



September 9, 2026 Planning and Zoning Meeting Agenda

September 09, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

Minutes Approval

1. Motion to approve the minutes of August 12, 2026

Action Items

2. **TRIFECTA** – Application for Major Site Plan Review for a condominium development submitted by Trifecta. The property in question is located at 405 Webster Street and is identified by parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family District.
- 3. WITHDRAWN TO 10-14-26 Meeting**
KENNON – Application for Major Site Plan Review for an RV and Boat Storage facility submitted by Anthony Kennon. The property in question is located at the corner of Longfellow and HWY 603 and is identified by parcel number 138G-0-46-163.000; PT GUIDON TOULME CL 46-8-14. The property is zoned C-3 Highway Commercial District.
4. **OSBOURN** – Application for variance to the Zoning Ordinance submitted by Andrew Osbourn. The applicant is requesting a variance of 14% to allow an accessory structure to be 64% of the size of the primary dwelling. The property is located at 218 Arcola Court; Parcel Number 136R-0-38-032.000; 13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2. The property is zoned R-1 Single Family District.
5. **DALE** – Application for variance to the Zoning Ordinance submitted by James Dale. The applicant is requesting a variance of 35% to allow an accessory structure to be 85% of the size of the primary dwelling. The property is located at 5027 Elbrus St;

Parcel Number 139B-0-40-052.000; Legal Description 28-29 BLK 1010 UN 10 SHORELINE PARK S/D. The property is zoned R-1A Single Family District.

6. Motion to reschedule the Bay St. Louis Planning and Zoning Commission meeting from November 11, 2026, to _____ due to Veterans Day being an observed State of Mississippi holiday.

Adjourn

7. Motion to adjourn the meeting of September 9, 2026

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 450 Webster Street

Parcel No. 149E-0-29-014.002

PT 276 1ST WARD BSL

HEARING DATE: September 9, 2026

I have reviewed the application for Major Site Plan Review submitted by Trifecta. The property in question is located at 450 Webster Street and is identified as parcel number 149E-0-29-014.002, with the legal description PT 276 1ST WARD BSL. The property is zoned C-3 Highway Commercial District and R-3 Multi-Family.

The proposed development consists of two (2) two-story buildings containing a total of fourteen (14) condominium units. One building will have 6 units the other building will have 8 units.

The administration recommends table of the Major Site Plan.

- Condominiums are allowed by-right in this zoning district
- The developer has submitted the drainage analysis for this site plan, but as of 9/3/2026, the drainage plan is under review
- No variances are being requested for this project
- The developer has been in communication with Public Works regarding improvements to the main drainage ditch to improve drainage upstream.
- No wetland are present on the site
- An NAI letter will be submitted before a construction permit is issued

If I can be of any further assistance in this matter, please feel free to call my office.

Jeremy L. Burke

Zoning Administrator

1. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ADJUST THE FINAL BUILDING LOCATION AS REQUIRED TO COMPLY WITH LOCAL CODES AND SITE CONDITIONS.
3. CONTRACTOR SHALL ESTABLISH SITE DRAINAGE PATTERN: AND OBTAIN LOCAL INSPECTOR APPROVAL PRIOR TO PLACEMENT OF FOUNDATION FORMS.
4. DRAINAGE DESIGN SHALL PREVENT CONCENTRATED OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTIES.
5. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE. FINISHED GRADE AT 10' FROM THE BUILDING, OR AT THE MIDDPOINT TO THE PROPERTY LINE (WHICHEVER IS LESS), SHALL BE A MINIMUM OF 18" BELOW THE FFE.
6. PROVIDE POSITIVE DRAINAGE ACROSS THE ENTIRE LOT WITH A MINIMUM SLOPE OF 1/8" PER FOOT, UNLESS NOTED OTHERWISE.
7. COORDINATE LOCATION, SIZE, AND CONFIGURATION OF DRIVEWAYS, SIDEWALKS, PATIOS, AND SIMILAR IMPROVEMENTS WITH THE OWNER. SIDEWALKS SHALL RECEIVE A BROOM FINISH.
8. PROVIDE A GRAVEL CONSTRUCTION ENTRANCE FROM PUBLIC ROADWAYS AND INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCING, AS REQUIRED.
9. BUILDING B IS A MIRRORRED VERSION OF BUILDING A. ALL DIMENSIONS, DETAILS, WALL TYPES, FINISHES AND STRUCTURAL SYSTEMS SHALL MATCH BUILDING A EXCEPT FOR MIRRORRED & ROTATED ORIENTATION.
10. CITY OF BAY ST. LOUIS ZONING ORDINANCE 2017
 - A. EXISTING LOT IS ZONED R-3, HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
 - B. MIN LOT WIDTH: 60'
 - C. MIN FRONT YARD SETBACK: 25'
 - D. MIN SIDE YARD SETBACK: 8'
 - E. MIN REAR YARD SETBACK: 20'
 - F. MAX LOT COVERAGE: 45%
 - G. MAX BUILDING HEIGHT: 35' (HEIGHTS MAY BE INCREASED BY THE DIFFERENCE B/T ACTUAL LOT ELEV & BASE FLOOD ELEVATIONS REQ'D BY FEMA FIRMS, PROVIDED THAT ALL BLDGS W/IN THE SFHA SHALL BE CONSTRUCTED IN ACCORDANCE W/ CURRENT FLOOD DAMAGE PREVENTION ORDINANCE OF THE CITY OF BAY ST. LOUIS)

WEBSTER STREET
DEVELOPMENT
BAY ST. LOUIS

3/18/2026

BUILDING B - 3,892 SF H&C

HEATED & COOLED - 1,946 SF (PER FLOOR)

PORCHES - 375 SF

TOTAL UNDER ROOF - 2,400 SF (PER FLOOR)

TOTAL HEATED & COOLED - 3,892 SF

FIRST FLOOR HEATED & COOLED - 3,100 SF
SECOND FLOOR HEATED & COOLED - 3,164 SF
PORCHES - 640 SF
TOTAL UNDER ROOF - 3,970 SF (PER FLOOR)
TOTAL HEATED & COOLED - 6,264 SF

GREEN SPACE - 0.921 AC (54.2%)
DEVELOPED AREA - 0.776 AC (45.8%)
ASPHALT PAVING - .524 AC (30.9%)
BUILDINGS - .201 AC (11.9%)
SIDEWALK PAVING - .051 AC (3.0%)

2 PARKING SPACES PER DWELLING UNIT PLUS 1 ADDN'L SPACE
FOR EACH 8 SPACES FOR VISITORS
31 TOTAL PARKING SPACES REQ'D
31 PARKING SPACES PROVIDED

NO.	DESCRIPTION	DATE
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A1

SITE PLAN



PROPERTY LINE

EASEMENTS

CHORDS

SETBACKS

SILT FENCING AS REQ'D

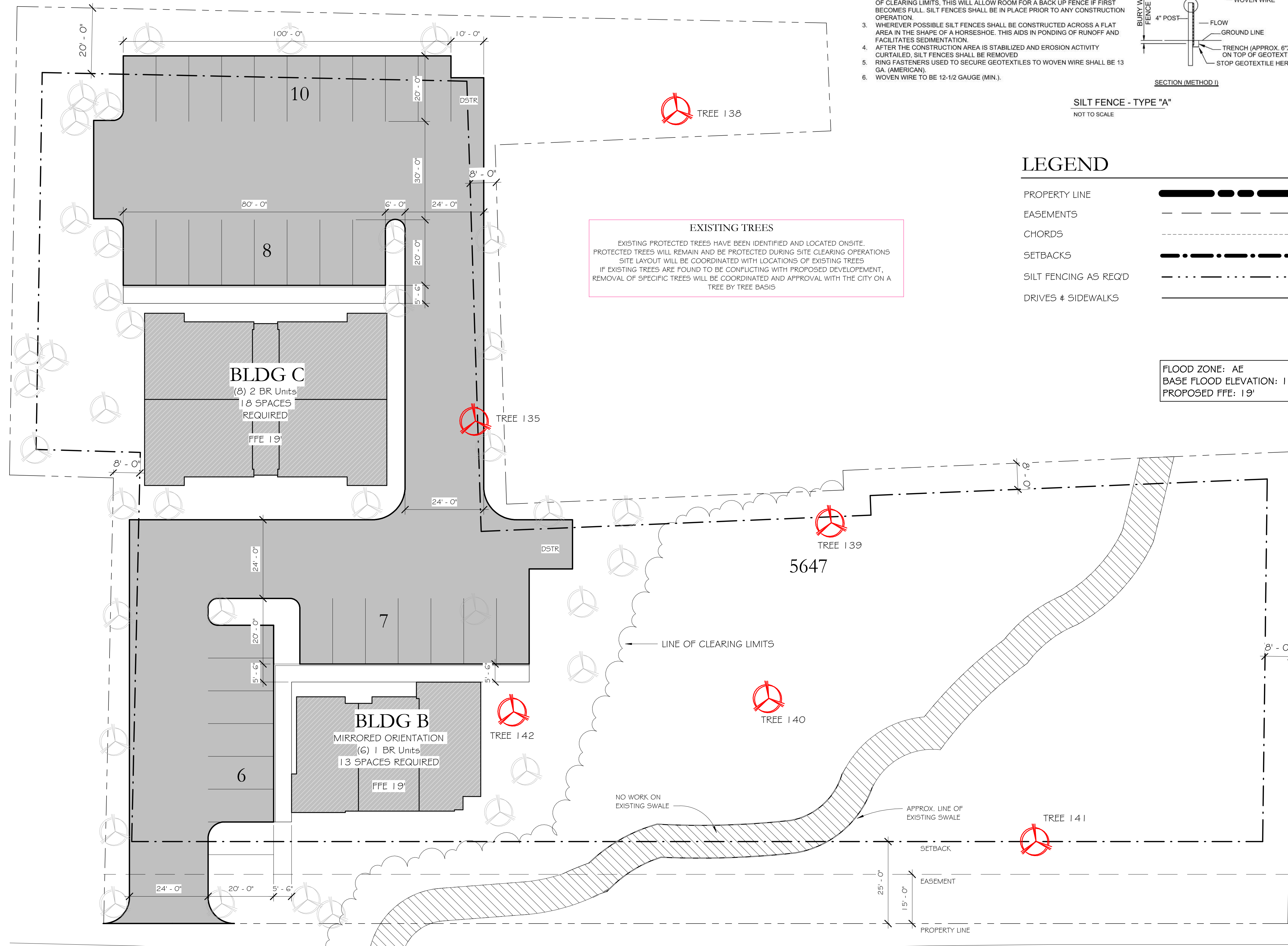
DRIVES & SIDEWALKS

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 18'
PROPOSED FFE: 19'

EXISTING TREES

EXISTING PROTECTED TREES HAVE BEEN IDENTIFIED AND LOCATED ONSITE. PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING SITE CLEARING OPERATIONS. SITE LAYOUT WILL BE COORDINATED WITH LOCATIONS OF EXISTING TREES.

IF EXISTING TREES ARE FOUND TO BE CONFLICTING WITH PROPOSED DEVELOPMENT, REMOVAL OF SPECIFIC TREES WILL BE COORDINATED AND APPROVAL WITH THE CITY ON A TREE BY TREE BASIS.



WEBSTER STREET

1. GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF BAY ST. LOUIS STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

3. GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

4. CLEAN-UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

SITE GRADING

PROFFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98 % ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

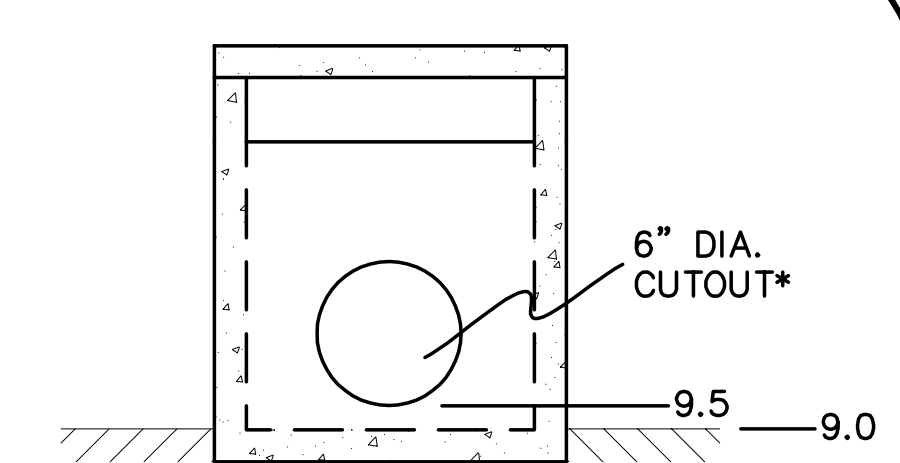
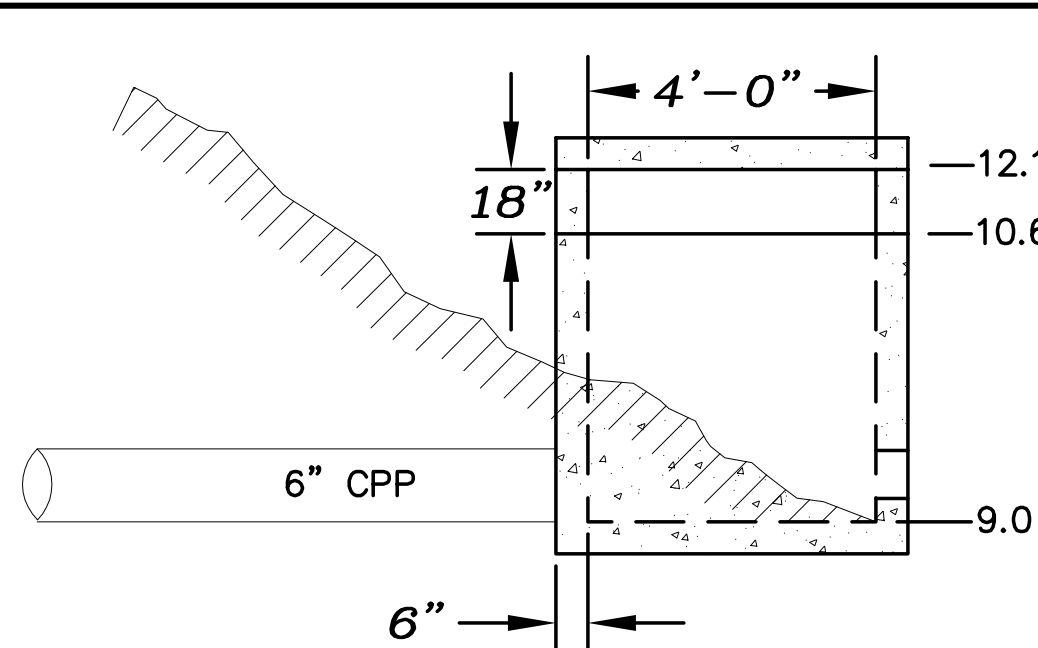
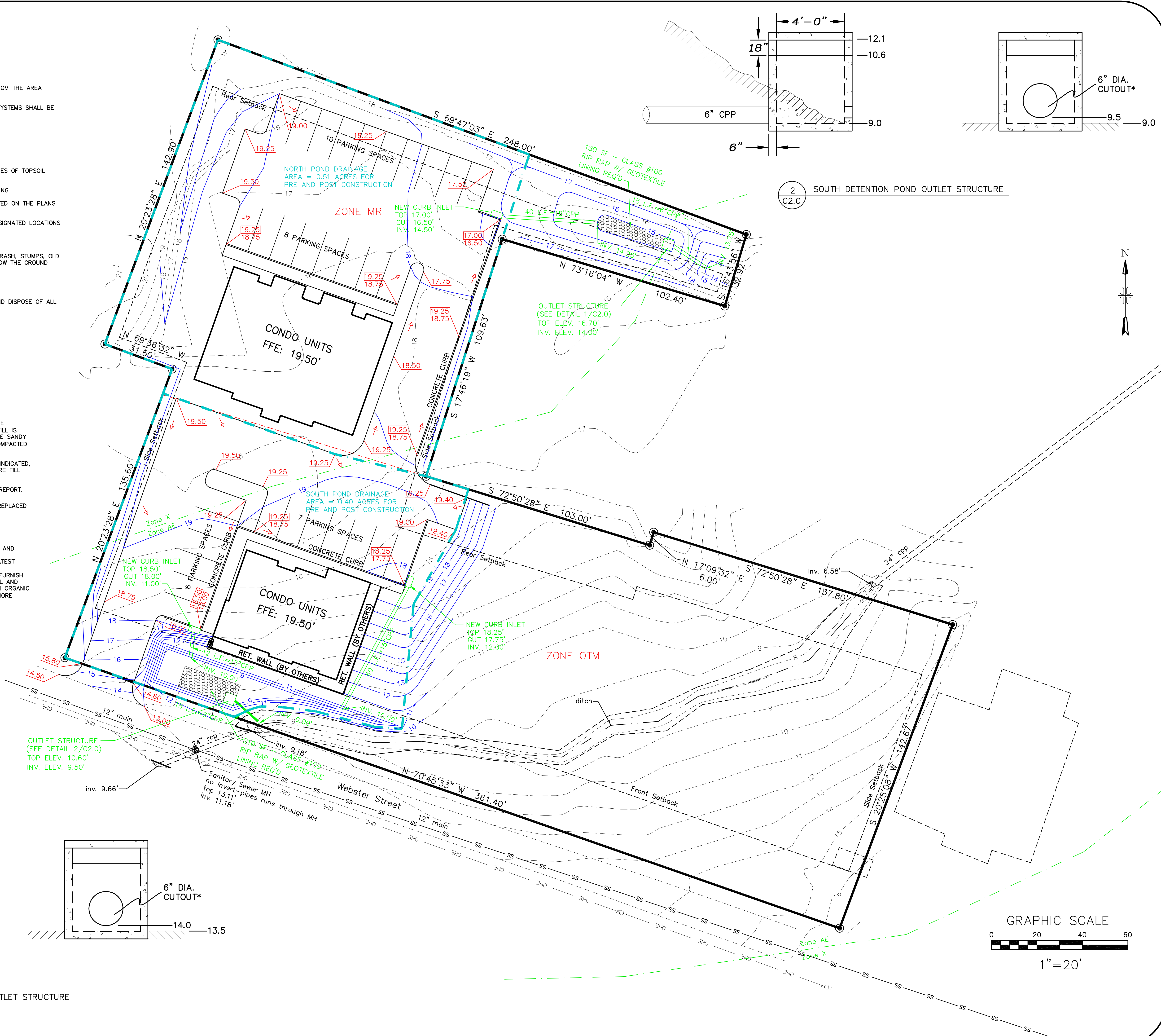
ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

FILLING AND BACKFILLING MATERIALS

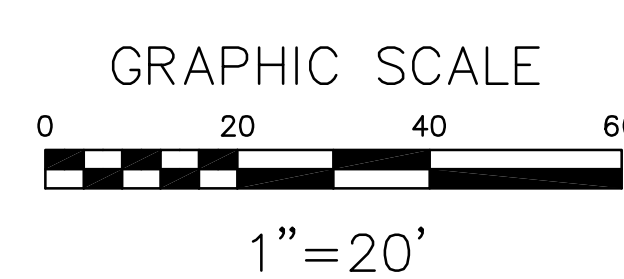
±2% OF OPTIMUM

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF MAXIMUM DENSITY WITH MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF-SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AAND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.



2 SOUTH DETENTION POND OUTLET STRUCTURE

1 NORTH DETENTION POND OUTLET STRUCTURE



Item # 2.

No.	Revisions:	By:	Date:
1	revised per city comments	CLB	9/1/2026

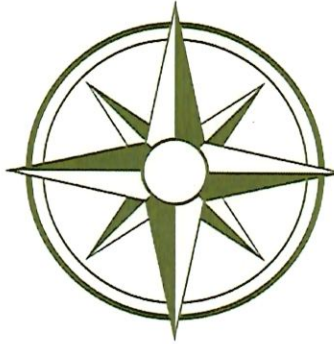
BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

Project No.: # 5181
Date: 07/15/2026
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

GRADING PLAN
WEBSTER STREET DRAINAGE
BAY ST. LOUIS, MISSISSIPPI

C 2.0

5



BAIRD ENGINEERING, INC.

506 Jefferson Street • Clinton, MS 39056

September 1, 2026

Alex Alexander
Trifecta
105 Spann Drive
Brandon, MS 39047

Re: Wetlands Statement
Webster Street Development
Bay St. Louis, Mississippi

Mr. Alexander,

This letter is written in response to a letter received from the City of Bay St. Louis on August 26, 2026 in regard to a review of wetlands for the property on Webster Street currently in the design phase. Attached is a survey plat of the subject property and its location.

The National Wetlands Inventory map provided by the U.S. Fish and Wildlife Service showed no indication of wetlands on the subject property. I have attached a copy of the inventory map with the subject property outlined in blue that clearly shows no wetlands near our project location. In addition, I have not observed any potential wetlands areas on the property during the course of the survey. .

I hope you find this letter and attachments in order and please let me know if you have any questions in regard to this matter.

Regards,

A large, stylized handwritten signature in blue ink, consisting of a large loop followed by a long horizontal stroke.

Colin L. Baird, PE, PLS
Principal
Baird Engineering, Inc.

PLAT OF SURVEY for TRIFECTA DEVELOPMENT GROUP, LLC



Bearing referenced to Grid North.

NOTES:

- 1) PROPERTY IS ZONED OTM (OLD TOWN NEIGHBORHOOD MEDIUM) AND MR (MIXED RESIDENTIAL) PER THE CITY OF BAY ST. LOUIS, MS ZONING ORDINANCE.
- 2) SETBACKS (OTM):
FRONT - 10 feet MIN/25 feet MAX feet from a street right-of-way line.
SIDE - 5 feet
REAR - 25 feet
- 3) SETBACKS (MR):
FRONT - 15 feet from a street right-of-way line.
SIDE - 5 feet
REAR - 20 feet
- 3) SUBJECT PROPERTY IS LOCATED WITHIN HANCOCK COUNTY, MISSISSIPPI
- 4) ADDRESS OF SUBJECT PROPERTY IS: WEBSTER STREET
BAY ST. LOUIS, MS
- 5) SUBJECT PROPERTY IS LOCATED IN ZONE "AE" (BFE 18.0 FEET) AS DETERMINED BY FIRM NO. 28045 C 2540
CITY OF BAY ST. LOUIS, REVISION DATE - OCTOBER 16, 2023.

