

475

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JULY 26, 2018
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS (2)

1. Short-Term Rental Approval- Property located at 312 South Seashore Avenue, Tax Parcel 0512I-03-006.003- Submitted by James Szush.
2. Short Term-Rental Approval- Property located at 124 South Ocean Wave Avenue, Tax Parcel 0711M-03-008.000- Submitted by Deidre Johnson.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. July 12, 2018 Regular

VI. UNFINISHED BUSINESS

1. Discussion - Public Streets and Private Roads in subdivisions (referred back for further refinement).
2. Tree Removal (1) Live Oak Tree- Property located at 223 South Island View Avenue, Tax Parcel 0612L-01-003.000- Submitted by Douglas Daigle

VII. NEW BUSINESS

1. Tree removal (1) Live Oak Tree- Property located at 101 Beach Park Place, Tax Parcel 0711M-04-017.000- Submitted by Patrick Buch.
2. Sketch Approval- Mitchell Road Subdivision located at East Side of Mitchell Road, south of Pineville Road, Tax Parcels 0511P-01-043.000, 0512A-01-003.000, 0512A-01-001.000- Submitted by Dennis Stieffel and Associates, Inc. on behalf of Noah Saunders, Jr., Managing Member A1 Development, LLC.
3. Sketch Approval- Winter Garden Estates- located at 229 Klondyke Road, Tax Parcel 0611N-02-068.000- Submitted by Joseph V. Gauci.
4. Preliminary Plat Approval- Winter Garden Estates- located at 229 Klondyke Road, Tax Parcel 0611N-02-068.000- Submitted by Joseph V. Gauci.

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on August 7, 2018.**

****The agenda for the Planning Commission meeting closes at 12:00 o'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.**

MINUTES OF JULY 26, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Be it remembered that two (2) public hearings before the Long Beach Planning and Development Commission, Long Beach, Mississippi, were begun at 5:30 o'clock p.m., Thursday, the 26th of July 2018, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said public hearing.

There were present and in attendance on said Commission and at the public hearings the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Mark McMillan, Building Official Mike Gundlach, and minutes Clerk Tina M. Dahl.

Absent the public hearings was Commissioners Eddie Seal, Chris Carrubba, and Randy Fischer.

There being a quorum present and sufficient to transact the business of this public hearing, the following proceedings were had and done.

The first Public Hearing to consider a Short-Term Rental for property located at 312 South Seashore Avenue, Tax Parcel 05121-03-006.003, submitted by James Szush, as follows, was called to order:

05121-03-006.003, 312 South Seashore Avenue



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: July 5, 2018

0 190 380
ft

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MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI			
APPLICATION FOR SHORT-TERM RENTAL			
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560	
PROPERTY INFORMATION:			
ADDRESS: <u>312 S. SEASHORE AVE LONG BEACH, MS</u>		Tax Parcel # <u>0512L-03-006.003</u>	
(Location of Short-Term Rental)			
OWNER'S INFORMATION:			
Property Owner's Name: <u>JAMES W. SZUSH</u>			
Property Owner's Address: <u>645 FAIRWAY DR THIBODAX, LA. 70301</u>			
Property Owner's Mailing Address, if different from above: _____			
		City	State, Zip
Property Owner's Phone No: <u>(985) 860-0676</u>		Email Address: <u>JAMS4K@YAHOO.COM</u>	
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?			
PROPERTY MANAGER INFORMATION:			
Property Manager's Name: <u>SUSIE JONES</u>			
Property Manager's Address: (Must be a local contact)			
<u>1911 22ND AVE</u>		<u>GULFPORT, MS</u>	<u>39501</u>
		City	State, Zip
Property Manager's Phone No.: <u>(813) 541-5259</u>		Email Address: <u>SUEJ3396@YAHOO.COM</u>	
PLEASE PROVIDE THE FOLLOWING:			
<ul style="list-style-type: none">• Mississippi Sales Tax ID # <u>1376-6694</u>• Recorded Warranty Deed• Parking Rules & Plan• Trash Management Plan• Copy of Proposed Rental Agreement• Proof of Liability Insurance, which included short term rental coverage			
ADDITIONAL INFORMATION:			
<ul style="list-style-type: none">• OWNERSHIP: Please provide a recorded warranty deed• FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.• LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).• INCOMPLETE APPLICATIONS will not be processed.			
AFFIDAVIT			
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.			
PRINT NAME <u>JAMES W. SZUSH</u>		SIGNATURE <u>James W. Szush</u>	DATE <u>4-30-18</u>
BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.			
Building Official Signature: <u>John Eustace</u>		Date: <u>5/16/18</u>	
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>5-16-2018</u>	
COMMENTS: _____			
<div style="border: 1px solid black; padding: 5px; display: inline-block; width: 200px;">Date Received: <u>5/4/2018</u> Agenda Date: <u>7-26-18</u> Amount Due/Paid: <u>\$200.00</u> Check #: <u>123</u></div>			

**MINUTES OF JULY 26, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

UNANNOUNCED



[Signature] 1st Judicial District
Instrument 2017 4027 D - J1
Filed/Recorded 6/22/2017 04:15 P
Total Fees \$ 15.00
4 Pages Recorded

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

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 17-135

STATE OF MISSISSIPPI
HARRISON COUNTY
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

Jason Stearman and wife Gulshat Stearman and Roger D. Norris
704 Twin Rail Drive
Minooka, IL 60447
(361)-230-2423

do hereby sell, convey and warrant unto

James W. Szush, Jr.
645 Fairway Drive
Thibodaux, LA 70301
(985)-860-0676

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: *Exempt*

Death Certificate of Anne Marie Norris attached.

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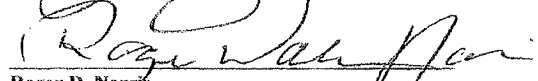
2

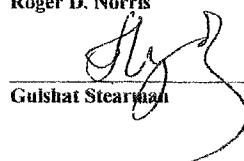
THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 22nd day of June, 2017.


Jason Stearman


Roger D. Norris


Gulshat Stearman

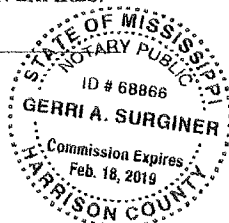
STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Jason Stearman, Gulshat Stearman and Roger D. Norris who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 22nd day of June, 2017.

MY COMMISSION EXPIRES:



NOTARY PUBLIC



**MINUTES OF JULY 26, 2018
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Exhibit "A"

Lots 23, 24, 25 and 26, Block 3, WEST SEA SHORE SUBDIVISION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

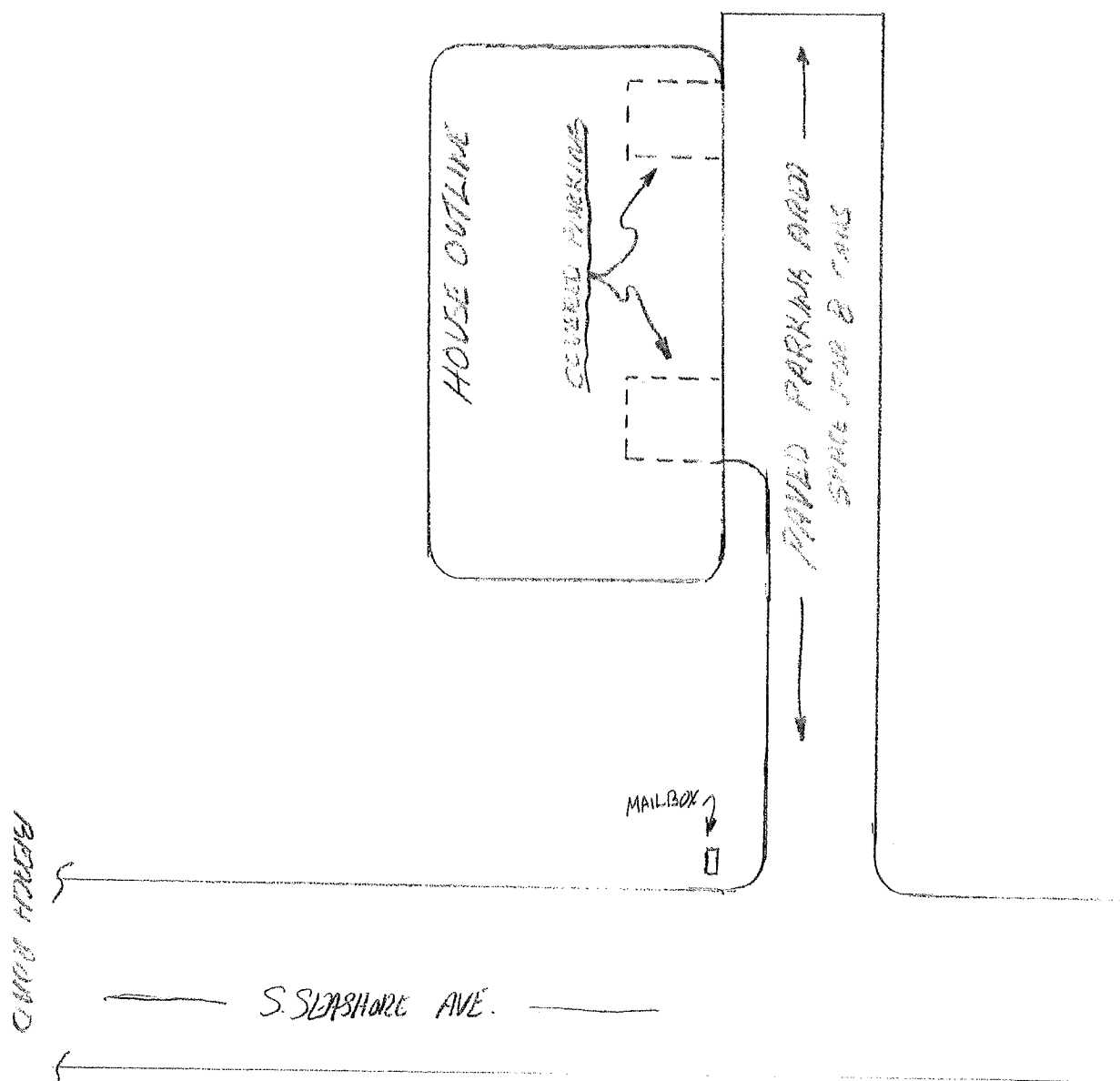
MINUTES OF JULY 26, 2018
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312 S. SEASHORE AVE.

PARKING PLAN

NOTE: SHORT TERM RENTAL AGREEMENT LIMITS
GUESTS TO 6 DIAMONDALES AND PROHIBITS
PARKING ON THE GRASS.



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312 S. SEASHORE AVE.

TRASH MANAGEMENT PLAN

- TRASH CAN & RECYCLE BINS ARE LOCATED ON THE GROUND FLOOR.
- INSTRUCTIONS TO GUESTS FOR TRASH MANAGEMENT ARE POSTED ON SIDE OF REFRIGERATOR AND INCLUDE;
 - WHEN TO PUT OUT TRASH CAN: SUNDAY NIGHT
 - WHEN TRASH & RECYCLED ITEMS ARE PICKED UP: MONDAYS ONLY
 - WHERE TO PLACE TRASH CAN & RECYCLE CAN: IN THE FRONT YARD NEXT TO THE 1STREET, NO CLOSER THAN 6' OF THE MAIL BOX.

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**Rental Agreement
312 S. Seashore Ave.
Long Beach, Ms. 39560**

1. Property. The property is located at:

312 S. Seashore Ave.
Long Beach, Ms. 39560
2. Maximum Occupancy: The maximum number of guests is limited to 10 persons. An additional charge of \$75.00 per person per night for guests in addition to 10 will be assessed.
3. Term of the Lease. The lease begins at 4:00 p.m. on Check-in Date and ends at 11:00 a.m. on Checkout Date.
4. Minimum Stay: This property requires a 4 night minimum stay. Longer minimum stays may be required during holiday periods.
5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. Rental Rate and Fees
 - a. Deposit: A deposit of \$350.00 is due at the time of Booking.

The deposit is for security and shall be refunded within 7 days of the Checkout Date provided no deductions are made due to:
 - i. damage to the property or furnishings;
 - ii. dirt or other mess requiring excessive cleaning; or
 - iii. any other cost incurred by Homeowner due to Guest's stay.
 - b. Rental Rate. 50% of the Total Payment shall be due at the time of Booking. The remaining 50% shall be due on the Check in date.
8. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

50% if cancelled 14 days prior to the Check-in Date
100% if cancelled 30 days prior to the Check-in Date

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**Rental Agreement
312 S. Seashore Ave.
Long Beach, Ms. 39560**

9. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

10. Insurance: We encourage all renters to purchase traveler insurance.

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**Rental Agreement
312 S. Seashore Ave.
Long Beach, Ms. 39560**

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed inside or on the porches. Smoking is allowed outside on the ground floor only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets will be considered. PETS are permitted only with prior approval and in accordance with the *Pet Addendum*.
8. Parking:

PARKING – Parking is limited to 6 vehicle(s). Vehicles are to be parked in paved parking areas only. The garage is not available for Guests use. Parking on the road or grassy areas is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
10. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located underneath the house.
11. Hot Tub: No children under the age of 5 permitted in hot tubs at any time. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk.
12. Fireplace: Please do not throw any paper or other combustible materials in the fireplace. Remember to open the flue before using.
13. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$75.00.

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**Rental Agreement
312 S. Seashore Ave.
Long Beach, Ms. 39560**

PET ADDENDUM

It is hereby agreed that homeowner will allow guest to have a pet in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

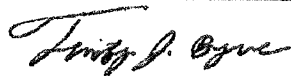
Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of \$150.
2. All pets must comply with the following specifications;
 - a. May not exceed 20 lbs.
 - b. Must be at least 1.0 year(s) of age or older.
 - c. Must be spayed or neutered.
 - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
3. All pets must be leashed at all times.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
7. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pet while on the property.

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THIS DECLARATION PAGE IS ATTACHED TO AND FORMS PART OF CERTIFICATE PROVISIONS																																											
PREV. CERT. #:		AUTHORITY REF:	CERT. #: QSN3648500																																								
1. NAME AND ADDRESS OF THE INSURED: Jim Szush 312 South Seashore Avenue , Long Beach, MS 39560		INSURED LOCATION: 312 South Seashore Avenue Long Beach, MS 39560 Harrison																																									
EXTENDED LIABILITY: Extended Liability is Not Included																																											
2. POLICY PERIOD:		EFFECTIVE FROM 06/22/2017 TO 06/22/2018 BOTH DAYS AT 12:01 A.M. LOCAL STANDARD TIME																																									
3. COVERAGES – INSURANCE IS EFFECTIVE WITH: QBE Specialty Insurance Company																																											
Limits:		<table style="width: 100%;"><tr><td>Coverage A.</td><td>Dwelling</td><td>\$</td><td>550,000</td></tr><tr><td>Coverage B.</td><td>Other Structures</td><td>\$</td><td>0</td></tr><tr><td>Coverage C.</td><td>Personal Property</td><td>\$</td><td>50,000</td></tr><tr><td>Coverage D.</td><td>Loss of Use</td><td>\$</td><td>0</td></tr><tr><td>Coverage E.</td><td>Personal Liability</td><td>\$</td><td>500,000</td></tr><tr><td>Coverage F.</td><td>Medical Payments</td><td>\$</td><td>5,000</td></tr><tr><td>Loss Assessment</td><td></td><td>\$</td><td>1,000</td></tr></table>		Coverage A.	Dwelling	\$	550,000	Coverage B.	Other Structures	\$	0	Coverage C.	Personal Property	\$	50,000	Coverage D.	Loss of Use	\$	0	Coverage E.	Personal Liability	\$	500,000	Coverage F.	Medical Payments	\$	5,000	Loss Assessment		\$	1,000												
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Coverage F.	Medical Payments	\$	5,000																																								
Loss Assessment		\$	1,000																																								
Deductibles:		<table style="width: 100%;"><tr><td>Earthquake Deductible</td><td>N/A</td><td></td><td></td></tr><tr><td>Named Storm</td><td>2% (\$11,000)</td><td></td><td></td></tr><tr><td>All Other Perils Deductible</td><td>\$ 2,500</td><td></td><td>* Minimum Earned Premium Applies</td></tr></table>		Earthquake Deductible	N/A			Named Storm	2% (\$11,000)			All Other Perils Deductible	\$ 2,500		* Minimum Earned Premium Applies																												
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4. PREMIUMS AND OTHER CHARGES:																																											
		<table style="width: 100%;"><tr><td>*Base Premium:</td><td>\$</td><td>1,920.00</td><td></td></tr><tr><td>Home Systems Protection:</td><td>\$</td><td>74.00</td><td></td></tr><tr><td>Other Coverage:</td><td>\$</td><td>0.00</td><td></td></tr><tr><td>Scheduled Items Premium:</td><td>\$</td><td>0.00</td><td></td></tr><tr><td>Inspection Fee:</td><td>\$</td><td>300.00</td><td></td></tr><tr><td>Policy Fee:</td><td>\$</td><td>35.00</td><td></td></tr><tr><td>State Tax:</td><td>\$</td><td>93.16</td><td></td></tr><tr><td>Stamping Fee:</td><td>\$</td><td>5.82</td><td></td></tr><tr><td>MWUA Fee:</td><td>\$</td><td>69.87</td><td></td></tr><tr><td>TOTAL DUE</td><td>\$</td><td>2,497.85</td><td></td></tr></table>		*Base Premium:	\$	1,920.00		Home Systems Protection:	\$	74.00		Other Coverage:	\$	0.00		Scheduled Items Premium:	\$	0.00		Inspection Fee:	\$	300.00		Policy Fee:	\$	35.00		State Tax:	\$	93.16		Stamping Fee:	\$	5.82		MWUA Fee:	\$	69.87		TOTAL DUE	\$	2,497.85	
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TOTAL DUE	\$	2,497.85																																									
THIS POLICY EXCLUDES FLOOD COVERAGE																																											
5. COVERAGE FORMS: See Schedule of Forms & Endorsements Attached THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSIONS TO COVERAGE ARE DETERMINED BY THE CONTRACT OF INSURANCE SUPPLIED WITH THIS DECLARATION.																																											
6. SERVICE OF SUIT MAY BE MADE UPON:		SEE POLICY FORM																																									
7. MORTGAGEE(S)		JPMorgan Chase Bank, N.A., ISAOA P.O. Box 47020 Atlanta, GA 30362 LOAN# 1463336764																																									
8. ADDITIONAL INTEREST(S)		This policy covers "Short Term Rental" within the Liability protection. <div style="text-align: right;">Jody Entrekin</div>																																									
9. ADDITIONAL INSURED(S)																																											
10. IN THE EVENT OF A CLAIM - PLEASE NOTIFY THE FOLLOWING AGENT		PRODUCING AGENT Jody L. Entrekin PRODUCER LICENSE #: 10354554																																									
Bishop Insurance Agency, LLC 14507 Lemoyne Boulevard, Suite 1 Biloxi, MS 39532		Phone: (228) 354-0877																																									
THIS DECLARATION PAGE WITH POLICY PROVISIONS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART, THEREOF, COMPLETES THE ABOVE NUMBERED POLICY.																																											
SURPLUS LINES AGENT: Orchid Underwriters Agency, LLC 1201 19th Place, Suite A110 Vero Beach, FL 32960 LICENSE #: 15015264		DATE ISSUED: 06/26/2017 AUTHORIZED REPRESENTATIVE: Timothy Byrne LICENSE #: 10373318																																									
		 Timothy J. Byrne Authorized Representative																																									

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The clerk reported that fourteen (14) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's office, the Water Department at 201 Jeff Davis Avenue and the Long Beach Public Library; Said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

James W. Szush, 645 Fairway Drive, Thibodaux, LA, 70301, has filed an application for a short-term rental in accordance with the Comprehensive long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 312 South Seashore Avenue, Long Beach, Mississippi, 39560, tax parcel number 05121-03-006.003. The legal description is as follows:

LOTS 23 TO 26 BLK 3 WEST SEASHORE SUBD SEC 22-8-12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 26, 2018, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed

Chairman

Planning and Development Commission

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

489

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission;


2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

3. That on July 6, 2018, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 14 (fourteen) property owners within Two Hundred Feet (200'), excluding public right of ways, of 312 South Seashore Avenue, Tax parcel 0512I-03-006.003, notifying them that a public hearing will be held, JULY 26, 2018, to consider an application for a SHORT-TERM RENTAL filed by James W. Szush.

Given under my hand this the 6th of July 2018.


STACEY DAHL, AFFIANT


SWORN TO AND SUBSCRIBED before me on this the 6th day of July 2018.


NOTARY PUBLIC

-My Commission Expires-



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

 5160®	Easy Peel® Address Labels <small>Bend along line to expose Pop-up Edge®</small>	Go to avery.com/template <small>Use Avery Template 5160</small>
Gerald Trabosh 114 Arrowhead Drive Douglasville, PA 19518	Cannon, James Edward and Candace A 3552 Know Road Toomsuba, MS 39364	Cutting, Robert H and Frances-Joan 144 Spence Drive Pass Christian, MS 39571
Cox, James Michael PO Box 8743 Jackson, MS 39284	Jones, Ray A and Sheran L-Trustee- 3500 Big Timber Lane Granbury, TX 76049	Seashore Townhome Owners Association PO Box 1372 Robbinsville, NC 28771
Olenjnik, Leslie Ann 509 Autumn Walk Canton, GA 30114	Patrick, Christopher E 7585 Old Jackson Road Forest, MS 39074	Whalen, Michael 830 Beach Blvd Long Beach, MS 39560
Gottschalk, Douglas Moreau 124 English Village Drive Long Beach, MS 39560	Gue, Floyd E and Rita O 1142 Clipper Drive Slidell, LA 70458	Demarco, James W Jr and Kimberly J 9839 Tuckahoe Court Mobile, AL 36695
Arbor Station V LLC 2750 Old St Augustine Road Tallahassee, FL 39301	Community Bank Coast PO Box 1227 Biloxi, MS 39533	

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Leal Notice and Public Hearing, as evidence by the Publisher’s Proof of Publication as follows:

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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Proof of Publication

Legal Notice

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Short-Term Rental.

James W. Szush, 645 Fairway Drive, Thibodaux, LA, 70301, has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 312 South Seashore Avenue, Long Beach, Mississippi, 39560, tax parcel number 06121-03-006.003. The legal description is as follows:

LOTS 23 TO 26 BLK 3 WEST SEASHORE SUBD SEC 22-6-12

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 26, 2018, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning this petition.

/s/ signed
Chairman
Planning and Development Commission
201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39550
863-1554 • FAX 863-1558

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XIII No. 38 dated 7 day of 13, 2018

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

Vol. _____ No. _____ dated _____ day of _____, 20____

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

Publisher

Sworn to and subscribed before me this 18 day of July, A.D. 2018

Notary Public

STATE OF MISSISSIPPI

ELIOUSE L. BOWERS

ID No 122945

Comm Expires Feb. 11, 2022

NOTARY PUBLIC

HARRISON COUNTY

The Commission Chairman recognized, Mr. James Szush, the applicant. He came forward to state that he was in receipt of the City's Short-Term Rental Ordinance #622, and that he has read it, understands it and will adhere to.

The Chairman asked for anyone speaking in favor of or opposition of the request and no one came forward to be heard.

Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimously carried to close the Public Hearing.

After review and discussion, Commissioner Wood made motion, seconded by Commissioner Hansen and unanimously carried recommending approval of the short-term rental in accordance with the Short-Term Rental Ordinance No. 622.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The second Public Hearing to consider a Short-Term Rental for property located at 124 South Ocean Wave Avenue, Tax Parcel 0711M-03-008.000, submitted by Deidre Johnson, as follows, was called to order:

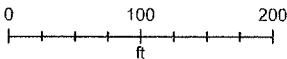
0711M-03-008.000, 124 South Ocean Wave Avenue



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE July 5, 2018



**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560									
PROPERTY INFORMATION: ADDRESS: <u>124 S. OCEAN WAVE AVE.</u> Tax Parcel #: <u>071119-03-008.000</u> (Location of Short-Term Rental)											
OWNER'S INFORMATION: Property Owner's Name: <u>DEIDRE JOHNSON</u> Property Owner's Address: <u>1807 E. CHURCH ST. EXT. 1202 MARTINSVILLE, VA 24112</u> Property Owner's Mailing Address, if different from above: _____											
_____ City _____ State _____ Zip _____ Property Owner's Phone No.: <u>504-515-0050</u> Email Address: <u>DEIDRE.L.JOHNSON@AOL.COM</u>											
Is there a homeowner's association for the neighborhood? <u>No</u> If so, please provide written statement of support of short term rental? _____											
PROPERTY MANAGER INFORMATION: Property Manager's Name: <u>ROOSEVELT TRIMBLE</u> Property Manager's Address: (Must be a local contact) <u>1746 BARRYMORE ST.</u> <u>SLIDELL</u> <u>LA</u> <u>70461</u> _____ City _____ State _____ Zip _____ Property Manager's Phone No.: <u>504-638-2407</u> Email Address: <u>RT.SAINTS422@GMAIL.COM</u>											
PLEASE PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> • Mississippi Sales Tax ID # <u>200-12903-7</u> • Recorded Warranty Deed • Parking Rules & Plan • Trash Management Plan • Copy of Proposed Rental Agreement • Proof of Liability Insurance, which included short term rental coverage 											
ADDITIONAL INFORMATION: <ul style="list-style-type: none"> • OWNERSHIP: Please provide a recorded warranty deed • FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach. • LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee). • INCOMPLETE APPLICATIONS will not be processed. 											
AFFIDAVIT											
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.											
PRINT NAME: <u>DEIDRE JOHNSON</u>		SIGNATURE: <u>[Signature]</u>									
		DATE: <u>5/6/18</u>									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy: <u>4</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>2</u>	Number of people home can accommodate: <u>4</u>								
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.											
Building Official Signature: <u>[Signature]</u>		Date: <u>6/11/18</u>									
Fire Inspector Signature: <u>[Signature]</u>		Date: <u>6/11/18</u>									
COMMENTS: _____											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Date Received: <u>5/9/2018</u> </td> <td style="width: 50%;"></td> </tr> <tr> <td> Agenda Date: _____ </td> <td></td> </tr> <tr> <td> Amount Due/Paid: <u>\$800.00</u> </td> <td></td> </tr> <tr> <td> Check #: <u>810</u> </td> <td></td> </tr> </table>				Date Received: <u>5/9/2018</u>		Agenda Date: _____		Amount Due/Paid: <u>\$800.00</u>		Check #: <u>810</u>	
Date Received: <u>5/9/2018</u>											
Agenda Date: _____											
Amount Due/Paid: <u>\$800.00</u>											
Check #: <u>810</u>											

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**STATE OF MISSISSIPPI
RETAIL SALES TAX PERMIT**

Issued To: DLJ UMBRELLA, LLC
1807 E CHURCH STREET EXT APT 1202
MARTINSVILLE VA 24112-3144

Permit Number: 200-12903-7
Sales Account: 1370-4020
Business Name: DLJ UMBRELLA

Permit Location:
124 OCEAN WAVE AVE
LONG BEACH, MS 39560

This permit authorizes the holder to engage in the business of selling tangible personal property or performing services from the permit location.

The permit holder may purchase materials or services for resale exempt from tax. Purchases of property or services for the use by the permit holder are not exempt from tax.

This permit is issued as a privilege to operate the above named business in Mississippi. The condition of this privilege is that the holder must collect, report, and pay all taxes due by law. The permit holder is required to keep adequate records that are available for inspection by the Department of Revenue at any time.

This permit is not transferable. You must obtain a new permit if there is a change of ownership, location or business name.

The permit is issued in accordance with Title 27, Chapter 65, Mississippi Code of 1972 and is valid until cancelled or revoke for cause.

Letter ID: L0903796800

Date Issued: March 01, 2018

Issued By: _____



Herb Frierson, Commissioner

NOT TRANSFERABLE

This permit shall not make lawful any act or thing declared to be unlawful by the State of Mississippi.

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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Sealed



John H. ... 1st Judicial District
Instrument 2015 1942 D - J1
Filed/Recorded 4/2/2015 11:36 A
Total Fees \$ 14.00
2 Pages Recorded

Index as: Said property being situated in the Widow N. Ladner Claim or Grant in Township 8 South, Range 12 West, in Harrison County, Mississippi and partly in lots 1 and 2 of the Gottschalk Survey of the Claud Ladner claim or Grant in Section 7 and 18, Township 8 South, Range 11 West in Harrison County, Mississippi

Prepared By and Return To:

Delta Title - Gulfport
Sarah D. Rimes, Attorney
14116 Customs Blvd., Suite 101
Gulfport, MS 39503
228-822-4712
Bar No: 101555

State of Mississippi
County of Harrison

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **Brandi L Stage and John Stage, with Home Stead Rights**, 640 Kaula Drive, Diamondhead, MS 39525, 228-669-4914, do hereby sell, convey and warrant unto **Deldre L Johnson**, 124 Ocean Wave Avenue, Long Beach, MS 39560, 228-229-2321, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Beginning at a point on the center line of the L&N Railroad, which point is on an extension of the West margin of Ocean Wave Avenue and running thence south a distance of 218 feet to a point on the west margin of Ocean Wave Avenue, hereinafter described as the point of beginning; run thence west on an angle of 90 degrees 13' a distance of 150 feet; run thence south a distance of 65 feet to a stake; run thence a distance of 150 feet to the west margin of Ocean Wave Avenue a distance of 65 feet to a point of beginning.

Said property being situated in the Widow N. Ladner Claim or Grant in Township 8 South, Range 12 West in Harrison County, Mississippi, and partly in Lots 1 and 2 of the Gottschalk Survey of the Claud Ladner Claim or Grant in Sections 7 and 18, Township 8 South, Range 11 West in Harrison County, Mississippi.

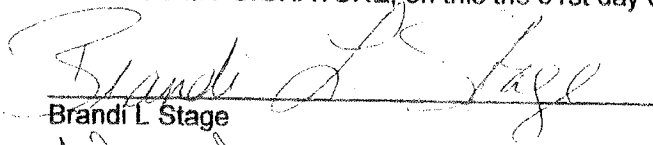
PARCEL NUMBER: 0711M-03-008.000

This conveyance is subject to any and all covenants, rights of way, easements, oil, gas, and other mineral reservations, restrictions and reservations of record in the office of the Chancery Clerk of Harrison County, Mississippi.

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.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

WITNESS MY SIGNATURE, on this the 31st day of March, 2015.


Brandi L. Stage


John Stage, with homestead rights

State of Mississippi
County of Harrison

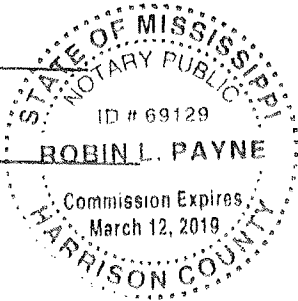
PERSONALLY appeared, before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named Brandi L. Stage and John Stage (with homestead rights only), who acknowledged to me that they executed, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 31st day of March, 2015.


Notary Public

My Commission expires: _____

Parcel Number: 0711M-03-008.000



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Exhibit A
RENTAL RULES

No smoking
Not suitable for pets
No parties or events
Not safe or suitable for children (2-12 years)
Self check-in with keypad
Must climb stairs - A few steps up the front of the house and same off the back porch.

****OVERVIEW:** Respect my home, treat it better than you would your own. Picking up after yourself is important.**

* **USE OF HOME:** You are welcome in all areas of the home and the front and back yards (except the shed out back and the attic).

* **ABSOLUTELY NO FIREARMS IN OR AROUND MY HOME**

* **NO SMOKING:** There is no smoking of any kind in the house or on the property.

* **NO FIREWORKS:** No fireworks or sparklers are permitted anywhere near the house or property. The local municipalities typically put on fireworks for the major holidays and they are usually visible from my home and definitely from the beach. If you need a recommendation, please ask.

* **NO PARTIES/GATHERINGS:** When you stay in my home, the space and amenities are for registered guests only. As a courtesy to me and my neighbors, please entertain guests at the beach or at local restaurants, casinos, and clubs, not my home. If you need suggestions, I will be more than happy to help you with recommendations.

* **OVERNIGHT GUESTS:** All overnight guests must be approved in advance through the booking process. This house is an older home and to put it delicately, its plumbing cannot handle more than 4 guests regularly so paying me more to have more people stay is not an option.

* **PLUMBING:** DO NOT FLUSH anything other than modest amounts of toilet paper. No feminine products should be flushed at any time. There is a waste receptacle in the bathroom for this purpose. Septic clogs caused by Guest will be charged to Guest.

* **SECURITY:** This is one of the safest areas on the Mississippi Gulf Coast, but for additional peace of mind, I have cameras on the exterior of the home. They will be reviewed as needed to ensure your personal safety. The on call contact for my home is my boyfriend, a federal police officer and if he has to respond to neighbors' complaints about you he may arrive with his weapon, do not be alarmed.

* **QUIET HOURS:** I like my neighbors so please keep it to a dull roar after 10 pm and before 8 am.

* **NO CHILDREN UNDER 12:** This home and property are not child-proofed.

* **LEAVE BEHIND WHAT YOU DON'T USE:** We'll do our best to anticipate what you may need by way of extra towels, blankets or such. Shampoo, conditioner, and soap are available while you are staying with us along with some other spiffs and we expect you to leave them behind for the next guest's convenience. If you don't see what you need, please ask.

* **TEMPERATURE ADJUSTMENTS:** Please do not make extreme adjustments to the thermostat. There are several adjustable overhead fans you can manipulate for your personal comfort.

* **APPLIANCE USAGE:** Only use appliances for their intended uses. Feel free to put things in the fridge - leftovers, beer, snacks - but dispose of all perishable items in the trash outside before leaving.

* **PARKING:** Please park on gravel area in front of fence gate. In the case of multiple cars, park side by side or directly behind each other to avoid blocking trash service or neighbors. Street parking is not permitted.

* **TRASH:** Guests are responsible for taking out trash during their stay. Don't forget to check to see if you put anything in the bathroom trash. Put trash in the large brown receptacle outside by the fence line. Trash pick up is Mondays, but regardless of the day of the week, pull the receptacle to the end of the driveway when you checkout. If you'd like to recycle, use the green receptacle outside by the fence line and take it to the curb at the same time as the regular trash. There is more information about what can be recycled in the kitchen. Use the secondary can on the trash pullout to separate trash.

* **DAMAGES:** Stuff happens, please let me know ASAP if anything is damaged or broken during your stay. Message me pictures, then continue to enjoy your stay. Significant damage will require immediate reimbursement or replacement.

* **ASK IF YOU HAVE A QUESTION OR ISSUE:** Please feel free to message me.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This Declaration Page is attached to and forms part of Certificate provisions (Form SLC-3 USA NMA2868)

Authority Reference Number: B0572YF17PR01

Certificate Number: PIV115861

Previous Number:

Name and Mailing Address of Assured:
DLJ Umbrella, LLC

1807 East Church Street Extension, Apartment #1202
Martinsville VA 24112

The Named Insured Entity Type: LLC

DBA Name:

Business Description: Vacation Rental

Location of Business:

<u>Location #</u>	<u>Location Address</u>
1	124 South Ocean Wave Avenue, Long Beach, MS 39560

Effective from 03/31/2018 to 03/31/2019 both days at 12:01 a.m standard time

Insurance is effective with certain Underwriters at Lloyd's, London as per Schedule of Participating Underwriters
Percentage 100%

Forms attached hereto and special conditions: See Attached Schedule of Forms and Endorsements

Service of Suit may be made upon: See Form LMA5020 - Service of Suit

In the event of a claim, please notify the following: Proper Insurance Services - 888-631-6680

Premium, Taxes, Fees, and Service Charges:	Total GL Premium:	\$250.00
	Total Property Premium:	\$930.00
	Total Premium:	\$1,180.00
	Policy Fees:	\$100.00
	Surplus Lines Tax:	\$51.20
	Municipality Tax:	\$0.00
	Stamping Fee:	\$3.20
	Fire Marshall Tax:	\$0.00
	Windstorm/MWUA:	\$38.40
	Other Fees:	\$0.00
	Grand Total:	\$1,372.80

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Parking plan for 124 S. Ocean Wave Ave

-Guests will park in the driveway of the home on the south side of the property nearest the fence line. At a max of four guests, even with four vehicles, they can pull close to the gate and all will fit on the property and not be a nuisance to the neighbors or garbage trucks.

Trash plan for 124 S. Ocean Wave Ave

-Detailed instructions regarding the trash/recycling are given during the reservation process and posted in the home. The kitchen is set up with two cans to encourage separating of recycling. A friend of the owner will verify the trash can placement immediately following pick up days.

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Deidre L. Johnson (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: The property is located at: 124 S. Ocean Wave Ave Long Beach, MS 39560

The property is completely furnished and includes Linens, Bath towels, beach towels, kitchen and some cooking items. All items are the responsibility of the Guest during their stay.

2. Rental Party: The rental party shall not consist of any Guests other than those disclosed at time of booking.

3. Maximum Occupancy: The maximum number of guests on site is limited to 6 persons. Additional persons are not allowed due to property restrictions. All guest must be declared to owner for insurance and safety purposes.

4. Term of the Agreement: The agreement begins at 12:01 a.m. on _____ & ends at 11a.m. on _____.

5. Length of Stay: Regardless of length of stay, the Guest is in no way considered a “Tenant” or granted or inferred “Tenant’s rights” regardless of length of stay or extension of stay.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Security Cameras: Exterior cameras are mounted at the exits of home for the security of the property as well as your protection during your stay. Please do tamper with, disconnect or move camera! Any damage or disruption not by natural causes will result in immediate Guest removal from property.

9. Rental Rate and Fees

a. Deposit: \$200 for AirBNB guests. Any incurred expenses will be turned in to AirBNB with receipts on replacement costs for AirBNB to obtain from Guest.

The deposit is for security and shall be refunded within 10 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest’s stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate: Payment in full of the following fees shall be received from AirBNB per their terms. If your payment method is not up to date with AirBNB, it must be straightened out before check-in or acceptable arrangements worked out with Homeowner prior to checking in. Reservation will not be held without proper payment methods in place.

c. Utilities: Cable TV and WiFi are free within the home. Guest should not order paid TV/Movies services without consulting Homeowner to arrange for payment of additional services. Water/Trash/Electric/Gas are also Homeowner responsibility as Guest is not a Tenant. However, should Guest surpass reasonable fees for electric or gas usage reimbursement will be sought.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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Water/Trash/Electric/Gas are also Homeowner responsibility as Guest is not a Tenant. However, should Guest surpass reasonable fees for electric or gas usage reimbursement will be sought.

9. Cancellation Policy: Strict, per AirBNB terms of service.
10. Insurance: I encourage Guests to purchase traveler's insurance. Traveler's insurance will typically cover having to change your stay/plans due to inclement weather, whereas the Homeowner cannot. This home are privately owned; the Homeowner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowner is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
11. Storms: If there is a storm or hurricane, no refunds will be given unless:
- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area"
 - The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below

Homeowner: _____ Name (print) <u>Deidre L. Johnson</u> Date: _____ Phone # (during stay): <u>504-515-0050</u>	Primary Guest: X _____ Name (print): _____ Date: _____ Phone # (during stay): _____
--	--

Additional Guest (wife):

Name (print): _____
Date: _____
Phone # (during stay):

The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's office, and the Water Department, 201 Jeff Davis Avenue; Notices were also posted on the bulletin board at the Long Beach Public Library, 209 Jeff Davis Avenue. Said notice was ordered as part of these proceedings:

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a **Short-Term Rental**.

Deidre Johnson, 1807 East Church Street, Ext 1202, Martinsville, VA 24112, has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 124 South Ocean Wave Avenue, Long Beach, Mississippi, 39560, tax parcel number 0711M-03-008.000. The legal description is as follows:

BEG ON W SIDE OF OCEAN WAVE AVE 218FT S OF CENTER OF L & N RR R/W W 150 FT S 65 FT
E 150 FT TO OCEAN WAVE AVE N 65 FT TO BEG PART OF LOTS 1 & 2 GOTTSCHALK SURVEY

A Public Hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 26, 2018, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed

Chairman

Planning and Development Commission

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

503

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

3. That on July 6, 2018, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 14 (fourteen) property owners within Two Hundred Feet (200'), excluding public right of ways, of 124 South Ocean Wave Avenue, Tax parcel 0711M-03-008.000, notifying them that a public hearing will be held, JULY 26, 2018, to consider an application for a SHORT-TERM RENTAL filed by Deidre Johnson.

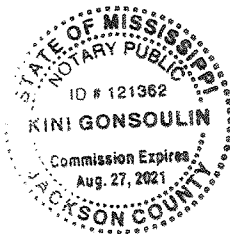
Given under my hand this the 6th of July 2018.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 6th day of July 2018.


NOTARY PUBLIC

-My Commission Expires-



AFFIDAVIT-PHOTOS;POST NOTICE

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Russell, A Garner
7222 Magnolia Drive
Pass Christian, MS 39571

Scruggs, Julia
3115 Brittany Terrace
Pensacola, FL 32504

Thomas, Bobbie Shows
105 Hardy Avenue
Long Beach, MS 39560

Fleming, J Richard Jr
106 Hardy Avenue
Long Beach, MS 39560

Keller, Frank and Justina -Trust-
910 Burdette Street
New Orleans, LA 70118

Bordelon, Joe Jr and Patricia
204 Yolland Road
Greenville, MS 39701

Kinsey, Robert E. Etal
940 Pittman Drive
Long Beach, MS 39560

Campbell, Cathy and Rodney
902 Market Street
Pascagoula, MS 39567

Bercegay, James R
134 Ocean Wave Avenue
Long Beach, MS 39560

Tillman, Donald and WF
126 Ocean Wave Avenue
Long Beach, MS 39560

St Simon, John and Sara
130 Ocean Wave Avenue
Long Beach, MS 39560

Rowan, Stephan E
3555 Pine Branches Ct
Acworth, GA 30102

Fisher, Terrie Ann
4 Pecan Circle
Long Beach, MS 39571

Covey, Nancy E
123 Ocean Wave Avenue
Long Beach, MS 39571

Craig, Christian
114 South Ocean Wave Avenue
Long Beach, MS 39560

ABSLE 2 LLC
130 Destiny Oaks Drive
Long Beach, MS 39560

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Leal Notice and Public Hearing, as evidence by the Publisher’s Proof of Publication as follows:

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

505

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. XIII No. 28 dated 7 day of 13, 2018

Vol. ____ No. ____ dated ____ day of ____, 20__

Vol. ____ No. ____ dated ____ day of ____, 20__

Vol. ____ No. ____ dated ____ day of ____, 20__

Vol. ____ No. ____ dated ____ day of ____, 20__

Vol. ____ No. ____ dated ____ day of ____, 20__

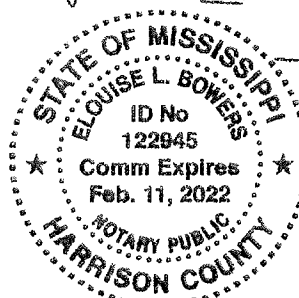
Vol. ____ No. ____ dated ____ day of ____, 20__

Vol. ____ No. ____ dated ____ day of ____, 20__

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

[Signature]
Publisher

Sworn to and subscribed before me this 18 day of July, A.D. 2018



[Signature]
Notary Public

Legal Notice

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Short-Term Rental.

Deidre Johnson, 1807 East Church Street, Ext 1202 Martinsville, VA 24112, has filed application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential Ordinance 622). The location of the requested short-term rental is 124 South Ocean Avenue, Long Beach, Mississippi, 39560, tax parcel number 0711M-03-008.000. The legal description is as follows:

3 ON W SIDE OF OCEAN WAVE AVE 218 FT S OF CENTER OF L&N RR RWW 150 FTS
T E 150 FT TO OCEAN WAVE AVE N 65 FT TO BEG PART OF LOTS 1 & 2
TTSCHALK SURVEY

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 26, 2018, at 5:30 p.m., in the Long Beach Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

Signed

Irman

Planning and Development Commission

Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

The Commission Chairman recognized, Ms. Deidre Johnson, the applicant. Ms. Johnson stated that she has received and will adhere to Ordinance No. 622, regulating Short-Term Rentals.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commission Chairman asked for anyone speaking in favor or opposition of the request, no one came forward to be heard.

Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimously carried to close the public hearing.

After review and discussion, Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimously carried recommending approval of the short-term rental, in accordance with the short-term rental ordinance 622.

Be it remembered that a regular meeting before the Long beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 26th of July 2018, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said meeting.

There present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, and Judy Wood, Building Official Mike Gundlach and Minutes Clerk Tina M Dahl.

Absent the meeting were Commissioners Chris Carrubba, Randy Fischer, and Eddie Seal.

There being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioner Jeff Hansen made motion, seconded by Commissioner Mark McMillan and unanimously carried to approve the regular meeting minutes of July 12, 2018, as submitted.

No action was taken regarding Public Streets and Private Roads in Subdivisions.

It came for discussion under Unfinished Business a Tree Removal of (1) Live Oak Tree located at property 223 South Island View Avenue, Tax Parcel 0612L-01-033.000, submitted by Douglas Daigle.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

507



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 5/9/2018
Zoning _____
Agenda Date 5/24/2018
Check Number 980

(Initial on the line that you've read each)

DLO Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

DLO Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

DLO Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 5/9/2018

PROPERTY INFORMATION

TAX PARCEL # 06122-01-003 000

Address of Property Involved: 223 ISLAND VIEW AVE.

Property owner name: DOUGLAS L DAIGLE

Are you the legal owner of the above property? Yes ☒ No ☐ If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 223 ISLAND VIEW AVE.

Phone No. (504) 915-0639

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal ☒ Trimming _____ Pruning _____

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:
(use separate sheet if needed)

OBSTRUCTS VIEW AND HAS

CONTRIBUTED TO COUNTLESS

ACCIDENTS AND DEATH.

