April 28, 2026 Planning Commission Meeting Agenda

April 28, 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 March 11, 2026.

Action Items

2. KERNION – Request for appeal submitted by Kevin Kernion and Laurie Norman. The applicants are appealing the denial of a tree removal permit. The property is located at 115 DeMontluzin Avenue. Parcel 149F-0-29-213.000, Legal Description: Lots 9 & 10, Beach Front Subdivision.
3. **MP DESIGN GROUP** – Application for Major Site Plan Review for a convenience store with gasoline pumps submitted by MP Design Group. The property in question is located at the north-west corner of HWY 603 and I-10 and is identified by parcel number 133 -0-07-006.000, Legal Description: PT S 1/2 7-8S-14W, and parcel number 133Q-0-08-002.001, Legal Description: PT LOT 4 8-8S-14W. The property is zoned C-3 Highway Commercial District.
4. ***WITHDRAWN*** **FORGE & FIELD, LLC** – Application for Major Site Plan Review for a condominium development submitted by Forge & Field, LLC. The property in question is located at 0 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.
5. ***WITHDRAWN*** **RELLIM DEVELOPMENT COMPANY** – Application for Major Site Plan Review for a commercial retail building, boat storage, and warehouse storage facility submitted by Rellim Development Company. The property in question is located

at 298 HWY 90 and is identified by parcel number 149D-3-29-003.000; 277C 1ST WARD BAY ST LOUIS. The property is zoned C-3 Highway Commercial District.

6. **ROBIN** – Application for special exception and variance to the zoning ordinance submitted by John Robin. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The combined parcels total 11,639 square feet, which is a variance of 3,361 square feet from the required minimum lot area. The properties are located at 312 DeMontluzin Avenue, Parcel 149F-0-29-262.000, Legal Description: 10, PT 11 BLK 5 PERKINS S/D, and Parcel 149F-0-29-280.000, Legal Description: 455F FIRST WARD BAY ST LOUIS. The property is zoned R-2 Two Family.

7. **JOHNSON** – Application for variance to the Zoning Ordinance submitted by Mark & April Johnson. The applicants are requesting a variance of 18 feet to the required 20-foot rear yard setback, resulting in a 2 ft setback to the rear yard. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, Parcel Number 137J-0-44-213.001; Legal Description PT 400, 402C & 403, 3RD WARD BAY ST LOUIS. The property is zoned R-1 Single Family Residential District.

8. **FEOLA** – Application for variance to the Zoning Ordinance submitted by Adam Feola. The applicant is requesting a variance of 168% to allow an accessory structure to be 218% of the size of the primary dwelling. The property is located at 513 Main Street; Parcel Number 149E-0-29-293.001; Legal Description PT 568, 1ST WARD, Bay St. Louis. The property is zoned C-2 Neighborhood Commercial District.

Adjourn

9. Motion to adjourn the meeting of April 15, 2026.

Planning Commission Meeting Minutes

March 11, 2026 at 5:30 PM

598 Main Street, Bay St. Louis, MS 39520

Call to Order

PRESENT

Chairman Mikayla Brown

Commissioner MJ Krankey

Commissioner John Romano

Commissioner Jimmy Osbourn

ABSENT

Commissioner Dean Agee

Minutes Approval

1. Motion to approve the minutes of February 11, 2026.

   Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

Action Items

2. **PINE BELT MENTAL HEALTH RESOURCES** – Application for special exception to the Zoning Ordinance submitted by Pine Belt Mental Healthcare Resources. The applicant is requesting a special exception to operate an adult day care within an R-1 Single Family District. The property is located at 789 Dunbar Avenue, identified by parcel number 149D-2-20-013.000, legal description Lots 25–27 BLK 4 Highland S/D. The property is zoned R-1 Single Family District.

   Nicholas Hartley spoke representing the application.

   Jeremy Burke read aloud letters of opposition

   The following citizens spoke in opposition:

   Debbie Delcuze, Becky Rutondo, Annie Edwards, Bryan Milner

   Motion to deny the application as presented

   Motion made by Commissioner Osbourn, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

3. **BAY ST. LOUIS HOMES & PROPERTIES, LLC** – Application for Sketch Plat Approval for Phase 2B of Shieldsboro Subdivision. Applicant is requesting to change the configuration of (3) three parcels of land into (63) sixty-three new parcels of land and (1) one detention areas. The sketch plat has indicated that the proposed subdivision will comply with the special use district standards which allow for single-family dwellings on parcels with a minimum lot width of 70 feet at building line, a front yard setback of 15 feet, side yard setbacks of 5 feet, rear yard setback of 10 feet, and a maximum lot coverage of 65%. The property in question is located in the general area of the Shieldsboro Subdivision, which lies along Old Spanish Trail between St. Charles Street and Spanish Aces Drive. Parcel 137R-0-44-051.000, Pt. 203, 4th Ward, Bay St. Louis, 79 AA38-63/66; Parcel 137R-0-44-050.000, Pt. 196, 4th Ward, Bay St. Louis; Parcel 137R-0-44-049.000, Pt. 166, 167 & 195, 4th Ward, Bay St. Louis. The property lies in an R-2, Two Family District and an R-3, Multi Family District, with a Special Use District overlay.

   Malcom Jones and Bobby Heinrich spoke representing the application.

   The following citizens spoke in opposition:

   Josh Magee, Johannes Spicuzza, David Depreo, Jenny, David Noble, Anita Warner, Matthews, Joan Coleman, Jeff Best

   Motion to deny the application as presented.

   Motion made by Commissioner Osbourn, Seconded by Commissioner Krankey.
   Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Osbourn
   Voting Nay: Commissioner Romano

   APPROVE

4. **GREYSTONE DEVELOPMENT GROUP LLC** – Application for Special Use District. The applicant is requesting a Special Use District to allow a residential combination of single-family dwellings, condominiums, and townhomes on lots that are smaller than the required lot sizes in the WF-1 Waterfront Zoning District. The properties are located at 1839 Blue Meadow Road and are identified as Parcel Number 136N-1-37-025.001, Legal Description: PT E Carver Claim 37-8S-14W; Parcel Number 136N-2-42-085.001, Legal Description: PT J B Lardasse Claim; and Parcel Number 136N-2-42-085.002, Legal Description: PT J B Lardasse Claim 42-8S-14W. The properties are zoned WF-1 Waterfront Zoning District.

   Jim spoke representing the application

   The following citizens spoke in opposition:

   Andy Buehler, Amy Bush, Andy Elkins, Michael Williams, Marcy Dulcen, Wayne Johnson, Leslie Williams

   Jeremy Burke read aloud 2 letters of opposition

   Motion to deny the application as presented

   Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

5. **RAINES** – Application for variance to the Zoning Ordinance submitted by Will Raines. The applicant requests a variance of 3' resulting in a 17' setback to the rear yard. The property is located at 318 Easterbrook Street, Parcel Number 149L-0-29-130.000; Legal Description 1 & 2 Engman Subd. The property is zoned R-2 Two-Family Residential District.

   Will Raines and Amy Doescher spoke representing the application

   Cliff Rabalais spoke regarding HPC's requirements

   Sharon Alexander

   Anita Warner spoke in favor

   Motion made by Commissioner Krankey, Seconded by Commissioner Romano. Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

6. **GALE** – Application for variance to the Zoning Ordinance submitted by Stephanie Gale. The applicant requests a variance of 5'3" resulting in a 2'9" setback to the side yard. The property is located at 304 Ballentine Street, Parcel Number 149N-0-30-098.003; Legal Description PT 21, 22, 23 Mrs. John Fayard S/D. The property is zoned R-2 Two-Family Residential District.

   Stephanie Gale spoke representing the application

   Commissioner Brown read aloud a letter in favor

   Anita Warner spoke in opposition

   Motion to deny the application as presented

   Motion made by Commissioner Osbourn, Seconded by Commissioner Romano. Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

7. **GUILLOT** – Application for special exception and variances to the Zoning Ordinance submitted by Betty Guillot. The applicant is requesting a special exception to allow an accessory dwelling on a lot under 15,000 square feet. The parcel totals 12,997 square feet, which is a variance of 2,003 square feet from the required minimum parcel size. The applicant is also requesting a variance of 5' resulting in a 3' setback to the side yard for the accessory dwelling, and a variance of 12' resulting in an 8' setback to the rear yard for the accessory dwelling. The property is located at 120 Citizen Street, identified by Parcel Number 149N-0-30-050.000; Legal Description: PT 3 Fourth Ward Bay St. Louis. The property is zoned R-1 Single Family District.

   Garett Garcia spoke representing the application

   The following citizens spoke in opposition:

   Darlene Mcgary, Kathleen Monti, Cliff Rabalais

   The following citizens spoke in favor:

   Anita Warner, Mark Benfatti

Motion to approve the application for a variance of 3' to the side yard and variance of 12' to the rear yard.

Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
Voting Yea: Commissioner Krankey, Commissioner Romano, Commissioner Osbourn
Voting Nay: Chairman Brown

APPROVE

8. **THOMPSON** – Application for variance to the Zoning Ordinance submitted by Mary Thompson. The applicant requests a variance of 2' resulting in a 23' setback to the front yard, a variance of 11'8" resulting in an 8'4" setback to the rear yard; and a variance of 1'6" resulting in a 6'6" setback to the side yard in order to construct a new dwelling. The property is located at 126 Sycamore Street, Parcel Number 149L-0-30-233.000; Legal Description 239 Third Ward Bay St. Louis. The property is zoned R-1 Single Family District.

   Mary Thompson spoke representing the application.

   Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
   Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

   APPROVE

Announcements

9. Next Bay St. Louis Planning and Zoning meeting is Wednesday, April 15th, at 5:30 PM

Adjourn

10. Motion to adjourn the meeting of March 11, 2026.

    Motion made by Commissioner Krankey, Seconded by Commissioner Romano.
    Voting Yea: Chairman Brown, Commissioner Krankey, Commissioner Romano, Commissioner Osbourn

    APPROVE

_____

Mikayla Brown, Chairman Date

_____

Caitlin Bourgeois, Secretary Date

TO: Planning and Zoning Board
City of Bay St. Louis

RE: APPEAL DENIAL OF PROTECTED TREE REMOVAL PERMIT
115 deMontluzin
Parcel 149F-0-29-213.000
Lots 9 & 10, Beach Front Subdivision

Kevin Kernion and Laurie Norman have submitted an appeal regarding the denial of a tree removal permit. The property is located at 115 deMontluzin and is identified as Parcel 149F-0-29-213.000, with the legal description Lots 9 & 10, Beach Front Subdivision. The applicants are being represented by Amanda Traxler with Coastal Law Group.

The request is to appeal the administrative denial and seek permission to remove the protected tree from the subject property.

Included in the meeting packet are exhibits and supporting documentation outlining the reasons the denial of the tree permit should be overturned and the applicants should be allowed to remove the protected live oak tree.

This appeal must first be heard and recommended by the Planning and Zoning Commission before proceeding to the Bay St. Louis City Council for a final decision.

FORMAL APPEAL LETTER

Application APP-1377 | Project #2026-90
Planning & Zoning Commission

Kevin Kernion and Laurie Norman

115 Demontluzin Avenue
Bay St. Louis, MS 39520
[redacted]

Date: 2/24/26

Re: Appeal of Tree Removal Permit Denial
Application: APP-1377
Project: 2026-90

Dear Members of the Planning and Zoning Commission,

This letter is submitted as a formal appeal of the denial issued for the tree removal permit application concerning 115 Demontluzin Avenue, Bay St. Louis, Mississippi, pursuant to Sec. 22-94 of the City of Bay St. Louis Tree Preservation Ordinance.

The application was submitted through the City's MGO Connect system on January 28, 2026, and all requested supporting documentation was uploaded on January 29, 2026, rendering the application complete as of that date.

Under Sec. 22-116(b) of the Tree Preservation Ordinance, a permit is required to be issued or denied within seven working days of submittal. The ordinance further provides that if the applicant is not notified of approval or disapproval within that timeframe, the permit is considered approved.

The ordinance provides that a permit must be issued or denied within seven working days of a complete submittal. No decision was issued within that statutory period. The subsequent denial was issued after the ordinance-mandated decision window had elapsed.

In addition to this procedural defect, the denial conflicts with the findings and written recommendation of an Certified Arborist and Certified Horticulturist with extensive experience evaluating Live Oaks in coastal environments, including along the Mississippi Gulf Coast. The evaluating professional documented the following conditions for both subject Live Oak trees:

- active disease (wood decay fungi),
- basal decay,
- codominant stem / included bark structural defects,
- hazardous condition,
- direct target zone exposure to occupied structures, and a professional recommendation for removal of both trees, with no mitigation recommended.

In addition, photographs submitted with the application document the recent failure of a nearby Live Oak exhibiting codominant stem structure and basal decay. That failure resulted in property damage and occurred without severe weather conditions. The structural characteristics observed in the failed tree are consistent with those documented by the evaluating arborist in the subject trees. This site-specific history further supports the professional conclusion that the current trees present an elevated and foreseeable failure risk.

The denial asserts that the trees may be pruned or rebalanced to mitigate risk. However, this conclusion is not supported by a licensed arborist evaluation contained in the record and does not address the documented presence of disease, basal decay, or structural defects.

The denial further does not explain how pruning would remediate internal decay, correct codominant stem structure, or reduce the hazard identified by the evaluating arborist.

Based on the MGO Connect portal and the materials provided with the denial, notes were included; however, the record does not identify the author of those notes, the qualifications of the individual making the determination, or whether a licensed arborist conducted a professional evaluation in connection with the denial. No inspection report, supporting photographs, professional credentials, or written findings addressing the documented disease and structural defects were provided. The denial does not reference any professional arborist evaluation rebutting the findings contained in the applicant's submitted arborist report.

The applicant further notes that the subject trees have received maintenance pruning during the period of ownership. Despite prior pruning, the condition of the trees has continued to

deteriorate. This history further supports the arborist's conclusion that pruning does not mitigate the underlying disease, decay, or structural defects present.

Attached for the Commission's reference is a Technical Rebuttal Memorandum addressing why pruning or rebalancing does not mitigate disease, basal decay, or codominant structural defects in mature Live Oak trees, consistent with accepted arboricultural standards.

The subject trees have been evaluated by a qualified professional and identified as hazardous due to documented disease, decay, and structural defects, with direct target exposure to occupied structures. This appeal is submitted to formally place these conditions into the City's record and to ensure the City's record reflects that continued retention of the subject trees, contrary to the evaluating arborist's findings, presents an ongoing and foreseeable risk to persons and property.

For these reasons, we respectfully request that the Planning and Zoning Commission review this appeal, consider the procedural requirements of the ordinance, and evaluate the application in light of the professional arborist evaluation, the absence of a documented inspection supporting the denial, and the documented safety concerns for our property and most importantly, our family and friends.

Thank you for your time and consideration.

Respectfully submitted,

Kevin Kernion and Laurie Norman

Submitted by:
Amanda P. Traxler, MSB#102218
Coastal Law Group
114 Main Street Suite 106
Bay. St. Louis, MS 39520

Bay St. Louis
Tree Permit Application

Online Request #: APP-1377

Project #: 2026-90

Submitted by:
Laurie Norman
[redacted]

Location: **115 Demontluzin**

City: **Bay St Louis** State: **MS** Zip: **39520**

Contact Information

Applicant's Contact Information

Title: First Name: **Laurie** Last Name: **Norman** Suffix:

Business Name:

Mailing Address: **513 Beverly Garden**

City: **Metairie** State: **LA** Zip: **70001**

Email Address: [redacted]

Cell Phone: Work Phone: Home Phone: [redacted]

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Tree

Total Cost of Project	7500
Historical District	Yes
Type of Protected Trees	Live Oak
Description of Work *	Remove two (2) diseased Live Oak trees due to structural defects and advanced basal decay/decline creating a hazardous condition. Detailed licensed arborist report and photos attached for review and approval.
Request To: *	Remove
Species of Tree *	Live Oak
Number of Live Oak Trees	2

Size of Live Oak Tree(s)	43" DBH (large diseased oak) 25" DBH (small diseased oak)
Number of Magnolia Trees	
Size of Magnolia Tree(s)	
Person or Company Performing the Work *	Mowhawks Tree Services, LLC MS LIC# 1244747

Documents Uploaded

The following documents are attached to the Application.

site map - tree locations v2.pdf

photo set c - prior failed oak (reference) - dec 2, 2025.pdf

photo set b - small live oak near street - jan 2026.pdf

photo set a - big live oak - jan 2026.pdf

arborist evaluation 1.23.26 garitty tree care.pdf

arborist credentials - david garitty - cv 2.14.14.pdf

application - letter.pdf

Date and Time Commented	Comment Type	Action Type	Commented By
2/11/2026 3:24:00 PM	Public	Municipality	Drew Boxx

Your application to remove the trees has been denied. For an explanation please read Ms. Dauphin's Message. Removal of the tree's without city approval will be a code violation.

2/10/2026 4:09:00 PM	Public	Customer	Laurie Norman

Thank you for the response regarding our tree removal permit application for 115 Demontluzin Avenue Application APP-1377, Project # 2026-90).

We acknowledge receipt of the denial and would like to respectfully note a procedural concern for the record.

As reflected in the MGO Connect system, the application was submitted on January 28, and all requested supporting documents were uploaded on January 29, rendering the application complete as of that date. Under Sec. 22-116(b) of the City's Tree Preservation Ordinance, a permit is to be issued or denied within seven working days of submittal, and the ordinance further provides that if the applicant is not notified of approval or disapproval within that timeframe, the permit is considered approved.

Given that no approval or denial was issued within the seven-working-day period following the complete submittal, we are seeking clarification as to how the ordinance's "considered approved" provision was applied in this instance.

This correspondence is intended to preserve the procedural record and ensure our understanding of the City's position. We remain committed to complying with all applicable requirements and appreciate your guidance on next steps.

Thank you for your time and attention.

Best regards,

Kevin Kernion & Laurie Norman

The Request has been denied:

The 2 trees in question do have some damage from previous hurricanes, but mostly the trees have not had any maintenance pruning in many years. They can be rebalanced and pruned to mitigate any potential problems. These trees do not need to be cut down.

Good morning,

I'm following up regarding our tree removal permit application submitted through the MGO Connect dashboard for 115 Demontluzin Avenue, Bay St Louis, MS (Application APP-1377, Project#-2026-90. This is our first time using the system for the City of Bay St. Louis, so we want to be sure we are following the correct process.

The application was submitted late evening on January 28, 2026 and the requested supporting documents were uploaded on January 29th, 2026. We noted that a project number has since been assigned and currently listed as "under review".

We reviewed the City's Tree Preservation Ordinance and understand that once a complete submittal is received, a permit is issued or denied within seven working days, and that if the applicant is not notified of approval or disapproval within that timeframe, the permit is considered approved.

As more than seven working days have elapsed since the application submittal was complete, and consistent with the ordinance, we are preparing to proceed with the removal. Could you please advise whether the MGO Connect portal will be updated to reflect approval, or whether a printed copy or screenshot of the application/project record should be used as the posted permit or placard?

Thank you for your assistance. We appreciate your guidance and want to ensure everything is handled correctly.

Best regards,

Kevin Kernion & Laurie Norman

Customer Portal Application Note:
Request To:: Remove
Species of Tree:
Live Oak
Number of Live Oak Trees: 2
Size of Live Oak Tree(s): 43" DBH (large diseased oak) 25" DBH (small diseased oak)
Person or Company Performing the Work: Mowhawks Tree Services, LLC MS LIC# 1244747
Description of Work:
Remove two (2) diseased Live Oak trees due to structural defects and advanced basal decay/decline creating a hazardous condition. Detailed licensed arborist report and photos attached for review and approval.
Total Cost of Project: 7500
Historical District: Yes
Type of Protected Trees:
Live Oak

BEFORE THE PLANNING AND ZONING COMMISSION

CITY OF BAY ST. LOUIS, MISSISSIPPI

IN RE:

Appeal of Tree Removal Permit Denial

Property: 115 Demontluzin Avenue

Bay St. Louis, Mississippi 39520

Application No. APP-1377

Project No. 2026-90

FORMAL APPEAL PURSUANT TO SEC. 22-94

Filed by:

Amanda P. Traxler MSB#102218
Coastal Law Group PLLC
114 Main Street Suite 106
Bay St. Louis, MS 39520

[redacted]

Date of Denial: February 11, 2026

Date of Appeal: 2/24/26

TABLE OF CONTENTS

FORMAL APPEAL

COMES NOW the Applicants, Laurie Norman and Kevin Kernion, pursuant to Sec. 22-94 of the City of Bay St. Louis Tree Preservation Ordinance, and hereby appeal the denial of Tree Removal Permit Application No. APP-1377 (Project No. 2026-90).

This appeal is timely filed within fifteen (15) days of the denial.

The denial is appealed on procedural and substantive grounds as set forth below.

I. PROCEDURAL DEFECT – FAILURE TO COMPLY WITH SEVEN-DAY DEADLINE (SEC. 22-116(b))

The application was submitted through the City's MGO Connect system on January 28, 2026. All requested supporting documentation was uploaded on January 29, 2026, rendering the application complete as of that date.

Sec. 22-116(b) requires that a permit be issued or denied within seven (7) working days of a complete submittal and further provides that if no decision is issued within that timeframe, the permit 'shall be considered approved.'

No approval or denial was issued within the statutory seven-working-day period. The denial was issued on February 11, 2026 — after the ordinance-mandated decision window had elapsed.

The word 'shall' in the ordinance is mandatory, not discretionary. When the City fails to issue a decision within seven working days, the permit is automatically approved under the plain language of the ordinance. This procedural violation alone requires reversal of the denial.

II. PROCEDURAL DEFECT – FAILURE TO COMPLY WITH SEC. 22-92 TREE PROTECTION ADVISOR REQUIREMENT

Sec. 22-92. Creation of tree protection advisor

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

(b) The tree protection advisor shall be an arborist or horticulturist. The arborist/horticulturist shall take active steps to process and render decisions granting or denying applications for permits under this article.

Sec. 22-116(b) further provides:

'No building permit shall be issued until the tree site plan has been reviewed and approved in writing by the tree protection advisor...'

The Record Demonstrates Non-Compliance:

- The denial was issued by Anne Dauphin through the Planning & Zoning Administrator
- No Tree Protection Advisor is identified in the record
- No credentials of any reviewer are provided
- No arborist or horticulturist license number is referenced

- No documentation that a qualified Tree Protection Advisor conducted the review

The ordinance does not authorize unqualified individuals to render tree removal decisions. The requirement that the Tree Protection Advisor be a licensed arborist or horticulturist exists because tree disease, structural defects, and hazard assessment require specialized expertise. The City cannot delegate this authority to individuals who lack the required qualifications.

The City has provided no evidence that a licensed arborist or horticulturist reviewed this application or rendered the decision. This violation of Sec. 22-92(b) independently requires reversal of the denial.

III. SUBSTANTIVE CONFLICT WITH LICENSED ARBORIST AND HORTICULTURIST FINDINGS

The denial conflicts with the findings and written recommendation of **David Garitty**, who holds the following qualifications:

- ISA Certified Arborist (International Society of Arboriculture)
- Louisiana State Licensed Arborist
- Louisiana State Licensed Horticulturist
- State of Mississippi Licensed Arborist
- Over 30 years of experience evaluating Live Oaks along the Mississippi Gulf Coast

Mr. Garitty possesses both arborist and horticulturist credentials, qualifying him under both categories specified in Sec. 22-92(b). His Louisiana State Licensed Horticulturist credential demonstrates specialized expertise in plant disease diagnosis, including fungal infections such as wood decay fungi.

Mr. Garitty documented the following conditions for both subject Live Oak trees:

- Active disease (wood decay fungi)
- Basal decay
- Codominant stem / included bark structural defects
- Hazardous condition
- Direct target zone exposure to occupied structures
- Professional recommendation for removal with no mitigation recommended

The denial asserts that the trees may be pruned or rebalanced to mitigate risk. This conclusion is not supported by any licensed arborist or horticulturist evaluation in the record and does not address the documented presence of disease, basal decay, or structural defects.

Notably, the subject trees have received maintenance pruning during the period of ownership. Despite that prior pruning, the condition of the trees has continued to deteriorate — demonstrating that pruning has not arrested the underlying disease or decay progression. The denial does not explain how additional pruning would remediate internal decay, correct

codominant stem structure, or reduce the hazard identified by Mr. Garitty when prior pruning has already failed to do so.

Attached for the Commission's reference is a Technical Rebuttal Memorandum **(Exhibit B)** addressing why pruning or rebalancing does not mitigate disease, basal decay, or codominant structural defects in mature Live Oak trees, consistent with accepted arboricultural standards.

Supplemental Documentation (February 21, 2026):

Subsequent to the original application, Applicants documented the full extent of basal decay, caused by wood decay fungi, on the 43-inch DBH Live Oak through detailed photography and circumferential measurement. The basal decay spans approximately 88 inches around the trunk circumference. Given the total trunk circumference is 135 inches, this represents approximately 65% circumferential decay at the critical load-bearing zone where the trunk meets the root system.

According to generally accepted arboricultural standards and ISA Best Management Practices, trees exhibiting greater than 50% circumferential basal decay are typically classified as high-risk hazards where removal is the recommended course of action. The extent of decay documented in the supplemental photographs substantially exceeds that threshold.

Additionally, progressive dieback is visible in the upper canopy (deadwood), indicating the decay is systemic and affecting the tree's vascular function throughout. The combination of extensive basal decay, loss of structural cross-section at the critical stress point, and canopy dieback documents a tree in advanced decline with severely compromised structural integrity.

Pruning, as suggested by the City, does not address decay at the trunk base. The structural failure mechanism is internal rot at the foundation of the tree, not branch weight in the canopy.

Applicants have requested supplemental analysis from the arborist regarding these measurements and their impact on the original hazard assessment and removal recommendation. These supplemental photographs are included as **Exhibit H**.

IV. ABSENCE OF DOCUMENTED PROFESSIONAL REBUTTAL

Based on the MGO Connect portal and the materials provided with the denial, a comment was posted stating that the trees 'have some damage from previous hurricanes, but mostly the trees have not had any maintenance pruning in many years' and that they 'can be rebalanced and pruned to mitigate any potential problems.'

However, the record does not identify:

- The qualifications of the individual rendering the determination
- Whether a licensed arborist or horticulturist conducted a professional evaluation in connection with the denial
- Any inspection report, supporting photographs, or professional credentials
- **Written findings addressing the documented disease and structural defects**

The denial does not reference any professional arborist or horticulturist evaluation rebutting the findings contained in the Applicant's submitted arborist report.

V. SITE-SPECIFIC FAILURE HISTORY AND FORESEEABLE RISK

Photographic evidence submitted with the application documents the recent failure of a nearby Live Oak exhibiting codominant stem structure and basal decay. That failure resulted in property damage and occurred in the absence of extreme weather conditions on December 2, 2025.

The structural characteristics observed in the failed tree are materially consistent with those documented by Mr. Garitty in the subject trees.

This site-specific failure history is directly relevant under Sec. 22-118(11), which requires consideration of whether the continued presence of a tree is likely to cause danger to persons or property. The prior failure demonstrates that structurally compromised Live Oaks in this immediate environment present a real and foreseeable risk of failure, not a speculative concern.

VI. PRESERVATION OF ADMINISTRATIVE RECORD

This appeal is submitted to formally place into the City's administrative record the documented presence of disease, structural decay, and hazardous conditions identified by an ISA Certified Arborist and Louisiana State Licensed Horticulturist.

The professional evaluation concludes that continued retention of the subject trees presents a foreseeable and ongoing risk of structural failure with direct target exposure to occupied structures.

This filing ensures that the licensed professional findings of disease, structural decay, and foreseeable failure risk were presented to the City prior to any additional deterioration or structural event and are fully incorporated into the official record considered by the Commission.

REQUESTED RELIEF

WHEREFORE, the Applicant respectfully requests that the Planning and Zoning Commission:

- Reverse the denial of Application APP-1377
- Recognize the procedural noncompliance with Sec. 22-116(b) seven-day deadline requirement
- Recognize the procedural noncompliance with Sec. 22-92(b) Tree Protection Advisor requirement
- Grant the requested tree removal permit consistent with the submitted professional arborist and horticulturist evaluation

Submitted by:
Amanda P. Traxler MSB#102218
Coastal Law Group PLLC
114 Main Street Suite 106
Bay St. Louis, MS 39520
228-731-1668
amanda@coastallawgroup.net
www.coastallawgroup.net

Date: 2/24/26

EXHIBITS AND ATTACHMENTS

The following documents are submitted in support of this appeal and incorporated into the administrative record:

- **Exhibit A** – Arborist Evaluation Report – David Garitty, ISA Certified Arborist, MS Licensed Arborist, LA Licensed Arborist, LA Licensed Horticulturist (January 23, 2026)
- **Exhibit B** – Technical Rebuttal Memorandum (Pruning vs. Disease and Structural Decay)
- **Exhibit C** – Arborist Credentials and Professional Resume (David Garitty CV)
- **Exhibit D** – Photographic Evidence of Subject Trees (January 15, 2026)
- **Exhibit E** – Photographic Evidence of Prior Live Oak Failure (December 2-3, 2025)
- **Exhibit F** – Procedural History and Timeline
- **Exhibit G** – Site Map – Tree Locations and Property Layout
- **Exhibit H** – Supplemental Photographic Evidence pf 43" DBH Live Oak – Basal Decay (February 21, 2026)

EXHIBIT A

ARBORIST EVALUATION REPORT

David Garitty

Garitty Tree Care, L.L.C.