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Boundary survey by Chiniche Engineering & Surveying dated 3/4/2024. Michael Raymond McGinnis PLS #2827

Date of field survey completed: July 2, 2026
Party Chief: Joey Fife

Vertical Elevations referenced to NAVD88

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Underground utilities are based on physical evidence, maps provided by utility companies, and ultrasonic locate service personnel. Some utilities shown on this plat may be approximate only. Should call MS One-Call before any digging.

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83-East Zone) as derived using RTK GPS observations using Cores Stations MSJK and MSYZ.
Convergence Angle = N 00°15'08" E
Combined Factor = 0.99997798075400
(Computed at N=297577.905, E=826522.113)

LEGEND

- | | |
|--|------------------------------|
| ○ TELECOMMUNICATIONS BOX | — SINK |
| ○ 1/2" IRON REBAR FOUND | — GAS LINE |
| ○ 1/2" IRON REBAR SET (1/2" IRON) WITH CAP | — UNDERGROUND TELEPHONE |
| ○ WATER FAUCET | — FENCE LINE |
| ○ UTILITY POLE | — CONTOUR |
| ○ GAS VALVE | — OVERHEAD POWER |
| ○ FIRE HYDRANT | — UNDERGROUND ELECTRIC |
| ○ TELEPHONE WIRE/POLE | — WATER MAIN |
| ○ TELEPHONE POLE/BOX | ○ LIGHT POLE |
| ○ ELECTRIC TRANSFORMER BOX | ○ STORM DRAIN BOX |
| ○ CONC. CURB & GUTTER | ○ WATER METER |
| ○ STORM PILET | ○ SEWER CLEANOUT |
| ○ SAW BENCH WAREHOUSE | ○ POWER METER |
| ○ CURB PILET | ○ GAS METER |
| ○ CABLE BOX (UNDERGROUND) | ○ CONCRETE |
| ○ SAW BENCH SERVICE SLAB | ○ ASPHALT |
| ○ WATER SERVICE SLAB | ○ FENCE OPEN BOX |
| | ○ ELECTRIC BOX (UNDERGROUND) |

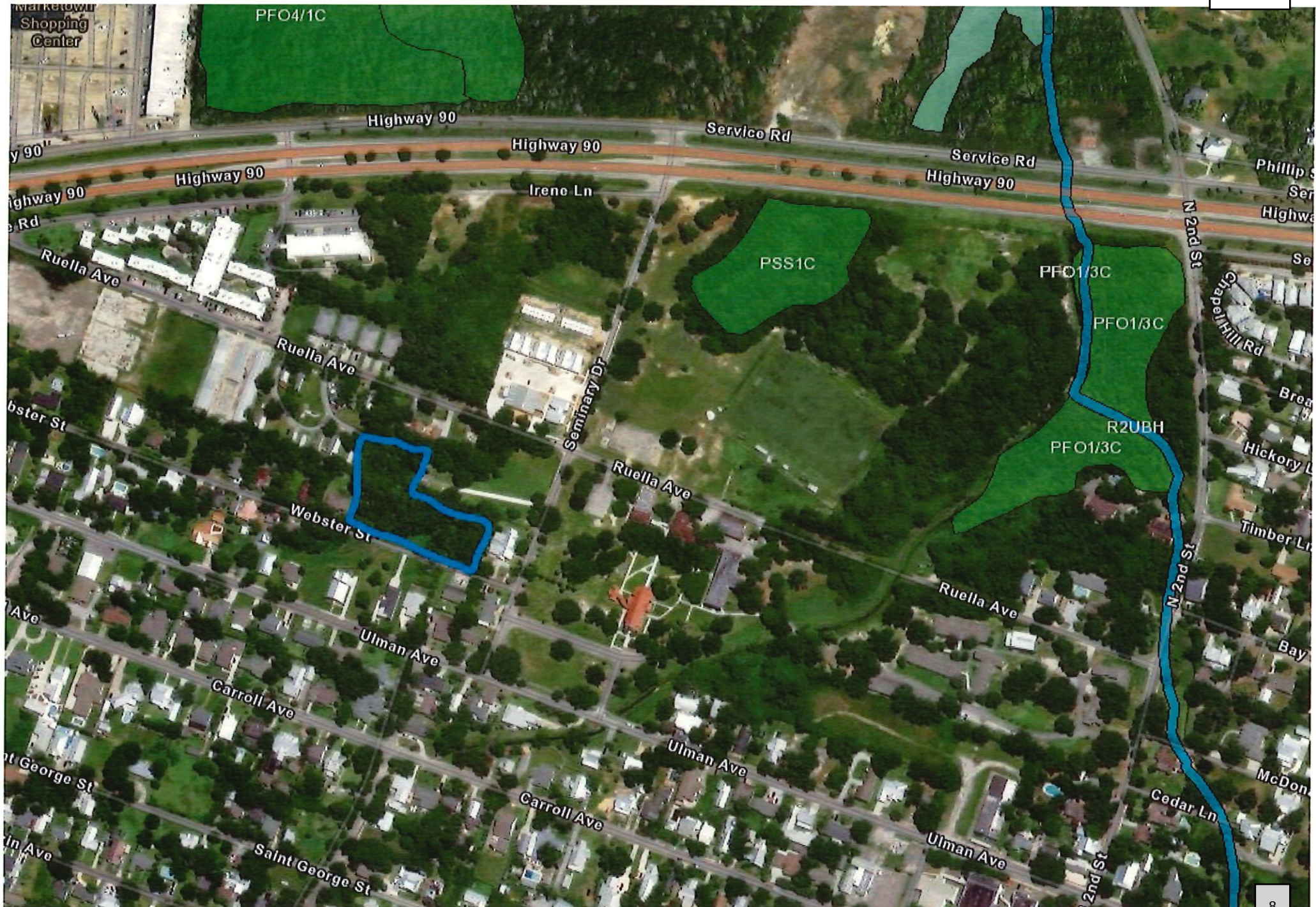
This TOPOGRAPHIC survey was performed and this plat was prepared by Baird Engineering, Inc.,
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on July 2, 2026.



C1.0



**DRAINAGE CALCULATIONS
FOR
Webster Street Grading Plan**

In cooperation with:

Trifecta

Analysis and report prepared by:

Colin L. Baird, PE, PLS

Baird Engineering, Inc.
506 Jefferson Street
Clinton, MS 39056

Dated: September 1, 2026



INTRODUCTION

In response to the proposed construction of 2 new condominium buildings, along with a parking lots and drives along Webster Street in Bay St. Louis, Mississippi. It was requested that Baird Engineering, Inc. perform rainfall-runoff analyses of the site for both pre- and post-construction conditions.

The entire property that is being developed as a part of this plan is 0.91 acres in total. There is currently no building or parking areas on the subject parcel. The existing conditions of the property is open grass with a small amount of wooded area. The surface drainage currently runs off to the north and south of the property towards a ditch respectively.

The proposed improvements are shown on the grading plan by Baird Engineering, Inc.

ANALYSES

Hydrologic analyses for the site were performed in which pre- and post-construction conditions were examined. The Rational Method for computing runoff was used.

Pre north pond



Post north pond



Post north pond

Hydrology Studio v 3.0.0.44

File: 5181 (north pond).nys
09-01-2026

12

Hydrograph 10-yr Summary

Item # 2.

File: 5181 (north pond).hys

09-01-2026

Hydrology Studio v 3.0.0.44

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Flow (cfs)	Time to Peak (hrs)	Hydrograph Volume (cuft)	Inflow Hyd(s)	Maximum Elevation (ft)	Maximum Storage (cuft)
1	Rational	Pre north pond	1.257	0.33	1,508	---		
2	Rational	Post north pond	4.523	0.10	1,628	---		
3	Pond Route	Post north pond	1.324	0.17	1,628	2	16.22	1,006

Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

Pre north pond

Hyd. No. 1

Hydrograph Type = Rational

Storm Frequency = 10-yr

Time Interval = 1 min

Drainage Area = 0.51 ac

Tc Method = User

IDF Curve = GulfportMS.idf

Freq. Corr. Factor = 1.00

Peak Flow = 1.257 cfs

Time to Peak = 0.33 hrs

Runoff Volume = 1,508 cuft

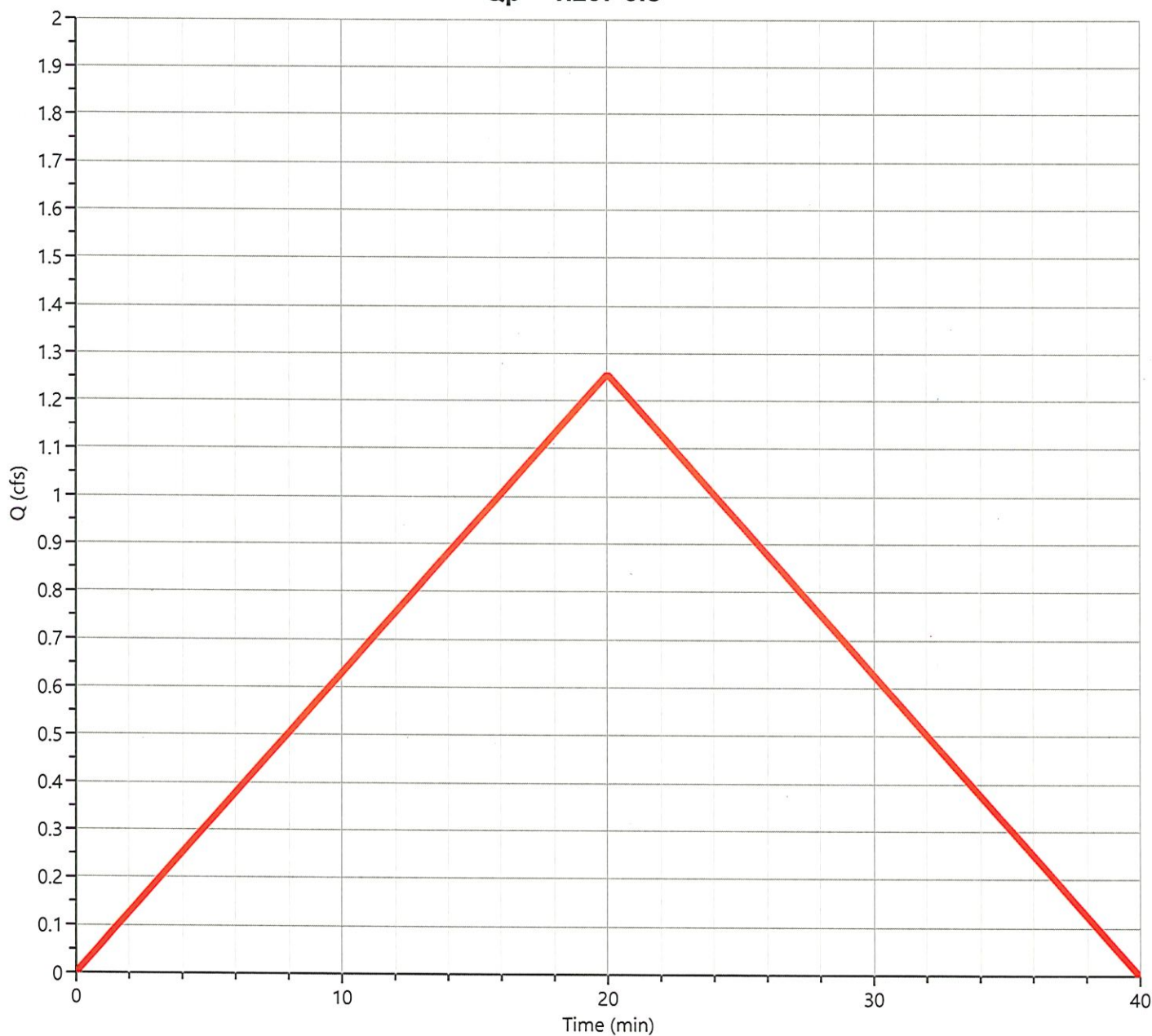
Runoff Coeff. = 0.40

Time of Conc. (Tc) = 20.0 min

Intensity = 6.16 in/hr

Asc/Rec Limb Factors = 1/1

Qp = 1.257 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys

09-01-2026

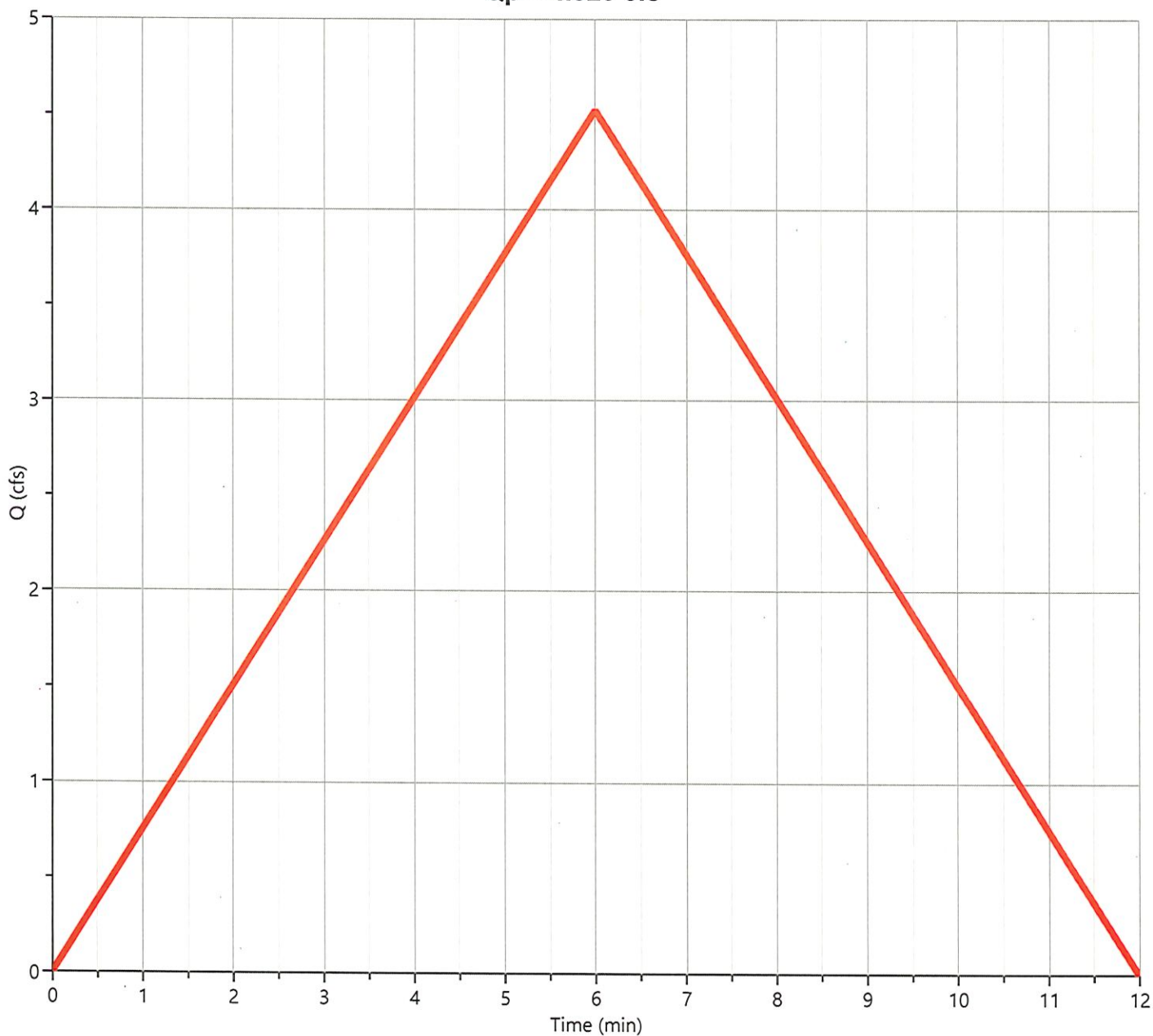
Post north pond

Hyd. No. 2

Hydrograph Type = Rational
Storm Frequency = 10-yr
Time Interval = 1 min
Drainage Area = 0.51 ac
Tc Method = User
IDF Curve = GulfportMS.idf
Freq. Corr. Factor = 1.00

Peak Flow = 4.523 cfs
Time to Peak = 0.10 hrs
Runoff Volume = 1,628 cuft
Runoff Coeff. = 0.85
Time of Conc. (Tc) = 6.0 min
Intensity = 10.43 in/hr
Asc/Rec Limb Factors = 1/1

Qp = 4.523 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

Post north pond

Hyd. No. 3

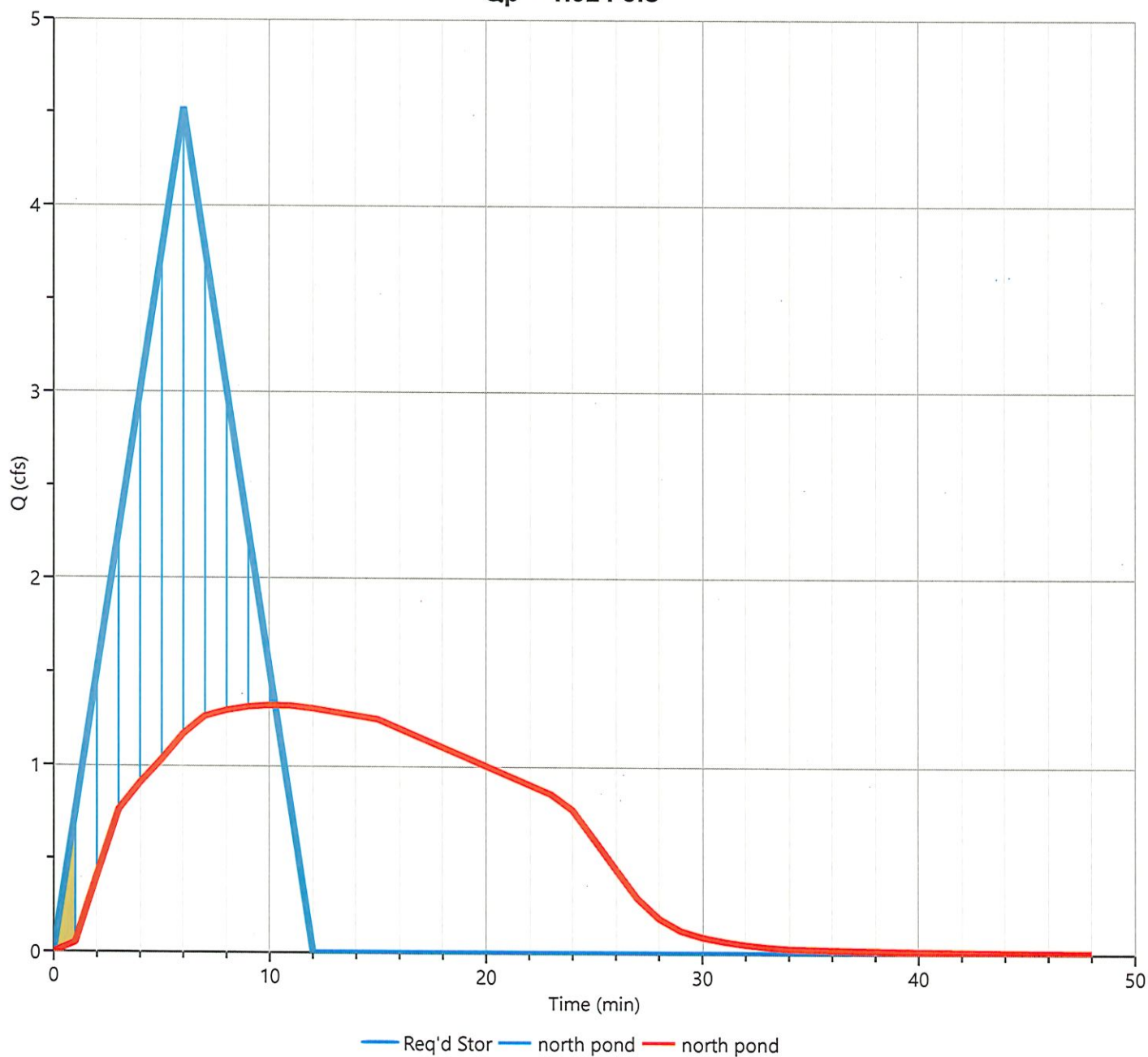
Hydrograph Type = Pond Route
Storm Frequency = 10-yr
Time Interval = 1 min
Inflow Hydrograph = 2 - north pond
Pond Name = north pond

Peak Flow = 1.324 cfs
Time to Peak = 0.17 hrs
Hydrograph Volume = 1,628 cuft
Max. Elevation = 16.22 ft
Max. Storage = 1,006 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 8 min

$Q_p = 1.324$ cfs



Pond Report

Item # 2.