Number of Trees:

1 Live Oak 0 Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

DLO 4/23/18
Signature Date

ADDITIONAL INFORMATION REQUIRED
FROM APPLICANT

(Initial on the line that you've read each)

DLO TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

DLO PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

DLO OWNERSHIP: Please provide a recorded warranty deed.

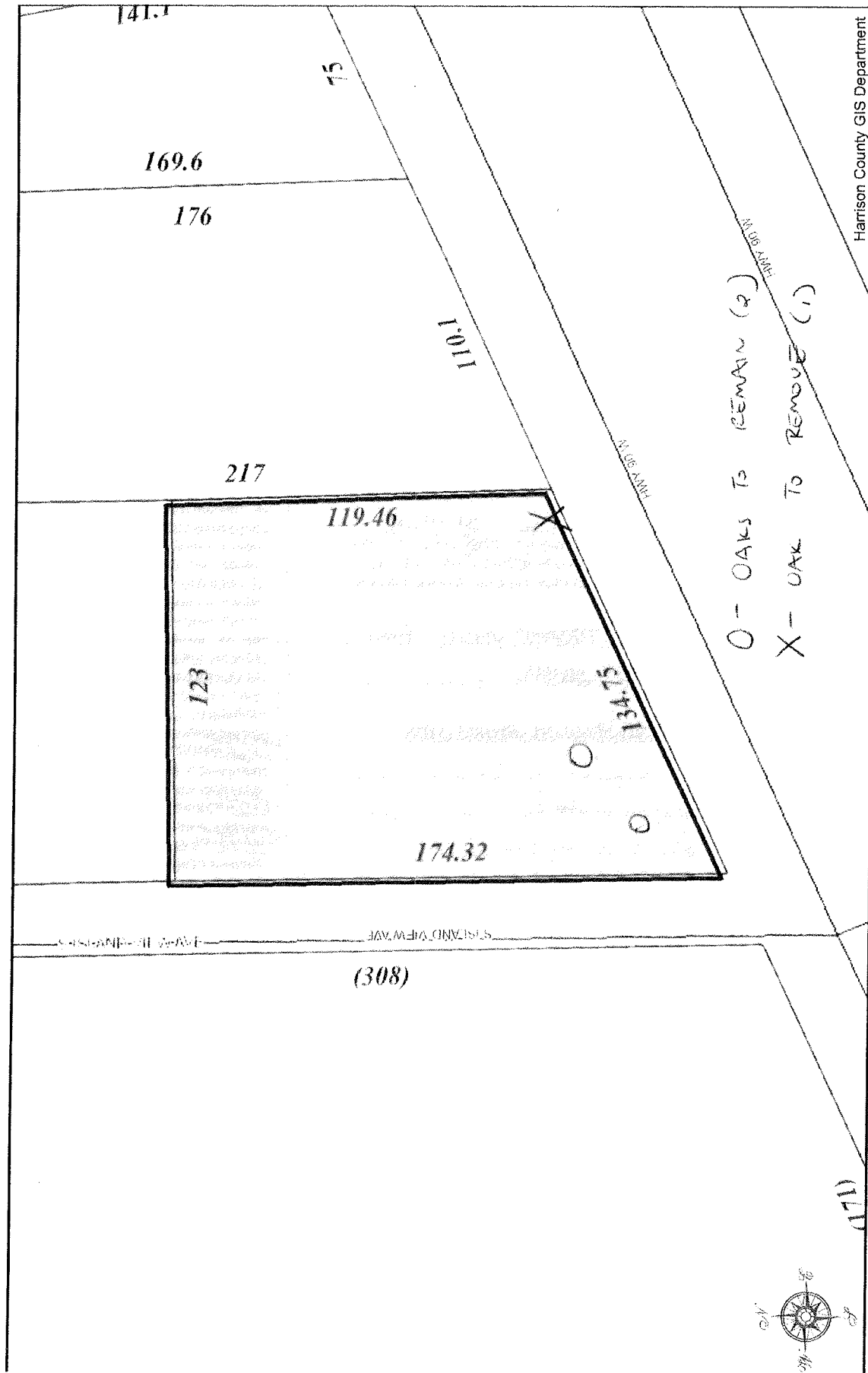
DLO PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

DLO REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

DLO MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Long Beach Planning and Development Commission



HARRISON COUNTY, MISSISSIPPI

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

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

509

Google Maps US-90

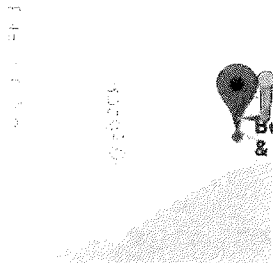


Image capture: Nov 2016 © 2017 Google United States

Long Beach, Mississippi

Google, Inc.

Street View - Nov 2016



TREE TO BE REMOVED
LOOKING WEST (FROM EAST OF
PROPERTY)

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Google Maps 299 S Island View Ave



Image capture: Jun 2013 © 2017 Google United States

Long Beach, Mississippi

Google, Inc.

Street View - Jun 2013



TREE TO BE REMOVED
(LOOKING EAST FROM WEST
SIDE OF PROPERTY)

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

511

Google Maps US-90

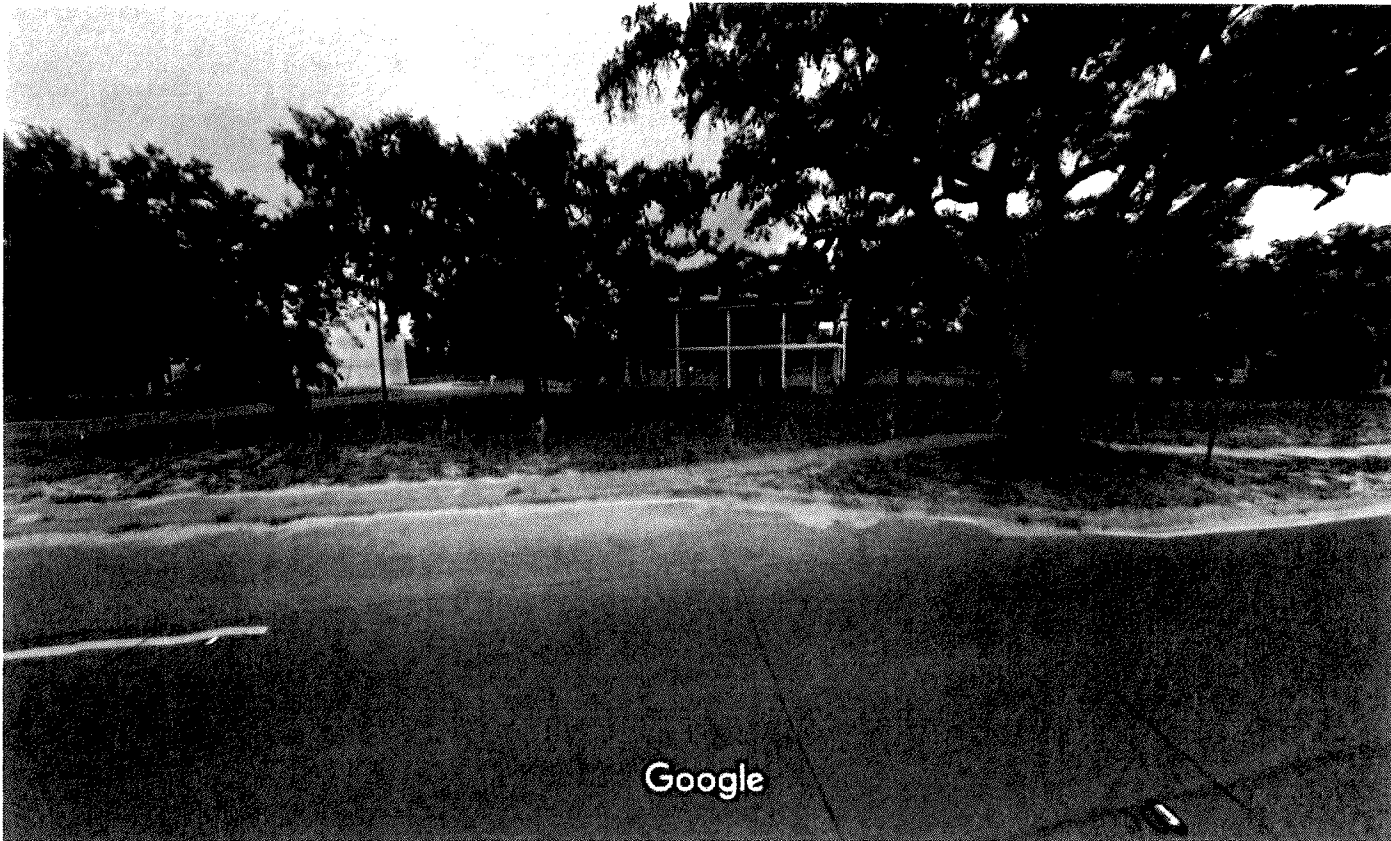


Image capture: Nov 2016 © 2017 Google United States

Long Beach, Mississippi

Google, Inc.

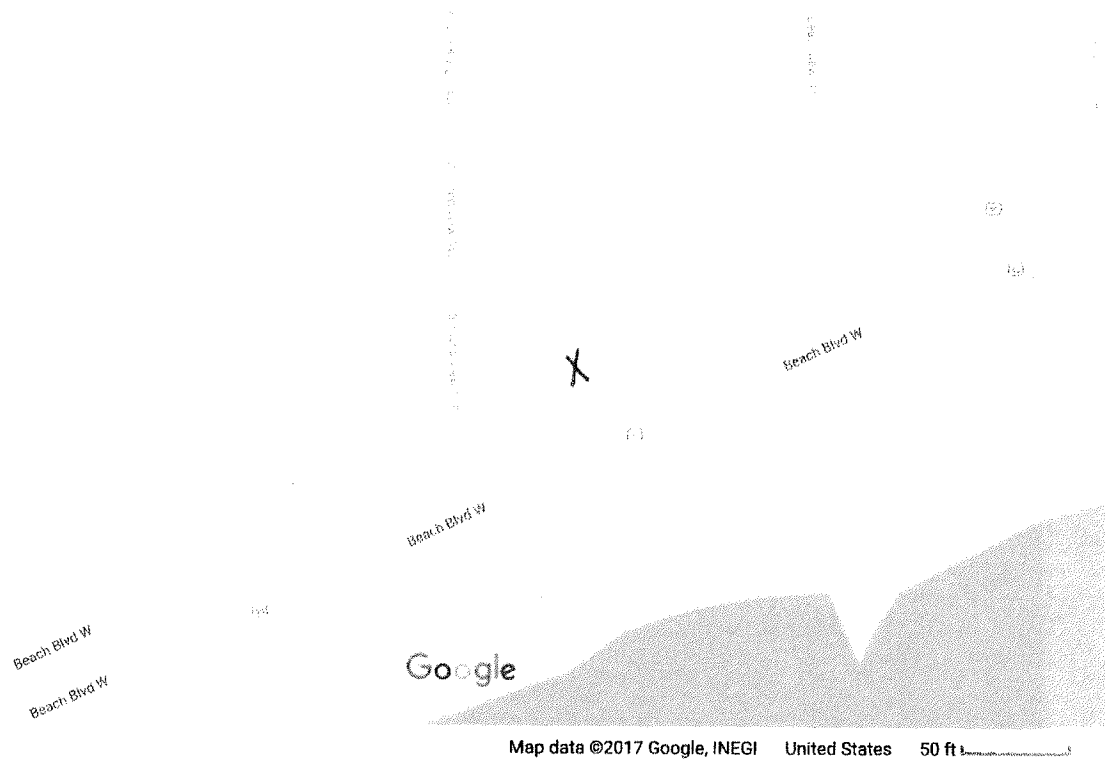
Street View - Nov 2016



TREE TO BE REMOVED
LOOKING NORTH, TOWARDS
SUBJECT PROPERTY.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

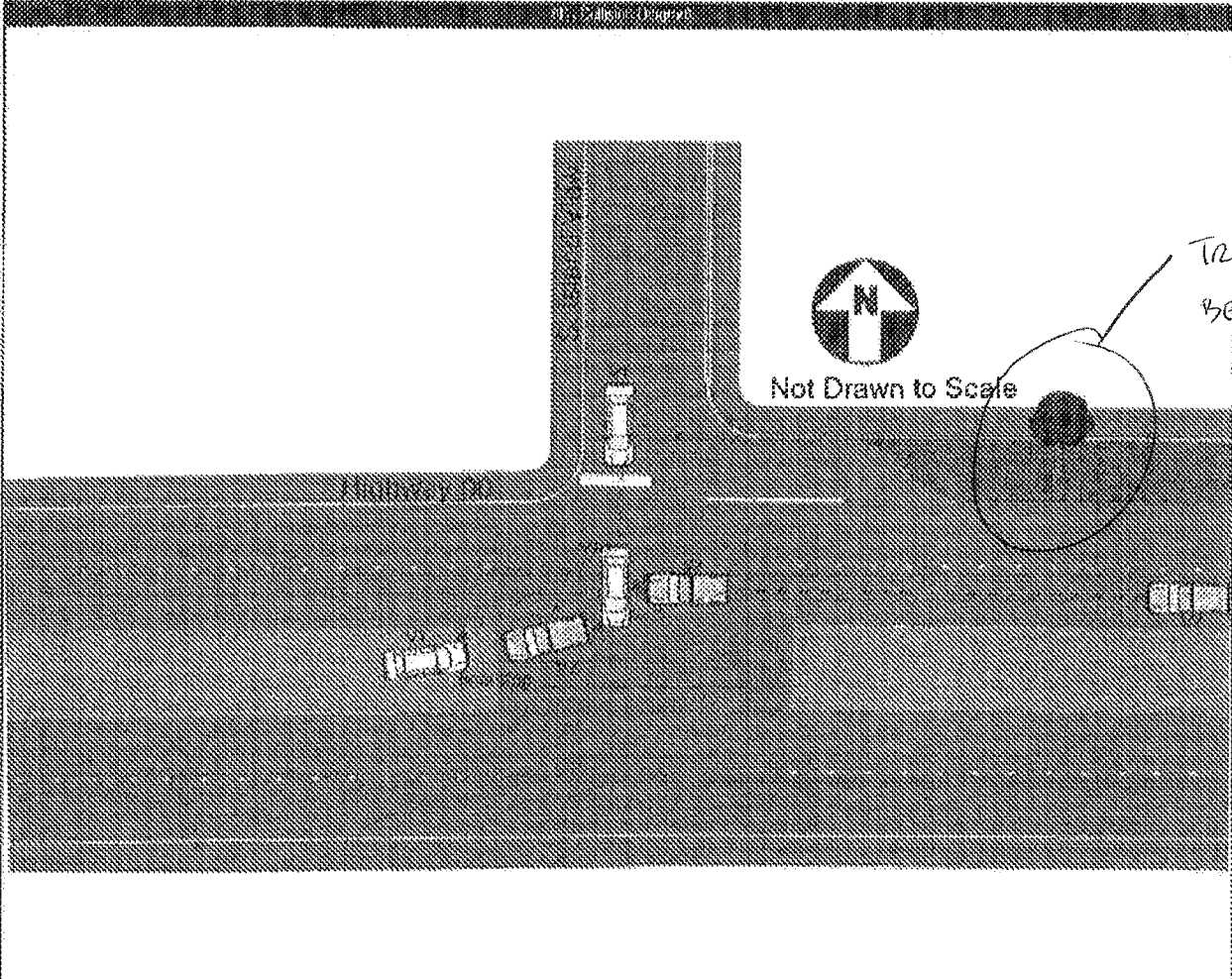
Google Maps



X - Tree to be removed.

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

513

FILES Diagram/Narrative	Agency Number 2404	Agency Case Number 201732470	Page 02 of 08
 <p>V1 WAS TRAVELING SOUTHBOUND ON S. ISLAND VIEW AND WAS ATTEMPTING TO CROSS THE WESTBOUND LANES OF HIGHWAY 90 TO GO EASTBOUND ON HIGHWAY 90. V2 WAS TRAVELING WESTBOUND, IN THE LEFT LANE, ON HIGHWAY 90. V1 PULLED OUT IN FRONT OF V2 AND WAS STRUCK ON THE DRIVER'S SIDE OF THE VEHICLE. THE IMPACT SPUN V1 AROUND AND INTO THE MEDIAN FACING EAST.</p> <p>WITNESS BONNEY STATED THAT SHE WAS BEHIND V2 AND STATED THAT IT APPEARED THAT V2 WAS TRAVELING AT A HIGH RATE OF SPEED, APPROXIMATELY 75 MPH, IN HER ESTIMATION. BONNEY WITNESSED V1 STOP AND THEN CROSS THE INTERSECTION WHICH IS WHEN V2 STRUCK V1.</p> <p>WITNESS GARFIELD STATED THAT HE SAW V1 PULL OUT IN FRONT OF V2 BUT DID NOT WITNESS ANYTHING PRIOR TO THAT.</p> <p>ACCIDENT RECONSTRUCTIONIST SGT. MCDANIEL, FROM GULFPORT POLICE DEPARTMENT, ARRIVED ON SCENE TO CONDUCT HIS INVESTIGATION. THE RESULTS FROM THAT INVESTIGATION ARE STILL PENDING.</p> <p>THE VIEW OF ONCOMING TRAFFIC FROM THE PERSPECTIVE OF V1 COULD HAVE BEEN PARTIALLY BLOCKED BY A NEARBY TREE.</p> <p>THE DRIVER AND REAR PASSENGER REQUIRED EXTRICATION FROM V1. THE FRONT PASSENGER OF V1 WAS REMOVED FROM THE CAR BY EMERGENCY WORKERS.</p>			

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date: May 10, 2018
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Application 223 Island View

I spoke with Mr. Daigle about the tree and learned that he believes it contributed to an accident that resulted in the death of his father. I have a lot of sympathy for Mr. Daigle – the loss of a parent is difficult under any circumstance, but to believe that conditions on his property may have contributed must be extraordinarily difficult.

The Long Beach Tree Board examined the tree and its location on Highway 90 and determined that it is a healthy, mature (likely aged 200 + years) and that it does not threaten any existing permanent structures. Its location on Highway 90 contributes to the beautiful canopy that has finally begun to flourish again after Hurricane Katrina. The members of the Long Beach Tree Board acknowledge that we do not have the expertise to address public safety issues and will defer to the Planning Commission and City Council. However, we suggest that the planning commission deny the application and this time and explore other options to address safety concerns, perhaps involving state and county authorities. We believe other options could be explored before the tree is destroyed. Finally, since the tree is situated close to Highway 90, there could be easement/public roadway issues that should be evaluated before any decision is made on the removal of the tree.

Kimberly Lentz

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

515

City of Long Beach

BOARD OF ALDERMEN

Donald Frazer - At-Large
Ronald Robertson - Ward 1
Bernie Parker - Ward 2
Kelly Griffin - Ward 3
Timothy McCaffrey, Jr. - Ward 4
Mark E. Lishen - Ward 5
Patricia Bennett - Ward 6



GEORGE L. BASS
MAYOR

CITY CLERK
TAX COLLECTOR
Stacey Dahl

CITY ATTORNEY
James C. Simpson,

June 6, 2018

Mr. Kelly Castleberry
Mississippi Department of Transportation (MDOT)
PO Box 551
Hattiesburg, MS 39403

RE: Live Oak Tree located at corner of S. Island View and Hwy 90, Long Beach, MS

Dear Mr. Castleberry,

I am writing you concerning a property owner, Mr. Doug Daigle, who resides in Long Beach, Mississippi at 223 South Island View. Mr. Daigle has come before the Planning and Development Commission to request removal of a Live Oak Tree, located at the edge of his property, which abuts Hwy 90. The city is of the assumption, the Live Oak Tree is located within Mississippi Department of Transportation's right of way. Under this condition, would MDOT have any objection to the City of Long Beach granting a permit to remove the tree, should we so choose? The City has not yet made a decision to grant the request, but would like the support of MDOT in their decision.

Thanking you in advance for your consideration in this matter and should you have any questions, please do not hesitate to contact me.

Sincerely,

George L. Bass
Mayor, City of Long Beach

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tom King
Southern District Commissioner
Kelly R. Castleberry
District 6 Engineer

P. O. Box 551
Hattiesburg, MS 39403-0551
Telephone (601) 544-6511
FAX (601) 544-0227



Melinda L. McGrath
Executive Director

James A. Williams, III
Deputy Executive Director/Chief Engineer

Lisa M. Hanc
Deputy Executive Director/Administrative

GoMDOT.com

June 19, 2018

City of Long Beach
George Bass, Mayor
P.O. Box 929
Long Beach, MS 39560

RE: Live Oak Tree located at corner of S. Island View and Hwy 90, Long Beach

Dear Mayor Bass:

I have received your correspondence concerning the above referenced tree which abuts Highway 90 right of way and the private property of Mr. Daigle. Due to the tree's proximity to the intersection and sight distance concerns for motorists trying to enter the highway, MDOT has no objection to the City of Long Beach granting a permit to remove this tree within the city. Once a decision has been made concerning the removal of the tree, please submit a MDOT permit to access state right of way on Highway 90 and MDOT will grant the permit. The permit may be obtained online at gomdot.com under the maintenance tab and select permits.

Should you have any questions or concerns, please feel free to contact this office.

Sincerely,

Kelly Castleberry, P.E.
District Engineer, Sixth District
Mississippi Department of Transportation

Transportation: The Driving Force of a Strong Economy

The Chairman recognized Mr. Douglas Daigle and Ms. Angelique Richardson and after considerable discussion, Commissioner McMillan made motion, seconded by Commissioner Hansen approving the removal of the Live Oak Tree. The question

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

517

received the affirmative voice vote of a majority of the Commissioners present and voting, with Commissioner Wood voting Nay.

It came for consideration under New Business a tree removal for one (1) Live Oak Tree located at 101 Beach Park Place, Tax Parcel 0711M-04-017.000 submitted by Patrick Buch as follows:

MINUTES OF JULY 26, 2018

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	7-17-18
Zoning	B-1
Agenda Date	7-26-18
Check Number	1882

(Initial on the line that you've read each)

PB Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

PB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

PB Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 7-5-18

PROPERTY INFORMATION

TAX PARCEL # 0711M-04-017.000
Address of Property Involved: 101 Beach Park Place

Property owner name: PATRICK BUCH
Are you the legal owner of the above property? Yes ☒ No ☐ If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 114 Industrial St Denton TX 76201
Phone No. (940) - 231-9147

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Loftus Tree Service
Phone No. 228-363-2563 Fax: _____
Name Joe Loftus
Address LONG BEACH, MS

PERMIT INFORMATION

Permit for: Removal ☒ Trimming _____ Pruning _____

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.: AFTER MULTIPLE
(use separate sheet if needed)

PRUNINGS BY THE CITY, THE TREE IS VERY HEAVY/LOPSIDED ON ONE SIDE, THE SIDE FACING THE HOUSE. IT'S IN DANGER OF FALLING ON THE HOUSE

Number of Trees:

1 Live Oak _____ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction that I am the owner or authorized to act as the owner's agent for the herein described work.

[Signature] 7-5-18
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

PB TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

PB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

PB OWNERSHIP: Please provide a recorded warranty deed.

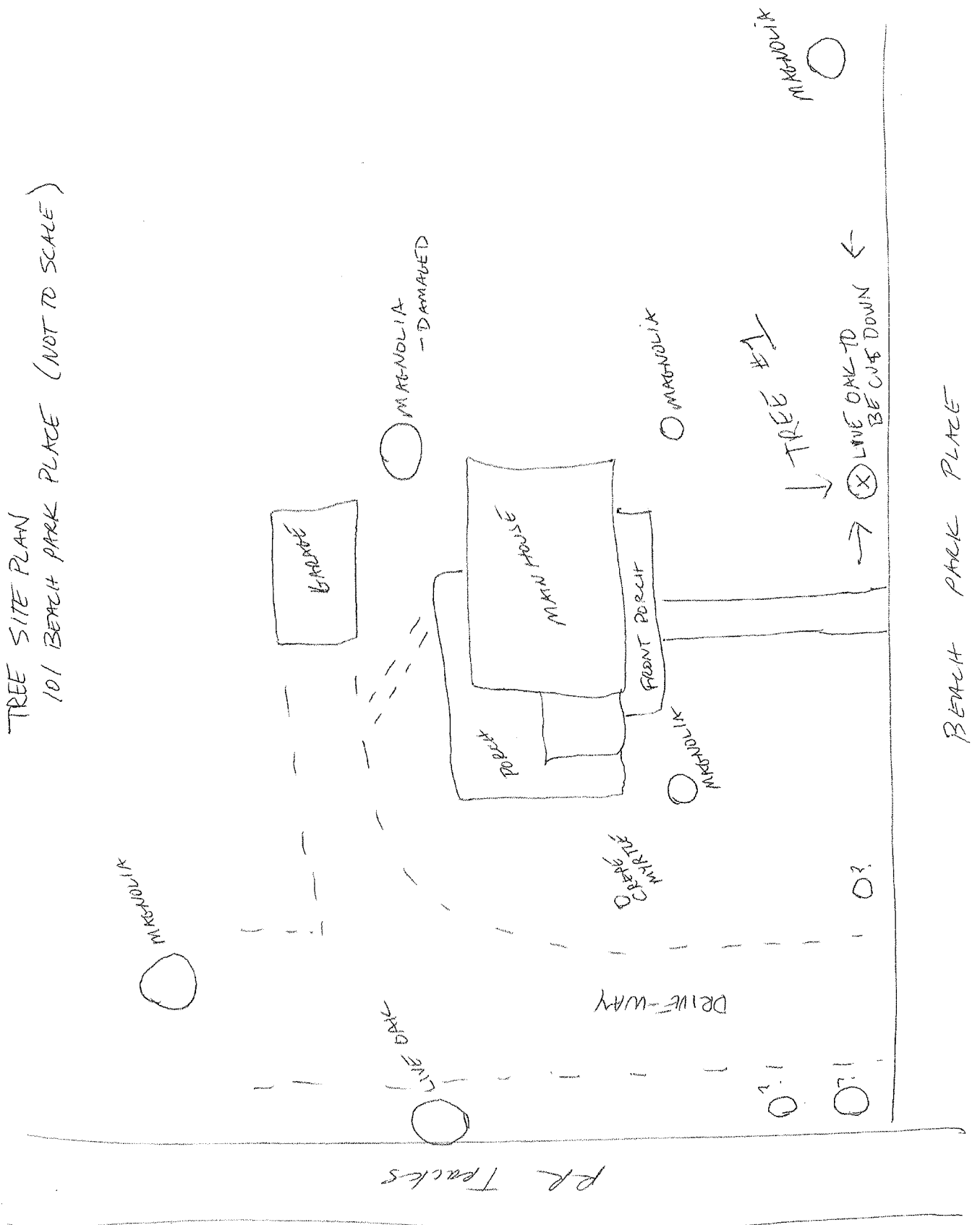
PB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

PB REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

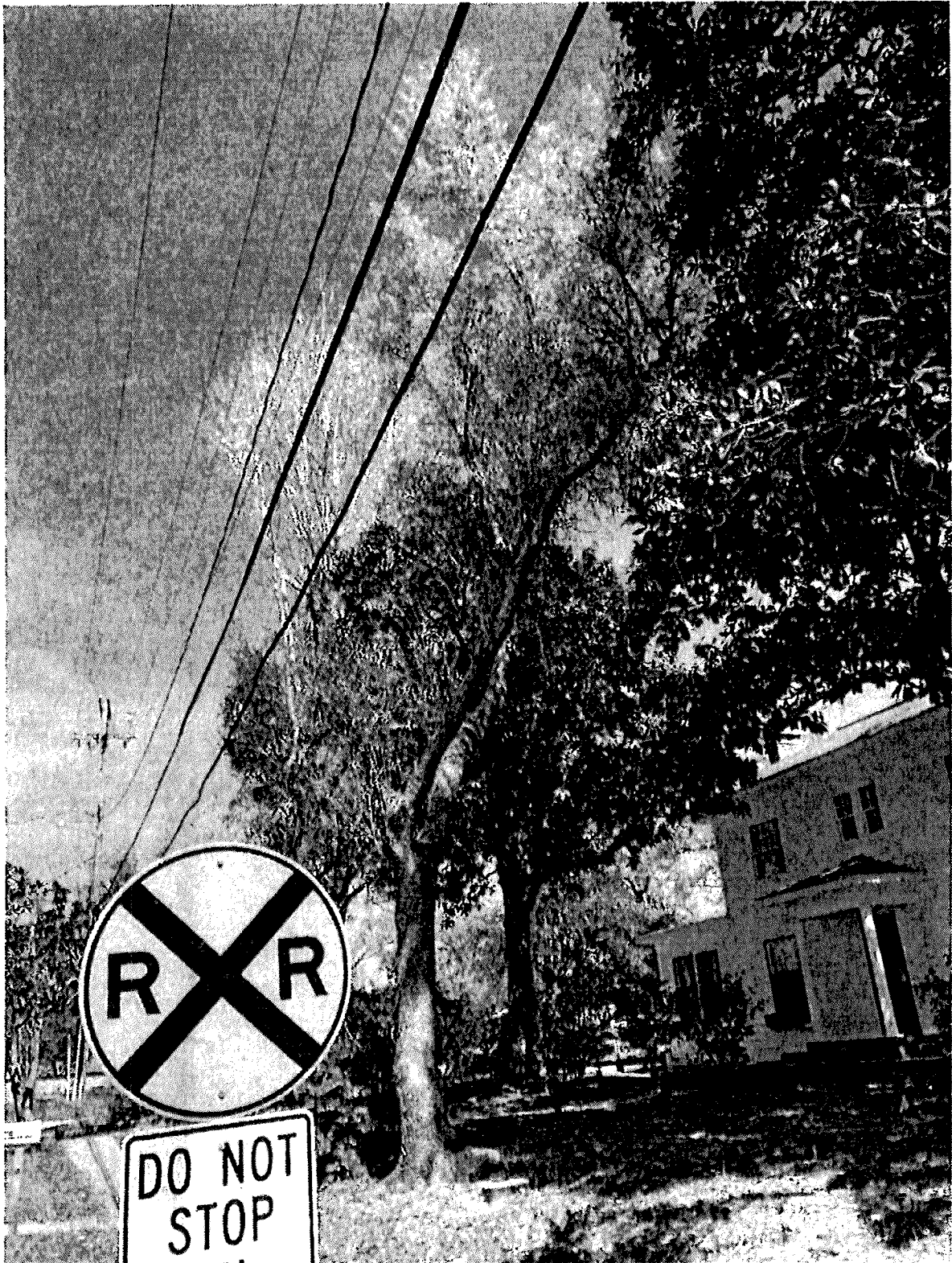
PB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF JULY 26, 2018
 REGULAR MEETING
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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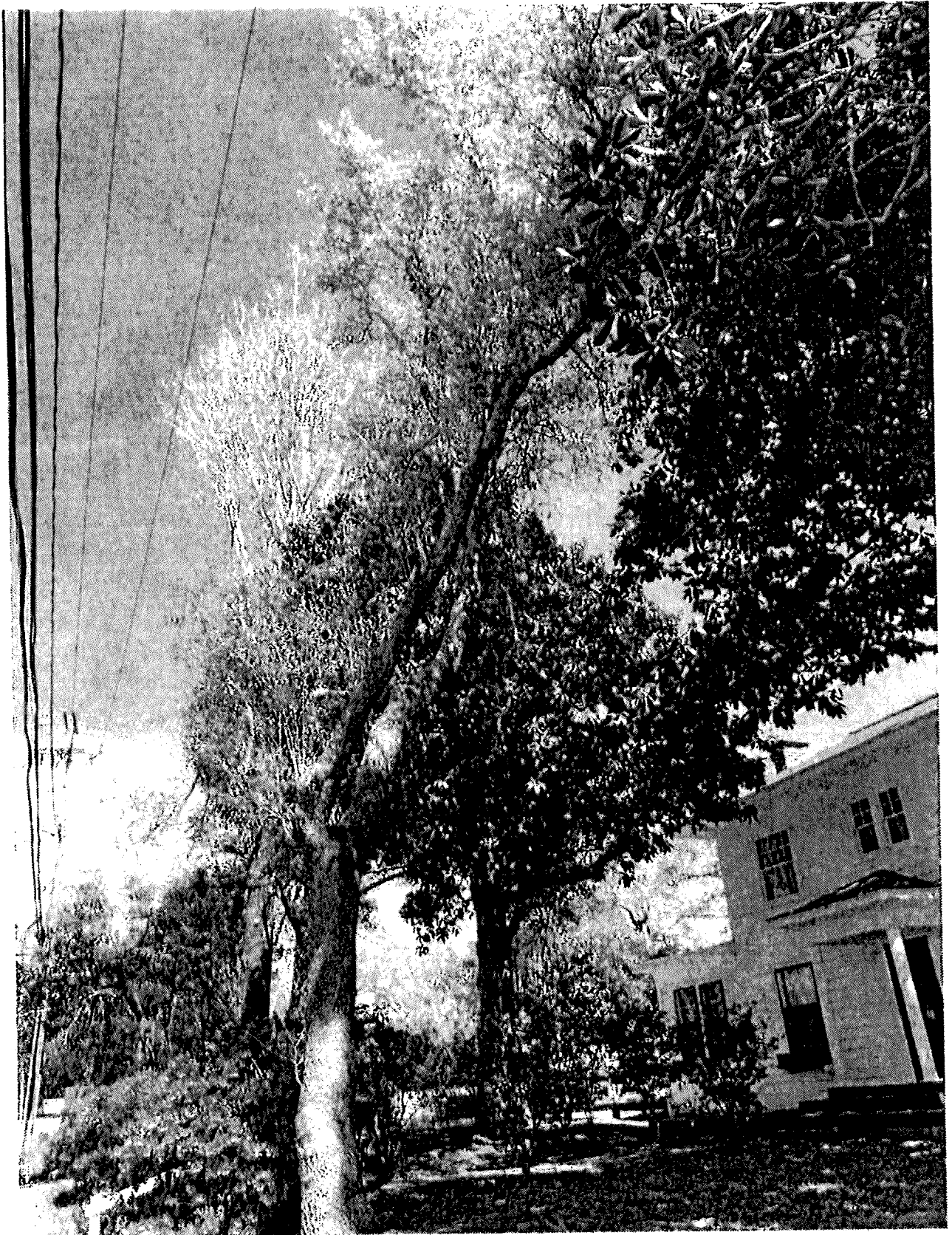


MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

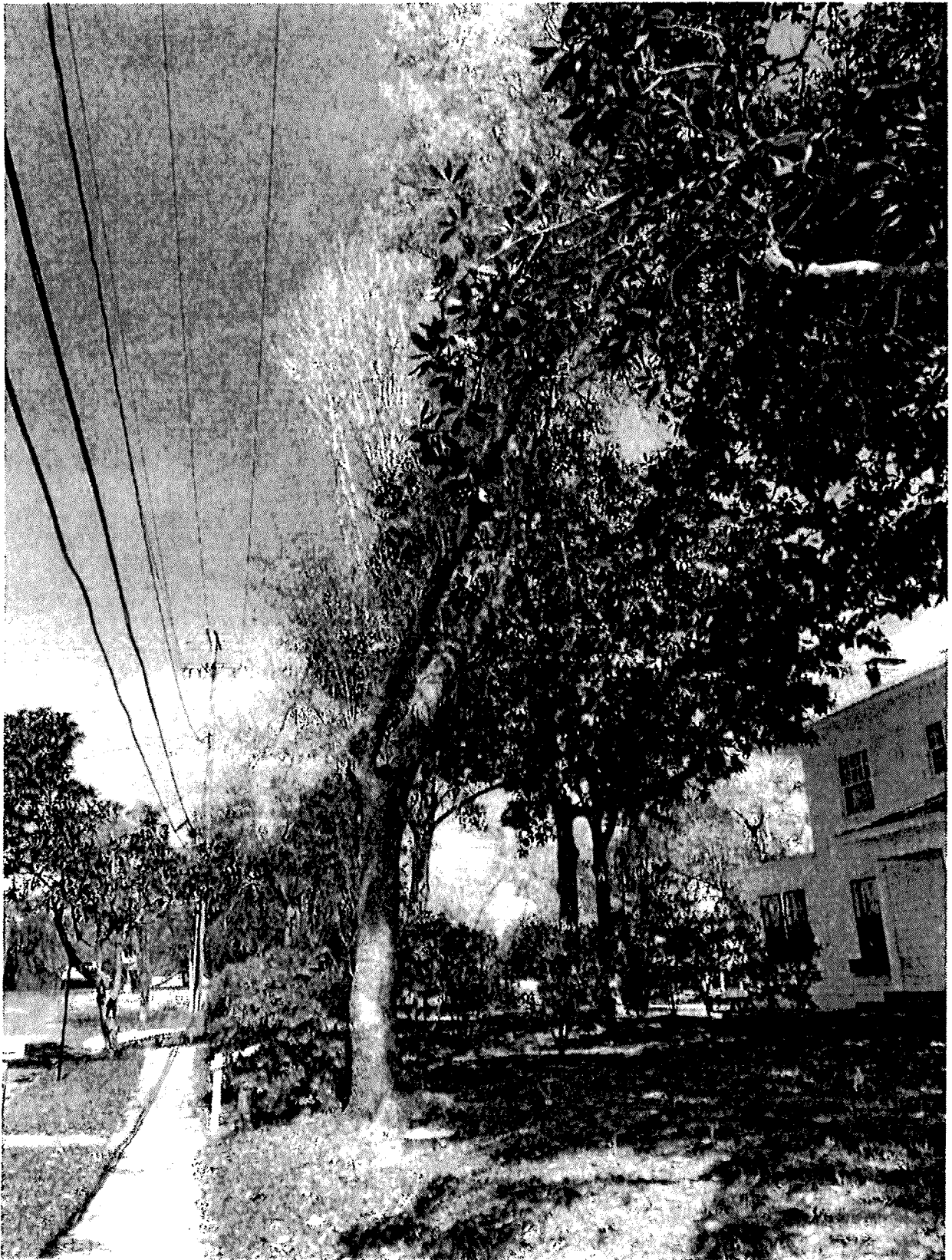


MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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**MINUTES OF JULY 26, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JULY 26, 2018
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**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Return To: c/o Schwartz, Orgler & Jordan, PLLC

(228) 832-8550

File #172018

Document Management

Quicken Loans Inc.

1050 Woodward Ave

Detroit, MI 48226-1906

Prepared By:

Quicken Loans Inc.

1050 Woodward Ave

(313)373-0000

Detroit, MI 48226-1906

Indexing Instructions: Lot 1, North 25' of Lot 2 & 30' strip North of Lot 1, Blk 1, Beach Park
Place S/D, Harrison County, 1st JD, MS

Title(s) of Document:

Deed of Trust

3391151501

Date of Document: 12/05/17

Borrower(s):

Patrick Buch, (940) 231-9147

114 Industrial St , Denton, TX 76201-4224

and wife, Robin Buch

Lender:

Quicken Loans Inc.

1050 Woodward Ave

Detroit, MI 48226-1906

(313) 373-0000

Nominee for Lender:

Mortgage Electronic Registration Systems, Inc. (MERS)

P.O. Box 2026, Flint, MI 48501-2026 (mailing address)

1901 E Voorhees Street, Suite C, Danville, IL 61834 (street address)

888-679-MERS

Trustee:

Alexis Alan

1050 Woodward Ave

Detroit, MI 48226

(313) 373-0000

4125707879

Indexing Coversheet with MERS-MS

VMP ®

Wolters Kluwer Financial Services © 2012



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Page 1 of 1

PB RB

Patrick L Buch

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

525

From: Joe Loftus backyardlumber@hotmail.com
Subject: Live Oak tree
Date: Jul 9, 2018 at 9:39:23 PM
To: patrick.buch@gmail.com

Patrick,

Here is the assessment of the live oak in your front yard.

(1)The power company has trimmed this tree over the years to make all the canopy to lean to the East. No canopy is existing under the power lines any more, causing all the weight of the tree to lean toward the house.

(2)The structural roots of the tree on the West side of the tree have been compromised due to the rock wall not allowing the roots to grow West in securing the structural integrity of the tree. Tree roots on average only grow about two feet deep and spread 2 to 3 times beyond the drip line of the tree and there is no spread of roots on the West side.

(3)The lean of the tree towards your house, the weight of the tree, gravity, high winds , squall, or storm are all factors that can play a part in bringing this tree to fail and your house being the target and aesthetically it will never be a pretty tree.

(4) In my opinion I recommend this tree to be removed.

Joe LoftusLoftus Tree Service
ISA certified arborist SO-5823A
Ms. Tree Surgery Lic. LT065

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Kimberly Lentz <kr Lentz@gmail.com>
Sent: Thursday, July 19, 2018 11:46 AM
To: Tina Dahl
Subject: Tree Removal Application 101 Beach Park Pl - Patrick Buch

No objection based on arborist's recommendation.

Kimberly Lentz
LONG BEACH TREE BOARD

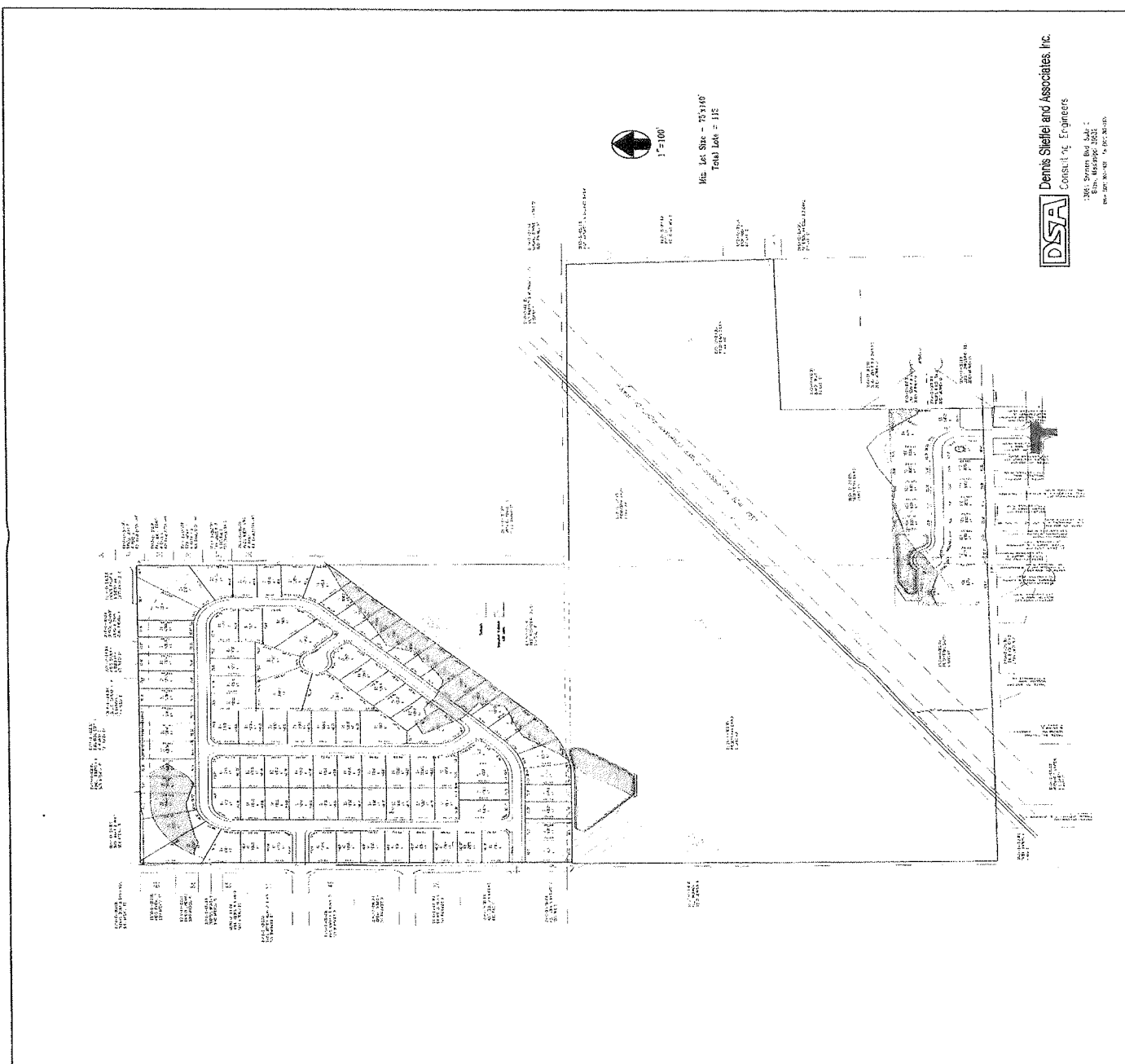
Lentz & Little, P.A.
2505 14th Street
Suite 500
Gulfport, MS 39501
(228) 867-6050

MINUTES OF JULY 26, 2018
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After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Barlow made motion, seconded by Commissioner Wood and unanimously carried recommending removal of the Live Oak Tree.

There came for discussion under New Business, a Sketch Plat Approval for Mitchell Road Subdivision, Tax Parcels 0511P-01-043.000, 0512A-01-003.000 and 0512A-01-001.000, submitted by Dennis Stieffel and Associates, Inc. on behalf of Noah Saunders, Jr., Managing Member A1 Development, LLC, as follow:



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
 201 Jeff Davis Avenue
 PO BOX 929
 LONG BEACH, MS 39560
 (228) 863-1554 office
 (228) 863-1558 fax

Office use only	
Date Received	7-5-18
Zoning	R-1
Agenda Date	7-26-18
Check Number	9001

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): **0511P-01-043.000; 0512A-01-003.000; 0512A-01-001.000**
- III. GENERAL LOCATION OF PROPERTY INVOLVED: **East side of Mitchell Rd south of Pineville Rd**
- IV. ADDRESS OF PROPERTY INVOLVED: **Mitchell Road**
 - A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
 - B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
 - C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 1/2 x 14 and/or emailed in pdf. format to the Clerk.
 - D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
 - E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **REQUIRED ATTACHMENTS:**
 - A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).