ISA Certified Arborist
Louisiana State Licensed Arborist
Louisiana State Licensed Horticulturist
State of Mississippi Licensed Arborist

Evaluation Date: January 12, 2026

Report Date: January 23, 2026

RE: (2) Live Oak Trees at 115 Demontluzin Avenue

Professional Recommendation: Removal

Garitty
TREE CARE

[redacted] 4 875 1195

January 23, 2026

Mr. Kevin Kernion
Ms. Laurie Norman
115 Demontluzin Avenue
Bay St. Louis, MS 39520

RE: (2) Live Oak Trees - Evaluation

Dear Mr. Kernion and Ms. Norman:

On January 12, 2026; you hired me to evaluate (2) Live Oak Trees existing on your property at 115 Demontluzin Avenue, Bay St. Louis, MS 39520. You provided me with (38) photographs of (2) existing Live Oak Trees dated January 15, 2026 and (32) photographs dated December 3, 2025 of a failed Live Oak Tree (12-2-25) in the rear of your property.

I photographically inspected the 43" DBH and the 25" DBH Live Oak Trees located on your property. Both Trees are a continual part of the indigenous Live Oak Tree Hammock along the Mississippi Gulf Coast and have survived several hurricanes over the last 60 years. Both Live Oak Trees appear to be in fair to poor condition exhibiting codominant stem/included bark and the disease, wood decay fungi, at the base of the trunk/root flares. Codominant stem/included bark is a structural defect that predisposes the tree/trunk/branch to failure, while the disease, wood decay fungi, weakens the load bearing structural wood reducing resistance to upper tree weight and wind events.

Upon reviewing photographs of the Live Oak Tree that failed in the rear of your property on December 2, 2025; it was evident that the Live Oak Tree failed due to codominant stem/included bark and the disease, wood decay fungi, at the base of tree.

Live Oaks that are long lived beyond 80 years do not exhibit codominant stem/included bark and the disease, wood decay fungi, at the base/root flares.

In my professional opinion, I consider both existing Live Oak Trees on your property hazardous and because of the target zone, I recommend removing the (2) Trees as soon as possible.

Due to the fair to poor condition, codominant stem/included bark, the disease (wood decay fungi) and negative value (cost of removing trees) of the (2) Live Oak Trees, mitigation requirements do not apply.

If I can be of further assistance, please do not hesitate to call, text or email.

Sincerely,

David Garitty
Garitty Tree Care

1

EXHIBIT B

TECHNICAL REBUTTAL MEMORANDUM

Pruning vs. Disease and Structural Decay

PURPOSE

To address the assertion that pruning or rebalancing would mitigate the hazard posed by the subject Live Oak trees.

SUMMARY

1. Pruning does not remediate internal wood decay.

Wood decay fungi degrade structural lignin and cellulose within the trunk and root flare. ANSI A300 recognizes pruning as a canopy management practice; it does not restore compromised structural wood or reverse internal decay.

2. Pruning does not correct codominant stems or included bark.

Included bark is a structural defect formed during growth. ISA Tree Risk Assessment principles recognize codominant stems with included bark as elevated failure points. Pruning does not eliminate the inherent structural weakness at the union.

3. Basal decay compromises anchorage and stability.

Decay at the trunk base and root flare reduces anchoring strength and increases whole-tree failure potential, particularly during wind events. Load reduction does not restore structural fiber strength in decayed tissue.

4. Industry standards do not support pruning as mitigation for decay.

ANSI A300 and ISA guidance identify pruning as maintenance or load-reduction practice. They do not support pruning as a curative or corrective treatment for advanced decay or structural defects.

5. Documented prior failure supports elevated risk.

A nearby Live Oak failed due to codominant structure and basal decay without severe weather, demonstrating site-specific failure conditions consistent with the evaluating arborist's findings.

6. The evaluating arborist explicitly recommended against mitigation.

The ISA Certified Arborist and Louisiana State Licensed Horticulturist concluded that pruning or rebalancing would not sufficiently mitigate the documented disease and structural defects and recommended removal.

CONCLUSION

The assertion that pruning would mitigate the documented hazards is inconsistent with accepted arboricultural standards and does not address the disease, decay, and structural compromise identified in the arborist's evaluation.

The City's record should reflect that removal was recommended by a qualified professional possessing both arborist and horticulturist credentials and that the documented hazard conditions were brought to the City's attention through this proceeding.

EXHIBIT C

ARBORIST CREDENTIALS

Professional Resume and Curriculum Vitae

David Thomas Garitty

President, Garitty Tree Care, L.L.C.

Licenses and Certifications:

International Society of Arboriculture Certified Arborist
Louisiana State Licensed Arborist
Louisiana State Licensed Horticulturist
State of Mississippi Licensed Arborist

Experience:

30+ Years Evaluating Live Oaks
Mississippi Gulf Coast Specialist
Post-Hurricane Katrina Tree Assessment Consultant

DAVID THOMAS GARITTY

525 Calhoun Street

[redacted]

EXPERIENCE:

2008 – Present Garitty Tree Care, L.L.C.
President
New Orleans, LA
La Jolla, CA

1996 – 2008 **Vice-President**, Bayou Tree Service, Inc. New Orleans, LA
Duties: Responsible for sales, marketing and developing accounts at the federal, state and municipal level, while cultivating commercial and residential accounts.

Areas of competence:
Personnel Management
Diagnosis and Problem Solving
Public Relations and Communications

1992 – 1995 **General Manager**, Bayou Tree Service, Inc., New Orleans LA

1984 – 1991 **Sales Consultant**, Bayou Tree Service, Inc., New Orleans LA

1980 – 1983 **Foreman**, Bayou Tree Service, Inc., New Orleans, LA

EDUCATION:

American Society of Consulting Arborists
Arboricultural Consulting Academy
March 9-12, 1999

The National Arbor Day Foundation
Trees, People and the Law National Conference
October 5-7, 1998

American Society of Consulting Arborists
The Tree Appraisal Workshop
July 22-23, 1993

Louisiana State University
Baton Rouge, Louisiana
BS – General Studies (Zoology and Latin)
Graduated: 1990

Jesuit High School
New Orleans, Louisiana
Graduated: 1978

SPEAKING ENGAGEMENTS:

2007 Speaker: University of New Orleans, Urban Planning Graduate School
Topic: "Tree Restoration After Katrina at Tulane University and University of New Orleans"

2006 Speaker: Land Trust for the Mississippi Coastal Plain
Topic: "Tree Preservation After Hurricane Katrina"

2003 Speaker: Biloxi Botany Guild
Topic: "Ohr-O'Keefe Museum of Art Tree Management Strategic Plan"s

2001 Speaker: Lakeview Botany Guild
Topic: "Trees for the New Orleans Landscape"

2000 Speaker: University of New Orleans, Urban Planning Graduate School
Topic: "Transplanting Large Trees During Urban Development"

1998 Speaker: University of New Orleans, Urban Planning Graduate School
Topic: "Tree Preservation in the Urban Environment"

1997 Speaker: Louisiana Urban Forestry Council, Annual Conference
Topic: "Guidelines for the Appraisal of Trees"

1997 Speaker: Louisiana Urban Forestry Council Hurricanes & The Urban Forest Conference
Topic: "Hurricane Preparation: An Arborist's Perspective"

1994 Speaker: Association of Zoological Horticulture Annual Conference
Topic: "Tree Preservation During Construction"

1992 Speaker: New Orleans Botanical Garden's Symposium
Topic: "Recommended Trees for the New Orleans Landscape"

MEMBERSHIPS AND LICENSES:

International Society of Arboriculture
International Society of Arboriculture Certified Arborist
Louisiana State Licensed Arborist
Louisiana State Licensed Horticulturalist
State of Mississippi Licensed Arborist
Board of Directors – Louisiana Arborist Association
Association of Zoological Horticulture
New Orleans Horticulture Society
American Society of Consulting Arborists
National Arborist Association
Society of American Foresters
American Forests
The National Arbor Day Foundation

Tree Climbers International

PERSONAL HISTORY:

I am one of eight children born into the family of Earl and Joan Garitty on February 29, 1960 in New Orleans, Louisiana. I am in excellent health and enjoy sports, outdoor activities, preserving/renovating historical sites, and reading.

David T. Garitty
Vita
Valuations and Appraisals

1990	Meyer, River Ridge, LA Conservation Appraisal
1990	Slemmer, Jefferson, LA, Conservation Appraisal
1991	Danzler, Mandeville, LA Conservation Appraisal
1991	Hall, New Orleans, LA, Defense
1991	Pepper and Associates, New Orleans, LA, Conservation Appraisal
1992	Badon, New Orleans, LA, Conservation Appraisal
1992	City of Baton Rouge, Baton Rouge, LA Consultant to Greg Jones, ASLA
1992	Curry, Metairie, LA Conservation Appraisal
1992	Martinez, Metarie, LA Conservation Appraisal
1992	Pitard, Metairie, LA Conservation Appraisal
1992	St Bernard Parish Water & Sewage Commission, Chalmette, LA, Conservation Appraisal
1993	Besthoff, III, New Orleans, LA, Conservation Appraisal
1993	Desbon, Jr., New Orleans, LA Conservation Appraisal
1993	Dysart, St. Bernard Parish, LA, Plaintiff
1993	Haydel, Metairie, LA, Conservation Appraisal
1993	Holiday Inn, Gretna, LA, Consultant to Doug Mouton, AIA
1993	Hollahan, Jr., New Orleans, LA, Conservation Appraisal
1993	Kendrick, Metairie, LA, Conservation Appraisal
1993	State Farm Insurance Companies, Avondale, LA, Insurance
1993	Schwegmann Giant Super Market, Marrero, LA, Consultant to John Desmond, AIA
1993	The Audubon Institute, New Orleans, LA, Consultant to Director of Horticulture
1993	Waring, Metairie, LA, Conservation Appraisal
1993	Wechem, Harahn, LA, Consultant to Doug Mouton, AIA
1994	Clarke, Kenner, LA, Conservation Appraisal
1994	Nelson, New Orleans, LA Conservation Appraisal
1994	Jefferson Parish, River Ridge, LA, Consultant to Mike Evans
1994	Rose, Metairie, LA, Conservation Appraisal
1994	Wilson, Metairie, LA, Conservation Appraisal
1995	Delfley, Jr., Belle Chasse, LA, Conservation Appraisal
1995	Ingram, Conservation Appraisal, LaCombe, LA, Plaintiff
1995	Lakewood Country Club, New Orleans, LA, Conservation Appraisal
1995	Mackie, New Orleans, LA Conservation Appraisal
1995	New Orleans Country Club, New Orleans LA, Conservation Appraisal
1995	New Orleans Country Club, New Orleans LA, Tree Inventory
1995	O'Keefe, III, Jefferson, LA, Defense

1995	The Audubon Institute, Conservation Appraisal, New Orleans, LA. Defense
1995	Urann, New Orleans, LA Conservation Appraisal
1995	Urban Systems, Inc. New Orleans, LA, Consultant to Marcia Stevens, ASLA
1996	Hartman, St. Tammany Parish, LA, Conservation Appraisal
1996	Hearin, New Orleans, LA, Conservation Appraisal
1996	Jubin, New Orleans, LA Conservation Appraisal
1996	Murov, New Orleans, LA, Defense
1996	New Orleans Country Club, New Orleans, LA, Conservation Appraisal
1996	St. Paul Fire & Marine Insurance Company, Metairie, LA, Insurance
1996	Trotter, Metairie, LA Conservation Appraisal
1996	University of New Orleans Research Park, New Orleans, LA, Consultant to Gus Cantrell
1996	Whitney National Bank, Belle Chasse, LA, Consultant to Anthony Taffaro, AIA
1997	Bethancourt, New Orleans, LA, Defense
1997	Entergy Corporation, St. Rose, LA, Conservation Appraisal
1997	Garrett, New Orleans, ,LA, Conservation Appraisal
1997	New Orleans Country Club, New Orleans, LA, Conservation Appraisal
1997	Schmidt, Gretna, LA, Plaintiff
1997	Whitney National Bank, Baton Rouge, LA, Consultant to Jennifer D. Gregoire, AIA
1997	Whitney National Bank, Morgan City, LA, Consultant to Michael Pou
1998	Barnett, New Orleans, LA, Plaintiff
1998	Porteous, New Orleans, LA, Defense
1998	Richards, New Orleans, LA, Conservation Appraisal
1998	State Farm Insurance Companies, New Orleans, LA, Insurance
1999	Dreher, New Orleans, LA, Conservation Appraisal
1999	University of New Orleans Wellness Ctr, New Orleans, LA, Consultant to Brian Sublette
1999	Tulane University, New Orleans, LA, Consultant to Tom Armitage
1999	Senules, Mandeville, LA, Conservation Appraisal
1999	Eblen, Diamondhead, MS, Conservation Appraisal
1999	Dominican Sisters, New Orleans, LA, Conservation Appraisal
1999	Dillard University, New Orleans, LA, Consultant to Sam Timpa
2000	City of New Orleans, New Orleans, LA, Defense
2000	University of New Orleans Research Park, New Orleans, LA, Consultant to Gus Cantrell
2000	Senules, Mandeville, LA, Plaintiff
2001	Sewerage and Water Board of New Orleans, LA, Consultant to Harold Gorman
2001	Marchand, Bogalusa, LA, Plaintiff
2001	Canizaro, Metairie, LA, Consultant to Sawyer/Berson
2001	West Feliciana Parish Governmental Center Complex, St. Francisville, LA, Consultant to Holly Smith Architects
2001	New Orleans Sculpture Garden, New Orleans, LA, Consultant to Sawyer/Berson
2002	Ohr-O'Keefe Museum, Biloxi, MS, Consultant to Guild Hardy, Gehry Partners and Cashio Cochran
2002	Hall, Metairie, LA, Consultant to Hopkins AIA

2002	Teske, Metairie, LA. Defense
2002	Metairie Country Club, Consultant to Tom Hamrick
2003	Manresa House of Retreats, Convent, LA, Conservation Appraisal
2003	Castellon, Metairie, LA, Conservation Appraisal
2003	Ohr-O'Keefe Museum, Gehry Partners
2003	Audubon Nature Institute, Golf Course
2003	New Orleans Country Club, Golf Course, Weed Design
2003	Whitney National Bank, New Orleans, LA, Consultant to Doug Kohnke
2003	New Orleans Adolescent Hospital, New Orleans, CA, Consultant to Dr. Earl Hedrick & Mr. Timothy Joder
2004	Ohr-O'Keefe Museum, Biloxi, MS, Consultant to Guild Hardy & Gehry Partners
2004	Wal-Mart, Tchoupitoulas St. New Orleans, LA, Duplantis Engineers, Conservation Appraisal
2005	Downtown Development District, New Orleans, LA, Post Katrina Tree Assessment, Consultant to LeDerick Blackburn
2005	Beau Rivage, Biloxi, MS, Consultant to Director of Horticulture, Conservation Appraisal
2006	Jackson Barracks, New Orleans, LA, Consultant to Colonel Doug Mouton, Post Katrina Tree Assessment
2007	Perez, Belle Chasse, LA, Conservation Appraisal
2008 – Present	Beau Rivage, Biloxi, MS, Consultant to Director of Horticulture
2011	University of California, San Diego, CA, University House – Chancellor's House Project, Consultant to Assistant Vice Chancellor Resource Management and Planning
2013	New Orleans Country Club, New Orleans, LA, Consultant to Mathis, Brierre Architects and Robert Crifasi
2013	Stuart R. Bradley School, New Orleans, LA, Consultant to Landis Construction
2014	Wisteria Cottage, La Jolla Historical Society, La Jolla, CA, Conservation Appraisal

###

EXHIBIT D

PHOTOGRAPHIC EVIDENCE

Subject Trees — Key Images

115 Demontluzin Avenue

Bay St. Louis, Mississippi 39520

Documentation Date: January 15, 2026

(Complete set of 38 photos previously submitted with application)

Trees Documented:

(1) Live Oak — 43-inch DBH

(1) Live Oak — 25-inch DBH

Key Photos Selected to Show:

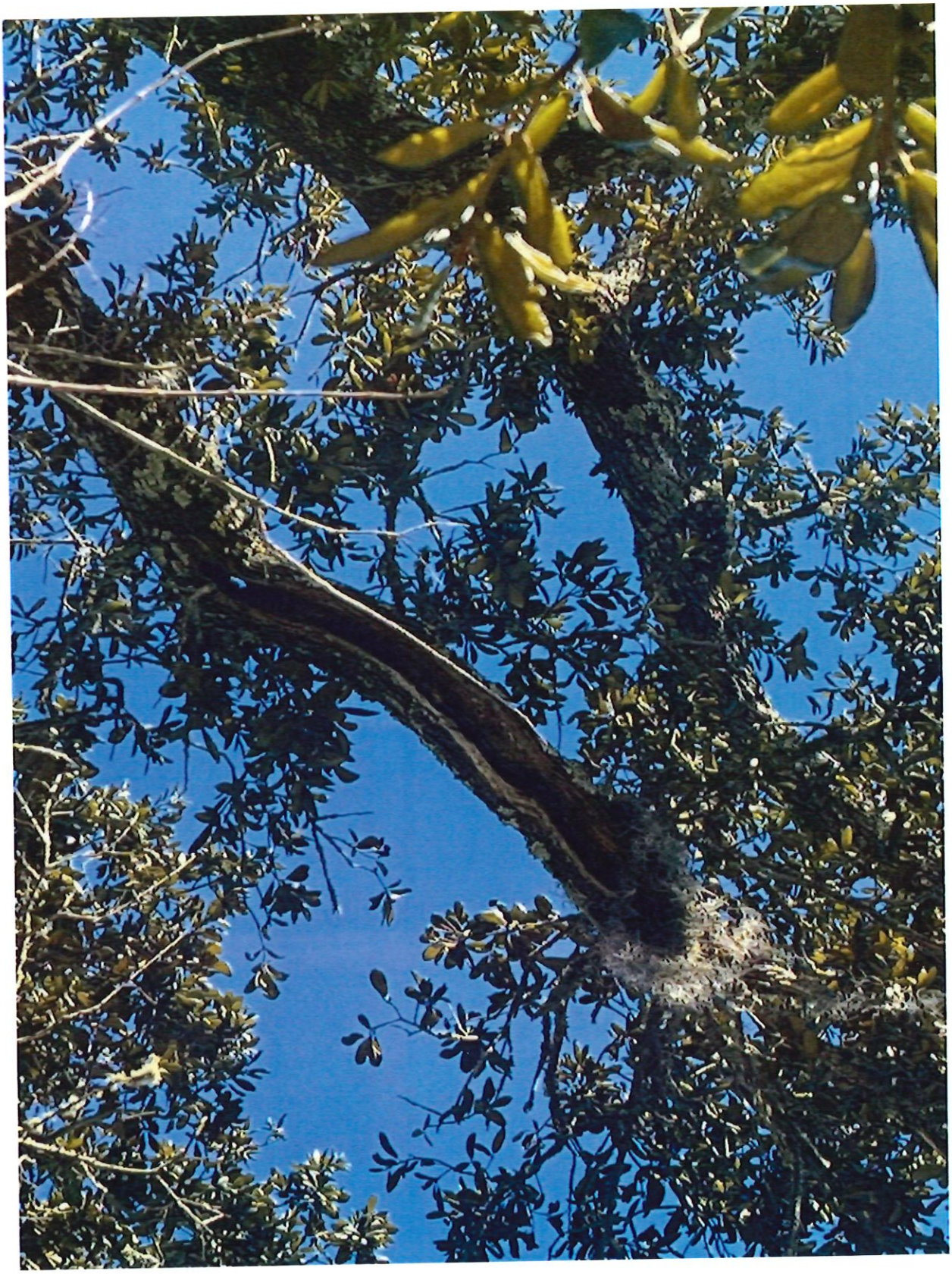
Codominant Stem Structure / Included Bark

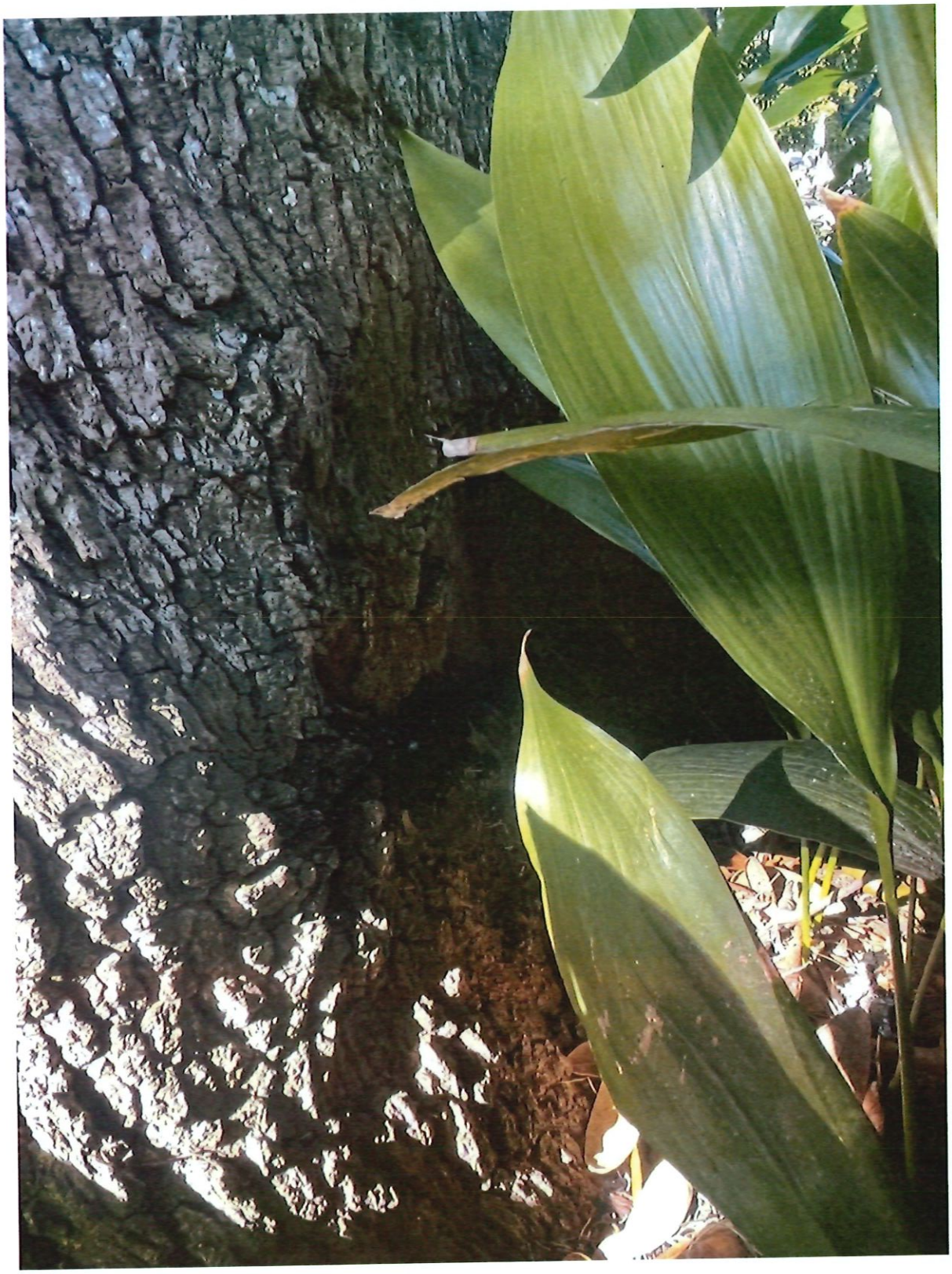
Basal Decay at Trunk/Root Flare

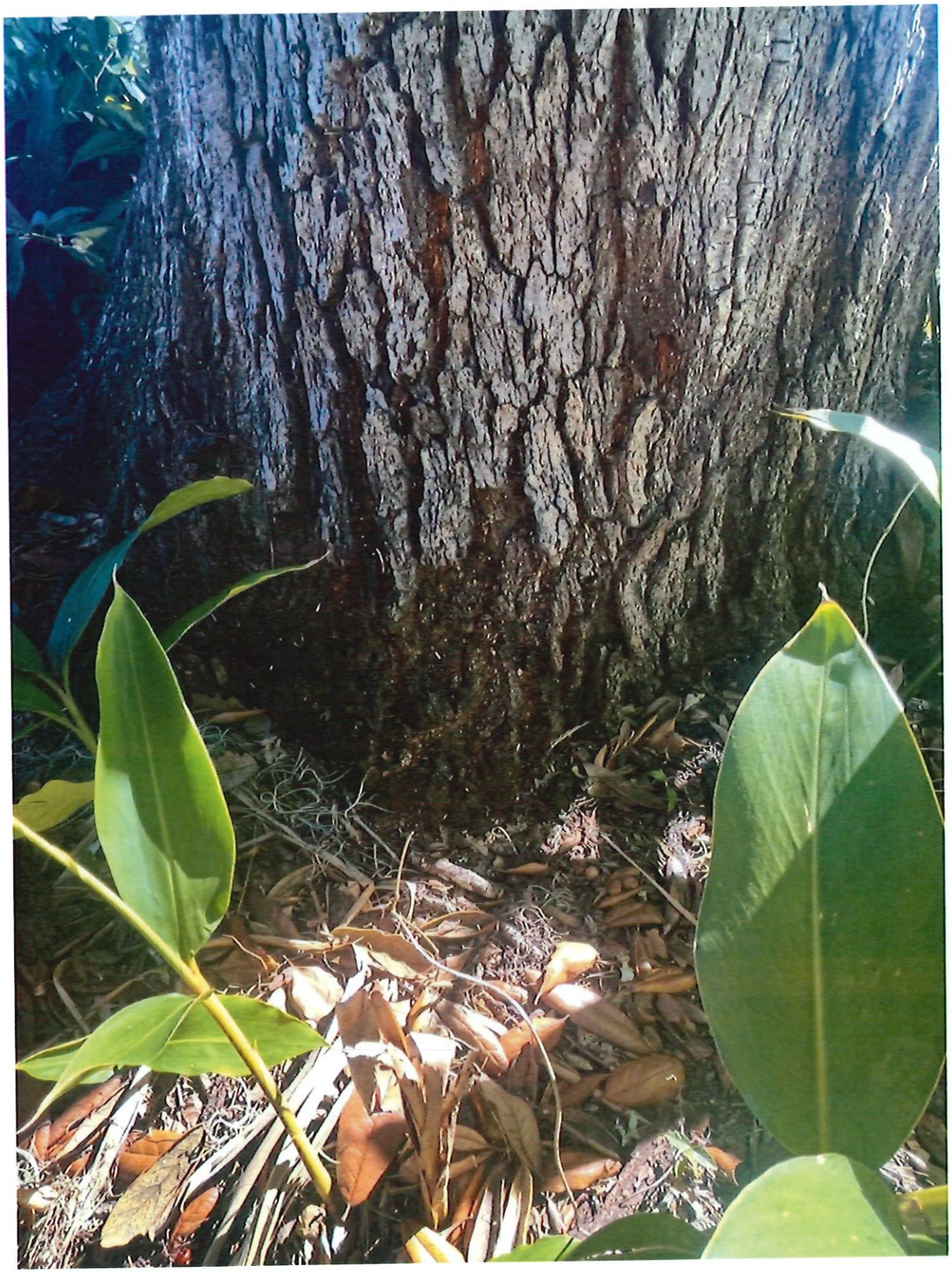
Target Zone Exposure to Occupied Structure

