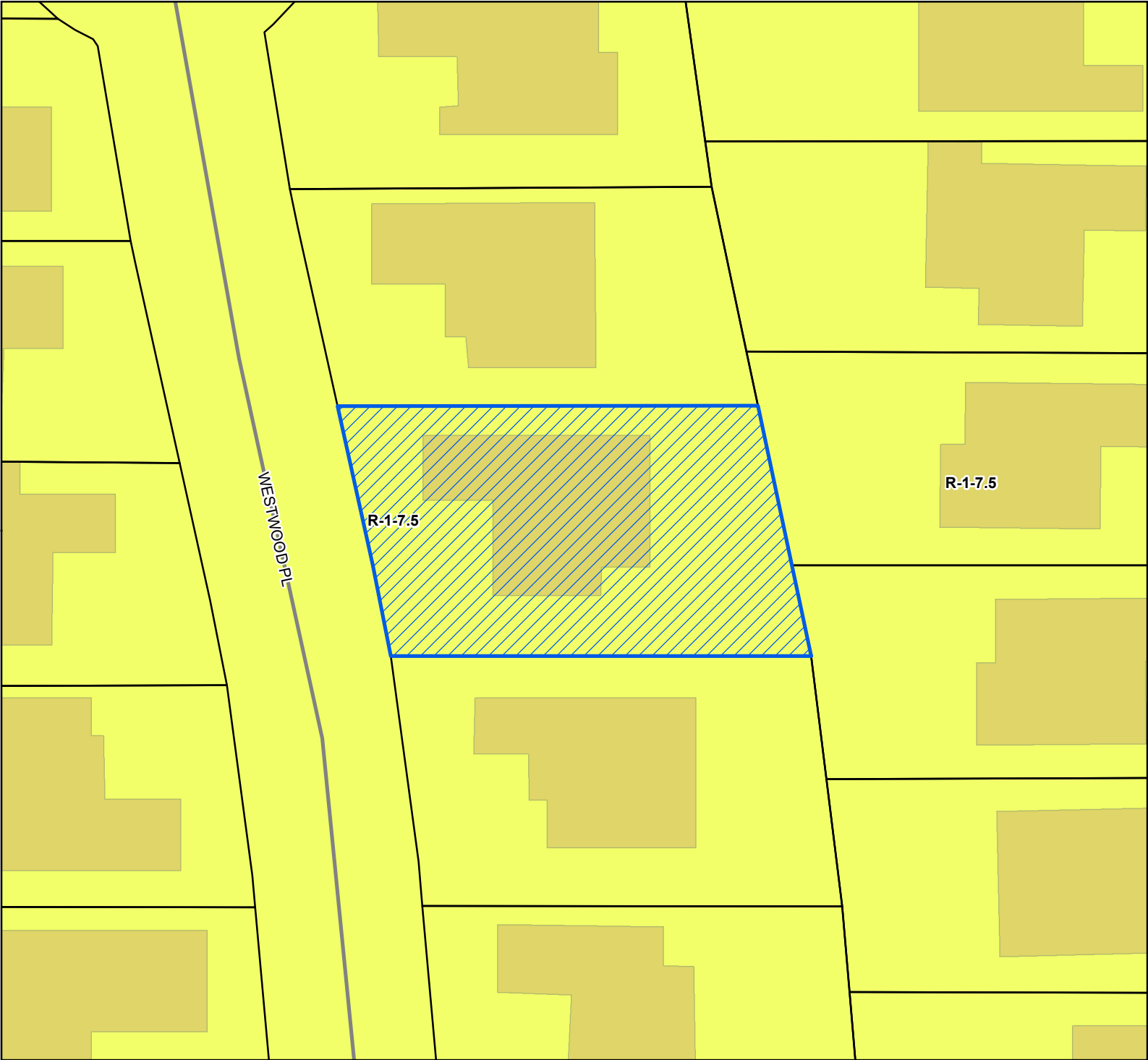
<u>Engineering:</u>	No conditions. Memo dated 7/13/26.
<u>Public Works:</u>	No comment as of 7/14/26.
<u>Traffic and Safety:</u>	No conditions. Memo dated 7/13/26.
<u>Building Code Services:</u>	Conditions. No customers will be allowed on the premises. Memo dated 7/6/26.
<u>GIS:</u>	No conditions. Memo dated 7/9/26.
<u>Police Department:</u>	No comment as of 7/14/26.
<u>Fire Department:</u>	No conditions. Memo dated 7/1/26.
<u>City Arborist:</u>	No conditions. Memo dated 7/14/26.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



Site

Street

Parcels

Buildings

City Limit

Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

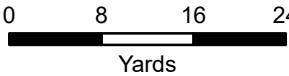
Site Information

0908C-01-001.052

Zoning: R-1-7.5 (Single Family)

Size: 13597.7 sqft

Flood: X



1 inch = 50 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
FOR A HOME OCCUPATION**

Property Information

TAX PARCEL #

0	9	0	8	C	-	0	1	-	0	0	1	•	0	5	2
					-			-				•			
					-			-				•			

5JS

For Staff Use Only

Case Number: 2607PC095

Date Received: 05/13/2026

Receipt Number: 13847880

Received By: JV

Zoning: R-1-7.5

Ward: G Flood: X

Size: 13597.5 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 12538 Westwood Pl, Gulfport, MS 39503

Lot(s) 14, Block(s) _____, Subdivision Florence Gardens

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request for a home based jewelry business

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

Sherterica Evans

Printed Name of Owner

12538 Westwood Pl

Mailing Address

Gulfport MS 39503

City

State

Zip code

Home Phone

Work/Cell Phone

Email

SEvans

Signature of Owner

AGENT

Sherterica Evans

Printed Name of Agent

12538 Westwood Pl

Mailing Address

Gulfport MS 39503

City

State

Zip code

Home Phone

Work/Cell Phone

Email

SEvans

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) James Evans Jr

ADDRESS (STREET, CITY, STATE, ZIP CODE) 12538 Westwood Pl, Gulfport, MS 39503

PHONE # (H) 1 (W)

TAX PARCEL NUMBER(S) OWNED 0908C-01-001-053

SIGNATURE: [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

CHECKLIST FOR HOME OCCUPATIONS

Owner's Name: Sherterica Evans

Address: 12538 Westwood Pl, Gulfport, ms 39503

Phone: (Home) _____ (Work/Cell) _____

If rented, then the name of owner or manager is required, along with a letter of approval from same: _____

Name of business or service to be used as home occupation: Stunning Statements

Nature of business: Homemade clay/beaded jewelry

Please fill in all the appropriate blanks:

Hours of operation: 8:00 a.m. until 5:00 p.m. ☒

Earlier than 8:00 a.m. _____

Give hours: _____

Later than 5:00 p.m.: _____

Give hours: _____

Method of conducting business:

Telephone: _____

Mail order: _____

Personal computer: ☒

Appointment: _____

Traffic generation:

Is there any delivery of goods or products to the residence? no

If so, specify the number and frequency of deliveries: _____

Describe size of vehicle making deliveries: _____

Is service by appointment only or are there drop-by visits by customers or clientele? _____

no customer visits

Specify number and frequency of visits by clients and customers: n/a

Is everything made, manufactured, or provided on site? yes

Is special equipment required in production? no

If so, described it, giving size of motor, etc. n/a

Are sales made from the premises? no, online

If sales are made from other places, indicate on what basis:

Local stores on consignment: monthly

Arts and crafts or flea markets: as needed

Trade shows: _____

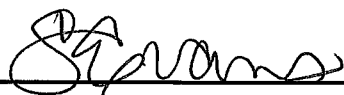
Other: online-daily

Is there a Protective Covenant that exists that prohibits a home occupation at the proposed located?

Yes _____ No X

I certify the above to be true and accurate as it pertains to this application. I recognize that failure to comply with the assurances made in this application may result in the denial or removal of the permit after due notice and public hearing thereon.

Printed Name: Sherterica Evans

Signature: 

Date: 5/4/2020

I propose to use 12538 Westwood Pl, which is my home, as the base for my handmade jewelry business. Materials used jewelry include polymer clay(which is baked in the oven), acrylic paints, alcohol inks, and UV resin. All metal components used will be sourced externally and will not be manufactured on site. None of these materials require any special waste disposal requirements. There will be no increase in water usage or new water supply needed. Everything is made on site, therefore there will be no large delivery trucks to bring goods or products to the site to hamper traffic. The business will be fully online, unless attending an art/craft show. There will be no customers/sales on site to hamper traffic. Since there will be no customers on site, police/fire protection will not be needed. The home will not be advertised as a place where sales will be made. Shipping products to customers' locations.

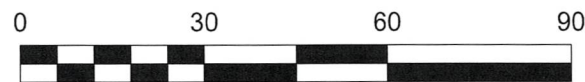
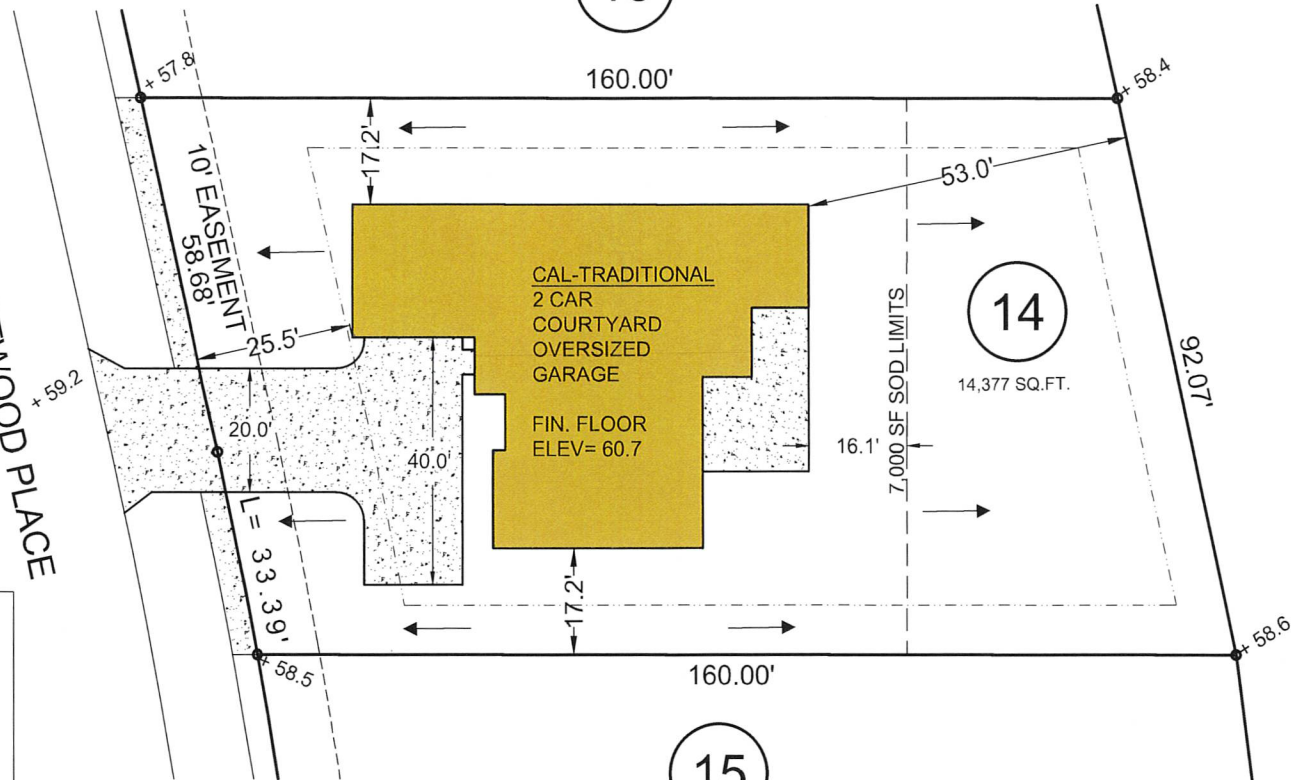


WESTWOOD PLACE

DRIVEWAY AND LEAD
SIDEWALK= 1,517.91 SQ.FT.

ROADSIDE SIDEWALK=
285.47 SQ.FT.