MINUTES OF JULY 26, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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- B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VI. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Noah Saunders, Jr., Managing Member
A1 Development, LLC
Name of Rightful Owner (PRINT)

P. O. Box 7668
Owner's Mailing Address

D'Iberville MS 39540
City State Zip

(228) 860-5142 (cell)
Phone

Noah Saunders Jr 6/26/2018
Signature of Rightful Owner Date

Dennis Stieffel (Agent)
Dennis Stieffel & Associates, Inc.
Name of Agent (PRINT)

13061 Shriners Blvd., Suite C
Agent's Mailing Address

Biloxi MS 39532
City State Zip

(228) 860-8161 (cell)
Phone

Dennis Stieffel 6/26/2018
Signature of Applicant Date

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

GRANTOR: Thomas A. Mitchell
Mitchell Road
Long Beach, MS 39560

BOOK 889 PAGE 453

GRANTEE: First Presbyterian Church
of Gulfport, Mississippi
East Beach Boulevard
Gulfport, MS 39501

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned THOMAS A. MITCHELL does hereby sell, convey and warrant unto T. O. ANDERSON, A. E. FANT, JR., PAT HARRISON, JR., and W. M. MIZE as Trustees for the First Presbyterian Church of Gulfport, Mississippi, and to their successors in office, subject to a Life Estate hereinafter retained, the following described land and property located and being situated in the First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

PARCEL #1 The Southwest 1/4 of the Southeast 1/4 of Section 10, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi.
AND

PARCEL #2 Lot A and Lots 1 through 21, inclusive, SEA SIDE FARMS SUBDIVISION, located in Section 15, Township 8 South, Range 12 West, as per 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.

THE GRANTOR HEREIN specifically reserves a Life Estate, with power to Sell and Mortgage during his lifetime, in and to the North one-half (N 1/2) of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, which constitutes the north twenty (20) acres of Parcel #1 above described.

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**MINUTES OF JULY 26, 2018
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BOOK 889 PAGE 455

in Deed dated April 11, 1946 and recorded in Deed Book 285 at Page 337
of the First Judicial District of Harrison County, Mississippi.

WITNESS MY SIGNATURE on this: the 9th day of February, 1981.

Thomas A. Mitchell
THOMAS A. MITCHELL

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority
in and for the aforesaid jurisdiction, the within named Thomas A. Mitchell,
who acknowledged to and before me that he signed and delivered the above and
foregoing instrument of writing on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office, this the 9th
day of February, 1981.

Gimmie Nell Austin
NOTARY PUBLIC

My Commission Expires:

2/4/82

232
STATEMENT OF FEES
Filing 1 .05
Recording 1 Words @ 350
15¢ per 100
Certificate 1 .50
Indexing 15¢ each 23 345
Separate Subdivision
Total Fees 4.05 7.50

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

I hereby certify that this instrument was received and filed for record at 10 o'clock
and 9 minutes A. M. on 9 day of Feb, A. D. 1981
and recorded Feb 10, 1981 in Records of Deeds
Book 889 Pages 453-455

G. N. Croel, Chancery Clerk
By Dana Jones

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Dennis Stieffel & Associates, P.A., Inc.
Consulting Engineers

Woolmarket Professional Plaza
13061 Shriners Blvd., Suite C
Biloxi, Mississippi 39532

Office (228) 392-1638
Fax (228) 392-1679
Cell (228) 860-8161
dennisstieffel@cableone.net

July 3, 2018

City of Long Beach Building Department
201 Jeff Davis Avenue
Long Beach, MS 39560

Re: Mitchell Road Subdivision (113 lots)
Long Beach, Mississippi

Gentlemen:

Delivered herewith are (3) sets of construction plans and specifications along with a copy of the drainage analysis and design calculations. Also requested herewith is a construction plan approval letter, a 'Will Serve' letter and an executed copy of the attached OPC Information Form as these will be needed to obtain the necessary State approvals.

Enclosed are the Sketch Plat & Preliminary Plat applications along with the associated application fees of \$50.00 and \$500.00, respectively. No re-zoning or variances will be requested.

Thank you for your assistance and please let us know if you have any questions or comments or if any additional information is needed.

Yours very truly,

Dennis Stieffel, P.E.
President

Enc.
764-1.wpd

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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Tina Dahl

From: dennisstieffel@cableone.net
Sent: Thursday, July 26, 2018 10:11 AM
To: 'David Ball'
Cc: 'Mike Gundlach'; 'Joe Culpepper'; 'Frank Olaivar'; 'Tina Dahl'
Subject: RE: Mitchell Rd. S/D

David,

Your comments are well taken and we do not see a problem with the improvements to Mitchell Road and associated right-of-way. However, we would like to discuss the southern 16-lot portion of the development with the City in more detail at your earliest convenience.

Dennis Stieffel, P.E.
Dennis Stieffel & Associates, P.A., Inc.
13061 Shriners Blvd., Suite C
Biloxi, MS 39532
228.392.1638 (W)
228.392.1679 (F)
228.860.8161 (C)
dennisstieffel@cableone.net

From: David Ball <david.ball@garnerrussell.com>
Sent: Wednesday, July 25, 2018 5:16 PM
To: Dennis Stieffel <dennisstieffel@cableone.net>
Cc: Mike Gundlach <mgundlach@cityoflongbeachms.com>; Joe Culpepper <JoeCulpepper@cableone.net>; Frank Olaivar <frank@the-energy-club.com>; Tina Dahl <tina@cityoflongbeachms.com>
Subject: Mitchell Rd. S/D

Dennis,

After a fairly lengthy conversation this PM at LB City Hall, I offer the following comments about your development:

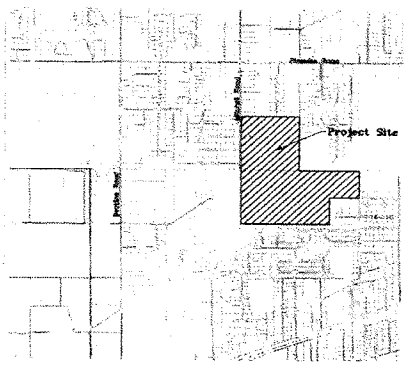
1. The City is requesting that you widen the pavement width of Mitchell Rd. to at least 24' width for the full length of your frontage on Mitchell Rd. Further, the City is requesting that the developer dedicate 10' of land to widen the Mitchell Rd. right-of-way.
2. There is fairly extensive concern about letting the southern portion of the development (adjacent to Lantana Blvd.) proceed until Canal No. 1 can be cleaned. This is a highly flood-prone area, and any development here will likely worsen the condition for citizens in the area. Obviously, it doesn't seem that creating flood-prone lots is a good idea, because of the likelihood of damage to the new & existing properties, along with the cost to the City in resources and efforts to assist when the area is flooded.

Just an FYI - Joe Culpepper (Public Works) and myself have performed some preliminary review of your construction plans, but I've not yet been able to finalize my review of the drainage/detention systems. We'll send relevant comments/markups to you as soon as possible, subject to Planning Commission decisions tomorrow evening.


Thanks,
David Ball

INDEX

SHEET NO.	DESCRIPTION
1	Title Sheet
2	Boundary and Topo Survey
3	Lot and Street Layout
4	Traffic Control Plan
5-6	Erosion Control Plan
7	Drainage Plan
8-9	Detention Basin Details
10	Utility Plan
11-16	Plan and Profile Sheets
17-22	Construction Details



Vicinity Map
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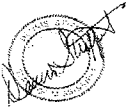


CONSTRUCTION PLANS


FOR

Mitchell Road Subdivision

City of Long Beach, Mississippi



Revised 6/3/18



Dennis Stieffel and Associates, Inc.
Consulting Engineers

13061 Shriners Blvd., Suite C
Biloxi, Mississippi 39532
Office (228) 392-1638
Fax (228) 392-1679
dennisstieffel@cableone.net

JOB # 764

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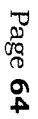
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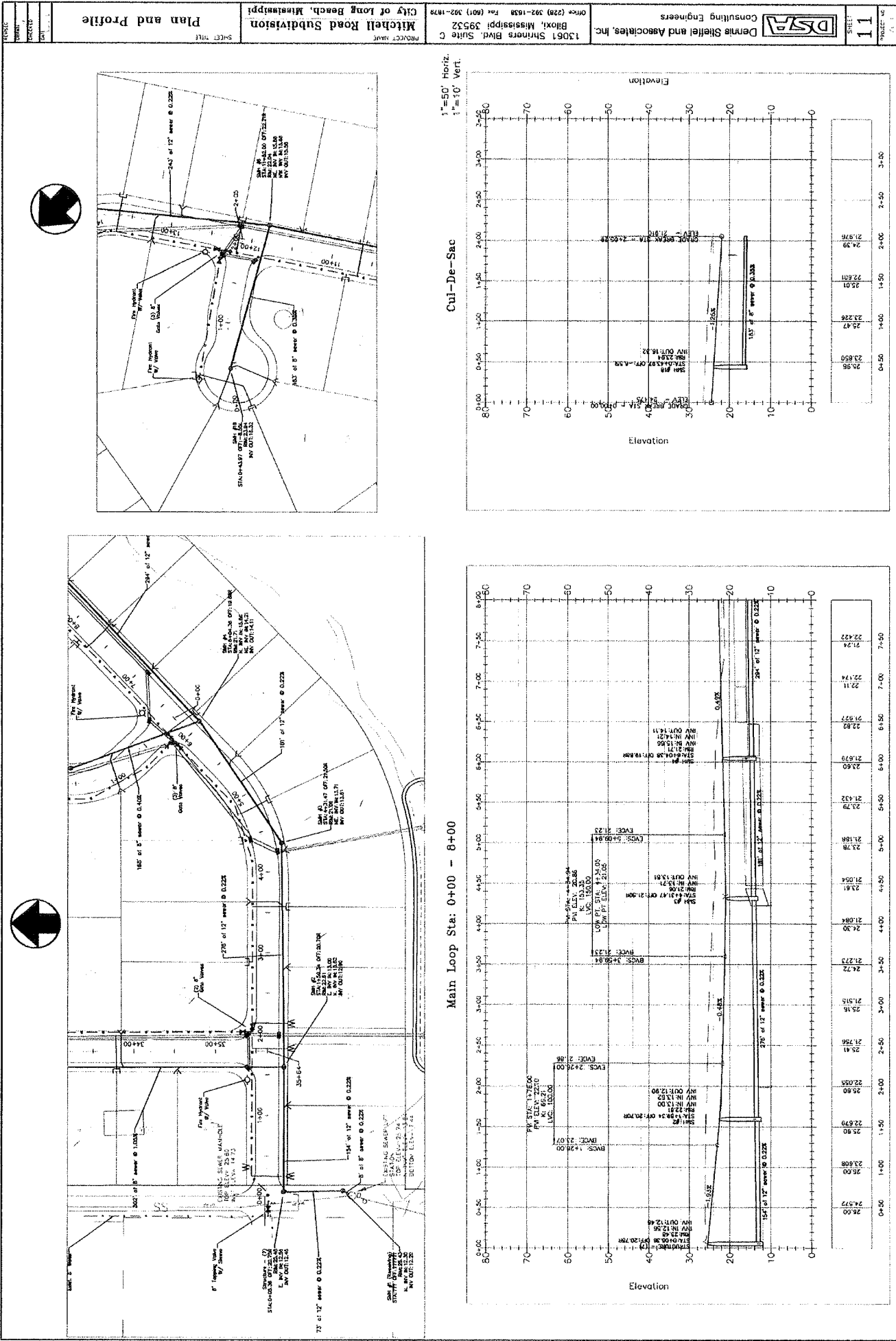
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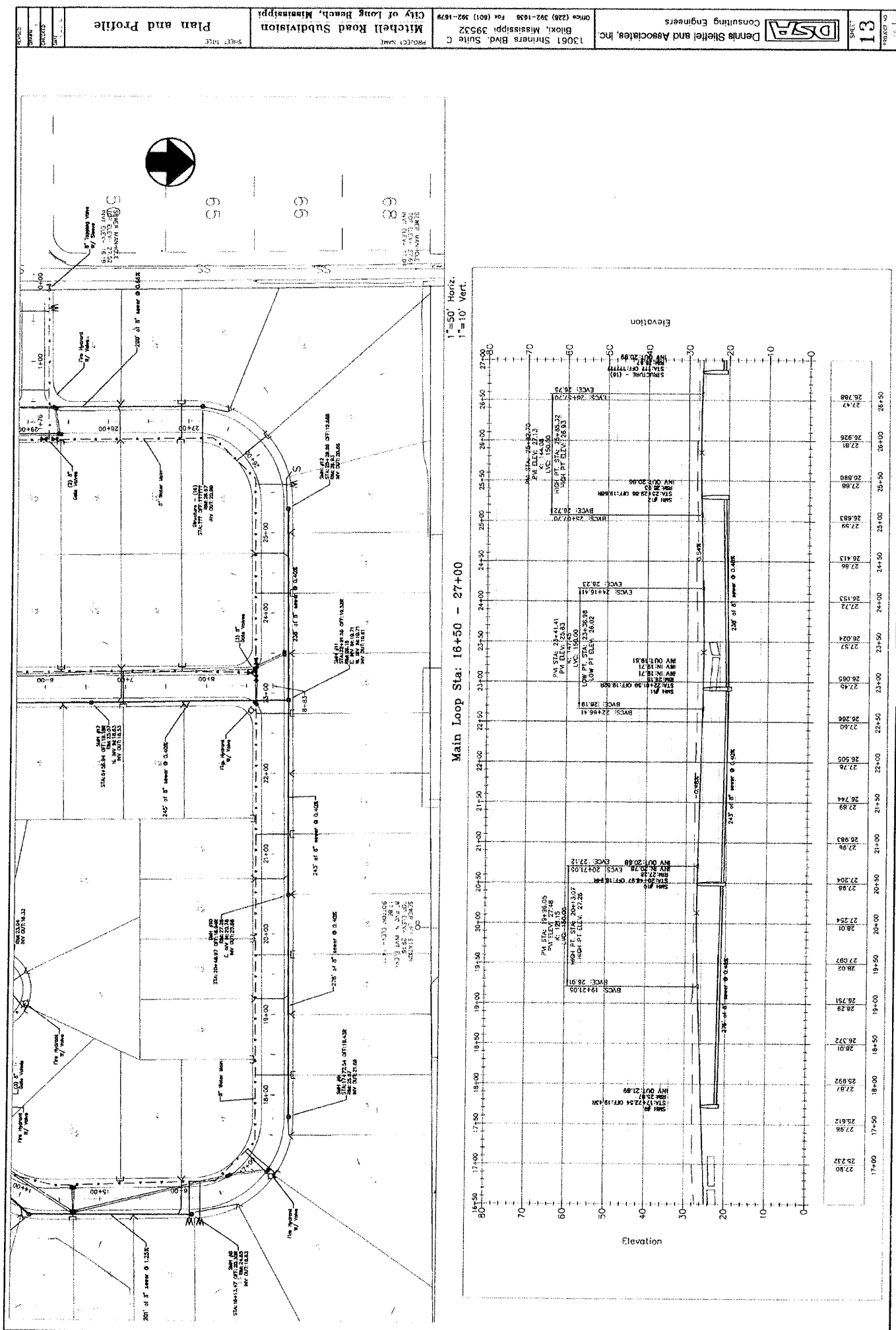
REGULAR MEETING



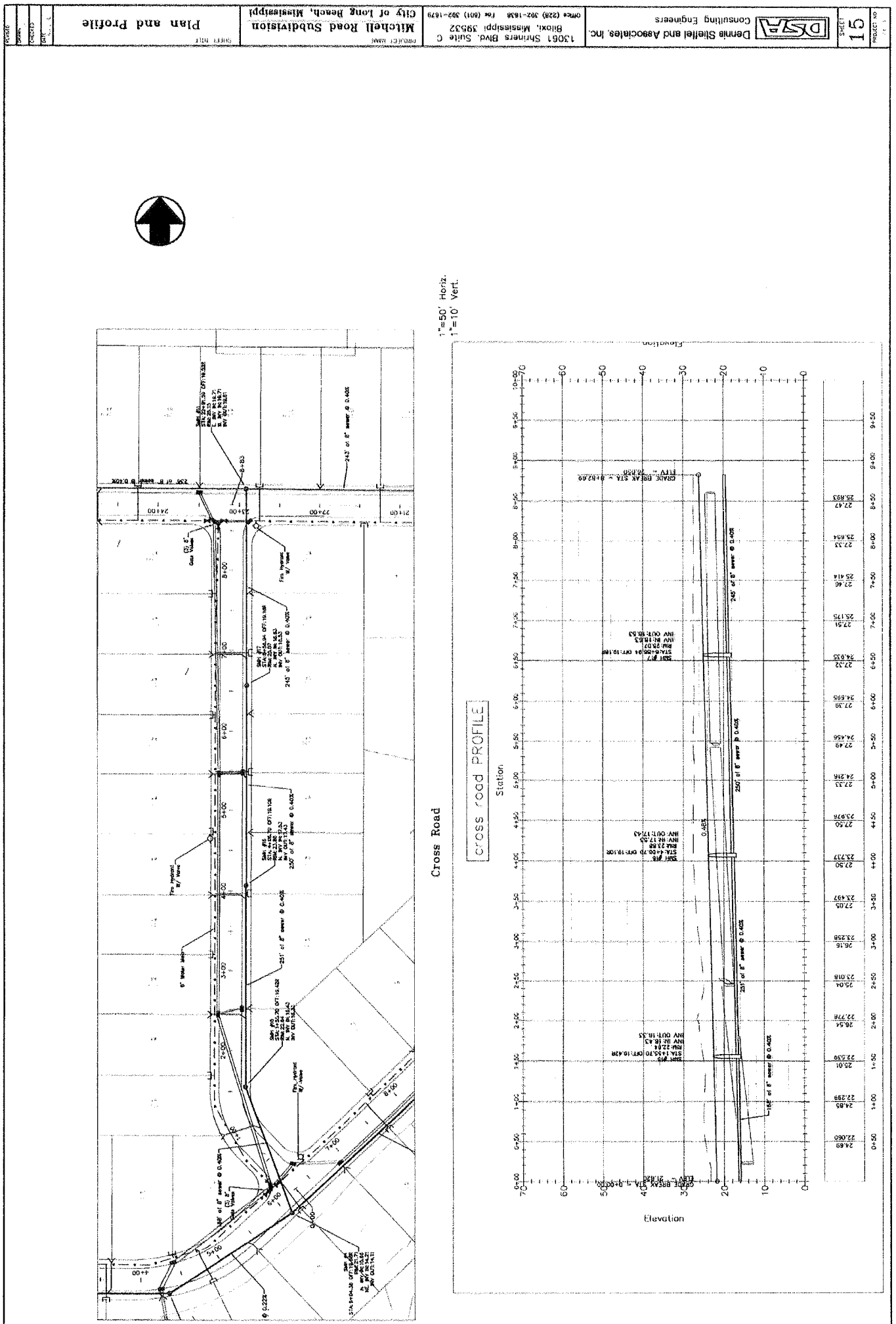
MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



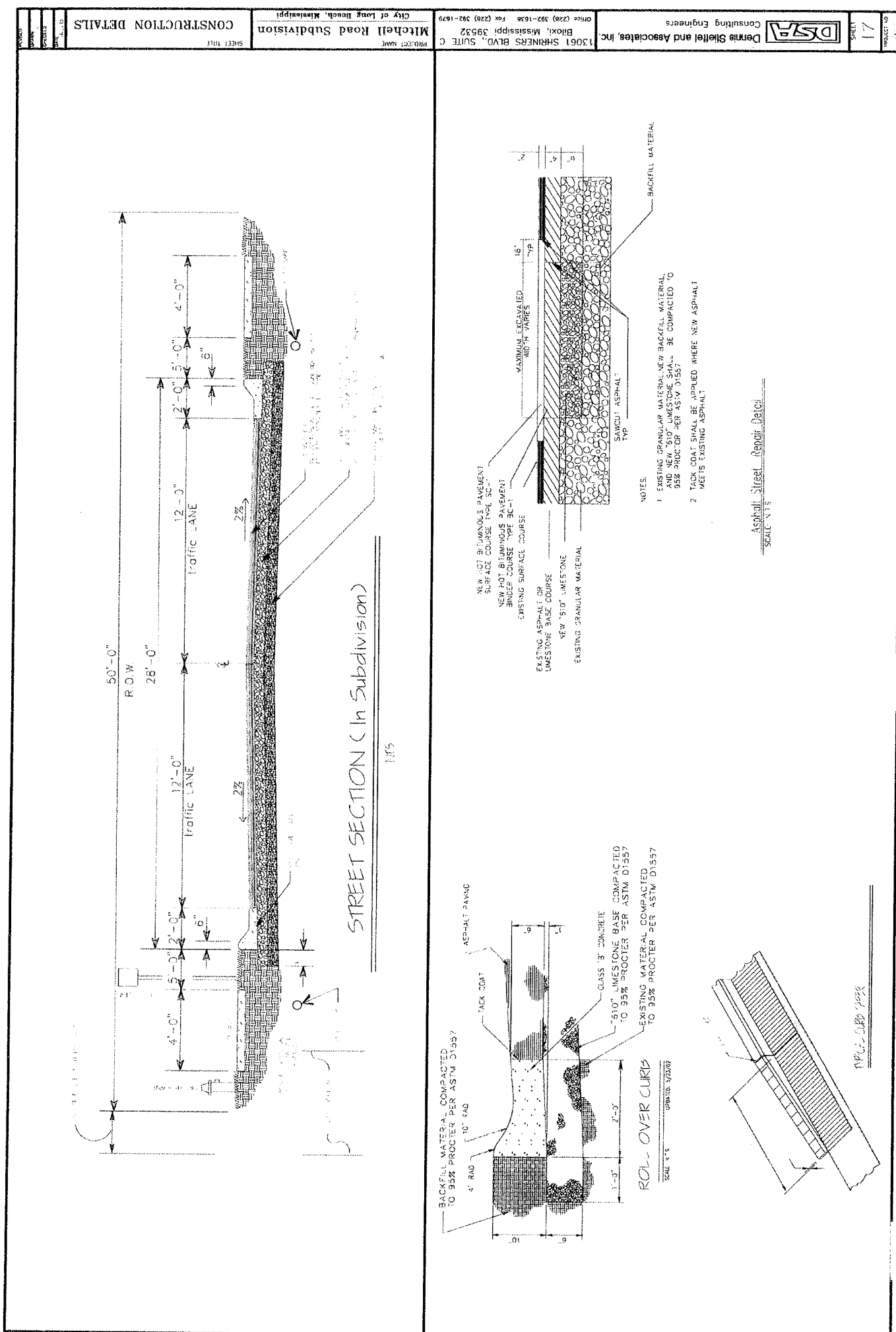
**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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**MINUTES OF JULY 26, 2018
REGULAR MEETING
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MINUTES OF JULY 26, 2018

REGULAR MEETING

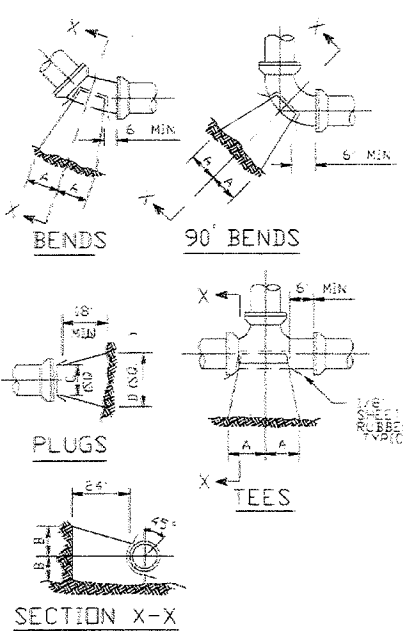
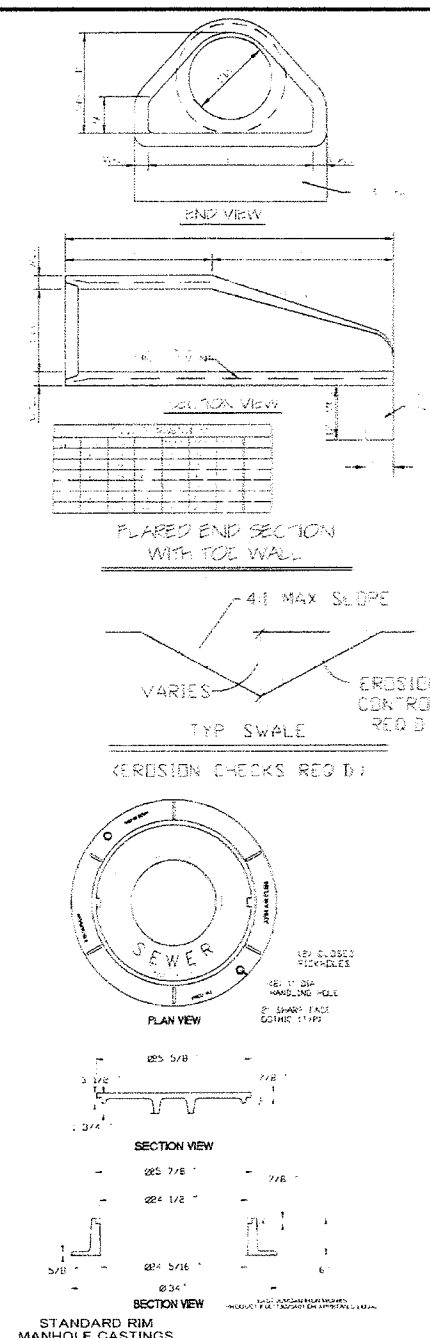
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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PROJECT NAME	PROJECT NO.	SHEET NO.	CONSTRUCTION DETAILS
3061 SHINNERS BLVD., SUITE C Biloxi, Mississippi 39537 Office (228) 397-1836 Fax (228) 397-1678	13061	19	Mitchell Road Subdivision City of Long Beach, Mississippi
DESIGNED BY	CHECKED BY	DATE	
ENGINEER			
PROJECT NO.			

DS&A
Dennis Sheffield and Associates, Inc.
Consulting Engineers

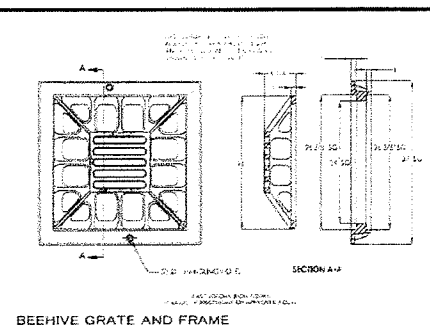
1. ALL DIMENSIONS ARE IN INCHES
2. USE ON WATER LINES AND SEWER FORCE MAINS



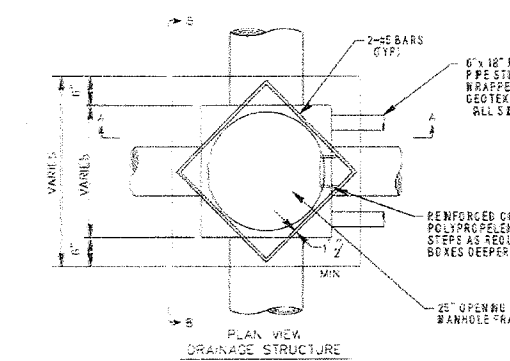
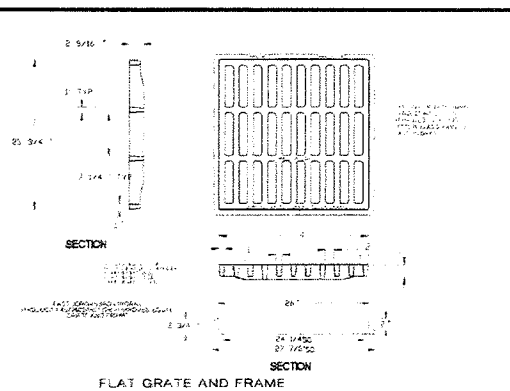
SOL.	SIZE	45° BEND				22½° BEND				11¼° BEND				90° BEND				TEE				PLUG			
		A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D				
2" SDR 35	6"	16	10	9	10	6	8	18	10	10	12	10	21												
	8"	22	13	12	13	8	10	25	13	16	12	20	29												
	10"	26	17	14	17	10	13	30	17	18	20	14	36												
	12"	29	21	16	21	11	16	34	21	18	24	16	41												
	14"	35	24	19	24	12	20	36	24	22	27	18	48												
	16"	36	27	21	27	12	24	42	27	24	30	20	54												

NOTE:
1. ALL DIMENSIONS ARE IN INCHES
2. USE ON WATER LINES AND SEWER FORCE MAINS

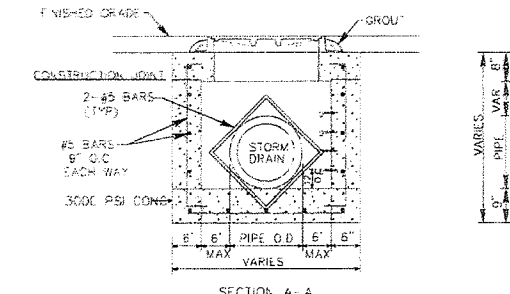
THRUST BLOCK DETAILS



NOTE:
PERFORATED PPE SHALL BE STUBBED OUT OF DRAINAGE STRUCTURE WALLS FOR DRAIN RELIEF OF STORM DRAIN BEDDING. PERFORATED PPE SHALL BE 6" O.D. x 18" LONG SDR-26 PPE AND SHALL BE INSTALLED 3" ABOVE INVERT OF LOWEST PPE AS SHOWN ON THE DETAIL. PERFORATED PPE SHALL BE INSTALLED ON BOTH SIDES OF EACH PPE OR ANY SIDE OF BOX THAT PROVIDES MIN. CLEARANCE AS SHOWN ON THE DETAIL OR AS DIRECTED BY C.D.Y. ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. PERFORATED PPE SHALL BE WRAPPED WITH GEOTEXTILE FABRIC THE ENTIRE LENGTH OF THE STUB-OUT. THE FABRIC SHALL BE INSTALLED IN SUCH A MANNER THAT SLT IS PREVENTED FROM ENTERING THE OPEN END OF THE STUB-OUT AS WELL AS THE PERFORATIONS. THIS SHALL APPLY TO ALL DRAINAGE STRUCTURES.



CATCH BASIN & DRAINAGE BOX
SCALE: N.T.S. UPDATED 1/13/14



NOTE:
SUB-GRADE AND BACKFILL SHALL HAVE A COMPACTION OF 100% ASTM D1557

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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REVISED 6/6/02

FOR OPC USE ONLY AI NO. _____ PLA NO. _____
--

**INFORMATION REGARDING PROPOSED WASTEWATER PROJECTS
TO: THE MISSISSIPPI OFFICE OF POLLUTION CONTROL**

The AI Development, LLC
(Insert Name of Body Making Application, i.e., Individual, Corporation, Municipality, etc.)

whose mailing address is P. O. Box 7668, D'Iberville, MS, 39540
(Street and Number) (City) (State) (Zip)

whose responsible official is Noah Saunders, Member
(Name) (Title)

and whose phone number is (228) 860-5142 (cell),

Herewith submits for consideration of the OPC plans, specifications, and other necessary data prepared by

Dennis Stieffel & Associates, P.A., Inc.
(Engineer or Firm)

Dennis Stieffel
(Firm's Project Contact Person, if applicable)

13061 Shriners Blvd., Ste C
(Mailing Address)

Biloxi, MS 39532
(City, State, Zip)

(228) 392-1638 / (228) 860-8161 (cell)
(Phone Number)

who is hereby authorized to represent the application in the engineering features of this project for the construction of 4,000 linear feet of new gravity sewer connecting to the existing municipal system.

(Clearly Describe Project: New System, Modification, Extension, Rehabilitation, Treatment, etc.)

to serve Mitchell Road Subdivision (113 lots)
(Subdivision, Plant, School, Other)

located at Mitchell Rd south of Pineville Rd; Section 10, T8S, R12W
(Approximate Location, Including Section Township, and Range)

in or near the City of Long Beach in the County of Harrison, State of

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Mississippi, as required by the regulations of the OPC and herewith make application to the OPC for the approval of this project. We understand through the regulations of the OPC that this approval is required prior to the initiation of construction activities.

Upon construction, these facilities will be owned and maintained by City of Long Beach
(Name of Utility Company, Municipality, Owner, Developer, etc.)

whose mailing address is 201 Jeff Davis Ave., Long Beach, MS, 39560,
(Street and Number) (City) (State) (Zip)

NOTE: IF THIS PROJECT DOES NOT ADD ANY NEW CONNECTIONS OR ADDITIONAL FLOWS TO THE COLLECTION SYSTEM, YOU MAY OMIT SECTIONS A. THROUGH E. BELOW.

A. EXISTING SEWAGE COLLECTION SYSTEM

- 1. The facilities collecting the sewage from this proposed project are owned by City of Long Beach
(Utility Company, Municipality, etc.)
- 2. Number of connections existing are _____.
- 3. The length of sanitary sewers existing are _____.
- 4. The number of existing lift stations are _____.
- 5. Additional facilities that collect sewage from this proposed project, i.e. a regional wastewater authority, are owned by Harrison County Utility Authority (HCUA)

B. CERTIFICATION(S) FROM COLLECTION ENTITIES

The official(s) responsible for the wastewater collection facilities denoted in Section A. above, that will serve the proposed project, do hereby certify that we agree to transport the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our collection system(s) have the capacity available to transport properly the wastewater flows generated from the proposed project.

Signature

Title
City of Long Beach
Entity

Signature

Title

Entity

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C. EXISTING SEWAGE TREATMENT WORKS

1. The facilities responsible for treatment of the sewage from this proposed project are owned by Harrison County Utility Authority (HCUA).
(Utility Company, Municipality, etc.)
2. The OPC Permit Number for this wastewater facility is _____.
3. The capacity for this wastewater treatment facility is _____.
4. The treatment type of this wastewater facility is _____.
(Activated Sludge, Aerated Lagoon, etc.)
5. The present population served by treatment facility is 25,000 +/-.
6. The operator in charge will be _____, who is a
Class _____ wastewater operator, holding certificate number _____.

D. CERTIFICATION FROM WASTEWATER TREATMENT ENTITY

The official responsible for the wastewater treatment facility denoted in Section C. above, that will serve the proposed project, does hereby certify that we agree to treat the wastewater flows generated from the proposed project. We also hereby certify that we have determined that our treatment facility has the capacity available to treat properly the wastewater flows generated from the proposed project.

Signature
Donald Scharr, Executive Director
Title
Harrison County Utility Authority
Entity

E. PROPOSED PROJECT DETAILS

1. The ultimate population to be served by this proposed project is (113)(3.0) = 339.
2. The number of connections to be added are 113.
3. Per capita discharge 75 gpcd: Infiltration 0 gpcd. (Estimate, if unknown)
4. Area Served in Acres 35 Design Population Per Acre (339/35) = 9.7.
5. The area water is supplied by City of Long Beach.

(Name and Address of Water Utility)

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6. Proposed Sewage Pumping Stations

Location or Number	Units Served	Pump Capacity (gpm)	Influent Flow (gpm)	
			Avg.	Peak
n/a	0	0	0	0

F. ADDITIONAL CLEARANCES

NOTE: APPROVAL OF THIS PROJECT SHALL NOT BE GRANTED UNTIL ALL THE MDEQ PERMITS, COVERAGES, AND APPROVALS DENOTED BELOW ARE SATISFACTORILY ADDRESSED.

1. The total area of ground disturbance by clearing, grading, and excavating for utilities, roadways, lots, etc. is 35 acres.
2. For construction projects disturbing five or more acres, have you applied to MDEQ or an MDEQ approved local authority for construction storm water permit coverage?
☒ Yes ☐ Not applicable
If not applicable, why? _____.

NOTE: IF YOU ARE DISTURBING MORE THAN ONE ACRE BUT LESS THAN FIVE ACRES AFTER MARCH 10, 2003, YOU MUST FOLLOW THE REQUIREMENTS OF MDEQ'S SMALL CONSTRUCTION STORM WATER GENERAL PERMIT. ALSO, AFTER MARCH 10, 2003, IF YOU ARE IN AN AREA THAT HAS AN MDEQ APPROVED LOCAL AUTHORITY YOU MUST APPLY FOR APPROVAL FOR 1-5 ACRE CONSTRUCTION PROJECTS. SOME LOCAL AUTHORITIES MAY REQUIRE APPROVAL FOR DISTURBANCE LESS THAN ONE ACRE.

3. Have determinations/authorizations been received from the Corps of Engineers regarding the need for a Section 404 Permit, General Permit or Nationwide Permit for stream or intermittent drain crossings, stream re-routing, or for placing fill material into wetlands?
☐ Yes ☒ Pending ☐ Not applicable
If not applicable, why? _____.

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G. ADDITIONAL CERTIFICATIONS

We hereby certify that we are the applicants for this project, that we are familiar with the information contained in this form, and that, to the best of our knowledge and belief, such information is true, complete, and accurate.

Noah Saunders Jr

Signature of Responsible Official for Body Making Application

Noah Saunders, Member

Printed Name and Title of Above

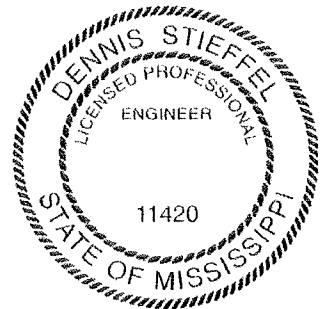
I hereby certify that the engineering documents for this project were prepared by myself or under my direct supervision, that I am familiar with the information contained in this form, and that, to the best of my knowledge and belief, such information is true, complete, and accurate.

Dennis Stieffel

Signature of Engineer Registered Under Mississippi Laws

Dennis Stieffel, P.E. #11420

Typed Name and Registration Number



(Seal)

THE APPLICANTS AGREE THAT NO CHANGES IN OR DEVIATION FROM THE PLANS AND SPECIFICATIONS APPROVED BY THE OPC WILL BE MADE EXCEPT WITH THE PRIOR CONSENT AND APPROVAL OF THE OPC.

COMMENTS: _____

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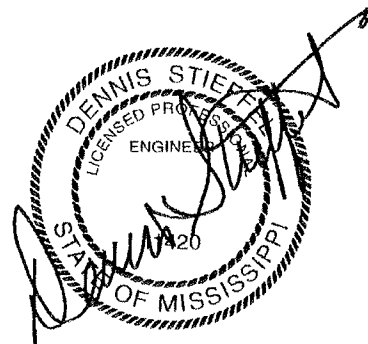
TECHNICAL SPECIFICATIONS

FOR

Mitchell Road
SUBDIVISION

LONG BEACH, MISSISSIPPI

DSA PROJECT NO. 764
July 5, 2018



Dennis Stieffel & Associates, P.A., Inc.
13061 Shriners Blvd., Suite C
Biloxi, MS 39532

Office (228) 392-1638 Fax (228) 392-1679
dennisstieffel@cableone.net

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TECHNICAL SPECIFICATIONS

ITEM NO. 1	SITE PREPARATION
ITEM NO. 2	CONCRETE AND MASONRY STRUCTURES
ITEM NO. 3	DRAINAGE PIPE
ITEM NO. 4	WATER PIPE & FITTINGS
ITEM NO. 5	FIRE HYDRANTS
ITEM NO. 6	SEWER PIPE & FITTINGS
ITEM NO. 7	SEWER MANHOLE
ITEM NO. 8	ASPHALT AND CONCRETE PAVEMENT
ITEM NO. 9	VEGETATIVE COVER

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ITEM NO. 1

SITE PREPARATION

(A) Description of Work

- (1) This item of work consists of all materials, equipment and labor required for the removal and off-site disposal of all existing pipes, concrete, asphalt, curb, and drainage structures where the removal is necessary to construct the project.
- (2) Objects encountered during construction which are not specifically provided for herein shall be removed and disposed of by the Contractor.
- (3) All clearing and grubbing, excavation, filling and hauling of excavated material necessary to construct the project to the lines, grades, and sections shown in the Plans.
- (4) Also included is muck excavation consisting of excavation, removal and off-site disposal of muck material.

(B) Construction Materials

- (1) Contractor-furnished fill material shall meet the requirements of M.D.O.T. Standard Specifications, Section 703.06, Class 9, Group B.

(C) Construction Procedure

- (1) Cavities left by removal operations shall be filled, at Contractor's expense, to the level of the surrounding ground with select sandy backfill material and compacted to 90% Modified Proctor Density.
- (2) All items removed shall become the property of the Contractor and shall be disposed of off-site at Contractor's expense.
- (3) Filling under paved areas shall be constructed with the best sandy clay native material available from excavations made on the project or from Contractor-furnished fill material. Filling under pavement areas shall be placed in lifts no more than six inches in depth and compacted to not less than 95 % Modified Proctor Density.

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- (4) All filling not under pavement areas shall be placed in lifts no more than 12 inches in depth and compacted to not less than 90 % Modified Proctor Density.
- (5) All surfaces shall be graded and shaped to drain and no ponding of water will be allowed to occur at any time, on-site or off-site, due to construction.
- (6) Excavated material which in the Engineer's opinion is not suitable for use as fill construction shall be disposed of off site at Contractor's expense.
- (7) Vegetation and topsoil on areas over which fill is to be constructed shall be stripped and reserved for the newly filled and graded slopes.

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ITEM NO. 2

CONCRETE AND MASONRY STRUCTURES

(A) Description of Work

- (1) This item of work consists of all materials, equipment and labor to construct all concrete and masonry structures including curb inlets and catch basins in accordance with these specifications and in reasonable compliance with the lines, grades and dimensions shown on the Plans or designated by Engineer.

(B) Construction Materials

- (1) Cement shall be in accordance with AASHTO M-85.
- (2) Use admixtures only with the approval of Engineer and the admixtures shall be accordance with the appropriate AASHTO guidelines.
- (3) Water shall be clean potable water not containing any foreign material which might degrade the quality of the mixture such as dirt, oil or vegetation.
- (4) The fine aggregate for cement shall be natural sand or crushed limestone clean and free from any foreign matter and shall meet the following gradation:

<u>Sieve</u>	<u>% Passing by Weight</u>
1/2 Inch	100
3/8 Inch	95 - 100
No. 4	90 - 100
No. 8	80 - 100
No. 16	50 - 90
No. 30	25 - 70
No. 50	0 - 30
No. 100	0 - 10

- (5) The coarse aggregate shall be gravel or crushed limestone clean and free from and foreign matter and shall meet the following gradation:

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<u>Sieve</u>	<u>% Passing by Weight</u>
2 Inch	- 100
1 1/2 Inch	95 - 100
1 Inch	80 - 100
3/4 Inch	55 - 90
1/3 Inch	30 - 60
No. 4	0 - 6
No. 16	0 - 1

- (6) Any materials utilized for curing shall be in conformance with the Standard Specifications for Liquid Membrane-Forming Compounds for Curing Concrete, AASHTO Designation: M-148, Type 2 (White Pigment).
 - (7) Castings for drainage inlets shall be in conformance with the Standard Specifications for Gray Iron Castings AASHTO Designation M-105 Class 25.
 - (8) Brick shall be in conformance with ASTM C32 Grade MS.
 - (9) Mortar composition shall be one part portland cement, three parts mortar sand, hydrated lime one-tenth the volume of cement and enough water to make an easily workable mixture.
 - (10) Reinforcing steel shall be in conformance with the Specifications for Billet Steel Bars AASHTO Designation M-31, Intermediate or Hard Grade.
 - (11) Wire welded fabric shall be in conformance with the Standard Specifications for Welded Steel Wire Fabric for Concrete Reinforcement AASHTO Designation M-55 and ASTM A185.
 - (12) Expansion joints shall be in conformance with AASHTO Designation M-213 for preformed Expansion Joint Fillers in Concrete, non-extruding and resilient types.
- (C) Construction Procedure
- (1) Concrete shall be mixed and placed in conformance with the requirements for Class B (3000 p.s.i.) concrete in the Standard Specifications for Road and Bridge Construction, M.D.O.T. Standard Specifications, 1990 Edition, Section 804.05.
 - (2) Forms are to be straight and free from warping and sturdy enough to resist the force exerted by the concrete. Also, forms shall be oiled to make their removal as stress-free as possible so as to prevent damaging the new concrete.

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- (3) Reinforcement shall be placed as detailed in the plans and secured during the installation of concrete. Any metal chair supports used to support the reinforcement shall be galvanized. No brick, wood blocks, rocks or other such matter may be utilized as chairs for supporting the steel reinforcement mats.
- (4) Before the concrete fully sets, all edges shall be worked with an approved tool.
- (5) Construction joints shall be placed as detailed in plans.
- (6) To assist curing liquid membrane shall be sprayed over the entire surface at one gallon per 150 square feet.
- (7) Materials Testing:
 - (a) The Contractor is required to coordinate with the laboratory and arrange for all specified tests. The Owner will select the laboratory and pay for its services.
 - (b) Cylinders and compression tests shall be made in conformance with ASTM C-192 and ASTM C-39, respectively.
 - (c) Cylinders shall be cast on-site in conformance with ASTM C-31. Make cylinders as directed by Engineer; four cylinders shall be made per test, and two shall cure in the field and two shall cure in the laboratory. Test one laboratory cured and one field cured cylinder from each location at seven days and the others at 28 days. Compliance with Specifications is to be determined from results of field cured cylinders.
- (8) Any excavation required for the construction of a proposed concrete or masonry structure shall be performed and disposed of at the Contractor's expense.
- (9) Mortar not used within forty-five minutes after water has been added will not be allowed for use on the project.
- (10) The Contractor shall construct the sewer service tie-in so as to prevent any leakage from the outside the manhole into the manhole. This shall be accomplished by using a flexible rubber gasket which fits tightly around the service pipe at the manhole and then filling in the space between the pipe and the manhole with non-shrink grout.

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ITEM NO. 3

DRAINAGE PIPE

(A) Description of Work

- (1) This item of work consists of all materials, equipment, and labor required for pipe installation including excavation, pipe joining and backfilling in reasonably close compliance with these Plans and Specifications.