Overall Condition

A. Live Oak — 43-inch DBH







B. Live Oak — 25-inch DBH

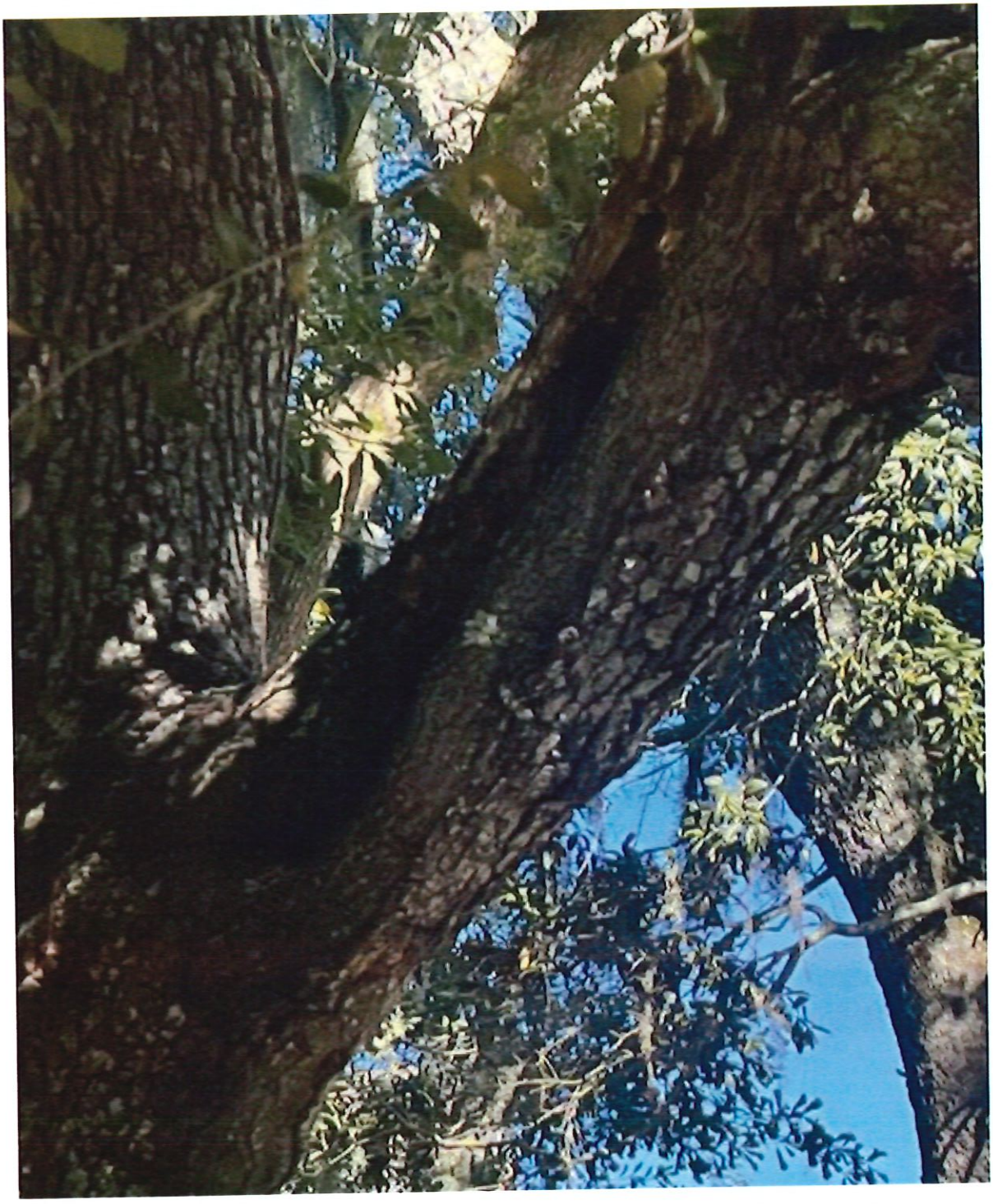


EXHIBIT E

PHOTOGRAPHIC EVIDENCE

Prior Live Oak Failure — Key Images

115 Demontluzin Avenue

Bay St. Louis, Mississippi 39520

Failure Date: December 2, 2025

Documentation Date: December 3, 2025

(Complete set of 32 photos previously submitted with application)

Key Photos Selected to Show:

Failed Tree — Overall View

Codominant Stem Structure at Failure Point

Basal Decay at Base of Failed Tree

Property Damage Resulting from Failure

Site-Specific Evidence of Elevated Failure Risk

Relevant Under Sec. 22-118(11):

Whether the continued presence of the tree or trees is likely to cause danger to a person or property

EXHIBIT F

STATEMENT OF PROCEDURAL HISTORY AND MATERIAL FACTS

Property: 115 Demontluzin Avenue, Bay St. Louis, Mississippi

Application No. APP-1377 | Project No. 2026-90

PROCEDURAL HISTORY

No.	Date / Time	Event
1	**December 2, 2025**	**Prior Live Oak Failure** A mature Live Oak tree on the property failed, resulting in documented property damage. Photographic evidence shows internal decay and structural compromise consistent with codominant stem structure and basal decay — the same conditions documented by the arborist in the subject trees. The failure occurred without severe weather, demonstrating site-specific elevated risk.
2	**January 28, 2026**	**Application Submitted** Tree Removal Permit Application (APP-1377) submitted through MGO Connect portal for removal of two (2) Live Oak trees at 115 Demontluzin Avenue.
3	**January 29, 2026** 10:53 a.m.	**Documentation Requested** Anne Dauphin (Planning & Zoning Clerk) posted comment requesting supporting documentation.
4	**January 29, 2026** 11:00 a.m. (same day)	**Application Complete** Applicant uploaded all requested documentation: • ISA Certified Arborist evaluation (David Garitty, January 23, 2026) • Arborist credentials (CV) • Photographic documentation • Site location map **Application complete as of January 29, 2026.**
5	**Jan 29 – Feb 9, 2026**	**Statutory Seven-Working-Day Review Period**

No.	Date / Time	Event
		Sec. 22-116(b): 'A permit shall be issued or denied within seven working days of submittal. If the applicant is not notified of approval or disapproval within seven working days, such plans shall be considered approved.' **Seven-working-day deadline: February 9, 2026** **No approval or denial issued within statutory timeframe.**
6	**February 10, 2026** 9:42 a.m.	**Applicant Follow-up Inquiry** Applicant posted comment noting seven-working-day period had elapsed and requesting clarification regarding application status.
7	**February 10, 2026** 10:20 a.m.	**Denial Comment Posted** Anne Dauphin (Planning & Zoning Clerk) posted comment: *'The 2 trees in question do have some damage from previous hurricanes, but mostly the trees have not had any maintenance pruning in many years. They can be rebalanced and pruned to mitigate potential problems. These trees do not need to be cut down.'* **No inspection notes, arborist credentials, horticulture credentials, or professional findings provided.** **No Tree Protection Advisor identified.**
8	**February 10, 2026** 4:09 p.m.	**Applicant Response** Applicant respectfully requested clarification regarding application of Sec. 22-116(b) 'considered approved' provision.
9	**February 11, 2026** 3:24 p.m.	**Formal Denial Issued** Drew Boxx (Planning & Building Inspector) posted comment confirming denial stating: *'Your application to remove the trees has been denied. For an explanation please read Ms. Dauphin's Message. Removal of trees without city approval will be a code violation.'* **Denial issued after expiration of seven-working-day deadline.**

SUMMARY OF MATERIAL FACTS

1. Procedural Violations:

- **Application complete:** January 29, 2026
- **Seven-working-day deadline:** February 9, 2026
- **Denial issued:** February 11, 2026 (after deadline)
- **No Tree Protection Advisor identified in record**

2. Credential Disparity:

- **Applicant's arborist:** David Garitty — ISA Certified Arborist, LA Licensed Arborist, LA Licensed Horticulturist, MS Licensed Arborist, 30+ years experience
- **City's reviewer:** Anne Dauphin (Planning & Zoning Clerk) — no arborist or horticulture credentials provided

3. Technical Findings Not Addressed:

- Denial did not address documented wood decay fungi
- Denial did not address documented basal decay
- Denial did not address codominant stem structural defects
- Denial did not address hazard assessment or target zone exposure
- No professional arborist or horticulturist evaluation provided to rebut submitted findings

4. Site-Specific Failure History:

- Prior Live Oak failure on property (December 2, 2025)
- Failed tree exhibited identical conditions to subject trees
- Failure occurred without severe weather

5. Pruning History:

- Subject trees received prior maintenance pruning
- Condition continued to deteriorate despite prior pruning

CONCLUSION:

The record demonstrates three independent procedural violations and substantive deficiencies:

(1) Seven-day deadline missed — permit should be automatically approved under Sec. 22-116(b)

(2) No qualified Tree Protection Advisor identified — violation of Sec. 22-92(b)

(3) No professional arborist or horticulturist evaluation provided to rebut licensed professional findings documenting disease, decay, and structural defects

###

EXHIBIT G

SITE MAP

Tree Locations and Property Layout

115 Demontluzin Avenue

Bay St. Louis, Mississippi 39520

Site Map Shows:

43" DBH Diseased Live Oak (Subject Tree)

25" DBH Diseased Live Oak (Subject Tree)

Failed Live Oak #1 (Prior to July 2022)

Failed Live Oak #2 (December 2, 2025)

Purpose:

Demonstrates Spatial Relationship Between:

Subject Trees (Current Application)

Failed Trees (Prior Failures with Identical Conditions)

Occupied Structures (Target Zone Exposure)

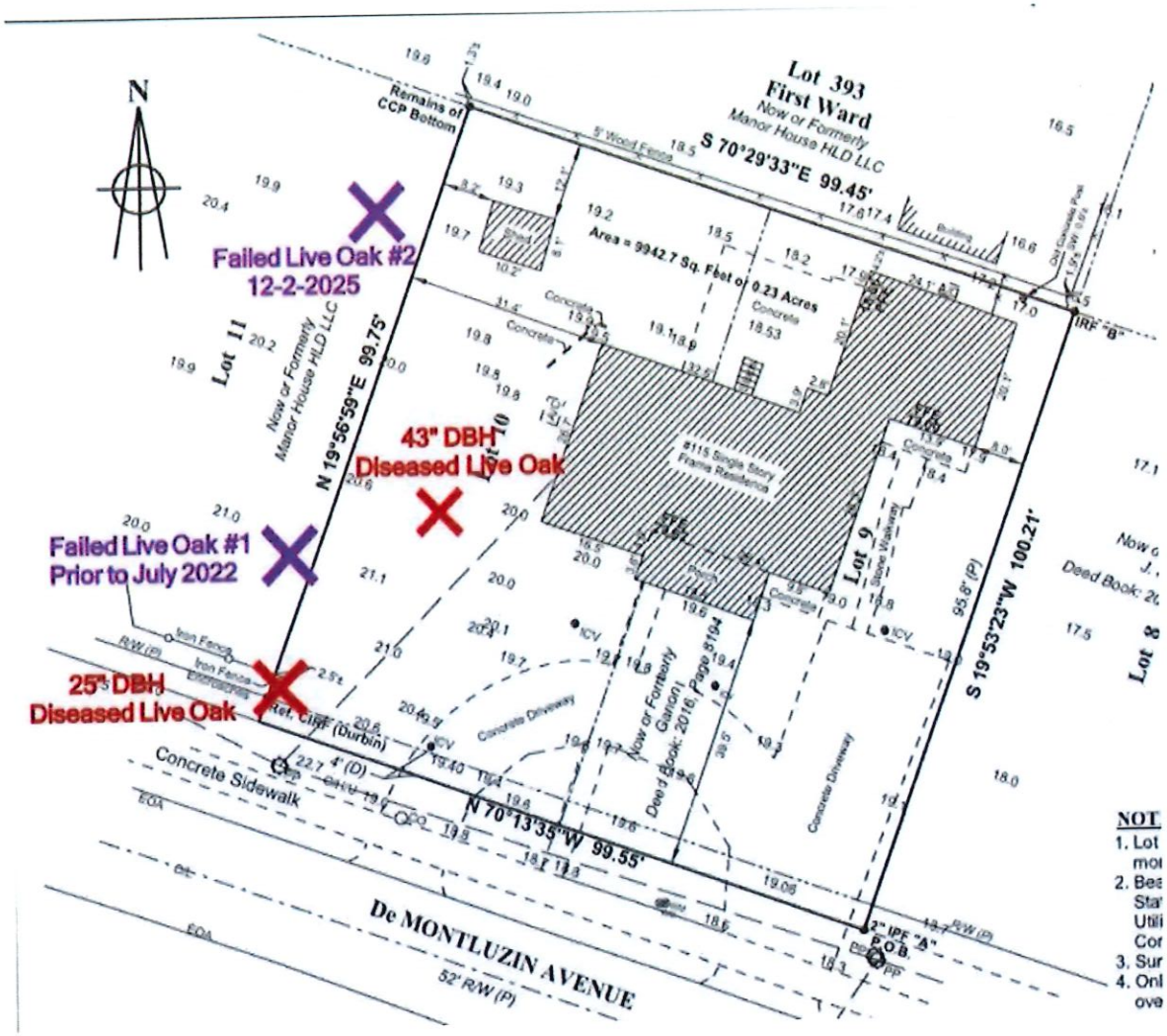
Property Boundaries and Site Features

Site-Specific Evidence of Elevated Failure Risk

Relevant Under Sec. 22-118:

(1) The condition of the tree proposed to be removed with respect to disease, danger of falling, proximity to existing or proposed structures

(11) Whether the continued presence of the tree or trees is likely to cause danger to a person or property


Failed Live Oak #2
12-2-2025
43" DBH
Diseased Live Oak
Failed Live Oak #1
Prior to July 2022
25" DBH
Diseased Live Oak
Lot 393
First Ward
Now or Formerly
Manor House HLD LLC
S 70°29'33"E 99.45'
Area = 9942.7 Sq. Feet or 0.23 Acres
N 19°56'59"E 99.75'
S 19°53'23"W 100.21'
N 70°13'35"W 99.55'
Lot 11
Lot 9
8115 Single Story Frame Residence
Remains of CCP Bottom
Concrete Sidewalk
De MONTLUZIN AVENUE
52' R/W (P)

###

EXHIBIT H

SUPPLEMENTAL PHOTOGRAPHIC EVIDENCE

43" DBH Live Oak - Basal Decay Documentation

February 21, 2026

CRITICAL FINDING

Extensive basal decay spanning approximately **88 inches** of trunk circumference

(65% of total 135-inch circumference)

Supplemental Documentation Includes:

Photo(s): South Side Basal Decay (Measured)

Approximately 38-inch span of advanced decay and cavitation

Photo(s): North Side Basal Decay (Measured)

Approximately 44-inch span of deep structural decay with tape measure documentation

Photo: Upper Canopy Dieback

Dead scaffold branch indicating systemic vascular dysfunction

Technical Summary:

South side decay: 38 inches

North side decay: 44 inches

Total circumferential decay: **88 inches**

Total trunk circumference: 135 inches

Percentage compromised: **65%**

Relevance:

According to generally accepted arboricultural standards

and ISA Best Management Practices,

trees exhibiting greater than 50% circumferential basal decay

are typically classified as high-risk hazards

where removal is the recommended course of action.

At 65%, This Tree Substantially Exceeds the Hazard Threshold

Note:

Pruning, as suggested by the City, does not address decay at the trunk base. The structural failure mechanism is internal rot at the foundation of the tree, not branch weight in the canopy.

65% OF TRUNK CIRCUMFERENCE HAS EXTENSIVE BASAL DECAY

SOUTH SIDE BASAL DECAY – approximately 38 inches span (measured)

NORTH SIDE BASAL DECAY – approximately 44 inches span (measured)

ADDITIONAL FIND – Dead Scaffold Branch in upper canopy - evidence of systemic decline

65% OF TRUNK CIRCUMFERENCE HAS EXTENSIVE BASAL DECAY

SOUTH SIDE BASAL DECAY – approximately 38 inches span (measured)

NORTH SIDE BASAL DECAY – approximately 44 inches span (measured)

ADDITIONAL FIND – Dead Scaffold Branch in upper canopy - evidence of systemic decline

April 21, 2026

Bay St. Louis Planning and Zoning Commission
598 Main Street
Bay St Louis, Mississippi

Re: Appeal of Tree Removal Permit Denial (APP - 1377) for 115 Demontluzin Avenue, Bay St. Louis, MS 39520

Members of the Planning and Zoning Commission:

The purpose of this letter is to summarize our position and formal appeal of the denial of a tree removal permit application concerning 115 Demontluzin Avenue, Bay St. Louis, Mississippi (APP-1377). Additionally we would like to highlight for the Planning and Zoning Commission (the "Commission") the relevant findings and information found in appellants' Supplemental Appeal Packet, attached hereto as Exhibit "A", which is not currently reflected on the Commission's April 28, 2026 meeting agenda.

I. Procedural History

On January 28, 2026, applicants submitted a Tree Removal Permit Application (APP-1377) through the City's MGO Connect portal for the removal of two (2) Live Oak trees at 115 Demontluzin Avenue, Bay St. Lous, Mississippi (the "Subject Property"). The next day, Mrs. Anne Dauphin (Building Clerk) requested additional documentation through the portal, which was thereafter submitted by applicants on the same day, January 29, 2026, and the application was therefore complete. Importantly, applicants submitted a detailed arborist report by Mr. David Garitty (ISA Certified Arborist, MS Licensed Arborist, LA Licensed Arborist, LA Licensed Horticulturist) which recommended removal of both trees at the Subject Property due to their hazardous nature and location.

On February 10, 2026, applicants posted an inquiry through the portal regarding their application status. Applicants noted that the statutory seven-day period of review had expired (discussed in more detail below) and requested confirmation that the application was approved by default under the applicable ordinance. Forty minutes later, Mrs. Dauphin posted a comment through the portal that the trees should be "rebalanced and pruned to mitigate potential problems" and that "[t]hese trees do not need to be cut down." Applicants responded to note the procedural concerns with Mrs. Dauphin's response. On February 11, 2026, Mr. Drew Boxx (Building Inspector) posted a comment issuing a formal denial of APP-1377.

Applicants then submitted a formal appeal packet on February 24, 2026, within the prescribed fifteen (15) day period. *See* Bay St. Louis, MS. Code of Ordinances, Ch. 22, Art. III. § 22-94.

II. Summary of Appeal

a. The denial of APP – 1377 was procedurally defective and moot, as the application was approved by default under § 22-116.

As outlined in the formal appeal packet, § 22-116 of the Bay St. Louis Code, which discusses tree removal permits, requires that site plans for tree removal permits be submitted prior to the removal of any tree. Bay St. Louis, MS. Code of Ordinances, Ch. 22, Art. III. § 22-116. This documentation was properly submitted by applicants on January 29, 2026. Section 22-116 also states that:

> "If the applicant is not notified of approval or disapproval **within seven working days, such plans shall be considered approved,** and **such permit shall be considered issued** by the tree protection advisor through the building official."

Id. (emphasis added).

The City code thus clearly provides for scenarios where no decision is rendered within the seven-day period prescribed by the rules – the application is considered approved by default. This provision is directly applicable here. Applicants submitted their application in full on January 29, 2026. The seven-day review period expired on February 9, 2026 – seven working days after January 29, 2026. At that time, **a de-facto approval was deemed issued under the law.** The first communication from Mrs. Dauphin was not received until February 10, and the subsequent denial by Mr. Boxx was not issued until February 11, 2026.

Mr. Boxx's subsequent denial was moot. The application had already been approved pursuant to the City code after the expiration of the seven-day period on February 9, 2026.

b. The denial of APP – 1377 was procedurally defective because it was not issued by a tree protection advisor as required by § 22-116.

Section 22-92 requires that the "tree protection advisor" be a arborist or horticulturist. Bay St. Louis, MS. Code of Ordinances, Ch. 22, Art. III. § 22-92.

Section 22-116 states that "[n]o building permit shall be issued until the tree site plan has been reviewed and approved in writing **by the tree protection advisor[.]**" Bay St. Louis, MS. Code of Ordinances, Ch. 22, Art. III. § 22-116 (emphasis added). The only communications applicants received through the MGO Connect portal were from Mrs. Dauphin (Building Clerk) and Mr. Boxx (Building Inspector). No credentials of any reviewer or references to an arborist or horticulturist license number were cited. The City has provided no evidence that a licensed arborist or horticulturist reviewed this application. Further, the denial of APP – 1377 was issued by Mr. Boxx, the Building Inspector, not the tree protection advisor.[1]

Although Section 22-116 states that the "building official" has concurrent authority with the tree protection advisor to enforce the regulations in Article Three of the Code, Section 22-116 clearly states that it should be the *tree protection advisor* who reviews the initial permit application

[1] Applicants are unaware of the individual(s) who served as the City's tree protection advisor at the time their application was submitted.

and issues a determination. Regardless, the building official is listed as Mr. Rickey Ladner on the City's staff directory. Mr. Ladner did not issue the formal denial of APP – 1377.

As stated previously, the application was deemed approved after the expiration of the seven-day review period. However, even if the Commission finds that the application was not approved by default, the subsequent denial of APP – 1377 was also procedurally improper because it was not issued by a tree protection advisor as required by § 22-116.

c. The denial of APP – 1377 directly contradicts licensed arborist and horticulturist findings and results in a hazardous risk at the Subject Property.

The denial of APP – 1377 conflicts with the findings and written recommendation of Mr. David Garitty, who holds the following qualifications:

- ISA Certified Arborist (International Society of Arboriculture)
- Louisiana State Licensed Arborist
- Louisiana State Licensed Horticulturist
- State of Mississippi Licensed Arborist
- Over 30 years of experience evaluating Live Oaks along the Mississippi Gulf Coast

Mr. Garitty's report and qualifications were included in APP – 1377. **Mr. Garrity recommended that the trees at the Subject Property be removed as soon as possible** due to active disease and decay at the base of the trees. He found that the trees were in fair to poor condition and both represented a hazardous condition.

Additionally, photo evidence submitted with the application documents the recent failure of a nearby Live Oak exhibiting codominant stem structure and basal decay. That failure resulted in property damage and occurred in the absence of extreme weather conditions on December 2, 2025. Mr. Garrity found in his report that it was evident that this 2025 Live Oak failure occurred due to **the same issues** of decay and disease at the base of the tree as he noted for the trees in APP – 1377.

A comment was posted on the MGO Connect portal stating that the trees "have some damage from previous hurricanes, but mostly the trees have not had any maintenance pruning in many years" and that they "can be rebalanced and pruned to mitigate any potential problems." However, the record does not identify:

- The qualifications of the individual rendering the determination
- Whether a licensed arborist or horticulturist conducted a professional evaluation in connection with the denial
- Any inspection report, supporting photographs, or professional credentials
- Written findings addressing the documented disease and structural defects

The denial of APP – 1377 was in direct contradiction to the findings of Mr. Garrity and the City has provided no explanation as to its disagreement with Mr. Garrity (an experienced horticulturist and arborist). Should the Commission deny this appeal, the hazardous risk will persist on the Subject Property.

III. Supplemental Appeal Packet

In addition to the aforementioned points and cumulative record already before the Commission, the Applicants wish to highlight some of the relevant findings and information found in appellants' Supplemental Appeal Packet, attached hereto as Exhibit "A", which is not currently reflected on the Commission's April 28, 2026 meeting agenda.

a. Supplemental Arborist Report

Subsequent to the original application, applicants documented the full extent of basal decay, caused by wood decay fungi, on the 43-inch DBH Live Oak through detailed photography and circumferential measurement. These photographs are included in the initial appeal packet as Exhibit H. On March 4, 2026, Mr. Garrity issued a supplemental report based on these photographs, which is included in applicant's supplemental appeal packet. Mr. Garrity, based on his review of the 43-inch DBH Live Oak, issued the following supplemental findings:

- Escalated status of the tree from "fair to poor" (original report) to "POOR" (supplemental report)
- Escalated removal recommendation from "as soon as possible" to "IMMEDIATELY"
- Found that approximately 65% of the circumference of the base of tree was affected by wood decay fungi
- Found that the lack of root flare significantly increases the risk of structural failure and tree collapse
- Found that the tree would not be a good candidate for tree preservation

b. Mississippi State University Extension Service Publication FO468, Tree Protection Standards in Construction Sites

Exhibit I to applicant's supplemental appeal packet identifies applicable standards from the Mississippi State University Extension Service Publication FO468, Tree Protection Standards in Construction Sites, published by MSU's College of Forest Resources and the Mississippi Forestry Commission., the relevant page reference, and its direct application to findings of Mr. Garitty in reports dated January 23, 2026 and March 4, 2026. A summary of these applications is represented by the below chart:

SUMMARY

MSU Standard	Page(s)	Finding at 115 Demontluzin Ave.
Trees classified as susceptible — should not be saved	12	All three MSU defect criteria present
Critical root radius — 43" tree = 53.75 ft	5–6	Residence approx. 16 ft — inside CRZ
Removal only option for susceptible trees near structures	14–15	Removal is the only viable option
Declining stage — beyond help	9–10	Dead scaffold branch confirms decline
Pruning insufficient for susceptible trees	7, 10	65% basal decay — mitigation does not apply
Known hazard + inaction = liability exposure	3	City has documented notice on record

The application of these standards to Mr. Garrity's findings further reiterates that the acceptable industry standards would require removal of the trees at the Subject Property and that mitigation would not resolve the issues presented.

For the reasons set forth herein, and as outlined in applicants' appellate filings, we respectfully request that the Planning and Zoning Commission, after a review of the record and public hearing, find that APP – 1377 was approved after the expiration of the seven-day review period in accordance with § 22-116 and issue a permit in accordance with this finding. In the alternative, we request that the Commission overturn the denial of APP – 1377 and grant the requested tree removal permit consistent with the evidence in the record.

Thank you for your attention to this matter. Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,

Kevin Kernion and Laurie Norman
Appellants/Applicants

Submitted By:

Katie Hood
BALCH & BINGHAM LLP
1310 25TH Avenue
Gulfport, Mississippi 39501
Telephone: (228) 864-9900
khood@balch.com

Office of the Lieutenant Governor
State of Louisiana

BILLY NUNGESSER
LIEUTENANT GOVERNOR

P.O. Box 44243
BATON ROUGE, LOUISIANA 70804-4243
(225) 342-7009

March 3, 2026

The Honorable Mike Favre
Mayor of Bay St. Louis
688 Hwy. 90
Bay St. Louis, MS 39520

Dear Mayor Favre:

I am writing on behalf of Kevin Kernion and Laurie Norman, who reside in Bay St. Louis, to respectfully ask that you give their pending tree removal appeal your personal attention and consideration.

Kevin and Laurie purchased their home at 115 Demontluzin Avenue in part because of the beauty of the Live Oak trees on and around the property. They are genuine lovers of oak trees who are currently working to preserve a large oak on their property in Metairie. That makes their decision to seek removal nothing short of heartbreaking for them. It is not a decision they arrived at lightly.

In December 2025, a large Live Oak on the neighboring property failed without a weather event, causing property damage and narrowly missing their residence. Luckily, there was no loss of life or injury. At that point, they engaged David Garitty, a respected, licensed arborist and horticulturist with extensive experience along the Gulf Coast, whose work has been retained by universities, municipalities, major insurance carriers, and courts across Louisiana, Mississippi, and California as both consultant and expert witness, hoping he would find the two remaining trees on their property salvageable. He did not. His evaluation found both trees in fair to poor condition with advanced structural decay at the root flare and recommended removal as soon as possible. The risk they pose is significant to the residence, the entrance and exit of an adjacent apartment complex, the street, sidewalks, and a heavily trafficked public pedestrian area all fall within the area of concern.

EXHIBIT "A"

Kevin and Laurie submitted a removal permit application to the City, in good faith, including the full arborist report. The permit was denied without a qualified review of the arborist's findings. They have since filed a formal appeal with Planning and Zoning. In the meantime, they are taking reasonable precautionary steps, such as, notifying adjacent property owners, posting visible hazard warning signs, and consulting with their homeowners insurance carrier — because they feel a responsibility to the public as much as to themselves.

I recognize this is a local matter and have full confidence in Bay St. Louis's process. I simply ask that the appeal receive fair and expedited consideration given the documented safety concern, the expert credentials behind the evaluation, and the prior comparable failure on the neighboring property.

Should you wish to discuss the matter directly, Kevin and Laurie can be reached at (504) 616-7964 or lauriegnorman@gmail.com.

Thank you for your time and service to the community.

Sincerely,

Billy Nungesser
Lieutenant Governor

BN/pb

CC: Kevin Kernion & Laurie Norman

EXHIBIT "A"

EXHIBIT I

INDEPENDENT TECHNICAL AUTHORITY

Mississippi State University Extension Service
Tree Protection Standards in Construction Sites
Publication FO468

Authors: Stephen G. Dicke, Extension Forestry Professor, Mississippi State University
Britt Hubbard, Urban Forester, Mississippi Forestry Commission

Submitted in Support of Appeal — Application No. APP-1377
115 Demontluzin Avenue, Bay St. Louis, Mississippi 39520
Kevin Kernion and Laurie Norman

The following excerpts are drawn directly from Mississippi State University Extension Service Publication FO468, Tree Protection Standards in Construction Sites, published by MSU's College of Forest Resources and the Mississippi Forestry Commission. Each section identifies the applicable MSU standard, the relevant page reference, and its direct application to the trees at 115 Demontluzin Avenue as documented by David Garitty, Licensed Arborist and Horticulturist, in reports dated January 23, 2026 and March 4, 2026.