PERVIOUS SURFACE=
10,976 SQ.FT.



CROSBY SURVEYING

PROFESSIONAL LAND SURVEYING

716 LIVE OAK DRIVE

BILOXI, MISSISSIPPI 39532

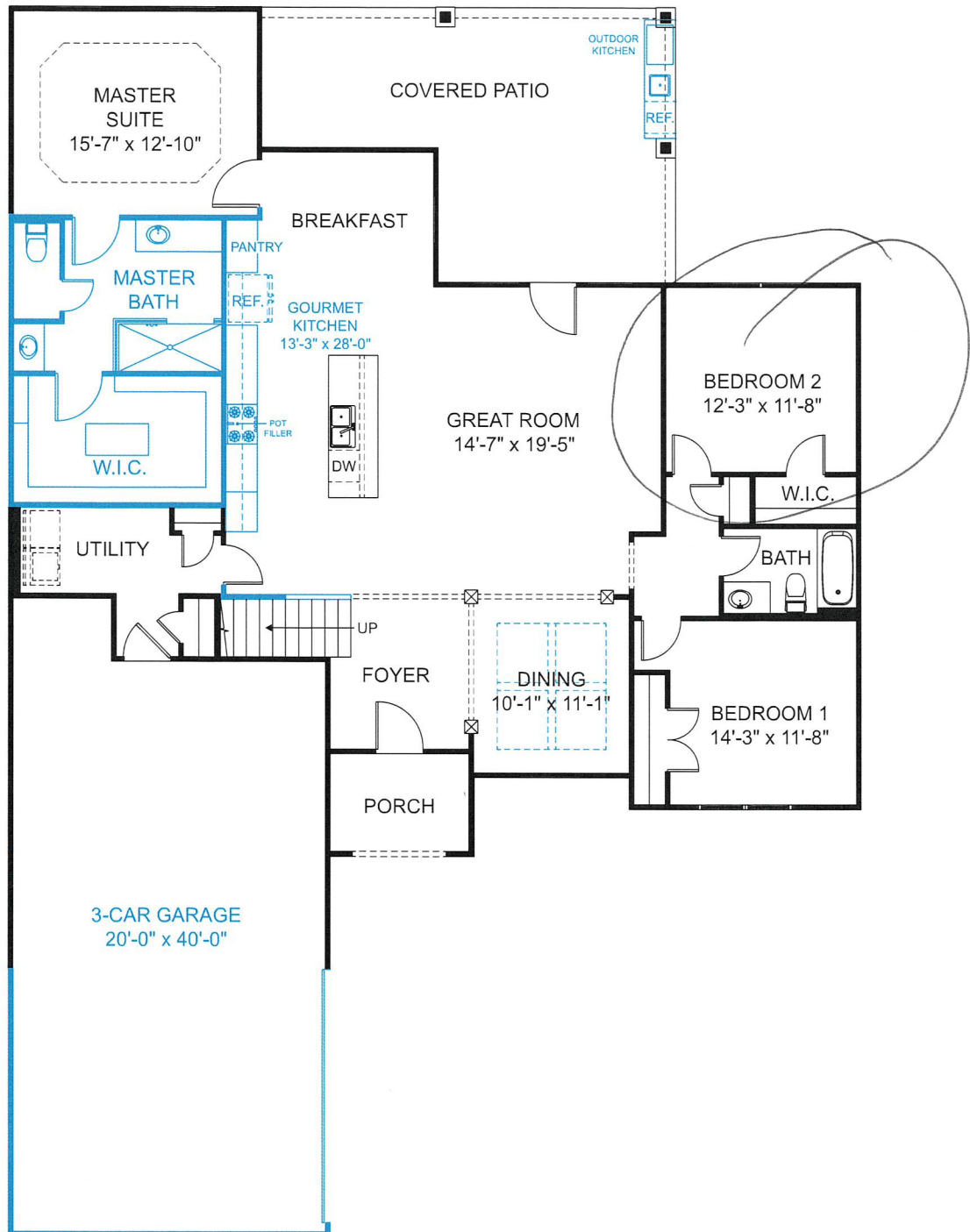
PHONE: 228-234-1649

EMAIL: cliffordcrosby@cableone.net

FG4014

SITE PLAN ON LOT 14, THE WESTWOOD
DISTRICT FLORENCE GARDENS, PHASE
4 AMENDED, CITY OF GULFPORT,
HARRISON COUNTY, MISSISSIPPI

Cale



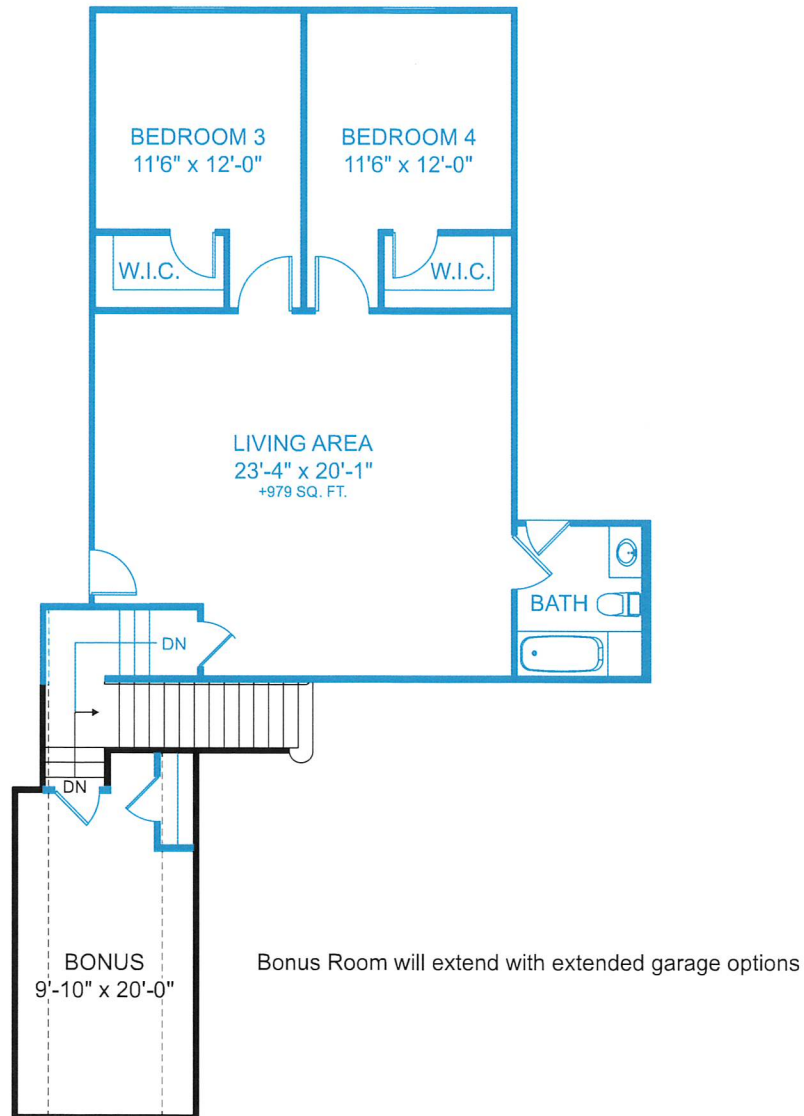
Floor Plan



In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate and can vary in production. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match. Please consult our sales representative for details. ©2019 Elliott Homes.

myelliottthome.com

Cale



Bonus Room

myelliotthome.com



In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate and can vary in production. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match. Please consult our sales representative for details. ©2019 Elliott Homes.



FLORENCE GARDENS

May 07, 2026

VIA EMAIL TRANSMISSION

Mr. Greg Holmes
Department of Urban Development
Gulfport, Mississippi

Dear Greg:

The Florence Gardens Architectural Review Committee (FG ARC) approves Sherterica Evans to operate a home business at 12538 Westwood Place under the assumption there will not be any foot traffic coming to and from her residence or additional noise that would disturb the neighbors around her home.

Please do not hesitate to contact the Florence Gardens staff if you need anything further.

Very truly yours,

FLORENCE GARDENS, LLC

Ryan Goldin
President

Voice: 228.326.7292

Email: Ryan@florencegardens.com



SCANNED



J1 - GULFPORT DISTRICT
Instrument 2022-0000603-D-J1
Filed/Recorded 01/07/2022 2:58:01 PM
Total Fees 26.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 212485

Index As: Lot 14 Florence Gardens The
Westwood District Phase 4 Amended

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

Elliott Homes, LLC,
A Mississippi Limited Liability Company
1402 Pass Road
Gulfport, MS 39501
(228) 257-9914

does hereby sell, convey and warrant unto

James Harold Evans, Jr. and Sherterica Evans,
as joint tenants with full rights of survivorship and not as tenants in common
12538 Westwood Place
Gulfport, MS 39503
(601) 480-0243

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

Lot Fourteen (14), THE WESTWOOD DISTRICT FLORENCE GARDENS SUBDIVISION, PHASE 4, Amended, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 58 at page 10, thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is no part the homestead of the Grantor herein.

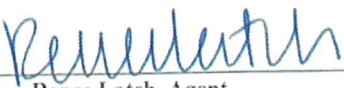
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-

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

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

IN WITNESS WHEREOF, Elliott Homes, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 6th day of January, 2022.

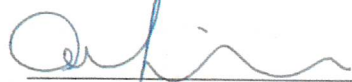
Elliott Homes, LLC


By: Renee Latch, Agent

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Renee Latch, who acknowledge that she is an Agent of Elliott Homes, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6th day of January, 2022.


NOTARY PUBLIC

My Commission Expires:

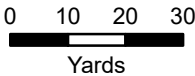


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0908C-01-001.052	SHERTERICA EVANS (OWNER)	12538 WESTWOOD PL	GULFPORT	MS	39503
			JAMES HAROLD EVANS, JR. (OWNER)	12538 WESTWOOD PL	GULFPORT	MS	39503
			Adjacent Property Owners (2607PC095)				
	144633	0908C-01-001.044	GERWICK CHRISTOPHER M & SHANNON L	12527 WESTWOOD PL	GULFPORT	MS	39503
	144632	0908C-01-001.043	WILKEY MARSHA E REVOCABLE TRUST	12531 WESTWOOD PL	GULFPORT	MS	39503
	144631	0908C-01-001.042	LAVOIE ROBERT J & ROBIN M	13537 WESTWOOD PLACE	GULFPORT	MS	39503
	144630	0908C-01-001.041	PARKER ELMER H JR & CATHY M	12541 WESTWOOD PLACE	GULFPORT	MS	39503
	144629	0908C-01-001.040	KIMBLE ALLECIA SONTIA	12547 WESTWOOD PLACE	GULFPORT	MS	39503
	144628	0908C-01-001.039	FLORENCE GARDENS LLC	12321 PRESERVATION DR	GULFPORT	MS	39503
	144638	0908C-01-001.049	GONZALEZ SONYA R	12552 WESTWOOD PL	GULFPORT	MS	39503
	144639	0908C-01-001.050	DUBARD ERIC M & JENICE A	12548 WESTWOOD PLACE	GULFPORT	MS	39503
	144640	0908C-01-001.051	BATEMAN PHILLIP EARL & SHERRY DIANA	12542 WESTWOOD PLACE	GULFPORT	MS	39503
	144641	0908C-01-001.052	EVANS JAMES HAROLD JR & SHERTERICA	12538 WESTWOOD PL	GULFPORT	MS	39503
	144642	0908C-01-001.053	WILLIAMS PAUL D & NATASHA R	12532 WESTWOOD PL	GULFPORT	MS	39503
	144643	0908C-01-001.054	MCSHANE PATRICK O II & PHYLLIS A	12528 WESTWOOD PLACE	GULFPORT	MS	39503
	145660	0908C-01-001.073	KENDRICK TYLER K & MALLORY D	12537 ALPHABET RD	GULFPORT	MS	39503
	145655	0908C-01-001.068	POOLE LARRY SR & CRYSTAL A	12577 ALPHABET ROAD	GULFPORT	MS	39503
	145656	0908C-01-001.069	CLARK CORNELIUS J & SHAWNDA B KING	12569 ALPHABET RD	GULFPORT	MS	39503
	145657	0908C-01-001.070	ROWELL JEREMY SHANE & CHRISTAL LYNN	12561 ALPHABET RD	GULFPORT	MS	39503
	145658	0908C-01-001.071	HEAD TRACY G	12553 ALPHABET ROAD	GULFPORT	MS	39503
	145659	0908C-01-001.072	COYLE ALAN & MARYLEE	12545 ALPHABET RD	GULFPORT	MS	39503