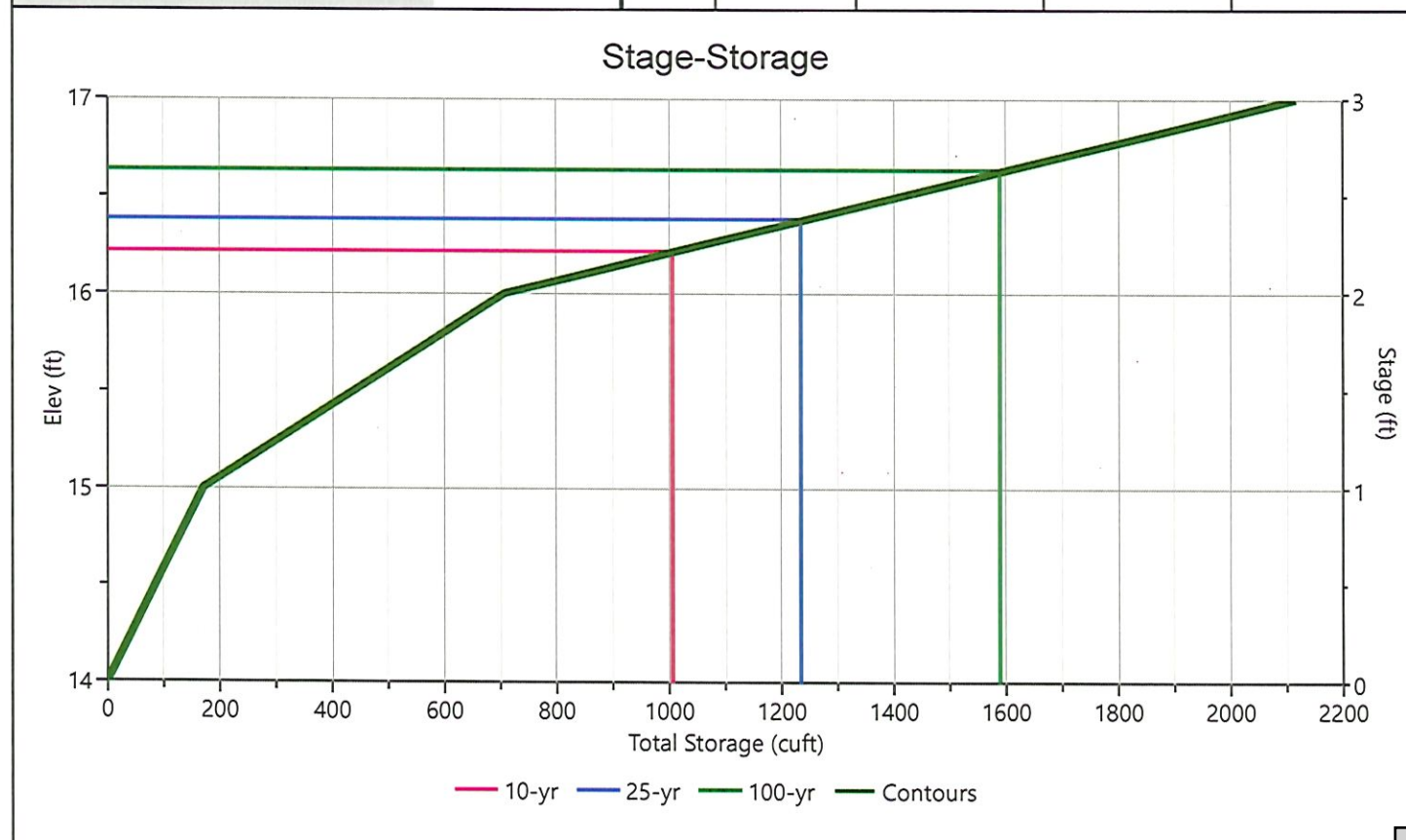
File: 5181 (north pond).hys

Hydrology Studio v 3.0.0.44

09-01-2026

north pond

Stage-Storage

[illegible]

Pond Report

Item # 2.

Hydrology Studio v 3.0.0.44

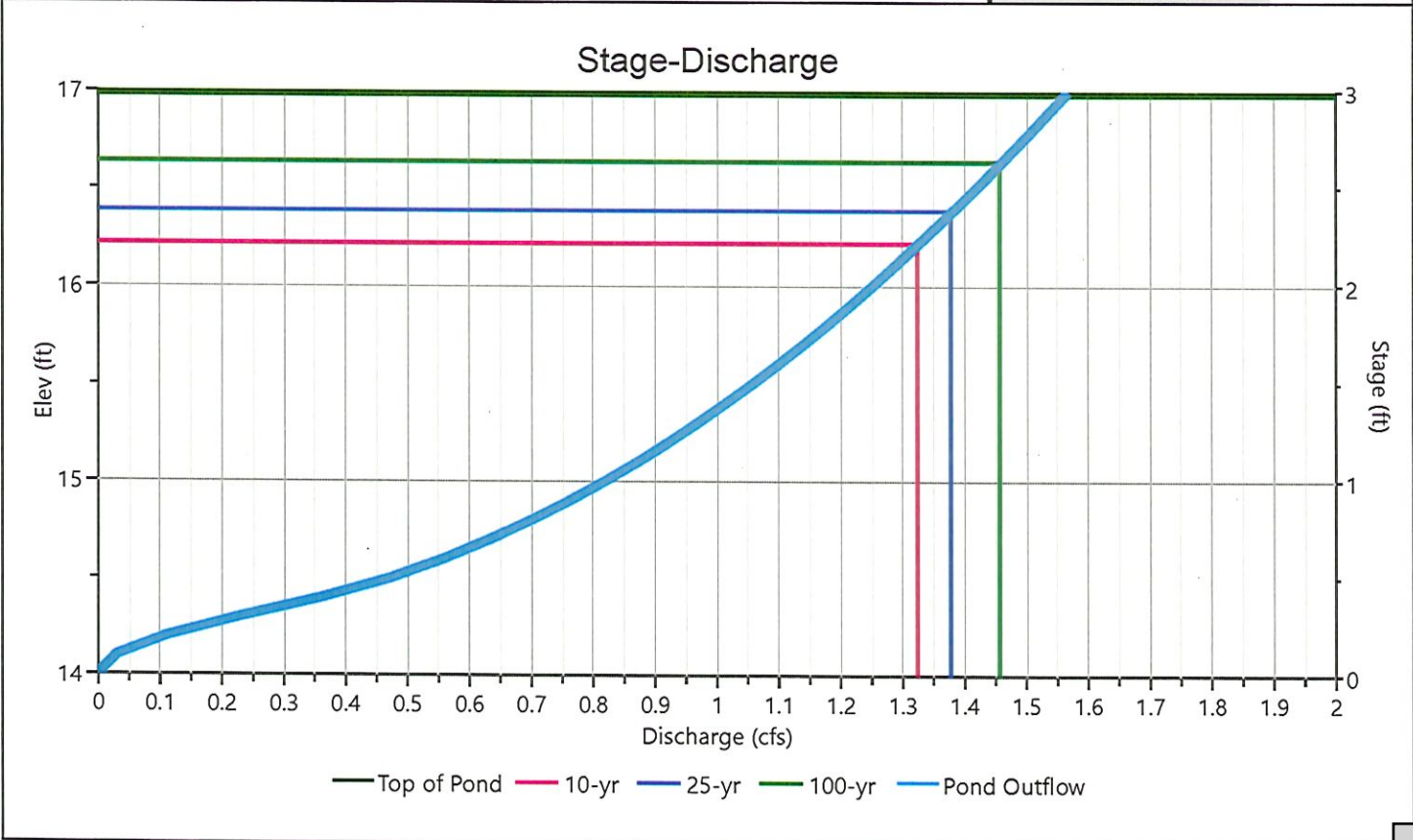
File: 5181 (north pond).hys

09-01-2026

north pond

Stage-Discharge

Culvert / Orifices	Cir Culvert	Orifice			Perforated Riser
		1	2	3	
Rise, in	6				Hole Diameter, in
Span, in	6				No. holes
No. Barrels	1				Invert Elevation, ft
Invert Elevation, ft	14.00				Height, ft
Orifice Coefficient, Co	0.60				Orifice Coefficient, Co
Length, ft	15				
Barrel Slope, %	1.7				
N-Value, n	0.013				
Weirs	Riser	Weir			Ancillary
		1	2	3	
Shape / Type					Exfiltration, in/hr
Crest Elevation, ft					
Crest Length, ft					
Angle, deg					
Weir Coefficient, Cw					



Pond Report

Item # 2.

File: 5181 (north pond).hys

Hydrology Studio v 3.0.0.44

09-01-2026

north pond

Stage-Storage-Discharge Summary

[illegible]

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

Hydrology Studio v 3.0.0.44

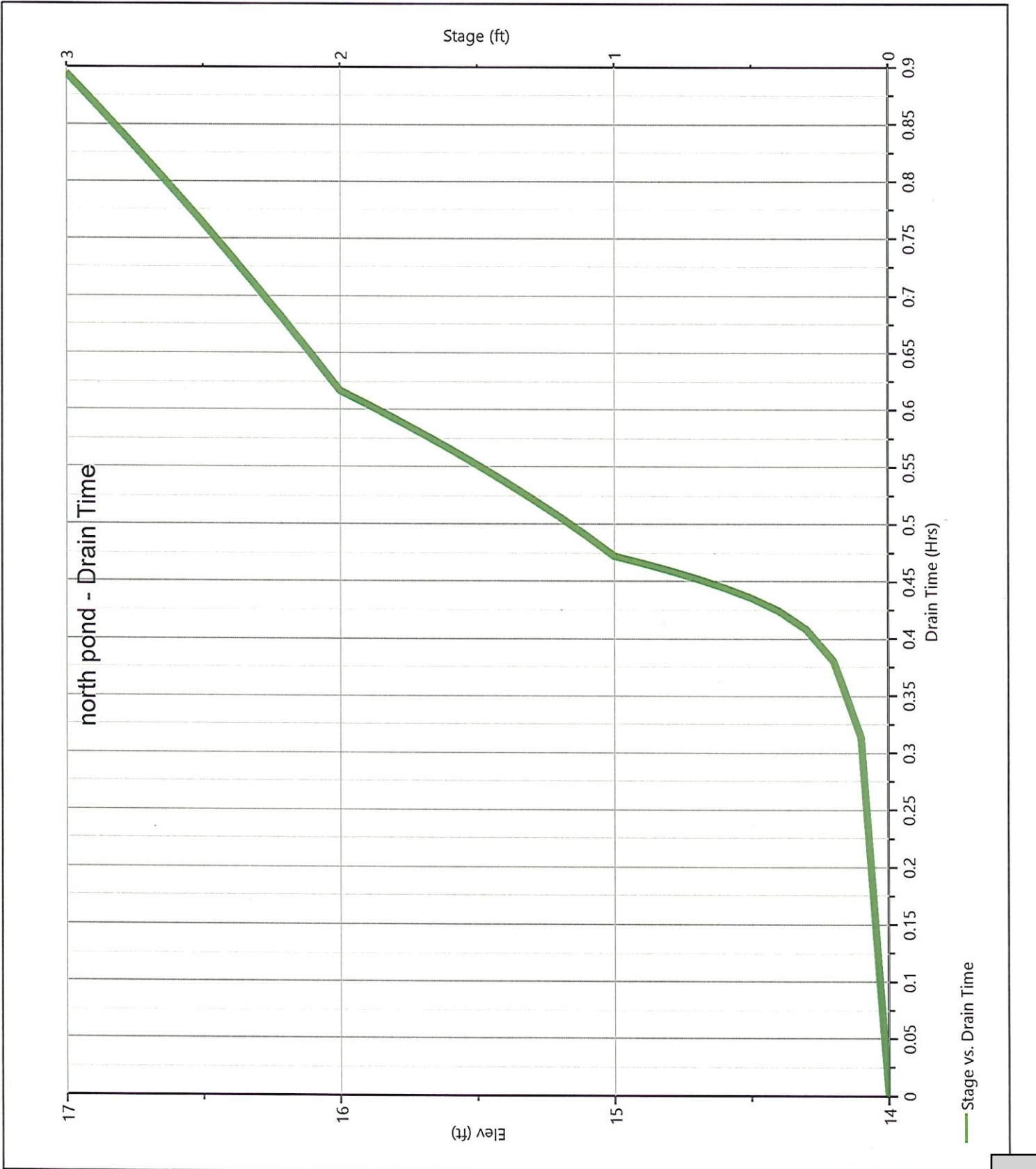
File: 5181 (north pond).hys

09-01-2026

Item # 2.

north pond

Pond Drawdown



Hydrology Studio v 3.0.0.44

File: 5181 (north pond).hys
09-01-2026

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Hydrograph Report

Hydrology Studio v 3.0.0.44

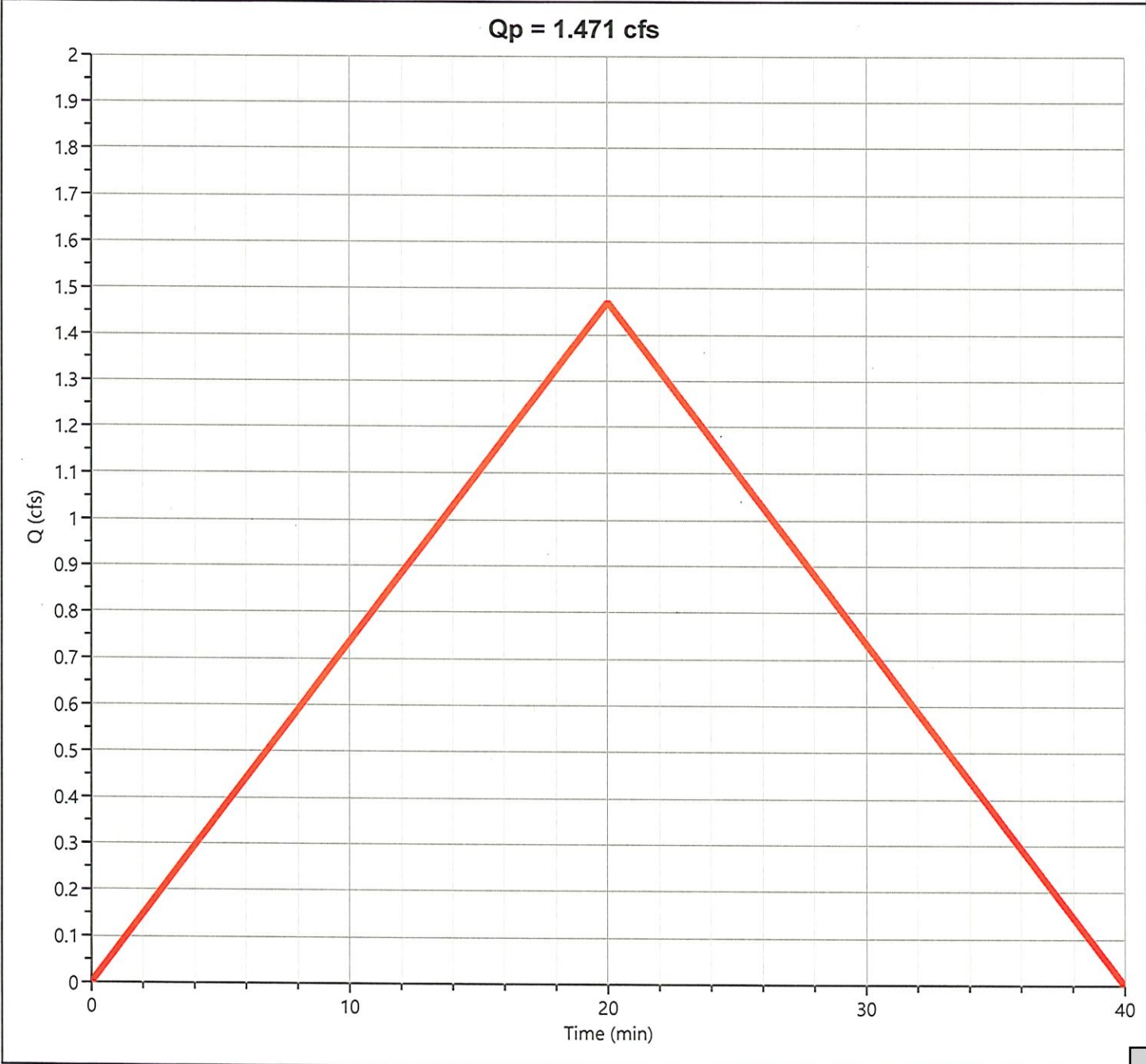
Item # 2.

File: 5181 (north pond).hys
09-01-2026

Pre north pond

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.471 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.33 hrs
Time Interval	= 1 min	Runoff Volume	= 1,765 cuft
Drainage Area	= 0.51 ac	Runoff Coeff.	= 0.40
Tc Method	= User	Time of Conc. (Tc)	= 20.0 min
IDF Curve	= GulfportMS.idf	Intensity	= 7.21 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

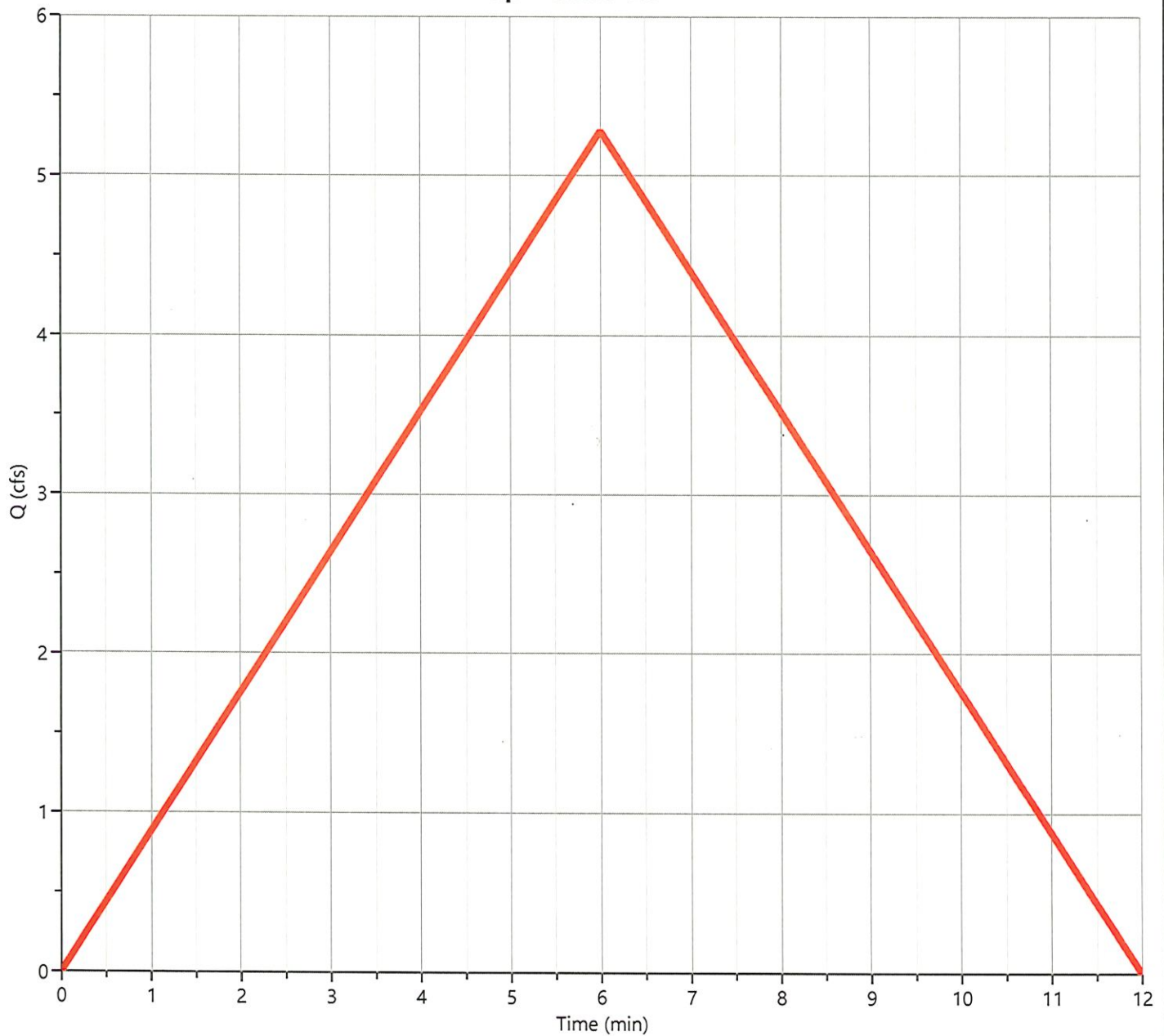
Post north pond

Hyd. No. 2

Hydrograph Type = Rational
Storm Frequency = 25-yr
Time Interval = 1 min
Drainage Area = 0.51 ac
Tc Method = User
IDF Curve = GulfportMS.idf
Freq. Corr. Factor = 1.00

Peak Flow = 5.285 cfs
Time to Peak = 0.10 hrs
Runoff Volume = 1,902 cuft
Runoff Coeff. = 0.85
Time of Conc. (Tc) = 6.0 min
Intensity = 12.19 in/hr
Asc/Rec Limb Factors = 1/1

Qp = 5.285 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

Post north pond

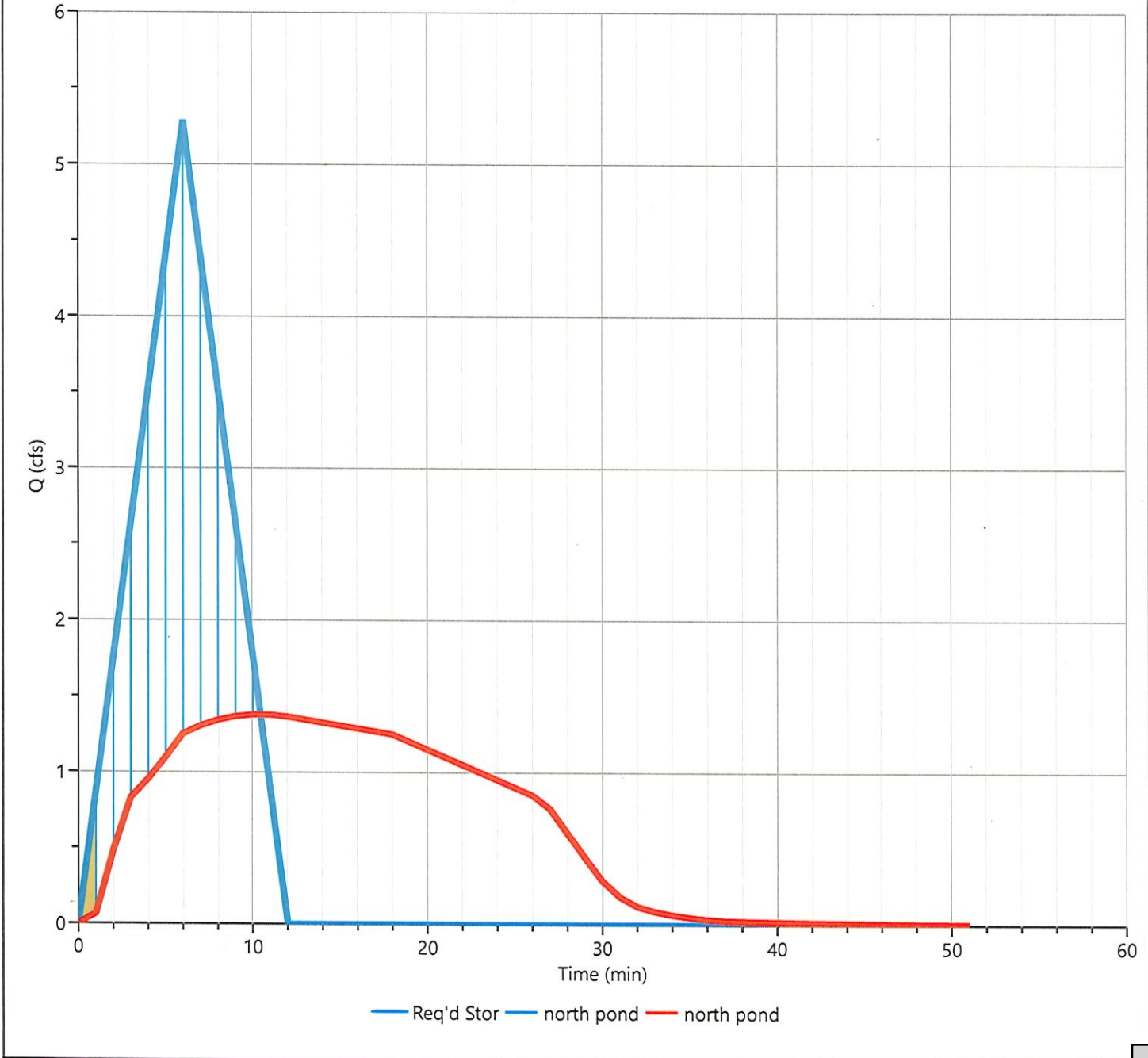
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1.378 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,902 cuft
Inflow Hydrograph	= 2 - north pond	Max. Elevation	= 16.38 ft
Pond Name	= north pond	Max. Storage	= 1,234 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 9 min