1. TREES CLASSIFIED AS "SUSCEPTIBLE" — MSU PUBLICATION PAGE 12

MSU Standard (Page 12):

> *"Avoid trying to save trees classified as susceptible to damage. These trees are unhealthy, old, of a susceptible species or may have a serious to fatal defect. Problems make susceptible trees less valuable and much more difficult to keep alive and healthy."*

MSU identifies the following defects as indicators of susceptible trees that should not be saved (Page 12, Figure 6):

- Dead top and/or dieback in larger top branches
- Narrow branch angles and/or codominant stems
- Cracks, cavities, rotten wood, fungal conks

Application to 115 Demontluzin Avenue:

- Dead scaffold branch documented in upper canopy — February 21, 2026 photographs (Garitty Supplemental Report, March 4, 2026)
- Codominant stem/included bark documented on both trees (Garitty Original Report, January 23, 2026)
- Wood decay fungi (rotten wood/fungal disease) documented at base/root flares of both trees (both reports)

Both trees at 115 Demontluzin Avenue exhibit all three MSU-identified defects for susceptible classification. Under MSU standards, these trees should not be saved.

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2. CRITICAL ROOT ZONE CONFLICT WITH RESIDENCE — MSU PAGES 5, 6, 14, 15

MSU Standard — Critical Root Radius Formula (Pages 5–6):

> *"The area is defined as a circle with a radius that is 1.25 feet for every inch in stem diameter. Thus, the distance from the tree stem you would like to stay away from a tree is called the critical root radius."*

Critical Root Zone Calculations — 115 Demontluzin Avenue:

Tree	DBH	MSU Formula	Critical Root Radius	Distance to Residence
Large Live Oak	43 inches	43 x 1.25 ft	53.75 feet	Approx. 16 feet
Street Live Oak	25 inches	25 x 1.25 ft	31.25 feet	Street / Sidewalk

MSU Standard — Minimum Distance Requirements (Pages 14–15, Table 4):

> *"Structures must be kept outside the critical root radius of damage-susceptible trees. Generally when a tree is closer to a structure than the minimum distance above, your options are to remove the tree or move the structure."*

The residence at 115 Demontluzin Avenue is approximately 16 feet from the base of the 43" DBH Live Oak — well within the MSU-established critical root radius of 53.75 feet. Per MSU standards, the only options for a susceptible tree in this proximity are removal of the tree or relocation of the structure. No mitigation alternative is identified by MSU for susceptible trees.

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3. MORTALITY SPIRAL — TREES "BEYOND HELP" — MSU PAGES 9–10

MSU Standard — Mortality Spiral and Declining Stage (Pages 9–10):

> *"The process of tree death following injury is termed a 'mortality spiral.' The further a tree falls down the mortality spiral the harder it is to get back up to Healthy. Once a tree reaches the Declining stage, they are considered beyond help."*

Application to 115 Demontluzin Avenue:

- Garitty supplemental report (March 4, 2026) escalated condition from "fair to poor" to "POOR"
- Dead scaffold branch in upper canopy is consistent with MSU Declining stage criteria
- MSU states Declining stage trees are "considered beyond help" — pruning is not a viable option
- City's denial citing pruning as a sufficient alternative is inconsistent with MSU's published standards

---

4. KNOWN HAZARD AND MUNICIPAL LIABILITY — MSU PAGE 3

MSU Standard — Liability for Ignoring Standards (Page 3):

> *"If you ignore these standards and a tree is injured, then you could be held liable for thousands of dollars in damage. Tree damage may also lead to structural failure, ranging*

> *from the dropping of dead limbs to the entire tree falling over. This structural failure has the potential to injure people and property, which could also be your responsibility."*

The City of Bay St. Louis has received formal documented notice of conditions that MSU independently classifies as hazardous and beyond remediation. Under MSU's published standards, once a hazardous condition is known and documented, failure to act creates potential liability exposure for all parties with notice.

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5. PRUNING DOES NOT ADDRESS STRUCTURAL FAILURE — MSU PAGES 7, 10

MSU Standard — Susceptible Tree Survival (Page 7):

> *"The survival rate drops below 50/50 once 25% of the critical roots are injured for susceptible trees. Any kind of root damage reduces the survival of susceptible trees significantly."*

- 65% circumferential basal decay far exceeds the 25% threshold at which susceptible tree survival drops below 50/50
- MSU makes no provision for pruning as mitigation for susceptible trees with structural root and basal decay of this extent
- Garitty reports confirm: "mitigation requirements do not apply" given the documented condition

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SUMMARY

MSU Standard	Page(s)	Finding at 115 Demontluzin Ave.
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Known hazard + inaction = liability exposure	3	City has documented notice on record

Source: Mississippi State University Extension Service, Tree Protection Standards in Construction Sites, Publication FO468. Authors: Stephen G. Dicke, Extension Forestry Professor, MSU; Britt Hubbard, Urban Forester, Mississippi Forestry Commission. Published 2008.

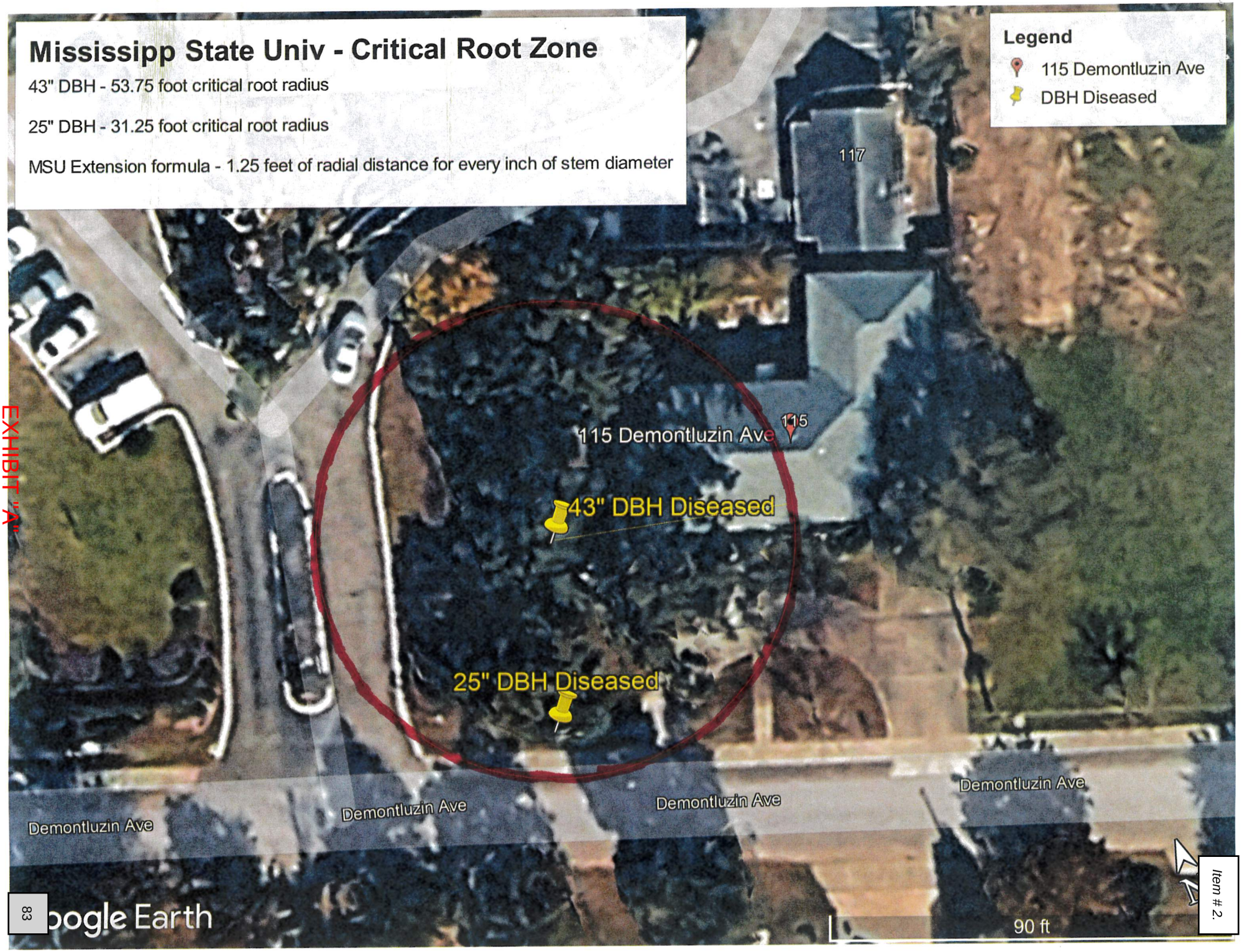
Mississipp State Univ - Critical Root Zone
43" DBH - 53.75 foot critical root radius
25" DBH - 31.25 foot critical root radius
MSU Extension formula - 1.25 feet of radial distance for every inch of stem diameter
Legend
115 Demontluzin Ave
DBH Diseased
117
115 Demontluzin Ave
115
43" DBH Diseased
25" DBH Diseased
Demontluzin Ave
Demontluzin Ave
Demontluzin Ave
Demontluzin Ave
90 ft
Google Earth

EXHIBIT "A"

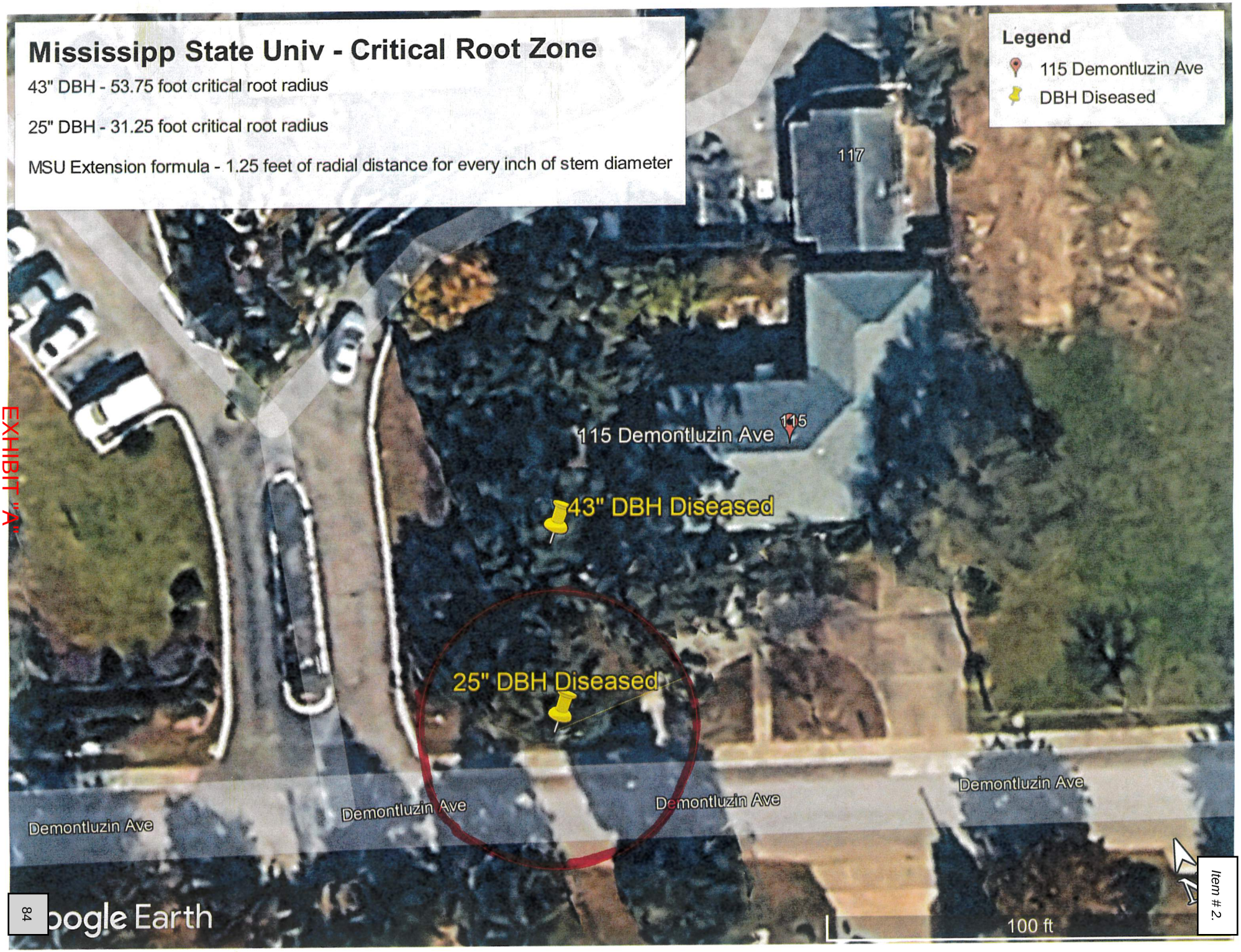
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EXHIBIT "A"

Tree Protection Standards in Construction Sites

"To exist as a nation, to prosper as a state, and to live as a people, we must have trees."

- President Theodore Roosevelt

EXHIBIT "A"

Contents

PLEASE TAKE THIS GUIDE WITH YOU TO THE CONSTRUCTION SITE.

Why Should I Follow This

This guide gives your trees the best chance of survival both during and after construction. You are following advice from professional arborists combined with published standards and practices (Coder 1996, 2000, Elmendorf et al 2005, Johnson 2001, and Matheny and Clark 1998). Use these standards to show a reasonable effort on your part to protect trees from damage. We cannot guarantee 100% success, but if standards are followed and a tree dies, then it is not your fault.

If you ignore these standards and a tree is injured, then you could be held liable for thousands of dollars in damage (Table 1). Tree damage may also lead to structural failure, ranging from the dropping of dead limbs to the entire tree falling over. This structural failure has the potential to injure people and property, which could also be your responsibility.

Table 1. *Approximate loss in property value caused by injury to a tree. Actual loss may be higher or lower based on a plant appraisal and what can be determined in court.*

Stem Diameter[1] (in.)	Loss in Property Value[2] ($)	
	Sicken Tree	Kill Tree
5	131	350
10	525	1400
15	1181	3150
20	2100	5600
25	3281	8750

1 Diameter of tree stem measured at 4.5 feet above ground
2 Appraisal of loss using the trunk formula method (Gooding et al 2000)
Assumptions: tree is a desirable species in good condition, properly located in the front yard of a well landscaped $100,000 residential home.

EXHIBIT "A"

Trees and Roots

Item # 2.

Tree roots are not like carrots. Roots spread out over a large area and are concentrated at the soil surface. A tree actually looks like a wine glass setting on a dinner plate (Figure 1). A wine glass represents (1) leaves and branches, (2) tree stem, and (3) the structural root plate. A large dinner plate (4) represents the transport and feeder roots that spread out farther than the branches.

***Figure 1**. A tree looks like a wine glass on a dinner plate.*

Roots hairs are so small and prolific they essentially are one with the soil. So any little activity that compacts or moves soil can kill roots. Fortunately not all roots are created equal. Tree roots closest to the stem are more essential than others for survival (Figure 2).

***Figure 2**. Tree roots most important for survival are the structural root plate (red area) and the critical root area (green area).*

To estimate the size of the structural ro and the critical root area, we used a common tree measurement, **Stem Diameter** at 4.5 feet above the ground. Stem diameter can be measured directly with calipers or a diameter tape. Or you may measure stem circumference and divide by pi (3.14) to calculate diameter.

The most essential roots form the **Structural Root Plate** (Figure 2 red area). These large strong roots extend up to 11 feet from the stem in larger trees (Table 2). Damaging these roots in any way is usually fatal and may leave a tree unable to hold itself up. This could spell disaster.

Second in importance is the **Critical Root Area** located under the reach of the branches (Figure 2 green area). This area contains about 85% of the root mass. Any damage to the transport and feeder root system in this area will likely reduce tree health and survival. The size of the critical root area is estimated again using stem diameter (Table 2). The area is defined as a circle with a radius that is 1.25 feet for every inch in stem diameter. Thus, the distance from the tree stem you would like to stay away from a tree is called the **critical root radius**.

Tolerance to Damage

To ensure tree survival the entire critical root area should be protected from construction damage (Figure 3). This is especially true for trees classified as **Susceptible** to damage. These are trees in poor health, very old, or a susceptible species (Table 3). Any kind of root damage reduces the survival of susceptible trees significantly. The survival rate drops below 50/50 once 25% of the critical roots are injured (Figure 3).

Table 2. *Critical root radius and critical root a with tree size (Coder 1996).*

Tree Stem Diameter (in.)	Structural Root Plate Radius (ft.)	Critical Root Radius (ft.)	Critical Root Area ($ft.^2$)
2	2	2.5	20
4	3	5	79
6	4	7.5	177
8	5	10	314
10	6	12.5	491
12	7	15	707
14	7	17.5	962
16	8	20	1256
18	8	22.5	1590
20	9	25	1963
22	9	27.5	2375
24	10	30	2826
26	10	32.5	3317
28	10	35	3847
30	10	37.5	4416
32	10	40	5024
34	10	42.5	5672
36	10	45	6359
38	11	47.5	7085
40	11	50	7850

Trees classified as **Resistant** to construc damage are healthy, young to middle aged, and of a resistant species (Table 3). Resistant trees generally are able to tolerate some root damage, at least until it approaches 1/3 of the critical root area (Figure 3).

Trees **Moderate** in their tolerance to injury include those in fair health, past middle aged to old, or a moderate species (Table 3). These trees fall between resistant and susceptible in their survival of critical root damage.

Roots outside of the critical root area are the least important for tree health (Figure 2). A tree can lose all these roots with minimal problems. But to compensate for this root loss, extraordinary care must be given to roots within the critical root area.

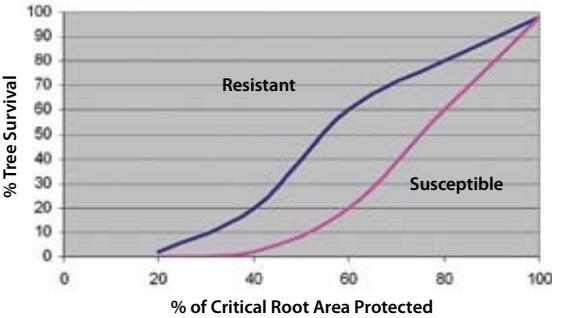

***Figure 3**. Tree survival depends on the amount of critical root area protected and the tolerance of a tree to damage. (Coder 1996).*

EXHIBIT "A"

Table 3. *Ranking of common tree species in construction damage. Survival rates are high for resistant species and low for susceptible species with the same level of damage (Matheny & Clark 1998).*

Species Resistance to Construction Damage		
Resistant	**Moderate**	**Susceptible**
Ash - Green	Ash - White	Basswood
Bald Cypress	Dogwood - Flowering	Beech
Birch - River	Hickory - Pignut, Shagbark, Mockernut	Chinkapin - Allegheny
Elm - most species	Hophornbeam - Eastern	Maple - Silver
Gum - Black, Tupelo	Hornbeam - American	Sourwood
Hickory - Water, Pecan	Magnolia - most species	Sugarberry (Hackberry)
Holly - American, Dahoon, Gallberry, Yaupon	Maple - Florida	Walnut - Black
Maple - Red, Boxelder	Pine - Shortleaf	Yellow - Poplar
White Oaks - White, Swamp Chestnut, Overcup, Bur	Sweetgum	
Red Oaks - Water, Willow, Shumard, Nuttall, Northern Pin	Sycamore - American	
Pines - Loblolly, Longleaf, Slash		
Willow		

EXHIBIT "A"

Construction Damage

Most people are not aware that tree roots are on the soil surface and very vulnerable to injury. That is why damage to the root system is the number one killer of trees. Unfortunately, any activity under a tree is a potential root killer, including the storage of equipment or supplies as well as minor vehicle and foot traffic. Injury to roots within the critical root area is capable of slowly killing **Healthy** trees (Figure 4). The process of tree death following injury is termed a "mortality spiral". The further a tree falls down the mortality spiral the harder it is to get back up to Healthy. So, if restorative treatments are to be effective they need to be applied immediately after damage occurs. Do not wait until the tree is **Stressed** or **Declining**.

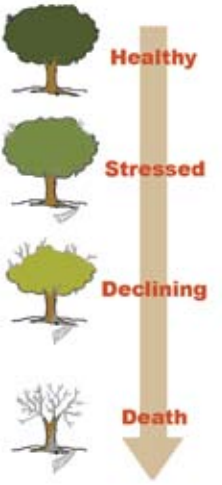

***Figure 4**. Construction damage to roots begins a mortality spiral that can kill healthy trees in 1 to 10 years. (Matheny & Clark 1998).*

Stressed

Construction damage weakens a tree and sets it up to be injured by another stress that normally would not cause damage. Thus, drought and insect/disease attacks can be deadly when combined with construction. As stressors accumulate, a tree becomes weaker and weaker. The tree does not usually show any signs of a problem, except maybe the foliage appearing a little sparse and off color. The severity and longevity of these stressors determines if tree health can be restored.

Declining

Upper growing points in the tree cannot be supported and die. Signs of decline include very low leaf density and leaves may appear yellow and small. Many dead branches and twigs are in the top portion of tree. Wood borers and bark beetles may attack. Once a tree reaches this stage, they are considered beyond help.

Death

A tree usually dies from a fatal combination of structural failure, health degradation, and pest infestation. Pine trees will typically die within a year following severe root damage. Generally, hardwoods are slower to die. After a fatal blow, hardwoods may live for another 2-10 years.

Fences

Figure 5a. *Placing a protective fence around the critical root area assures tree survival.*

To prevent root damage, construction activity needs to be diverted away. One of the best tree protectors is a fence placed around the critical root area (Figure 5a). Fences should be erected before construction begins and kept intact until final inspection. This temporary fence should be at least three feet high, clearly visible and supported by steel T-bar or similar stakes. Warning signs as shown in Figure 5a should be prominently displayed. Assign someone the job of monitoring the fences. To further prevent fence removal and injury to critical roots add a penalty clause in contracts. See Table 1 for reasonable penalties.

Protecting groups of trees instead of individuals is recommended when possible. To protect a group of trees, determine the critical root radius for each individual tree. Place a protective fence outside the critical root area of all trees in the group (Figure 5b).

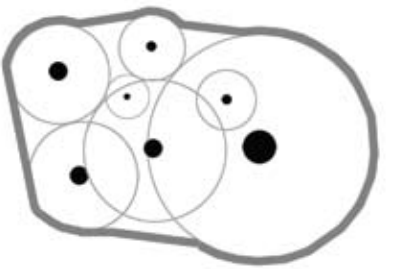

Figure 5b. *Overhead view of a tree protection zone (gray fence) for a group of trees. Dots represent tree stems and light circles are each tree's critical root area.*

Which Trees to Save?

Trees classified as resistant to construction damage should be a high priority for saving. These healthy, young to middle-aged trees of a resistant species (Table 3) have the highest likelihood of survival. Avoid trying to save trees classified as susceptible to damage. These trees are unhealthy, old, of a susceptible species or may have a serious to fatal defect (Figure 6). Problems make susceptible trees less valuable and much more difficult to keep alive and healthy.

***Figure 6**. Avoid trying to save trees with serious to fatal defects. 1- dead top and/ or dieback in the larger top branches, 2- narrow branch angles and/or co-dominant stems, 3- history of damage from lightning, insects, and/ or equipment, 4- lean and/ or soil heaving, and 5- cracks, cavities, rotten wood, fungal conks, termites, carpenter ants, and cankers. (Elmendorf et al 2005).*

The size of trees should be compared to ownership goals and finances. Large trees may be desired and extremely valuable to a property but they are also very difficult and expensive to save. Construction activity may have to be adjusted considerably to protect a large tree's root system. The owner must have the willingness to pay for construction adjustments before a big tree can be saved. Owners with moderate budgets may have to concentrate on saving smaller trees. These are much easier and cheaper to protect and save.

Some species of trees are a better long-term investment. Live oaks for example tend to grow into

large extremely valuable trees. Strong wo
branches, stem, and roots resists breakag
storms. Live oaks also have a long life span and display few pest problems. Species of trees that display these kinds of characteristics are more desirable for saving than others.

Four Steps to Protecting Trees

1. Mapping and Prescription

Planning is needed up front to keep trees and construction activities separated from each other. Begin with an initial walk-through to identify which trees to save. Mapping these trees before development of the construction plan is very important (Figure 7). Compromises and adjustments made up front to protect trees are easier, cheaper and more effective at saving trees. Incorporate the exact location of each tree's stem and its critical root area into the construction plan. Determine where construction conflicts will occur. Predict the extent of damage each tree's critical root area will receive. Prescribe how to adjust construction activities to protect tree roots and improve survival.

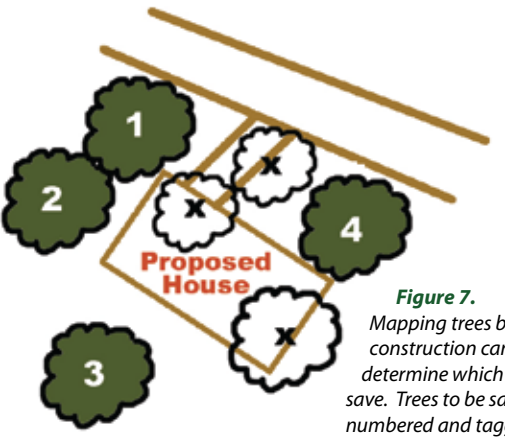

Figure 7.
Mapping trees before construction can help determine which trees to save. Trees to be saved are numbered and tagged. Trees to be removed are marked with an x.

How close can trees get to structu

The ideal distance between a tree stem and structures is the critical root radius plus at least 10 feet (Table 4). This distance allows a protective fence around the entire critical root area and leaves enough room for normal construction activity.

Whenever a tree is closer than ideal to a structure, the protective fence may have to be moved closer to the tree, which exposes some of the critical root area to construction activity. An additional **Root Buffer** is needed to protect the exposed critical root area outside the fence. To create a root buffer, begin by covering the exposed critical root area with wood chips to a minimum 6-inch depth. Overlay this with quarry gravel to stabilize a working surface and place ¾ inch plywood or mats on top. The root buffer should be maintained throughout the construction process.

Damage-resistant trees can be located within 20 feet of buildings and 10 feet of sidewalks. A combination of fencing and a root buffer will be needed to protect the roots (Table 4).

Structures must be kept outside the critical root radius of damage-susceptible trees (Table 4). Use a stem wrap to protect scaffold branches or the stem itself whenever they are exposed to construction injury. Wrap exposed tree parts with 2 inches of plastic orange fencing as padding and then securely bind 2x4s on the outside. During installation avoid damaging any bark or branches.

Table 4. *Minimum distances between struc trees and required tree protection.*

Type of structure	Tolerance of tree to damage[1]	Minimum distance	Tree protection required
All	All	CRR[2] + 10 ft	Fence[3]
All	Susceptible	CRR[2]	Fence[3] + Root Buffer[4]
Buildings	Resistant	Lessor of 20 ft or CRR[2]	Fence[3] + Root Buffer[4] + Stem wrap[5]
Sidewalk or Driveway	Resistant	10 ft.	Fence[3] + Root Buffer[4] + Stem wrap[5] + Adjust construction

[1]Trees tolerance to construction damage classified using health, age, and species (see page 8 and Table 3)
[2]CRR=Critical root radius (see page 6 and Table 2)
[3]Fence protecting CRR (see page 11)
[4]Buffer protecting roots outside fence (see page 14)
[5]Stem wrap to prevent a direct hit to stem

What if a tree is too close?

Generally when a tree is closer to a structure than the minimum distance above your options are to remove the tree or move the structure. But in some situations you may consider alternative construction techniques. This includes ramping a walking surface over roots on a lifted slab. Or you could substitute driveway concrete with interlocking pavers or flexible paving, elevate porches on posts and brick or create flagstone walkways on sand. Seek out professional advice from an arborist on how to install these alternatives and still protect critical tree roots.

Trenching

Trenching is any linear excavation for utility lines, foundations, roads, sidewalks and irrigation. Foremost, protect the structural root plate from trenching. This plate can extend up to 11 feet from a tree stem (Table 2). Protecting the critical root area is also very important. Its size is also predicted using the stem diameter measurement (Table 2). No trenching machinery should ever be allowed in the critical root area.