Legend

-  Site
-  Street
-  Buildings



1 inch = 100 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



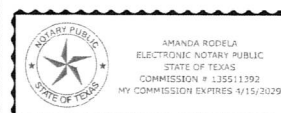
Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®



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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

Planning Commission Approval 2607PC100: Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

Technical Report

PLANNING COMMISSION APPROVAL

GENERAL INFORMATION

Case File Number: 2607PC100

Hearing Date: July 23, 2026

Current Zoning/Use: B-2 / Commercial Structure

Legal: Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

TECHNICAL DETAILS

The applicant is seeking approval for an auto sales of less than 50 vehicles use on a B-2 zoned property. The subject site currently houses a pre-existing light mechanic shop and tire shop, and the applicant is wishing to add the auto sales use alongside these pre-existing uses. This will cause the site to need to be brought up to code regarding parking. As the entire site would accommodate automotive sales and services the gross floor area of the entire primary structure was used to calculate the number of required regular parking spaces. According to the information provided by Harrison County, the primary structure has a gross floor area of approximately 5,226 square feet. The current off-street parking ordinance would require 1 9-foot wide by 18-foot long parking space for every 900 square feet of gross floor area, being paved concrete or asphalt. This would calculate out to 6 regular parking spaces and minimum 1 van-accessible ADA compliant handicap space. The site plan provided by the applicant notes the proposed 6 regular concrete parking spaces with 25-foot backout aisles, and two concrete handicap parking spaces. Any approval will need to consider the condition of the parking being brought into compliance via a building permit before a business license can be issued, along with all other departmental conditions.

The nearby area includes other commercial businesses such as Dunaway Glass, Johnson Paint Body & Collision, Gulf Customs Window Tinting, Sonny's Pallets Administrative Office, Cornett Bolt & Screw Company, and Coast Custom Cycles. There are also pre-existing non-conforming single-family homes south of the subject site intermixed with other commercial uses.

EXECUTIVE SUMMARY

The applicant is seeking approval for an auto sales of less than 50 vehicles use on a B-2 zoned property that currently houses a pre-existing light mechanic shop and tire shop. This will cause the site to need to be brought up to code regarding parking. As the entire site would accommodate automotive sales and services the gross floor area of the entire primary structure was used to calculate the number of required regular parking spaces. The current off-street parking ordinance would require 1 9-foot wide by 18-foot long parking space for every 900 square feet of gross floor area, being paved concrete or asphalt. This would calculate out to 6 regular parking spaces and minimum 1 van-accessible ADA compliant handicap space. The site plan provided by the applicant notes the proposed 6 regular concrete parking spaces with 25-foot

Technical Report

PLANNING COMMISSION APPROVAL

backout aisles, and two concrete handicap parking spaces. Any approval will need to consider the condition of the parking being brought into compliance via a building permit before a business license can be issued, along with all other departmental conditions. The nearby area includes other commercial businesses such as Dunaway Glass, Johnson Paint Body & Collision, Gulf Customs Window Tinting, Sonny's Pallets Administrative Office, Cornett Bolt & Screw Company, and Coast Custom Cycles. There are also pre-existing non-conforming single-family homes south of the subject site intermixed with other commercial uses.

The Engineering Department, Traffic & Safety Department, Fire Department, and Building Code Services have provided conditions that any approval will need to consider.

Any approval should consider these conditions:

1. Parking to be brought up to current parking ordinance and have ADA compliant handicap spaces.
2. Provide a scale drawing showing layout of customer parking including required accessible aisle and route to the building, and drive aisles. All parking spaces and drive aisle dimensions must meet City standards. Ensure that the billboard support is incorporated into the layout.
3. Show all proposed driveway connections to 17th Ave and/or 28th St. Show the width and spacing of each driveway connection.
4. Show any dirt/grass areas that is to be paved.
5. Show any changes to the existing on-site ditch and area drainage on the south side of the property.
6. Need a parking lot layout. Parking space dimensions and needed along with ADA.
7. Must comply with all current Building Codes and City of Gulfport Ordinances.
8. Comply with 2018 International Fire Code.

DEPARTMENTAL CONDITIONS

Engineering:

Conditions. Memo dated 7/13/26.

1. Provide a scale drawing showing layout of customer parking including required accessible aisle and route to the building, and drive aisles. All parking spaces and drive aisle dimensions must meet City standards. Ensure that the billboard support is incorporated into the layout.
2. Show all proposed driveway connections to 17th Ave and/or 28th St. Show the width and spacing of each driveway connection.
3. Show any dirt/grass areas that is to be paved.
4. Show any changes to the existing on-site ditch and area drainage on the south side of the property.

Public Works:

No comments as 7/14/26.

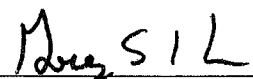
Technical Report

PLANNING COMMISSION APPROVAL

- Traffic and Safety:** Need a parking lot layout. Parking space dimensions and needed along with ADA. Memo dated 7/13/26.
- Building Code Services:** Must comply with all current Building Codes and City of Gulfport Ordinances. Memo dated 7/7/26.
- GIS:** No conditions. Memo dated 7/9/26.
- Police Department:** No comments as 7/14/26.
- Fire Department:** Comply with 2018 International Fire Code. Memo dated 7/1/26.
- City Arborist:** No conditions. Memo dated 7/14/26.

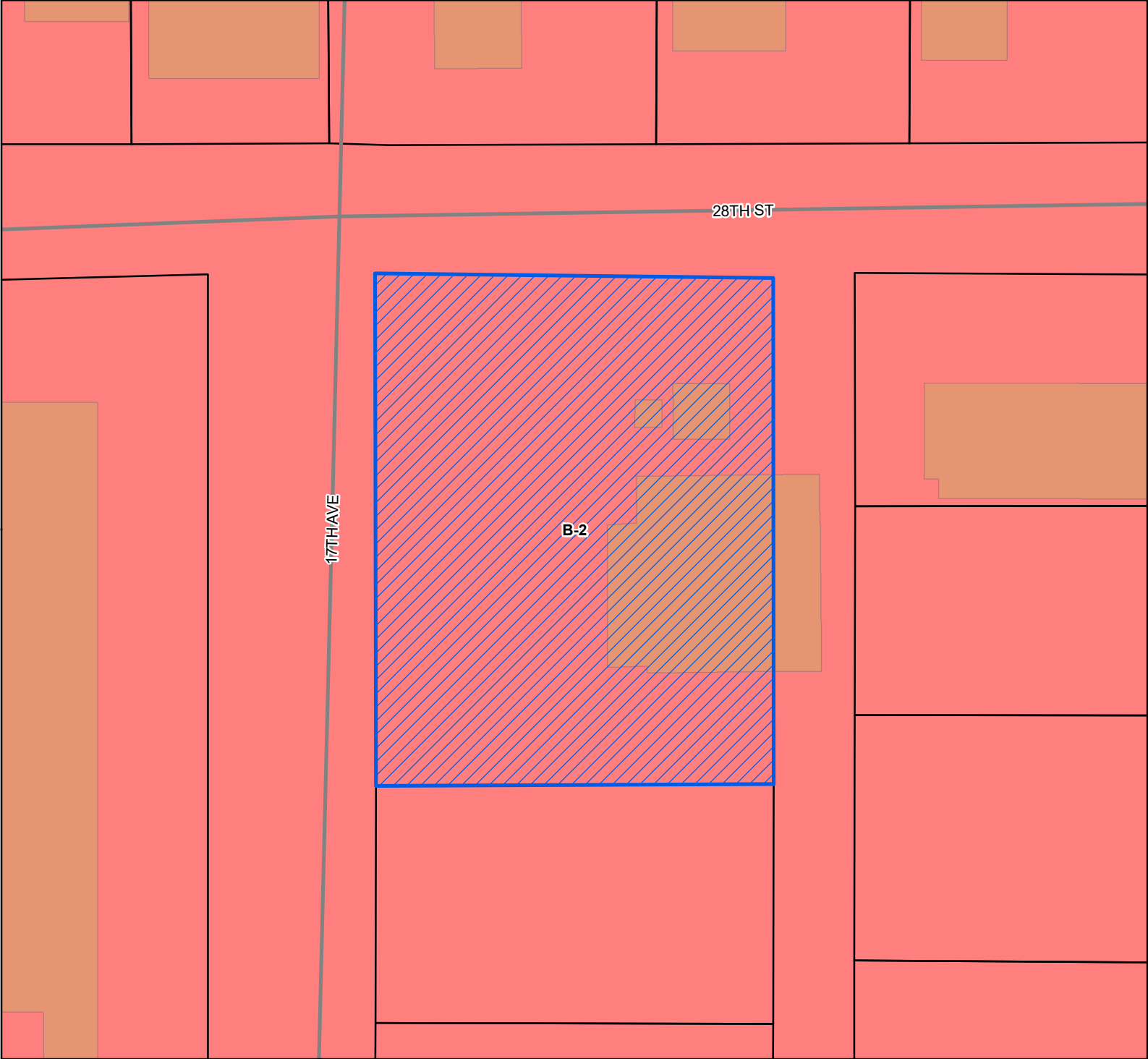
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes

Director of Urban Development Department



Site

Street

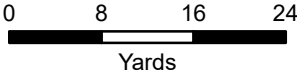
Parcels

Buildings

Zoning

B-2 - General Business District

Site Information
0811B-05-026.000
Zoning: B-2 (General Business)
Size: 26250.57 sqft
Flood: X



1 inch = 50 feet



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

APPLICATION FOR PLANNING COMMISSION APPROVAL

Property Information

TAX PARCEL # 0811B - 05 - 026 • 000
 [] [] [] [] [] - [] [] - [] [] [] • [] [] []
 [] [] [] [] [] - [] [] - [] [] [] • [] [] []

For Staff Use Only

Case Number: 2607PC100Date Received: 5-28-26Receipt Number: 13869234Received By: WDZoning: B-2Ward: 3 Flood: XSize: 26,250.57 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 2734 17th AVE Suite BLot(s) 30-36, Block(s) 4, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

APPROVAL FOR A CAR LOT ONE THIS PROPERTY WITH 50 CARS
OR LESS

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Roda Johnson
 Printed Name of Owner

Montrell Lee
 Printed Name of Agent

P.O. Box 2517
 Mailing Address

2734 17th AVE
 Mailing Address

Gulfport, MS 39505
 City State Zip code

Gulfport MS 39501
 City State Zip code

Home Phone _____ Work/Cell Phone _____

Home Phone _____ Work/Cell Phone _____

Roda Johnson
 Email Signature of Owner

Montrell Lee
 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.



Designation of Agent

Lola Johnson
PRINT NAME, being property owner of 2734 17th AVE Suite B
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Montrell Lee
PRINT NAME to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Lola Johnson
Signature

5/26/26
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of May, 20 26

Will D.
Notary Public

8-10-26

Commission Expiration



Lot 30 - Vehicle Sales Display Area

Lot 31 - Vehicle Sales Display Area

Lot 32 - Customer Parking

- Entrance and exits
- Property dimensions
- Adjacent street names
- Number of parking spaces

Transportation and Access:

The proposed use will utilize existing access from the adjacent public roadway. Lot 32 will provide customer parking, while Lots 30 and 31 will be used for the display and storage of vehicles to enter, park, and exit safely without obstructing public streets or neighboring properties.

Water Supply — "CITY OF GULFPORT"

The proposed automobile sales use requires minimal water usage. Existing public water service is available to the property and is adequate to serve the proposed operation.

Waste Disposal ↔ "CITY OF GULFPORT"

No industrial or hazardous waste will be generated as part of the proposed use. Routine trash and debris will be collected and disposed of through approved municipal or private waste collection services in accordance with local regulations.