Qp = 1.378 cfs



Hydrology Studio v 3.0.0.44

File: 5181 (north pond).nys
09-01-2026

25

Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

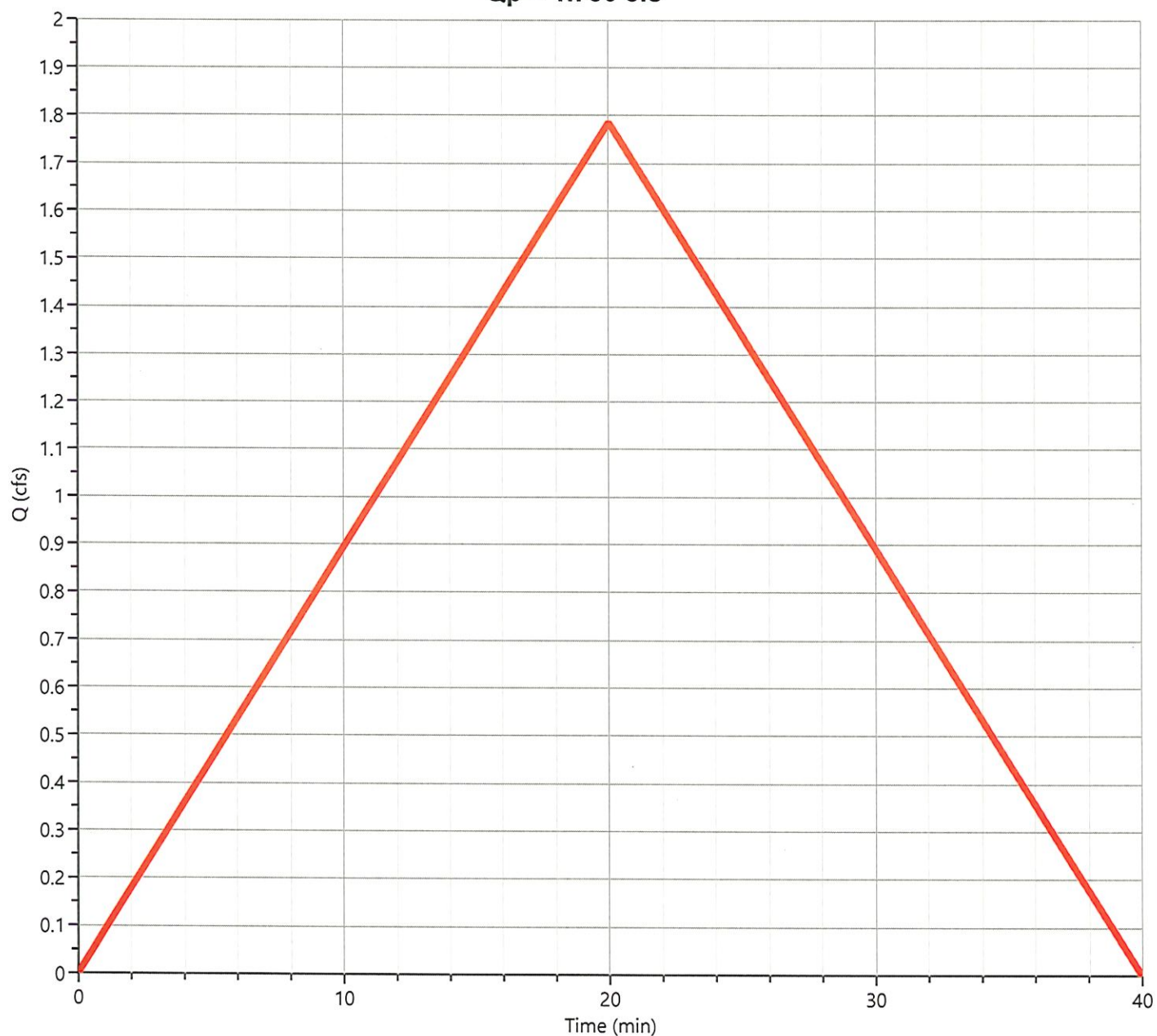
Pre north pond

Hyd. No. 1

Hydrograph Type = Rational
Storm Frequency = 100-yr
Time Interval = 1 min
Drainage Area = 0.51 ac
Tc Method = User
IDF Curve = GulfportMS.idf
Freq. Corr. Factor = 1.00

Peak Flow = 1.786 cfs
Time to Peak = 0.33 hrs
Runoff Volume = 2,143 cuft
Runoff Coeff. = 0.40
Time of Conc. (Tc) = 20.0 min
Intensity = 8.76 in/hr
Asc/Rec Limb Factors = 1/1

Qp = 1.786 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

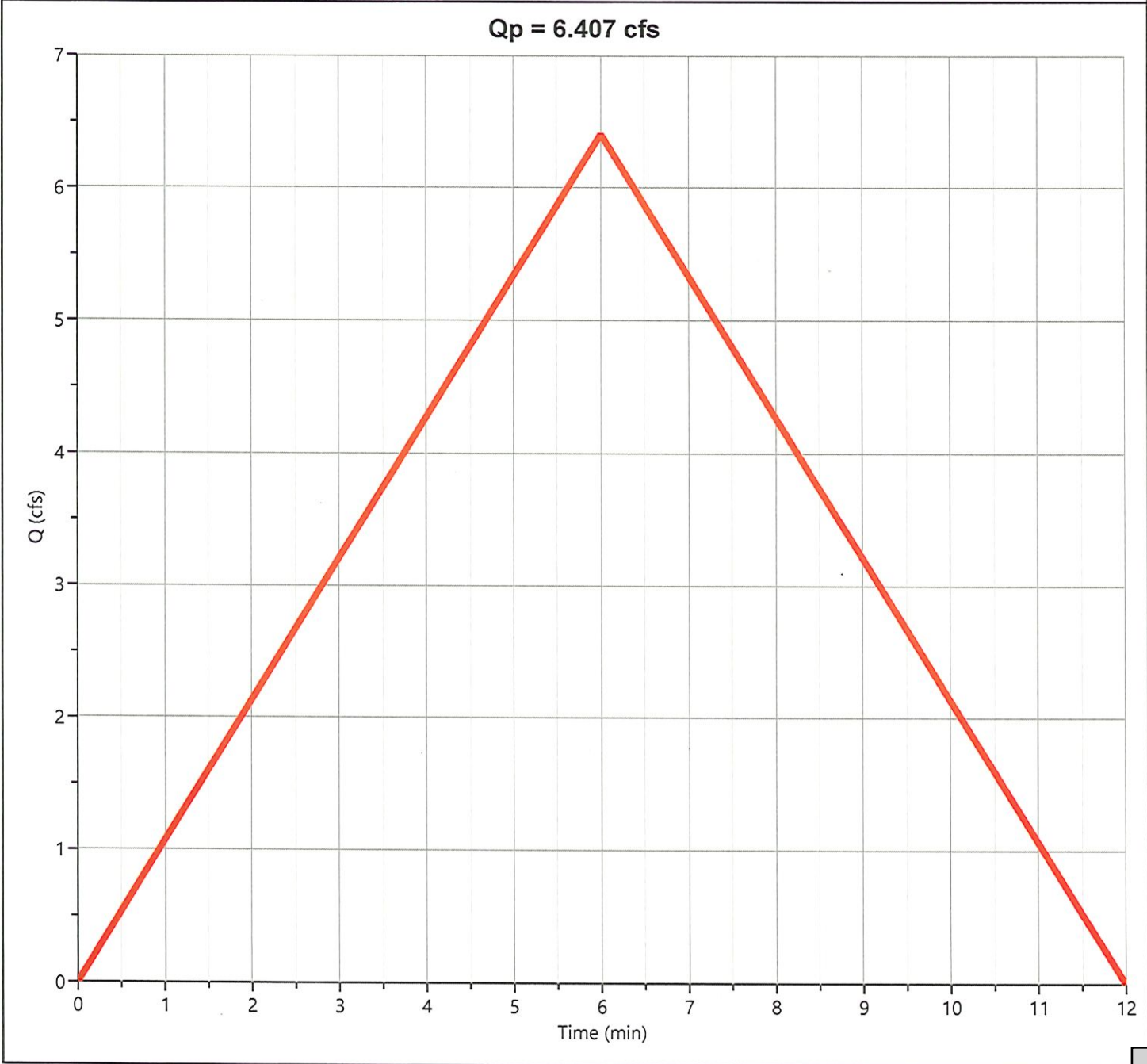
Item # 2.

File: 5181 (north pond).hys
09-01-2026

Post north pond

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 6.407 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 2,307 cuft
Drainage Area	= 0.51 ac	Runoff Coeff.	= 0.85
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= GulfportMS.idf	Intensity	= 14.78 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (north pond).hys
09-01-2026

Post north pond

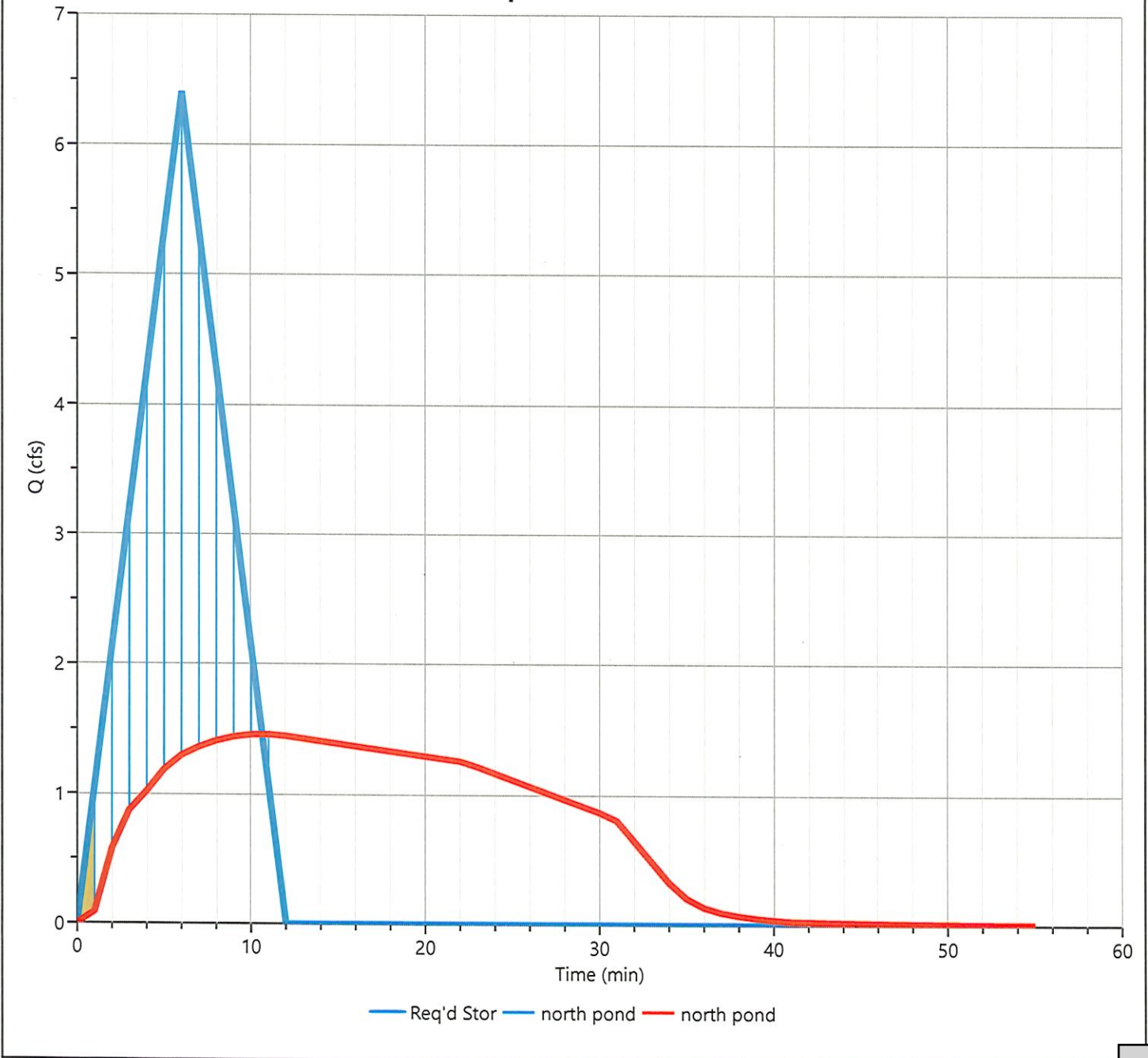
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 1.457 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 2,306 cuft
Inflow Hydrograph	= 2 - north pond	Max. Elevation	= 16.63 ft
Pond Name	= north pond	Max. Storage	= 1,589 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 11 min

Qp = 1.457 cfs



IDF Report

IDF filename: Gulfp

Item # 2.

Hydrology Studio v 3.0.0.44

09-01-2026

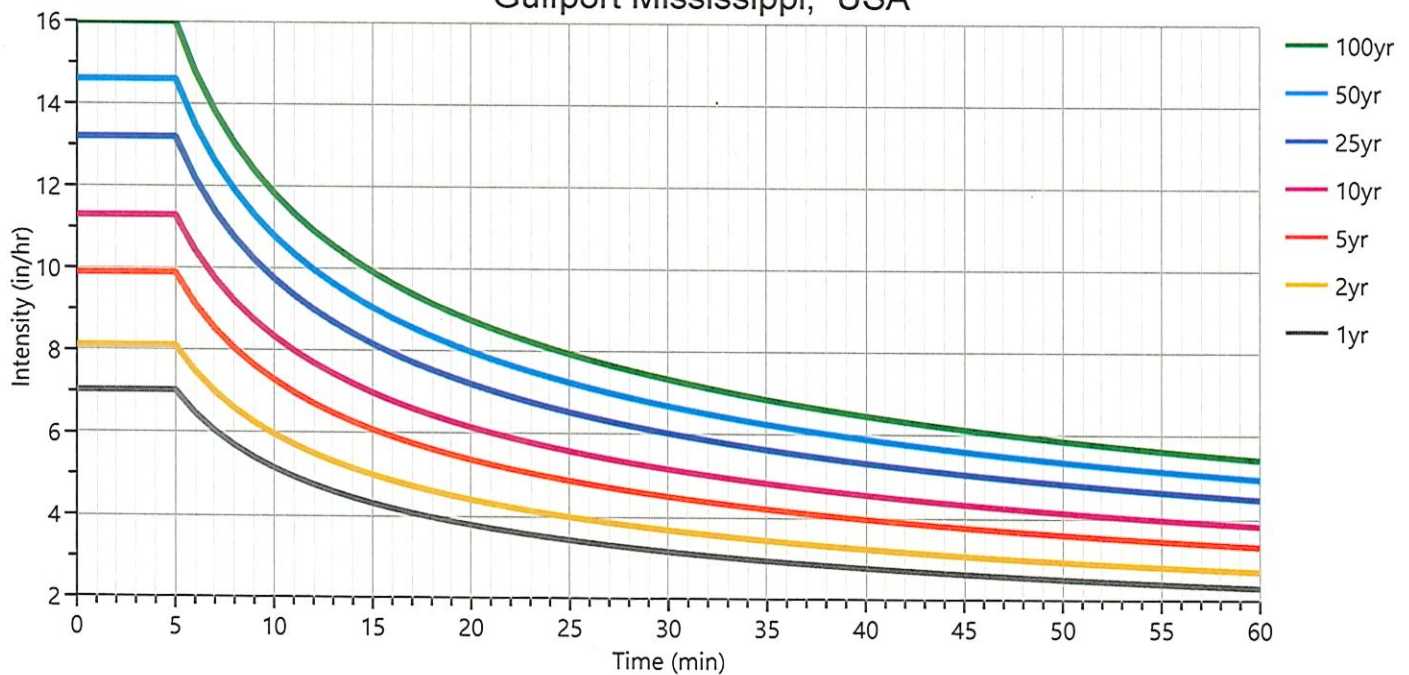
Equation Coefficients	Intensity = $B / (Tc + D)^E$ (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	14.4585	16.5711	0.0000	20.1025	22.8490	26.6417	29.3907	32.2187	
D	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
E	0.4480	0.4432	0.0000	0.4407	0.4375	0.4363	0.4347	0.4349	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	7.03	8.12	0	9.89	11.30	13.20	14.60	16.00	
10	5.15	5.97	0	7.29	8.34	9.75	10.80	11.84	
15	4.30	4.99	0	6.09	6.99	8.17	9.06	9.92	
20	3.78	4.39	0	5.37	6.16	7.21	7.99	8.76	
25	3.42	3.98	0	4.87	5.59	6.54	7.25	7.95	
30	3.15	3.67	0	4.49	5.16	6.04	6.70	7.34	
35	2.94	3.43	0	4.20	4.82	5.65	6.27	6.86	
40	2.77	3.23	0	3.96	4.55	5.33	5.91	6.48	
45	2.63	3.07	0	3.76	4.32	5.06	5.62	6.15	
50	2.51	2.93	0	3.58	4.13	4.83	5.37	5.88	
55	2.40	2.81	0	3.44	3.96	4.64	5.15	5.64	
60	2.31	2.70	0	3.31	3.81	4.46	4.96	5.43	

Cf = Correction Factor applied to Rational Method runoff coefficient.

Gulfport Mississippi, USA



Precipitation Report

Precipitation filename: Gulfpo

Item # 2.

Hydrology Studio v 3.0.0.44 (Rainfall totals in Inches)

09-01-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
SCS Storms	> SCS Dimensionless Storms								
SCS 6hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
Type I, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type IA, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type II, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type II FL, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type III, 24-hr	✓	4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Synthetic Storms	> IDF-Based Synthetic Storms								
1-hr		2.31	2.70	0	3.31	3.81	4.46	4.96	5.43
2-hr		3.39	3.97	0	4.87	5.63	6.60	7.33	8.03
3-hr		4.23	4.98	0	6.12	7.07	8.29	9.22	10.10
6-hr		6.21	7.32	0	9.01	10.44	12.25	13.65	14.95
12-hr		9.10	10.77	0	13.28	15.42	18.11	20.20	22.11
24-hr		13.34	15.84	0	19.57	22.77	26.77	29.88	32.71
Huff Distribution	> 1st Quartile (0 to 6 hrs)								
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
Huff Distribution	> 2nd Quartile (>6 to 12 hrs)								
8-hr		0	0	0	0	0	0	0	0
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
Huff Distribution	> 3rd Quartile (>12 to 24 hrs)								
18-hr		0	0	0	0	0	0	0	0
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Custom Storms	> Custom Storm Distributions								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filename: Gulfpo

Item # 2.

Rainfall totals in Inches

09-01-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
Huff Indiana	> Indianapolis								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> Evansville								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> Fort Wayne								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> South Bend								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40

Precipitation Report Cont'd

Precipitation filename: Gulfpo

Item # 2.

Rainfall totals in Inches

09-01-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
NRCS Storms	> NRCS Dimensionless Storms								
NRCS MSE1, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE2, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE3, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE4, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE5, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE6, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-A, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-B, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-C, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-D, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-A, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-B, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-C, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-D, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-1, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-2, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-3, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-4, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-5, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-6, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
FDOT Storms	> Florida DOT Storms								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
Austin Storms	> Austin Frequency Storms								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23

Pre south pond



Post south pond



Post south pond

Hydrograph by Return Period

Item # 2.