Utility lines may be placed under the roots by digging a tunnel using a soil auger (Figure 8). Tunneling within the critical root area at a minimum depth of 2 feet will avoid most roots. Tunnel at least one foot deeper if utility is located directly under the stem.

Another option is to dig a trench that leaves the roots intact. This can be done with a pneumatic air excavator. Another option is careful hand digging below the roots from the side for short distances. Avoid trenching on hot, dry, or windy days. Protect exposed roots by immediately wrapping with wet burlap and keep moist. Do not leave the trench open for very long (1 hour is best), quickly replace the soil and soak with water to pack. If a root is severely damaged it heals quicker if a clean cut is made above the damage. Cut with a reciprocating saw or small pruning saw.

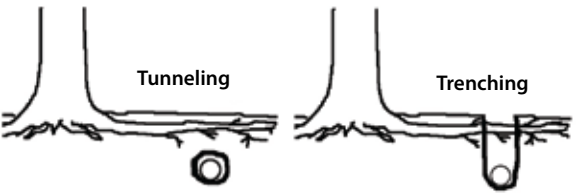

***Figure 8**. Utility lines may be placed near trees without root injury by tunneling underground. An alternative is trenching with a pneumatic air excavator or careful hand digging.*

Grade Changes

Ideally all grade changes (raising or lowering the level of the soil) should occur outside the critical root area (Figure 9). Large cuts and fills may require retaining walls to keep the original grade around a tree. Try to avoid any grade change that will drastically alter the water table or how water drains around trees. Add drains where the critical root area now collects water and provide extra watering to areas that are now excessively dry. Also do not allow machinery on the critical root area when changing grade, this will compact the soil.

Fill can damage root systems primarily by cutting off the oxygen and water supply. Within the critical root area the maximum depth of fill that will be allowed depends on the texture of the fill material. Up to 8 inches of sand may be added without much damage to the roots. With the help of an arborist, you may be successful with fill mixtures up to 4 feet deep. But no fill should ever be allowed to touch the tree stem. That means either slowly taper down the fill or build a wall around the stem to protect it.

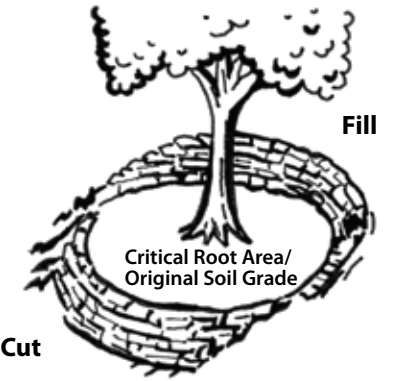

***Figure 9**. Retaining walls can keep original soil grade within the critical root area and allow deep cuts and/or fills to achieve the grade changes needed for construction.*

Cuts in the critical root area can easily d roots. Therefore we do not recommend lowering the grade in this area. A retaining wall outside the critical root area will allow cutting a lower grade for construction needs (Figure 9).

2. Preconditioning

Remove competition from weeds, vines, and grasses by clipping, not pulling. Spraying with Glyphosate is also effective. Correctly prune and remove all branches that will likely conflict with construction activities. This prevents ripped or broken branches (Johnson 2001).

Before construction begins, improve the soil conditions within the protected critical root area. The goal is to "bait" new roots into the protected

Figure 10. *Aeration of soil to relieve compaction in critical root area.*

area and away from unprotected soil. If already compacted then aerate on a regular basis, not just one time (Figure 10). Aeration applications can be made twice a year for two years, then once a year thereafter. Apply a low nitrogen, slow release fertilizer to stimulate root growth not more foliage (use a soil test to determine the amounts of N-P-K). The most important soil treatment is mulching the protection zone to a depth of 4 to 6 inches. Aged pine, cypress, and hardwood chips (wood and bark) are good mulches to add organic matter to the soil and hold water. Avoid placing mulch against the tree stem. If you plan to remove the mulch, place a synthetic weed free barrier fabric down before mulching to make removal much easier.

Watering is very effective in maintaining tree vigor. Use soaker hoses or another technique to apply one inch of water weekly on the critical root area during droughts. When trees are damaged and more frequent watering is needed, use a tensionmeter to determine when soil moisture is less than adequate. Do not use a timer to schedule watering, this usually provides too much water. An early application of paclobutrazol to the soil before construction begins also has been effective at encouraging trees to produce new roots and maintain health during construction. Evaluate the herbicides and soil sterilants that will be used near trees. Read the labels to make sure their application will not harm trees.

3. Supervision

Meet with all contractors. Express your desire to save trees and review the penalty clause for tree damage. Tell them your expectations, everyone is to leave intact the protective fencing and soil buffers. Assign someone the job of monitoring the fences daily. If any damage occurs immediately repair or mediate the injury.

4. After-Care

One of the most common soil disturbances during construction is soil compaction. Several treatments are available to ameliorate compaction and increase aeration.

1. Maintain and refresh the mulch layer of 4 to 6 inches annually.
2. Use a high pressure air spade or injector to create holes and fractures in the soil to provide air space (Figure 10). This should be done at least twice a year for several years.
3. Dig trenches one to two feet deep oriented like spokes of a wagon wheel around a tree. Pneumatic air excavators do this well. Replace the soil with a porous material.
4. Apply vertical mulching by drilling 2–3 inch diameter holes 12 inches deep using a power auger. Start beyond the tree's structural root plate and drill on 18 x 18 inch and up to 24 x 24 inch grid within the critical root zone. If large woody roots are encountered, avoid root damage by slightly moving the drill hole. Backfill the holes with compost, mulch, or other organic material.

To receive full benefits from a treatment apply immediately following damage. Do not let compaction move a tree down the mortality spiral before treating. These treatments can be effective individually and in combination with the tre
growth regulator paclobutrazol.

Need Help?

Expertise in tree care can be provided by arborists certified by the International Society of Arboriculture. A list of local certified arborists can be queried by zip code or city at www.isa-arbor.com. You may also contact the local office of the Mississippi Forestry Commission (www.mfc.state.ms.us) or Mississippi State University Extension Service (msucares.com), both have certified arborists on staff.

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Checklist

1. Mapping and Prescription

- ☐ Determine what the client desires and the relative importance of preserving trees.
- ☐ Inventory the construction site and prepare a map that identifies the soil, trees, vegetation, and other resources. Determine which trees are healthy, structurally sound, and located away from construction.

Include in the Construction Plan:

- ☐ A map showing where protection fences are to be located and areas off limits to construction activity.
- ☐ List what alterations in construction are needed to protect important trees.

2. Preconditioning

- ☐ Build access roads and staging areas for construction workers. Ideally these should be part of the final site design. Confirm that soil sterilants to be used are safe for trees.
- ☐ Review with utility personnel the location of lines, trenching, and tunneling activities required.
- ☐ Cut and remove (do not pull) unwanted trees and vegetation in protected areas. Fertilize and mulch the protected root zone of trees to be saved.
- ☐ Install protective fences, drainage, and irrigation (if needed).
- ☐ Determine where to hold topsoil and where construction spoil will be piled.

3. Supervision

- ☐ Meet with the general contractor and agree on construction limits, sites for material storage, parking areas for workers, and location of trailer and portable toilets.

- ☐ Agree on material disposal, esp cement, paint, and plastic.
- ☐ Agree on water management. This includes erosion, storm-water run-off, and cleaning cement trucks.
- ☐ On the first day make sure someone is charged with protecting fences from encroachment.
- ☐ Install utility lines first, second driveways, walks, and parking, and third buildings.
- ☐ Check all last minute changes against the plan to ensure tree protection.
- ☐ Inspect the site twice a day.
- ☐ Provide extra water, fertilizer, and insect and disease control to protected trees.
- ☐ Prune/repair injured trees. Reestablish favorable soil conditions following any disturbance.
- ☐ Maintain mulch.

4. After-Care

- ☐ Remove temporary fences and irrigation systems.
- ☐ Rehabilitate compacted and eroded areas.
- ☐ Provide extra water, fertilizer, and insect and disease control to trees protected.
- ☐ Maintain mulch.

Item # 2.

By Stephen G. Dicke, Extension Forestry Professor, Mississippi State University Central Mississippi Research and Extension Center, Raymond, MS and Britt Hubbard, Urban Forester, Mississippi Forestry Commission, Hattiesburg, MS. Funded by a Hurricane Supplemental 2006 grant by the Mississippi Forestry Commission.

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EXHIBIT "A"

EXHIBIT J

SUPPLEMENTAL ARBORIST REPORT

David Garitty | Garitty Tree Care, L.L.C.
ISA Certified Arborist
Louisiana State Licensed Arborist
Louisiana State Licensed Horticulturist
State of Mississippi Licensed Arborist

Supplemental Report Date: March 4, 2026
Original Report Date: January 23, 2026
RE: 43" DBH Live Oak Tree — 115 Demontluzin Avenue
Based on Review of Photographs Taken February 21, 2026

KEY FINDINGS — SUPPLEMENTAL REPORT

Finding	Detail
Condition Escalation	Escalated from "fair to poor" (original report) to "POOR" (supplemental report)
Removal Recommendation	Escalated from "as soon as possible" to "IMMEDIATELY"
Basal Decay	Approximately 65% of the circumference of the base of tree affected by wood decay fungi
Root Flare Deficiency	Lack of proper root flares documented — root flares act as buttress anchoring tree in ground
Arborist Statement	"I feel compelled to submit a supplemental report" — 45 years Live Oak preservation experience
Preservation Candidate	"Would not be a good candidate for tree preservation"

FULL TEXT OF SUPPLEMENTAL REPORT

Kevin Kernion

From: David Garitty <david@garittytreecare.com>
Sent: Wednesday, March 4, 2026 7:33 PM
To: Kevin Kernion
Subject: Supplemental Report to original report dated January 23, 2026

March 4, 2026

Mr. Kevin Kernion
Ms. Laurie Norman
115 Demontluzin Avenue
Bay St. Louis, MS 39520

RE: Supplemental Report to Original Report dated January 23, 2026 - (2) Live Oak Trees - Evaluation

Dear Mr. Kernion and Ms. Norman:

Upon receiving the (5) additional photographs of the 43" DBH Live Oak Tree dated February 21, 2026 and located on your property at 115 Demontluzin Avenue, Bay St. Louis, MS 39520; I feel compelled to submit a supplemental report to the original report dated January 23, 2026.

I photographically inspected the base of the 43" DBH Live Oak Tree located on your property. The photos reveal more extensive disease, wood decay fungi, at the base of the Tree and lack of proper root flares (approximately 65% of the circumference of the base of Tree). The disease, wood decay fungi, weakens the load bearing structural wood reducing resistance to upper tree weight and wind events; while lack of root flares that act as a buttress, distributing the weight of the tree and anchoring it firmly in the ground, significantly increases the risk of structural failure and tree collapse.

In my 45 years of Live Oak Tree preservation experience, the 43" DBH Live Oak Tree would not be a good candidate for tree preservation. In fact, in my professional opinion, I consider the 43" DBH Live Oak Tree to be in poor condition, hazardous and recommend removing the Tree immediately.

If I can be of further assistance, please do not hesitate to call, text or email.

Sincerely,

David Garitty
Garitty Tree Care

EXHIBIT K

THIRD-PARTY ARBORIST REPORT
Professional Disclaimer and Mitigation Standards

Arborist: Vanessa Benson
ISA Certified Arborist SO-11008A
ISA TRAQ Tree Risk Assessment Qualification
Licensed Tree Surgeon TSL 46241 | Louisiana Licensed Arborist #186198
Pass Christian, MS — Hancock County

Report Date: April 16, 2025 | Inspection Date: April 10, 2025

This exhibit presents two excerpts from a third-party licensed arborist's report filed in a prior tree matter. Both excerpts are directly relevant to the present appeal of Application APP-1377 and are submitted to demonstrate that (1) industry-standard arborist disclaimers acknowledge that tree failure cannot be prevented and that removal is the only way to eliminate all risk, and (2) under accepted arboricultural standards, mitigation options are at the discretion of the tree owner — not the City.

EXCERPT 1 — INDUSTRY STANDARD ARBORIST DISCLAIMER

The following disclaimer appears in the Vanessa Benson arborist report and represents the standard professional acknowledgment used by ISA Certified Arborists regarding the limits of tree management and the inherent risk of retaining trees:

> *"Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Arborists and urban foresters are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees."*

This standard disclaimer, authored by an ISA Certified Arborist with TRAQ (Tree Risk Assessment Qualification), directly supports the position that:

- Tree management measures — including pruning — reduce but cannot eliminate risk
- The only way to eliminate all risk from a hazardous tree is removal
- Living near a tree requires accepting some degree of risk — a standard that is not acceptable where documented structural failure risk is present in the target zone of an occupied residence, adjacent apartment complex, and public pedestrian area

EXHIBIT "A"

EXCERPT 2 — MITIGATION OPTIONS ARE THE TREE OWNER'S DECISION

The same report contains the following language regarding mitigation options and the decision-making authority of the tree owner:

> *All Mitigation options are up to the tree owner to decide which options they will choose according to the level of risk they are willing to accept.*

This language, drawn from accepted arboricultural professional standards, directly supports the position that:

- The decision to accept or reject mitigation alternatives rests with the property owner, not with the City
- The applicants at 115 Demontluzin Avenue, as tree owners, have evaluated the mitigation options presented by the City and, consistent with the recommendation of their licensed arborist and horticulturist, have determined that the level of risk associated with retention is not acceptable
- The City's denial — which substitutes the City's judgment for the tree owner's judgment on acceptable risk — is inconsistent with accepted arboricultural standards as reflected in this third-party professional report

COMBINED RELEVANCE TO APPEAL APP-1377

Read together, these two excerpts from an independent ISA Certified Arborist's report establish that:

Point	Standard	Application
1	Pruning reduces but cannot eliminate tree failure risk	City's pruning suggestion does not eliminate the documented hazard
2	Only removal eliminates all risk	Garitty's removal recommendation is consistent with industry standard
3	Mitigation decisions belong to the tree owner	Applicants have exercised their right to reject inadequate mitigation
4	Professional arborist opinion governs	Garitty holds both arborist and horticulturist credentials; City reviewer does not

Arborist Report

Date: 4-16-25
Date of Inspection: 4-10-25

Arborist: Vanessa Benson
ISA Certified Arborist SO-11008A
ISA TRAQ Tree Risk Assessment Qualification
Licensed Tree Surgeon TSL 46241
Louisiana Licensed Arborist # 186198
1395 Kiln Delisle Rd
Pass Christian Ms 39571
Hancock County
O: 228-547-3861

Client: *William Raines*

Address: Parcel Number 149M-1-29-051.000

Tree Species: *Quercus virginiana* **(Live Oak) Age: mature Health: Fair-good**

Request: Mr.Raines would like to remove the Live Oak Located almost in the center of his property. His concern is that the location of this tree is too close in proximity to the new house he will be building.

Health categories
Very Good
Good
Fair
Poor
Very Poor

Arborist Level 2 Assessment: Based on my observation this tree is in fair to good health. It has natural lion tailing due to too much shade. Underside of the crown has dead branches due to too much shade. The foliage appears to be of good color and density. Two main leaders are Codominant with a narrow u shape union. U shape unions are known to have included bark. Included bark is a weak union that could split more easily than a wide U or L shape. The amount of dead wood and foliage adds weight on this the tree and can cause this type of union to fail.
According to Best Management Practices, Root Management second edition, The Tree Protection Zone (TPZ) is the area which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.
In my opinion, barriers should be place around the drip line.
Construction under this crown should be prohibited from trunk to drip line. Root cutting and pruning should also be prohibited to maintain the health of the tree.
In my observation, the stakes in the ground marking the four corners of where the house will be located, according to those markings, construction in that area, will kill the tree. I was also able to observe from the ground that the tree had a branch with a fungi. More may be seen using an aerial lift.

Recommendations and Mitigation options:

To retain-
Pruning: Reduction cut pruning of no more than 15-20 % live tissue, cuts no bigger than 2-3 inches in diameter around perimeter of tree.. Prune dead wood. This will reduce weight on unions and allow sun to get to branches to encourage sprouts. Prune diseased and crossing branches. If larger cuts are needed they should be inspected by an ISA Certified Arborist before hand.

Restrictions: My observation was done through a visual inspection only, from the ground.
If retaining
No Lion tail pruning. No cuts larger than 2-3 in in diameter until approved by arborist. No interior live tissue to be pruned.

RCX: Root Crown excavation using a high powered air spade to keep from causing damage to the roots.

Fertilization. Spring and Fall:

EXHIBIT "A"

Treat for Wood Destroying Insects: Call an exterminator with experience of how to treat for WDI without causing harm to the tree.

Removal

My observation was limited to visual inspection only, from the ground.

EXHIBIT "A"

Trees should be assessed by an ISA Certified Arborist annually.

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

Trees that are to remain should be protected during construction. Fencing and signage with verbiage warning people to keep out of Tree Protection Zone/ Critical Root Zone should be put in place at drip line to protect remaining trees. Random inspections should be performed by an ISA Certified arborist ,documented, and turned in to the person overseeing the project.

Time Frame 1 year

Disclaimer: Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Arborists and urban foresters are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Vanessa Benson, Stump N Grind LLC, Tree Specialist Arborist Group, LLC, and its arborists do not certify the safety or health of any tree for any period of time. Clients may choose to accept or disregard the opinions of the arborist or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe, or fail for that matter, under all circumstances, or for a given period of time. Construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or fail. Even when every tree is inspected, inspections involve sampling; therefore, some areas of decay or weakness may be missed. Weather, winds and the magnitude and direction of storms are not predictable, and some failures may still occur despite the best application of high professional standards. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatments, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, sight lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. All Mitigation options are up to the tree owner to decide which options they will choose according to the level of risk they are willing to accept. Tree and site conditions are current conditions and are subject to change any time due to trees being exposed to nature and outdoor elements. This report reflects current condition of tree only. The assessment and recommendations are subjective and reports are based on arborist opinions.

Please see following pages for pictures.

EXHIBIT "A"

EXHIBIT M

POST-HOC JUSTIFICATION
Unauthorized Site Visit and Retroactive Assessment

Submitted in Support of Appeal — Application No. APP-1377
115 Demontluzin Avenue, Bay St. Louis, Mississippi 39520
Kevin Kernion and Laurie Norman

This exhibit documents an unauthorized site visit to 115 Demontluzin Avenue on March 23, 2026 — approximately six weeks after the permit was denied and four weeks after the formal appeal was filed — and presents the argument that any assessment or report arising from that visit constitutes post-hoc justification that cannot cure the procedural and substantive defects in the original denial.

PART I — DOCUMENTED TIMELINE

Date	Event	Significance
January 28, 2026	Permit Application APP-1377 submitted with full arborist report from ISA Certified Arborist and Licensed Horticulturist David Garitty	Complete professional expert opinion submitted at time of application
January 29, 2026	Ann Dauphin (Building Clerk) requests supporting documentation. Applicants upload full package same day.	Application complete as of January 29, 2026
February 9, 2026	Statutory seven-working-day deadline elapses	Permit automatically approved under plain language of Sec. 22-116(b)
February 10, 2026	Ann Dauphin posts denial comment stating trees "can be rebalanced and pruned" without any arborist credentials, inspection report, or professional basis	Denial rendered by unqualified Building Clerk with no expert opinion in the record
February 11, 2026	Drew Boxx (Building Inspector) formally confirms denial	No Tree Protection Advisor identified at any point in the record
February 24, 2026	Formal appeal filed by Amanda P. Traxler identifying three independent procedural violations including the absence of a qualified Tree Protection Advisor under Sec. 22-92(b)	Appeal formally places the credential deficiency on the record
March 4, 2026	David Garitty submits supplemental report escalating condition to poor and recommending immediate removal	Expert record further strengthened after appeal
March 16, 2026	Permit department officially closes out the application	City represented the matter as administratively closed
March 23, 2026	Unauthorized group visits the property. Individual believed to be the city's reviewer returns with an outside tree expert (Dr. Malcolm) to assess the	Post-hoc assessment conducted outside the formal record after application was closed

EXHIBIT "A"

Date	Event	Significance
	trees — approximately six weeks after the denial and four weeks after the appeal was filed	

PART II — WHAT POST-HOC JUSTIFICATION IS

Post-hoc justification occurs when a decision-maker renders a ruling without adequate professional basis and then seeks to build supporting evidence after the fact — after the decision has been challenged. The evidence does not drive the decision. The decision drives the evidence-gathering.

In administrative law this is a recognized and serious problem because the integrity of the administrative record depends on the decision being supported by evidence that existed at the time it was made. A decision-maker cannot retroactively cure a defective ruling by producing expert support that was not part of the record when the decision was issued.

Mississippi case law directly supports this principle:

- City of Jackson v. Freeman-Howie, Inc. (2018) — denial not backed by the administrative record cannot stand
- P&Z Comm'n v. Hogg (2001) — commission must make findings supported by evidence at the time of the decision
- City of Ocean Springs v. Home Builders (2006) — inconsistent enforcement cannot be used to prohibit removal

PART III — APPLICATION TO APP-1377

The denial of APP-1377 was rendered on February 10, 2026. At that time, the administrative record contained:

- A complete professional arborist evaluation recommending immediate removal — submitted by the applicants
- No arborist or horticulturist evaluation submitted by or on behalf of the City
- No inspection report, professional credentials, or technical basis provided in support of the denial
- No Tree Protection Advisor identified anywhere in the record

The March 23, 2026 site visit occurred:

- Six weeks after the denial was issued
- Four weeks after the formal appeal was filed
- Seven days after the application was officially closed out by the City
- Without notice to or consent of the property owners

Any report, assessment, or testimony produced by Dr. Malcolm or any other individual as a result of the March 23 visit was not part of the administrative record at the time of the denial. It cannot be introduced to justify a decision that preceded it by six weeks.

Furthermore, the fact that the city's reviewer sought outside expert validation only after the appeal was filed — and only after the Sec. 22-92(b) credential deficiency was formally placed on the record — is itself evidence that the original denial lacked the professional foundation the ordinance requires.

PART IV — THE SEQUENCE SPEAKS FOR ITSELF

A properly conducted permit review follows this sequence:

- Expert assessment → Professional findings → Decision

The sequence here was:

- Decision → Appeal filed → Expert assessment sought

The denial came first. The expert opinion came six weeks later. That is the opposite of how a defensible professional decision is supposed to work, and it is precisely the scenario that the Tree Protection Advisor requirement of Sec. 22-92(b) was designed to prevent.

PART V — REQUEST TO COMMISSION

The applicants respectfully request that the Commission:

- Limit its review to the administrative record as it existed at the time of the February 10, 2026 denial
- Decline to consider any assessment, report, or testimony arising from the March 23, 2026 unauthorized site visit as justification for the original denial
- Note for the record that the unauthorized visit occurred after the application was officially closed and without the property owners' consent
- Recognize that the absence of any expert opinion in the original record — combined with the post-denial effort to obtain one — confirms that the denial was not supported by the professional foundation required by Sec. 22-92(b)

Note: The statements attributed to the individual present on March 23, 2026 are based on partial audio captured by property security cameras. The audio was intermittent and muddled at times. The above represents the applicants' best interpretation of what was said rather than verbatim statements. Video and audio documentation has been preserved and is available for review by counsel.

EXHIBIT N

INTERNAL CREDENTIAL CONFLICT AND DEPARTMENTAL AUTHORITY
Building Clerk as Reviewer — Building Official Bypassed

Submitted in Support of Appeal — Application No. APP-1377
115 Demontluzin Avenue, Bay St. Louis, Mississippi 39520
Kevin Kernion and Laurie Norman

This exhibit presents a supplemental argument based on information captured during an unauthorized site visit on March 23, 2026. It is presented as a supplemental argument based on the applicants' best interpretation of partial audio, and is subject to clarification as additional facts are developed. The core argument does not depend on this exhibit — the procedural violations documented in the appeal stand independently on the administrative record.

PART I — CITY OF BAY ST. LOUIS BUILDING DEPARTMENT STRUCTURE

The City of Bay St. Louis Building Department personnel are publicly identified as follows:

Name	Title	Authority
Rickey Ladner	Building Official	Senior licensed professional. Responsible for all permit decisions, code interpretation, and departmental oversight. Highest technical authority in the department.
Drew Boxx	Building Inspector	Licensed inspector. Conducts field inspections and enforces building codes.
Ann Dauphin	Building Clerk	Administrative position. Responsible for scheduling, filing, portal management, and processing paperwork. No technical licensing or inspection authority.
Vince Owen	Code Enforcement	Handles violations and compliance. Separate from permit approvals.

PART II — WHO RENDERED THE DENIAL

The denial of APP-1377 was rendered by Ann Dauphin in her comment posted February 10, 2026:

> *The 2 trees in question do have some damage from previous hurricanes, but mostly the trees have not had any maintenance pruning in many years. They can be rebalanced and pruned to mitigate potential problems. These trees do not need to be cut down.*

Ann Dauphin holds the title of Building Clerk — an administrative support position. Her title, as publicly listed on the City's own website, carries no arborist license, no horticulturist license, no inspection authority, and no technical qualification to render a professional tree hazard assessment.

Sec. 22-92(b) of the Bay St. Louis Tree Preservation Ordinance requires that all tree removal decisions be rendered by a licensed arborist or horticulturist serving as Tree Protection Advisor. Ann Dauphin meets neither qualification. The City's own organizational structure confirms this.

PART III — THE BUILDING OFFICIAL'S APPARENT POSITION

Rickey Ladner is the Building Official — the senior licensed professional at the top of the department and the person with actual technical authority over permit decisions. Based on partial audio captured during the March 23, 2026 site visit, the individual present made the following statements (presented as best interpretation, not verbatim):

- She referenced "Ricky" by name and stated she and him "have a difference of opinions when it comes to trees"
- She stated she was instructed that these trees should have been reported

If "Ricky" refers to Rickey Ladner, Building Official, these statements raise a significant question: did the Building Official — the senior technical authority in the department — review this application before the denial was issued?

The administrative record contains no evidence that Rickey Ladner reviewed APP-1377 prior to the denial. The denial was rendered by Ann Dauphin (Building Clerk) and confirmed by Drew Boxx (Building Inspector). The Building Official is not identified anywhere in the record in connection with the original denial.

PART IV — THE MOST PLAUSIBLE INTERPRETATION

Giving the Building Official the benefit of the doubt, the most plausible interpretation of the available evidence is:

- Rickey Ladner did not review the original application before the denial was issued
- Ann Dauphin rendered the denial on her own, as Building Clerk, without the Building Official's review or involvement
- When Ladner subsequently became aware of the application — likely after the formal appeal was filed on February 24, 2026 — his position was that the trees "should have been reported," suggesting he recognized the hazard condition
- The disagreement on trees referenced in the audio reflects a fundamental difference in how Ann Dauphin and Rickey Ladner assess tree hazard conditions

If this interpretation is accurate, it means:

- The denial was issued by a Building Clerk acting outside her authority and without the Building Official's knowledge or approval
- The senior technical professional in the department — when he did become aware — reached a conclusion more consistent with the applicants' position than with the denial
- The Tree Protection Advisor requirement of Sec. 22-92(b) was not just violated in a technical sense — the person who should have reviewed it was bypassed entirely

PART V — SIGNIFICANCE TO THE APPEAL

This argument supplements — but does not replace — the procedural violations already documented in the formal appeal. Its significance is threefold:

1. It confirms the Sec. 22-92(b) violation was not a technicality.

The ordinance requires a qualified Tree Protection Advisor precisely because tree disease, structural defects, and hazard assessment require specialized expertise. Ann Dauphin's own statements suggest she acknowledges she is still developing that expertise. The requirement exists for exactly this situation.

EXHIBIT "A"

2. It suggests the Building Official's position supports the applicants.

If Ladner's view is that the trees should have been reported — i.e., flagged as a hazard — then the senior technical professional in the City's own building department reached a conclusion aligned with the applicants' arborist, not with the denial. The Commission should consider what the Building Official would have decided had the application been properly routed to him.

3. It establishes that the denial lacked internal departmental authority.

A Building Clerk rendering a technical tree assessment decision over the apparent objection — or without the knowledge — of the Building Official is not a valid exercise of the City's permitting authority. It is a unilateral administrative action taken by a person with no technical authority to take it.

PART VI — IMPORTANT CAVEATS

The applicants acknowledge the following limitations of this argument:

- The audio captured on March 23, 2026 was intermittent and muddled — the above represents best interpretation, not verbatim statements
- The identity of the woman present on March 23 has not been formally confirmed — this argument assumes she is Ann Dauphin based on available evidence and context
- The identity of "Ricky" has not been formally confirmed — this argument assumes it refers to Rickey Ladner, Building Official, based on the departmental context
- This argument is presented as a supplemental theory pending formal identification and credential verification through a public records request

The applicants respectfully request that the Commission direct the City to identify the individual who assessed the trees in connection with the original denial, produce that individual's professional credentials, and confirm whether the Building Official reviewed the application prior to the February 10, 2026 denial.