Fire and Police Protection: ↔ "CITY OF GULFPORT"

The property is located within the service area of the City of Gulfport Fire Department and Police Department. Existing emergency access routes will remain available, and the proposed use will not interfere with emergency services.

Other Public Facilities:

The Proposed use will utilize existing public infrastructure and services. No additional demands on public facilities beyond normal commercial use are anticipated.

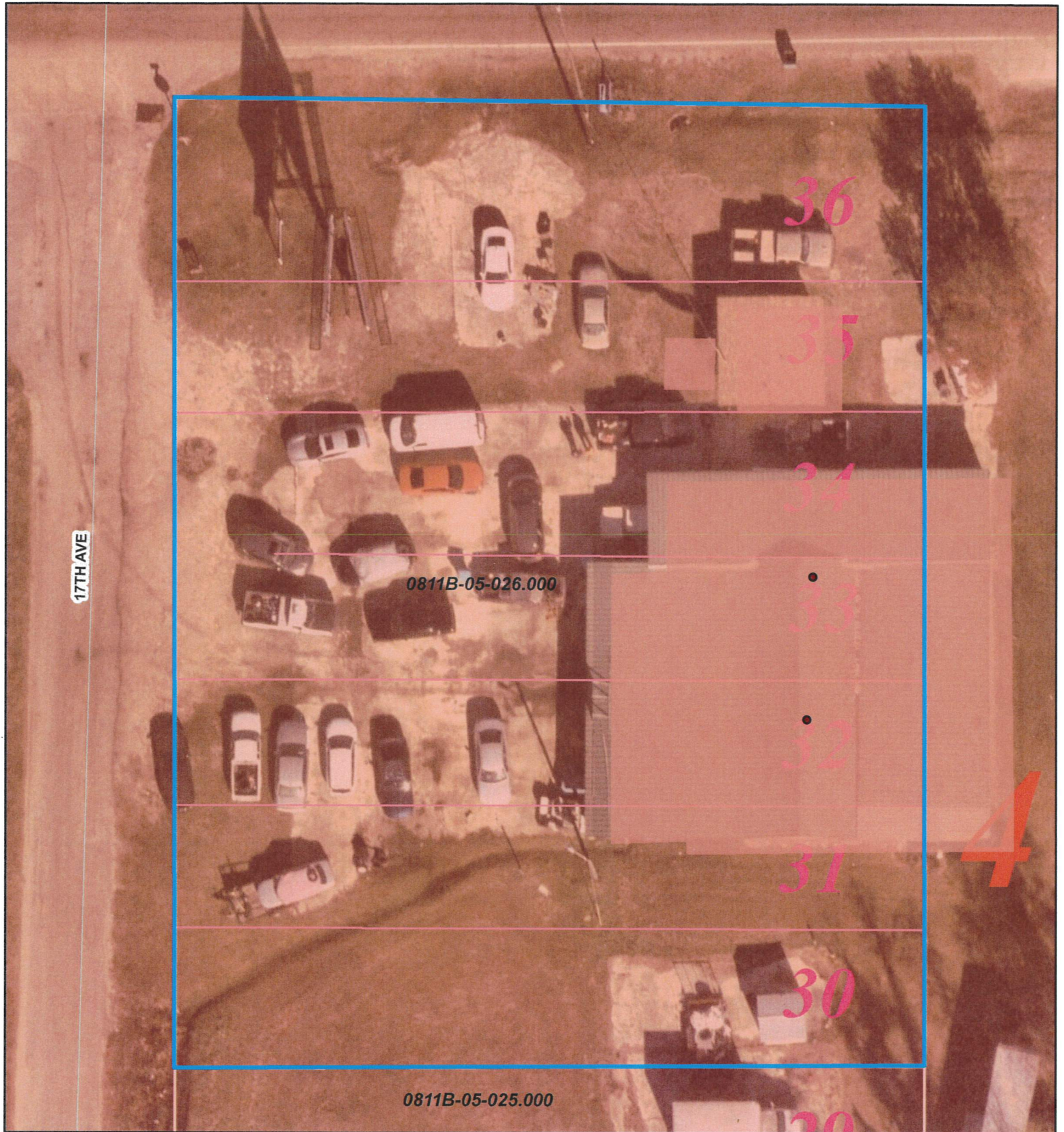
Traffic Impacts

The proposed automobile sales operation is expected to generate a limited number of customer visits throughout the day. Customer parking will be provided on Lot 32, and vehicle inventory will be displayed on Lots 30 and 31. The proposed use will not create undue traffic congestion or a traffic hazard because all parking and vehicle storage will occur on-site.

Compatibility with Surrounding Development:

The proposed automobile sales use is consistent with commercial activity in the area and will contribute to the orderly and appropriate development of the district.

The operation will be maintained in a neat and professional manner, with vehicles parked within designated areas on the property. The use will not adversely affect neighboring properties and is compatible with the character of the surrounding area.



1 inch = 25 feet



DATA DISCLAIMER:

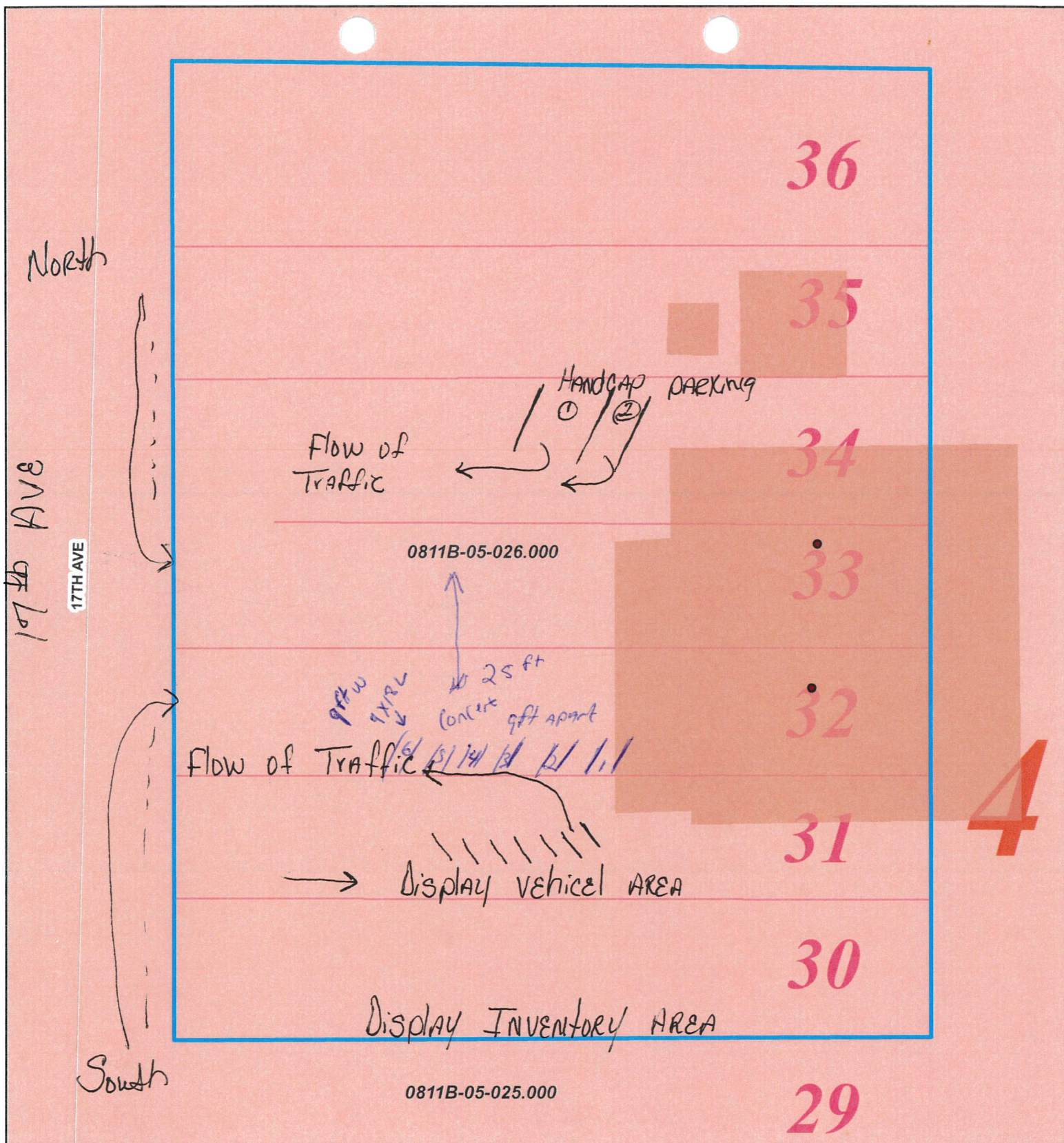
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Area Map

Parcels

Printed 5/26/2026





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Area Map

Parcels

Printed 5/26/2026



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument 2005 16874 D -J1
Filed/Recorded 7 6 2005 4 7 P
Total Fees 18.00
1 Pages Recorded

PREPARER OF INSTRUMENT
AND AFTER RECORDING RETURN TO
Amy Gillespie Smith
Gillespie Title Company
Post Office Box 740
Gulfport, MS 39502
(228) 864-4542

WARRANTY DEED

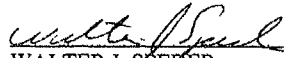
For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged WALTER J. SPEDER, does hereby sell, convey, and warrant unto LOLA K. JOHNSON, the following described land and property, lying and being situated in the City of Gulfport, First Judicial District, Harrison County, Mississippi, to-wit:

Lots 30, 31, 32, 33, 34, 35, 36, of Block 4, Arlington Heights of the City of Gulfport, Mississippi, together with all improvements and appurtenances thereon.

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record. The Grantor does hereby acknowledge and affirm that the property herein conveyed is no part of his homestead.

Ad Valorem taxes for the current year are prorated and assumed by the Grantee. 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 Grantee or her assigns any deficit on actual proration.

WITNESS the signatures of the Grantors on this the 6 day of July, 2005.


WALTER J. SPEDER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 6 day of July, 2005, within my jurisdiction, the within named WALTER J. SPEDER, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

GIVEN under my hand and official seal of office.