File: 5181 (south pond).hys

09-01-2026

Hydrology Studio v 3.0.0.44

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	Rational	Pre south pond					0.986	1.153		1.401
2	Rational	Post south pond					3.547	4.145		5.025
3	Pond Route	Post south pond					0.899	0.982		1.095

Hydrology Studio v 3.0.0.44

File: 5181 (south pond).hys
09-01-2026

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Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

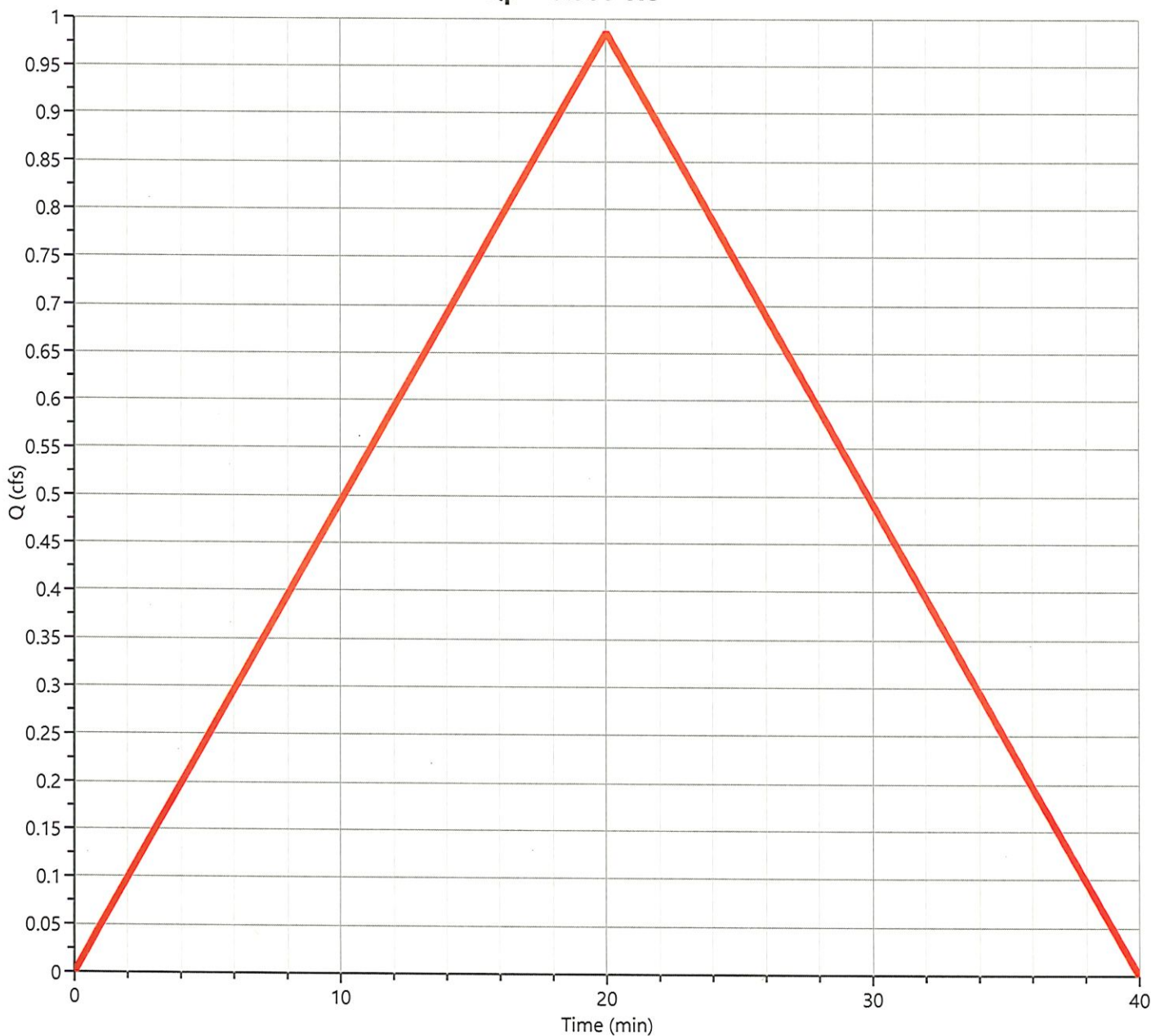
Pre south pond

Hyd. No. 1

Hydrograph Type = Rational
Storm Frequency = 10-yr
Time Interval = 1 min
Drainage Area = 0.4 ac
Tc Method = User
IDF Curve = GulfportMS.idf
Freq. Corr. Factor = 1.00

Peak Flow = 0.986 cfs
Time to Peak = 0.33 hrs
Runoff Volume = 1,183 cuft
Runoff Coeff. = 0.40
Time of Conc. (Tc) = 20.0 min
Intensity = 6.16 in/hr
Asc/Rec Limb Factors = 1/1

Qp = 0.986 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

Hyd. No. 2

Hydrograph Type = Rational

Storm Frequency = 10-yr

Time Interval = 1 min

Drainage Area = 0.4 ac

Tc Method = User

IDF Curve = GulfportMS.idf

Freq. Corr. Factor = 1.00

Peak Flow = 3.547 cfs

Time to Peak = 0.10 hrs

Runoff Volume = 1,277 cuft

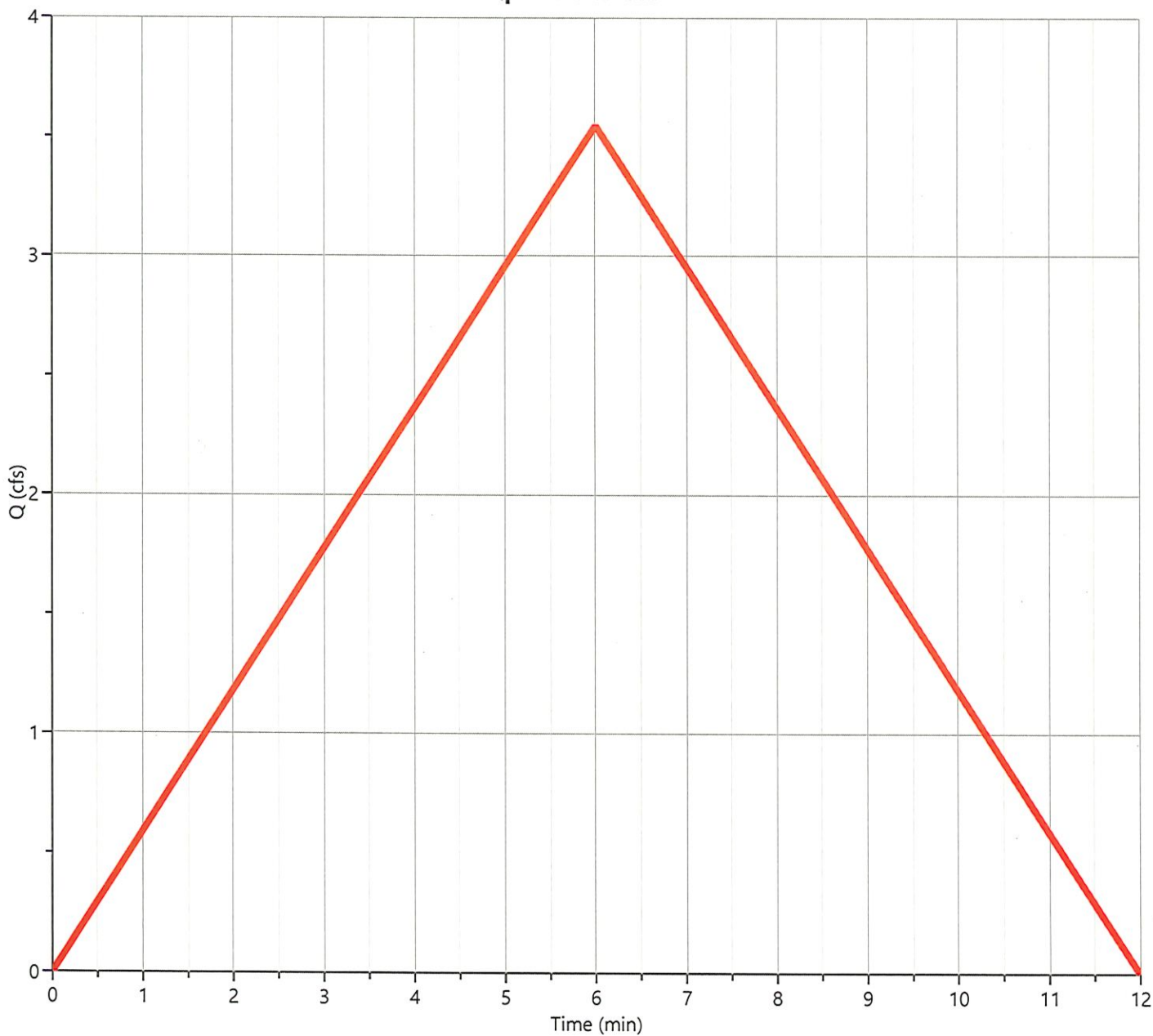
Runoff Coeff. = 0.85

Time of Conc. (Tc) = 6.0 min

Intensity = 10.43 in/hr

Asc/Rec Limb Factors = 1/1

Qp = 3.547 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

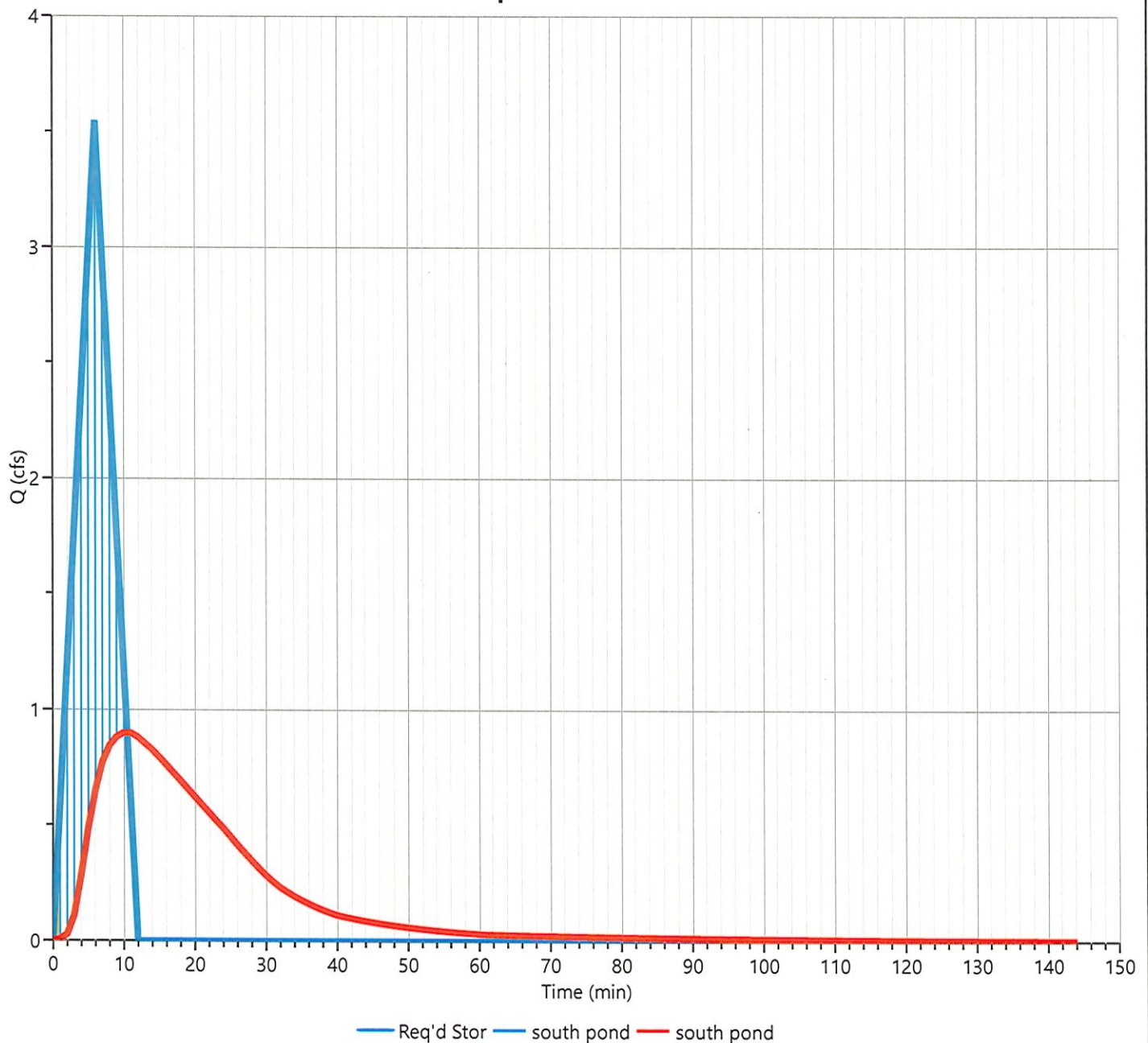
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.899 cfs
Storm Frequency	= 10-yr	Time to Peak	= 0.17 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,274 cuft
Inflow Hydrograph	= 2 - south pond	Max. Elevation	= 10.16 ft
Pond Name	= south pond	Max. Storage	= 936 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 16 min

$Q_p = 0.899$ cfs



Pond Report

Item # 2.

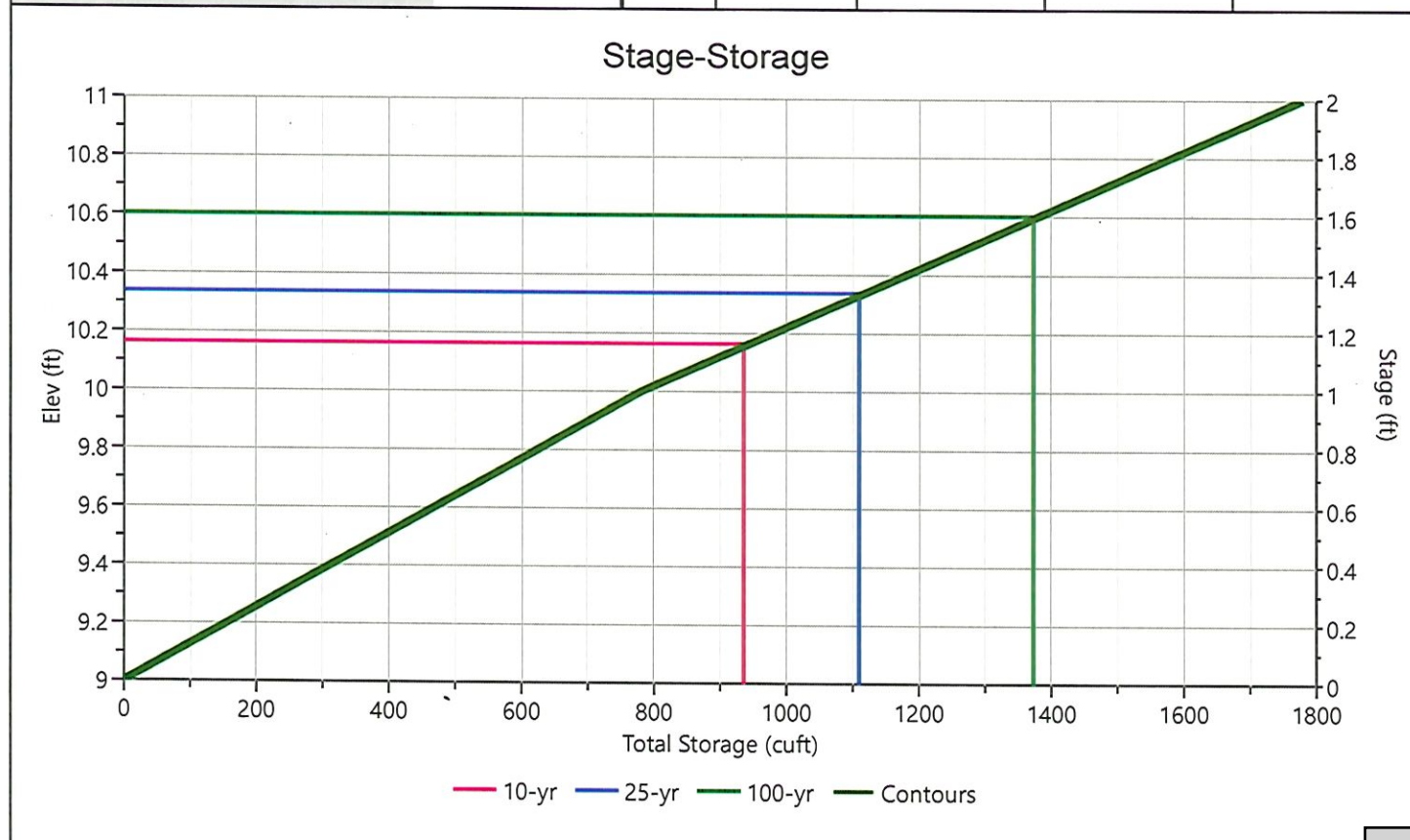
File: 5181 (south pond).hys

Hydrology Studio v 3.0.0.44

09-01-2026

south pond

Stage-Storage

[illegible]

Pond Report

Item # 2.

File: 5181 (south pond).hys

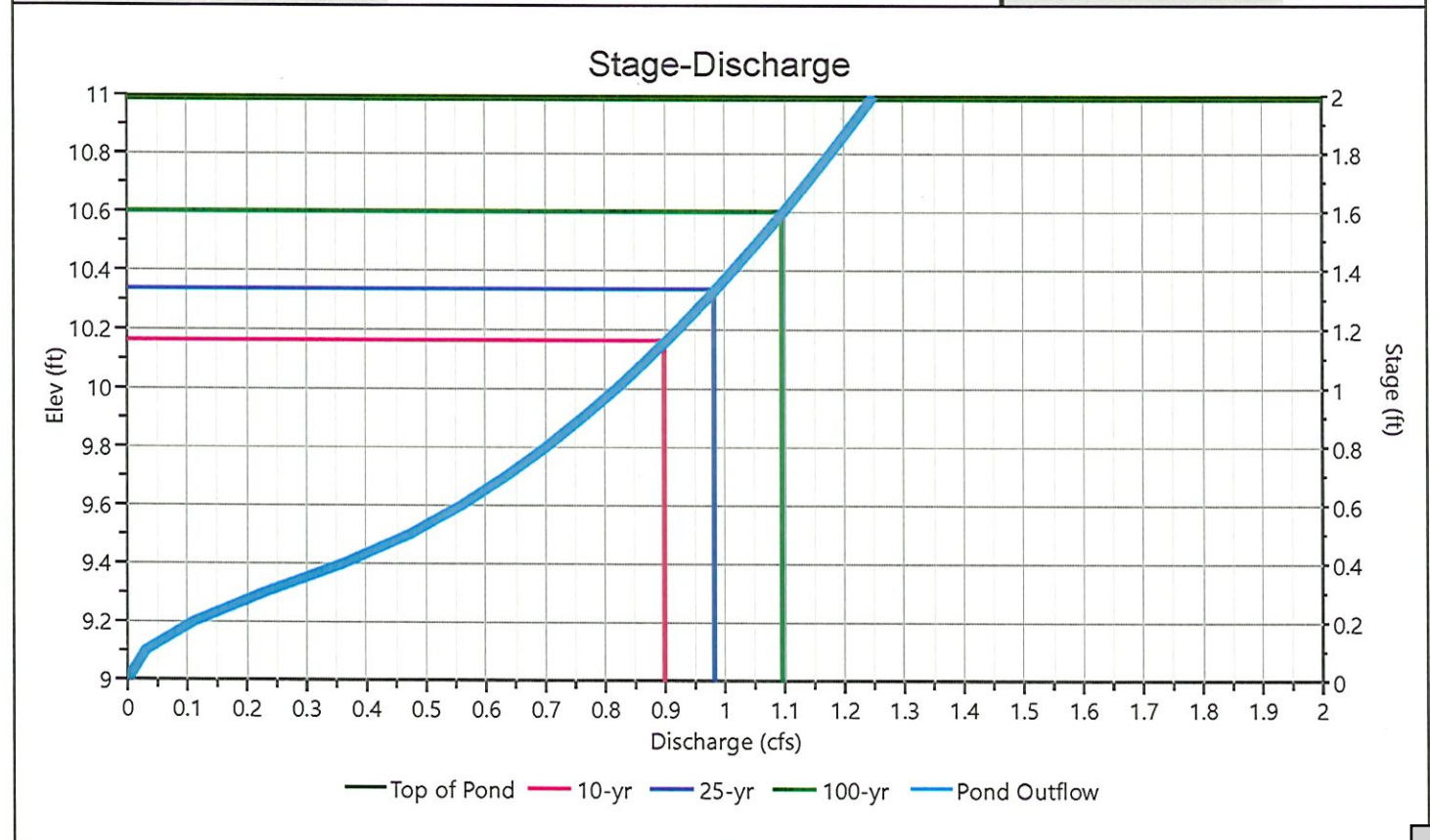
Hydrology Studio v 3.0.0.44

09-01-2026

south pond

Stage-Discharge

Culvert / Orifices	Cir Culvert	Orifice			Perforated Riser
		1	2	3	
Rise, in	6				Hole Diameter, in
Span, in	6				No. holes
No. Barrels	1				Invert Elevation, ft
Invert Elevation, ft	9.00				Height, ft
Orifice Coefficient, Co	0.60				Orifice Coefficient, Co
Length, ft	15				
Barrel Slope, %	3.33				
N-Value, n	0.013				
Weirs	Riser	Weir			Ancillary
		1	2	3	
Shape / Type					Exfiltration, in/hr
Crest Elevation, ft					
Crest Length, ft					
Angle, deg					
Weir Coefficient, Cw					



Pond Report

Item # 2.

File: 5181 (south pond).hys

Hydrology Studio v 3.0.0.44

09-01-2026

south pond

Stage-Storage-Discharge Summary

[illegible]

Suffix key: ic = inlet control, oc = outlet control, s = submerged weir

Pond Report

Item # 2.