(B) Construction Materials

- (1) Pipe shall be ASTM C-76, Class III, reinforced concrete pipe in compliance with Table III of AASHTO M-170.
- (2) Pipe joints shall contain rubber gaskets designed to achieve watertight joints. Joints are to be wrapped with 36" wide non-woven filter fabric recommended for this type of use. Rubber gaskets shall conform to ASTM C-443.

(C) Construction Procedure

- (1) Excavation for pipe installation includes the removal and disposal of all excess excavation, and debris necessary to install culvert pipe.
- (2) The Contractor shall do all 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.
- (3) The width of the trench shall be such that proper joining of pipe and proper compaction of any bedding and backfill material can be accomplished under and adjacent to the pipe. The total length of pipe shall be supported firmly on the bottom and sides.
- (4) Bedding the pipe shall consist of shaping the bottom of the trench (undisturbed ground) to conform with the shape of the pipe and its bell so as to prevent any irregularities in grade and excessive stresses on the pipe barrel itself. Failure to abide by these stipulations render the entire segment of pipe unacceptable.
- (5) Backfill below paved areas shall be compacted to not less than 95 % Modified Proctor Density.

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- (6) Pipe laying is to begin at the downstream end of the pipe segment. The bottom of the pipe shall be flush with the shaped bedding for the entire pipe segment. The female end of the pipe shall face upstream in all segments of pipe.
- (7) Joining pipes shall be accomplished in such a way that the ends of the pipes are completely inserted using either "Ram-nek" malleable plastic or the standard "O-Ring" rubber gasket so as to provide a water-tight joint. All joints shall be clean and free from sand, dirt, debris or other such matter.
- (8) Pipe shall be inspected before any backfill is placed. Any pipe found to be out of alignment, unduly settled, or damaged shall be taken up and relaid or replaced. After the pipe is installed and the joints properly cured, the trench or projection of the pipe above the top of the bedding shall be backfilled.
- (9) Any pipe damaged through carelessness or negligence by the Contractor shall be replaced by new pipe or approved pipe at no additional cost to the Owner.
- (10) Any existing pipes, drains, utilities, etc. which are disturbed by the Contractor shall be maintained in continuous operation, and restored to at least as good a condition as prior to the start of construction. Gas and electrical shall be inspected and repaired by the utility owner. All at no additional cost to Owner.
- (11) Lifting holes in concrete pipe will not be allowed.

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ITEM NO. 4

WATER PIPE & FITTINGS

(A) Description of Work

- (1) This item of work consists of all materials, equipment and labor to effect the construction of water mains, water services, fittings, thrust blocks and any connections as per these Plans and Specifications.

(B) Construction Materials

- (1) Pipe shall be Poly Vinyl Chloride (PVC) Pipe conforming to AWWA C-900, Class 150, SDR-18 and shall contain the stamp of the National Sanitation Foundation and Underwriters Laboratories, Inc. Pipe shall be made specifically for potable water. Pipe joints shall consist of an expanded bell with a rubber sealing ring conforming to AWWA C-111.
- (2) Fittings are to be lined with cement mortar in accordance with ANSI A21.4 (AWWA C-104) and shall be of the mechanical joint type. Contractor may use fittings which comply with one of the following specifications:
 - (a) Ductile Iron (300 p.s.i.) complying with ANSI A-21.10 (AWWA C-110).
 - (c) Compact Ductile Iron Fittings conforming with ANSI A-21.53 (AWWA C-153), 350 p.s.i. rated.
- (3) Gate valves (200 p.s.i.) are to be Mueller "resilient seat" in accordance with AWWA C-509 and AWWA C-550 and of the non-rising stem type.
- (4) Thrust blocks shall be constructed with Class "B" concrete as per M.D.O.T. Standard Specifications.
- (5) Steel reinforcement shall be grade 60 billet steel in accordance with ASTM A-615.
- (6) All service connections shall contain saddles and the saddles shall be specifically recommended for the type of pipe used.
- (7) All fittings and other appurtenances shall be brass and in accordance with AWWA C-800. Service tubing connections shall use compression fittings.

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- (8) Service tubing (200 p.s.i.) shall comply with ASTM 2666.
 - (9) Restraining glands shall be used at all M.J. pipe connections. The glands shall be specifically recommended for the type of pipe used.
- (C) Construction Procedure
- (1) Excavation, bedding and backfill same as Item No. 3.
 - (2) Concrete thrust blocks shall be constructed as detailed in the Plans and placed at tees and bends between the undisturbed earth and the fitting.
 - (3) The connections to the existing water main is to be made using a "hot-tap" with a stainless steel tapping sleeve and a tapping valve.
 - (4) Water meters shall be provided by the Owner.
 - (5) Restraining glands shall be installed in accordance with the details in the plans.
 - (6) All water mains shall be constructed so as to have a minimum of 30 inches of cover.
 - (7) A minimum 10' horizontal separation and 18" vertical separation with water above sewer shall be maintained. Water mains shall be constructed so as to have a minimum of 30" depth of cover.
 - (8) If at any point in time during the construction of the water mains pipe laying ceases, the ends of the pipe shall be capped or plugged to prevent the entrance of any unwanted material.
- (D) Testing
- (1) All pipe and appurtenances shall be tested by the Contractor at his expense and in the presence of the Engineer.
 - (2) The hydrostatic test procedure used shall be in accordance with AWWA C-600. Contractor shall fill pipe with clean water under a minimum pressure of 100 p.s.i. There shall be no visible leakage, nor shall the leakage exceed 9.5 gal/24 hours/inch diameter/mile as measured over a 2 hour period.
 - (3) The Engineer reserves the right to select the line segments to be tested as a unit and may choose to separately test small segments if the test results for a larger segment is marginal.

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(E) Sterilizing

- (1) Water mains shall be flushed and then sterilized in accordance with AWWA C-601, Standard for Disinfecting Water Mains and in a manner acceptable to the Mississippi State Department of Health. At a minimum, all water mains shall be disinfected using 50 mg/l free chlorine solution for a minimum contact time of 24 hours.
- (2) After completion of the construction and disinfection of water distribution facilities, the Contractor shall arrange for at least one sample to be collected by the County Sanitarian, Consulting Engineer or waterworks superintendent from every dead end line and every major looped line for bacteriological examination.
- (3) Water being collected for testing shall not have a chlorine residual higher than is normally maintained in other parts of the distribution system. No chlorine shall be present which is a result of line disinfection. No coliform bacteria and no confluent growth indication shall constitute a satisfactory sample when analyzed by the Mississippi State Department of Health laboratory or a laboratory certified by the State.
- (4) This sterilization and sampling procedure shall be repeated until two consecutive acceptable samples which are taken at least 24 hours apart are obtained from each sample point.

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ITEM NO. 5

FIRE HYDRANTS

(A) Description of Work

- (1) This item of work consists of all labor, equipment and materials for the installation of fire hydrants in conformance with these plans and specifications.

(B) Construction Materials

- (1) Fire hydrants shall be in compliance with AWWA C-502.
- (a) Fire hydrants shall be of the compression type closing with the line pressure. The valve opening shall be 5 1/4 inch. The friction loss through the hydrant shall not exceed 2.5 p.s.i. at 1,000 GPM through the pumper nozzle.
 - (b) The bonnet section of all hydrants shall be designed so the bearing surfaces and stem threads are sealed in a cone shaped lubricant reservoir and automatically lubricated each time the hydrant is operated.
 - (c) The hydrant shoe shall have at least two drain outlets. Size of shoe shall be 6 inches. A retainer gland is required.
 - (d) Hydrants shall be furnished with two 2 1/2 inch hose nozzles and one 4 1/2 inch pumper nozzle. The type and size of threads shall be National Standard. The distance from the ground line to the center line of the pumper nozzle shall be not less than 18 inches. Hydrants shall be set plumb and adjusted to finish grade after final grading has been completed.
 - (e) Hydrants shall be furnished with a breakable feature that will break cleanly upon contract.
 - (f) The design of the hydrant shall permit easy installation of top extensions and a full 360 degree rotation of the upper barrel without shutting off the water.
 - (g) Hydrants shall be M & H Model 929 (factory painted red).

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- (h) Hydrants shall be connected to the main with a 6 inch stub and fixed with a 6 inch valve between the main and the hydrant.
- (i) Hydrant stems shall operate in the same direction throughout the system (counter-clockwise to open).
- (j) Hydrants shall be set with the 4 1/2 inch connection facing the street.
- (2) Gate valves and valve boxes shall be the same as Item No. 4, with the exception of the tee off the main which shall be MJ x MJ x FLG. All fittings making up the hydrant assembly shall be flanged.
- (3) Concrete shall be Class B, MDOT Standard Specifications.
- (4) Aggregate shall consist of crushed stone or washed gravel.
- (5) Steel reinforcement shall be grade 40 or grade 60 billet steel conforming to ASTM A-615.
- (6) Paint be in conformance with requirements of AWWA C-502.
- (C) Construction Procedure
 - (1) Hydrants shall be installed in conformance with these plans and specifications and the manufacturer's recommendations.
 - (2) Crushed stone or washed gravel shall be placed at the base of the hydrant to provide stability.
 - (3) Hydrants shall be tested in combination with the mains.
 - (4) Prior to final acceptance the fire hydrants shall be painted from the ground line up a color which matches existing hydrants in the adjacent surrounding areas.

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ITEM NO. 6

SEWER PIPE AND FITTINGS

(A) Description of Work

- (1) This item of work consists of all materials, equipment and labor to furnish, install and test the sewer pipe in conformance with these Plans and Specifications.

(A) Construction Materials

- (1) Pipe shall be Poly Vinyl Chloride (PVC) Pipe conforming to ASTM D-3034, SDR-35.

(C) Construction Procedure

- (1) Excavation, bedding and backfill same as Item No. 3.
- (2) Trench shall be dry prior to the installation of the pipe. The area below the bells shall be excavated so that only the barrel of the pipe receives bearing pressure. Bedding material, when required, shall be placed in the trench bottom so as to form a trough to support the barrel not the bells.
- (3) Any pipe that is not clean, free from damage or does not conform to the appropriate ASTM specifications shall be refused.
- (4) Pipe laying is to begin at the downstream end of the pipe segment. The bottom of the pipe shall be flush with the shaped bedding for the entire pipe segment. The female end of the pipe shall face upstream in all segments of pipe.
- (5) Sewer laying lengths are to be adjusted so that sewer joints are centered and as far away as possible from the water pipe.
- (6) Pipe shall be installed as per these Plans and Specifications and as recommended by the pipe or joint manufacturer's specifications.
- (7) Elevations and grades must be checked and approved by the Engineer prior to any backfilling of the pipe.

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- (8) After setting the pipe in the properly prepared trench, select backfill shall be brought up to the springline of the pipe and thoroughly compacted. Backfilling shall then continue with the placement of select sandy material to be compacted in not more than 12" lifts to 90 % (not below pavement) or 95 % (below pavement) Modified Proctor Density.
- (9) The select sandy backfill mentioned above is further described in Item No. 1 (B) (1).

(D) Testing

- (1) Contractor shall be required to furnish, install and maintain a V-notch sharp crested weir in a wood frame tightly secured at the entrance of the manhole to demonstrate to the Engineer the amount of infiltration.
- (2) The maximum allowable infiltration shall be 100 gal/inch diameter/mile/day.
- (3) Not less than 30 days after backfilling trenches, a deflection test shall be made in the presence of the Engineer to demonstrate that deflection of the flexible sewer pipe does not exceed 5% of the pipe inside diameter. A fixed-diameter multi-vane mandrel having an outside diameter of not less than 95% of the actual inside diameter of the pipe shall be pulled through the pipe without encountering restriction.
- (4) All sewer force main pipe and appurtenances shall be tested by the Contractor at his own expense and in the presence of the Engineer. The Contractor shall fill the force main with clean water under a minimum pressure of 100 p.s.i. There shall be no visible leakage, nor shall the leakage exceed 70 gal/24 hours/inch diameter/mile as measured over a two hour period.
- (5) All sewer mains shall be internally inspected using closed circuit television. The City shall be on site for this procedure and shall be given a copy of the VHS recording of the procedure.

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ITEM NO. 7

SEWER MANHOLE

(A) Description of Work

- (1) This work shall consist of all materials, equipment and labor to construct precast manholes in accordance with these plans and specifications.
- (2) Also included in this item is the connection of new sewer mains to existing sewer manholes.

(B) Construction Materials

- (1) Precast concrete risers, cone sections and adjusting rings shall be in conformance with ASTM C-478.
- (2) Riser joints shall contain "Ram-nek" preformed malleable plastic gasket or equal.
- (3) Manhole, frame and cover sets shall be in conformance with ASTM A-48, Class 30. The bearing surfaces of the frames and covers shall be machined and the cover shall fit snugly in the frame. Frames and covers shall be coated with a commercially manufactured asphaltum paint.
- (4) Manhole steps shall be 3/8 inch (minimum) deformed steel reinforcement bars coated with polypropylene plastic and made into a non-skid step.
- (5) Manhole base section shall meet the requirements for Class B concrete, MDOT Standard Specifications. Manhole base reinforcement shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615.
- (6) Manhole exterior surfaces and section joints shall contain waterproofing sealant (16 mil thickness) in the form of Coal Tar Epoxy or other approved sealant.
- (7) Manhole pipe entry gaskets shall be flexible watertight rubber boots designed to clamp securely into a hole cast or cut into the manhole wall and to clamp around the barrel of the sewer pipe. Gasket material (1/4 inch thickness) be in conformance with ASTM C-443. All clamps shall be type 304 stainless steel in conformance with ASTM A-167. Gaskets shall be "Kor-N-Seal Boot" as manufactured by the National Pollution Control Systems, Inc., Milford, New Hampshire, or equal.

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- (8) Manhole water stops shall be composed of commercially manufactured rubber, utilizing ribs to fasten to the PVC pipe and large fins to affix the grout. The stop shall be clamped to the pipe with a stainless steel clamp.

Construction Procedure

- (1) Excavation for manholes shall be the same as excavation for the adjacent sewers (see Item No. 6).
- (2) Concrete shall be formed to the dimensions shown on the plans. The maximum allowable free fall of concrete shall be six feet. Concrete shall be worked in such a way that all voids are removed and the final product achieves a uniform smooth consistent finish.
- (3) Steel reinforcement shall be sized in accordance with details in the Plans and shall be free from any rust, dirt, oil, etc. which might adversely affect the bond between the concrete and the steel reinforcement.
- (4) Manholes shall contain smoothly formed invert channels semi-circular in shape and continuous and flush with incoming and outgoing sewers. Channels shall be formed up to the springline of the sewers (minimum) and shall change the direction of the sewer flow in the manhole utilizing curves with as large a radius as possible to provide continuous curves and laminar flow.
- (5) The gap between the sewer pipe and the gasket boot shall be sealed on the inside wall of the manhole utilizing rubber sealer ring or approved equal to prevent debris from entering the boot.
- (6) Manhole sections shall be joined in such a way that all joints are even, flush and fully entered and the manhole shall not contain any signs of leakage. Manhole steps shall be spaced at 18 inches (maximum) and shall be aligned straight vertically as a ladder.
- (7) Manhole castings shall be completely separated from the top of the cone section by a continuous bed of mortar and shall be set at the elevation and grade shown in the plans.
- (8) Backfilling of manholes shall begin as soon as the manholes have developed sufficient strength to resist the forces caused by backfilling. Construction procedure for backfilling manholes shall be the same as for the adjoining sewers.

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- (9) Manhole riser for drop manholes shall be assembled utilizing pipe and fittings of the same type as specified under Item No. 6 and in accordance with the details in the Plans.
- (10) All manholes consisting of incoming sewer lines which are in excess of 24" above the invert of the manhole shall be constructed as an exterior type "drop manhole" in accordance with the "Drop Manhole" detail provided in the construction details of the Plans.
- (11) Connections to existing manholes shall be as detailed in Plans. Openings through manhole walls shall be made in such a way that is not likely to crack the manhole wall. The use of large mauls or large pneumatic vibratory hammers shall not be allowed.
- (12) Prior to the placement of manholes, the soil shall be compacted to 98% Modified Proctor.

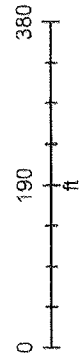
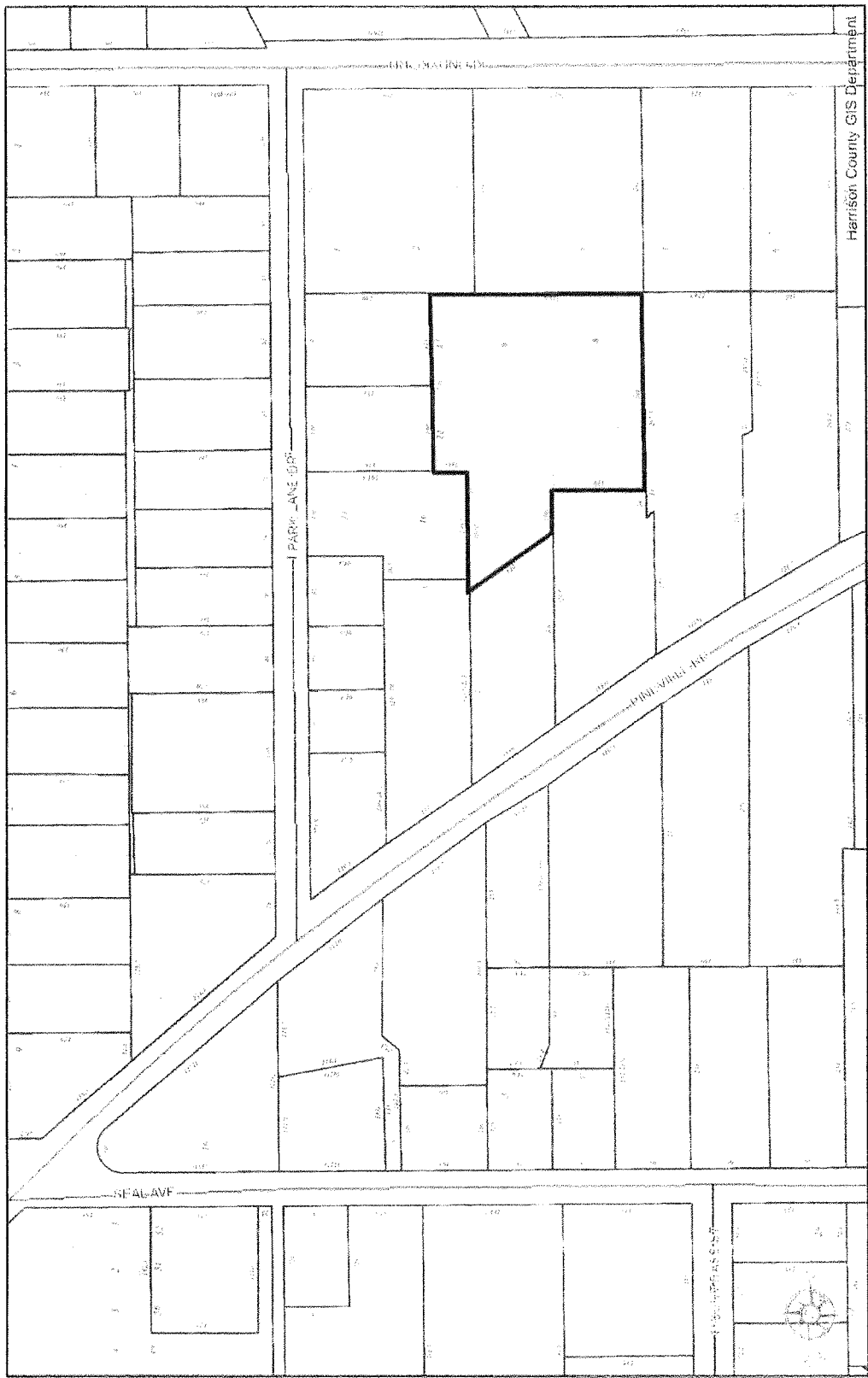
The Commission recognized Mr. Dennis Stieffel, Engineer, regarding the aforesaid plans. Mr. Stieffel addressed several concerns from the commission and citizens in attendance at the meeting.

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After considerable discussion, Commissioner Wood made motion seconded by Commissioner Hansen and unanimously carried to approve the aforesaid Sketch Plat, as submitted.

It came for discussion under New Business Sketch Plat Approval for Winter Garden Estates, Tax Parcel 0611N-02-068.000 submitted by Joseph V. Gauci as follows:

229 Klondyke Road, 0611N-02-068.000



HARRISON COUNTY, MISSISSIPPI

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

TAL FLURY, TAX ASSESSOR
MAP DATE: July 28, 2018

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only	
Date Received	7-19-18
Zoning	C-2
Agenda Date	7-26-18
Check Number	525

- I. TYPE OF CASE: SKETCH APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 0611N-02-068000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Khondyke Rd.
- IV. ADDRESS OF PROPERTY INVOLVED: 229- Khondyke Rd. (Rear)
 - A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
 - B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
 - C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 1/2 x 14 and/or emailed in pdf. format to the Clerk.
 - D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
 - E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. REQUIRED ATTACHMENTS:
 - A. Interest and Ownership. The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).

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B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.

C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VI. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Joseph J. Guei
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

229 Klondyke Rd
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

734-637-4627
Phone

Phone

[Signature] 19 2018
Signature of Rightful Owner Date

Signature of Applicant Date

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J. Henderson 1st Judicial District
Instrument 2014 1840 D -J1
Filed/Recorded 3/17/2014 10:54 A
Total Fees \$ 18.00
8 Pages Recorded

RESCISSION DEED

DESCRIPTION FOR INDEXING PURPOSES:

Part of Lots 3, 5, 8, 9, 12 and 13; all of Lot 4; and
part of vacated alley; Miller's Homesite S/D, 1st
Dist., Harrison Co., MS

PREPARED BY:

Juan Ortega
SIROTE & PERMUTT, P.C.
One Saint Louis Centre, Suite 1000
Mobile, Alabama 36602
(251) 434-0107

UPON RECORDATION RETURN TO:

ADAMS & EDENS, P.A.
Post Office Box 400
Brandon, Mississippi 39043
(601) 825-9508

GRANTOR:

HSBC Bank USA, National Association, as
Trustee for SG Mortgage Securities Trust
2006-OPT2, Asset Backed Certificates, Series
2006-OPT2, by its attorney in fact, Homeward
Residential, Inc.
c/o Ocwen Loan Servicing, LLC
12001 Science Drive, Suite 110
Orlando, FL 32826-2913
407-737-5141

GRANTEES:

Karen J. Gauci and Joseph Vincent Gauci
229 Klondyke road
Long Beach, MS 39560
734-637-4627

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DESCRIPTION FOR INDEXING PURPOSES:

Part of Lots 3, 5, 8, 9, 12 and 13; all of Lot 4;
and part of vacated alley; Miller's Homesite
S/D, 1st Dist., Harrison Co., MS

RESCISSION DEED

WHEREAS, on July 7, 2006, Karen J. Gauci and Joseph Vincent Gauci, wife and husband, executed a Deed of Trust to Lem Adams, III, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-14711-T-J1 thereof (the "First Mortgage"); and

WHEREAS, the legal holder and beneficiary of said Deed of Trust (First Mortgage), in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (First Mortgage) to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9297-T-J1 thereof; and

WHEREAS, the legal holder and beneficiary of said Assignment of Deed of Trust, in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (First Mortgage) to HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2010-4868-T-J1 thereof; and

WHEREAS, on July 7, 2006, Karen J. Gauci and Joseph Vincent Gauci, wife and husband, also executed a second Deed of Trust to Perre Cabell, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-16095-T-J1 thereof (the "Second Mortgage"); and

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WHEREAS, the legal holder and beneficiary of said Deed of Trust (Second Mortgage), in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (Second Mortgage) to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9298-T-JI thereof; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust of the First Mortgage and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust (First Mortgage), HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, the legal holder of said indebtedness, authorized the aforesaid trustee to execute the trust and sell said land and property at public outcry, within the legal hours, on May 30, 2012, at the East front door of the Harrison County Courthouse, First Judicial District, Mississippi; and

WHEREAS, on May 30, 2012, between the hours of 11:00 A.M. and 4:00 P.M., the within described property was offered for sale and sold to an agent for HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, the same being the highest and best bidder, for the sum of Two Hundred Fourteen Thousand Six Hundred Seventy-One and 14/100 Dollars (\$214,671.14); and

WHEREAS, on November 9, 2012, after the time of the foreclosure sale, Karen Gauci and Joseph Gauci filed Civil Action No. 12-02980, in the Chancery Court of Harrison County, First Judicial District, Mississippi, said action styled as *Karen Gauci and Joseph Gauci v. American Home Mortgage Servicing Incorporated and HSBC Bank USA, National Association*, thereafter, American Home Mortgage Servicing, Inc., and HSBC Bank USA, National Association, removed said civil action to The United States District Court for the Southern District of Mississippi, Southern Division, where said action was restyled *Karen Gauci and Joseph Gauci v. Homeward Residential, Inc., and HSBC Bank USA, National Association* and bearing Case Number 1:12cv391-LG-JMR (the "Action"), in which Karen Gauci and Joseph Gauci contested the validity of the referenced foreclosure and resulting Trustee's Deed.

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WHEREAS, Homeward Residential, Inc., HSBC Bank USA, National Association and Karen J. Gauci and Joseph Vincent Gauci (the "Parties") agreed to a compromise and settlement of all matters raised in the Action; and thereafter, the Parties executed a Confidential Settlement and Release Agreement (the "Agreement") setting forth the terms of said compromise and settlement.

WHEREAS, and without breaching confidentiality, under the terms of said Agreement the foreclosure of the property located at 229 Klondyke Road, Long Beach, Mississippi, as well as the Trustee's Deed recorded on June 15, 2012, as Instrument No. 2012-3488-D-J1 in the land records in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, are to be set aside and voided; and

WHEREAS, the undersigned desire to formally correct the land records of Harrison County, First Judicial District, Mississippi, in order to reflect the avoidance of said foreclosure sale and the Trustee's Deed filed and recorded subsequent to said sale by and through a reconveyance of title.

NOW THEREFORE, FOR GOOD and VALUABLE CONSIDERATION, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, does hereby sell, convey and quitclaim unto Karen J. Gauci and Joseph Vincent Gauci, wife and husband, the following described land and property situated in Harrison County, First Judicial District, Mississippi, to-wit:

The South 80 feet of Lot Three (3), all of Lot Four (4), the North 21.5 feet of Lot Five (5), the East 221 feet of Lot Eight (8), Lot Nine (9) less the West 223 feet, the South 41.4 feet of Lots Twelve (12) and Thirteen (13), MILLER'S HOMESITE 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 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as a part of this description.

AND THE FOLLOWING:

The East One-half (E1/2) of the vacated alley which lies immediately West of and adjacent to the South 80 feet of Lot Three (S 80' of Lot 3), all of Lot Four (4), and

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the North 21.5 feet of Lot Five (N 21.5' Lot 5), MILLER'S HOMESITE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk aforesaid in Plat Book 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as part of this description.

AND: The West One-half (W1/2) of the vacated alley which lies immediately East of and adjacent to the East 221 feet of Lot Eight (E 221' Lot 8), Lot Nine (9), less the West 223 feet (W 223') thereof, the South 41.4 feet of Lots Twelve and Thirteen (S 41.4' of Lots 12 & 13), MILLER'S HOMESITE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk aforesaid in Plat Book 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as part of this description.

This conveyance is subject to the above referenced Deed of Trust (First Mortgage) executed by Karen J. Gauci and Joseph Vincent Gauci, wife and husband, to Lem Adams, III, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust (First Mortgage) is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-14711-T-JI, and subsequently sold, transferred and assigned to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9297-T-JI, and subsequently, sold, transferred and assigned to HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2010-4868-T-JI thereof. By their acceptance of this conveyance, Karen J. Gauci and Joseph Vincent Gauci and any all subsequent owners, successors and/or assigns agree to be bound by the terms and conditions of said Deed of Trust (First Mortgage) as well as the Adjustable Rate Note dated July 7, 2006, secured by said referenced Deed of Trust (First Mortgage) to the same extent as though the foreclosure sale above referenced had never taken place. This instrument is recorded as evidence of the acceptance and ratification by all parties to this instrument of the terms, conditions and agreements contained in said Deed of Trust of the First

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Mortgage, as well as the Adjustable Rate Note dated July 7, 2006, secured by said referenced Deed of Trust (First Mortgage).

This conveyance is also subject to the above referenced Deed of Trust (Second Mortgage) executed by Karen J. Gauci and Joseph Vincent Gauci, wife and husband, to Perre Cabell, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust (Second Mortgage) is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-16095-T-JI, and subsequently sold, transferred and assigned to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9298-T-JI. By their acceptance of this conveyance, Karen J. Gauci and Joseph Vincent Gauci and any all subsequent owners, successors and/or assigns agree to be bound by the terms and conditions of said Deed of Trust (Second Mortgage) as well as the Note dated July 7, 2006, secured by said referenced Deed of Trust (Second Mortgage) to the same extent as though the foreclosure sale above referenced had never taken place. This instrument is recorded as evidence of the acceptance and ratification by all parties to this instrument of the terms, conditions and agreements contained in said Deed of Trust of the Second Mortgage, as well as the Note dated July 7, 2006, secured by said referenced Deed of Trust (Second Mortgage).

IN WITNESS WHEREOF, the said HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 has caused this instrument to be executed in its name and on its behalf by the undersigned officer HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2.

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THIS the 3 day of January, 2018.

Carol A. Fantozzi
HSBC Bank USA, National Association, as Trustee
for SG Mortgage Securities Trust 2006-OPT2, Asset
Backed Certificates, Series 2006-OPT2, by its
attorney in fact, Homeward Residential, Inc.
Name: _____
Title: Carol A. Fantozzi
Senior Counsel

STATE OF Florida)
COUNTY OF Palm Beach) ss.

On January 3, 2018, before me, Laurie Stevenson, a Notary
Public in and for said County and State, personally appeared Carol Fantozzi,
who is "CIRCLE ONE" personally known to me or proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged to
me that he/she executed the same in his/her authorized capacity, and that by his/her signature on
the instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

[NOTARY SEAL]

My Commission Expires:

Laurie Stevenson
Notary Public



LAURIE STEVENSON
MY COMMISSION # EE 041256
EXPIRES: November 11, 2014
Bonded Thru Budget Notary Services

[SIGNATURES CONTINUE ON NEXT PAGE]

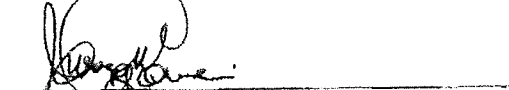
**MINUTES OF JULY 26, 2018
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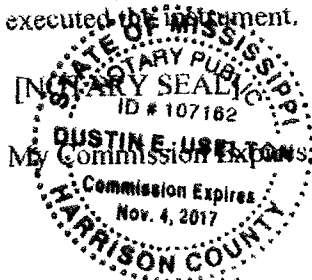
AGREED AND ACCEPTED BY:



KAREN J. GAUCI


JOSEPH VINCENT GAUCI

STATE OF Mississippi)
) ss.
COUNTY OF Harrison)

On December 9, 2013, before me, Dustin Uselton, a Notary Public in and for said County and State, personally appeared Karen J. Gauci and Joseph Vincent Gauci, who is "CIRCLE ONE" personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.




Notary Public

Grantor: Address:

Grantees: Address: 229 Klondyke Road, Long Beach, MS 39560
Telephone: (734) 637-4627

PREPARED BY:

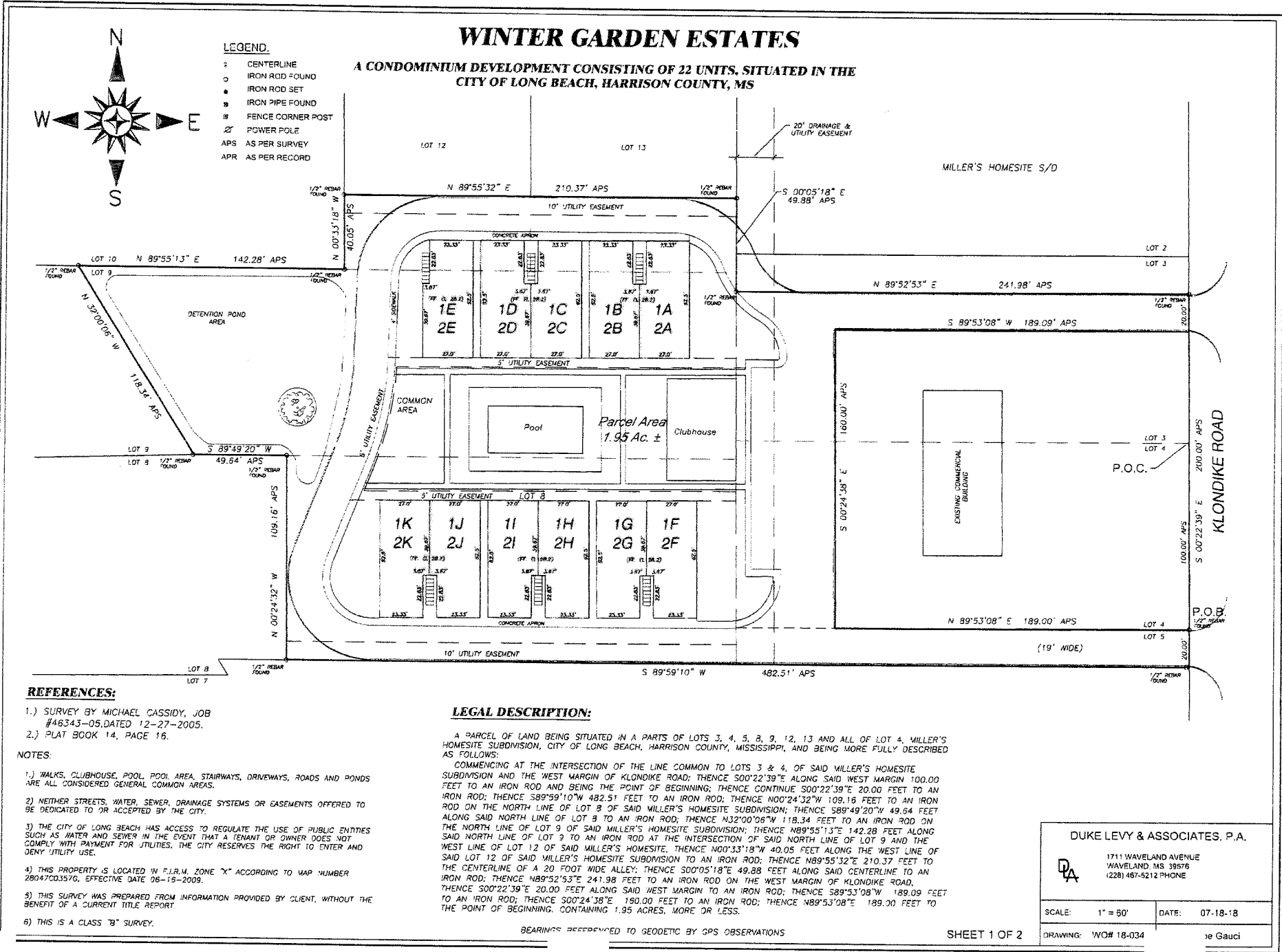
Juan Ortega
SIROTE & PERMUTT, P.C.
One Saint Louis Centre, Suite 1000
Mobile, Alabama 36602
(251) 434-0107

UPON RECORDATION RETURN TO:

ADAMS & EDENS, P.A.
Post Office Box 400
Brandon, Mississippi 39043
(601) 825-9508

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WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
CITY OF LONG BEACH, HARRISON COUNTY, MS

CERTIFICATE OF OWNERSHIP

This is to certify that Joe Gauci, the owner of the land shown on this plat, declare this to be a final plat of "Winter Garden Estates" and that said owner hereby dedicates all platted easements to the City of Long Beach, Harrison County, Mississippi, for the public use forever.

All lots are subject to Restrictions and Protective Covenants as recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

Owner - Joe Gauci Date

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Joe Gauci, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

DEDICATION OF CONDOMINIUM PLAN

The undersigned does hereby consent to the recordation of the Declaration of Condominiums and declare that said land and its appurtenances and all improvements now or hereafter located, thereon, together with the plat herewith filed, is declared to be "Winter Garden Estates" and is the land, appurtenances and improvements covered by Declaration of Condominiums of "Winter Garden Estates" executed by the parties hereto and recorded in the Office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

WITNESS my signature and seal this day of 2018.

Owner - Joe Gauci

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Joe Gauci, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Mayor and City Council of the City of Long Beach, by Order duly adopted on the day of 2018, and entered in the official minutes of said city in Minute Book Page(s).

CITY OF LONG BEACH

By: Mayor City Clerk

SURVEYORS CERTIFICATION

I, Duke Levy, Professional Land Surveyor in and for the State of Mississippi, do hereby declare that this plat and description are true and correct to the best of my professional knowledge, information and belief.

WITNESS my signature and seal this day of 2018.

Duke Levy, MS RLS # 1722

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Duke Levy, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

CERTIFICATE OF COMPARISON

We, the undersigned do hereby declare that we have compared the duplicate plat with the original plat of "Winter Garden Estates", and find the same to be an exact duplicate thereof.

WITNESS our signatures and seals this day of 2018.

BY: Chancery Clerk Duke Levy, MS RLS # 1722

BY: Deputy Clerk

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Long Beach Rules and Regulations relative to the preparation and submission of a Subdivision Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of the said Rules and Regulations.

CITY OF LONG BEACH PLANNING AND ZONING

By: Chairman Date

CHANCERY CLERK CERTIFICATE

Filed and recorded by duplicate in the Records of Plots of Harrison County, Mississippi, in Plat Book Page on this day of 2018.

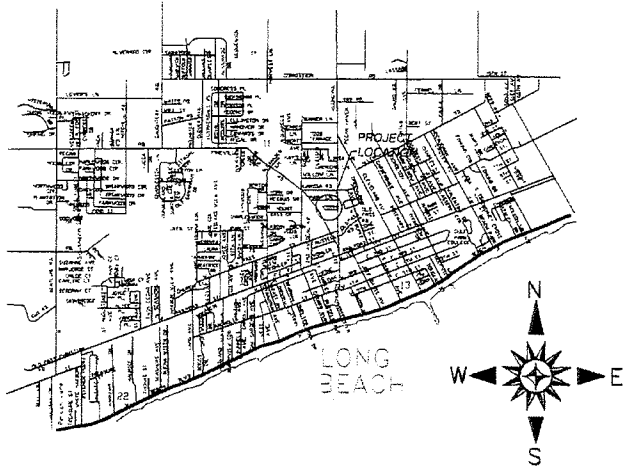
John McAdams, Chancery Clerk
HARRISON COUNTY, MISSISSIPPI

By: Deputy Clerk

DUKE LEVY & ASSOCIATES, P.A.	
1711 WAVELAND AVENUE WAVELAND, MS 39576 (228) 467-5212 PHONE	
SCALE: 1" = 60'	DATE: 07-18-18
DRAWING: WO# 18-034	CLIENT: Joe Gauci

WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
CITY OF LONG BEACH, HARRISON COUNTY, MS




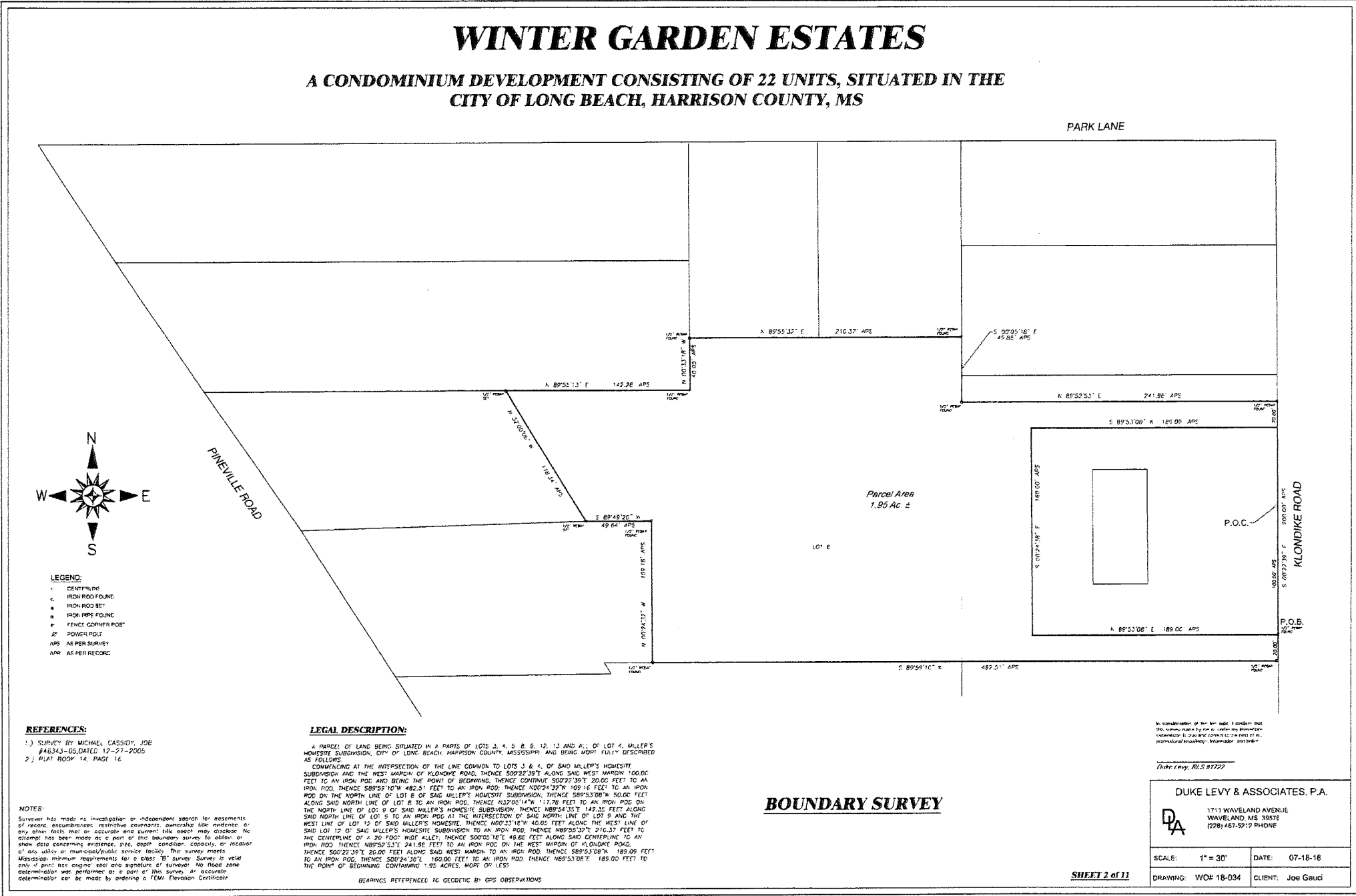
DRAWING INDEX

- 1) TITLE SHEET
- 2) BOUNDARY SURVEY
- 3) TOPOGRAPHIC SURVEY
- 4) SITE PLAN
- 5) WATER DISTRIBUTION PLAN
- 6) SEWER COLLECTION PLAN
- 7) DRAINAGE PLAN
- 8) STORMWATER POLLUTION PREVENTION PLAN
- 9) SITE DETAILS
- 10) SITE DETAILS
- 11) SITE DETAILS