My Commission Expires




NOTARY PUBLIC

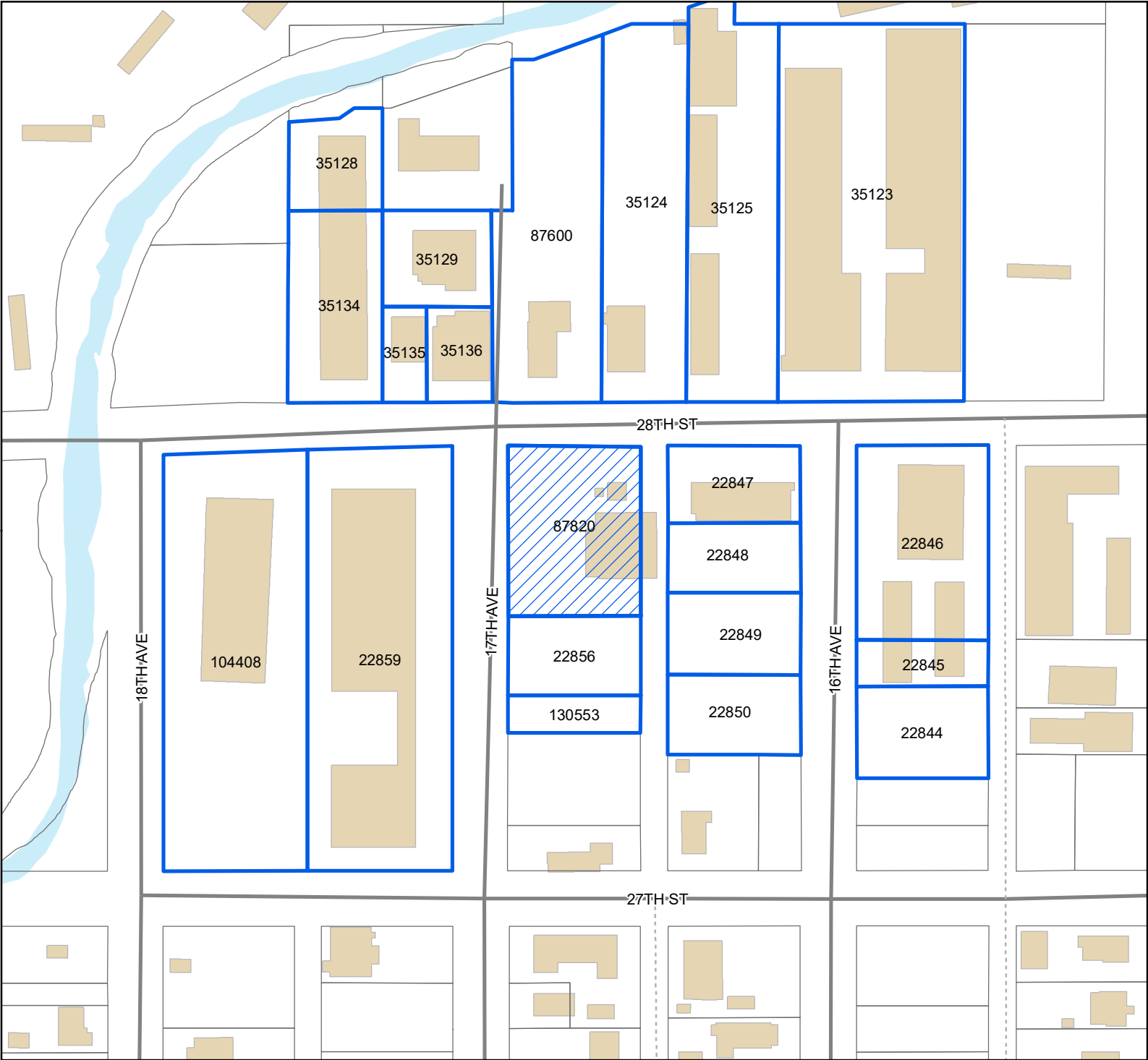
Index in: Lots 30-36, Block 4, Arlington Heights, Harrison County, First Judicial District, Mississippi

ADDRESSES OF PARTIES:

Grantor
31 - 31st Street
Gulfport, MS 39501
Phone: 228-822-0630

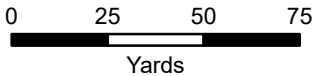
Grantee
P. O. Box 2517
Gulfport, MS 39505
Phone: 228-865-0222

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0811B-05-026.000	LOLA JOHNSON (OWNER)	P.O. BOX 2517	GULFPORT	MS	2517
			MONTRELL LEE (AGENT)	2734 17TH AVE	GULFPORT	MS	39501
			Adjacent Property Owners (2607PC100)				
	130553	0811B-05-025.001	BABIN TODD J	617 CARMADELLE ST	MARRERO	LA	70072
	22847	0811B-05-001.000	HENDERSON VICKIE SUE -ESTATE-	20362 HILL TOP RD	SAUCIER	MS	39574
	22846	0811B-01-052.000	PENNELL INC	1510 28TH ST	GULFPORT	MS	39501
	22849	0811B-05-003.000	BELK JOE D -TRUSTEE-	JOE D & KAREN J BELK REV TRUST	GULFPORT	MS	39507
	22859	0811B-05-027.000	COHEN EDWARD	11511 SAVANNAH PL	GULFPORT	MS	39503
N	22850	0811B-05-004.000	BELK JOE D -TRUSTEE-	JOE D & KAREN J BELK REV TRUST	GULFPORT	MS	39507
	22844	0811B-01-050.000	CULOTTA SUSAN G	2713 15TH AVE	GULFPORT	MS	39501
N	22845	0811B-01-051.000	PENNELL INC	1510 28TH ST	GULFPORT	MS	39501
	22848	0811B-05-002.000	LEE MONTRELL	2734 17TH AVE	GULFPORT	MS	39501
	104408	0811B-05-027.001	S & E FASTENERS LLC	P O BOX 479	GULFPORT	MS	39502
N	22856	0811B-05-025.000	JOHNSON LOLA K	P O BOX 2517	GULFPORT	MS	39507
N	87820	0811B-05-026.000	JOHNSON LOLA K	P O BOX 2517	GULFPORT	MS	39505
	35136	08100-02-026.000	SALTY DOG UPHOLSTERY LLC	947 MARY RUTH RD	GULFPORT	MS	39501
	35135	08100-02-027.000	THOMAS ERIC	1704 28TH ST	GULFPORT	MS	39501
	35129	08100-02-025.000	GOLDEN HOMES REAL EST HOLDINGS LLC	1806 21ST AVE	GULFPORT	MS	39501
N	87600	08100-02-022.000	PENNELL INC	1518-B 28TH STREET	GULFPORT	MS	39501
	35124	08100-02-021.000	PENNELL TREY & RENEE	1518B 28YH ST	GULFPORT	MS	39501
N	35125	08100-02-020.000	TOP SHOP PENNELL INC	1510 28TH ST	GULFPORT	MS	39501
N	35123	08100-02-019.000	PENNELL INC	1510 28TH ST	GULFPORT	MS	39501
	35134	08100-02-028.000	GLASSEA PROPERTIES LLC	1712 28TH ST	GULFPORT	MS	39501
	35128	08100-02-023.000	GLASSEA PROPERTIES LLC	1712 28TH STREET	GULFPORT	MS	39501



Legend

- Site
- Street
- Alley
- Buildings
- Water Features



1 inch = 150 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

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Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®



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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

Planning Commission Recommendation



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

PLANNING COMMISSION

Hearing Date: Thursday, July 23, 2026

Zoning Map Amendment 2604PC045: (Tabled to July Meeting)

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

Technical Report

Zoning Map Amendment

GENERAL INFORMATION

Case File Number: 2604PC045

Hearing Date: July 23, 2026

Current Zoning/Use: I-1 / Multiple-Family Dwelling

Legal: Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

TECHNICAL DETAILS

Amendment of the Zoning Ordinance, including the zoning map, is intended to carry out the objective of a sound, stable, and desirable environment. Casual amendment of the ordinance would be detrimental to the achievement of that objective. Therefore, the ordinance dictates that a property should be considered for rezoning only when one or more of the following conditions prevail according to the Mississippi case law:

According to the Mississippi case law:

When requesting rezoning of real property, **an applicant must prove, by clear and convincing evidence**, one of the following:

1. That there was a mistake in the original zoning, or
2. That the character of the neighborhood has changed to such an extent as to justify reclassification, **and** that there was a public need for rezoning.

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc.

According to the City's 2002 Comprehensive Plan this property was to remain to allow light industrial uses. However, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential. The current zoning would allow for uses such as Clay and Clay Products manufacturing, Drug manufacturing, Butane and Other Liquefied Petroleum Gas Products storage and sales, Welding Shop, and Night Club/Dance Hall by right.

The applicant has chosen an increased need for sites for residential sites as their reasoning for rezoning.

Technical Report

Zoning Map Amendment

- (a) The applicant states that “Gulfport continues to have demand for appropriately zoned scaled single-family housing within established residential areas. No quantifiable documents were provided to elaborate on this statement. The applicant provided a map noting nearby residentially zoned properties along with an aerial map noting the distance to the airport.

EXECUTIVE SUMMARY

The applicant is requesting to rezone approximately 37,311 square feet of property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The applicant claims the existing surrounding area is predominately composed of residential uses, such as single-family homes, with no active industrial uses nearby. Upon staff review of the surrounding area, staff noted that while the area mainly consists of residential uses including single-family homes and multiple-family dwellings staff did notice two nearby existing commercial businesses, Unique Collision & Towing Inc & Unique Collision Center Inc. While the City’s 2002 Comprehensive Plan notes this property was to remain to allow light industrial uses, this site has not housed any industrial or commercial uses while the surrounding area has remained predominantly residential. The current zoning would allow for uses such as Clay and Clay Products manufacturing, Drug manufacturing, Butane and Other Liquefied Petroleum Gas Products storage and sales, Welding Shop, and Night Club/Dance Hall by right. The applicant has chosen an increased need for sites for residential development as the reasoning for rezoning. The applicant has stated in their application that they plan to begin renovating the building into apartments immediately after the rezoning. The applicant would need to bring the property into conformity with the ordinance for off-street parking for multi-family dwellings, a revised parking plan will be required. The off-street parking required per Appendix A, Sec VI for multi-family dwellings is 2 parking spaces per dwelling unit plus 2 visitor parking spaces for each 8 units or fraction thereof. For the 10 dwelling units the applicant will need to provide 20 regular parking spaces, 3 visitor parking spaces, and 1 van accessible handicapped parking space. Per Appendix A, Sec VI,(A)(2)&(3)(d), the regular parking spaces and visitor’s parking spaces will need to be a minimum of 9 feet wide by 18 feet in length and be paved with either concrete or asphalt. The applicant would also need to apply for a variance for backing out into city right of way, per Appendix A, Sec VI(A)(2).

Any approval should consider these conditions:

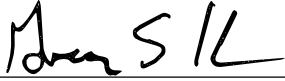
1. Approval would grant the applicant to rezone property from I-1 (Light Industry District) to R-2 (Single-Family Residence District). The Planning Commission can only offer recommendations; the City Council will have final decision for the rezoning.
2. Provide an updated parking for the multi-family dwelling, which will need 20 regular parking spaces, 3 visitor parking spaces, and one van accessible handicapped parking space.
3. Apply for a variance for backing out into city right of way.

Technical Report

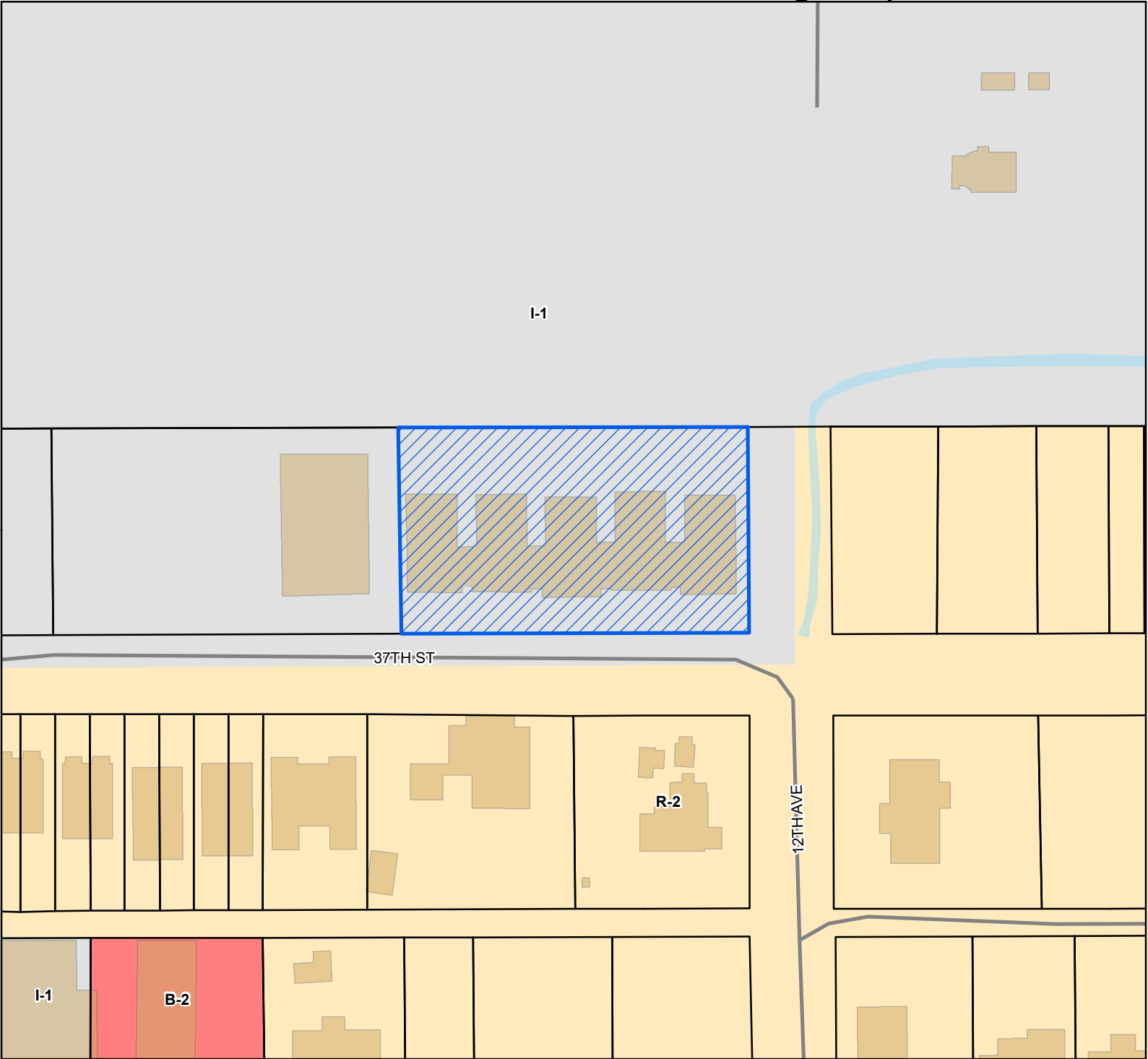
Zoning Map Amendment

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Holmes
Director of Urban Development Department