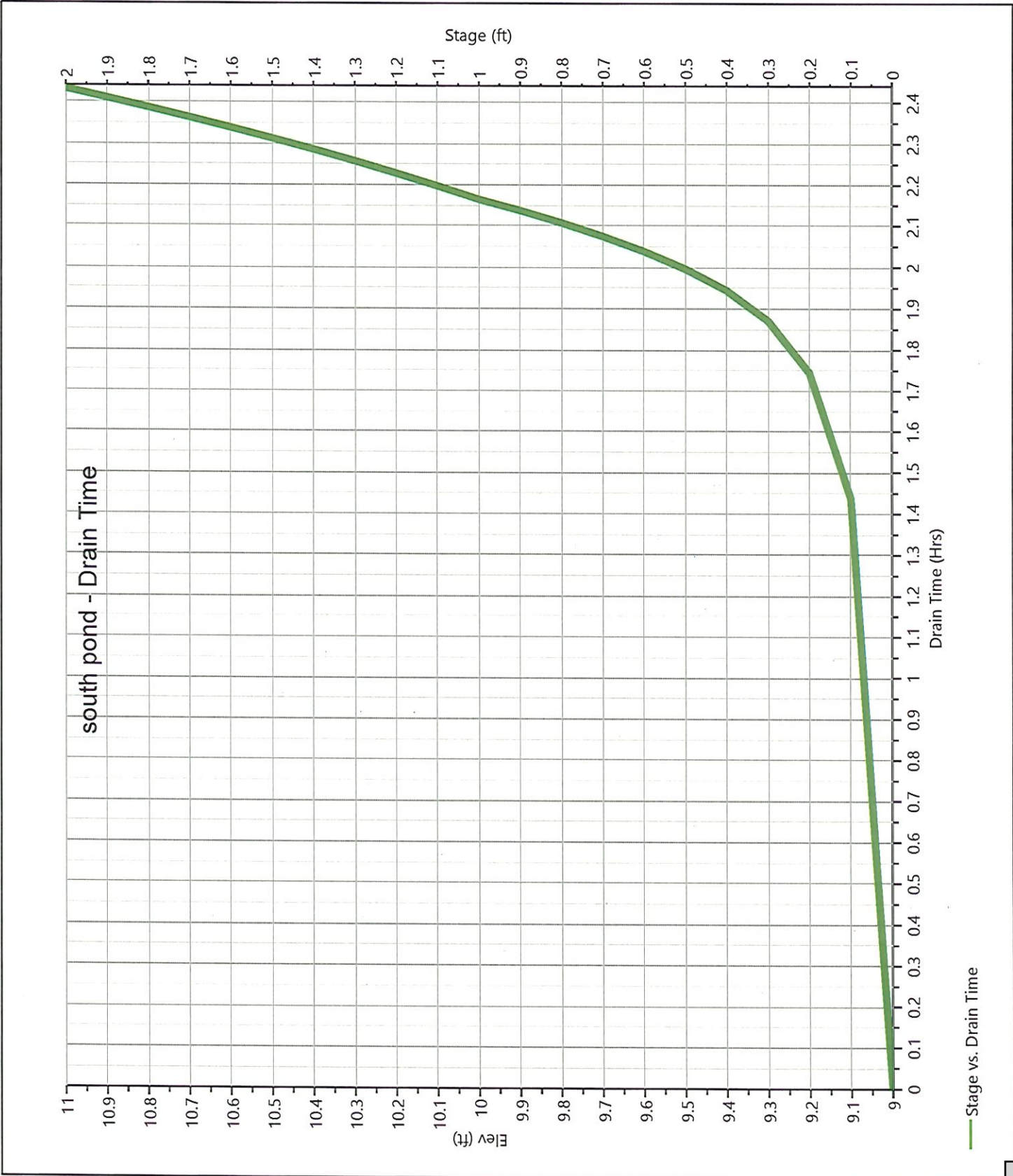
Hydrology Studio v 3.0.0.44

File: 5181 (south pond).hys

09-01-2026

south pond

Pond Drawdown



Hydrology Studio v 3.0.0.44

File: 5181 (south pond).hys
09-01-2026

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Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

Pre south pond

Hyd. No. 1

Hydrograph Type = Rational

Storm Frequency = 25-yr

Time Interval = 1 min

Drainage Area = 0.4 ac

Tc Method = User

IDF Curve = GulfportMS.idf

Freq. Corr. Factor = 1.00

Peak Flow = 1.153 cfs

Time to Peak = 0.33 hrs

Runoff Volume = 1,384 cuft

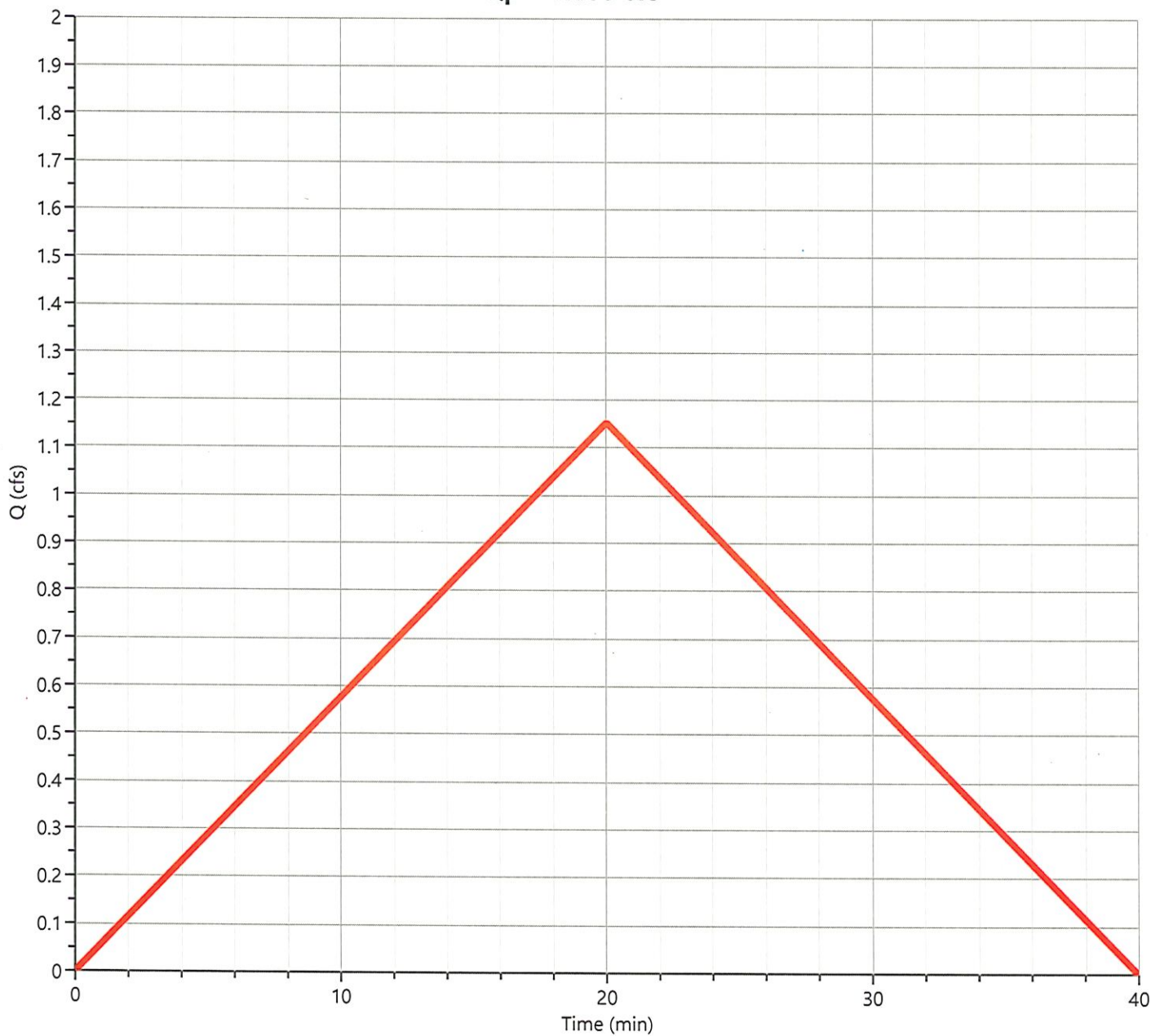
Runoff Coeff. = 0.40

Time of Conc. (Tc) = 20.0 min

Intensity = 7.21 in/hr

Asc/Rec Limb Factors = 1/1

Qp = 1.153 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

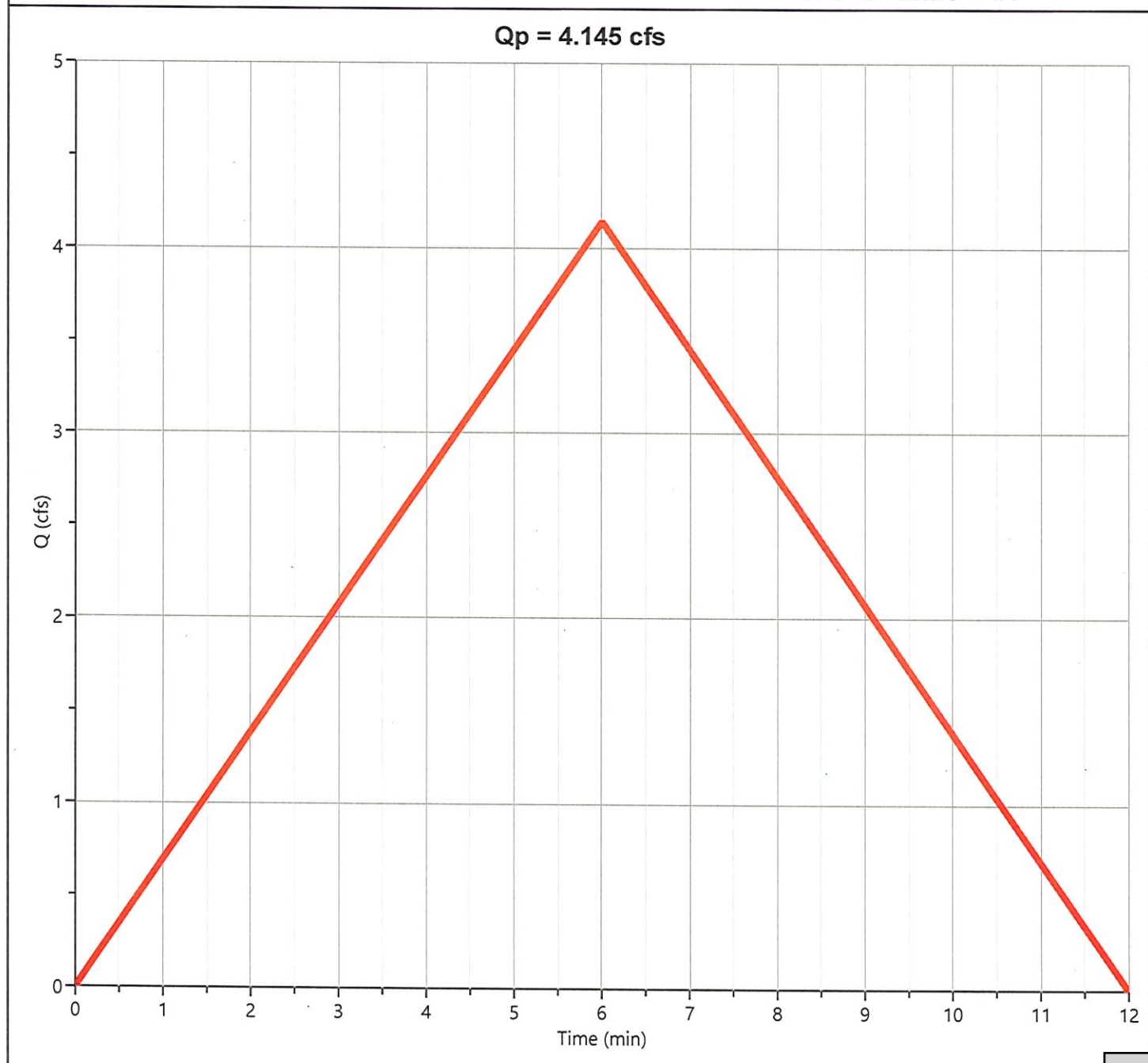
Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 4.145 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 1,492 cuft
Drainage Area	= 0.4 ac	Runoff Coeff.	= 0.85
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= GulfportMS.idf	Intensity	= 12.19 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

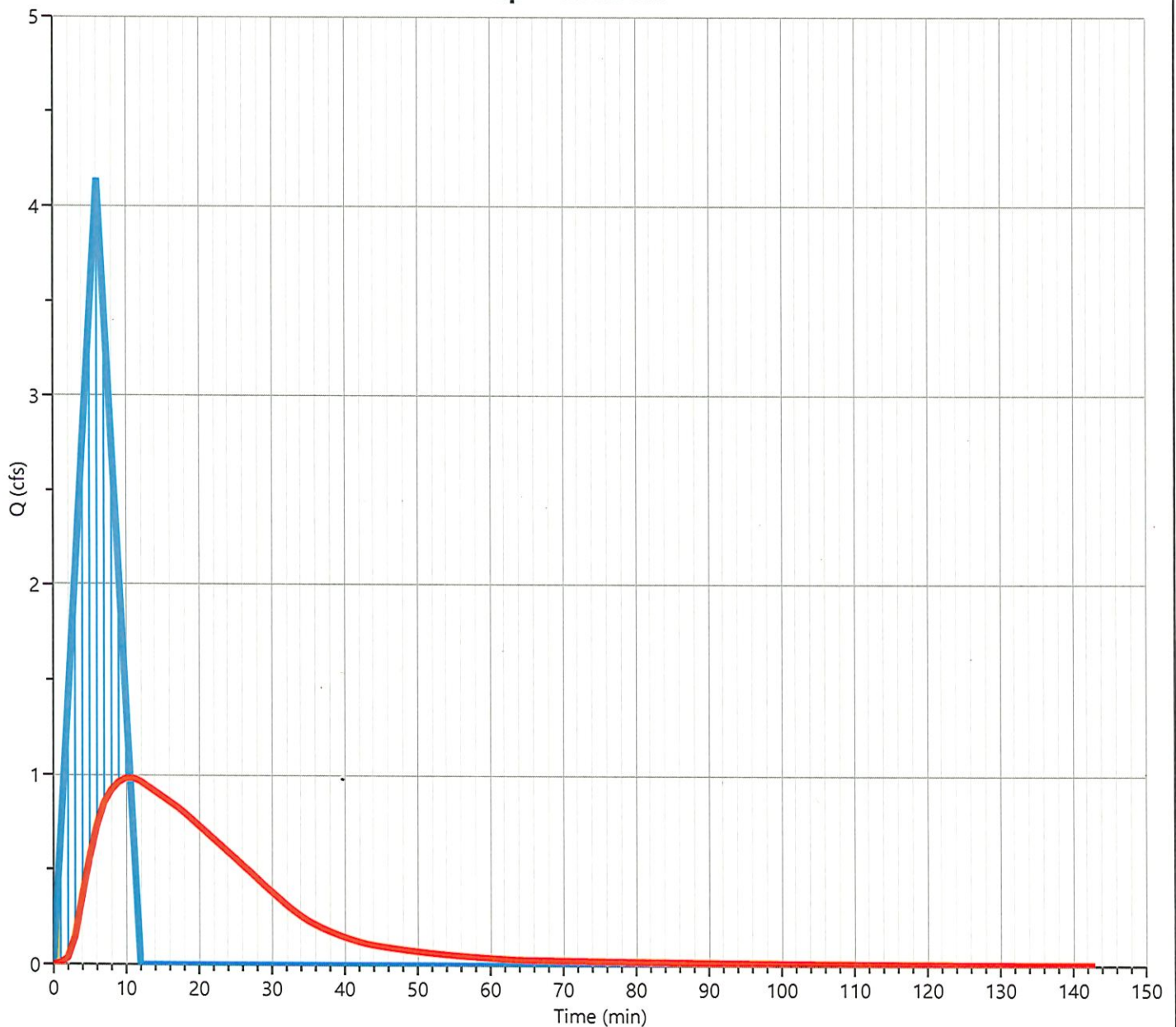
Hyd. No. 3

Hydrograph Type	= Pond Route	Peak Flow	= 0.982 cfs
Storm Frequency	= 25-yr	Time to Peak	= 0.18 hrs
Time Interval	= 1 min	Hydrograph Volume	= 1,490 cuft
Inflow Hydrograph	= 2 - south pond	Max. Elevation	= 10.34 ft
Pond Name	= south pond	Max. Storage	= 1,110 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 16 min

Qp = 0.982 cfs



— Req'd Stor — south pond — south pond

Hydrology Studio v 3.0.0.44

File: 5181 (south pond).hys

09-01-2026

47

Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

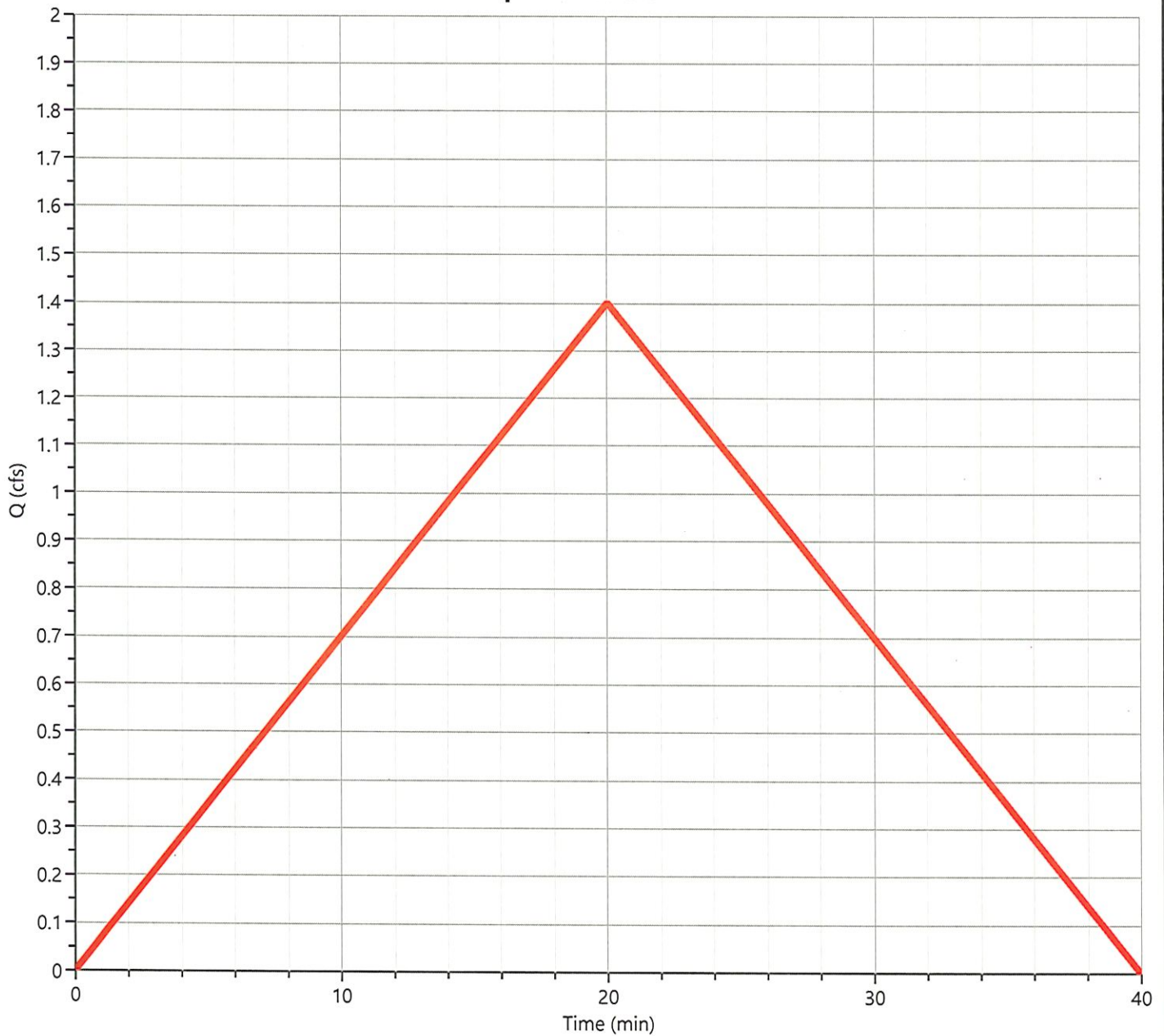
File: 5181 (south pond).hys
09-01-2026

Pre south pond

Hyd. No. 1

Hydrograph Type	= Rational	Peak Flow	= 1.401 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.33 hrs
Time Interval	= 1 min	Runoff Volume	= 1,681 cuft
Drainage Area	= 0.4 ac	Runoff Coeff.	= 0.40
Tc Method	= User	Time of Conc. (Tc)	= 20.0 min
IDF Curve	= GulfportMS.idf	Intensity	= 8.76 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1

Qp = 1.401 cfs



Hydrograph Report

Hydrology Studio v 3.0.0.44

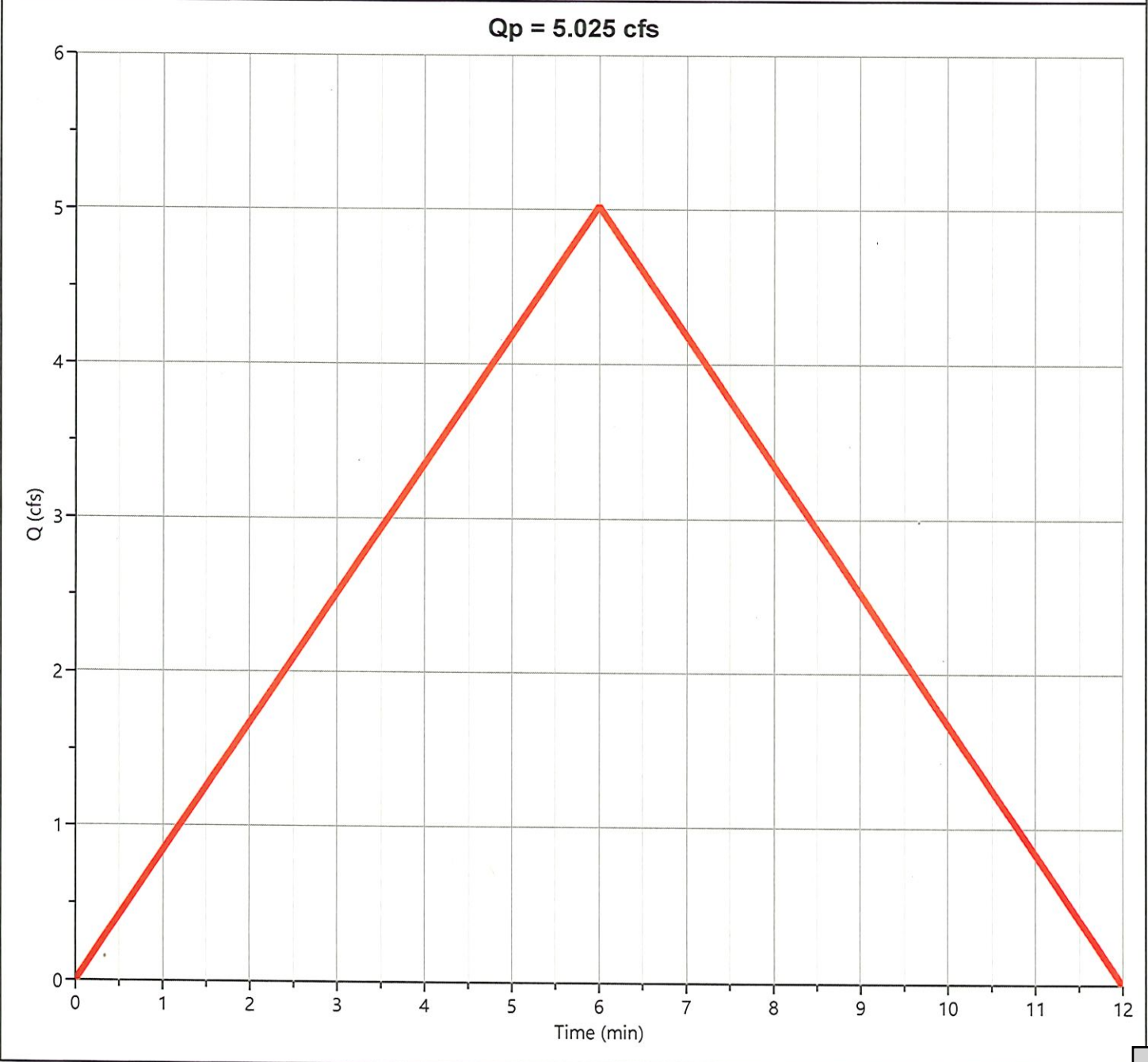
Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

Hyd. No. 2

Hydrograph Type	= Rational	Peak Flow	= 5.025 cfs
Storm Frequency	= 100-yr	Time to Peak	= 0.10 hrs
Time Interval	= 1 min	Runoff Volume	= 1,809 cuft
Drainage Area	= 0.4 ac	Runoff Coeff.	= 0.85
Tc Method	= User	Time of Conc. (Tc)	= 6.0 min
IDF Curve	= GulfportMS.idf	Intensity	= 14.78 in/hr
Freq. Corr. Factor	= 1.00	Asc/Rec Limb Factors	= 1/1



Hydrograph Report

Hydrology Studio v 3.0.0.44

Item # 2.