Note: Video and audio documentation of the March 23, 2026 site visit has been preserved and is available for review by counsel and the Commission upon request.

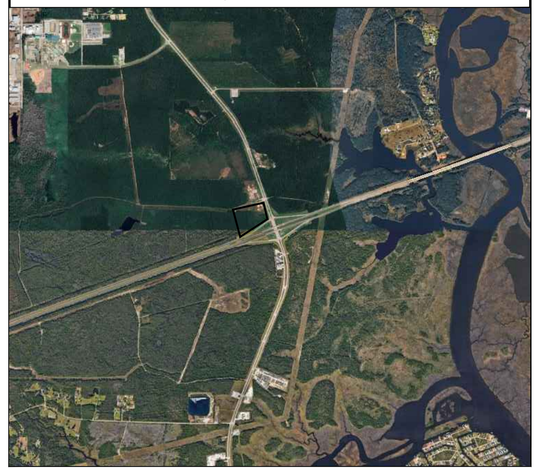
EXHIBIT "A"

RACETRAC BAY ST. LOUIS

I 10 - US 43

DEVELOPMENT PLANS
BAY ST. LOUIS, MS 39520

VICINITY MAP



GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS

SHEET INDEX

CONSULTANTS

ENGINEER AND SURVEYOR
MP DESIGN GROUP
JACH SCHMIDT, P.E.
918 HOWARD AVE, STE. F
BILOXI, MS 39530
228-388-1950

CONSTRUCTION INFORMATION

811
Know what's below.
Call before you dig.

RACETRAC 24-HOUR PHONE NUMBER:
CONTACT NAME:

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

NO.	ISSUED FOR CITY PERMITTING	DATE
A		02.03.2026

MP DESIGN GROUP
MACHADO - PATANO - KILPATRICK - JONES
918 Howard Ave Suite F
Biloxi, Mississippi 39530
P: 228.388.1950
www.mpdesigngroup.us

YOUR PROJECT - OUR PRIORITY - NO EXCUSES

PERMITTING SET

RACETRAC, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

GENERAL REQUIREMENTS
RACETRAC - BAY ST. LOUIS
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
COV	A
SHEET NO.	VERSION

GENERAL NOTES:

1. It is the contractor's responsibility to become familiar with the permit and inspection requirements of the various governmental agencies. the contractor shall obtain all necessary permits prior to construction, and schedule inspection according to agency instruction.
2. All work performed shall comply with the regulations and ordinances of the various governmental agencies having jurisdiction over the work, including landscaping.
3. At least 3 working days prior to construction the contractor shall notify the owner, engineer and appropriate agencies and supply them with all required shop drawings, the contractor's name, starting date, projected schedule, and other information as required. Any work performed prior to notifying the owner & engineer of record or without agency inspector persent may be subject to removal and replacement at the contractor's expense. Failure to obtain approval before installation may result in removal and replacement at the contractor's expense. Contractor shall submit for review to the owner's construction manager, shop drawings on all precast and manufactured items to use on this site. Construction manager's approval of a shop drawing does not relieve contractor's responsibility for performance of the item.
4. Work performed under this contract shall interface smoothly with other work being performed on site by other contractors and utility companies. it is necessary for the contractor to coordinate and schedule his activities, where necessary, with other contractor's and utility companies.
5. Materials and scontruction methods for streets and storm drainage construction shall be in accordance with the local regulatory agency.
6. Contractor shall review soil reports and borings prior to bidding the project and commencing construction.
7. The contractor shall use each plan in conjunction with the entire set of drawings and job specifications. Do not remove or demolish anything without verifying and coordination with all electrical, plubming, mechanical, general trades, and utility companies as they effect the overall project.
8. Refer to architectural drawings for building dimensions.

GENERAL DEMOLITION NOTES & SPECIFICATIONS:

1. The contractor is responsible for all permits required to caryy out the work as shown on the Demolition Plan.
2. The contractor is responsible to verify existing utilities prior to demolition and excavation.
3. The contractor is responsible to comply with all local, state and federal regulations in the removal/demolition of hazardous materials.
4. Contractor is responsible for all registrations, permits and fees required to remove and properly dispose of all demolition materials.
5. Demolition contractor is responsible for obtaining approvals and notifications to all local, state and federal authories.
6. The contractor shall be responsible for the disconnection of the utility services to the existing structures prior to demolition of any buildings. The contractor shall coordinate with respective utility companies prior to the removal and/or reloctican of utilities.
7. The contractor shall coordinate with the utility company concerning portions of work which may be performed by the utility company's forces and any fees which are to be payed to the utility company for their services. The contractor is not ersponsible for paying all fees and charges.
8. The contractor is responsible for the demolition and removal of all structures, pads, walls, flumes, foundations, parking, drives, drainage structures, utilities, etc., such that the improvements shown on the remaining plans can be constructed. All facilities to be removed shall be undercut to suitable material and brought to grade with suitable, compact fill material per the specifications. The contractor is responsible for all permits involved and is responsible for removing and dumping the debris in an approved, lawful manner.
9. All existing utilities are to be removed, terminated and capped at the right-of-way. All existing meters, valves, etc. are to be removed unless otherwise noted on the plans.
10. All existing service lines for telephone, electric, sewer, and cable television services are to be removed to existing trunk lines unless otherwise noted on the plans.
11. Contractor is responsible for all costs involved in the removal or relocation of any utility.The contractor is responsible for coordination with applicable utility companies.
12. The contractor shall maintain all utility services to the existing adjacent businesses at all times. The contractor shall coordinate with the tenant and utility company for the relocation and/or removal of utilities if necessary. Services shall not be interrupted without approval from the tenant.
13. The site may be occupied by existing structures, storm lines, pavement, power poles and utilities. It is the contractor's responsibility to contact all utility companies that may have utilities on the site to get a determination if any utilities existing will be inpacted. The contractor is responsible for determining if the utilities should be abandoned or removed.
14. All areas where pavement, structure slabs, foundations, utilities, conduits, and/or utility structures have been removed shall be backfilled with select backfill material. All select backfill material shall be placed and compated per the requirements of specifications and the owners geotechnical engineer.
15. All existing fences, signs, pwer poles, and light poles located on-site shall be demolished and removed unless otherwise noted.
16. Existing cast in place septic tanks (if found on-site) shall be pumped by a licensed contractor. The septic tank shall then be removed and the area backfilled per the project specifications unless otherwised noted. All work shall be in accordance with health department requirements.
17. Contractor is responsible for walking site and determining extents of demolition work prior to bid date.
18. Existing manhole tops, valve boxes, etc. to remain are to be adjusted as required to match proposed grades. If necessary, re-adjustments shall be performed upon completion of paving and fine grading to ensure a smooth transition.
19. Prior to any work on-site, the contractor shall contact the one call system. The contractor is responsible for all utility removals whether located by the one call system or not.
20. Contractor shall coordinate removal of existing electrical services on-site with the power company. Power company is responsible for the disconnection and removal of existing services unless otherwise noted.
21. Limits of pavement shown to be removed are approximate and for reference only. Contractor shall field verify the limits of pavement to determine the extent of the existing pavement to be removed.
22. If not shown on the demolition drawings, the contractor shall remove all existing materials as necessary to complete all new work as required by other protions of the contract documents.
23. Salvage rights for all demolished materials shall be first given to the owner. Any materials not retained by the owner shall be removed from the site and disposed of by the contractor at the contractor's expense.
24. Refer to survey for limits and boundary of property.

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

EROSION CONTROL NOTES:

1. The contractor shall construct the silt fencing as shown on the Erosion Control Plan at the perimeter of the disturbed area prior to land clearing activities.
2. Land distrubing activities shall be kept to a minimum and will not extend beyond the limits shown.
3. Prior to construction, the erosion and sediment control measures shown on the Erosion Control Plan shall be in place. Clearing and grubbing operations will be engaged in only as necessary to allow the placement of erosion and sediment control measures as shown until all such measures are in place.
4. Contractor shall install temporary construction entrance prior to any earthwork operations.
5. Contractor shall maintain silt fences for the duration of the project until accepted by the owner at no expense to owner.
6. Contractor shall maintain erosion control facilities during the entire construction period. Facilities are not to be removed until completion of the project and the site is stabilized.
7. Silt fences shall be cleaned or replaced when trapped sediment reaches 50 percent of the above ground fence height or a lower height based on maufacturer's specifications.
8. Sediment and erosion control measures will be inspected on a daily basis and repaired, adjusted and maintained as needed or required by governing agencies at no additial expense to the owner to provide erosion and sediment control for the duration of construction and until all disturbed areas are stabilized.
9. Contractor shall inspect on a daily basis for needed removal of any accumulated silts, debris, or repair of damaged silt fence at no additional expense to owner.
10. All erosion control measures except the required rip rap are temporary devices. These temporary devices shall be removed prior to completion of construction once stabilization of all grassed areas are complete.
11. Additional devices may be required as deemed necessary by governing authorities.
12. All graded areas shall be stabilized with a permanent fast growing cover and/or mulch upon completion of grading operations. Completion of grading operations does not mean at the end of the project. As soon as final grades are established in an unpaved area, the contractor shall stabilize with a temporary grass or permanent sod. If a temporary grass is applied, it will be the contractor's responsibility to apply a permanent seed or sod at the proper time of year.
13. Fill slopes should be planted as soon as an area of the site is brought to final grade. Surface runoff shall be intercepted at the top of temporary and permanent slopes during construction so that water is not allowed to flow over the slope face.
14. The general contractor and the grading contractor shall review there proposed grading sequence to insure that the least amount of land possible at any one time is dusturbed with out permanent stabilizaiton.
15. Contractor shall be responsible to ensure compliance with the N.P.D.E.S. Stormwater requirements. This includes, but is not limited to, inspection requirements.
16. Contractor is responsible for repairs or damage to any existing improvemetns during construction, sush as, but not limited to, drainage, utilities, pavement, striping, curb, etc., and all repairs shall be equal to or better than existing conditions.

SITE PLAN NOTES:

1. Boundary and topographic survey was prepared by MP DESIGN GROUP dated 12/01/2022.
2. Contractor shall refer to plans by architect for exact locations and dimensions of vestibule, towers, slope paving, columns, door locations, sidewalks, exit porches, ramps, precise building dimensions, and exact building utility entrance locations.
3. Contractor shall refer to plans by others for entry locations of all water, sewer service, electrical, and telephone service. Contractor shall coordinate installation of utilities in such a manner as to avaid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to the location and tie-in locations and/or connections to their facilities.
4. Contractor shall be responsible for all relocations, including but not limited to, all utilites, storm drainage, signs, traffic signals and poles, etc. as required for all site improvements. All work shall be in accordance with governing authorities specifications and shall be approved by such.
5. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reproted to the owner or engineer prior to construction.
6. See Cover Sheet for list of utility compaines and contact persons.
7. All necessary permits and approvals from agencies governing the construction of this work shall be secured prior to beginning construction.
8. The contractor is responsible for the protection of all areas indicated to remain undisturbed or to remain as buffers, all property corners, and coordination of a registered land surveyor to replace all pins eliminated or damaged during construction.
9. Existing structures within constuction limits are to be abandoned, removed, or relocated per plans. All cost shall be included in base bid.
10. Contractor is responsible for repairs or damage to any existing improvements during constructon, such as but not limited to, drainage, utilities, pavement, striping, curb, etc, and all repairs shall be qual to or better than existing conditions.
11. The contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation systems, and any other miscellaneous utilities) shall be in place prior to the placement of base course material, and the placement of any appriate soil stabilazation technique.
12. Contractor shall provide bollards for protection of all above ground utilites and appurtenances adjacent to drive areas.
13. Contractor shall match existing pavement in grade and alignment.
14. Construction shall comply with all governing codes and improvements shall be constructed to the same.
15. All work shall be done in accordance with the plans and specifications.
16. All work and material shall comply with all regulatory agency's regulations and codes and O.S.H.A. standards.

DIMENSION NOTES:

1. All dimensions shown to building are to face of structural CMU.
2. All curb dimensions are to the face of gutter of curb unless otherwise noted.

TANK NOTES:

TOP OF TANK ELEVATION= XXX.X'

CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3' OVER UNDERGROUND STORAGE TANKS.

GRADING PLAN NOTES:

1. Topographic information was taken from a topographic survey by MP DESIGN GROUP dated 12/01/2022. If contractor does not accept the existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
2. Existing contours interval is shown at one foot (1').
3. The contractor is specifically cautioned that the location and/or elevation of existing utilities (above and below ground) as shown on the these plans is based on record on either the various utility companies, visual observations at the site, existing surveys and/or where possible, measurements taken in the field. Racetrac Petroluem does not guarantee that existing utility locations area exact and the information is not to be relied on as being exact or complete. It shall be the responsibility of the contractor to determine the exact locations of existing utilities (above and below ground) before beginning any construction. The contractor must call the appropriate utility complany at least forty-eight hours (48 hrs) before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
4. It shall be the responsibility of the contractor to notify owner and/or engineer of any utility conficts with the proposed improvements shown on the plans.
5. All cut or fill slopes shall be 3:1 or flatter unless otherwise noted.
6. Contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes, and all utilities prior to construction.
7. Clearing and grubbing limits shall include all areas disturbed by grading operations. Contractor is responsible for the protection of all undisturbed areas, all property corners, and coordination of a registered land surveyor to replace all pins eliminated or damaged during construction.
8. Existing drainage structures to remain are to be inspected and repaired as needed, and existing pipes to be cleaned out to remove all silts and debris.
9. If any existing structures to remain are damaged during construction, it shall be the contractors responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
10. Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, drainage, utilites, pavement, striping, curbs, etc. and all repairs shall be equal to or better than existing conditions.
11. All unsurfaced areas in disturbed by grading operations shall receive four inches (4") of topsoil, seed, mulch,water, etc. Contractor shall grass disturbed areas in accordance with the landscape plan and City/County specifications until healthy stand of grass is obtained.
12. Proposed spot elevations represent finished pavement or ground surface grade unless otherwise noted on drawings.
13. Contractor shall trim, tack, and match existing pavement at locations where new pavement meets existing pavement.
14. All grading operations shall be staked by a registered civil engineer or licensed land surveyor approved by the owner.
15. Reference structural specifications and geotechnical report for building pad preparation and compaction.
16. Contractor to review boring logs provided by RaceTrac.
17. All storm pipe entering structures shall be grouted to assure connection at structure is watertight.
18. All storm sewer manholes in paved ares shall be flush with pavement, and shall have traffic bearing ring and covers.
19. Existing manhole tops, valve boxes, etc. to remain are to be adjusted as required to match proposed grades. If necessary, re-adjustments shall be performed upon completion of paving and fine grading to ensure a smooth transition.
20. The contractor shall adhere to all terms and conditions as outlind in the General N.P.D.E.S. Permit for storm water discharge associated with construction activities.
21. Contractor shall assure positive drainage away from building and for all natrual and paved areas.
22. All retaining walls to be protected during backfill by contractor. This includes but is not limited to, providing and installing proper bracing during backfill being places adjacent to retaining walls.

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
3. THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER, SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

STRUCTURE TYPES:

1. DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:
   - A. AREA INLETS - CB-01 OR PC-01 (PIPE SIZE 36" AND SMALLER) ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR EQUAL.
   - B. TRENCH DRAINS SHALL BE AQUADUCT. PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

SITE SPECIFIC NOTES:

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
   - A. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.
   - B. ONE (1) 1" CONDUIT IS FOR COMMMUNICATION.
   - C. CONTRACTOR IS RESPONSBILE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUIILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.
3. CONTRACTOR TO SEE SHEET SD1 FOR AIR/VAC SERVICE STATION ELECTRICAL REQUIREMENTS.
   - A. CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE OR LANDSCAPING.
   - B. AIR/VAC SERVICE STATION ELECTRICAL CONDUITS TO BE 1".
   - C. INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.

PAVING & STRIPING NOTES:

1. Standard duty pavement areas shall be portland cement concrete. Details of the standard duty concrete pavement are provided on detail sheets.
2. Area over tanks, dumpster pad, and the approach in front of the dumpster to be eight inches (8") thick 4000 PSI w/ fiber mesh and number five (#5) rebars placed eighteen inches (18") on center each way.
3. Notify owner 3 days prior to pour of initial section of driveway paving. Racetrac representative to approve initial pour.
4. Testing of materials required for the construction of the paving improvements shall be performed by an agency, approved by the owner, for testing materials. It shall be the contractor's responsibility to ensure, by the standard testing procedures, that the work constructed meets the requirements of the project specifications.
5. All signs, pavement markings, and other traffic control devices shall conform to the "manual on uniform traffic control devices" latest edition.
6. Traffic control shall be in accordance with the state dot standard specifications for roads and bridges. The contractor shall review all traffic control devices with dot prior to installation.
7. Contractor shall furnish and install all pavement markings for parking stalls, handicapped parking symbols, and miscellaneous striping within parking lot and around building.
8. See Irrigation Plasn and MEP Plans prior to paving for location of proposed sleeving and conduits. Extra conduit shall be placed under driveways for future use.
9. All handicap ramping, striping, and pavement markings shall conform to the americans with disabilities act of 1990.
10. **Contractor to submit a pouring plan to the construction manager prior to the beginning of any paving work.**
11. **Contractor shall install slab construction joints at the end of a days pour. Slab contraction and slab construction joints are to be installed in accordance with the concrete specifications as shown on the RaceTrac Standard Details, sheets SD3 and SD4.**
12. Paving contractor to coordinate with building contractor on the construction and paving near the screening walls and the dumpster pads.
13. All discrepancies found by contractor related to underground utilities or other appurtenances shall be resolved to the satisfaction of owner and engineer prior to placement of any paving. Contractor to ensure positive drainage from the proposed buildings and no ponding in subgrade of areas to be paved, and notify owner and engineer if any discrepancies are found prior to installation of any paving.
14. Existing manhole tops, valve boxes, etc. to remain are to be adjusted as required to match proposed grades. If necessary, re-adjustments shall be performed upon completion of paving and fine grading to ensure a smooth transition.
15. All joints shall extend through the curb.
16. Compaction shall be done in accordance with the recommendations of the geotechnical report.
17. All pavement to be sloped for positive drainage.

UTILITY NOTES:

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities (above and below ground) as shown on the these plans is based on record on either the various utility companies, visual observations at the site, existing surveys and/or where possible, measurements taken in the field. Racetrac Petroluem does not guarantee that existing utility locations area exact and the information is not to be relied on as being exact or complete. It shall be the responsibility of the contractor to determine the exact locations of existing utilities (above and below ground) before beginning any construction. The contractor must call the appropriate utility complany at least forty-eight hours (48 hrs) before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
2. Contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes, and all utilities prior to construction. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner and engineer of record prior to construction.
3. Contractor to remove or relocate when applicable, all existing buildings, foundations, easements, and connecting improvements, drain pipes, sanitary sewer pipe, power poles and guy wires, water meters and water lines, wells, sidewalks, sign poles, underground gas, septic tanks, and asphalt, shown and not shown, within construction limits and where needed, to allow for fill material, unless otherwise denoted, to be removed as unclassified excavation.
4. Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, utilities, pavement, striping, curbs, etc. Repairs shall be equal to or better than existing conditions.
5. Contractor shall refer to architects plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, and telephone. Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with city utility requirements as to locations and scheduling for tie-ins/connections prior to connecting existing facilities.
6. Contractor shall coordinate with architectural plans, power company, & telephone company for actual routing of power and telephone service to building.
7. See detail sheets for backfilling and compaction requirements on utility trenches.
8. Contractor shall comply to the fullest extent with the latest standard of osha directives or any other agency having jurisdiction for excavation and trenching procedures. The contractor shall use support systems, sloping, benching, and other means of protection. This to include but not limited to, access and egress from all excavation and trenching. The contractor is responsible for complying with the performance criteria for OSHA.
9. Contractor shall coordinate with other utilities to assure proper depth and prevent any conflict of utilities.
10. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet, or minimum vertical separation between the closest two points of the water and sewer line is eighteen (18) inches.
11. Contractor shall grout around all pipe entrances to sanitary sewer manholes with non-shrinking grout to assure connection is water tight.
12. Contractor shall on all utilities, coordinate inspection with the appropriate authorities prior to covering trenches at installation.
13. The contractor shall conduct all required tests to the satisfaction of the respective utility companies and owners inspecting authorities.
14. Site contractor to coordinate proposed reconnection of all utilities with Architectural Plans as well as utility companies and building contractor. The general contractor is responsible for any and all expenses that result from delayed or failed test during any phase of the construction process. This includes fees incurred through rescheduling of any racetrac vendors or equipment to accommodate.
15. All water and sanitary sewer crossings to be perpendicular with a full stick of ductile iron pipe in the sewer lines at the crossing.
16. Contractor to coordinate with signage contractor and architect for exact location of signage, required electrical conduits, foundations, etc.
17. See cover sheet for list of utility companies and contact persons.
18. Contractor shall provide bollards for protection of all above ground utilities and appurtenances adjacent to drive areas.

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GENERAL REQUIREMENTS

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

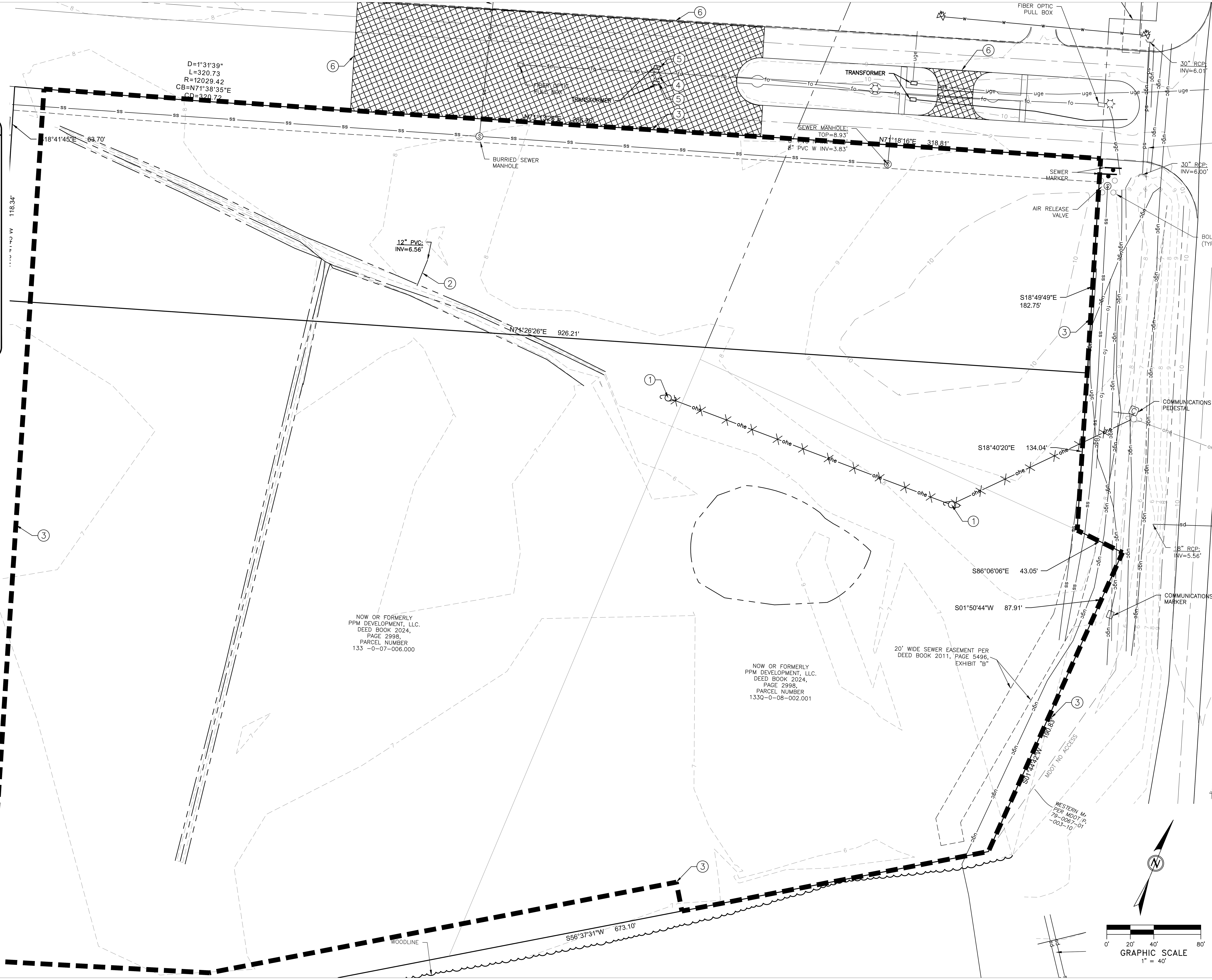
DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
GR	A
SHEET NO.	VERSION

LEGEND

(dashed box)	LIMITS OF DISTURBANCE AREA OF DEMOLITION, CLEARING & GRUBBING	AREA = 607260 SF ± 13.94 ACRES ±
x x x x x	DENOTES UTILITIES TO BE RELOCATED (SEE DEMO NOTES)	
(crosshatch)	DENOTES PAVEMENT AND CURBING TO BE REMOVED	

SITE DEMOLITION REMOVAL NOTES

1. CONTRACTOR SHALL COORDINATE EXISTING OVERHEAD POWER SERVICE WITH LOCAL PROVIDER TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY AND ALL DEBRIS RELATED TO THIS ITEM.
2. CONTRACTOR SHALL REMOVE EXISTING DRAINAGE PIPE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY AND ALL DEBRIS RELATED TO THIS ITEM.
3. CONTRACTOR SHALL CLEAR AND GRUB WOODED AREA. ALL TREES WITHIN EXTENTS TO BE REMOVED CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEBRIS RELATED TO THIS ITEM.
4. CONTRACTOR SHALL REMOVE LIGHT POLE. CONTRACTOR SHALL COORDINATE DISCONNECTION OF POWER WITH LOCAL PROVIDER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY AND ALL DEBRIS RELATED TO THIS ITEM.
5. CONTRACTOR SHALL RELOCATE (2) TWO TRANSFORMERS, SEE SHEET C8 FOR DETAILS. CONTRACTOR SHALL COORDINATE RELOCATION WITH LOCAL UTILITY PROVIDE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY AND ALL DEBRIS RELATED TO THIS ITEM.
6. CONTRACTOR SHALL REMOVE EXISTING CONCRETE AND ASSOCIATED CURB AND GUTTER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY AND ALL DEBRIS RELATED TO THIS ITEM.