 Site

 Street

 Parcels

 Buildings

 Water Features

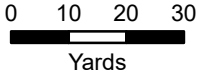
Zoning

 B-2 - General Business District

 I-1 - Light Industry District

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

Site Information
0810I-01-040.000
Zoning: I-1 (Light Industry)
Size: 37311.1 sqft
Flood: X



1 inch = 100 feet



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



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

**APPLICATION FOR ZONING MAP
AMENDMENT/LAND USE
RECLASSIFICATION (SMARTCODE)
Property Information**

For Staff Use Only

Case File #: 2604PC045

Date Received: 2-23-26

Receipt #: 13724026

Received By: SAS

Zoning: I-1

Ward: 3 Flood: X

TAX PARCEL #

0	8	1	0	I

 -

0	1

 -

0	4	0

 ●

0	0	0

(If necessary, use separate sheet of paper)

Address of Property Involved: 1218 37th St. Gulfport

Lot(s) 1-10, Block(s) 2, Subdivision Central Park

General Location: 1218 37th St. Gulfport MS 39501

GENERAL DESCRIPTION OF REQUEST:

GENERAL DESCRIPTION OF REQUEST: Rezoning from Industrial to Residential

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

OWNER
HNEM Holdings, LLC (Kristine Carter)
Printed Name of Owner

Printed Name of Owner

Printed Name of Owner 13081 Lake Florence Road

Mailing Address

Gulfport MS 39503

City _____ State _____ Zip code _____

Home Phone

Work/Cell Phone

Email

Signature of Owner

AGENT

AGENT
Michael Collins

Printed Name of Agent

Printed Name of Agent
4492 Popp's Ferry Rd.

Mailing Address

Diberville MS 39540

City State Zip code

Home Phone

Work/Cell Phone

Email

Signature of Agent

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



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



Designation of Agent

I, Kristine Carter, being property owner of 0810 I-01-040.000
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Michael Collins 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

2/23/2026

Da

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of February, 20 26

Notary Public



Commission Expiration

Rezoning Justification Statement

Property Address: 1218 37th Street, Gulfport, MS 39501

This request proposes rezoning the property at 1218 37th Street from its current Industrial classification to Single-Family Residential.

The property is located within an established neighborhood that is predominantly composed of single-family Residential. The existing character of the area is residential in nature, with no active industrial uses nearby. As such, the current zoning designation is inconsistent with both the surrounding land uses and the overall neighborhood character.

At present, the property contains an existing 10-unit apartment structure that has been vacant and unused for several years. **This long-term vacancy demonstrates that the current zoning has not supported viable or productive use of the property.** Maintaining zoning that allows higher-density or industrial uses no longer serves the neighborhood or the broader community and creates the potential for incompatible redevelopment.

Rezoning the property to single-family residential will bring the zoning into alignment with existing conditions and surrounding uses. **This change will reduce the likelihood of land-use conflicts related to traffic, density, and intensity of development, while promoting neighborhood stability and compatibility.**

There is a clear public need for this rezoning. Gulfport continues to have demand for appropriately scaled single-family housing within established residential areas. This rezoning will encourage reinvestment in a long-vacant property, eliminate an underutilized structure, and support orderly growth consistent with the City's development goals.

For these reasons, the proposed rezoning is reasonable, necessary, and in the best interest of the surrounding neighborhood and the City of Gulfport.

Thank you.



Michael Collins

Rezoning this property will allow us to renovate them and turn them into 3-bedroom, 2-bathroom apartments.

We will start the process of remodeling these units immediately after the rezoning to Residential is approved. Working closely with the city to ensure everything is done correctly.



Distance to runway

8255 Virginia Ave

- Directions
- Save
- Nearby
- Send to phone
- Share

8255 Virginia Ave, Gulfport, MS 39501



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 100 ft

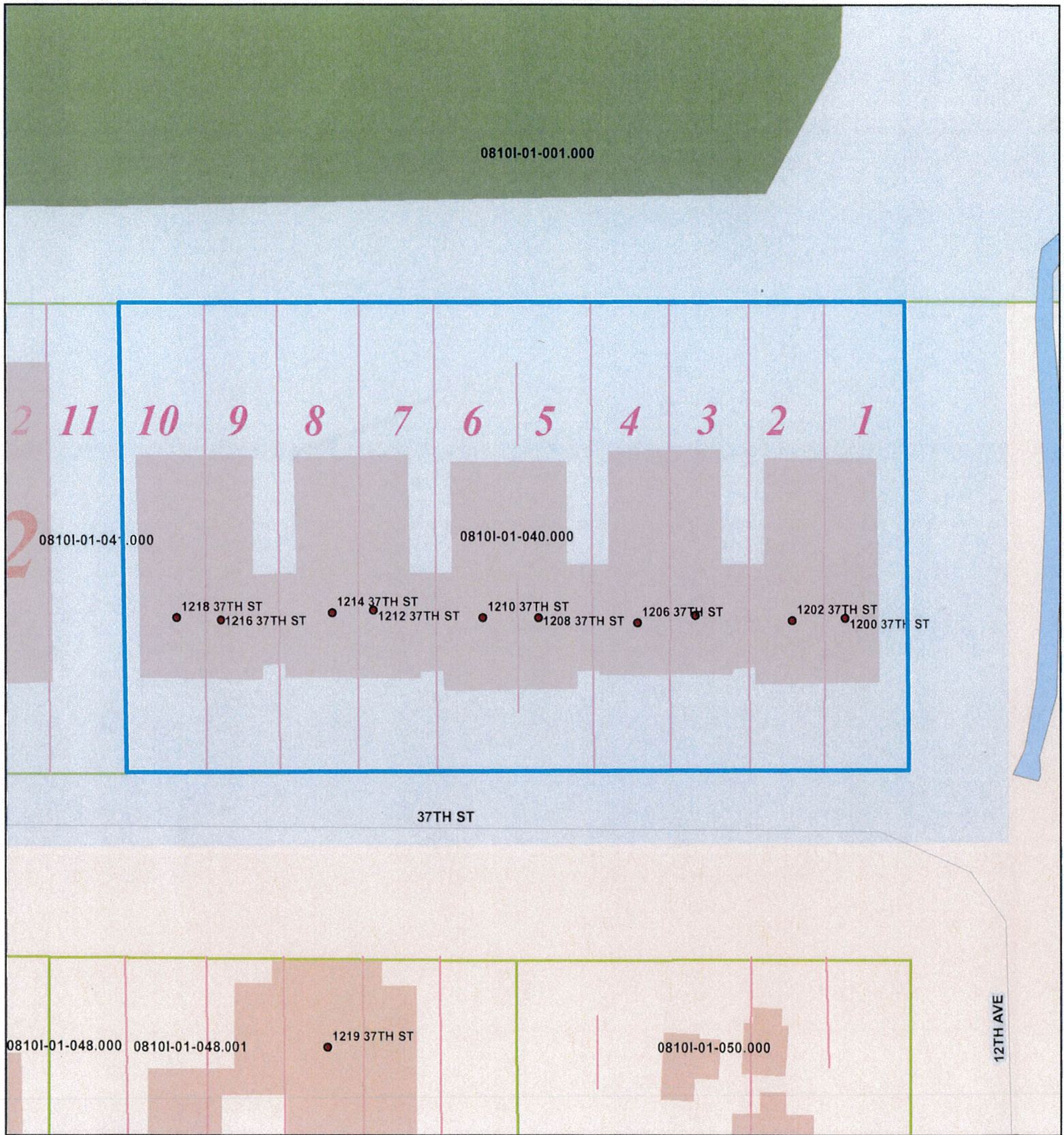


Residential Surrounding the Property on 37th St.

Gulfport

Mississippi





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Area Map



Parcels

Printed 12/2/2025



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HMEM Holdings LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1015226
Status:	Good Standing
Effective Date:	02/05/2013
State of Incorporation:	Mississippi
Principal Office Address:	12208 Preservation Drive Gulfport, MS 39503

Registered Agent

Name
Carter, Kristine 12208 Preservation Drive Gulfport, MS 39503

Officers & Directors

Name	Title
Kristine Marie Carter 12208 Preservation Drive Gulfport, MS 39503	Manager
Mark C Orgler 12206 Highway 49 Gulfport, MS 39503	Other



[Signature] 1st Judicial District
Instrument 2014 561 D - J1
Filed/Recorded 1/21/2014 01:35 P
Total Fees \$ 21.00
4 Pages Recorded

1

PREPARED BY AND RETURN TO: DAVID M. ALLEN, MSB #01355
c/o Schwartz, Orgler & Jordan, PLLC PAGE, MANNINO, PERESICH & MCDERMOTT, P.L.L.C.
File# 131743 759 VIEUX MARCHE MALL
BILOXI, MS 39530
(228) 374-2100

GRANTOR: THE PEOPLES BANK, BILOXI, MISSISSIPPI
155 LAMEUSE STREET
BILOXI, MS 39530
(228) 435-5511

GRANTEE: HMEM HOLDINGS, LLC, a Mississippi limited liability
company
12208 PRESERVATION DRIVE
GULFPORT, MS. 39503
(228) 297-9293

INDEXING INSTRUCTIONS: Lots 1-10, Block 2, Central Park s/d, Harrison County, MS
Exempt pursuant to Section 89-5-33(3)(a), Mississippi
Code of 1972, as amended.

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **THE PEOPLES BANK, BILOXI, MISSISSIPPI**, does hereby sell, convey, and specially warrant unto **HMEM HOLDINGS, LLC, a Mississippi limited liability company**, the following described real property, together with all improvements thereon and all appurtenances in any wise appertaining thereto, located in the First Judicial District of Harrison County, State of Mississippi, to-wit:

(See Exhibit "A" attached)

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

Notwithstanding any provision herein to the contrary, Grantor makes no warranty of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the property (including, without limitation, any and all improvements located thereon and/or comprising a part thereof), and Grantee, by its acceptance of this Deed, accepts the physical condition of the property "AS IS, WITH ALL FAULTS".

The above described property is not the Grantor's homestead or any part thereof.

Ad valorem taxes for the year 2014 have been prorated between the parties hereto, and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 15th day of January, 2014.

THE PEOPLES BANK BILOXI MISSISSIPPI

BY: Charles C. Sweetman
NAME: CHARLES C. SWEETMAN
ITS: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a notary public in and for the aforesaid jurisdiction, the within named Charles C. Sweetman, who acknowledged that he is President of The Peoples Bank, Biloxi, Mississippi, a Mississippi banking corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND, and official seal of office, this 15th day of January, 2014.

My Commission Expires
(SEAL)



Martha Ann Walker
NOTARY PUBLIC

TITLE NOT EXAMINED

EXHIBIT "A"

Parcel #1: Lots 1 & 2, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #2: Lots 3 & 4, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #3: Lots 5 & 6, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #4: Lots 7 & 8, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Parcel #5: Lots 9 & 10, Block 2, Central Park Addition to the City of Gulfport, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

4.