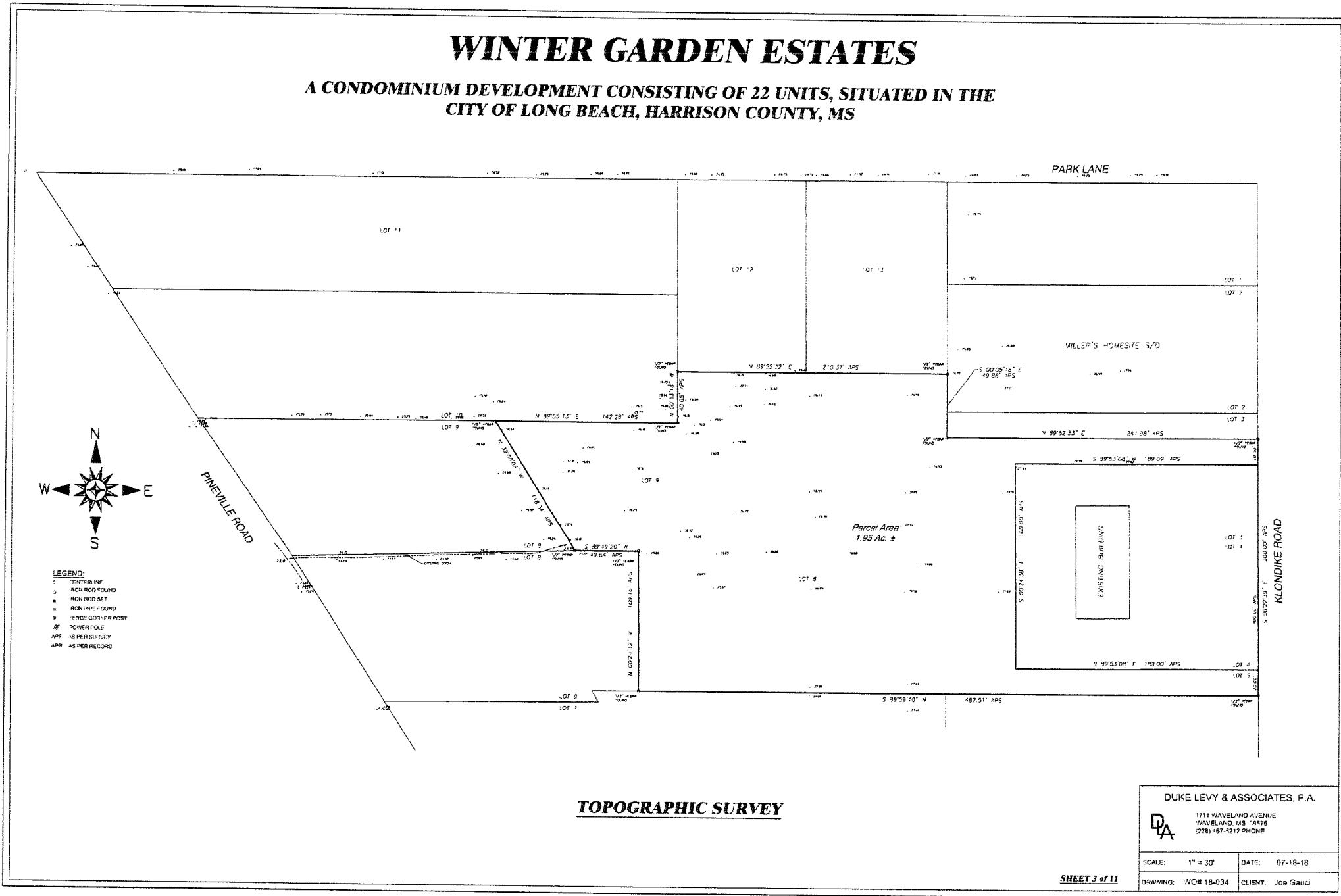
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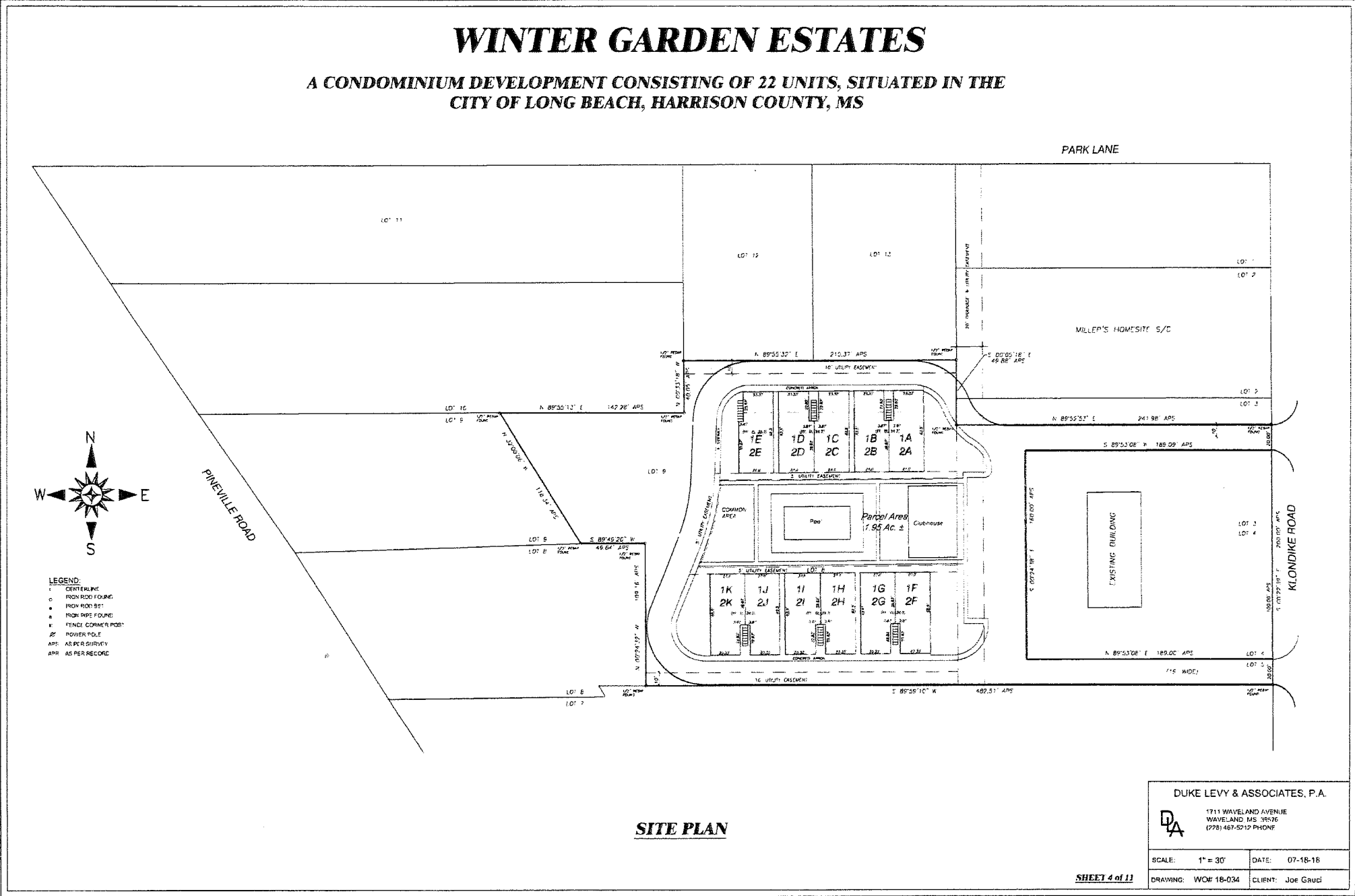
SHEET 1 OF 11

DUKE LEVY & ASSOCIATES, P.A.			
 1711 WAVELAND AVENUE WAVELAND, MS 39576 (228) 467-5212 PHONE			
SCALE:	1" = 30'	DATE:	07-18-18
DRAWING:	WON 18-034	CLIENT:	Jon Gruid



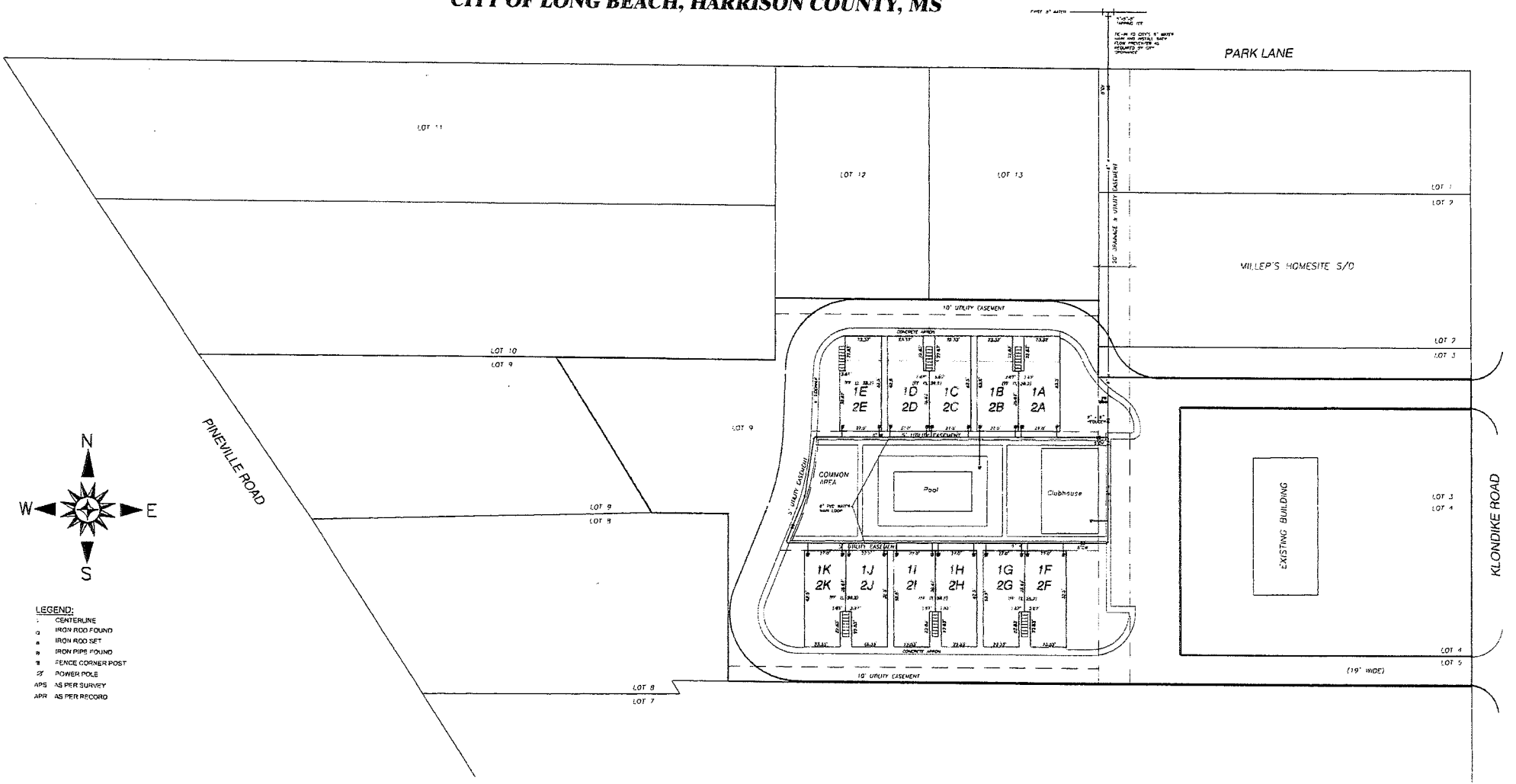
MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION





WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
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- LEGEND:
- CENTERLINE
 - IRON ROD FOUND
 - IRON ROD SET
 - IRON PIPE FOUND
 - FENCE CORNER POST
 - POWER POLE
 - APS AS PER SURVEY
 - APR AS PER RECORD

WATER DISTRIBUTION PLAN

DUKE LEVY & ASSOCIATES, P.A.

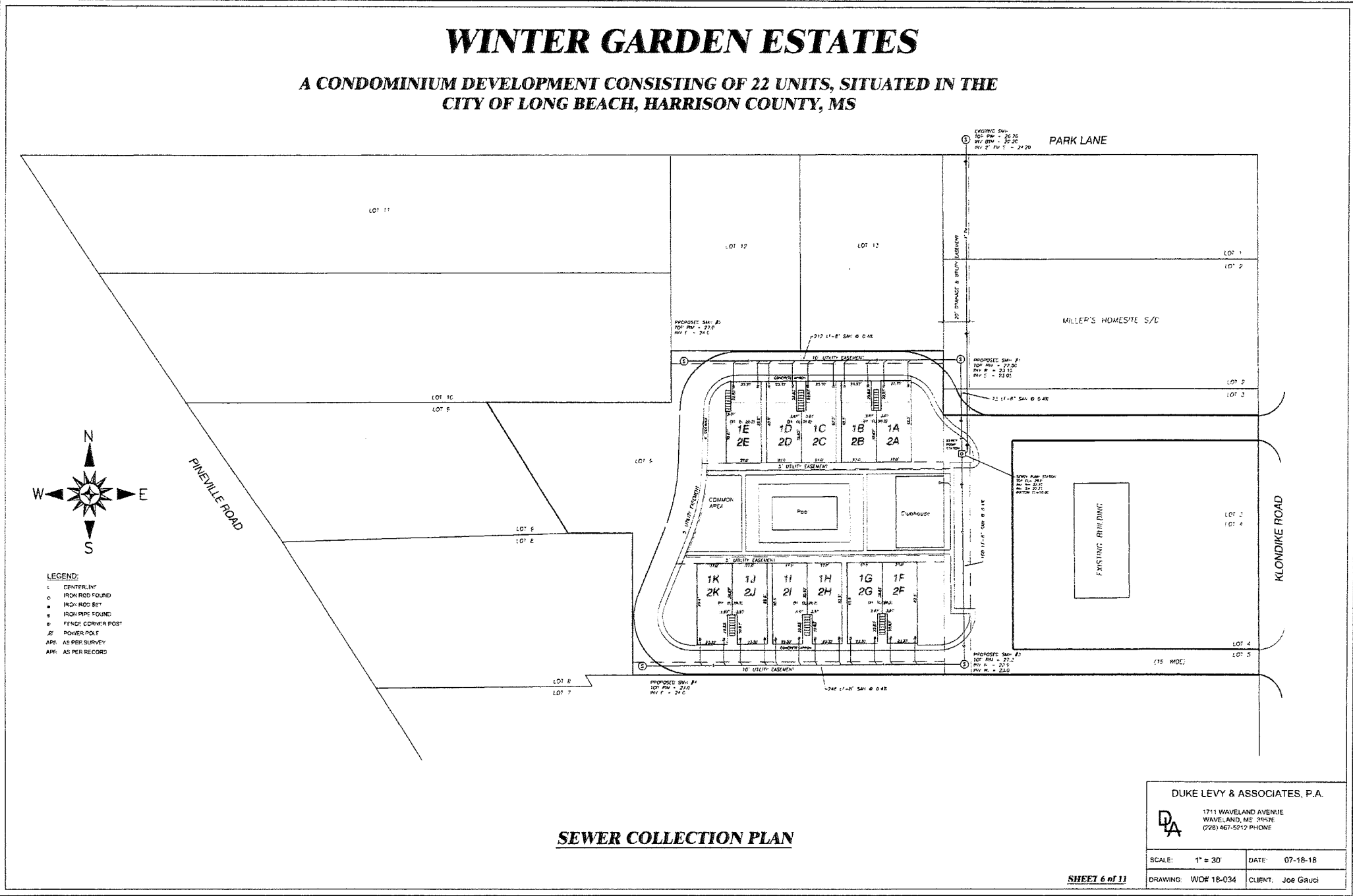
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WAVELAND, MS 38976
(228) 467-5212 PHONE

SCALE: 1" = 30'

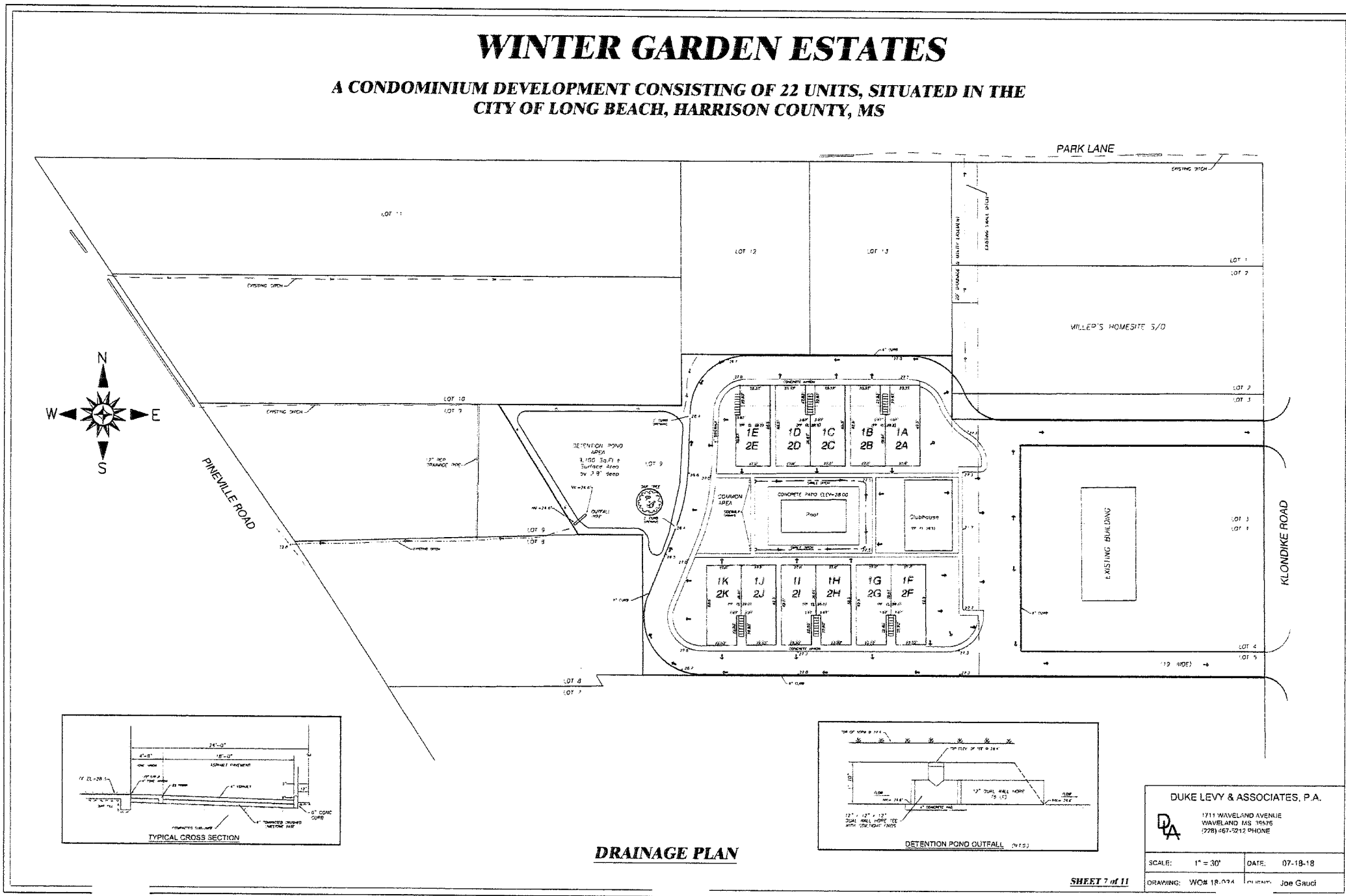
DATE: 07-18-18

DRAWING: WCH 18-C

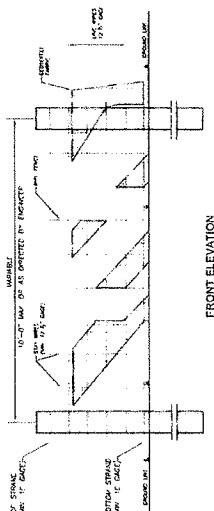
Joe Gaud



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

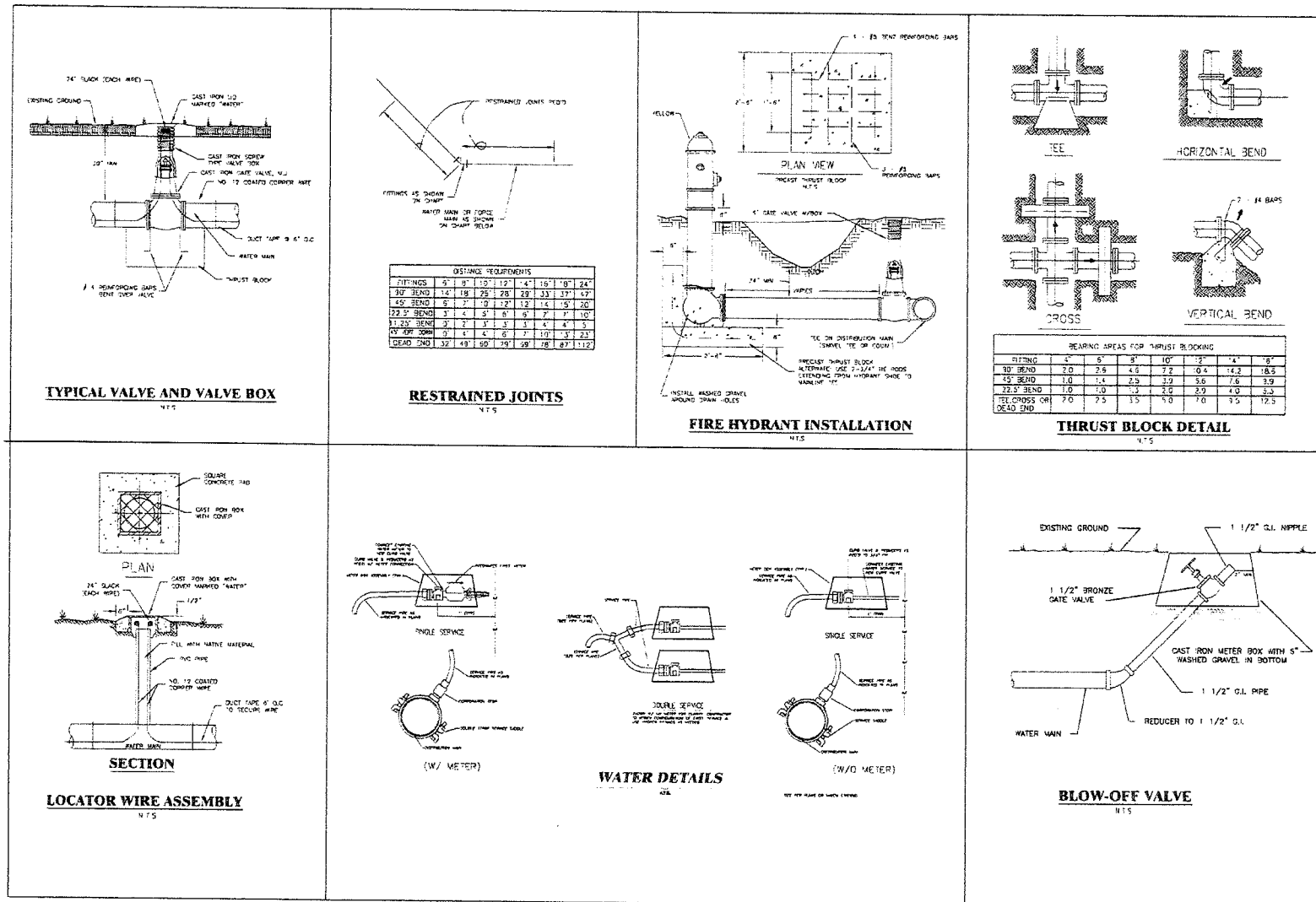


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WINTER GARDEN ESTATES

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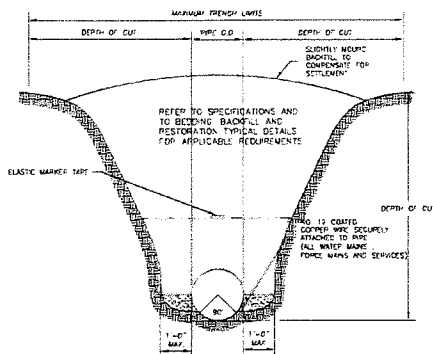
DETAILS

SHEET 9 of 11

DUKE LEVY & ASSOCIATES, P.A.	
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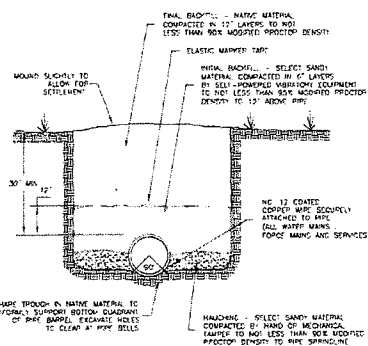
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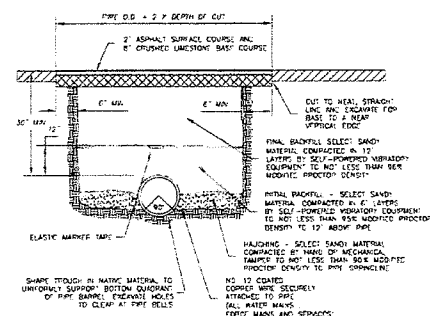
TYPICAL TRENCHING DETAIL

N.T.S.



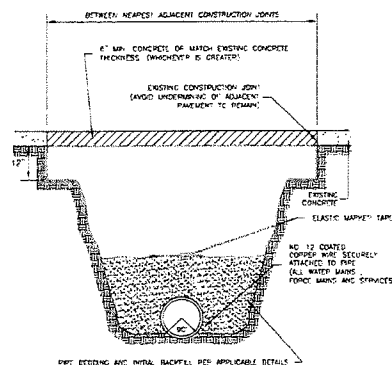
BEDDING/BACKFILL IN UNPAVED AREAS

N.T.S.



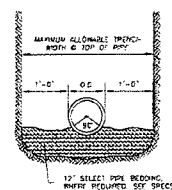
BEDDING / BACKFILL UNDER PAVED AREAS
& RESTORATION OF ASPHALT PAVEMENT

N.T.S.



RESTORATION OF CONCRETE PAVEMENT

N.T.S.



SELECT BEDDING DETAIL

N.T.S.

PIPE LAYING DETAILS

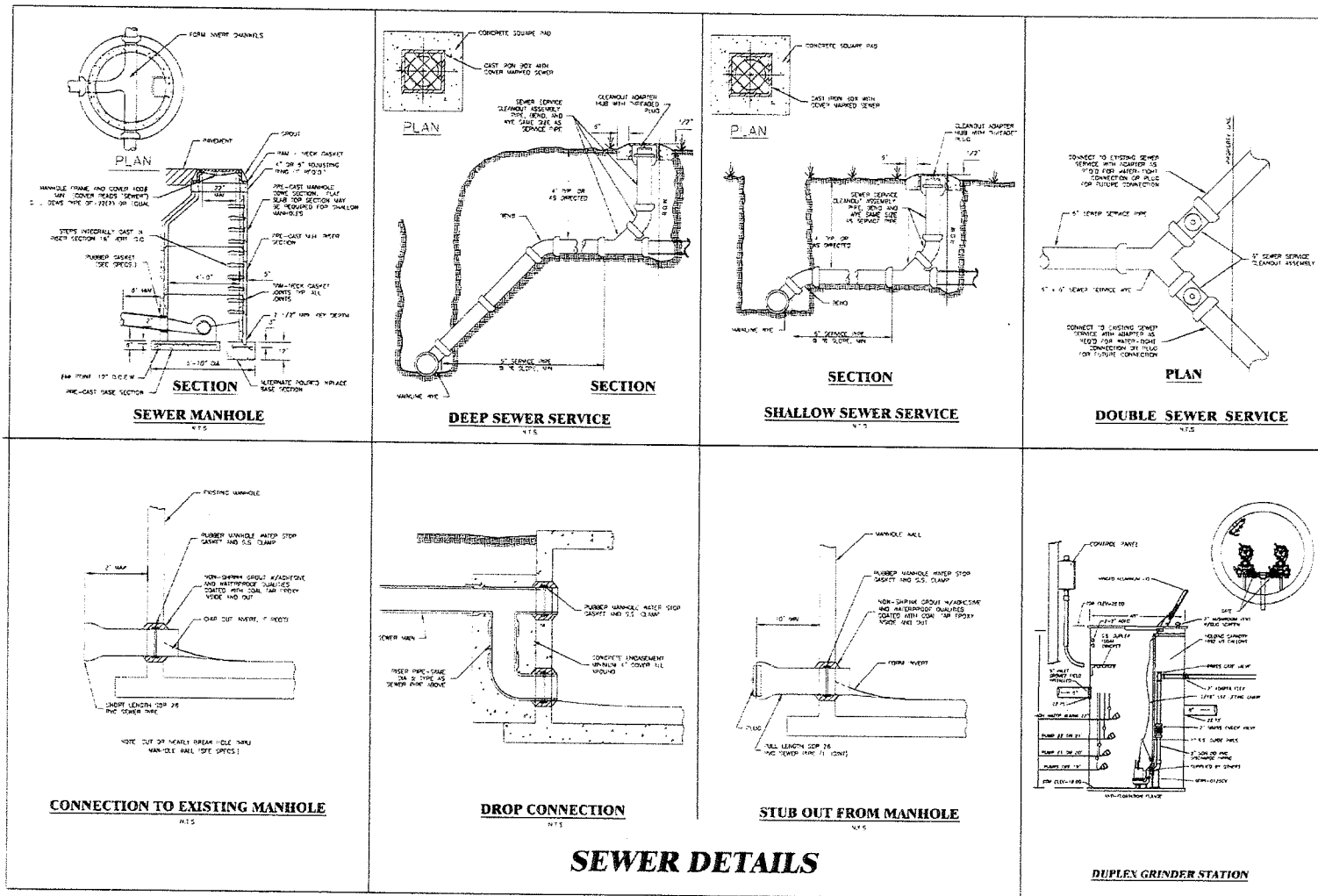
DETAILS

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DUKE LEVY & ASSOCIATES, P.A.	
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WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
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SEWER DETAILS

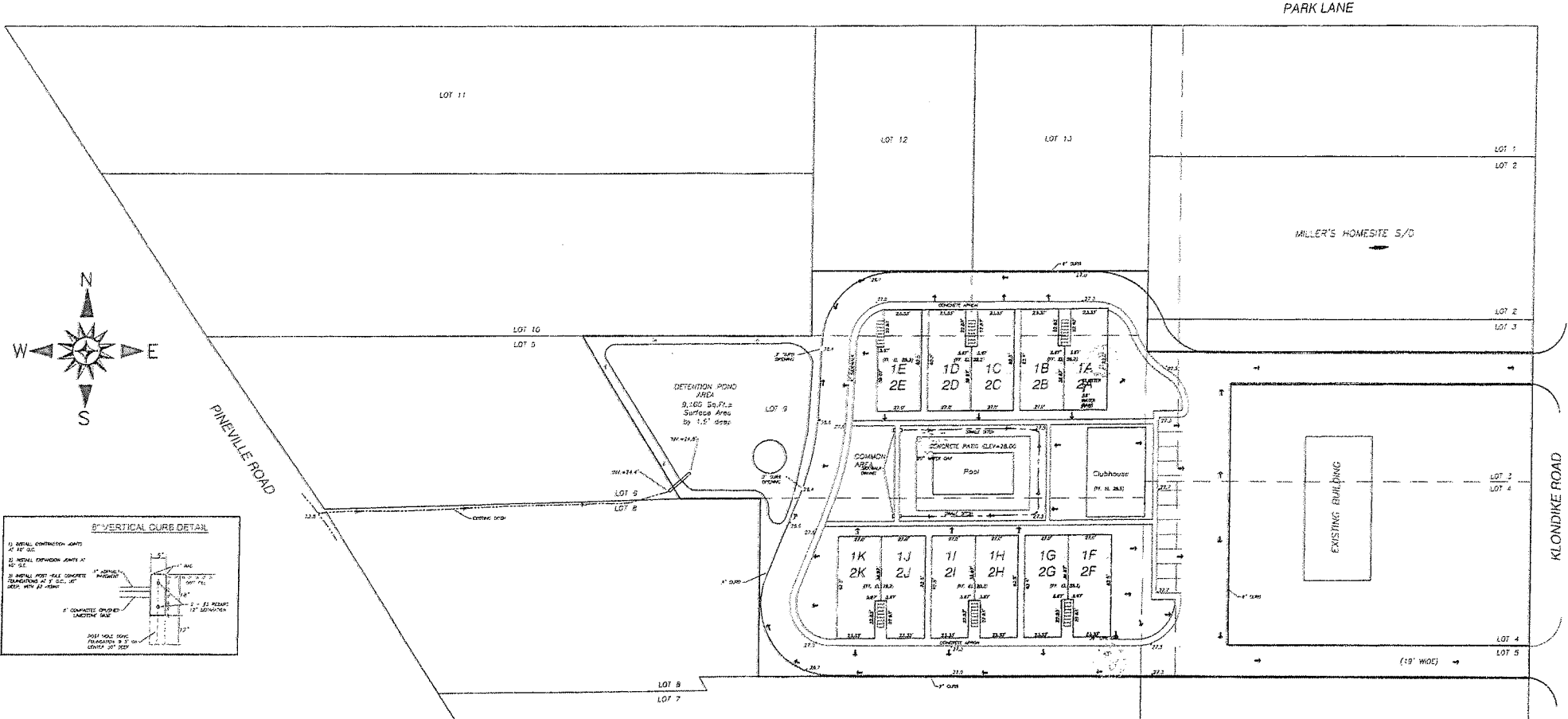
DETAILS

SHEET 11 of 11

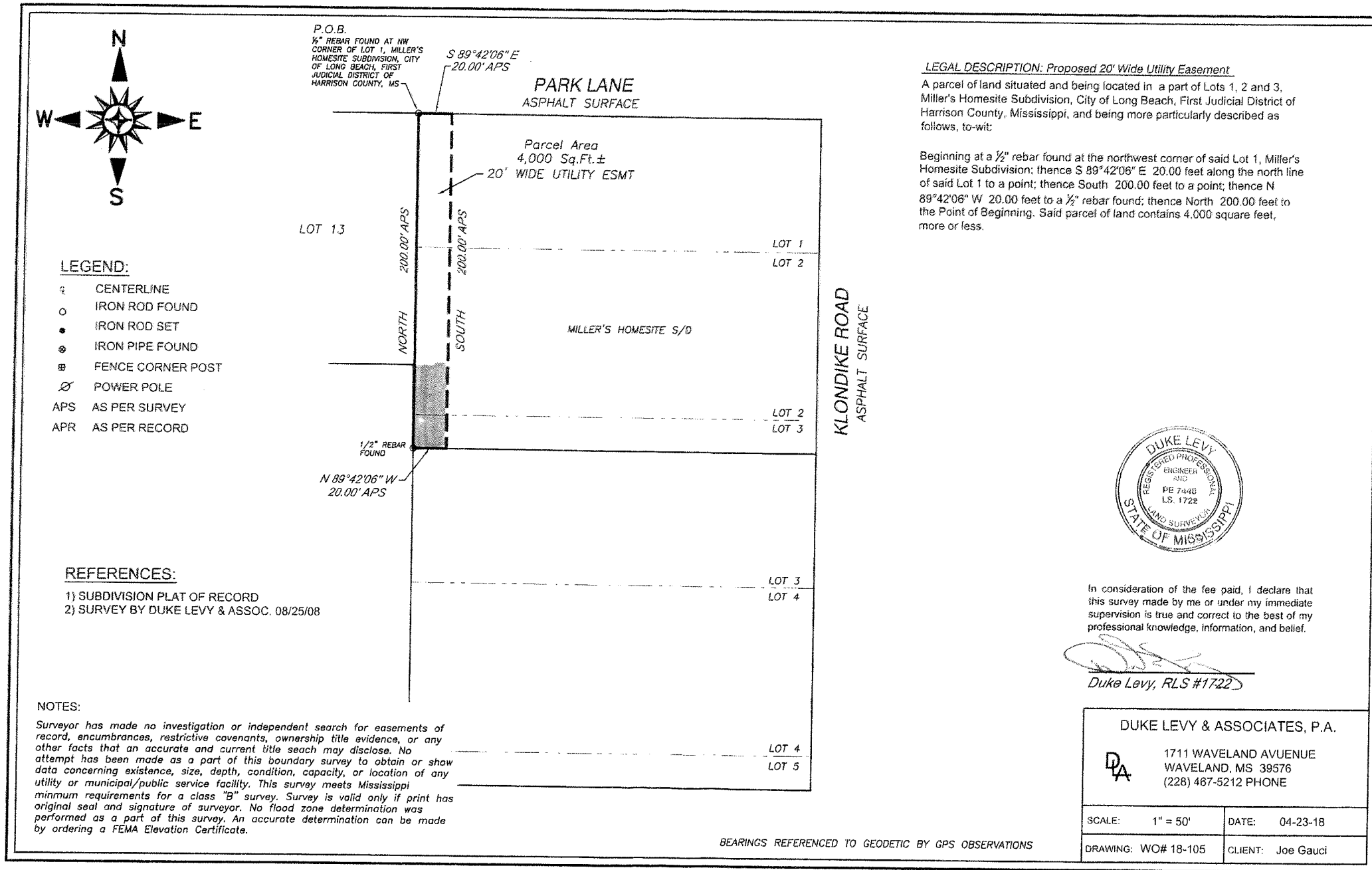
DUKE LEVY & ASSOCIATES, P.A.	
711 WAVELAND AVENUE WAVELAND, MS 39576 (228) 667-5212 PHONE	
SCALE: 1" = 30'	DATE: 07-18-18
DRAWING: /WO# 18-034	CLIENT: Joe Gruid

WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
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MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

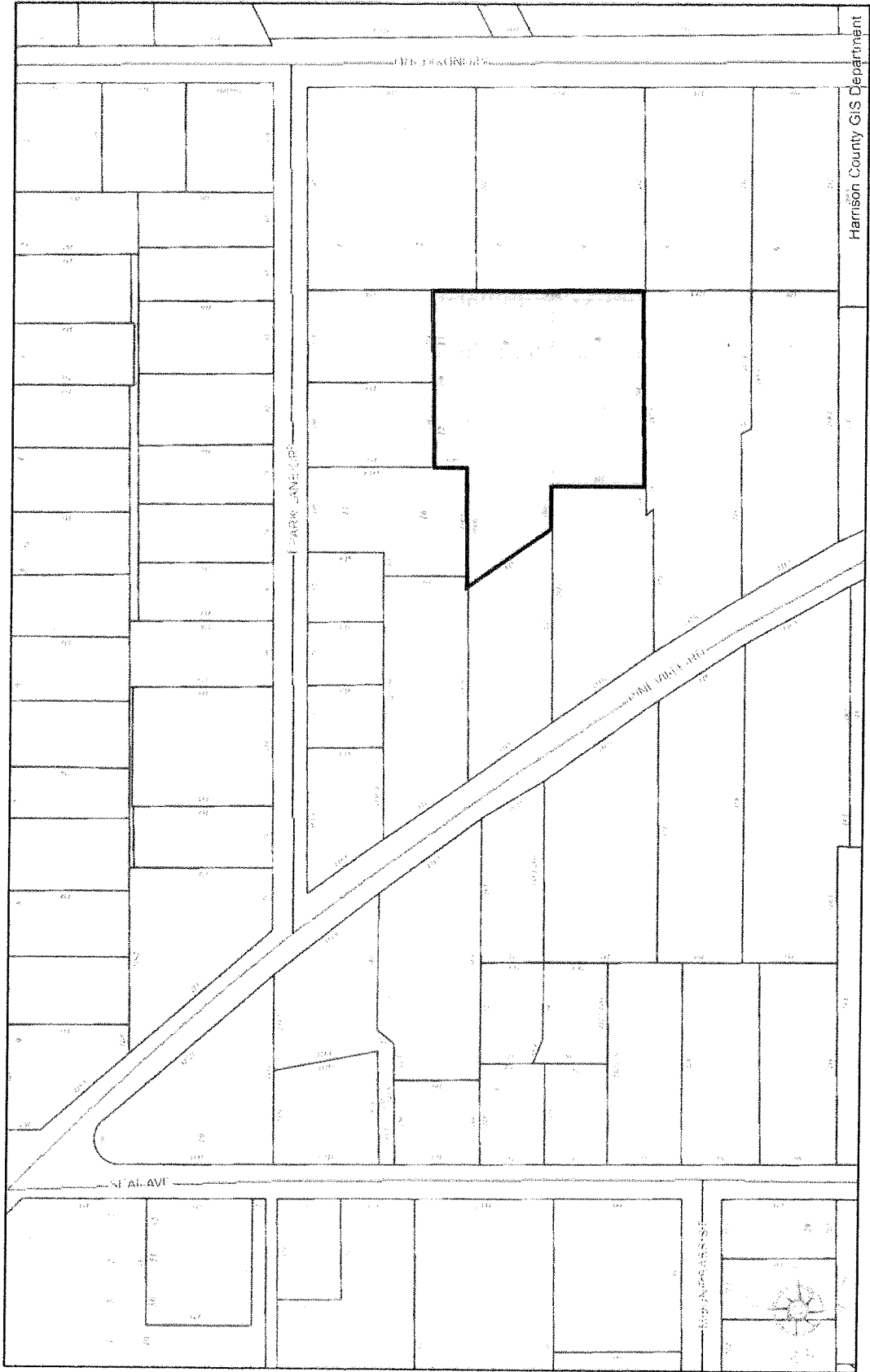
The applicant came forward to reiterate the submitted Sketch Plat Approval.

Commissioner Hansen made motion, seconded by Commissioner Wood and unanimously carried recommending approval of the Sketch Plat as submitted.

It came for consideration a Preliminary Plat Approval for Winter Garden Estates, located at 229 Klondyke Road, Tax Parcel 0611N-02-068.000, submitted by Joseph V. Gauci as follows:

MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

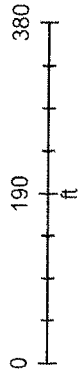
229 Klondyke Road, 0611N-02-068.000



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: July 28, 2018



MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

47



CITY OF LONG BEACH
 201 Jeff Davis Avenue
 PO BOX 929
 LONG BEACH, MS 39560
 (228) 863-1554 office
 (228) 863-1558 fax

Office use only
 Date Received 7-19-18
 Zoning C-2
 Agenda Date 7-26-18
 Check Number 524

- I. TYPE OF CASE: PRELIMINARY PLAT APPROVAL
- II. ADJACENT TAX PARCEL NUMBER(S) 061N-02-068.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED KLONDYKE RD
- IV. ADDRESS OF PROPERTY INVOLVED 229 KLONDYKE RD
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of WINTER GARDEN ESTATES
into A 22 UNIT CONDOMINIUM DEVELOPMENT

VI. REQUIRED ATTACHMENTS:

- A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
- a. Three (3) full-size blue-line copies of the preliminary plat.
 - b. Two (2) blue-line copies of the complete construction plans and specification.
 - c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - d. Two (2) copies of the preliminary plat application forms
 - e. The proposed plat shall be at a scale legible and hereinafter on sheets of twenty-four (24) by thirty-six (36) inches in size. Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.
- B. Cash or Check payable to the City of Long Beach in the amount as follows:
- | | | |
|---------|------|----------|
| 2-3 | Lots | \$100.00 |
| 4-10 | Lots | \$150.00 |
| → 11-50 | Lots | \$300.00 |
| 50-100 | Lots | \$400.00 |
| 100 + | Lots | \$500.00 |
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. the applicant acknowledges that in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than twenty (20) days before the 2nd or 4th Thursday of each month. Receipt of text(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

JOE & KAREN GAUCI

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

229 KLONDYKE RD

Owner's Mailing Address

Agent's Mailing Address

LONG BEACH, MS

City State Zip

City State Zip

734-637-4627

Phone

Phone

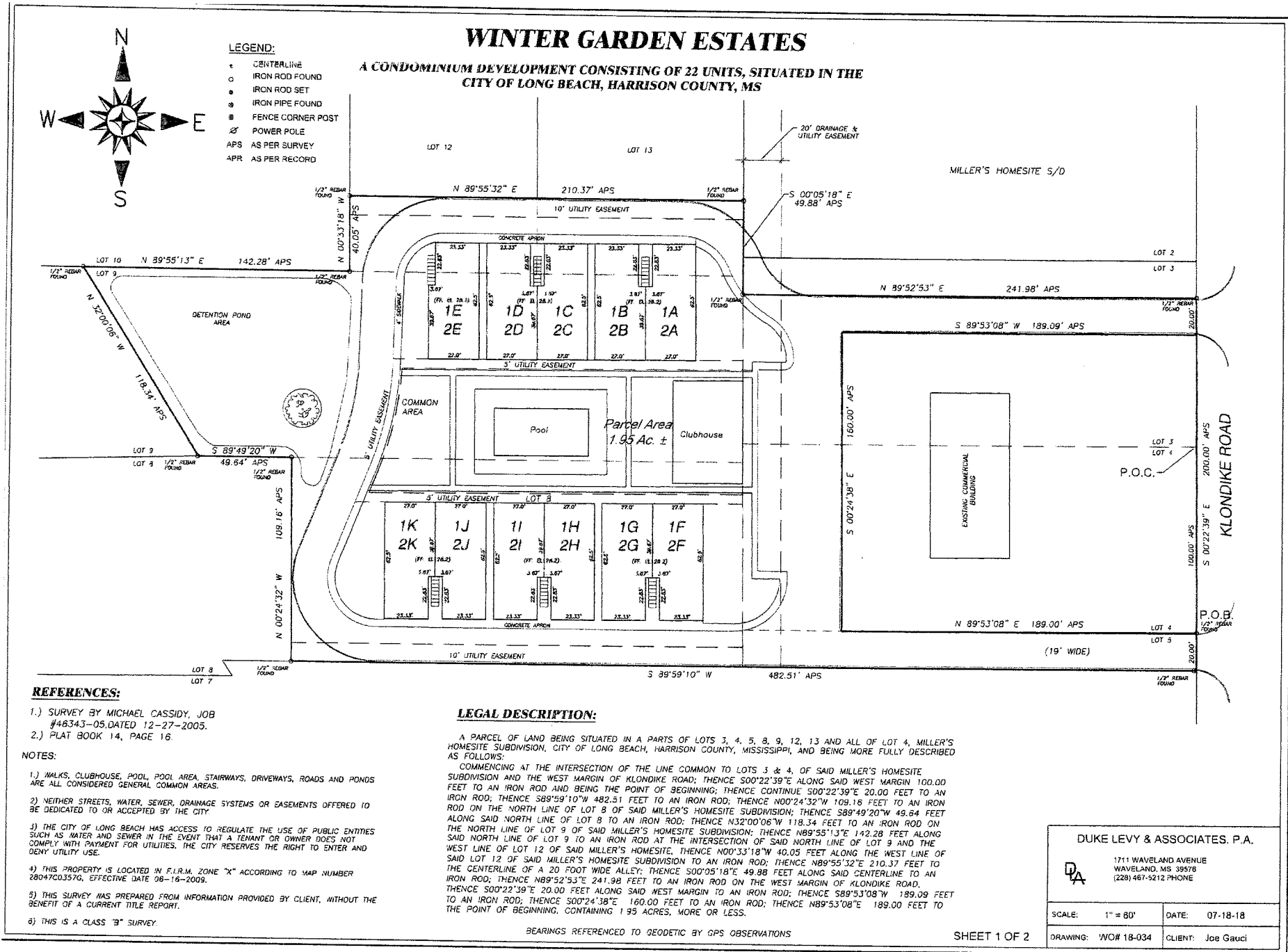
Email address

Email address

Signature of Rightful Owner

Signature of Applicant

Date



WINTER GARDEN ESTATES

A CONDOMINIUM DEVELOPMENT CONSISTING OF 22 UNITS, SITUATED IN THE
CITY OF LONG BEACH, HARRISON COUNTY, MS

CERTIFICATE OF OWNERSHIP

This is to certify that Joe Gauci, the owner of the land shown on this plat, declare this to be a final plat of "Winter Garden Estates" and that said owner hereby dedicates all platted easements to the City of Long Beach, Harrison County, Mississippi, for the public use forever.