File: 5181 (south pond).hys
09-01-2026

Post south pond

Hyd. No. 3

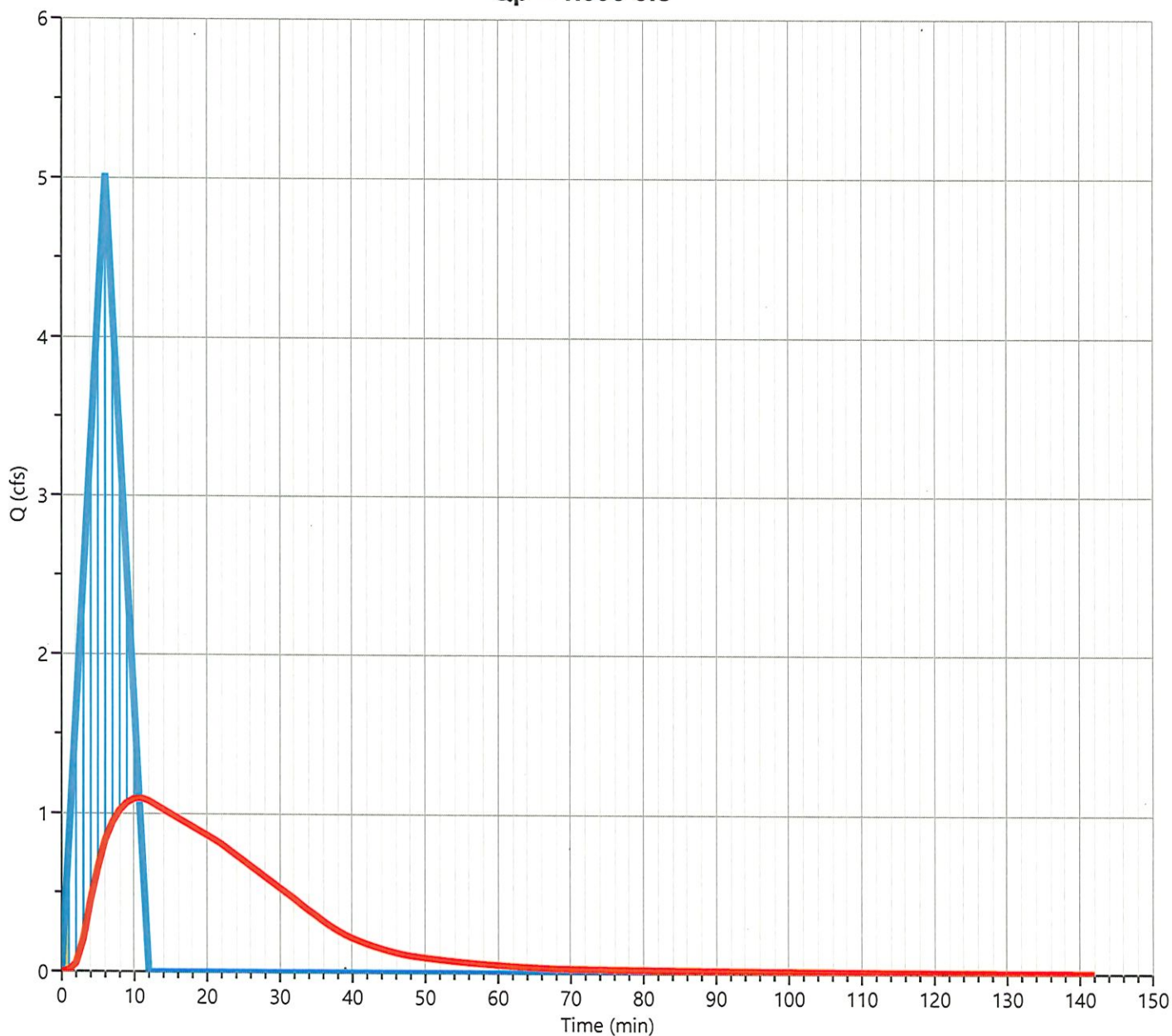
Hydrograph Type = Pond Route
Storm Frequency = 100-yr
Time Interval = 1 min
Inflow Hydrograph = 2 - south pond
Pond Name = south pond

Peak Flow = 1.095 cfs
Time to Peak = 0.18 hrs
Hydrograph Volume = 1,807 cuft
Max. Elevation = 10.60 ft
Max. Storage = 1,373 cuft

Pond Routing by Storage Indication Method

Center of mass detention time = 17 min

$Q_p = 1.095 \text{ cfs}$



Req'd Stor south pond south pond

IDF Report

IDF filename: Gulfp

Item # 2.

Hydrology Studio v 3.0.0.44

09-01-2026

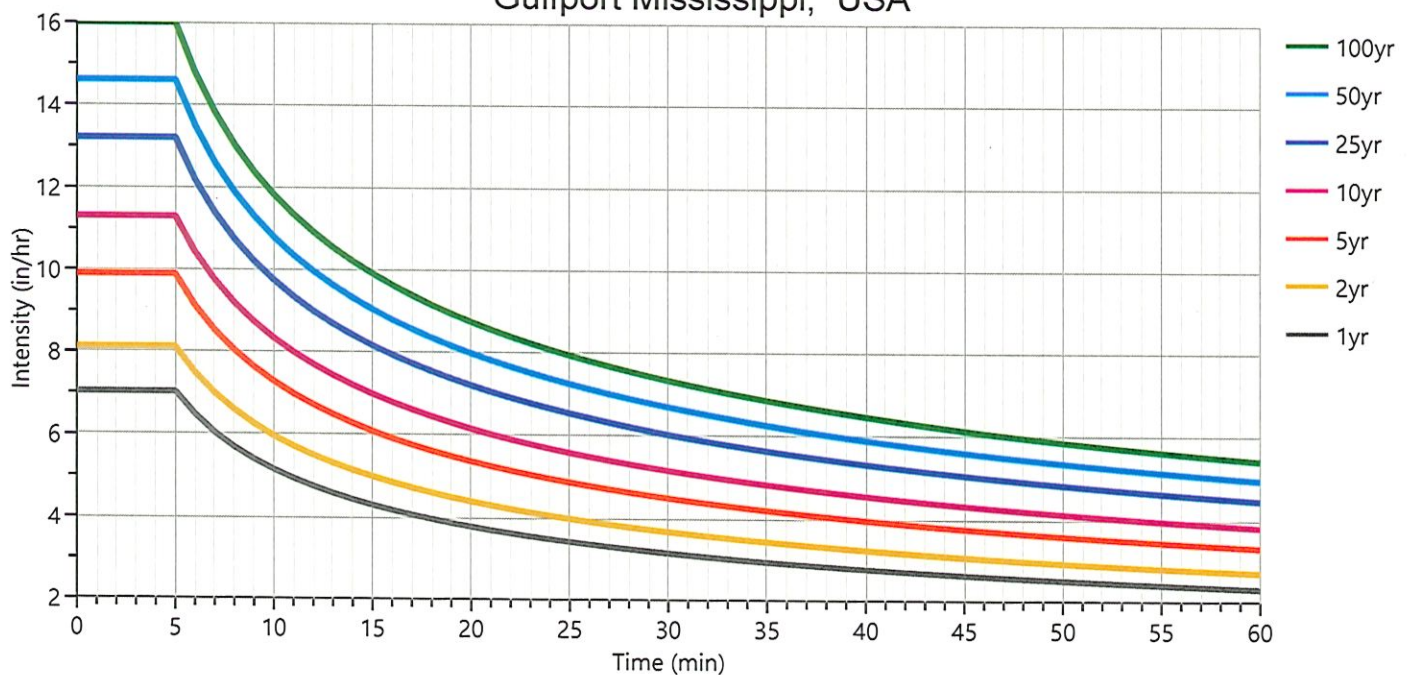
Equation Coefficients	Intensity = B / (Tc + D)^E (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
B	14.4585	16.5711	0.0000	20.1025	22.8490	26.6417	29.3907	32.2187	
D	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
E	0.4480	0.4432	0.0000	0.4407	0.4375	0.4363	0.4347	0.4349	

Minimum Tc = 5 minutes

Tc (min)	Intensity Values (in/hr)								
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
Cf	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
5	7.03	8.12	0	9.89	11.30	13.20	14.60	16.00	
10	5.15	5.97	0	7.29	8.34	9.75	10.80	11.84	
15	4.30	4.99	0	6.09	6.99	8.17	9.06	9.92	
20	3.78	4.39	0	5.37	6.16	7.21	7.99	8.76	
25	3.42	3.98	0	4.87	5.59	6.54	7.25	7.95	
30	3.15	3.67	0	4.49	5.16	6.04	6.70	7.34	
35	2.94	3.43	0	4.20	4.82	5.65	6.27	6.86	
40	2.77	3.23	0	3.96	4.55	5.33	5.91	6.48	
45	2.63	3.07	0	3.76	4.32	5.06	5.62	6.15	
50	2.51	2.93	0	3.58	4.13	4.83	5.37	5.88	
55	2.40	2.81	0	3.44	3.96	4.64	5.15	5.64	
60	2.31	2.70	0	3.31	3.81	4.46	4.96	5.43	

Cf = Correction Factor applied to Rational Method runoff coefficient.

Gulfport Mississippi, USA



Precipitation Report

Precipitation filename: Gulfpo

Item # 2.

Hydrology Studio v 3.0.0.44 (Rainfall totals in Inches)

09-01-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
SCS Storms	> SCS Dimensionless Storms								
SCS 6hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
Type I, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type IA, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type II, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type II FL, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Type III, 24-hr	✓	4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Synthetic Storms	> IDF-Based Synthetic Storms								
1-hr		2.31	2.70	0	3.31	3.81	4.46	4.96	5.43
2-hr		3.39	3.97	0	4.87	5.63	6.60	7.33	8.03
3-hr		4.23	4.98	0	6.12	7.07	8.29	9.22	10.10
6-hr		6.21	7.32	0	9.01	10.44	12.25	13.65	14.95
12-hr		9.10	10.77	0	13.28	15.42	18.11	20.20	22.11
24-hr		13.34	15.84	0	19.57	22.77	26.77	29.88	32.71
Huff Distribution	> 1st Quartile (0 to 6 hrs)								
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
Huff Distribution	> 2nd Quartile (>6 to 12 hrs)								
8-hr		0	0	0	0	0	0	0	0
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
Huff Distribution	> 3rd Quartile (>12 to 24 hrs)								
18-hr		0	0	0	0	0	0	0	0
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Custom Storms	> Custom Storm Distributions								
My Custom Storm 1		0	0	0	0	0	0	0	0
My Custom Storm 2		0	0	0	0	0	0	0	0
My Custom Storm 3		0	0	0	0	0	0	0	0
My Custom Storm 4		0	0	0	0	0	0	0	0
My Custom Storm 5		0	0	0	0	0	0	0	0
My Custom Storm 6		0	0	0	0	0	0	0	0
My Custom Storm 7		0	0	0	0	0	0	0	0
My Custom Storm 8		0	0	0	0	0	0	0	0
My Custom Storm 9		0	0	0	0	0	0	0	0
My Custom Storm 10		0	0	0	0	0	0	0	0

Precipitation Report Cont'd

Precipitation filename: Gulf

Item # 2.

Rainfall totals in Inches

09-01-2026

	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
Huff Indiana	> Indianapolis								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> Evansville								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> Fort Wayne								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
Huff Indiana	> South Bend								
30-min		1.58	1.83	0	2.25	2.58	3.02	3.35	3.67
1-hr		2.12	2.46	0	3.00	3.46	4.11	4.61	5.12
2-hr		2.67	3.08	0	3.76	4.35	5.20	5.87	6.57
3-hr		3.01	3.46	0	4.23	4.92	5.93	6.77	7.64
6-hr		3.62	4.18	0	5.18	6.08	7.42	8.54	9.74
12-hr		4.24	5.00	0	6.31	7.48	9.21	10.60	12.10
24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40

Precipitation Report Cont'd

Precipitation filename: Gulfpo

Item # 2.

Rainfall totals in Inches

09-01-2026

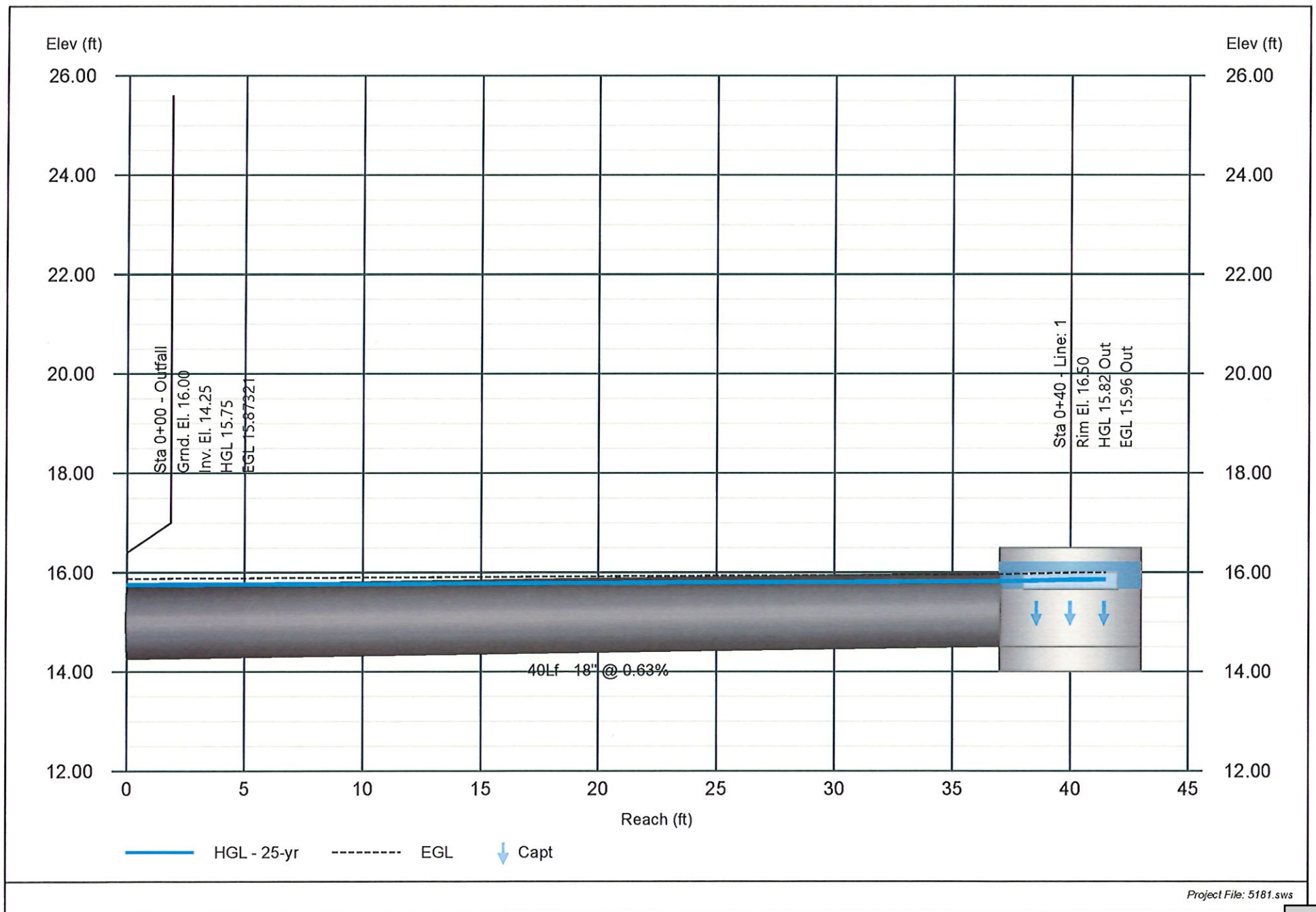
	Active	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Active						✓	✓		✓
NRCS Storms	> NRCS Dimensionless Storms								
NRCS MSE1, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE2, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE3, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE4, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE5, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCS MSE6, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-A, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-B, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-C, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NOAA-D, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-A, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-B, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-C, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
NRCC-D, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-1, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-2, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-3, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-4, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-5, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
CA-6, 24-hr		4.92	5.85	0	7.47	8.89	11.00	12.70	14.40
FDOT Storms	> Florida DOT Storms								
FDOT, 1-hr		0	2.14	2.36	2.58	2.92	3.35	3.66	3.95
FDOT, 2-hr		0	2.70	3.00	3.26	3.69	4.24	4.64	5.00
FDOT, 4-hr		0	3.28	3.76	4.00	4.80	5.50	6.20	6.80
FDOT, 8-hr		0	3.76	4.32	4.80	5.60	6.20	7.20	8.00
FDOT, 24-hr		0	4.28	4.75	5.21	6.11	7.53	8.78	10.20
FDOT, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
SFWMMD, 72-hr		0	5.44	6.10	6.74	7.98	9.92	11.60	13.40
Austin Storms	> Austin Frequency Storms								
Austin Zone 1, 24-hr		0	4.14	0	5.51	6.84	8.90	10.69	12.80
Austin Zone 2, 24-hr		0	4.06	0	5.38	6.65	8.59	10.28	12.23

Line ID	Length		Drng Area	Rational	C x A		Tc	Intensity	Total Q	Capacity	Velocity	Line	Invert Elev	HGL Elev	Surface Elev	Line No
	(ft)	(ac)			Incr	Total							Up	Dn	Up	Dn
1	40.00	0.510	0.510	0.80	0.41	0.41	6.0	6.00	4.97	8.30	2.92	18	14.50	14.25	15.75	1
2	12.00	0.200	0.200	0.80	0.16	0.16	6.0	6.00	1.95	10.28	3.25	12	11.00	10.00	11.59	2
3	60.00	0.200	0.200	0.80	0.16	0.16	6.0	6.00	1.95	6.50	3.25	12	12.00	10.00	12.59	3