CORRECTED AFFIDAVIT OF PROOF OF PUBLICATION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi, personally appeared CRISTA LAUX, who, being by me first duly sworn, did depose and say that she is a clerk of THE SUN HERALD, a newspaper published in the City of Gulfport, in Harrison County, Mississippi, and the publication of the notice has been made in said paper 4 times on the following dates of such paper, viz:

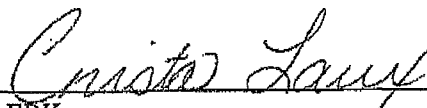
Vol. 126 No. 97 dated the 8th day of January, 2010.

Vol. 126 No. 104 dated the 15th day of January, 2010.

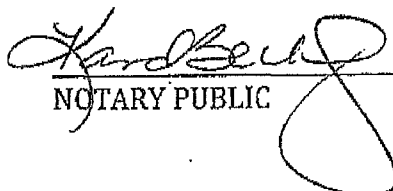
Vol. 126 No. 111 dated the 22nd day of January, 2010.

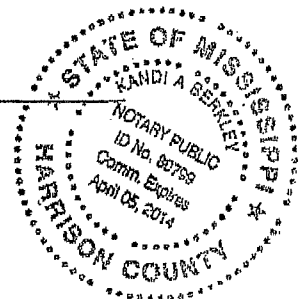
Vol. 126 No. 118 dated the 29th day of January, 2010.

Affiant 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.

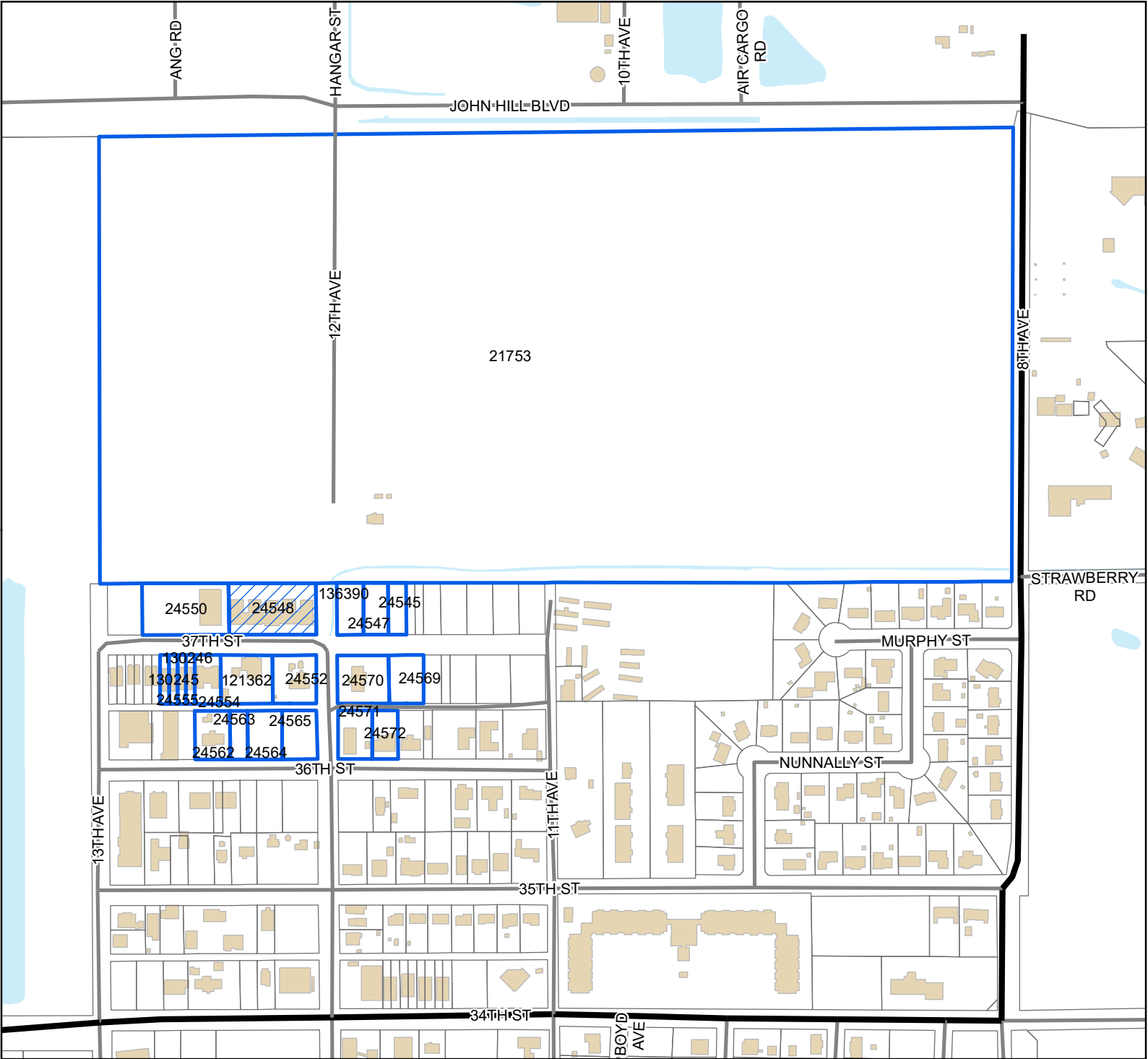

CLERK

Sworn to and subscribed before me this the 7 day of Jan, 2014.


NOTARY PUBLIC

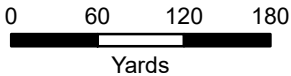


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y		0810I-01-040.000	HMEM HOLDINGS LLC (OWNER)	13081 LAKE FLORENCE RD	GULFPORT	MS	39503
			MICHAEL COLLINS (AGENT)	4492 POPPS FERRY RD	DIBERVILLE	MS	39540
			Adjacent Property Owners (2604PC045)				
	24562	0810I-01-065.000	MARTIN DON & ARMONTINE	1220 36TH ST	GULFPORT	MS	39501
	24565	0810I-01-062.000	KENT GERRY W	161 WOODS CROSSING BLVD	MADISON	MS	39110
	24564	0810I-01-063.000	CARNEY MARLA L	2366 PARK PLACE DR	GULFPORT	MS	39507
	24563	0810I-01-064.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPORT RD	GULFPORT	MS	39503
	24548	0810I-01-040.000	HMEM HOLDINGS LLC	12208 PRESERVATION DR	GULFPORT	MS	39503
N	24550	0810I-01-041.000	HMEM HOLDINGS LLC	12208 PRESERVATION DRIVE	GULFPORT	MS	39503
	24569	0810I-01-051.000	SELAH INC	PO BOX 7799	DIBERVILLE	MS	39540
	24552	0810I-01-050.000	CRAWFORD WILLIE A SR	3611 12TH AVE	GULFPORT	MS	39501
	24571	0810I-01-061.000	GIBBS DYLAN J	3600 12TH AVE	GULFPORT	MS	39501
	24555	0810I-01-047.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	136390	0810I-01-039.001	CHRISMAN MICHAEL L	1506 BRISCO LN	HAMMOND	LA	70403
N	24556	0810I-01-046.000	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24570	0810I-01-051.001	MCALLISTER MARITZA JAMES & JAMES L	826 E EWING AVE	SOUTH BEND	IN	46613
	24572	0810I-01-060.000	VAUGHT JASON M & YAOVANART	1124 -36TH STREET	GULFPORT	MS	39501
	121362	0810I-01-048.001	DUNNING MICHAEL J & GINA	1115 35TH ST	GULFPORT	MS	39501
N	130245	0810I-01-046.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
N	130246	0810I-01-047.001	SUTHERLAND TRAVERS C & VASHON	1929 JONAHS RIDGE DR	NOLENSVILLE	TN	37135
	24554	0810I-01-048.000	PALMER VIC	P O BOX 354	FOLSOM	LA	70437
	24547	0810I-01-039.000	CHRISMAN MICHAEL L	1506 BARISCO LANE	HAMMOND	LA	70403
	24545	0810I-01-038.000	BABIN TODD	617 CARMADELLE ST	MARRERO	LA	70072
N	21753	0810I-01-001.000	GPT-BILOXI REGIONAL AIRPORT AUTH	14035-L AIRPOT RD	GULFPORT	MS	39503
			MICHAEL & GINA DUNNING	1219 37TH STREET	GULFPORT	MS	39501



Legend

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



1 inch = 400 feet



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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
49732	IPL0354752	Legal Ad - IPL0354752		2.0	88.0L

ATTENTION: GULFPORT CITY HALL IP
1410 24 TH AVENUE
GULFPORT, MS 39501
jversiga@gulfport-ms.gov

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, July 23, 2026, 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.

Tree Permit Appeal 2605PC070, by owners Michael Russell & Kirsten Wilson-Russell, seeking to appeal a denied tree permit, Tax Parcel 0711O-04-028.004, 4719 W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

General Plan 2607PC094, by agent Terry Moran, seeking approval for a 48-lot subdivision with 2 outparcels, Tax Parcels 0908M-01-009.000, 0908M-01-014.000, Dedeaux Road, Zoned B-1 (Neighborhood Business), Ward 6

Planning Commission Approval 2607PC090, by agent Angela Gonzalez, seeking approval for a trade school use, Tax Parcel 0910M-03-072.000, 1015 Pass Road, Suite B, Zoned B-2 (General business district) Ward 3

Planning Commission Approval 2607PC095, by owners Sherterica Evans and James Evans Jr., seeking approval for an administrative office for a home-based jewelry business, Tax Parcel 0908C-01-001.052, 12538 Westwood Place, Zoned R-1-7.5 (Single-Family), Ward 6

Planning Commission Approval 2607PC100, by agent Montrell Lee, seeking approval for auto sales of less than fifty (50) vehicles, Tax Parcel 0811B-05-026.000, 2734 17th Avenue, Suite B, Zoned B-2 (General business district) Ward 3

Zoning Map Amendment 2604PC045, by agent Micheal Collins, requesting to rezone parcel to R-2 (Single-family), Tax Parcel 0810I-01-040.000, 1218 37th Street, Zoned I-1 (Light Industry), Ward 3

This the 1st day of July 2026
Keith Williams, Chairman
City of Gulfport Planning Commission
IPL0354752
Jul 8 2026

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary personally appeared the undersigned, who, being by me first duly sworn, did depose and say that he/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:

1.0 insertion(s) published on:
07/08/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Mary Castro



Mary Castro

Amanda Rodela



Sworn to and subscribed before
me on

Jul 8, 2026, 10:38 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX*

FOREST RIDGE PHASE 2B

A SUBDIVISION LOCATED IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 11 WEST,
CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION NORTH

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 2, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Beginning at a 1/2" iron rod found at the Southeast corner of Lot 6, Forest Ridge Phase 1 per Plat Book 60, Page 40, said Point Of Commencement having grid coordinates N.352829.14 and E.911325.28 based on the Mississippi State Plane Grid Coordinate System, East Zone, (2301), NAD '83, U.S. Survey feet, coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.999956093 with a convergence angle of -00°07'03" at the Point Of Beginning; run thence S0°22'37"E 97.27 feet to a capped iron rod at the Northwest corner of Lot 1, Forest Ridge Phase 2, run thence S3°29'17"E along the West line of said Lot 1 156.81 feet to a capped iron rod at the Southwest corner of said Lot 1 lying on the North margin of Orchard Street, run thence Southwesterly along a curve concave to the Southeast having a length of 48.18 feet a delta angle of 3°19'32" a radius of 830.00 feet and a chord bearing and distance of S80°34'56"W 48.17 feet to a capped iron rod, thence continue along said North margin S78°55'10"W 140.46 feet to a capped iron rod, run thence S83°11'50"W along said North margin 25.89 feet to a capped iron rod on the East margin of Forest Ridge Road, run thence N0°33'35"W along said East margin 289.13 feet to a capped iron rod at the Southeast corner of Lot 6 Forest Ridge Phase 1, run thence N89°17'13"E along the South line of said Lot 6 202.36 feet to the Point of Beginning.