All lots are subject to Restrictions and Protective Covenants as recorded in the office of the Chancery Clerk of Harrison County, Mississippi.

Owner - Joe Gauci Date

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Joe Gauci, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

DEDICATION OF CONDOMINIUM PLAN

The undersigned does hereby consent to the recordation of the Declaration of Condominiums and declare that said land and its appurtenances and all improvements now or hereafter located, thereon, together with the plat herewith filed, is declared to be "Winter Garden Estates" and is the land, appurtenances and improvements covered by Declaration of Condominiums of "Winter Garden Estates" executed by the parties hereto and recorded in the Office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

WITNESS my signature and seal this day of 2018.

Owner - Joe Gauci

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Joe Gauci, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Mayor and City Council of the City of Long Beach, by Order duly adopted on the day of 2018, and entered in the official minutes of said city in Minute Book Page(s).

CITY OF LONG BEACH

By: Mayor City Clerk

SURVEYORS CERTIFICATION

I, Duke Levy, Professional Land Surveyor in and for the State of Mississippi, do hereby declare that this plat and description are true and correct to the best of my professional knowledge, information and belief.

WITNESS my signature and seal this day of 2018.

Duke Levy, MS RLS # 1722

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, Duke Levy, who acknowledged that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and seal of office this day of 2018.

Notary Public My Commission Expires

CERTIFICATE OF COMPARISON

We, the undersigned do hereby declare that we have compared the duplicate plat with the original plat of "Winter Garden Estates", and find the same to be an exact duplicate thereof.

WITNESS our signatures and seals this day of 2018.

By: Chancery Clerk Duke Levy, MS RLS # 1722

By: Deputy Clerk

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the City of Long Beach Rules and Regulations relative to the preparation and submission of a Subdivision Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of the said Rules and Regulations.

CITY OF LONG BEACH PLANNING AND ZONING

By: Chairman Date

CHANCERY CLERK CERTIFICATE

Filed and recorded by duplicate in the Records of Plats of Harrison County, Mississippi, in Plat Book Page on this day of 2018.

John McAdams, Chancery Clerk
HARRISON COUNTY, MISSISSIPPI

By: Deputy Clerk

DUKE LEVY & ASSOCIATES, P.A.

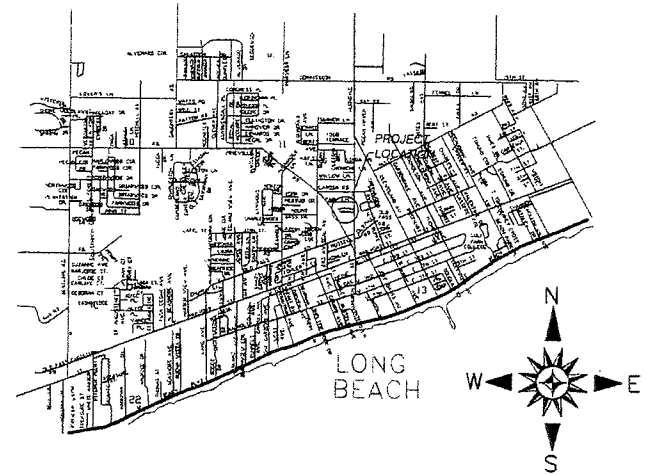
1711 WAVELAND AVENUE
WAVELAND, MS 39576
(228) 467-5212 PHONE

SCALE: 1" = 60' DATE: 07-18-18

DRAWING: WO# 18-034 CLIENT: Joe Gauci

WINTER GARDEN ESTATES

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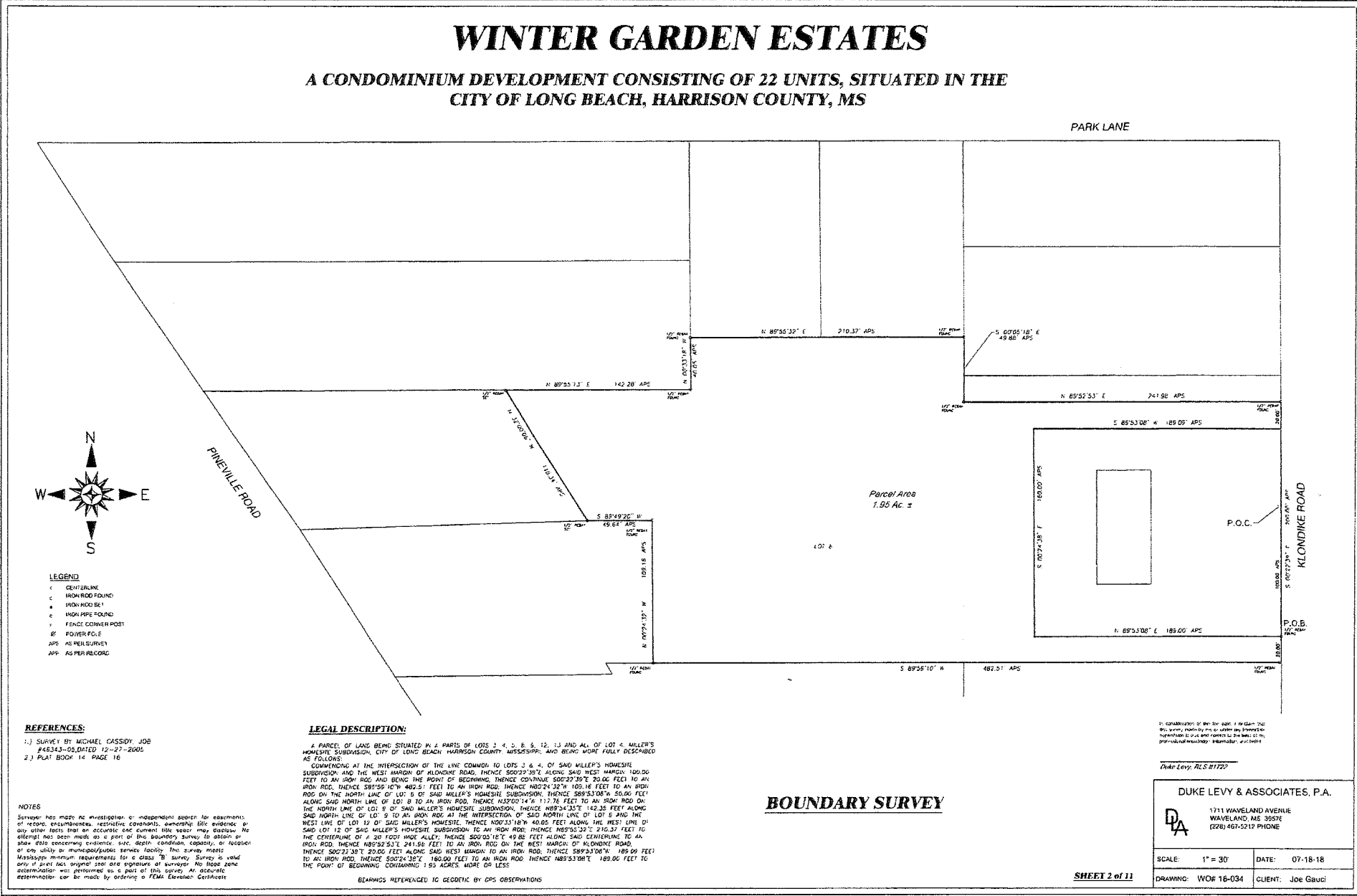
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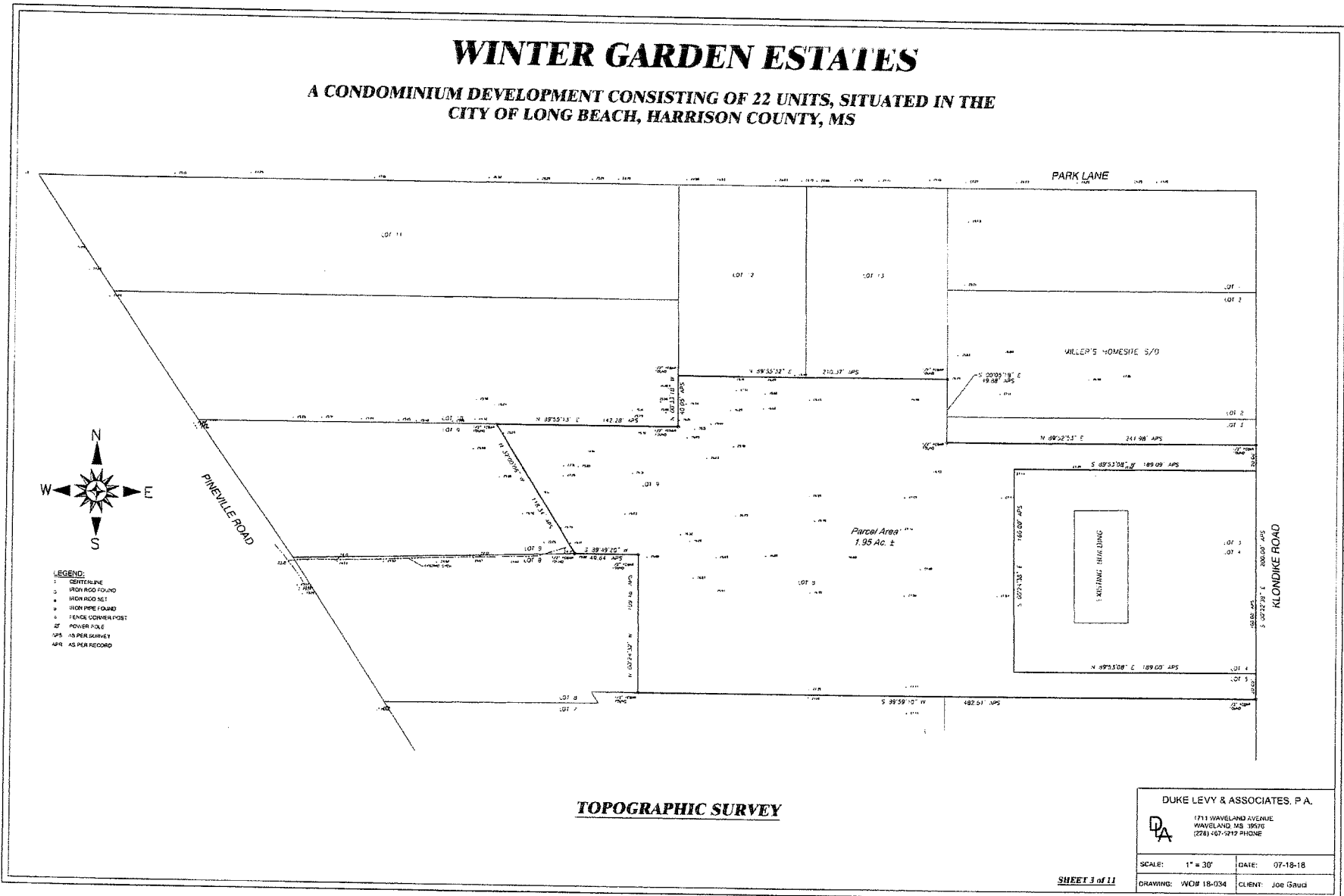
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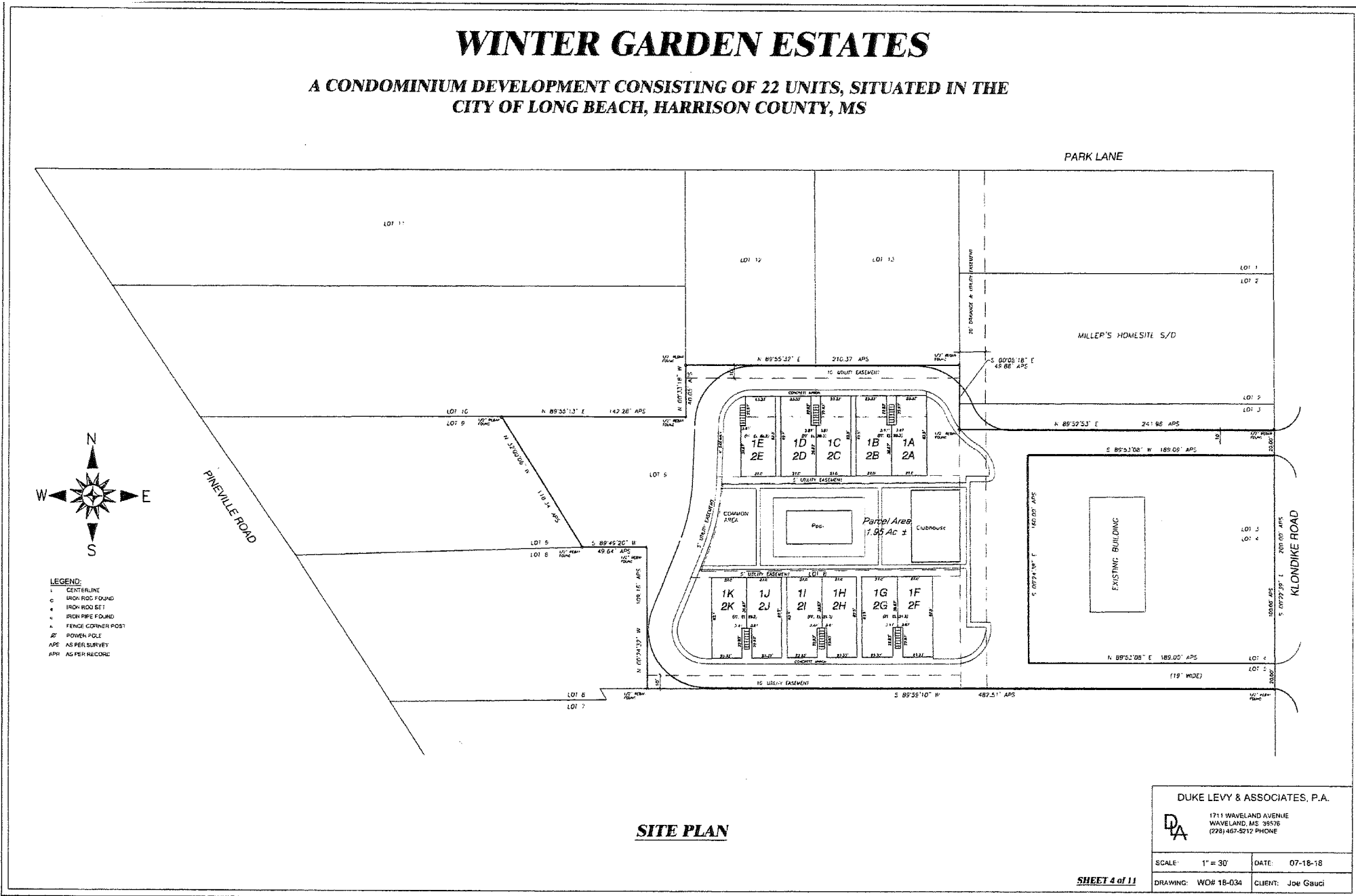
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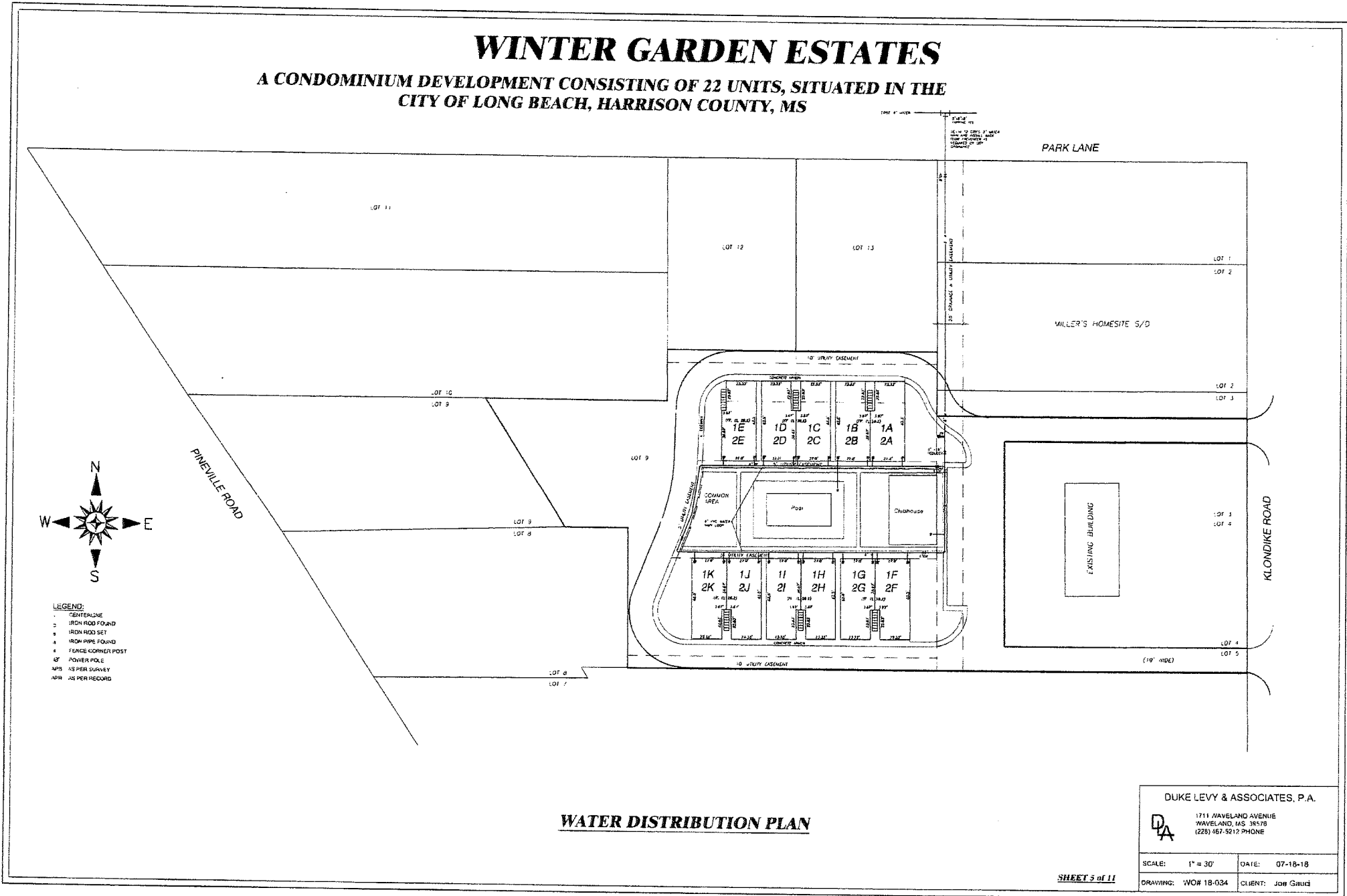
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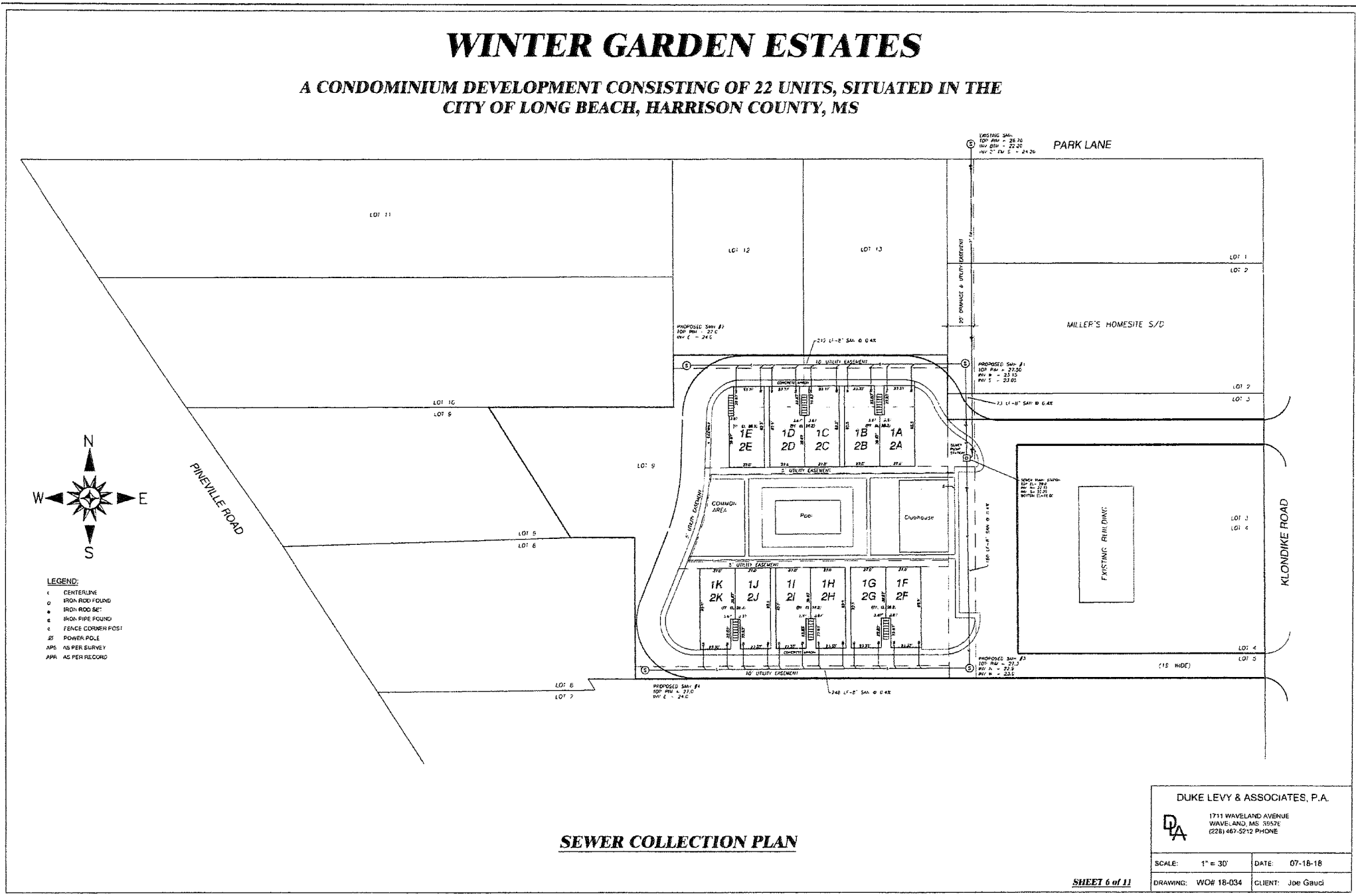


MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION





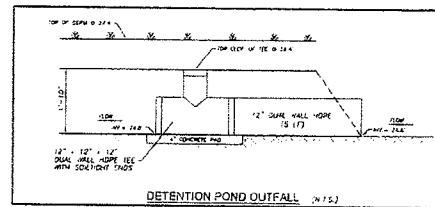
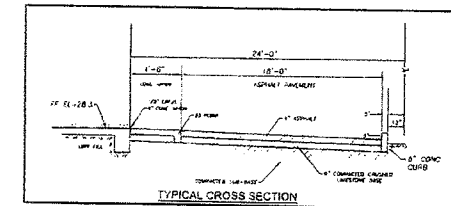
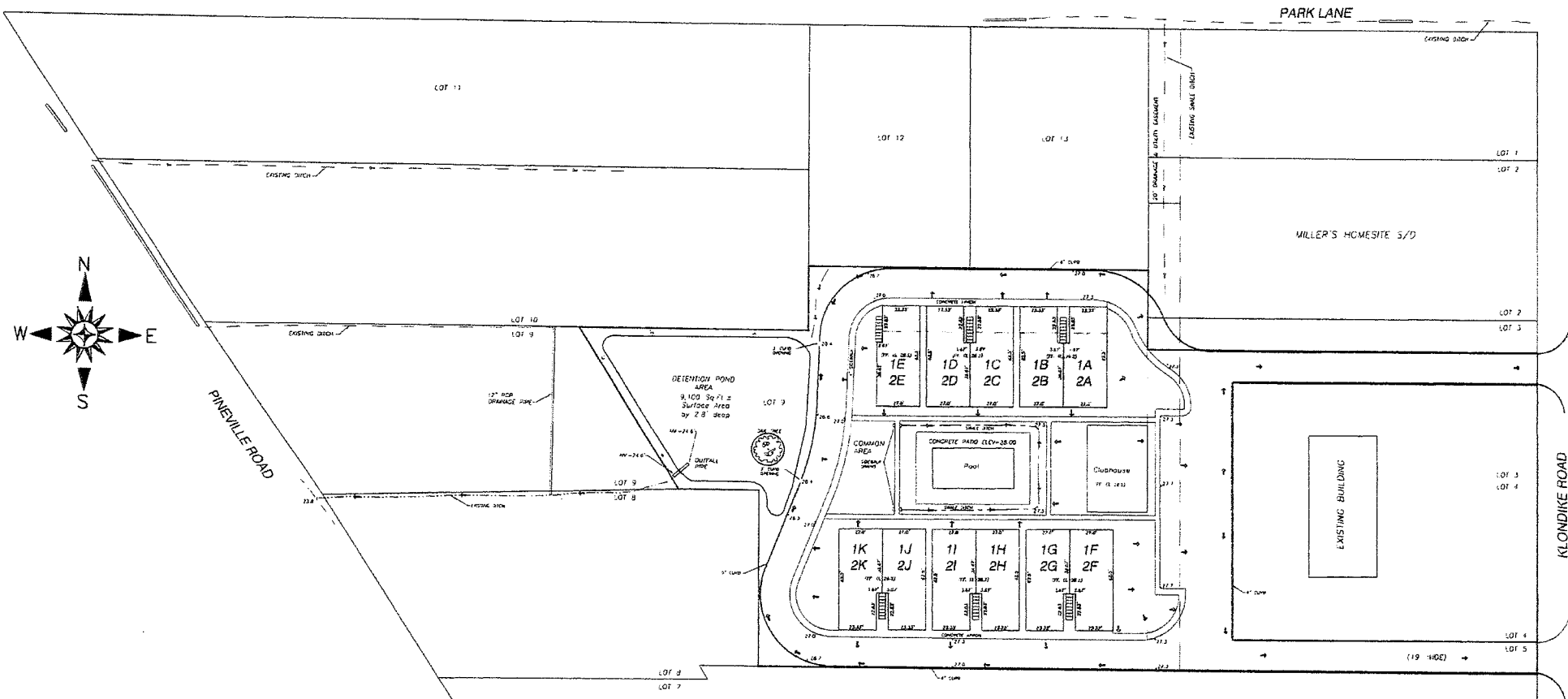




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WINTER GARDEN ESTATES

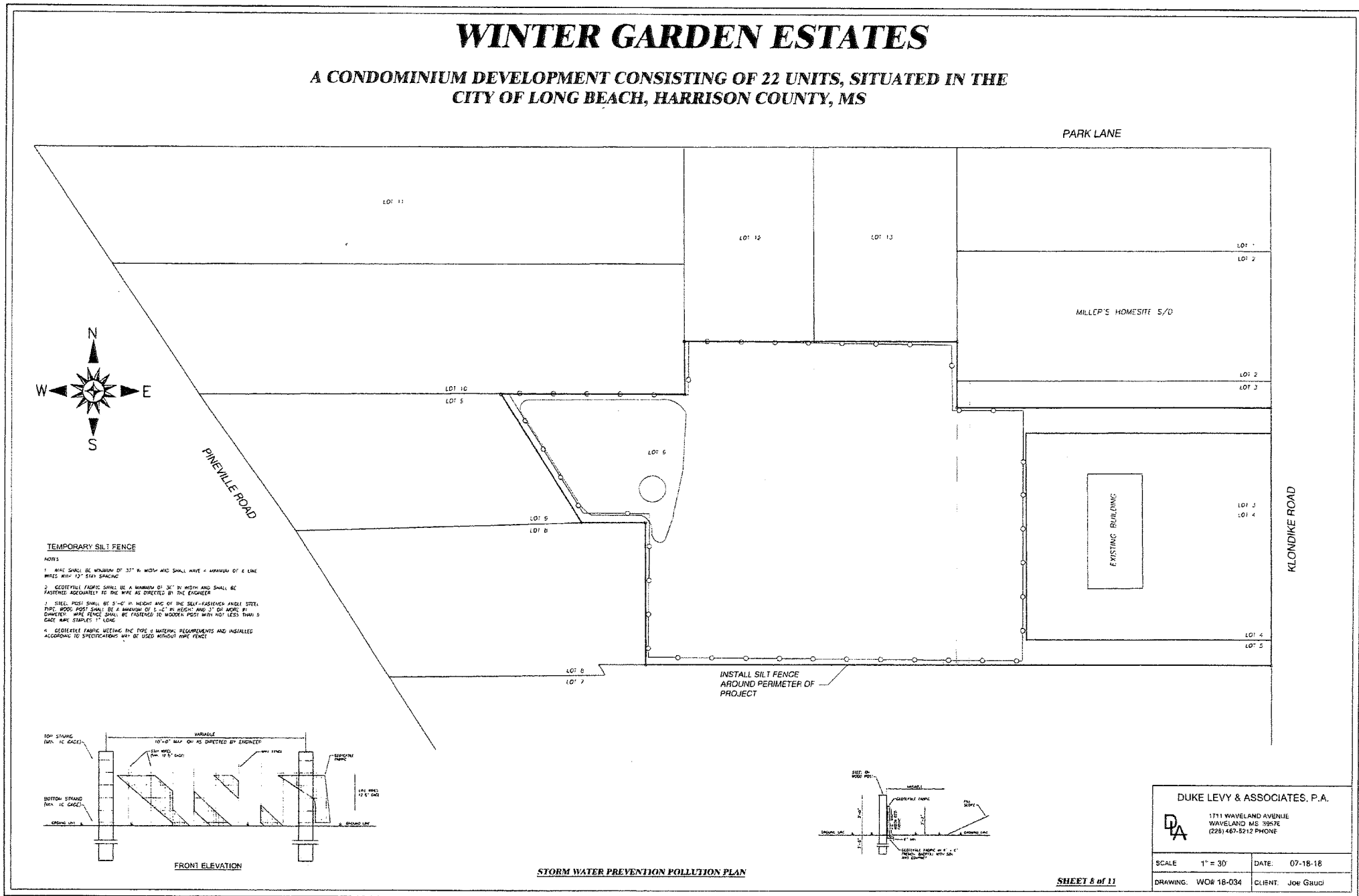
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DRAINAGE PLAN

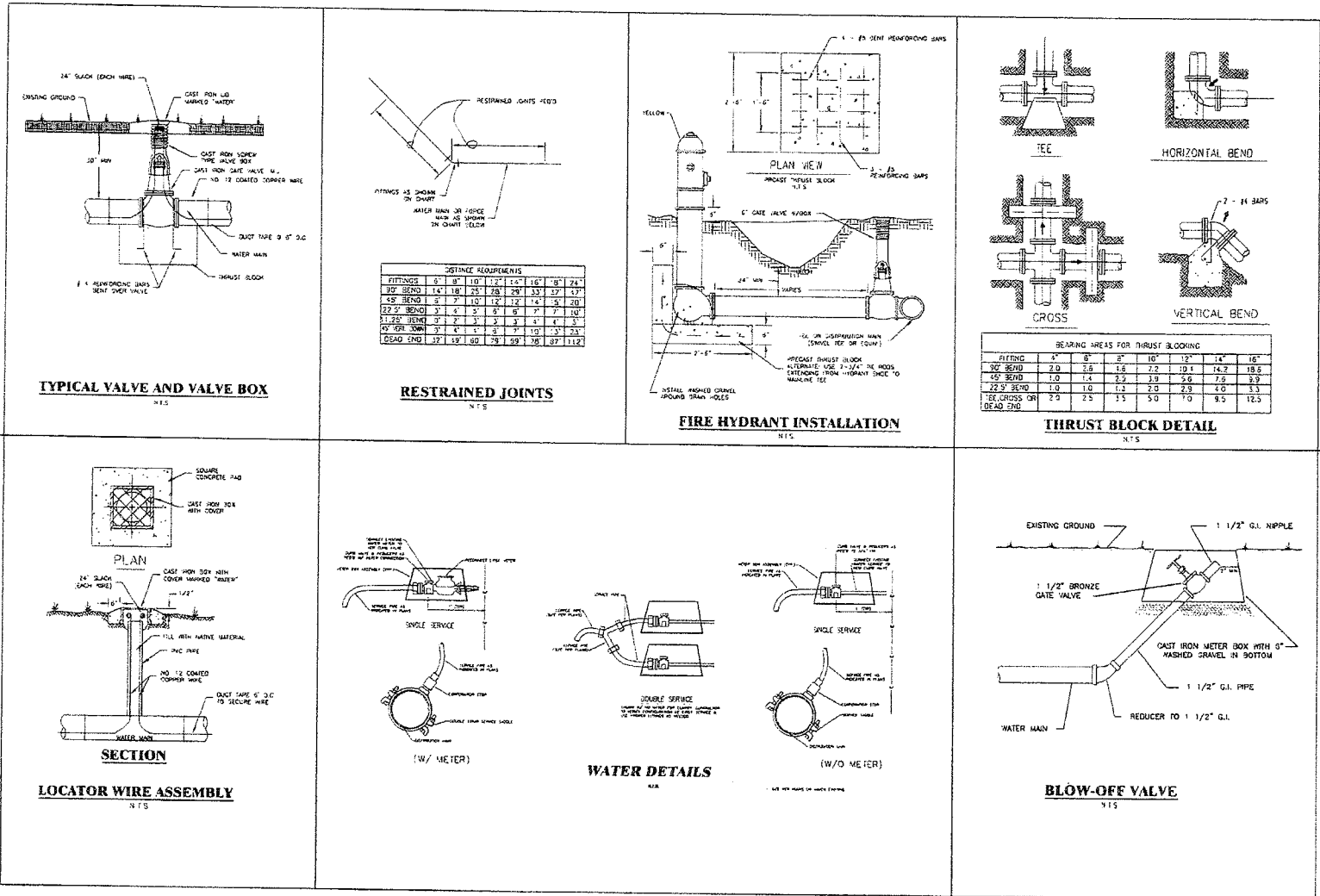
SHEET 7 of 11

DUKE LEVY & ASSOCIATES, P.A.	
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WINTER GARDEN ESTATES

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DETAILS

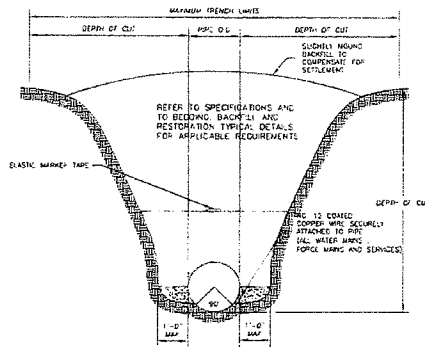
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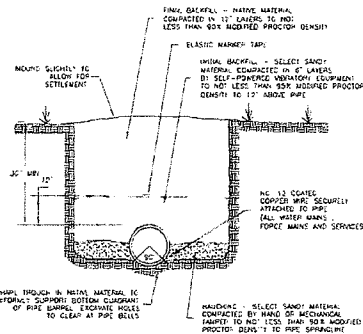
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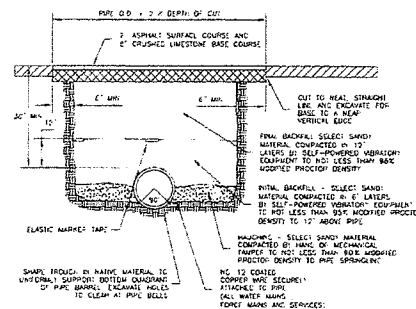
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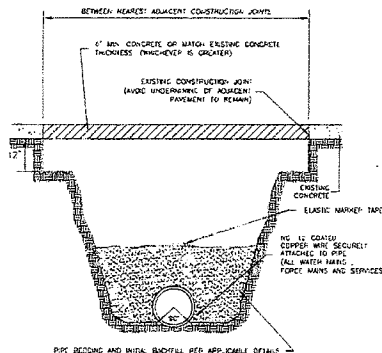
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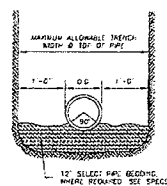
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BEDDING / BACKFILL UNDER PAVED AREAS
 & RESTORATION OF ASPHALT PAVEMENT
 N.T.S.



RESTORATION OF CONCRETE PAVEMENT
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SELECT BEDDING DETAIL
 N.T.S.

PIPE LAYING DETAILS

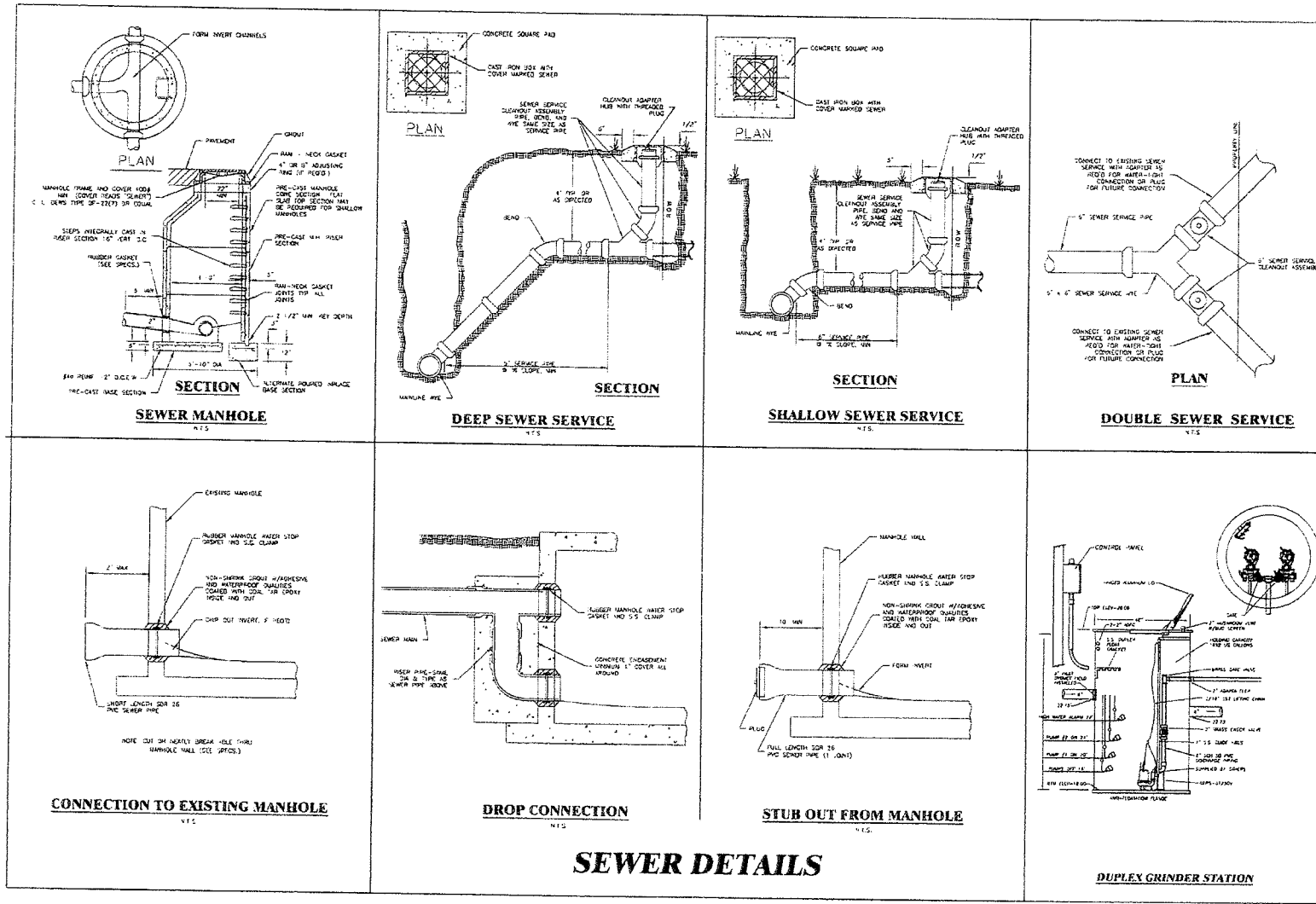
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SEWER DETAILS

DETAILS

SHEET 11 of 11

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DRAWING: WOV 18-034	CLIENT: Joe Gaud

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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Construction Specifications

For

WINTER GARDEN ESTATES

LONG BEACH, MS

Owner:

Joe Gauci

Long Beach, MS

Consulting Engineers:

Duke Levy & Associates, P.A.

1711 Waveland Avenue

Waveland, MS 39576

Technical Specifications for Water & Sewer Improvements

Compiled By: City Engineer A. Garner Russell & Associates

**MINUTES OF JULY 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STANDARD TECHNICAL SPECIFICATIONS
FOR
WATER AND SEWER IMPROVEMENTS

FOR THE
CITY OF LONG BEACH

OCTOBER, 2000

Compiled by
A. GARNER RUSSELL & ASSOCIATES, INC.
CONSULTING ENGINEERS
520 33RD STREET
GULFPORT, MISSISSIPPI 39507

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TECHNICAL SPECIFICATIONS

ITEM NO.	✓ WATER PIPE & FITTINGS
ITEM NO.	✓ GATE VALVES & VALVE BOXES
ITEM NO.	✓ CONNECTION TO EXISTING WATER MAINS
ITEM NO.	✓ FIRE HYDRANTS
ITEM NO.	✓ WATER SERVICES
ITEM NO.	✓ GRAVITY SEWER PIPE
ITEM NO.	✓ MANHOLES
ITEM NO.	PRECAST SEWAGE PUMP STATION
ITEM NO.	FORCE MAIN PIPE & FITTINGS
ITEM NO.	PIPE ENGASEMENT ROADWAYS
ITEM NO.	PIPE ENGASEMENT RAILROADS
ITEM NO.	PIPE FOUNDATION MATERIAL, SELECT SANDY BACKFILL, GEOTEXTILE FABRIC
ITEM NO.	UTILITY ADJUSTMENT AND REPAIR
ITEM NO.	RESTORATION OF DISTURBED FACILITIES

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ITEM NO. ____

WATER PIPE & FITTINGS

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials, equipment, tools and services required to furnish and install water mains, fittings, thrust blocks and related appurtenances at sites and locations as designated in these specifications and in reasonably close conformity with the lines and grades specified in the Drawings.
- (2) Specified Elsewhere:
 - (a) Water Services - See Item No. ____.
 - (b) Pipe Foundation, Select Backfill and Geotextile Fabric - See Item No. ____.
 - (c) Restoration of Disturbed Facilities - See Item No. ____.

(B) MATERIALS

- (1) Water Pipe (4" diameter and larger) shall be either of the following materials, at Contractor's option:
 - (a) Polyvinyl Chloride (PVC) Pipe conforming to AWWA C-900, Class 150, SDR-18. Pipe shall be made to cast iron O.D.'s. Each length of pipe shall be stamped with approval of National Sanitation Foundation and Underwriters Laboratories, Inc. for transporting potable water. At least 85 percent of pipe shall be in standard 20 foot lengths. Remaining random lengths shall not be less than 10 feet long.

Pipe couplings or joints shall be an integral part of the pipe barrel. It shall consist of an expanded bell with groove to retain a rubber sealing ring conforming to the requirements of AWWA C-111.
 - (b) 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) Fittings for pipes 4 inches in size or greater may meet any one of the following specifications, at Contractor's option:
 - (a) Cast Iron conforming with ANSI A-21.10 (AWWA C-110), 250 p.s.i. rated.
 - (b) Ductile Iron conforming with ANSI A-21.10 (AWWA C-110), 350 p.s.i. rated.

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- (c) Compact Ductile Iron Fittings conforming with ANSI A-21.53 (AWWA C-153), 350 p.s.i. rated.

All fittings shall be cement mortar lined per ANSI A21.4 (AWWA C-104). All fittings shall be of the mechanical joint type. IMPORTANT: Fittings shall be measured for payment by the unit weights for full-size ductile or cast iron fittings (including accessories) as tabulated in AWWA C-110, even though the actual weight of equivalent compact ductile fittings may be considerably less than this weight.

- (3) Mechanical Joint Retainer Glands shall be used for all connections of pipe to fittings and shall be made with a suitable restrained joint system, meeting any one of the following specifications:
- (a) For Ductile or PVC Pipe, a suitable ductile iron retainer gland, designed and recommended by the gland manufacturer, for the type of pipe used. Gland shall be manufactured entirely of 60-42-10 ductile iron conforming to ASTM A536-80. Glands shall attach to the pipe barrel through a plurality of individually activated gripping surfaces (wedges). EBAA Iron "Megalug" series or equal.
 - (b) For PVC Pipe, a heavy ductile iron or fused epoxy coated structural steel (ASTM A36) clamp which employs serrations on its inside surface to firmly grip the outside of the PVC pipe barrel. Clamp shall be specifically designed and recommended for use with the size and thickness class of pipe used. All hardware shall be ductile iron. Uni-flange Series 1300 or approved equal.
 - (c) For Ductile Pipe only, a ductile iron mechanical joint retainer gland employing cupped-end threaded set screws which conform with the pipe manufacturer's guidelines as to number of set screws and torque to be applied to properly restrain the joint to a rating of not less than 250 p.s.i.
- (4) Pipe Joint Restraint (applicable only for pipe joints within specified distances from fittings--see schedule in Drawings): Use two glands similar in design and materials to the joint retainer glands previously specified, one immediately behind the joint bell and one on the pipe spigot, connected by two or more ductile iron rods spanning across the pipe joint. For ductile pipe, it is also permissible to use mechanical joint pipe with restrained retainer gland, or special "lock-ring" pipe joints.
- (5) Plastic marker tape for burial with PVC pipe shall be a minimum of 6 mils thick and 3 inches in width. Minimum tensile strength shall be 80 pounds and tape shall elongate not less than 600 percent before breaking. Tape shall be imprinted with an appropriate legend to identify the contents of the pipe (e.g. "Water Line Below"). Tape shall be similar to Terra Tape "Extra-Stretch" Tape as manufactured by Reef Industries, Houston, Texas, or equal.
- (6) Concrete shall conform to requirements for Class B concrete, MDOT Standard Specifications.
- (7) Reinforcement shall be grade 40 or grade 60 billet steel conforming to ASTM A-615.