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DEMOLITION PLAN
RACETRAC - BAY ST. LOUIS
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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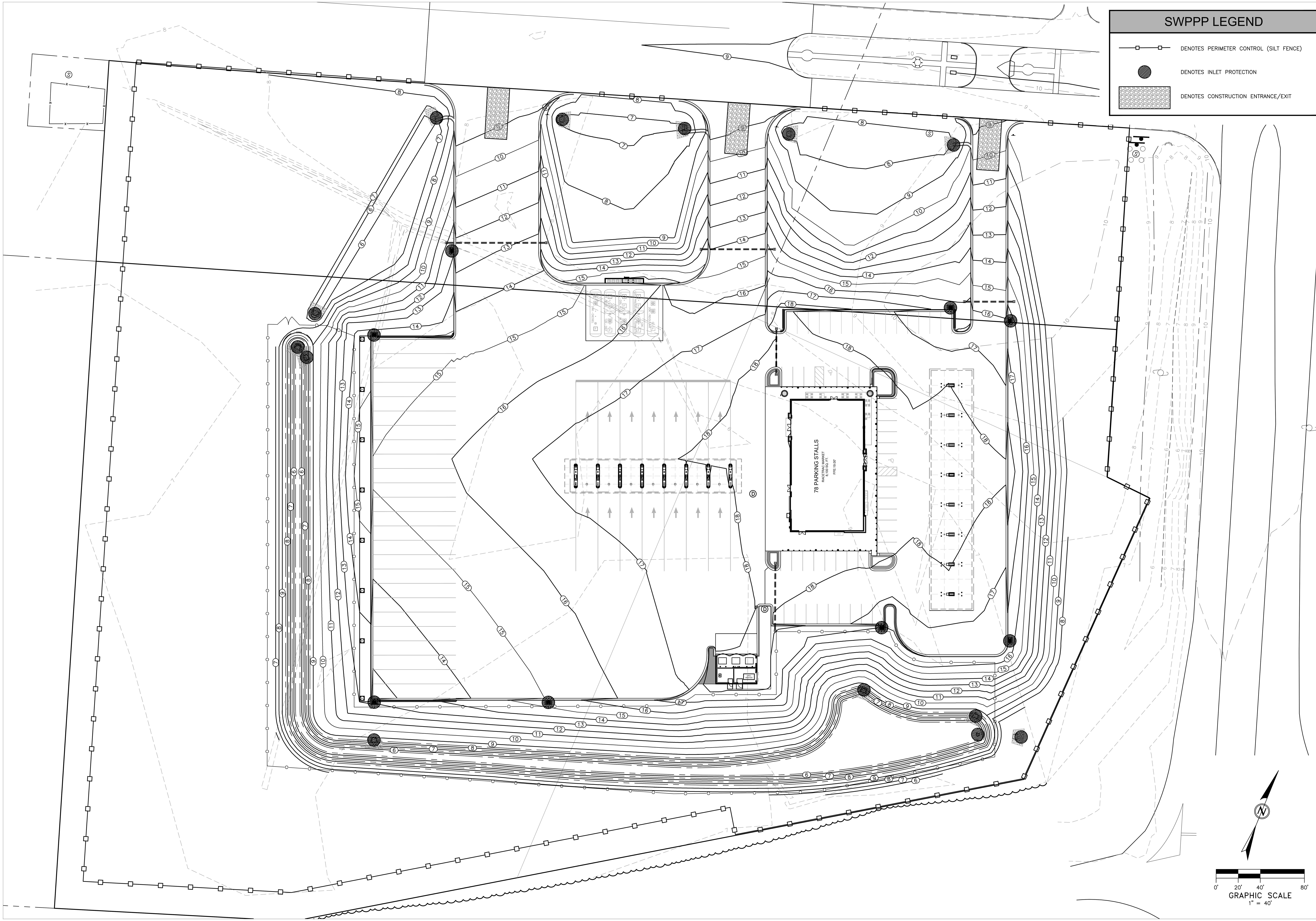
C1	A
SHEET NO.	VERSION



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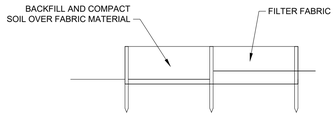
EROSION

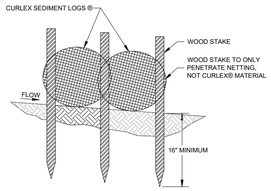
RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

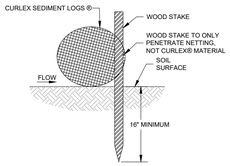
DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
C2	A
SHEET NO.	VERSION



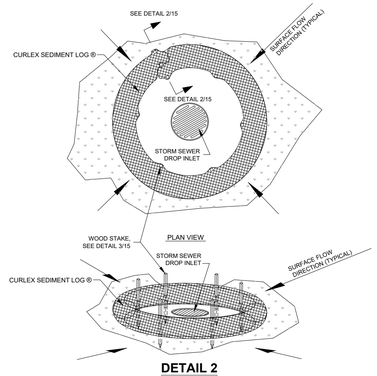
FRONT
FILTER BARRIER
N.T.S.



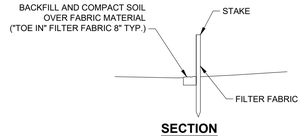
STAKE DETAIL
N.T.S.



DETAIL 1
STAKE SEDIMENT LOG DETAIL
N.T.S.

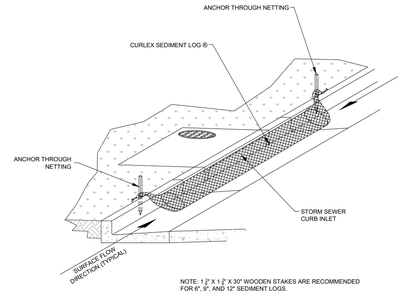


DETAIL 2
CURLEX SEDIMENT LOGS ®
DROP INLET PROTECTION
N.T.S.



SECTION
N.T.S.

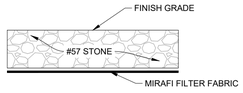
DETAIL 3
STAKED SILT FENCE
N.T.S.



NOTE: 1 ½" X 1 ½" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS.

1 ½" X 1 ½" X 48" WOODEN STAKES ARE RECOMMENDED FOR 20" SEDIMENT LOGS.

DETAIL 4
CURLEX SEDIMENT LOGS ®
CURLEX INLET PROTECTION
N.T.S.



DETAIL 5
TEMPORARY CONSTRUCTION
ENTRANCE SECTION
N.T.S.

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EROSION DETAILS

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

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SITE DATA TABLE

TOTAL PARKING SPACES	78
ADA ACCESSIBLE PARKING SPACES	2
TRACTOR/TRAILER PARKING SPACES	25

25' SIDE TANK AND CANOPY SETBACK

STOP SIGN

20' ACCESS GATE

CHAIN LINK FENCE

25' REAR TANK AND CANOPY SETBACK

25' FRONT BUILDING, TANK, AND CANOPY SETBACK

78 PARKING STALLS
RACETRAC MARKET
± 5,100 SQ. FT.
FFE 19.00'

CHAIN LINK FENCE

25' SIDE TANK AND CANOPY SETBACK

GRAPHIC SCALE
1" = 40'

NO.	DATE
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SITE PLAN

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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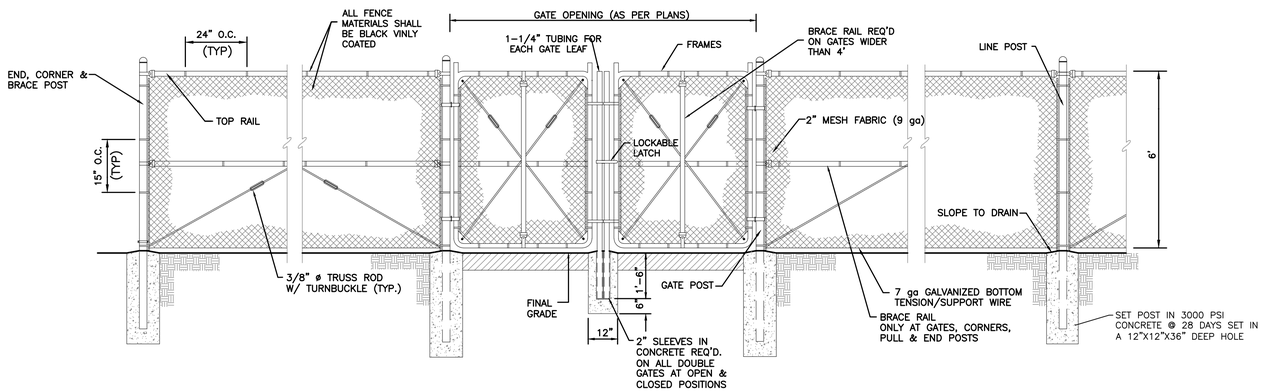

GATE POST SCHEDULE				
GATE OPENING	POST TYPE & MIN. SIZE ROUND SIZE (NPS)	MIN. ANCHOR SIZE HOLE DIA.	HOLE DEPTH	POST DEPTH
UP TO 6' SINGLE UP TO 12' DOUBLE	2 1/2"	16"	48"	42"
OVER 6' TO 13' SINGLE OVER 12' TO 26' DOUBLE	3 1/2"	16"	48"	42"
OVER 13' TO 18' SINGLE OVER 26' TO 36' DOUBLE	6"	16"	48"	42"
OVER 18' SINGLE OVER 36' DOUBLE	8"	24"	48"	42"

NOTE:
1. MESH FENCE FABRIC SHALL BE CLASS 2B, 8 GAUGE BLACK VINYL COATED.
2. ALL REMAINING FENCING HARDWARE, MATERIAL AND POST SHALL BE POWDER COATED BLACK.

FENCE POST & RAIL SCHEDULE					
FENCE HEIGHT	POST TYPES	MINIMUM POST SIZE ROUND NPS (I.D.)	MIN. ANCHOR SIZE HOLE DIA.	HOLE DEPTH	POST DEPTH
LESS THAN 6'	LINE	1 1/2"	7"	28"	22"
LESS THAN 6'	END, CORNER, PULL, & BRACE	2"	10"	32"	28"
6' THRU 12'	LINE	2"	9"	42"	36"
6' THRU 12'	END, CORNER, PULL, & BRACE	2 1/2"	12"	48"	42"
6' THRU 12'	TOP RAILS & HORIZ. BRACE	1 1/4"	N/A	N/A	N/A

MINIMUM GATE FRAME (I.D. NPS)			
GATE OPENING	TOP & BOTTOM MEMBERS	VERT. MEMBERS	HORIZ. & DIAG.
UP TO 6' SINGE UP TO 12' DOUBLE	1 1/4"	1 1/4"	1 1/4"
OVER 6' TO 14' SINGLE OVER 12' TO 28' DOUBLE	2 1/2"	1 1/2"	1 1/4"

* THESE SIZES SHALL BE AS PER GATE MANUFACTURERS RECOMMENDATION OR AS A MINIMUM TO THE SIZES SHOWN IN THIS SCHEDULE, THE PLANS, OR SPECIAL DETAILS AS APPROVED BY THE ENGINEER.
(NPS) = NOMINAL PIPE SIZE
(ID) = INSIDE DIAMETER

1 TYPICAL CHAIN LINK FENCE DETAILS

NOT TO SCALE

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SITE DETAILS

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
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GRADING LEGEND

- 1185.50 — DENOTES PROPOSED SPOT ELEVATIONS
- 30 — DENOTES EXISTING GRADE CONTOUR
- 30 — DENOTES FINISHED GRADE CONTOUR
- -3.50% — DENOTES WATERSHED FLOW DIRECTION

78 PARKING STALLS
RACETRAC MARKET
& 100 SQ. FT.
FFE 19.00'

DETENTION POND
TOP=9.00'
BOTTOM=5.50'
REQUIRED CAPACITY:53,491
PROVIDED CAPACITY:73,261

N

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

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GRADING PLAN

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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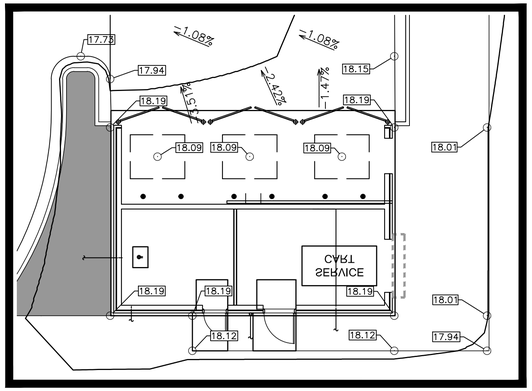
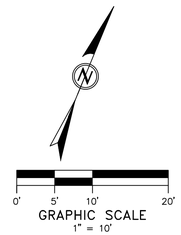
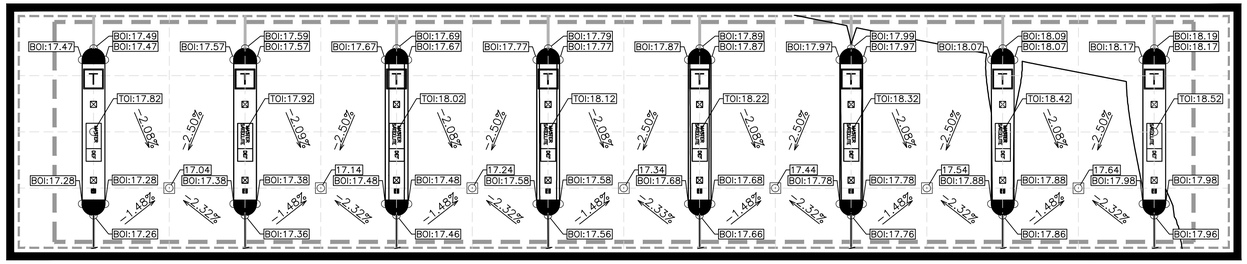
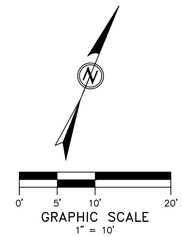


DUMPSTER GRADING DETAIL

SCALE 1"=10'

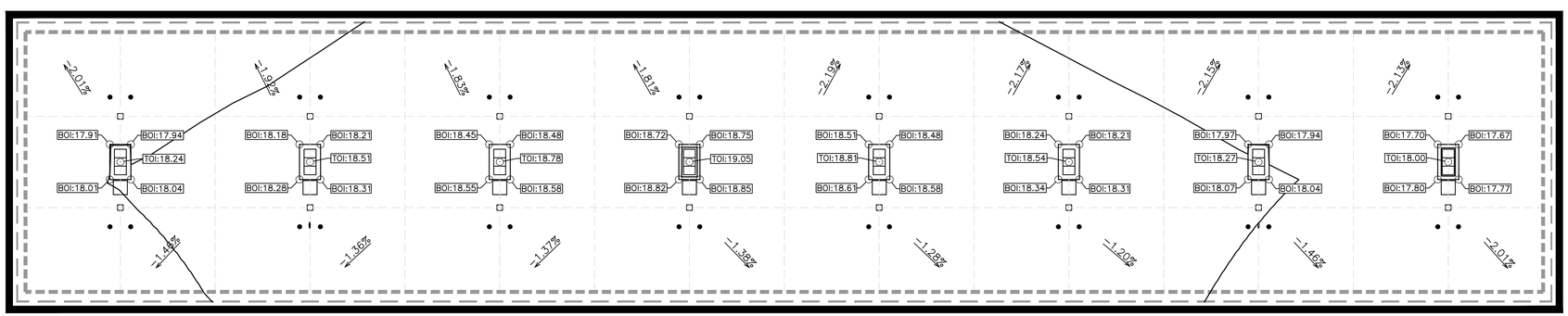


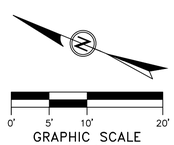




EDO PUMP GRADING DETAIL

SCALE 1"=10'





STANDARD PUMP GRADING DETAIL

SCALE 1"=10'

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ENLARGED GRADING PLAN

RACETRAC - BAY ST. LOUIS

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BAY ST. LOUIS, MS
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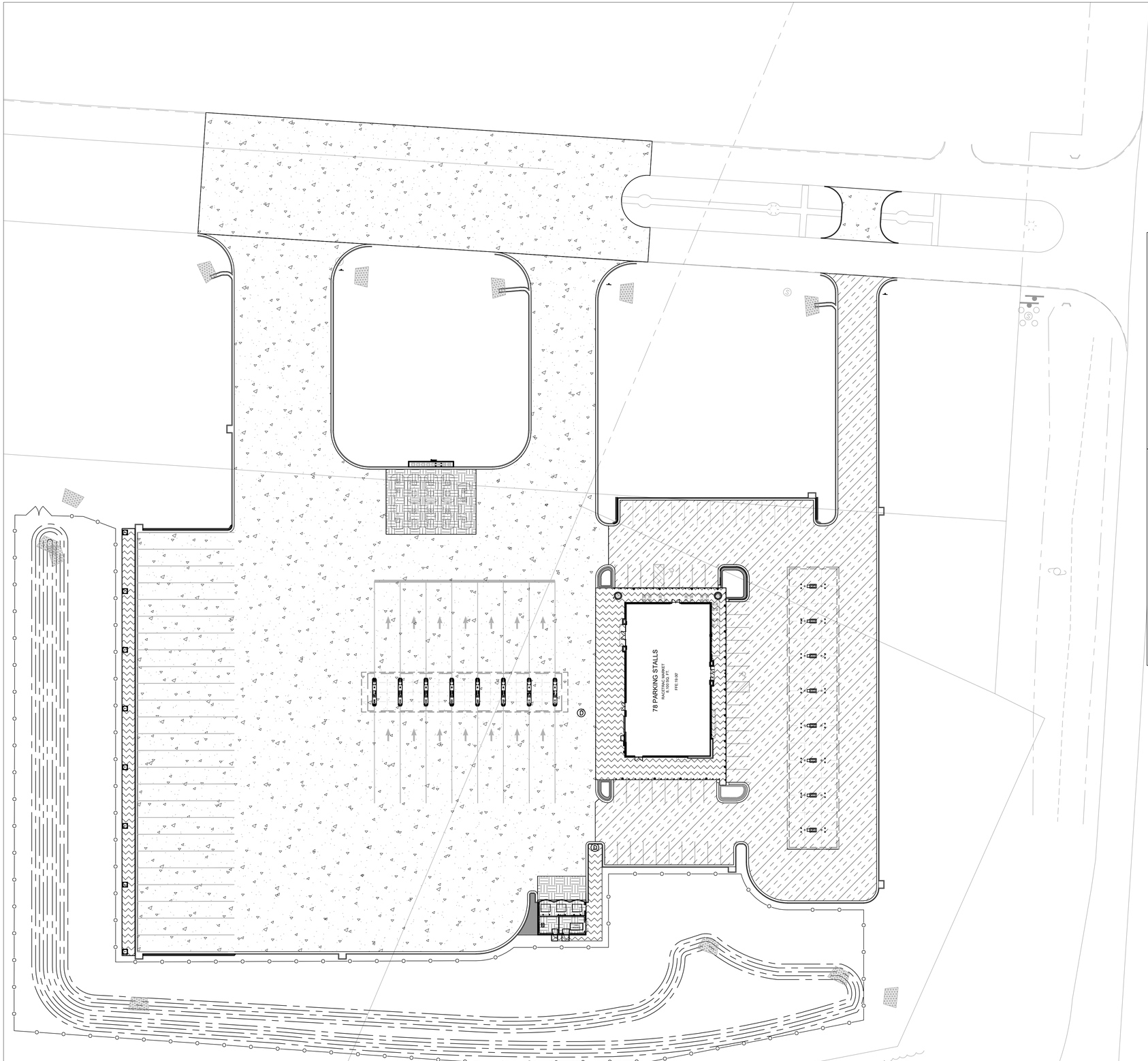
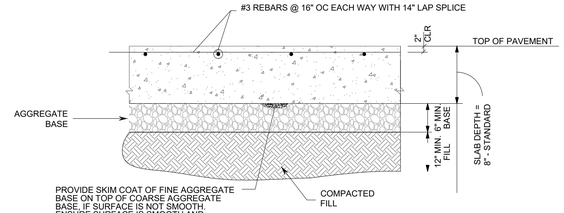
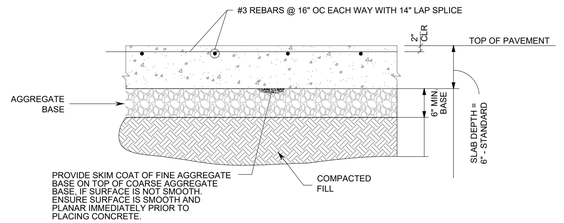


LEGEND

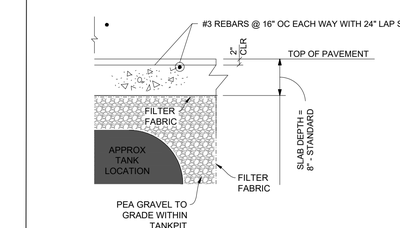
- PROPOSED 4" THICK CONCRETE SIDEWALK
- PROPOSED 8" THICK CONCRETE PAVING WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE. (SEE DETAIL THIS SHEET)
- PROPOSED 6" THICK CONCRETE PAVING WITH #3 REBARS @ 16" OC EACH WAY WITH 14" LAP SPLICE. (SEE DETAIL THIS SHEET)
- PROPOSED 8" THICK CONCRETE PAVING FOR TANK & DUMPSTER PAVEMENT WITH #3 REBARS @ 16" OC EACH WAY WITH 24" LAP SPLICE. (SEE DETAIL THIS SHEET)
- PROPOSED 8" THICK CONCRETE CURB BACKING (SEE DETAIL 5, SHEET SD1)



TYPICAL 8" PAVEMENT SECTION
NTS



TYPICAL 6" PAVEMENT SECTION
NTS



TYPICAL TANK PAD PAVEMENT SECTION
NTS

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PAVING PLAN
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I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME:	RACETRAC BSL
C5	A
SHEET NO.	VERSION

DRAINAGE FLOWS

PRE DEVELOPMENT DRAINAGE FLOWS

DRAINAGE AREA	TOTAL AREA (ACRES)	TOTAL AREA (SQ.FT.)	RUNOFF COEFFICIENT [IMPERVIOUS] (C)	IMPERVIOUS AREA (SQ.FT.)	RUNOFF COEFFICIENT [PERVIOUS] (C)	PERVIOUS AREA (SQ.FT.)	RUNOFF COEFFICIENT [WEIGHTED] (C)	TIME OF CONCENTRATION (TC)	Q (CFS)
EXISTING SITE	14.740	641,885	0.90	0	0.30	641,885	0.30	5 MINUTES	54.72

POST DEVELOPMENT DRAINAGE FLOWS

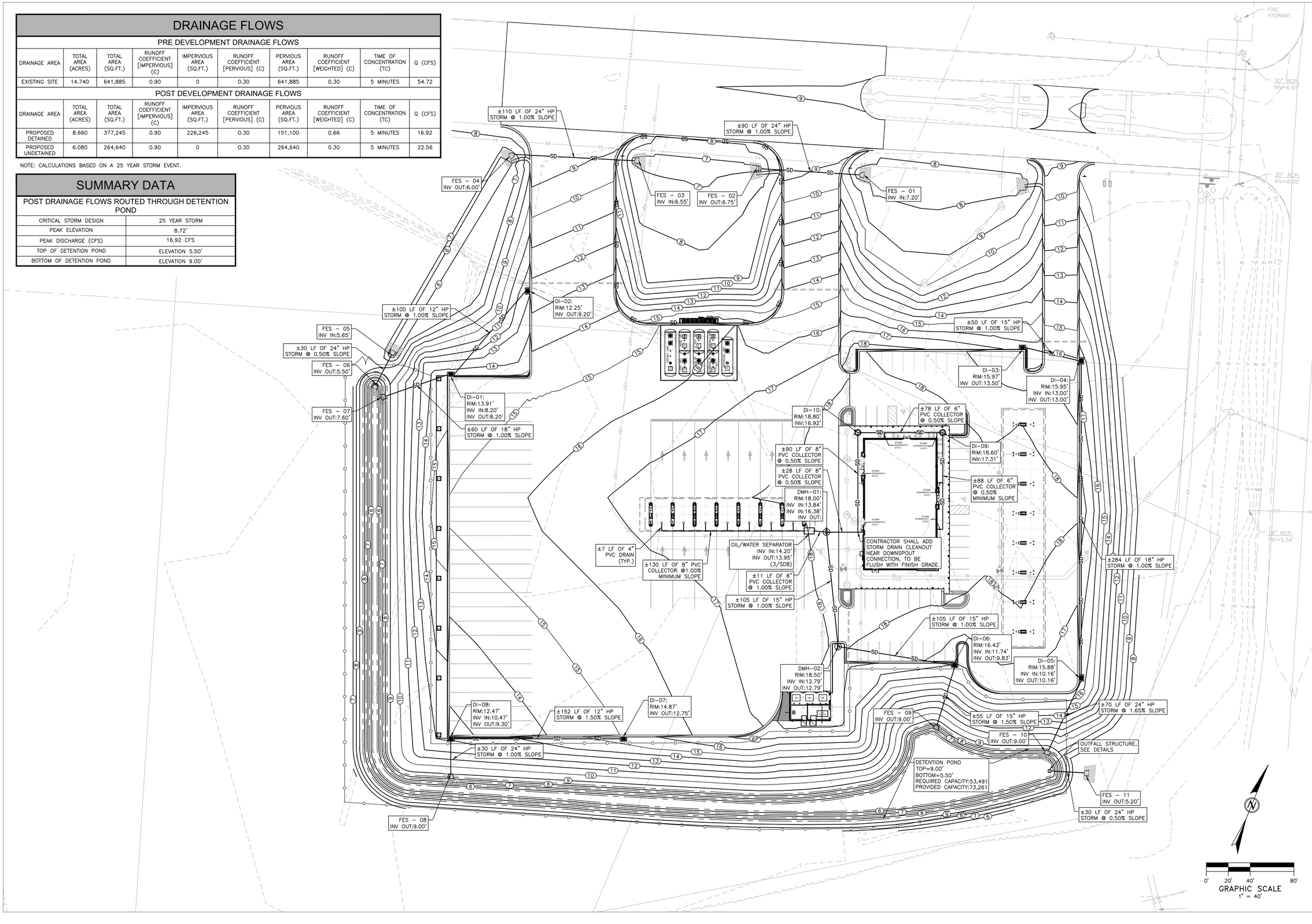
DRAINAGE AREA	TOTAL AREA (ACRES)	TOTAL AREA (SQ.FT.)	RUNOFF COEFFICIENT [IMPERVIOUS] (C)	IMPERVIOUS AREA (SQ.FT.)	RUNOFF COEFFICIENT [PERVIOUS] (C)	PERVIOUS AREA (SQ.FT.)	RUNOFF COEFFICIENT [WEIGHTED] (C)	TIME OF CONCENTRATION (TC)	Q (CFS)
PROPOSED DETAINED	8.660	377,245	0.90	226,245	0.30	151,100	0.66	5 MINUTES	16.92
PROPOSED UNDETAINED	6.080	264,640	0.90	0	0.30	264,640	0.30	5 MINUTES	22.56

NOTE: CALCULATIONS BASED ON A 25 YEAR STORM EVENT.

SUMMARY DATA

POST DRAINAGE FLOWS ROUTED THROUGH DETENTION POND

CRITICAL STORM DESIGN	25 YEAR STORM
PEAK ELEVATION	8.72'
PEAK DISCHARGE (CFS)	16.92 CFS
TOP OF DETENTION POND	ELEVATION 5.50'
BOTTOM OF DETENTION POND	ELEVATION 9.00'



NO.	DESCRIPTION	DATE
A	ISSUED FOR CITY PERMITTING	02.03.2026

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DRAINAGE PLAN

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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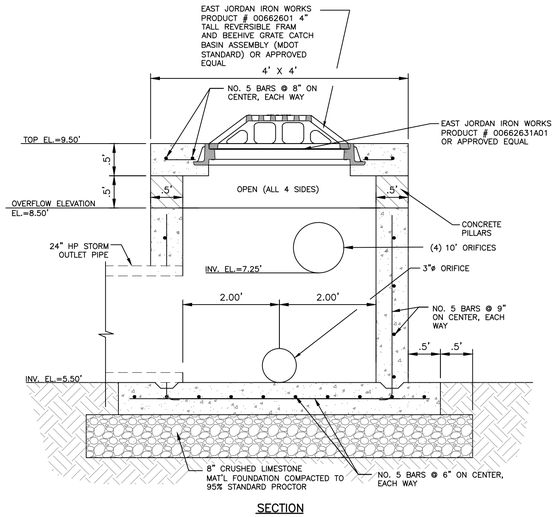
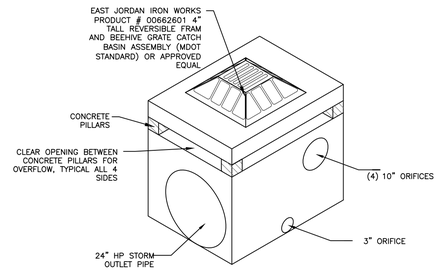
SHEET NO.	VERSION



SECTION



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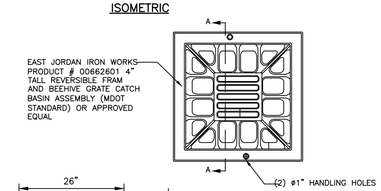
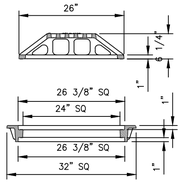


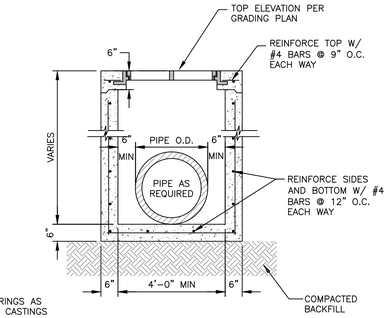
PLAN VIEW



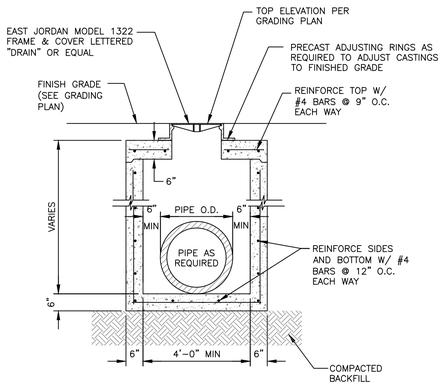
SECTION A–A

1 OUTFALL STRUCTURE 01 DETAILS

NOT TO SCALE



SECTION A–A



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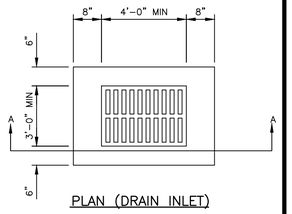
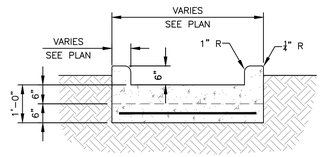


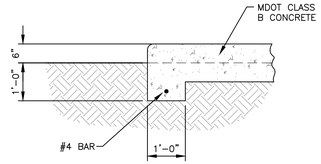
PLAN (DRAIN INLET)

2 DRAIN INLET AND JUNCTION BOX DETAIL

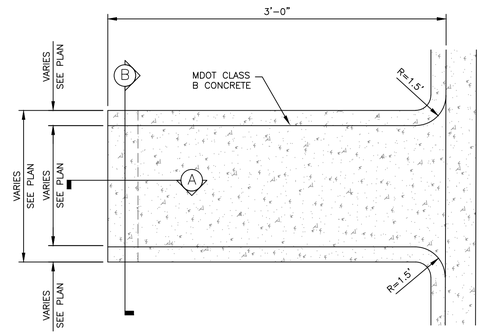
NOT TO SCALE



SECTION B



SECTION A



PLAN VIEW

3 CONCRETE FLUME DETAIL

NOT TO SCALE

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DRAINAGE DETAILS

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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C7.3	A
SHEET NO.	VERSION

1 ENLARGED UTILITY PLAN

SEWER CLEAN OUT

CONTRACTOR SHALL RAISE SEWER MANHOLE TO BE FLUSH WITH PROPOSED GRADE

FIBER OPTIC PULL BOX

BURIED SEWER MANHOLE

RELOCATED TRANSFORMERS

CONTRACTOR SHALL CORE DRILL SEWER MANHOLE AT ELEVATION 5.50'. ALL WORK SHALL CONFORM WITH LOCAL UTILITY STANDARDS.