BOUNDARY DESCRIPTION SOUTH

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 2, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Commencing at a 1/2" iron rod found at the Southeast corner of Lot 6, Forest Ridge Phase 1 per Plat Book 60, Page 40, said Point Of Commencement having grid coordinates N.352829.14 and E.911325.28 based on the Mississippi State Plane Grid Coordinate System, East Zone, (2301), NAD '83, U.S. Survey feet, coordinates and courses herein are grid values based on said coordinate system using a scale factor of 0.999956093 with a convergence angle of -00°07'03" at the Point Of Commencement; run thence S0°22'37"E 97.27 feet to a capped iron rod at the Northwest corner of Lot 1, Forest Ridge Phase 2, run thence S3°29'17"E along the West line of said Lot 1 156.81 feet to a capped iron rod at the Southwest corner of said Lot 1 lying on the North margin of Orchard Street, run thence S48°06'07"E 81.08 feet to a capped iron rod, the Northwest corner of Lot 16 Forest Ridge Phase 2 and the Point of Beginning, run thence S0°17'37"E along the west line of said Lot 16 132.65 feet to a capped iron rod at the Southeast corner of said Lot 16 common to the Northeast corner of Lot 16 Forest Ridge Phase 1, run thence S82°24'09"W along a boundary line of Forest Ridge Phase 1 117.89 feet to a capped iron rod, thence continue along said boundary line S89°53'29"W 153.62 feet to a capped iron rod on the East margin of Forest Ridge Road, run thence N0°33'35"W along said East margin 104.38 feet to a capped iron rod on the South margin of Orchard Street, run thence N83°11'50"E along said South margin 34.70 feet to a capped iron rod, run thence N78°55'10"E along said South margin 142.69 feet to a capped iron rod, run thence Northeasterly along a curve concave to the Southeast, having a length of 97.22 feet, a delta angle of 7°14'04", a radius of 770.00 feet and a chord bearing and distance of N82°32'12"E 97.16 feet to the Point of Beginning.

OWNER'S DEDICATION

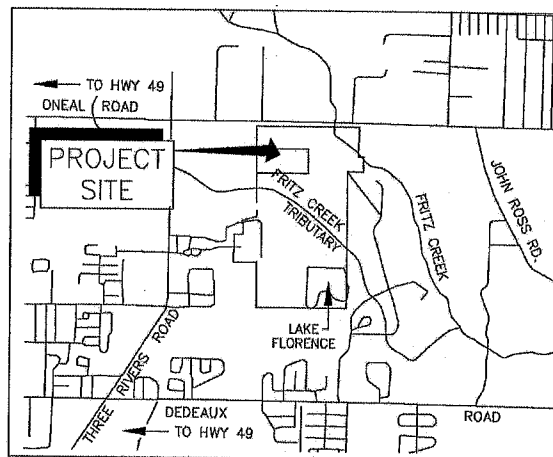
This is to certify that FLORENCE GARDENS, LLC, is the owner of record of the tract of land described herein, and hereby declares this to be the official plat of FOREST RIDGE, PHASE 2B and further dedicates the streets and easements as shown hereon to the City of Gulfport forever.

WITNESS my signature this the _____ day of _____, 2026.

FLORENCE GARDENS, LLC

By:

RYAN GOLDIN, Manager/Member



VICINITY MAP
(N.T.S.)

ACKNOWLEDGMENT

State of Mississippi
County of Harrison

Personally appeared before me, the undersigned authority, in and for the aforesaid county and state, RYAN GOLDIN, Manager/Member, of FLORENCE GARDENS, LLC, who acknowledged to me that he signed, sealed, and delivered this plat as authorized to do so by the corporation on the day and in the year set forth above.

GIVEN under my hand and seal this the _____ day of _____, 2026

My commission expires:

NOTARY PUBLIC

CERTIFICATE OF ACCEPTANCE

This Plat has been submitted to and approved by the Mayor and City Council of the City of Gulfport, Mississippi, by order adopted and entered on their official Minute Book _____, Page(s) _____, held on the _____ day of _____, 2026.

Hugh D. Keating
Mayor, City of Gulfport

F.B. "Rusty" Walker, IV
Council President, City of Gulfport

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER SEWARD, a Professional Land Surveyor in the State of Mississippi, do hereby certify that the foregoing plat and description are true and correct to the best of my knowledge and belief.

WITNESS my signature this the _____ day of _____, 2026.

CHRISTOPHER SEWARD, PLS No. 3282

ACKNOWLEDGMENT

State of Mississippi
County of Harrison

Personally appeared before me, the undersigned authority, in and for the aforesaid county and state, CHRISTOPHER SEWARD, PLS, who acknowledged to me that he signed, sealed, and delivered the foregoing certificate on the day and in the year set forth above for the purpose(s) therein expressed.

GIVEN under my hand and seal this the _____ day of _____, 2026

My commission expires:

NOTARY PUBLIC

CERTIFICATE OF RECORDATION

Filed and recorded by duplicate in the Record of Plats of Harrison

County, Mississippi, in Plat Book _____, Page _____, on the _____ day of _____, 2026.

ANGELA THRASH, CHANCERY CLERK
HARRISON COUNTY, MISSISSIPPI

By:

DEPUTY CLERK

CERTIFICATE OF COMPARISON

We, the undersigned, do hereby certify that we have compared the ORIGINAL plat with the DUPLICATE plat of FOREST RIDGE, PHASE 2 and find the same to be an exact duplicate thereof.

ANGELA THRASH,
CHANCERY CLERK
HARRISON COUNTY,
MISSISSIPPI

DEPUTY CLERK

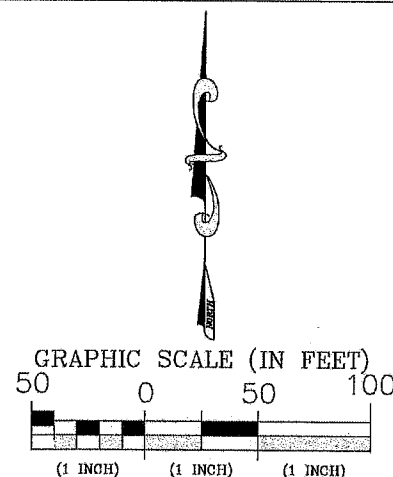
CHRISTOPHER SEWARD, PLS

CITY ENGINEER'S CERTIFICATE OF APPROVAL

All Improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission in giving tentative approval of the general subdivision plans

I hereby approve this plat on the _____ day of _____, 2026.

Jeremy R. Harrison, P.E.
City Engineer, City of Gulfport



Bearings and distances are based on the Mississippi State Plane Grid Coordinate System, NAD'83 (2011), (Epoch 2009.55), East Zone (2301), in US Survey Feet, derived by a TOPCON HIPER VR series G.P.S. receiver utilizing a Real Time Network administered by Earl Dudley, Inc. Scale Factor = 0.999956093 Convergence Angle = -00°07'03" (at the Point Of Beginning)

MISSISSIPPI CLASS "B" SURVEY

SURVEY NOTES:

Field work completed July 1, 2026.

By graphical plotting only, this parcel is located in ZONE X of the flood hazard boundary and flood insurance rate map Version Number: 2.3.3.3 Map Number: 28047C0260H and 28047C0255H Map Revised: December 21, 2017

BUILDING SETBACKS: Zone R1-7.5

FRONT YARD SET BACK

25'

SIDE YARD SET BACK

8'

SECOND FRONTAGE

25'

REAR YARD SET BACK

8'

(ALL SETBACKS ARE SUBJECT TO PLATTED EASEMENTS)

AREA OF TABULATION:

7 LOTS	=	84,334	SF.
2 COMMON AREA	=	5,096	SF.
TOTAL AREA	=	89,390	SF.

LEGEND

○ = 1/2" iron rod found (unless otherwise noted)

⊙ = 1/2" iron rod set with cap (COA S-0007)

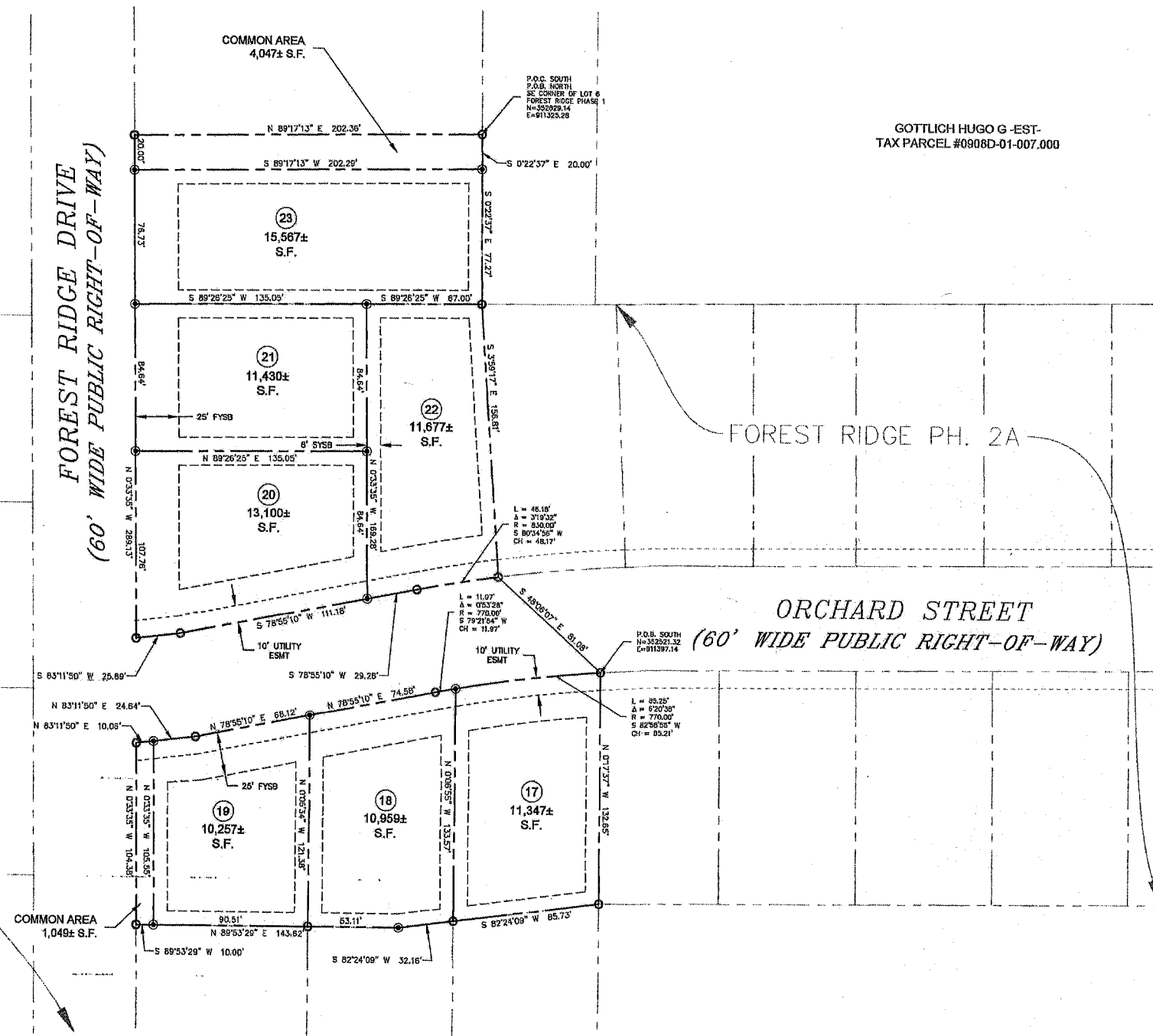
P.O.B. = Point Of Beginning

P.O.C. = Point of Commencement

BMA No. 3405-29 07/02/2026

FOREST RIDGE PH. 1

FOREST RIDGE DRIVE
(60' WIDE PUBLIC RIGHT-OF-WAY)



GOTTLICH HUGO G-EST-
TAX PARCEL #0908D-01-007.000

FOREST RIDGE PH. 2A

ORCHARD STREET
(60' WIDE PUBLIC RIGHT-OF-WAY)

FOREST RIDGE PHASE 2B

401 Cowan Road,
Suite A,
Gulfport, MS 39507
(228) 864-7612
Fax (228) 864-7676

**BROWN, MITCHELL
& ALEXANDER, INC.**
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SHEET 2 OF 2