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(C) CONSTRUCTION REQUIREMENTS

(1) Excavation - General

- (a) Excavation shall include the clearing of the site of the work, the loosening, loading, removing, transporting and disposing of all materials, wet or dry, above or below ground necessary to be removed to construct all pipes included in this contract to the lines, grades and locations shown on the Drawings. No burying or burning of trees, stumps, roots, or other debris will be allowed.
- (b) Where required, the Contractor shall remove with care all shrubbery, plants, flower planters, flower bed borders, set aside, watered, and kept alive and reset as before construction work. The Contractor shall furnish and install replacement plants which die as a result of construction operations.
- (c) In areas where water main will be installed in close proximity to trees designated to remain, the major root systems of the trees shall be protected from damage. Where necessary, contractor shall install water main by tunneling underneath the tree roots.
- (d) 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, shore up or otherwise protect all fences, buildings, walls, walks, curbs, or other property adjacent to any excavation which might be disturbed during the progress of the work, except for such facilities which are within the allowable trench limits and are designated for removal and restoration.
- (e) Temporary supports must be removed by the Contractor at his own expense after or concurrently with the completion of the permanent facility.
- (f) 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. Necessary precautions shall be taken to protect all construction against flooding.
- (g) Whenever the excavation is carried beyond the lines and grades shown on the drawings, the Contractor shall, at this own expense, refill all such excavated space with such material and in such manner as may be directed.

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- (h) Unsuitable and surplus excavated material not incorporated in the work shall be disposed of by the Contractor at his own expense.
- (i) In the event that any existing gas pipe, water pipes, conduits, sewers, tile drains or poles are blocked or interfered with by the excavation required on this project, 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. Gas pipes or electrical power distribution facilities which are disturbed in any way shall be inspected and repaired (if necessary) by the utility owner. All at no additional compensation.
- (j) Any culvert pipe joint exposed by excavation shall be wrapped with an approved geotextile filter fabric, three feet in width, before backfilling, at no additional compensation.

(2) Trench Excavation

- (a) 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 water main.
- (b) 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.
- (c) The maximum allowable trench width at the ground surface shall not exceed the outside diameter of the pipe, plus two feet. Restoration of disturbed facilities as a pay item will only be allowed within these limits, except in the case of asphalt restoration, which shall not exceed pipe O.D. plus three feet.

(3) Bedding

- (a) When the native bedding material encountered in the trench bottom consists of a material deemed by the Engineer to be unsuitable for pipe bedding, the Contractor shall overdig to a depth as specified in the Drawings and replace with bedding material, to be paid for under Item No. _____. Should overdigging occur where a suitable native soil exists for bedding purposes, the Contractor shall fill the area of over-excavation with an acceptable bedding material as specified under Pay Item No. _____, but at Contractor's expense.
- (b) Trenches shall be dry when the trench bottom is prepared. A continuous trough shall be pared 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 from the trench bottom.
- (c) 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.

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(4) Laying Pipe

- (a) Pipe shall be protected during handling against impact shocks and free fall. Pipe shall be clean at all times, and no pipe shall be used in the work that does not conform to the appropriate specifications.
- (b) Pipe shall be laid accurately, to the line and grades with fittings and valves at the required locations as designated in the Drawings. Preparatory to making pipe joints all surfaces 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 manufacturer's 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.
- (c) 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.
- (d) Wherever necessary to deflect pipe from a straight line, either in the horizontal or vertical plane, the degree of deflection shall not exceed maximum permissible deflections as recommended by pipe manufacturer.

(5) Backfilling

- (a) 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.
- (b) No pipe shall be backfilled above the top of the pipe until the pipe elevations, alignment and the pipe joints have been checked, inspected and approved by the Engineer.
- (c) All pipes as soon as laid shall have the space between the pipe and the bottom and the sides of the trench backfilled to the spring line of the pipe with a select sandy material. This material shall be thoroughly compacted by hand or mechanical means.
- (d) Backfill shall then proceed with the placement of select sandy material to one foot above the top of the pipe. This backfill shall be compacted by mechanical compactor (where practical) to not less than 95 percent Modified Proctor Density.
- (e) If pipe trench is under or immediately adjacent to traveled road or drive surfaces, the remainder of the trench shall be backfilled with select sandy material in 12 inch layers to not less than 95 percent Modified Proctor Density, using a mechanical compactor. Pipe trenches in other areas may be backfilled with native material, with no mechanical compaction required.
- (f) The select sandy backfill referred to in paragraphs (c) through (e) above shall be a sandy, cohesionless material, no more than 20 percent (by weight) of which shall pass the No. 200 sieve. The materials shall be well-graded to make it easily compactible. The

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moisture content when placed in the trench shall be reasonably close enough to optimum so as to not adversely affect proper compaction.

- (g) Where the native excavated soil does not meet the requirement for select sandy backfill, the Engineer may authorize the replacement for such unsuitable material with contractor-furnished select sandy backfill, under Pay Item No. _____. All surplus or unsuitable material not used in backfilling shall be disposed of off-site by Contractor.
- (6) All PVC pipe installations require that plastic marker tape be buried in the backfill approximately 12 inches above the pipe.
- (7) General Requirements
- (a) All connections between pipe and fittings shall be made with an approved restrained joint system. In addition, all pipe joints within a distance which is tabulated in the Drawings from a fitting must also employ an approved restrained joint system. The assembly and installation of each restrained joint system shall be in strict accordance with the manufacturer's printed instructions and in the presence of a representative of the Engineer.
- (b) Concrete thrust blocks are to be installed according to the plan dimensions and details, placed between the fittings and undisturbed earth. Thrust blocks are also required at all bends of 11 1/2 degrees or more, unless specifically waived by the Engineer because of unusual conditions at a specific fitting.
- (c) For all pipe sizes and types, install only full lengths of pipe adjacent to fittings, except in unusual circumstances.
- (d) Contractor must use care to prevent the entry of ground water or other contaminants into the water pipe or appurtenances, either before, during, or after construction. Cap unattended exposed pipelines.

(8) Testing and Sterilization

- (a) Pressure and leakage testing shall be conducted on all pipe and appurtenances by the Contractor at his expense and in the presence of the Engineer or his representative. The hydrostatic test procedure used shall conform with the requirements of AWWA C-600. The test shall be conducted by filling the pipe with clean water under a minimum pressure of 100 p.s.i. There shall be no visible leakage, nor shall the leakage exceed 9.5 gallons per 24 hours per inch diameter per mile as measured over a period of two hours. The Engineer reserves the right to select the line segments to be tested together as a unit, and may choose to separately test small segments if the test result for a larger segment is marginal.
- (b) Water mains shall be flushed and then sterilized in accordance with AWWA C-651, Standard for Disinfecting Water Mains, and in a manner acceptable to the Mississippi State Department of Health. After completion of the construction and disinfection of water distribution facilities, the Contractor shall arrange for at least one sample to be collected by the County Sanitarian, Consulting Engineer or Waterworks Superintendent

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ITEM NO. ____

WATER SERVICES

(A) SCOPE OF WORK

(1) This work shall consist of all labor, materials, equipment, tools and services required to furnish and install water service lines, fittings, and meters with boxes at locations designated in the Drawings or as directed by the Engineer.

(2) Specified Elsewhere:

(a) Water Pipe - See Item No. ____

(B) MATERIALS

(1) Water service tubing shall be polyethylene plastic conforming to ASTM 2737, NSF approved, dimensions to fit standard CTS fittings, SDR 9, 200 p.s.i.

(2) Service saddles are required for all service line connections. Saddles shall be of cast malleable iron, or bronze construction, and shall be specifically recommended for use with the type of pipe used.

(3) Corporation stops, curb valves, wye fittings, and other required service fittings shall conform to AWWA C-800. All connections to service tubing shall be by approved compression type fitting, with stainless steel tubing inserts as recommended by the fitting manufacturer. Curb valves shall employ a one-piece integral plug with full-opening port and tee head, turning on a plastic thrust washer at the top and sealed by an "O"-ring. The valve body shall be a one-piece brass casting with closed bottom. The inlet and/or outlet port shall be sealed by a second "O"-ring.

(4) At least a double-check type backflow preventor is required for all water services, unless the City's Backflow Prevention Coordinator determines that a specific service requires more protection, in which case his determination shall govern. Backflow Preventor shall be Mueller Model H14-242-R243 (3/4" FIPT x 3/4" FIPT).

(5) Meter box and lid shall be of a suitable high density polyethylene. Minimum size shall be 10" X 17" (at the top) by 12" deep. Box shall be furnished complete with snap-in polyethylene lid with hinged reader window.

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ITEM NO. ____

MANHOLES

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials, and equipment to construct precast manholes as designated in these specifications and in reasonably close conformity with the lines and grades specified on the plans.
- (2) Specified elsewhere:
 - (a) Sewer Pipe - See Item No. ____.

(B) MATERIALS

- (1) Precast concrete risers, eccentric cone sections, flat slab top (where required), base section, and adjusting rings shall conform to the requirements of ASTM Designation C-478.
- (2) Joints shall be sealed with either a preformed joint compound or a rubber gasket. Preformed joint compound shall meet Federal Specification SS-S00210 (210-A) and AASHTO Specification M-198. Rubber gaskets shall meet ASTM Designation C-443.
- (3) Manhole and cleanout frame and cover sets shall conform to the requirements of ASTM Designation A-48 for "Gray Iron Castings", 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 shall provide a minimum inside dimension of 22 inches. Covers shall read "SEWER". There shall be no holes or perforations in the covers.
- (4) Manhole steps are required in manholes over four feet in depth and shall have a minimum tread width of 14 inches, 6 inch projection, integrally cast with manhole section, and constructed of 1/2 inch Grade 60 steel reinforcement encapsuled in a copolymer polypropylene plastic, molded to form a slip-proof manhole step.
- (5) Concrete (other than precast) shall conform to requirements for Class B concrete, MDOT Standard Specifications.
- (6) Reinforcement shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615.
- (7) Coating for exterior surfaces of all manhole walls, including both joint surfaces between manhole sections, shall be a coal tar epoxy or other approved sealant. All precast concrete sections shall be prepared, coated, and cured at the manufacturer's plant prior to shipping. Minimum dry-film thickness shall be 16 mils.

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(C) CONSTRUCTION REQUIREMENTS

- (1) Installation of all service line components (service saddle, corporation stop, tubing, and curb valve) shall be in strict accordance with manufacturer's recommendations.
- (2) Excavation, bedding, and backfilling shall be generally in accordance with the requirements given for water main pipe.
- (3) Service lines shall be laid deep enough to prevent damage from freezing, or during routine road or street maintenance, but not so deep as to require installing the line at an excessive angle in the meter box.
- (4) The meter box should be located in an obvious, well drained location, but not in driveways, under fences or in flower beds. The top of the meter box should be set approximately 1" above the surrounding ground surface.
- (5) Mark location of water service with a stamped "W" mark in the concrete curb.
- (6) Water service lines shall be pressure tested and sterilized in conjunction with the associated water main.
- (7) Service lines shall be thoroughly flushed upon placing the associated water main into service.

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ITEM NO. ____

GRAVITY SEWER PIPE

(A) SCOPE OF WORK

- (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 in accordance with these specifications and/or as detailed in the drawings.
- (2) Specified elsewhere:
 - (a) Pipe Foundation, Select Backfill and Geotextile Fabric - See Item No. ____
 - (b) Manholes - See Item No. ____
 - (c) Restoration of Disturbed Facilities - See Item No. ____

(B) MATERIALS

- (1) Contractor shall have the option to use any of the following approved sewer pipes in the course of the construction of the project. All pipe furnished must be of the same type throughout the project.
 - (a) Solid wall polyvinyl chloride (PVC) sewer pipe and fittings conforming to ASTM D-3034, (4" - 15") or ASTM F679 (18" - 27"), SDR-35, elastomeric gasket joint.
 - (b) Ribbed wall polyvinyl chloride (PVC) sewer pipe having a homogeneous, smooth interior wall with a solid cross-section rib exterior. Exterior ribs shall be perpendicular to the pipe axis. Pipe shall conform to the performance requirements of ASTM F794 and Uni-Bell B-9. PVC material shall conform to ASTM D1784, cell classification 12454-B. Pipe joints shall employ a factory-installed elastomeric gasket (ASTM F477) located between two ribs. Minimum pipe stiffness (F/Y at 5% deflection shall be 60 psi, per ASTM D2412. All fittings shall be pipe-manufacturer's standard fittings. Pipe manufacturer shall supply solid-wall adapters for use where pipe connects to manhole pipe entry gaskets.
- (2) Where ductile iron pipe is required by the Drawings or where directed by the Engineer, use ductile iron pipe conforming to ANSI A-21.51 (AWWA C-151) Grade 60-42-10 Ductile Iron, thickness Class 52 minimum, rubber ring joint. Furnish PVC clamp to join with adjacent sewer pipe, with no extra compensation. Pipe shall be lined with polyethylene.

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(C) CONSTRUCTION REQUIREMENTS

(1) Excavation - General

- (a) Excavation shall include the clearing of the site of the work, 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. No burying or burning of trees, stumps, roots, or other debris will be allowed.
- (b) Where required, the Contractor shall remove with care all shrubbery, plants, flower planters, flower bed borders, set aside, watered, and kept alive and reset as before construction work. The Contractor shall furnish and install replacement plants which die as a result of construction operations.
- (c) 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, shore up or otherwise protect all fences, buildings, walls, walks, curbs, or other property adjacent to any excavation which might be disturbed during the progress of the work, except those facilities designated for removal and restoration.
- (d) Temporary supports must be removed by the Contractor at his own expense after or concurrently with the completion of the permanent facility.
- (e) 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. Necessary precautions shall be taken to protect all construction against flooding.
- (f) Whenever the excavation is carried beyond the lines and grades shown on the drawings, the Contractor shall, at this own expense, refill all such excavated space with such material and in such manner as may be directed.
- (g) Unsuitable and surplus excavated material not incorporated in the work shall be disposed of by the Contractor at his own expense.
- (h) In the event that any existing gas pipe, water pipes, conduits, sewers, tile drains or poles are blocked or interfered with by the excavation required on this project, the

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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. Gas pipes or electrical power distribution facilities which are disturbed in any way shall be inspected and repaired (if necessary) by the utility owner. All at no additional compensation.

- (i) Any culvert pipe joint exposed by excavation shall be wrapped with an approved geotextile filter fabric, three feet in width, before backfilling, at no additional compensation.

(2) Trench Excavation

- (a) 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.
- (b) 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.
- (c) The width of the trench at the top of the pipe shall not exceed the outside diameter of the sewer pipe plus two feet.

(3) Bedding

- (a) When the native bedding material encountered in the trench bottom consists of a material deemed by the Engineer to be unsuitable for pipe bedding, the Contractor shall overdig to a depth as specified in the Drawings and replace with bedding material, to be paid for under Item No. _____. Should overdigging occur where a suitable native soil exists for bedding purposes, the Contractor shall fill the area of over-excavation with an acceptable bedding material as specified under Pay Item No. _____, but at Contractor's expense.
- (b) Trenches shall be dry when the trench bottom is prepared. A continuous trough shall be pared 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 from the trench bottom.
- (c) 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.

(4) Laying Pipe

- (a) 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.
- (b) 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.
- (c) 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.

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- (d) Pipe shall be laid accurately, to the line and grade as designated on the drawings. Preparatory to making pipe joints all surfaces 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.
- (e) 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.
- (f) Service wye report forms will be furnished by the Engineer. These must be accurately completed by Contractor and submitted prior to payment for the service.
- (g) Where sewers cross water mains, adjust sewer laying lengths so that sewer joints are equidistant and as far as possible from the water main joints.
- (h) Where required by the Drawings or by job conditions, new sewer pipe shall be connected to existing sewer mains by means of an appropriate flexible PVC coupling.
- (i) Where existing sewers are to be replaced or abandoned, the Contractor shall locate all existing active sewer services which connect to such sewers to be replaced by probing, excavation, or other approved means. Each of these shall be reconnected to the new sewer main with a new service wye and service pipe constructed to the right-of-way or easement line, complete with a cleanout assembly at that point.
- (j) Existing sewage flow must not be impeded to the point that sewage may back up into homes or overflow into the environment. If necessary, suitable reliable bypass pumping equipment must be provided, operated, and maintained.

(5) Backfilling

- (a) 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.
- (b) No sewer shall be backfilled above the top of the pipe until the sewer elevations, gradient, alignment and the pipe joints have been checked, inspected and approved by the Engineer.
- (c) All pipes as soon as laid shall have the space between the pipe and the bottom and the sides of the trench backfilled to the spring line of the pipe with a select sandy material. This material shall be thoroughly compacted by hand or mechanical means.

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- (d) Backfill shall then proceed with the placement of select sandy material to one foot above the top of the pipe. This backfill shall be compacted by mechanical compactor to not less than 95 percent Modified Proctor Density.
- (e) If pipe trench is under or immediately adjacent to traveled road or drive surfaces, the remainder of the trench shall be backfilled with select sandy material in 12 inch layers to not less than 95 percent Modified Proctor Density, using a mechanical compactor. Pipe trenches in other areas may be backfilled with native material, with no mechanical compaction required.
- (f) The select sandy backfill referred to in paragraphs (c) through (e) above shall be a sandy, cohesionless material, no more than 20 percent (by weight) of which shall pass the No. 200 sieve. The materials shall be well-graded to make it easily compactible. The moisture content when placed in the trench shall be reasonably close enough to optimum so as to not adversely affect proper compaction.
- (g) Where the native excavated soil does not meet the requirement for select sandy backfill, the Engineer may authorize the replacement for such unsuitable material with contractor-furnished select sandy backfill, under Pay Item No. _____. All surplus or unsuitable material not used in backfilling shall be disposed of off-site by Contractor.

(6) Connection to Existing System

- (a) The point at which the proposed system is to be connected to existing lines are designated on the plans. Connections shall be made into existing lines at existing manholes or by construction of new manholes over existing lines. When the plans indicate connections to existing manholes, these connections shall be watertight and all work performed in an acceptable manner. The size of the opening cut in the existing manhole wall shall be restricted to a nominal diameter sufficient only to insert the sewer pipe. After insertion of the sewer pipe, the void between the outside of the pipe and the manhole wall shall be packed with a non-shrink grout.
- (b) The Contractor shall not interfere with the functioning of the existing sewers and shall not allow debris to enter these sewers as a result of his work. When sewage flow quantities in the existing system are large and/or when the time of interruption of flow affects the operations of upstream mains and service lines, by-pass pumping will be necessary. No discharge will be permitted onto surface areas. No separate pay item will be allowed for bypass pumping.

(7) Testing

- (a) General: All projects shall be tested upon completion of installation. The Engineer will designate the locations and type of tests and extent of the system to be tested. Equipment for performing tests and making measurements shall be furnished by the Contractor. All sewers shall be subject to a visual inspection, deflection test, and either an infiltration or air test. Sections of sewer which fail to pass the tests shall have defects located and repaired or replaced at the Contractor's expense and be retested until within the specified allowance.

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- (b) Visual Inspection: All sewer lines shall be inspected to verify accuracy of alignment and freedom from debris and obstructions. The full diameter of the pipe for straight alignments shall be visible when viewed between consecutive manholes. The method of test shall be either photography, closed circuit television, or visually lamping with mirrors and lights.
 - (c) Deflection Test: Deflection tests shall be performed on all flexible pipe. Not less than 30 days after placing of the backfill, a deflection test shall be made in the presence of the Engineer to demonstrate that deflection of the flexible sewer pipe does not exceed five percent of the pipe diameter. A fixed-diameter multi-vane mandrel having an outside diameter of not less than 95 percent of the actual inside diameter of the pipe shall be pulled through the pipe without encountering restriction. The test shall be performed without mechanical pulling devices.
 - (d) Infiltration Test: The Contractor 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. The maximum allowable infiltration shall be 100 gallons per inch of pipe diameter per mile per day for any section of the system between consecutive manholes.
 - (e) Air Test: Low pressure air testing shall conform to the test procedure described in ASTM C924. All air used shall pass through a single control panel, equipped with sufficient valves and gauges to monitor air pressure and control the flow of air at all times. All pneumatic plugs shall be seal tested before being used in the actual test. Low pressure air shall be introduced into the sealed section of sewer to be tested until the internal air pressure reaches 4 psig greater than the average back pressure of any ground water that may be over the pipe. After stabilization, the time required for the pressure to decrease from 3.5 to 2.5 psig (greater than the average back pressure), shall not be less than 4.0 minutes for 8 inch diameter sewer pipe.
- (3) Separation Between Sewer and Water Lines
- (a) Horizontal and Vertical Separation

Sewer mains (including force mains) shall be laid at least 10 feet horizontally and 18 inches vertically from any existing or proposed water main. The distance shall be measured edge to edge. Sewer lines should always be installed below water lines and the bottom of the water line should be at least 18 inches from the top of the sewer line.
 - (b) Special Conditions

Where local conditions prevent adequate horizontal and vertical separation, the appropriate reviewing agency may allow the sewer line to be laid closer to the water line if supported by adequate data from the design engineer. Each situation will be reviewed on a case by case basis. In this situation, all three of the following conditions must be met:

 1. If the 10 foot horizontal separation between water and sewer lines cannot be maintained then the water line should be ductile iron with water joints located at the maximum distance possible from sewer line joints. PVC pipe may be used if it is protected by a steel casing. Also the water and sewer lines must be in separate

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trenches with adequate space for maintenance. In some cases, special sewer line construction procedures may be required.

2. Where the 10 foot horizontal and 18 inch vertical separation cannot be maintained, condition 1. must be met and the sewer line shall be constructed according to water main standards.
3. Where sewer lines cross under water lines, the pipe segments should be centered to provide maximum spacing of joints of both water and sewer lines. A vertical separation of at least 18 inches should be maintained (water over sewer).

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- (8) Flexible watertight manhole pipe connectors shall be provided at all pipe openings and shall consist of a neoprene rubber boot designed to clamp securely into an opening in the manhole wall and to clamp around the barrel of the sewer pipe. Openings in the manhole wall shall be made by a coring machine or by a hole former during the manufacturing process. Rubber material shall conform to the requirements of ASTM C-923 and be a minimum of 3/8 inches thick. External and internal clamps shall be all type 304 stainless steel conforming to ASTM A-167. Gasket shall be similar to "Kor-N-Seal Boot" as manufactured by the National Pollution Control Systems, Inc., Milford, New Hampshire, or approved equal.
- (9) Water stops shall be commercially available rubber, employing ribs to engage the PVC pipe and large fins to engage the grout. The stop ring shall be clamped to the pipe by an all-stainless steel worm clamp.

(C) CONSTRUCTION REQUIREMENTS

- (1) Excavation for manholes shall conform to same requirements as adjoining sewers to which they are connected. No additional allowance in allowable trench width will be made for manholes.
- (2) Precast manhole base sections shall be set, true and plumb, on a prepared, firm subgrade, free of water. When the native subgrade material encountered consists of a material deemed by the Engineer to be unsuitable, the Contractor shall excavate an additional 12 inches and replace with bedding material, to be paid for under Item No. ____.
- (3) The method of joining precast concrete riser and cone sections shall be such that the ends are fully entered and the inner surfaces are reasonably flush and even. The finished manhole shall be free of visible evidence of leakage. Not more than two (2) adjusting rings shall be allowed per manhole.
- (4) Where necessary to construct a manhole with a poured-in-place bottom, it shall be not less than 12 inches thick and not less than 12 inches in diameter larger than the outside of the precast riser section conforming to details shown in the plans.
- (5) Reinforcement shall conform accurately to the dimensions and details indicated on the drawings. Before being placed in any concrete work, it shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy, reduce or impair its proper bonding with the concrete.
- (6) Concrete shall conform accurately to the dimensions and details indicated on the plans. Concrete shall not be permitted to fall more than six feet without the use of pipe or tremies at least six inches in diameter. Concrete shall be thoroughly consolidated in a manner that will encase the reinforcement and inserts, fill the forms, and produce a surface or even texture free of rock pockets and excessive voids.
- (7) Form invert channels smooth and shape to semi-circular bottom conforming to the inside of the adjacent sewer section. Inverts shall extend up at least half of the diameter of the pipe.

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Changes in direction of the sewer and entering branches shall have a true curve of as large a radius as the size of the manhole will permit.

- (8) The annular space between the pipe and the pipe entry gasket boot shall be sealed at the interior manhole wall with a manufactured rubber sealer ring or by other approved means to prevent invert grout or debris from entering the boot.
- (9) Lifting holes in manhole walls shall be sealed with a non-shrink grout and shall have no visible evidence of leakage.
- (10) Manhole steps shall be a straight alignment so as to form a continuous ladder with a maximum distance of 16 inches between steps.
- (11) Manhole frame casting shall be set on full mortar beds on top of concrete cone section or adjusting ring, to line and grade, and in such a manner that subsequent adjustments will not be necessary. On paved streets, the frame and cover shall be set flush with and in the plane of the final paved surface course.
- (12) Backfill may proceed as soon as manholes have developed sufficient strength to resist backfilling loads and forces. Backfill for manholes shall be in the same manner as the adjoining sewers to which they are connected.
- (13) Where indicated on the plans, drop manhole connections shall be assembled using pipe and fittings of the same type as the sewer main and in accordance with the details in the Drawings.

ITEM NO. ____

PIPE FOUNDATION MATERIAL
SELECT SANDY BACKFILL
GEOTEXTILE FABRIC

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials and equipment to construct a compacted gravel or crushed limestone bedding in locations where the native bedding material is unsuitable to properly support the pipe, and where the Engineer authorizes its use under this item.
- (2) This work shall also consist of the removal of unsuitable material and placing of approved material for backfill in locations where the Engineer determines that the trench excavation does not provide a natural select backfill material of suitable quality or quantity for backfill purposes.
- (3) Also included is the furnishing of geotextile fabric for road base, where authorized by the Engineer.

(B) MATERIALS

- (1) Pipe Foundation Material - Contractor may elect to furnish any of the following material mixtures:
 - (a) Well-graded crushed limestone consisting of a blend of various sizes of 100% crushed limestone or granite, containing not more than 20% thin or elongated pieces. Percentage of wear, Los Angeles Test, shall not be more than 50%. When subjected to five (5) cycles of the soundness test, by use of magnesium sulfate, the weighted percentage of loss shall not be more than 15. The blend shall be well-graded, to permit an easy compaction into a stable mass, and shall conform in every case to the following master range:

<u>Square-Mesh Sieve</u>	<u>% Passing (by Dry Wt.)</u>
1 1/2"	100
1"	90 - 100
3/4"	70 - 95
3/8"	50 - 80
#4	35 - 65
#10	25 - 50
#40	10 - 26
#200	4 - 12

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- (b) A mixture of approximately 50 percent washed gravel ranging up to 3/4 inches particle size and 50 percent clean well-graded sand, mixed to yield a homogeneous cohesionless material compactable into an essentially voidless mass. Naturally occurring sandy gravel mixtures which have these characteristics will also be acceptable.
- (2) Select Sandy Backfill - (use only where designated in Drawings or authorized by Engineer) shall be a well graded sandy cohesionless material, no more than 20 percent (by weight) of which shall pass the No. 200 sieve. Material shall be free of pieces of broken asphalt, concrete, and the like.
- (3) Geotextile fabric shall be a non-woven 100 percent polypropylene sheet having the following characteristics:
- | | | | | |
|-------------------|---|-----|------------|----------------|
| Weight | > | 4 | oz/sq. yd. | per ASTM D1910 |
| Thickness | > | 15 | mils | per ASTM D1777 |
| Grab Tensile | > | 150 | lbs. | per ASTM D1682 |
| Trapezoidal Tear | > | 77 | lbs. | per ASTM D1682 |
| Mullen Burst | > | 200 | psi | per ASTM D774 |
| Puncture Strength | > | 43 | lbs. | per CW02215 |

(C) CONSTRUCTION REQUIREMENTS

- (1) Place bedding material on a flat trench bottom to the dimensions shown on the Drawings.
- (2) Unsuitable backfill material will be removed and disposed of by the Contractor and select backfill material will be incorporated into work in accordance with the construction requirements, and to the dimensions shown on the Drawings, but only as authorized by Engineer.
- (3) Place geotextile fabric in full accordance with manufacturer's recommendations, carefully avoiding damage to fabric. Subbase shall be leveled and compacted to the maximum practicable extent prior to placement of geotextile fabric. Fabric shall be spread across the entire width of the open trench, and extending up the side wall of the trench. Lap all joints a minimum of 18 inches.
- (4) The Engineer will be the sole judge regarding the use of pipe foundation material and select sandy backfill. It is intended that these materials be used only to the minimum possible extent, and only in those circumstances where, in the Engineer's professional judgment, such use is essential to protect the pipe and/or to satisfactorily repair the road surface. The Engineer's decision shall be final, and his refusal to authorize the use of these materials shall in no way relieve Contractor from meeting the specification requirements.

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ITEM NO. ____

UTILITY ADJUSTMENT AND REPAIR

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials, equipment, tools, and services required to remove and reinstall water and sewer lines as they are encountered and as necessary to facilitate the installation of new facilities under this contract.

(B) MATERIALS

- (1) Water Pipe (4" diameter and larger) - Polyvinyl Chloride (PVC) Pipe conforming to AWWA C-900, Class 150, SDR-18. Pipe shall be made to cast iron O.D.'s. Each length of pipe shall be stamped with approval of National Sanitation Foundation and Underwriters Laboratories, Inc., for transporting potable water.

Pipe couplings or joints shall be an integral part of the pipe barrel. It shall consist of an expanded bell with groove to retain a rubber sealing ring conforming to the requirements of AWWA C-111.

- (2) Fittings for pipes 4" in size or greater may meet any one of the following specifications, at Contractor's option:

(a) Cast Iron conforming with ANSI A-21.10 (AWWA C-110), 250 p.s.i. rated.

(b) Ductile Iron conforming with ANSI A-21.10 (AWWA C-110), 350 p.s.i. rated.

(c) Compact Ductile Iron Fittings conforming with ANSI A-21.53 (AWWA C-153), 350 p.s.i. rated.

All fittings shall be cement mortar lined per ANSI A-21.4 (AWWA C-104). All fittings shall be of the mechanical joint type, and shall be furnished with an approved type of restrained gland, designed for use with the pipe being applied to.

- (3) Water Pipe (sizes over 1" and less than 4") - Polyvinyl Chloride (PVC) pipe conforming to ASTM D-2241, NSF approved, pressure rated 200 p.s.i. SDR 21). Joints shall employ an elastomeric gasket per ASTM D-3139. Couple to existing pipe using stainless steel clamps.
- (4) Water service tubing shall be of polybutylene plastic conforming to ASTM 2666, NSF approved, dimensioned to fit standard CTS fittings, 250 p.s.i. Couple to existing pipe or tubing with suitable compression clamp.

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- (5) Sewer pipe and fittings shall be type PSM Poly (Vinyl Chloride) (PVC), conforming to ASTM D-3034, SDR-26, elastomeric gasket joint. Couple to dis-similar materials with suitable "Fernco" coupling, or equal.

(C) CONSTRUCTION REQUIREMENTS

- (1) All existing water and sewer lines encountered during construction of this project shall be carefully protected and preserved by Contractor to the maximum possible extent. However, it is recognized that it will in some cases be impossible to install the new facilities without disturbing existing water and sewer mains and services which may be in conflict with the line and grade of the proposed facilities at some locations. These necessary repairs and adjustments will be made and paid for under this item, upon authorization by the Engineer.
- (2) Existing water and sewer facilities which are damaged by Contractor that are not in conflict with the line or grade of the proposed facilities, or, damaged in a negligent and unnecessary manner must also be repaired by Contractor, but these repairs will not be paid for.
- (3) City of Long Beach Public Works Department will assist Contractor by locating and marking all known existing water and sewer facilities in advance of construction, and by advising Contractor of known shut-offs, but the adequacy and sufficiency of these actions are not guaranteed to Contractor and do not relieve Contractor of any obligations under this contract.
- (4) Contractor shall properly locate and expose all underground facilities in advance of construction of the proposed facilities and determine if any conflicts may be encountered. Contractor shall notify Engineer of all potential conflicts prior to construction in the proximity of the potential conflict. Engineer will make a determination if the line or grade of the proposed facilities can be adjusted to avoid conflict. Otherwise, Contractor will be authorized to adjust City owned water or sewer facilities.
- (5) Contractor shall coordinate with private utility companies for any necessary adjustment of their respective facilities.
- (6) Water main adjustments shall be conducted as follows:
- (a) Locate all existing shut-off valves. (Some smaller mains may have to be "worked hot" by installing valves on the main while water is flowing.)
 - (b) Notify all residents believed to be affected by the shut-off.
 - (c) Shut off water.
 - (d) Cut out conflicting existing pipe and replace with new pipe and fittings routed above or below proposed force main pipe, but always maintaining not less than 24" cover over pipe. Install fittings and couplings per detail in drawings, and in accordance with

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manufacturer's recommendations. Always provide a means to restrain fittings and pipe coupling to prevent separation of joints due to water pressure.

(e) Thoroughly flush water through disturbed area, using closest available flush point.

(7) Water service repair shall be conducted as follows:

- (a) Notify the customer(s) to be affected before service is cut.
- (b) Plug both ends of service pipe at each side of pipe trench, while pipe is being installed.
- (c) Immediately upon completion of pipe installation, install new water service tubing, with appropriate compression couplings to mate with existing pipe.
- (d) Flush water thru repaired service pipe, using outside faucet.

(8) Sewer service repair shall be conducted as follows:

- (a) Remove existing sewer service pipe as necessary. Existing pipe and fittings may be reused, if it meets the specifications for new pipe and is in good condition.
- (b) Immediately upon completion of pipe installation, install sewer service at a grade of not less than 1.00% for 4" pipe or 0.60% for 6" pipe. Mate to existing pipe with approved coupling.

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ITEM NO. ____

RESTORATION OF DISTURBED FACILITIES

(A) SCOPE OF WORK

- (1) This work shall consist of the restoration of various types of pavements, driveways, curb and gutters, sidewalks, fences and incidental work relating thereto where these facilities are encountered within the allowable construction limits as designated in the Drawings and defined in these specifications.
- (2) The Contractor shall furnish all labor, materials, tools and equipment necessary to perform the required work and to complete the work as designated in the accompanying plans and as specified herein.
- (3) Also included is the establishment of a live and growing stand of grass plants and solid sod and placement of rip-rap suitable to stabilize and prevent erosion of all ground areas disturbed in constructing the project.
- (4) Specified elsewhere:
 - (a) Removal of disturbed facility - covered under excavation of pay item encountered

(B) MATERIALS

- (1) Asphalt Base Course shall conform to Section 301.02, MDOT Standard Specifications, 1990 Edition. The job mix formula shall meet gradation requirements of Table B, BB-1, Subsection 703.11, MDOT Standard Specifications, 1990 Edition.
- (2) Hot Bituminous Pavement shall conform with applicable subsections of the MDOT Standard Specifications, 1990 Edition, as follows:
 - (a) Coarse Aggregate - Conform with 703.09.1, except that aggregate may consist of any combination of crushed limestone or crushed gravel, provided that asphalt of suitable characteristics is produced.
 - (b) Fine Aggregate - Conform with 703.09.2.
 - (c) Mineral Filler - Conform with 703.16.
 - (d) Composite Aggregate - Conform with 703.11, TABLE B, Mix Number SC-1 or SC-2. Tables A, C, and D may be disregarded. Reclaimed materials will be acceptable.
 - (e) Asphalt Cement - Conform with 702.05, Grade AC-30.

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- (f) Tack - Conform with 702.05, Grade AC-30, or emulsified asphalt conforming with 702.07, Grade SS-1 or SS-1h.
 - (g) Marshall Stability shall be not less than 1,700 pounds.
 - (h) Mixture shall be designed for good workability, wearability, stability, and surface friction, as well as economy in materials cost. All job samples tested shall be within the master gradation range specified, and the Marshall Stability shall be not less than the specified value. Field density and voids ratios will not normally be tested, as long as the asphalt mixture has the desired characteristics.
- (3) Tack Coat shall be Emulsified asphalt grade EA-4 or cutback asphalt grade RC-30, conforming to Section 702, MDOT Standard Specifications.
- (4) Crushed limestone for use as road base or driveway restoration shall consist of a blend of various sizes of 100% crushed limestone or granite, containing not more than 20% thin or elongated pieces. Percentage of wear, Los Angeles Test, shall not be more than 50%. When subjected to five (5) cycles of the soundness test, by use of magnesium sulfate, the weighted percentage of loss shall not be more than 15. The blend shall be well-graded, to permit an easy compaction into a stable mass, and shall conform in every case to the following master range:

<u>Square-Mesh Sieve</u>	<u>% Passing (by Dry Wt.)</u>
1 1/2"	100
1"	90 - 100
3/4"	70 - 95
3/8"	50 - 80
#4	35 - 65
#10	25 - 50
#40	10 - 26
#200	4 - 12

- (5) Concrete shall conform to the requirements for Class B concrete, MDOT Standard Specifications. Minimum compressive strength 3,000 p.s.i.
- (6) Reinforcing steel shall be grade 40 or grade 60 deformed billet steel conforming to ASTM A-615.
- (7) Wire Mesh Reinforcement shall conform to ASTM A185.
- (8) Curing Materials shall conform to the requirements set out in the Standard Specifications for Liquid Membrane Forming Compounds for Curing Concrete, AASHTO Designation: M-148, Type 2 (White Pigmented).
- (9) Expansion joint material shall conform to Standard Specifications for Preformed Expansion Joint Fillers for Concrete (non-extruding and resilient types), AASHTO Designation M-213.

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- (10) Fencing Materials - salvage and re-use existing materials and/or provide new materials to match the original.
- (11) Culvert Pipe shall conform to ASTM C-76, Class III, standard strength reinforced concrete culvert pipe. Pipe joints shall utilize rubber gaskets to form an essentially watertight joint. Wrap all pipe joints with approved geotextile filter fabric.
- (12) Sod - cut and re-install existing sod, or replace with commercially grown sod of a type similar in appearance to the existing grass being replaced.
- (13) Rip Rap shall be crushed limestone or other hard rock, or alternatively clean broken concrete, ranging in size from 4 inches to 12 inches, well graded so that pieces fit and lock together in a uniform blanket approximately 12 inches thick.
- (14) Filter fabric for use under rip-rap shall be polymeric fabric formed from a plastic yard of long-chain synthetic polymer, inert from commonly encountered chemicals. It shall contain stabilizers and/or inhibitors to resist deterioration due to ultraviolet and heat exposure. Minimum tensile strength in any direction shall be 200 pounds, tested per ASTM D-1682.

(C) CONSTRUCTION REQUIREMENTS

(1) Restoration - Asphalt Pavement

- (a) Whenever the pipeline trench is partially or wholly under pavement, the trench backfill shall be carefully placed and compacted in layers not exceeding 12 inches in thickness to result in compaction of not less than 95 percent Modified Proctor Density throughout the trench backfill. Backfill within the area to be paved shall be brought to 8 inches below the final finish grade, and then graded to a uniform surface. Installation of crushed limestone base shall then follow immediately.
- (b) Crushed limestone mixture shall be placed upon the prepared sub-base and shall then be compacted and graded to form a usable temporary road surface. This surface shall be maintained for a minimum of 21 days by grading, watering, adding additional crushed limestone mixture, and additional compaction as necessary to maintain local traffic until the asphalt surface course is installed. If necessary to avoid stratification of the base course, the additional crushed limestone mixture shall be blended into the in-place material by scarifying or other approved means.
- (c) Just prior to installation of the surface course, grade the limestone base to a uniform crown section and at a grade substantially conforming with the original street surface and flush with adjoining remaining pavements, and then compact base to 95% Modified Proctor Density. In cases where adjacent asphalt will not be overlaid, recess the granular base to 2 inches below adjacent asphalt to permit installation of new asphalt flush with adjacent asphalt.
- (d) Tack coat is required under all asphalt courses. Apply heavy tack at joints with adjacent existing asphalt and at transitions where asphalt overlay is feathered.

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- (e) Installation of asphalt surface course shall conform to Section 403.04 and 403.05 MDOT Standard Specifications. Form transitions to adjacent existing surfaces in a neat and professional manner.
- (f) Any subsidence of the asphalt surface which exceeds three-quarters of one inch and which occurs within the one-year warranty period must be corrected by the installation of additional asphalt at no additional compensation to Contractor.

(2) Restoration - Concrete Roadway, Curb and Gutter, Driveways and Sidewalks

- (a) Existing concrete is to be carefully removed by Contractor, avoiding damage to adjacent facilities which are to remain. All debris must be removed from the project area immediately, at Contractor's sole expense.
- (b) Where existing construction joints are not located to permit economical removal and replacement of concrete to the existing joint, the Engineer may direct the Contractor to make a sawn joint. The purpose of this is to form a neat and straight joint.
- (c) Existing culvert pipe and drainage structures shall be carefully preserved in their positions. If necessary and prudent, select sandy backfill shall be used to stabilize these in position to avoid displacement. Any culvert pipe joint exposed by excavation shall be wrapped with an approved filter fabric, to prevent migration of soil into the pipe.
- (d) As soon as construction backfill has been brought up to grade, shaped and compacted to 95% Modified Proctor Density, concrete can be replaced.
- (e) The concrete used in construction shall be proportioned, mixed and placed in accordance with the provisions and requirements in the MDOT Standard Specifications, 1990 Edition, Section 804.05. Minimum 28-day compressive strength shall be 3000 p.s.i.
- (f) Forms shall be of wood or metal, straight, free from warp, of sufficient strength to resist the pressure of the concrete without springing, and shall be cleaned thoroughly and oiled before concrete is placed against them. Bracing and staking of forms shall be such that the forms remain in both horizontal and vertical alignment until their removal.
- (g) Reinforcement shall be placed in exact positions shown on the plans and firmly held during the placing and setting of concrete. Reinforcement for sidewalks and driveways shall consist of 6 x 6 #10 welded wire fabric. Metal devices in contact with exterior surface of the structure shall be galvanized. The use of gravel, pieces of broken stone or brick, metal pipe and wooden blocks as spacers will not be permitted.
- (h) The concrete shall be deposited in a single layer on a moist grade to such depth that after finishing it shall be to the full thickness required. The edges and sides shall be to the full thickness required, as detailed in the Drawings. The edges and sides shall be thoroughly spaded, and the surface tamped sufficiently to consolidate the concrete and bring mortar, for finishing, to the surface.

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(i) Finishing:

1. Street Surface - "Drag Finish", a uniform surface of gritty texture produced by dragging a seamless strip of damp burlap or cotton fabric longitudinal along the surface.
2. Curb and Gutter - smooth and even with wood float, irregularities of surface of more than 1/8 inch in 10 feet shall not be permitted.
3. Sidewalks and Driveways - Class 6 floated surface finish in accordance with Subsection 804.30, MDOT Standard Specifications.
4. After the final finish but before the concrete has taken its initial set, all edges shall be worked with an approved tool.

(j) Edges shall be carefully finished and rounded with an edging tool having a radius of one-half (1/2) inch.

(k) The surface of sidewalks and driveways shall be divided into blocks with a grooving tool. Spacing of blocks shall conform to the original concrete. Edge grooves with edging tool as necessary to provide uniform edges.

(l) Remove edge marks with a wetted brush so as to give the surface a uniform granular texture which will not be slick when wet.

(m) For curb and gutters, provide contraction joints spaced every 10 feet maximum unless otherwise indicated. Cut contraction joints 3/4-inch deep with a jointing tool after the surface has been finished. Provide expansion joints 1/2-inch thick and spaced every 100 feet maximum unless otherwise indicated.

(n) Construction joints shall be placed as detailed in Drawings. Expansion joints consisting of premolded expansion joint material, one-half (1/2) inch thick, full depth, shall align with existing expansion joints (approximately 40 feet O.C.) and along sawn joints. Contraction joints shall be spaced at not more than 15 feet.

(o) Cure with white pigmented liquid membrane, conforming to ASTM C-309 spray uniformly at a rate of one gallon to not more than 150 square feet by mechanical sprayer immediately after finishing operation is completed.

(p) Testing:

1. Contractor shall submit a proposed mix for review and approval prior to use on the job. Laboratory cylinders shall be made in accordance with ASTM C-192 and compression tests in accordance with ASTM C-39 using representative materials.
2. Cast cylinder on job in accordance with ASTM C-31. Make laboratory compression tests in accordance with ASTM C-39. Make cylinders as directed by Engineer; cure 1/2 in laboratory and 1/2 in field. Test one laboratory cured and one field cured cylinder from each location at 7 days and the others at 28 days. Determine compliance with Specifications from

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results of field cured cylinders. Contractor shall arrange for and pay for these test cylinders.

(3) Restoration - Crushed Limestone or Gravel Driveways

- (a) Place crushed limestone or washed gravel within areas where original limestone or gravel drive surfaces were disturbed (match original material), six (6) inches loose thickness, spread, shape to drain.

(4) Restoration - Fences

- (a) At locations requiring an existing fence be removed during construction, the Contractor shall carefully remove that portion of the fence and lay aside until installation of the pipeline is completed. Contractor shall then replace the existing fence in as good or better condition than before construction. If salvage of existing fence is unsatisfactory or impractical, contractor shall furnish new materials, matching the original materials in character and original quality.
- (b) Finished fences shall be sturdy, straight, and plumb. All fence posts shall be set with concrete.

(5) Restoration - Culverts and Drainage Inlets

- (a) Contractor is expected to protect and preserve existing drainage facilities to the maximum extent possible. Where damage is unavoidable, existing deteriorated pipe and structures are to be removed and disposed of and replaced with new materials as specified and detailed in Drawings. Existing pipe may be salvaged and re-installed if in undamaged condition. Existing drainage grates are to be salvaged and reused.