Line 1 - 1

Stormwater Studio 2026 v 3.0.0.42

Project Name: Enter Proj
Item # 2.
09-01-2026

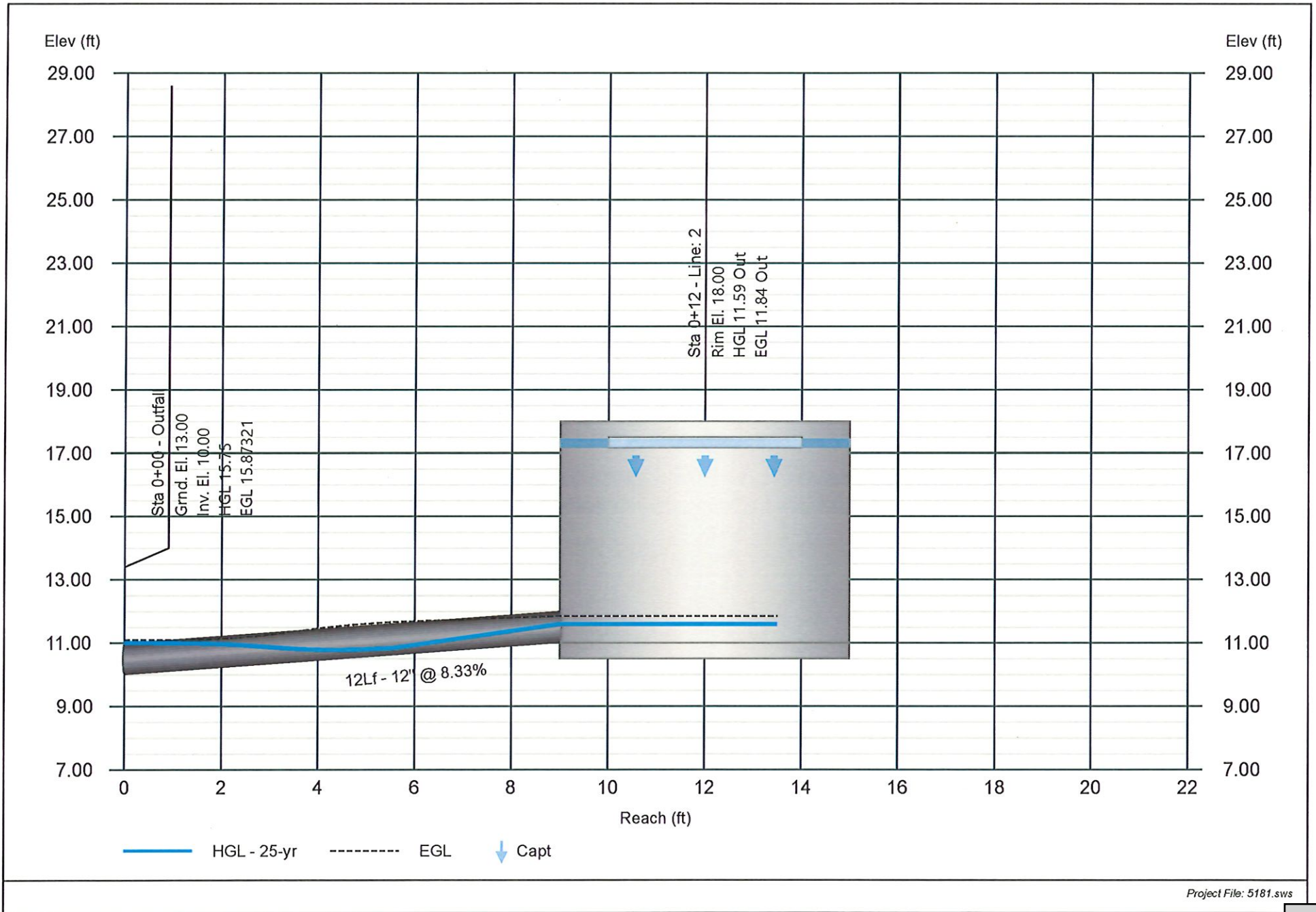


Project File: 5181.sws

Line 2 - 2

Stormwater Studio 2026 v 3.0.0.42

Project Name: Enter Pro
Item # 2.
09-01-2026



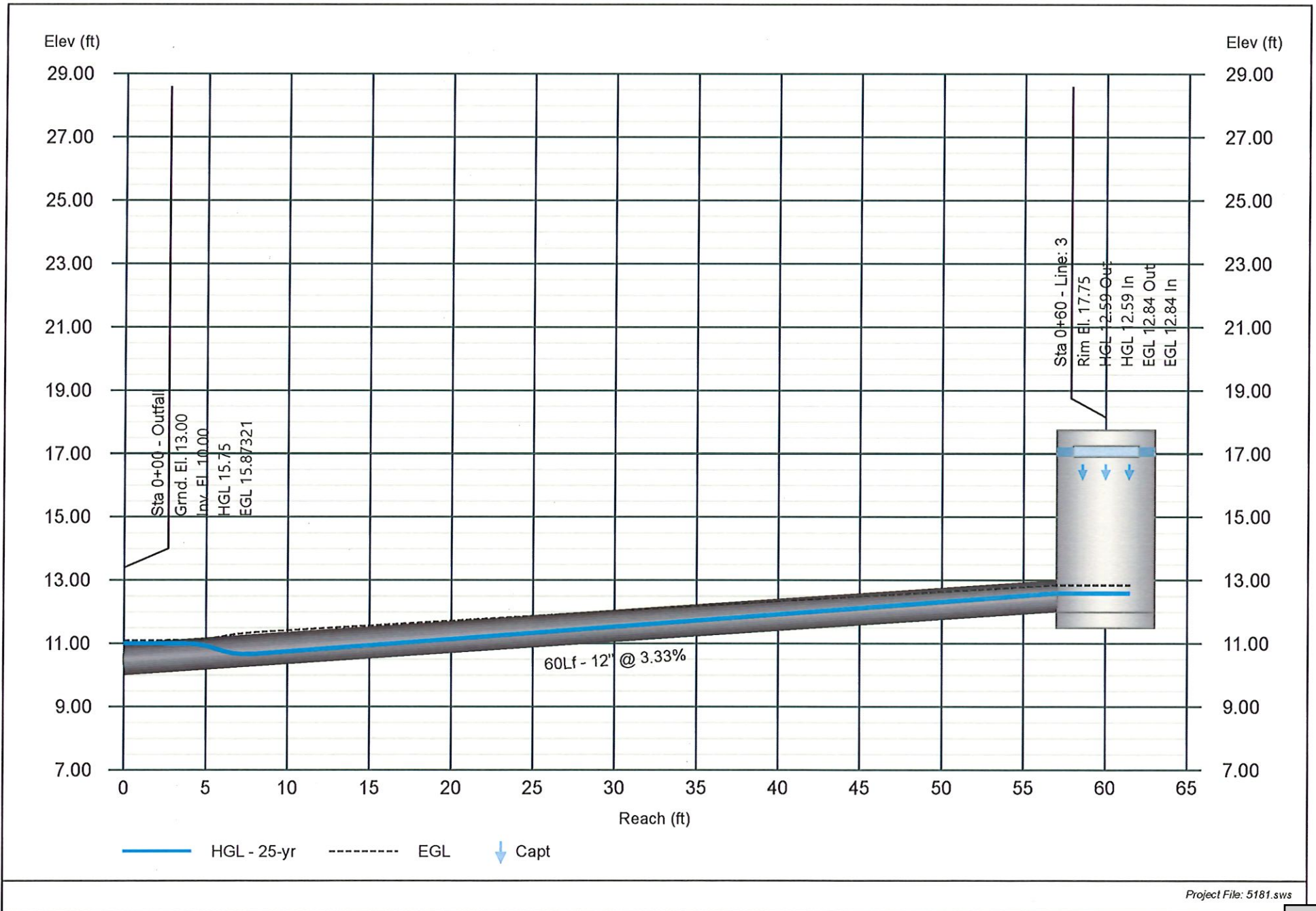
Project File: 5181.sws

Line 3 - 3

Stormwater Studio 2026 v 3.0.0.42

Project Name: Enter Pro Item # 2.

09-01-2026



Project File: 5181.sws

TO: Planning and Zoning Board

City of Bay St. Louis

RE: 218 Arcola Court

Parcel No. 136R-0-38-032.000

13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2

HEARING DATE: September 9, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by Andrew Osbourn. The property in question is located at 218 Arcola Court and is identified as parcel number 136R-0-38-032.000, with the legal description 13 & 14 BLK 4 HANCOCK HEIGHTS SEC 2. The property is zoned R-1 Single Family District.

The applicant is requesting a variance of 14% to allow an accessory structure to be 64% of the size of the primary dwelling.

According to Section 1002.2 (C):

“An accessory structure shall be no more than fifty (50) percent of the floor area of the principal structure without approval of the City Council after review and recommendation of the Planning & Zoning Commission.”

The proposed accessory structure will be 64% of the floor area of the existing residence. A variance of 14% will be needed to allow the accessory structure to exceed the maximum allowed size in relation to the primary structure.

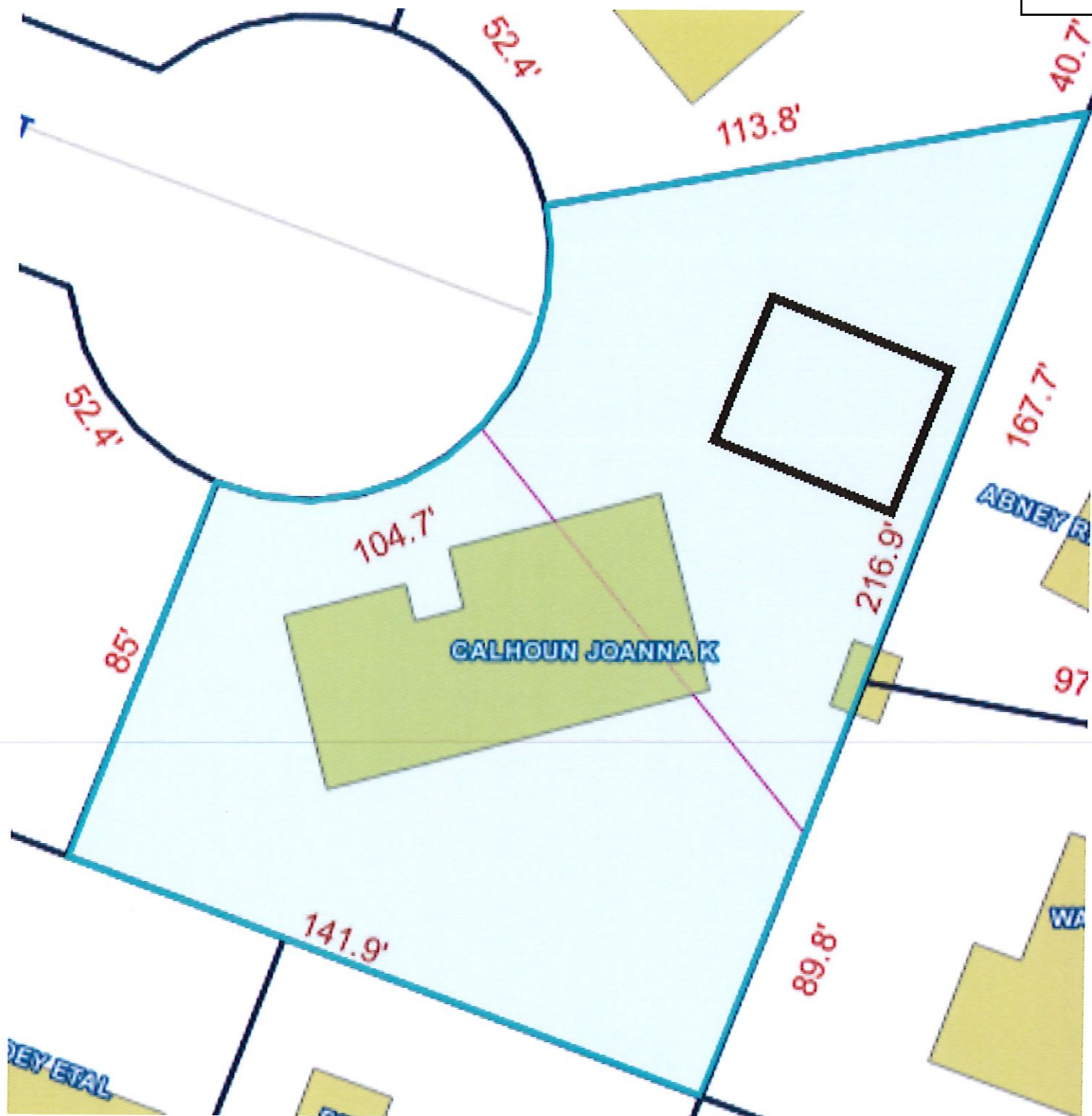
The administration recommends approving the variance.

- The variance will allow a 30'x40', opposed to a 30'x30' shed
- 218 Arcola Court is a double lot, so the property has plenty of room
- No opposition from the neighborhood

If I can be of any further assistance in this matter, please feel free to contact my office.

Jeremy L. Burke

Zoning Administrator





TO: Planning and Zoning Board

City of Bay St. Louis

RE: 5027 Elbrus St

Parcel No. 139B-0-40-052.000

28-29 BLK 1010 UN 10 SHORELINE PARK S/D

HEARING DATE: September 9, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by James Dale. The property in question is located at 5027 Elbrus St and is identified as parcel number 139B-0-40-052.000, with the legal description 28-29 BLK 1010 UN 10 SHORELINE PARK S/D. The property is zoned R-1A Single Family District.

The applicant is requesting a variance of 35% to allow an accessory structure to be 85% of the size of the primary dwelling.

According to Section 1002.2 (C):

“An accessory structure shall be no more than fifty (50) percent of the floor area of the principal structure without approval of the City Council after review and recommendation of the Planning & Zoning Commission.”

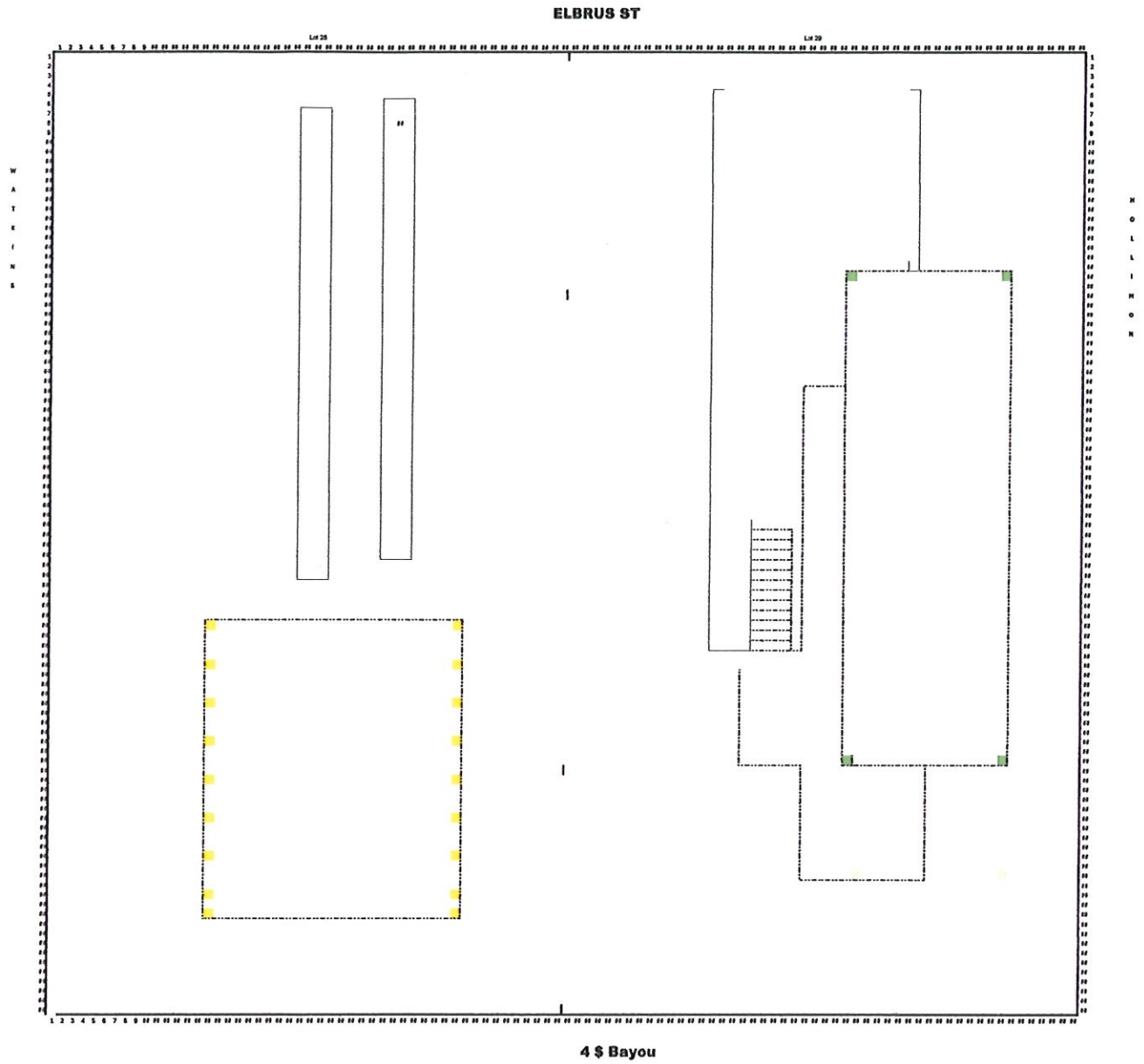
The proposed accessory structure will be 85% of the floor area of the existing residence. A variance of 35% will be needed to allow the accessory structure to exceed the maximum allowed size in relation to the primary structure.

The administration recommends approving the variance.

- Letter of support from a number of neighbors
- This will be open-air storage for two boats
- The dwelling is one 848-square-foot

If I can be of any further assistance in this matter, please feel free to contact my office.

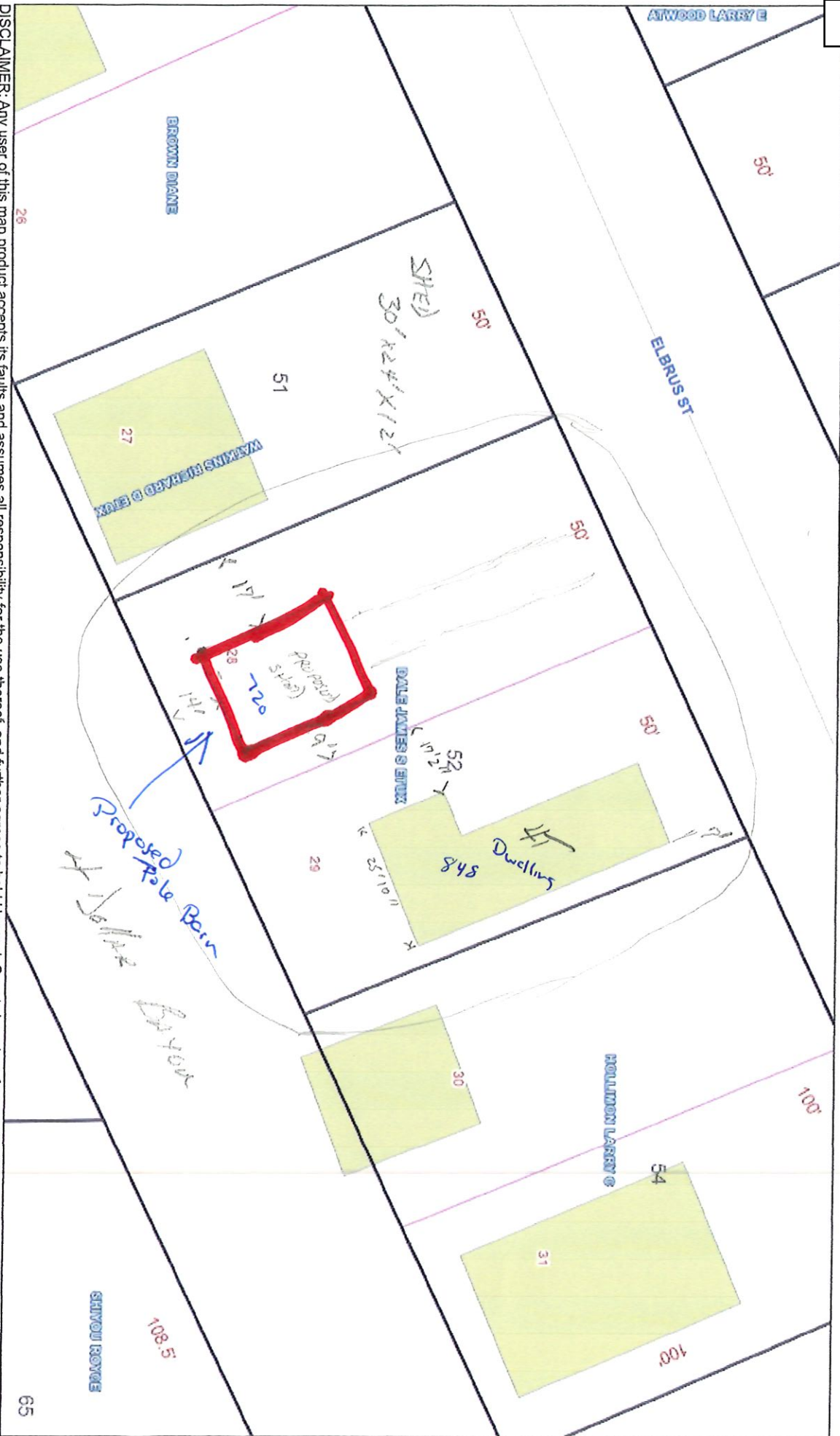
Jeremy L. Burke



17' TO WEST PROPERTY LINE
14' TO SOUTH LINE (WATER)

Item # 5.

Geoportal Map



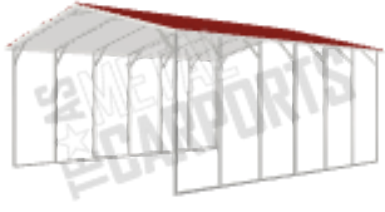
DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold Hancock County harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.



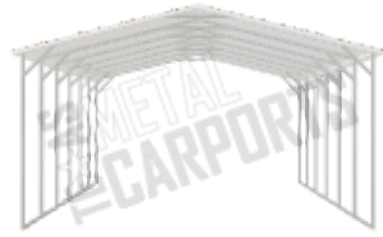
5027 ELBURUS ST
BSL, MS
39520

PARCEL # 139 B-0-40-053.000

BSL 7
228 469 8531



Perspective View



Front



Left Side



Right Side



Back

Timothy + Denise Edmondson
5036 Elbers Street
Bay St. Louis

To Whom it may concern

We live across the street from
and we have no problem with him building a boat
shed. People work hard for their things they
have and wanting to protect said things should
not be difficult. Please let them continue with
their project.

Thank you
Tim Ed

To whom it may concern,
I, Diane Brown, at 5053 Elburn
St, Bay St Louis approve of
Sebe Bule's boat barn cover.

Diane Brown
5053 ELBURN ST
BAY ST LOUIS, MS. 39520

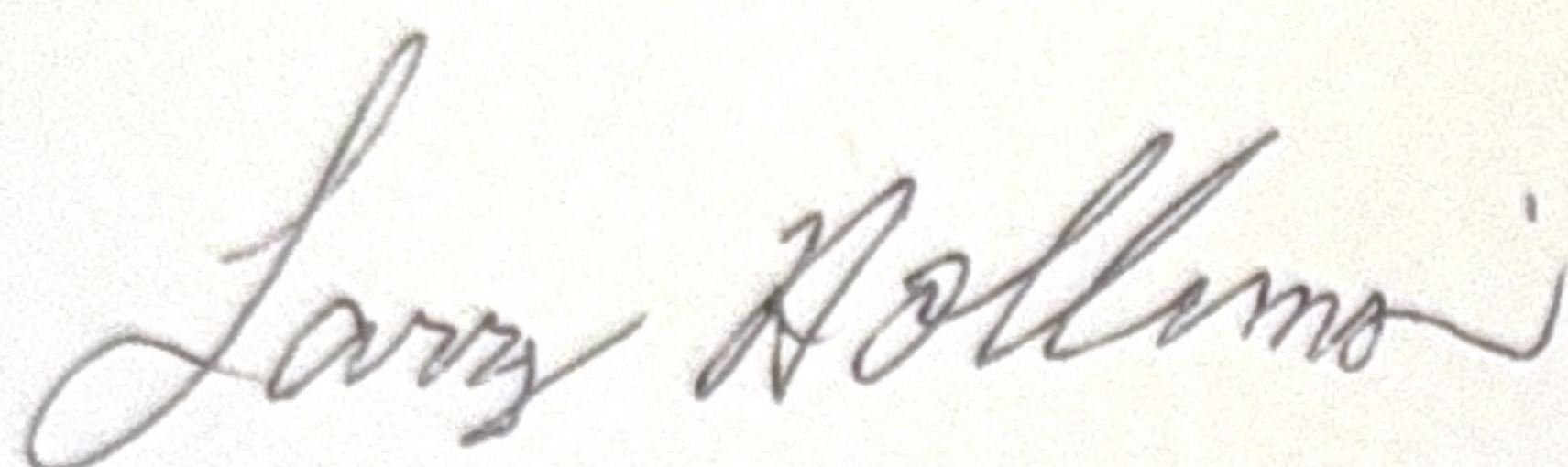
August 18, 2026

Sebe and Amanda Dale
sebe.dale@gmail.com

Dear Mr. and Mrs. Dale,

I have no objection to you building a boathouse on your property next to mine on Elbrus St. in Bay St. Louis. I wish you all the best with your construction of the boathouse.

Sincerely,

A handwritten signature in cursive script that reads "Larry Hollimon".

Larry C. Hollimon
5021 Elbrus St.
Bay St. Louis, MS 39520
601-438-5869

August 18, 2026

Dear Sebe Dale,

We are writing this note to let you know that we have no problem with you building a boat house on your property on our street.

Best regards,

Jr./Barbara Graham
5024 Elbrus St.
Bay St Louis, MS. 39520

Jr. Graham

Barbara Graham

August 17, 2026

To Whom It May Concern:

We are writing to give our neighbors, Sebe and Amanda Dale, permission to construct a boathouse on their property adjacent to ours on Elbrus St, Bay St. Louis, MS. We understand the proposed construction and have no objection to the boathouse being built next to our property. We are providing this letter as our written acknowledgment and permission for the proposed project.

We appreciate our neighbor discussing the project with us and wish them the best with the construction.

Sincerely,

Richard Watkins
Angela Watkins

Richard and Angela Watkins
5047 Elbrus St.
Bay, St. Louis, MS 39520
601-596-7178 / 601-596-7163