(6) Vegetative Cover

- (a) The Engineer will field designate those areas to receive vegetative cover (grassing). Generally, existing disturbed areas of turf will be designated to receive vegetative cover.
- (b) All earth surfaces which are to receive vegetative cover shall receive ground preparation to a depth of not less than four (4) inches. Thoroughly pulverize the area before the application of vegetative control items. If the soil is not moist it shall be watered until it is in a workable condition.
- (c) At least 48 hours before the sowing of any seed distribute commercial 13-13-13 fertilizer at the rate of one ton per acre and disc into the top four inches of prepared soil.
- (d) Seed mixture and application rate shall be as follows:

Bermuda (Hulled)	25 lb/acre
Carpet Grass	25 lb/acre

Sow seed at uniform rate. Cover lightly by raking, rolling or other approved methods.

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- (e) Within 24 hours following the seeding, baled straw mulch shall be uniformly distributed over the entire seeded area at the rate of two tons of vegetative mulch material per acre and mulch will be crimped.
- (f) The Contractor shall maintain the planted areas until the work has been completed and accepted. Maintenance shall consist of preserving, protecting, replacing, and such other work as may be necessary to keep the planted areas in a satisfactory condition.

(7) Solid Sod

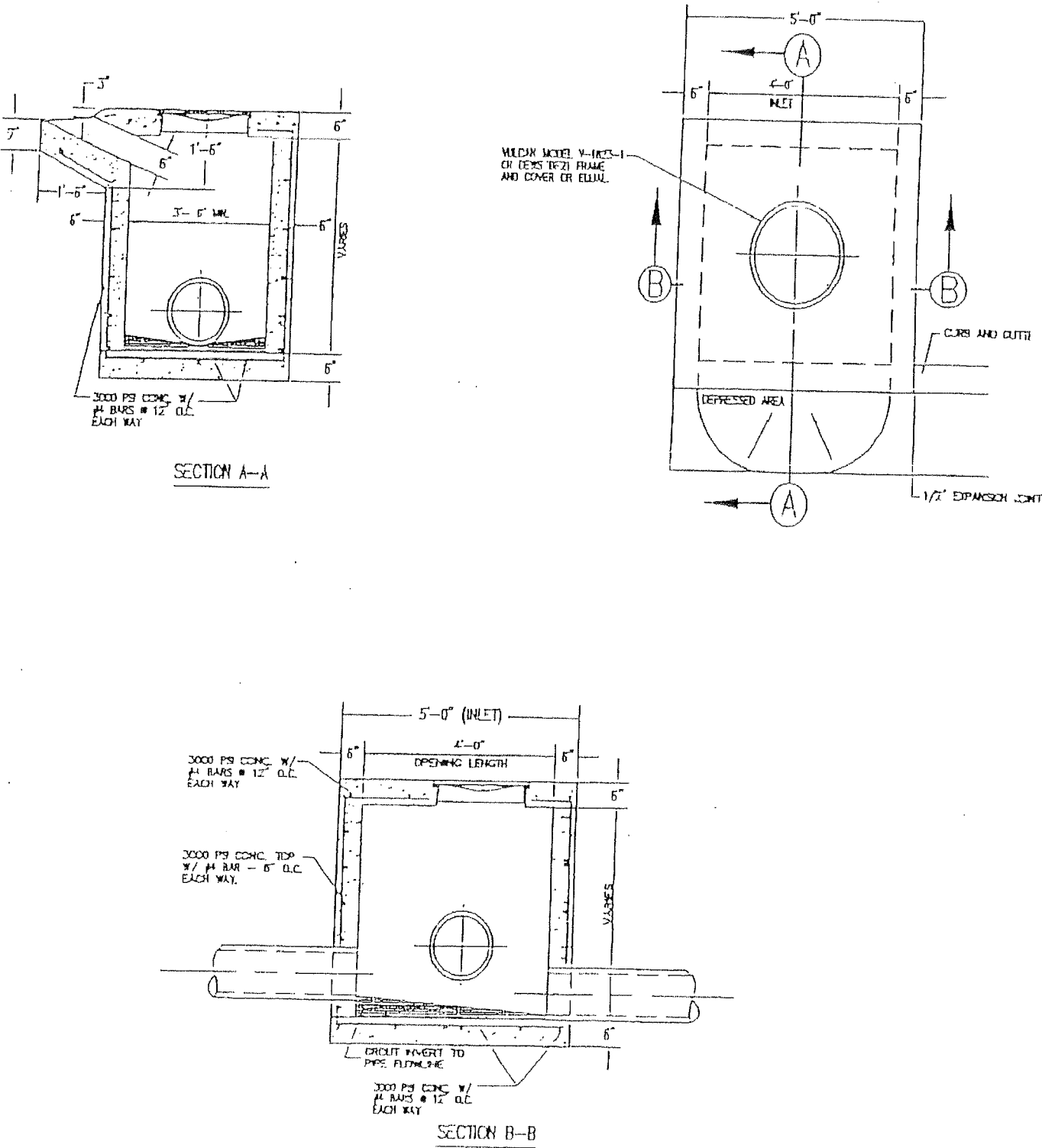
- (a) The Engineer will field designate those areas to receive solid sod. Generally, only existing areas of highly developed lawn turf will be designated to receive sod.
- (b) All earth surfaces which are to receive solid sod shall receive ground preparation to a depth of not less than four (4) inches. Thoroughly pulverize the area before the application of vegetative control items. If the soil is not moist it shall be watered until it is in a workable condition.
- (c) At least 48 hours before the placing of sod distribute commercial 13-13-13 fertilizer at the rate of one ton per acre and disc into the top four inches of prepared soil.
- (d) Place a continuous mat of live sod upon all areas disturbed by construction. Contractor has option of cutting existing grass now on the site and preserving it for re-installation, or he may destroy the existing grass and provide new sod which satisfactorily matches the original turf.
- (e) The Contractor shall maintain the sodded areas until the work has been completed and accepted. Maintenance shall consist of preserving, protecting, replacing, and such other work as may be necessary to keep the sodded areas in a satisfactory condition.

(8) Rip-Rap

- (a) The rip-rap shall be placed in those areas shown on the plans or as designated by the Engineer.
- (b) The earth surface shall be carefully prepared by excavating to 12 inches below final finish grade, removing debris which may damage filter fabric, and smoothing the subgrade.
- (c) Filter fabric shall be installed in accordance with manufacturer's recommendations, using 12 inch minimum toe-in at the top edge of the fabric and a toe-wrap at the bottom edge.
- (d) Hand place rip-rap upon the filter fabric, orienting the individual pieces to achieve an inter-locking effect. The nominal thickness of the stone blanket shall be not less than 12 inches.

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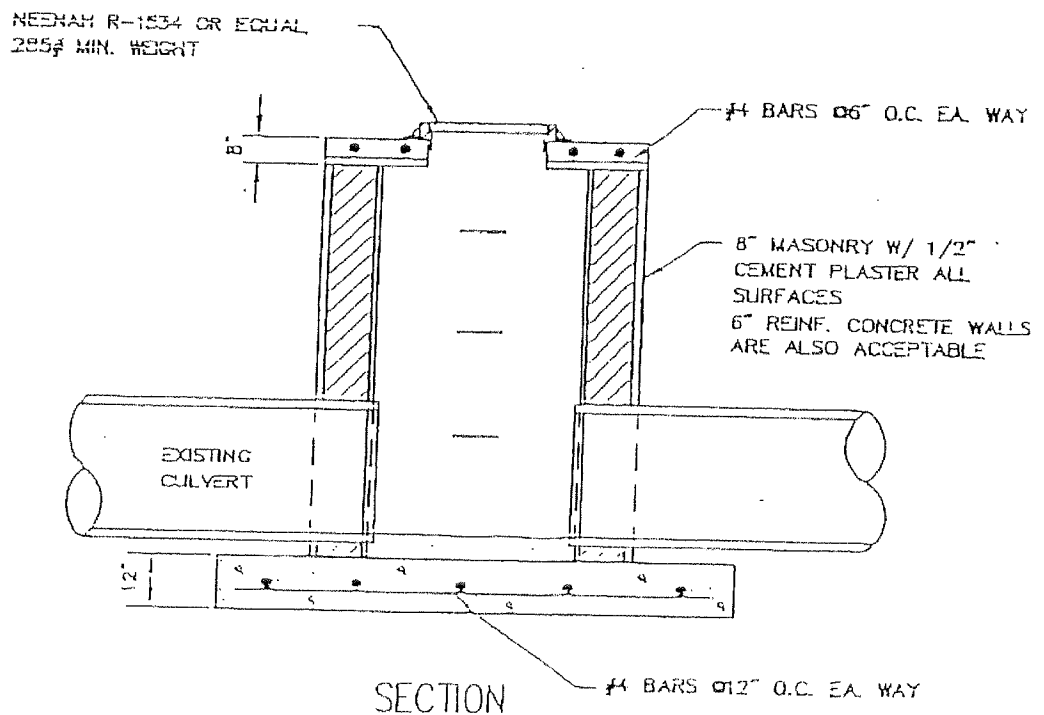
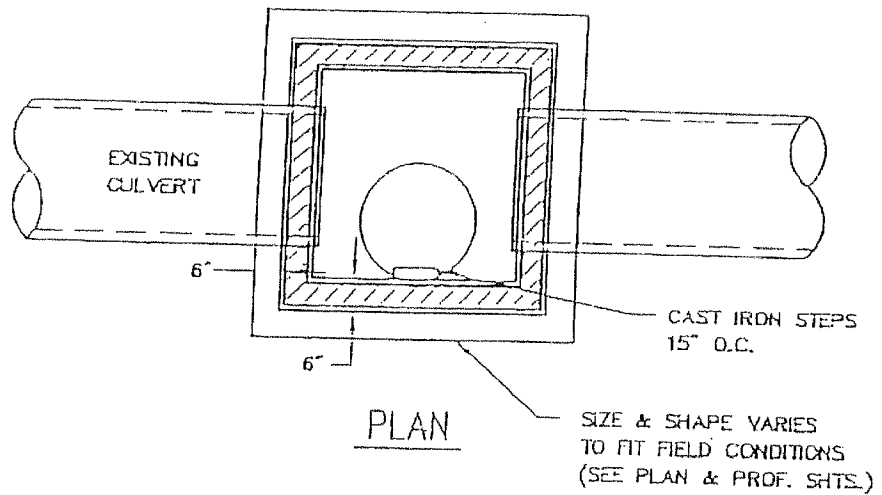
Standard Drawing No. 10
Standard Curb Inlet



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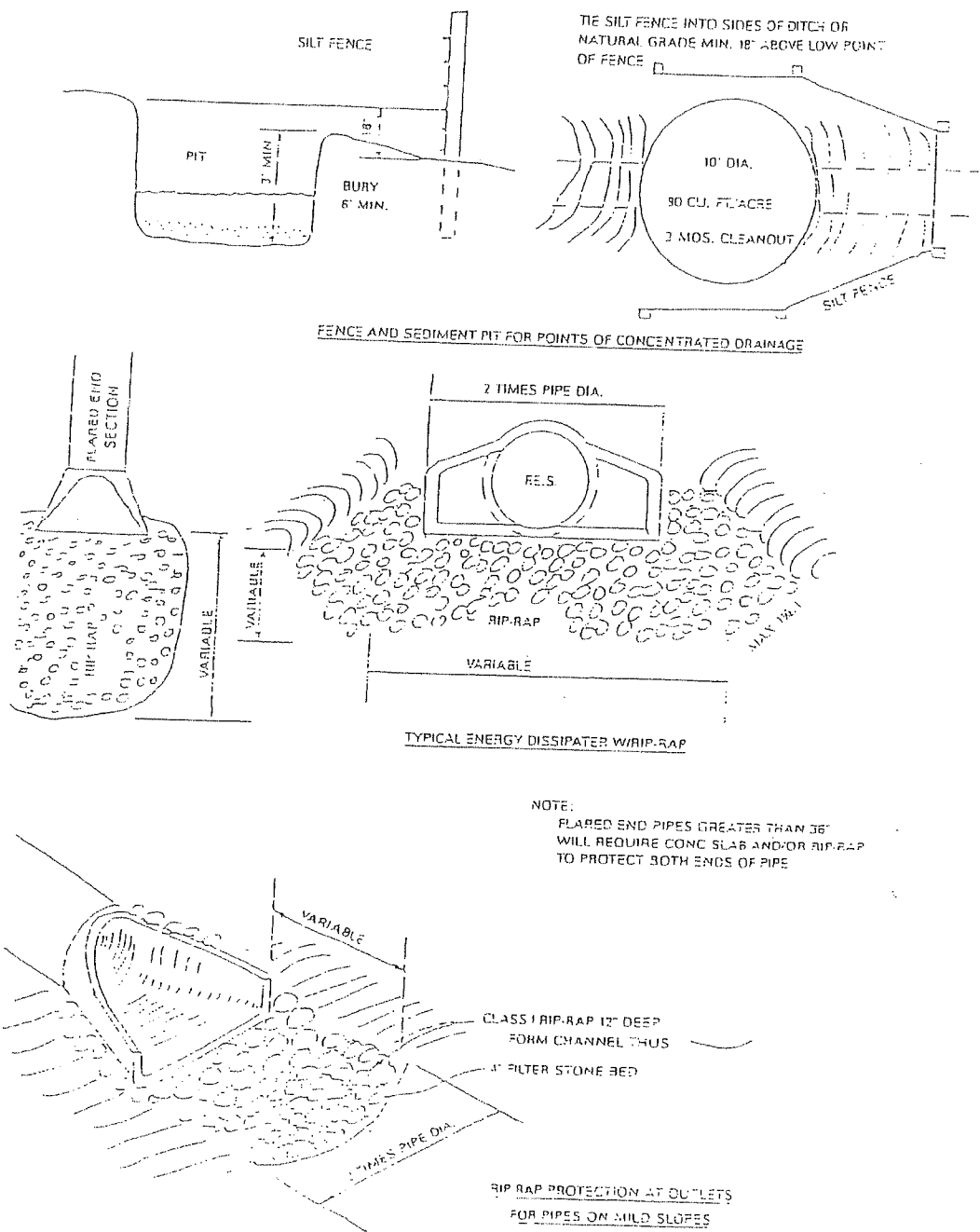
95

Standard Drawing No. 11
Storm Water Junction Box



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Standard Drawing No. 13
Sedimentation Control



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from every dead end line and every major looped line for bacteriological examination. Water being collected for testing shall not have a chlorine residual higher than is normally maintained in other parts of the distribution system. No chlorine shall be present which is a result of line disinfection. No coliform bacteria and no confluent growth indication shall constitute a satisfactory sample when analyzed by Mississippi Department of Health Laboratory or a laboratory certified by the Mississippi State Department of Health. This sterilization and sampling procedure shall be repeated until two consecutive acceptable samples (taken at least 24 hours apart) are obtained from each sample point.

(9) Separation Between Sewer and Water Lines

(a) Horizontal Separation

Water mains shall be at least 10 feet (3.0 m) horizontally from any existing or proposed sewers (including force mains). The distance shall be measured edge to edge. In case where it is not practical to maintain a ten foot separation, the appropriate reviewing agency may allow deviation on a case-by-case basis, if supported by data from the design engineer. Such deviation may allow installation of the water main closer to sewers, provided that the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and at an elevation so the bottom of the water main is at least 18 inches (46 cm) above the top of the sewer.

(b) Crossings

Water mains crossing sewers shall be laid to provide minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the water main joints will be equidistant and as far as possible from the sewer main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main.

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ITEM NO. ____

GATE VALVES & VALVE BOXES

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials and equipment required for furnishing and installing valves and valve boxes on water mains in accordance with these specifications and/or as detailed in the Drawings.
- (2) Specified elsewhere:
 - (a) Water Pipe & Fittings - See Item No. ____.
 - (b) Valves used in Fire Hydrant Stubs - See Item No. ____.

(B) MATERIALS

- (1) Gate valves shall be of the "resilient seat" type, conforming to AWWA C-509, epoxy coated inside to AWWA C550. End connections shall be mechanical joint, except that valves used in fire hydrant stubs shall be flange by Mechanical Joint. Valves shall be rated for zero leakage to 200 p.s.i., and 400 p.s.i. hydrostatic test pressure. Valves shall be of the non-rising stem (NRS) design. Gates shall be encapsulated in rubber where exposed to line velocity and shall be field replaceable. Each valve shall have a 2 inch square operating nut and shall open to the left. Retainer glands shall conform with the requirements specified for water main pipe. Gate valves shall be "Mueller," which has been adopted as the City's standard valve.
- (2) Valve boxes shall be supplied for all buried valves. Valve boxes shall be made of good quality cast iron and shall be of the sectional type. The lower section shall be a minimum of five (5) inches in diameter, enlarged to fit around the bonnet of the valve if a two section box is used, or to fit a circular or oval base section of a three section box is used. The upper section shall be arranged to slide or screw down over the adjoining lower section and shall be provided with cast iron lids or covers marked "WATER".
- (3) Concrete shall be Class B, MDOT Standard Specifications.
- (4) Bar Reinforcement shall be Grade 40 or grade 60 billet steel conforming to ASTM A-615.

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(C) CONSTRUCTION REQUIREMENTS

- (1) Gate Valves shall be installed as detailed in the Drawings and in strict accordance with manufacturer's recommendations.
- (2) Valve Boxes shall be installed as detailed in the Drawings and in strict accordance with manufacturer's recommendations.
- (3) Installation of restrained joint retainer glands shall be as specified for water main pipe.
- (4) Provide thrust blocks as detailed in the Drawings.

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ITEM NO. ____

CONNECTIONS TO EXISTING WATER MAINS

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials, equipment, tools, and services required to make connections between new water piping systems and existing water mains, at locations designated in the Drawings or as directed by the Engineer.
- (2) Specified Elsewhere:
 - (a) Water Mains & Fittings - See Item No. ____
 - (b) Gate Valves - See Item No. ____

(B) MATERIALS

- (1) Tapping sleeves shall be fabricated from heavy Type 304 stainless steel, with a full circumferential seal to the run pipe provided by a rubber gasket resistant to water, salt solutions, mild acids, gases, and sewage. Multiple stainless steel bolts shall ensure uniform sealing. Outlet flange shall conform with ANSI 150 pound drilling, recessed for tapping valve per MSS-SP 60. A 3/4 inch NPT test plug shall be provided. O.D. range of body must match the actual measured O.D. of the pipe being tapped.
- (2) Tapping valves shall conform with the requirements for Gate Valves and Valve Boxes on Water Mains, except that the inlet shall be Class 125 Flange and the outlet, Mechanical Joint. The valve opening shall be oversized to permit a cutter head to pass which is 1/2" smaller than the nominal branch pipe size. Valves shall be furnished complete with cast iron sectional valve box, as is specified under Item for Gate Valves and Valve Boxes on Water Mains. A retainer gland as is specified under Item for Water Pipe & Fittings is required for the connection of the new pipe to the tapping valve.

(C) CONSTRUCTION REQUIREMENTS

- (1) It is the intent of this contract that the new segments of water mains be constructed and pressure tested prior to connecting them to existing pipes. Temporary plugs and water service-type connections will be required to allow this.
- (2) After the new pipe segments are complete and tested, connections will be made to the existing pipes. All abandoned pipes shall be capped.
- (3) Installation of tapping sleeves shall fully conform with manufacturer's recommendations. The pipe barrel to be tapped shall be fully and carefully cleaned. Asbestos cement pipe

*City of Long Beach
Standard Specifications*

- 1 -

*Connection to Existing Water Mains
October, 2000*

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shall be smoothed with a wire brush to ensure a tight seal of the gaskets against the pipe.

- (4) Before each sleeve is installed, the pipe barrel to be tapped shall be measured and the actual measured pipe O.D. shall be within the range recommended for the sleeve used.
- (5) The actual size of the hole cut in the pipe barrel shall be not more than 1/2 inch smaller than the nominal size of the branch connection (e.g., not less than 5 1/2 inches for a 6 inch tap). The drilling machine and shell cutter head used shall be specifically recommended for the type of pipe being tapped.
- (6) After the tap is complete and the tapping valve closed, the sleeve shall be bled of air and then visually checked for leakage before backfilling.
- (7) Connections made to existing pipe shall be made as specified under Item for Water Pipe & Fittings. Necessary adapter fittings, glands, or special gaskets shall be furnished as needed to properly connect to the type of existing pipe or fitting encountered. Any cast or ductile iron fittings so used will be paid for under Pay Item ____.
- (8) The Owner will assist Contractor by locating existing valves necessary to turn off the water pressure for a short period necessary to make the connection. Contractor shall provide at least 24 hours notice to the Owner for any outages. The Contractor may be requested to schedule some connections for a specific time of day or night, to reduce inconvenience to customers.

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ITEM NO. ____

FIRE HYDRANTS

(A) SCOPE OF WORK

- (1) This work shall consist of all labor, materials and equipment to install fire hydrants in accordance with these specifications and/or as detailed in the Drawings. The 6" water main used as a fire hydrant lead and the 6" gate valve used in the fire hydrant lead are both included under this item.
- (2) Specified elsewhere:
 - (a) Water Pipe & Fittings - See Item No. ____.

(B) MATERIALS

- (1) All fire hydrants shall comply with AWWA Specifications C-502 and the following design specifications.
 - (a) Fire hydrants shall be of the compression type closing with the line pressure. The valve opening shall be 5 1/4 inch. The friction loss through the hydrant shall not exceed 2.5 p.s.i. at 1,000 GPM flowing through the pumper nozzle.
 - (b) The bonnet section of all hydrants shall be designed so the bearing surfaces and stem threads are sealed in a cone shaped lubricant reservoir and automatically lubricated each time the hydrant is operated.
 - (c) The hydrant shoe shall have at least two drain outlets. Size of shoe shall be 6 inches and of the mechanical joint type. A retainer gland as specified for water main pipe is required.
 - (d) Hydrants shall be furnished with two 2 1/2 inch hose nozzles and one 4 1/2 inch pumper nozzle. The type and size of threads shall be National Standard. The distance from the ground line to the center line of the pumper nozzle shall be not less than 17 inches, nor more than 26 inches.
 - (e) Hydrants shall be furnished with a breakable feature designed to break cleanly 2 inches above the ground line upon contact. This feature shall consist of a two part breakable safety flange with a torque diverting breakable stem coupling. Flangible bolt construction will not be accepted.
 - (f) The design of the hydrant shall permit easy installation of top extensions and a full 360 rotation of the upper barrel without shutting off the water.

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(g) Hydrants shall be Mueller "Centurian" model, which has been adopted as the City's standard fire hydrant.

(2) Concrete shall be Class B, MDOT Standard Specifications.

(3) Crushed stone or washed pit run gravel.

(4) Bar Reinforcement shall be grade 40 or grade 60 billet steel conforming to ASTM A-615.

(5) Paint shall conform to requirements of AWWA C-502.

(6) Valve shall be installed with a six inch gate valve in the hydrant stub as detailed in Drawings, complete with cast iron valve box. This valve and box shall conform with the specifications for gate valves and valve boxes on water mains, except that the end connections shall be flange x Mechanical Joint. The cost of these shall be included under this Item.

(C) CONSTRUCTION REQUIREMENTS

(1) Hydrants shall be installed as shown in the detailed drawings and in a manner that will provide complete accessibility and will prevent damage from vehicles. All hydrants shall stand plumb and shall have their pumper connections at right angles to the curb line. Thrust block backings shall be constructed in strict accordance with manufacturer's recommendations.

(2) Hydrants shall be tested in conjunction with entire system.

(3) Crushed stone or gravel shall be placed at the base of the hydrant to provide drainage.

(4) After installation and prior to final acceptance the fire hydrants shall be painted above the ground line in accordance with AWWA Standard C-502. Color shall match existing hydrants in the project area, or as directed.

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LONG BEACH FIRE DEPARTMENT

Plan Review and Inspection Form

Development Name: Klondyke Townhouses

Address or Location: 229 Klondyke Rd.

Occupancy Type (according to NFPA code): R-3

Type of Development: Townhouses

Occupancy Load if Applicable: NA

Number of Stories: 2

Building Name or Building Number being reviewed: 7

Plan Review and Occupancy Inspection:

For all multi-family (three family or larger), commercial, industrial, and institutional construction whether new or renovation, a fee of 25% of the building permit fee charged by the issuing building department, but no less than \$50, shall be levied. **The fee includes site review, plan review, and related inspections of the structure according to the Fire Codes adopted by the City of Long Beach.** Not included in this fee is the plan review and related inspections of **specialized fire protection equipment**. The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Plan Review: Accepted [x] Rejected []

If Rejected State Reason: Apparatus Access – IFC 503.2.1 a 20' Road width is required for one way access. As per our conversation a 19' Roadway will be acceptable.

Appendix D 103.3 shall have 28' turning radius for turns in roadway

IFC 903.2.8.1 requires a NFPA 13D sprinkler System to be installed in all R-3 occupancy's

R-3 Occupancy's are not required to have an Automatic or Manual Fire Alarm, however they are required to have smoke alarms. It is advised to install water flow alarms on the outside of the buildings

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Reviewed by: G Skellie/Tim Darden

Date: 07/19/2018

Plan Review Fee:  (This fee does not include Specialized Fire Protection Equipment)

Protecting Life and Property

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GARNER RUSSELL & ASSOCIATES



CONSULTING ENGINEERS

520 33rd Street, Gulfport, MS 39507

Tel 228.863.0667 Fax 228.863.5232

July 24, 2018

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Winter Garden Estates

Ladies and Gentlemen:

It is my understanding that the developer of the referenced subdivision is requesting preliminary plat approval at the next meeting of the Planning Commission. Public Works and I have worked closely with the developer's engineer to ensure the subdivision plans are acceptable and meet the City's standards. After several revisions and extensive review, we find the construction plans and specifications to be in order subject to the following revisions:

1. The developer should acquire a permanent easement or temporary construction easement for the outfall swale of the pond. This easement would impact the existing lots fronting on Pineville Rd. which are noted as Lot 9 and Lot 8 on the plans. This easement should allow regrading of the swale if required and allow for removal of any construction siltation. A copy of the executed easement should be provided to the City prior to commencing construction.
2. The plans should be modified to include the installation of a "blow off" on the water main near Units 1K/2K on the plans. This will allow the City to perform routine flushing of the water system if required.
3. The plans indicate the construction of the entrance drive in an easement area on the "Miller's Homesite S/D" which fronts on Klondyke Rd. and is north of the existing restaurant. Based on my understanding of the easement, I do not believe the developer has the right to construct improvements for access in this easement on 3rd-party private property. The developer should acquire an easement for ingress/egress across the required portion of this private property and should provide an executed copy to the City prior to beginning construction.

Based on the above, we can recommend approval of the referenced subdivision, subject to resolution of the items noted above. These items should be satisfactorily resolved prior to work beginning on-site. Additionally, construction should not begin until government agency approvals for the water and sewer system are received from the developer.

Sincerely,

David Ball, P.E.

DB:539

SERVING THE GULF COAST SINCE 1969

CONTACT@GARNERRUSSELL.COM

O:\539\Winter Garden Estates prelim plat approval 20180724.docx

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1st Judicial District
Instrument 2014 1840 D - J1
Filed/Recorded 3/17/2014 10:54 A
Total Fees \$ 18.00
8 Pages Recorded

RESCISSION DEED

DESCRIPTION FOR INDEXING PURPOSES:

Part of Lots 3, 5, 8, 9, 12 and 13; all of Lot 4; and
part of vacated alley; Miller's Homesite S/D, 1st
Dist., Harrison Co., MS

PREPARED BY:

Juan Ortega
SIROTE & PERMUTT, P.C.
One Saint Louis Centre, Suite 1000
Mobile, Alabama 36602
(251) 434-0107

UPON RECORDATION RETURN TO:

ADAMS & EDENS, P.A.
Post Office Box 400
Brandon, Mississippi 39043
(601) 825-9508

GRANTOR:

HSBC Bank USA, National Association, as
Trustee for SG Mortgage Securities Trust
2006-OPT2, Asset Backed Certificates, Series
2006-OPT2, by its attorney in fact, Homeward
Residential, Inc.
c/o Owen Loan Servicing, LLC
12001 Science Drive, Suite 110
Orlando, FL 32826-2913
407-737-5141

GRANTEES:

Karen J. Gauci and Joseph Vincent Gauci
229 Klondyke road
Long Beach, MS 39560
734-637-4627

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DESCRIPTION FOR INDEXING PURPOSES:

Part of Lots 3, 5, 8, 9, 12 and 13; all of Lot 4;
and part of vacated alley; Miller's Homesite
S/D, 1st Dist., Harrison Co., MS

RESCISSION DEED

WHEREAS, on July 7, 2006, Karen J. Gauci and Joseph Vincent Gauci, wife and husband, executed a Deed of Trust to Lem Adams, III, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-14711-T-J1 thereof (the "First Mortgage"); and

WHEREAS, the legal holder and beneficiary of said Deed of Trust (First Mortgage), in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (First Mortgage) to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9297-T-J1 thereof; and

WHEREAS, the legal holder and beneficiary of said Assignment of Deed of Trust, in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (First Mortgage) to HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2010-4868-T-J1 thereof; and

WHEREAS, on July 7, 2006, Karen J. Gauci and Joseph Vincent Gauci, wife and husband, also executed a second Deed of Trust to Perre Cabell, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-16095-T-J1 thereof (the "Second Mortgage"); and

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WHEREAS, the legal holder and beneficiary of said Deed of Trust (Second Mortgage), in accordance with the terms of said Deed of Trust, sold, transferred and assigned said Deed of Trust (Second Mortgage) to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9298-T-JI thereof; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust of the First Mortgage and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust (First Mortgage), HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, the legal holder of said indebtedness, authorized the aforesaid trustee to execute the trust and sell said land and property at public outcry, within the legal hours, on May 30, 2012, at the East front door of the Harrison County Courthouse, First Judicial District, Mississippi; and

WHEREAS, on May 30, 2012, between the hours of 11:00 A.M. and 4:00 P.M., the within described property was offered for sale and sold to an agent for HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, the same being the highest and best bidder, for the sum of Two Hundred Fourteen Thousand Six Hundred Seventy-One and 14/100 Dollars (\$214,671.14); and

WHEREAS, on November 9, 2012, after the time of the foreclosure sale, Karen Gauci and Joseph Gauci filed Civil Action No. 12-02980, in the Chancery Court of Harrison County, First Judicial District, Mississippi, said action styled as *Karen Gauci and Joseph Gauci v. American Home Mortgage Servicing Incorporated and HSBC Bank USA, National Association*, thereafter, American Home Mortgage Servicing, Inc., and HSBC Bank USA, National Association, removed said civil action to The United States District Court for the Southern District of Mississippi, Southern Division, where said action was restyled *Karen Gauci and Joseph Gauci v. Homeward Residential, Inc., and HSBC Bank USA, National Association* and bearing Case Number 1:12cv391-LG-JMR (the "Action"), in which Karen Gauci and Joseph Gauci contested the validity of the referenced foreclosure and resulting Trustee's Deed.

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WHEREAS, Homeward Residential, Inc., HSBC Bank USA, National Association and Karen J. Gauci and Joseph Vincent Gauci (the "Parties") agreed to a compromise and settlement of all matters raised in the Action; and thereafter, the Parties executed a Confidential Settlement and Release Agreement (the "Agreement") setting forth the terms of said compromise and settlement.

WHEREAS, and without breaching confidentiality, under the terms of said Agreement the foreclosure of the property located at 229 Klondyke Road, Long Beach, Mississippi, as well as the Trustee's Deed recorded on June 15, 2012, as Instrument No. 2012-3488-D-J1 in the land records in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, are to be set aside and voided; and

WHEREAS, the undersigned desire to formally correct the land records of Harrison County, First Judicial District, Mississippi, in order to reflect the avoidance of said foreclosure sale and the Trustee's Deed filed and recorded subsequent to said sale by and through a reconveyance of title.

NOW THEREFORE, FOR GOOD and VALUABLE CONSIDERATION, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2, does hereby sell, convey and quitclaim unto Karen J. Gauci and Joseph Vincent Gauci, wife and husband, the following described land and property situated in Harrison County, First Judicial District, Mississippi, to-wit:

The South 80 feet of Lot Three (3), all of Lot Four (4), the North 21.5 feet of Lot Five (5), the East 221 feet of Lot Eight (8), Lot Nine (9) less the West 223 feet, the South 41.4 feet of Lots Twelve (12) and Thirteen (13), MILLER'S HOMESITE 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 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as a part of this description.

AND THE FOLLOWING:

The East One-half (E1/2) of the vacated alley which lies immediately West of and adjacent to the South 80 feet of Lot Three (S 80' of Lot 3), all of Lot Four (4), and

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the North 21.5 feet of Lot Five (N 21.5' Lot 5), MILLER'S HOMESITE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk aforesaid in Plat Book 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as part of this description.

AND: The West One-half (W1/2) of the vacated alley which lies immediately East of and adjacent to the East 221 feet of Lot Eight (E 221' Lot 8), Lot Nine (9), less the West 223 feet (W 223') thereof, the South 41.4 feet of Lots Twelve and Thirteen (S 41.4' of Lots 12 & 13), MILLER'S HOMESITE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk aforesaid in Plat Book 14 at Page 16 (Copy Book 6 at Page 504) thereof, reference to which is hereby made in aid of and as part of this description.

This conveyance is subject to the above referenced Deed of Trust (First Mortgage) executed by Karen J. Gauci and Joseph Vincent Gauci, wife and husband, to Lem Adams, III, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust (First Mortgage) is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-14711-T-JI, and subsequently sold, transferred and assigned to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9297-T-JI, and subsequently, sold, transferred and assigned to HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2010-4868-T-JI thereof. By their acceptance of this conveyance, Karen J. Gauci and Joseph Vincent Gauci and any all subsequent owners, successors and/or assigns agree to be bound by the terms and conditions of said Deed of Trust (First Mortgage) as well as the Adjustable Rate Note dated July 7, 2006, secured by said referenced Deed of Trust (First Mortgage) to the same extent as though the foreclosure sale above referenced had never taken place. This instrument is recorded as evidence of the acceptance and ratification by all parties to this instrument of the terms, conditions and agreements contained in said Deed of Trust of the First

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Mortgage, as well as the Adjustable Rate Note dated July 7, 2006, secured by said referenced Deed of Trust (First Mortgage).

This conveyance is also subject to the above referenced Deed of Trust (Second Mortgage) executed by Karen J. Gauci and Joseph Vincent Gauci, wife and husband, to Perre Cabell, Trustee, for the use and benefit of America's Mortgage Resource, Inc., which Deed of Trust (Second Mortgage) is on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, as Instrument No. 2006-16095-T-J1, and subsequently sold, transferred and assigned to Option One Mortgage Corporation by virtue of an Assignment of Deed of Trust, which Assignment of Deed of Trust is on file and of record in the office of the aforesaid Chancery Clerk as Instrument No. 2008-9298-T-J1. By their acceptance of this conveyance, Karen J. Gauci and Joseph Vincent Gauci and any all subsequent owners, successors and/or assigns agree to be bound by the terms and conditions of said Deed of Trust (Second Mortgage) as well as the Note dated July 7, 2006, secured by said referenced Deed of Trust (Second Mortgage) to the same extent as though the foreclosure sale above referenced had never taken place. This instrument is recorded as evidence of the acceptance and ratification by all parties to this instrument of the terms, conditions and agreements contained in said Deed of Trust of the Second Mortgage, as well as the Note dated July 7, 2006, secured by said referenced Deed of Trust (Second Mortgage).

IN WITNESS WHEREOF, the said HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2 has caused this instrument to be executed in its name and on its behalf by the undersigned officer HSBC Bank USA, N.A., as Trustee for SG Mortgage Securities Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT2.

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THIS the 3 day of January, 2018.

Carol A. Fantozzi
HSBC Bank USA, National Association, as Trustee
for SG Mortgage Securities Trust 2006-OPT2, Asset
Backed Certificates, Series 2006-OPT2, by its
attorney in fact, Homeward Residential, Inc.
Name: _____
Title: Carol A. Fantozzi
Senior Counsel

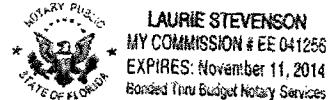
STATE OF Florida)
COUNTY OF Palm Beach) ss.

On January 3, 2018, before me, Laurie Stevenson, a Notary
Public in and for said County and State, personally appeared Carol Fantozzi,
who is "CIRCLE ONE" personally known to me or proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged to
me that he/she executed the same in his/her authorized capacity, and that by his/her signature on
the instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

[NOTARY SEAL]

My Commission Expires:

Laurie Stevenson
Notary Public



[SIGNATURES CONTINUE ON NEXT PAGE]


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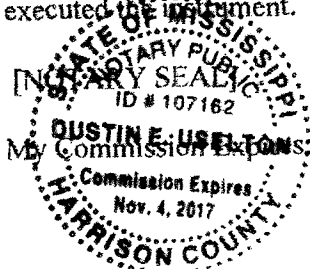
AGREED AND ACCEPTED BY:

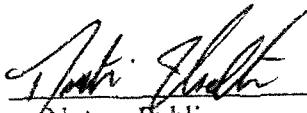

KAREN J. GAUCI


JOSEPH VINCENT GAUCI

STATE OF Mississippi)
) ss.
COUNTY OF Harrison)

On December 9, 2013, before me, Dustin Uselton, a Notary Public in and for said County and State, personally appeared Karen J. Gauci and Joseph Vincent Gauci, who is "CIRCLE ONE" personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.




Notary Public

Grantor: Address:

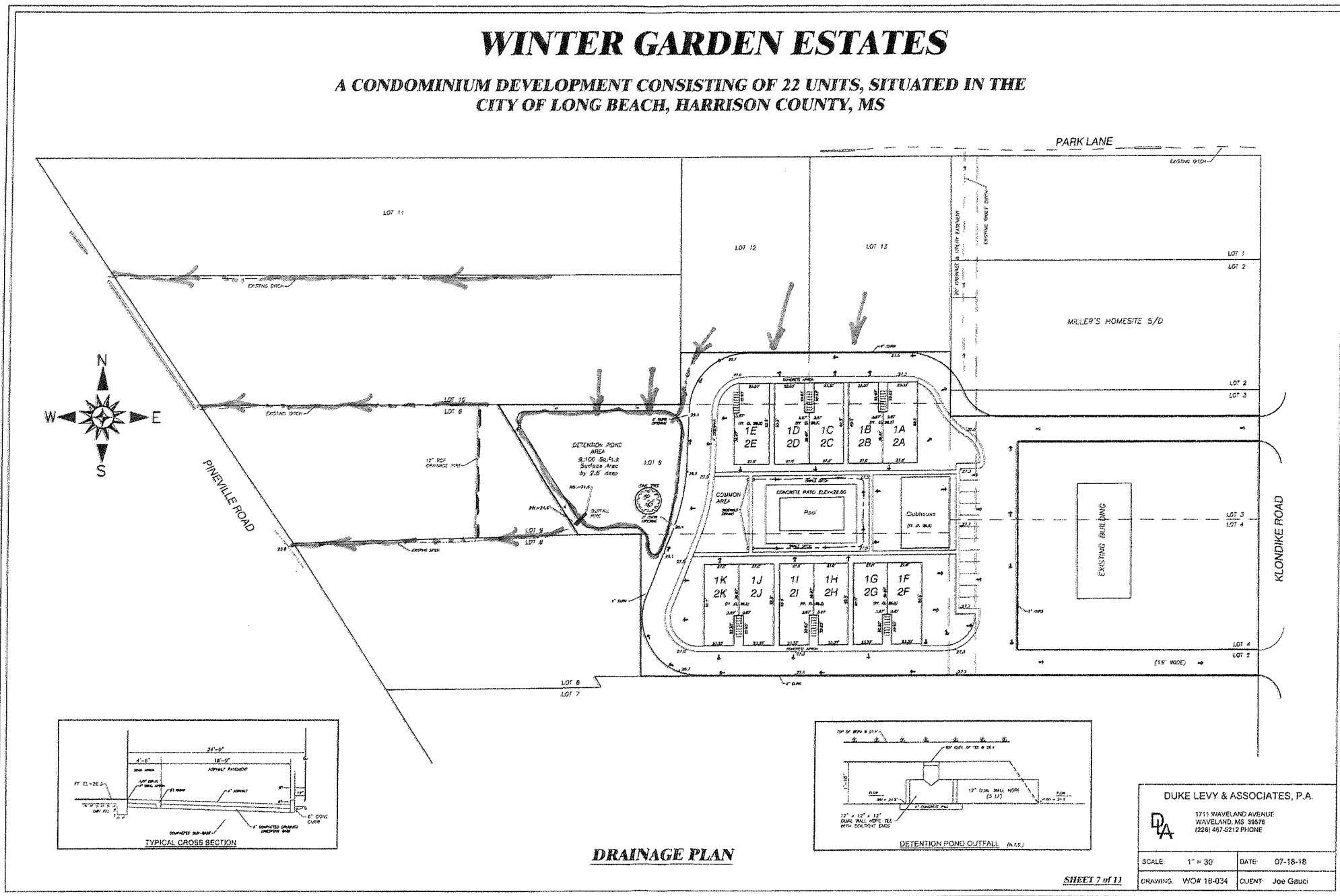
Grantees: Address: 229 Klondyke Road, Long Beach, MS 39560
Telephone: (734) 637-4627

PREPARED BY:

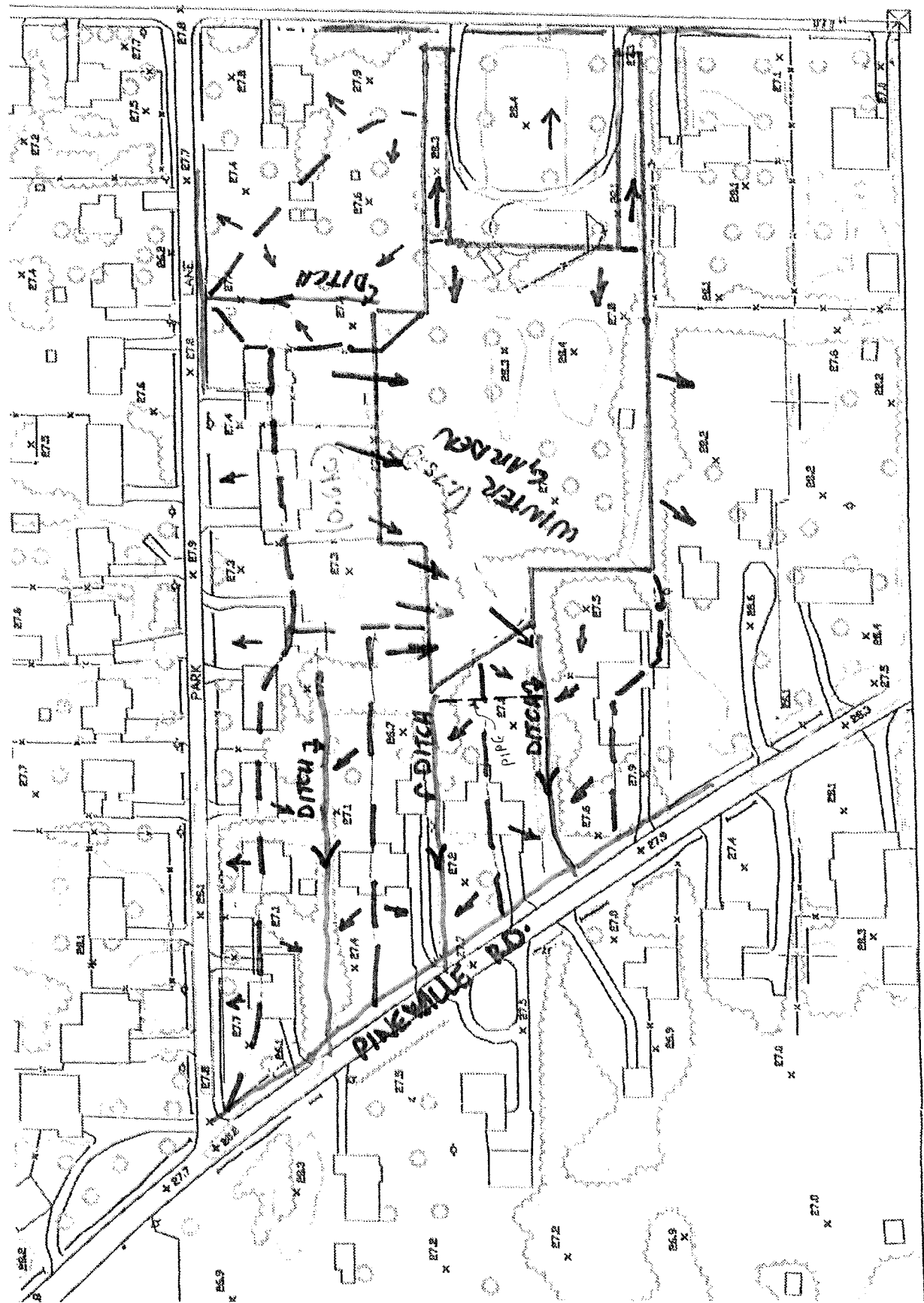
Juan Ortega
SIROTE & PERMUTT, P.C.
One Saint Louis Centre, Suite 1000
Mobile, Alabama 36602
(251) 434-0107

UPON RECORDATION RETURN TO:

ADAMS & EDENS, P.A.
Post Office Box 400
Brandon, Mississippi 39043
(601) 825-9508



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- Noted for the record, City Engineer David Ball's recommendation letter.
- Noted for the record, City Fire Inspector Tim Darden's recommendation letter.

After considerable discussion, Commissioner McMillan made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Preliminary Plat Approval as submitted, contingent upon including City Engineer David Ball's recommended revisions.

There being no further business to come before the Planning Commission at this time Commissioner Hansen made motion, seconded by Commissioner Barlow and unanimously carried to adjourn the meeting until the regular scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaivar

Date:_____

ATTEST:

Tina M. Dahl, Minutes Clerk