SEWER MANHOLE:
TOP=8.93'
8" PVC N INV=3.83'
8" PVC W INV=3.83'

CO-09
TOP:8.36'
INV:6.00'

25 LF OF
6" SDR 26
@2.0%
SLOPE

SEE LANDSCAPE FOR DETAILS AND CONTINUATION OF IRRIGATION WATER

100 LF OF
6" SDR 26
@2.0%
SLOPE

CO-08
TOP:9.87'
INV:8.00'

100 LF OF
6" SDR 26
@2.0%
SLOPE

SMH-01
TOP:18.12'
INV IN:11.25'
INV OUT:10.00'

90 LF OF
6" SDR 26
@2.0%
SLOPE

(2) 4" PVC CONDUIT FOR COMMUNICATIONS TO BE COORDINATED W/ COMMUNICATIONS PROVIDER

YARD HYDRANT (7/SD6) TYP.

SEE ENLARGED UTILITY PLAN

78 PARKING STALLS
INCLUDING 3 HANDICAP
& 100 SQ. FT.
FFE 19.90'

¾" ENDOPURE WATER MAIN

YARD HYDRANT (7/SD6) TYP.

¾" ENDOPURE WATER MAIN

2" ENDOPURE WATER MAIN

(2) 2"x2"x¾" FITTING

¾" GATE VALVE

2"x2"x¾" FITTING

4" PVC AIR COMPRESSOR LINE

CO-01
TOP:18.00'
INV:15.05'

80 LF OF
6" SDR 26
@1.0%
SLOPE

CO-02
TOP:18.58'
INV:14.74'

31 LF OF
6" SDR 26
@1.0%
SLOPE

¾" GATE VALVE W/ TRAFFIC RATED BOX

YARD HYDRANT (7/SD6) TYP.

¾" HOT AND COLD WATER SERVICE FOR DUMPSTER

INLET 02
TOP:18.09'
INV:15.97'

INLET 01
TOP:18.09'
INV:16.09'

INLET 03
TOP:18.09'
INV:15.85'

6" SDR 26
@1.0% SLOPE

FIBER OPTIC PULL BOX

TRANSFORMER

FIRE HYDRANT

TIE INTO EXISTING WATER MAIN. CONTRACTOR TO VERIFY SIZE AND LOCATION.

3" SCHEDULE 80 WATER MAIN

2" BACKFLOW AND METER ASSEMBLY

SEWER MARKER

AIR RELEASE VALVE

BOLLARD (TYPICAL)

2" ENDOPURE WATER MAIN

COMMUNICATIONS PEDESTAL

POLE MOUNTED TRANSFORMER COORDINATED W/ COAST EPA

UNDERGROUND ELECTRICAL SERVICE COORDINATED W/ COAST EPA

COMMUNICATIONS MARKER

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

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UTILITY PLAN
RACETRAC - BAY ST. LOUIS
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
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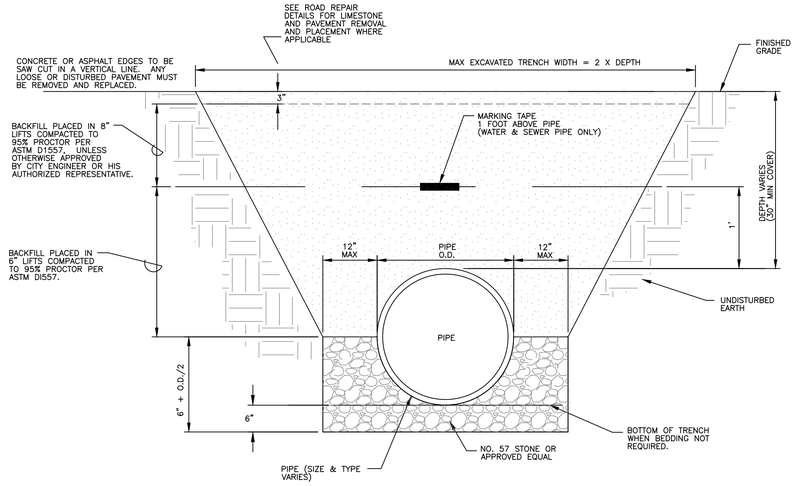


GENERAL NOTES

1. PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL EARTHWORK SECTION AND ANY OTHER SECTION THAT MAY APPLY OR AS DIRECTED BY THE ENGINEER OF RECORD. TYPE AND LOCATION OF BEDDING SHALL BE DETERMINED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. BEDDING FOR ARCH PIPE SHALL COVER THE HAUNCHES.
2. BACKFILL MATERIAL SHALL BE PLACED ON BOTH SIDES OF PIPE SIMULTANEOUSLY DURING BACKFILLING OPERATIONS TO PREVENT SHIFTING OR DAMAGE TO PIPE.
3. "MAXIMUM EXCAVATED TRENCH WIDTH" REFERS TO THE MAXIMUM WIDTH THAT WILL BE USED FOR COMPUTATION OF APPLICABLE PAY ITEMS FOR BORROW FOR BACKFILL, LIMESTONE, AND PAVING. PIPE BEDDING SHALL BE PAID BASED ON A WIDTH OF TWO FEET PLUS THE OUTSIDE DIAMETER FOR THE PIPE (O.D. OF PIPE + 2 FEET) AS SHOWN ON THE DETAIL. THE CONTRACTOR MAY EXCAVATE A WIDER TRENCH AT HIS OWN EXPENSE AS LONG AS TRENCH REMAINS WITHIN THE PROJECT LIMITS, PROPERTY OR EASEMENT AND THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE APPROVES THE DIMENSIONS OF THE WIDER TRENCH.
4. IN THE CASE OF OVERLAPPING UTILITY TRENCHES, THE CONTRACTOR SHALL ONLY BE PAID ONCE FOR ITEMS SUCH AS LIMESTONE AND PAVING. ADDITIONALLY ANY MARKING TAPE ABOVE SEWER PIPE THAT IS DISTURBED OR DAMAGED BY OVERLAPPING TRENCHES SHALL BE PROPERLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. INSTALLATION AND COVER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
6. TOP OF PIPE SHALL BE BELOW ROAD BASE IN PAVED AREAS. IF EXISTING MATERIAL IS USED FOR BACKFILL, THERE SHALL BE NO ADDITIONAL PAYMENT FOR EXCAVATION AND BACKFILL. IF EXISTING MATERIAL IS UNSUITABLE FOR BACKFILL, BORROW MATERIAL SHALL BE USED. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE PAID FOR AT THE UNIT PRICE BID FOR EXCESS EXCAVATION. APPROVED PLACEMENT OF BORROW SHALL BE PAID FOR AT THE UNIT PRICE BID FOR BORROW MATERIAL.

STORM DRAIN PIPE PLACEMENT NOTES

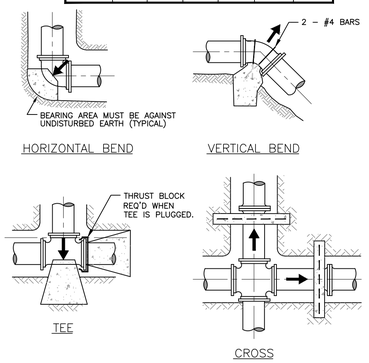
1. STORM DRAIN PIPE SHALL BE CONCRETE, RIBBED PVC OR HIGH DENSITY POLYETHYLENE IN ACCORDANCE WITH THE SPECIFICATIONS OR AS SHOWN ON THE PLANS. LOCATION FOR INSTALLATION OF TYPE OF PIPE SHALL BE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. ONLY CONCRETE STORM DRAIN PIPE SHALL BE INSTALLED UNDER PAVED AREAS UNLESS SHOWN DIFFERENTLY ON THE CONSTRUCTION PLANS.
2. ALL STORM DRAIN JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC. FABRIC SHALL BE THREE (3') FEET WIDE (CENTERED OVER JOINT) AND LONG ENOUGH TO WRAP AROUND THE PIPE JOINT AND OVERLAP 1/3 THE CIRCUMFERENCE. THE COST OF FABRIC SHALL BE ABSORBED IN THE UNIT PRICE BID FOR STORM DRAIN PIPE AND SHALL NOT BE MEASURED FOR SEPARATE PAYMENT.
3. REFER TO OTHER DETAILS FOR DRAINAGE STRUCTURES, CONCRETE PIPE REPAIR METHODS, PIPE END TREATMENTS, & GRATES.

1 TRENCH DETAIL FOR SANITARY SEWER AND NON-PERFORATED STORM DRAIN PIPE — NOT TO SCALE

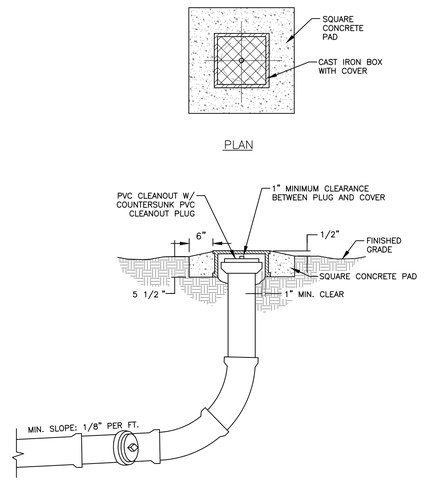
WATER MAIN THRUST BLOCK NOTE

ALL FITTINGS SHALL BE COVERED WITH A GEOTEXTILE FABRIC PRIOR TO POURING CONCRETE THRUST BLOCKING

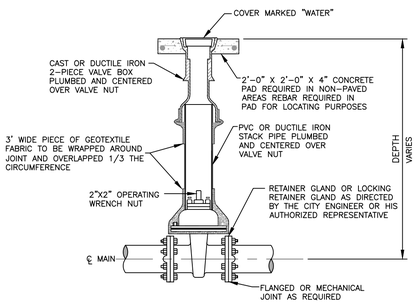
BEARING AREAS FOR THRUST BLOCKING IN SQUARE FEET						
FITTING:	4" DIA.	6" DIA.	8" DIA.	10" DIA.	12" DIA.	14" DIA.
TEES	2.0	2.5	4.7	5.0	7.0	9.0
90°	2.0	2.7	6.7	7.2	10.4	12.7
45°	1.0	1.5	3.6	3.9	5.6	6.9
22 1/2°	1.0	1.0	1.8	2.0	2.9	3.5



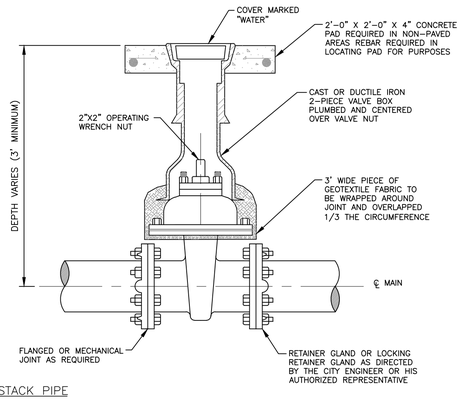
2 WATER MAIN THRUST BLOCK DETAILS — NOT TO SCALE



3 SEWER CLEAN OUT DETAIL — NOT TO SCALE



WITH STACK PIPE

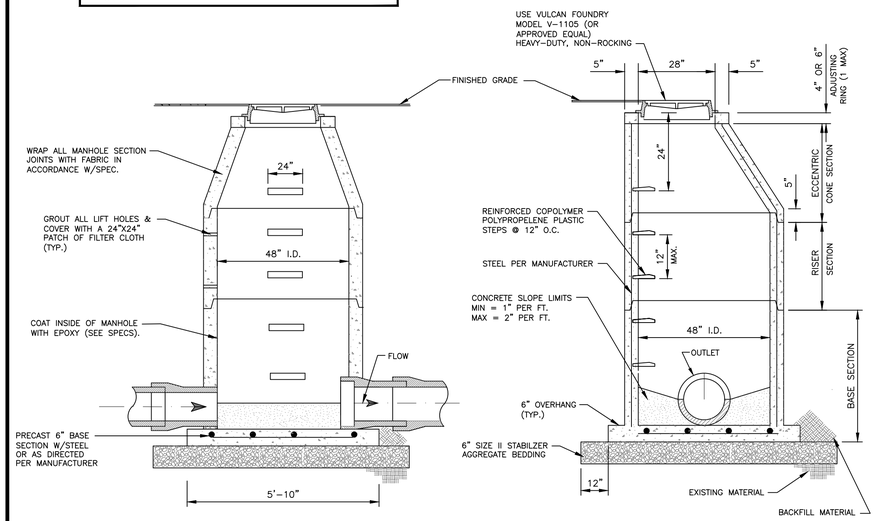


WITHOUT STACK PIPE

4 IN-LINE WATER VALVE AND VALVE BOX WITH AND WITHOUT STAKE PIPE DETAIL — NOT TO SCALE

SANITARY SEWER DETAIL NOTES

1. REFER TO OTHER DETAILS FOR DROP SEWER MANHOLES, MANHOLE CASTINGS, MANHOLE ADJUSTING RINGS, AND ROAD REPAIR DETAILS.
2. BEDDING MATERIAL, BACKFILL MATERIAL, AND EXISTING GRANULAR MATERIAL SHALL BE COMPACTED TO 95% PROCTER PER ASTM D1557.
3. BEDDING MATERIAL SHALL BE 6" THICK, BUT SHALL BE DEEPER IF DIRECTED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. EPOXY COATING SHALL BE EITHER COAL TAR EPOXY OR 100% SOLID EPOXY IN ACCORDANCE WITH SECTION 907-604-1 OF THE SPECIFICATIONS.
5. IN PAVED AND NON-PAVED AREAS, MANHOLES SHALL BE FLUSH WITH THE FINISHED GRADE UNLESS INDICATED OR DIRECTED OTHERWISE THAT THE TOP OF MANHOLE SHALL BE ABOVE FINISHED GRADE.



5 PRECAST SANITARY SEWER MANHOLE DETAILS — NOT TO SCALE

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LEGEND

DENOTES CENTIPEDE SOD

DENOTES LANDSCAPING

2" BACKFLOW/METER ASSEMBLY FOR IRRIGATION WATER BY OTHERS.

1 TREE EVERY 50 FEET OF LINEAR FRONTAGE, MINIMUM 2 INCH DIAMETER TREE CALIPER (TYP.)

78 PARKING STALLS
RACETRAC MARKET
E 130 SQ F T
PFE 19100

20' WIDE SEWER EASEMENT PER BOOK 2011, PAGE 5496, EXHIBIT "B"

GREATER THAN 50 FEET DUE TO SEWER EASEMENT.

MDOT NO ACCESS

SEE SITE DEMOLITION PLAN. GREATER THAN 10 FOOT BUFFER TO REMAIN.

0' 20' 40' 80'
GRAPHIC SCALE
1" = 40'

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LANDSCAPE PLAN

RACETRAC - BAY ST. LOUIS

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HANCOCK COUNTY

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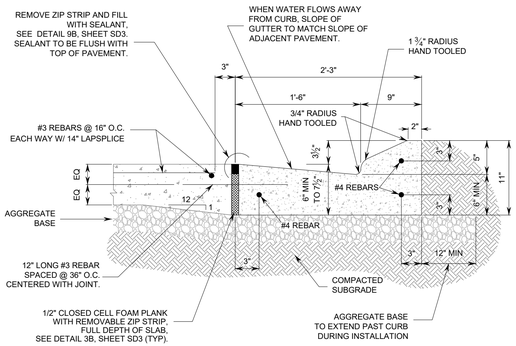
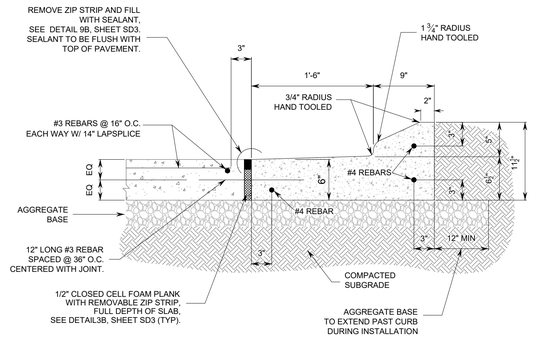


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 SD1 ROLLOVER CURB (CATCH) @ CONCRETE SLAB

NTS



NOTES:

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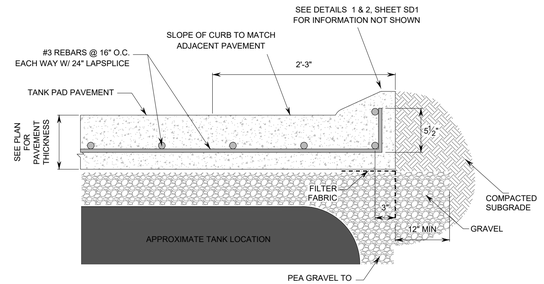
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 SD1 ROLLOVER CURB (SHED) @ CONCRETE SLAB

NTS

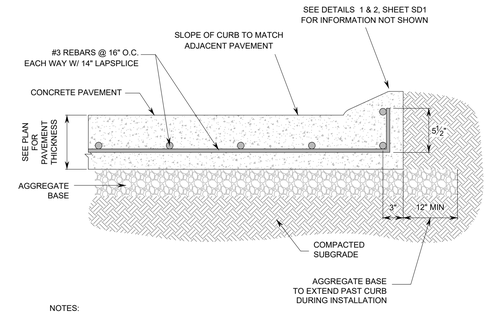


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.

3 SD1 ROLLOVER CURB @ TANK AREA

NTS

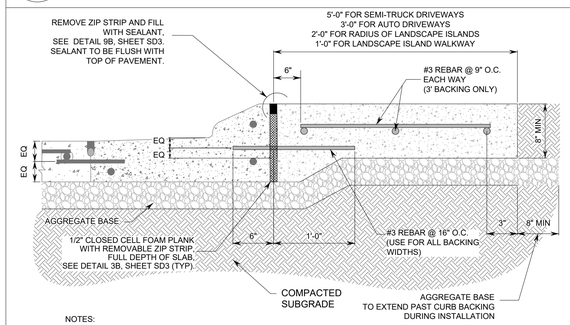


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

4 SD1 ROLLOVER CURB (MONOLITHIC)

NTS

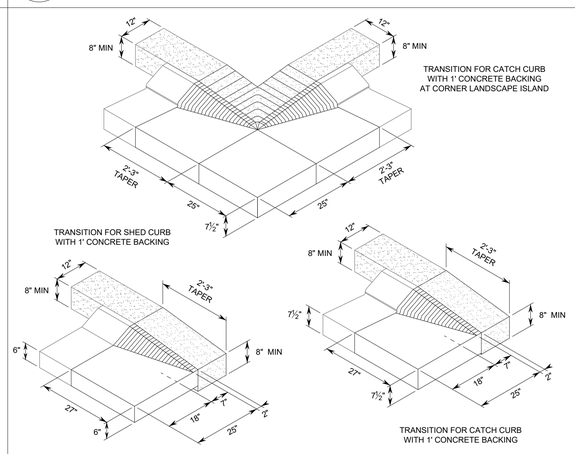


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OFAGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP. FILL JOINTS WITH PAVEMENT SEALANT PER DETAIL 3B, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. CURB BACKING WIDTHS:
   A. THREE (3) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF DRIVEWAYS AND IS STRUCTURALLY REINFORCED WITH #3 REBARS @ 9" O.C. EACH WAY.
   B. TWO (2) FOOT BACKING IS TO BE USED ALONG THE RADIUS OF LANDSCAPE ISLANDS WITHIN HIGH TRAFFIC AREAS. TWO (2) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
   C. ONE (1) FOOT BACKING IS TO BE USED AS A PEDESTRIAN WALKWAY WITHIN LANDSCAPE ISLANDS. ONE (1) FOOT BACKING IS NOT STRUCTURALLY REINFORCED.
5. SEE PAVING PLAN FOR EXACT LOCATIONS OF CURB BACKING.

5 SD1 CONCRETE BACKING FOR ON-SITE CURB

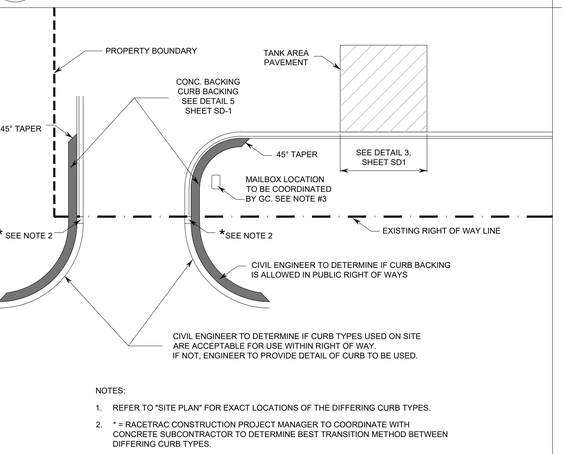
NTS



SEE SITE PLAN FOR EXACT LOCATIONS

6 SD1 CURB TRANSITION DETAILS

NTS

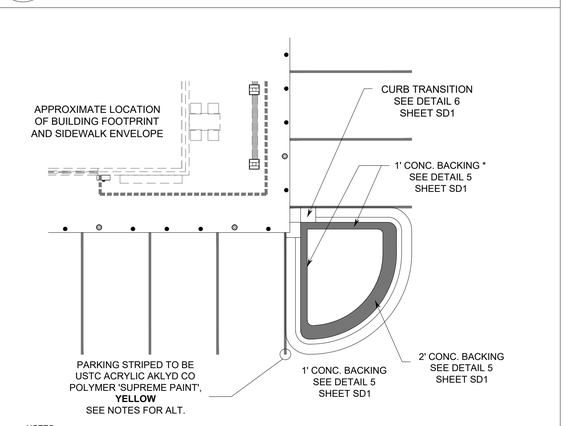


NOTES:

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. * = RACETRAC CONSTRUCTION PROJECT MANAGER TO COORDINATE WITH CONCRETE SUBCONTRACTOR TO DETERMINE BEST TRANSITION METHOD BETWEEN DIFFERING CURB TYPES.
3. MAILBOX TO BE PROVIDED BY GC. INSTALL LOCATION TO BE COORDINATED BY GC WITH USPS

7 SD1 CURB LAYOUT PLAN VIEW

NTS



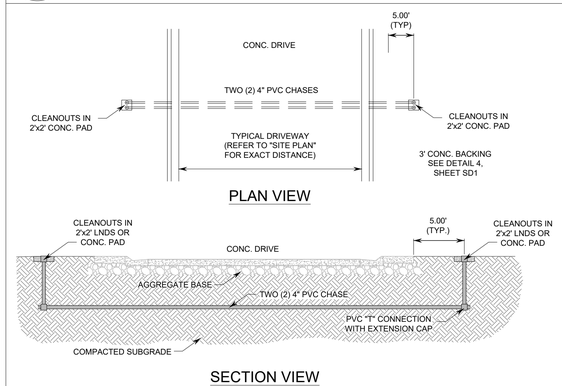
NOTES:

ALTERNATIVE SHERWIN WILLIAMS SETFAST CHLORINATED RUBBER ZONE MARKING PAINT SPEC. TM5127 LED-FREE. TO BE USED

1. REFER TO "SITE PLAN" FOR EXACT LOCATIONS OF THE DIFFERING CURB TYPES.
2. REFER TO SITE PLAN FOR EXACT LOCATIONS.

8 SD1 CONCRETE BACKING & AUTO COURT PAINT DETAIL

NTS

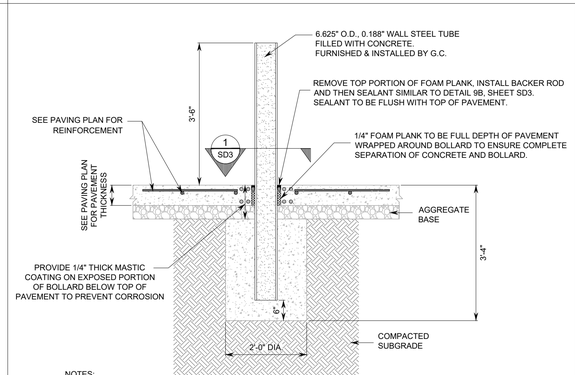


NOTES:

1. PVC CHASE TO BE PLACED UNDER ALL DRIVEWAYS. REFER TO "SITE PLAN" FOR EXACT LOCATIONS.
2. CHASES ARE NOT TO BE USED FOR IRRIGATION INSTALLED WITH THIS DEVELOPMENT. IRRIGATION SLEEVES WILL BE SEPARATE.
3. REFER TO "UTILITY PLAN" AND IRRIGATION PLAN FOR IRRIGATION SLEEVE LOCATIONS.

9 SD1 PVC CHASE DETAIL

NTS

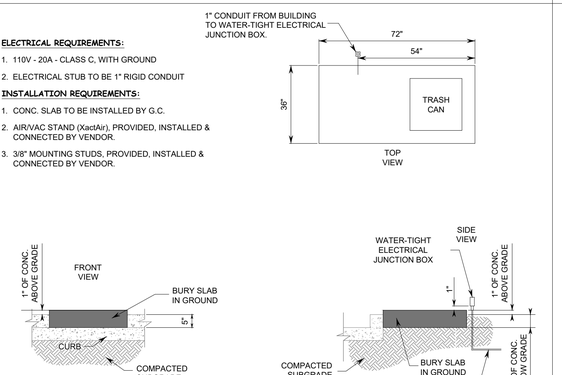


NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

10 SD1 CANOPY BOLLARD DETAIL

NTS

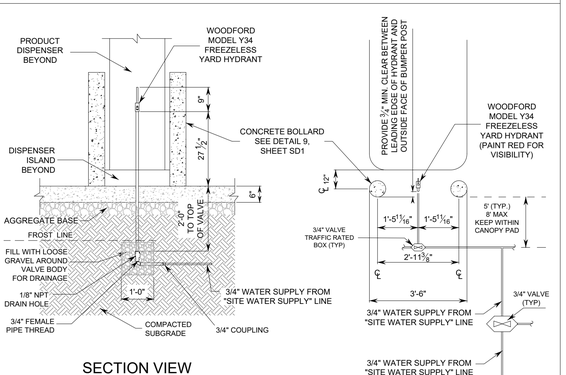


NOTES:

1. SECURE VAULT TO PAD W/ TWO (2) 29-00450 ANGLE BRACKETS AND FOUR (4) ⅜"Ø x 4" SIMPSON TITAN HD SCREWTYPE ANCHORS (TYP.)
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

11 SD1 AIR/VAC SERVICE DETAIL

NTS



NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

12 SD1 AUTO CANOPY YARD HYDRANT DETAIL

NTS

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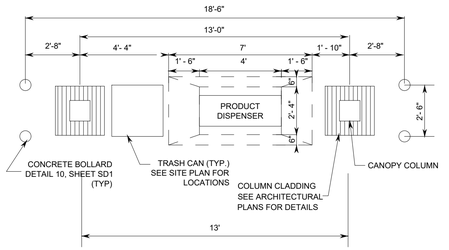
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

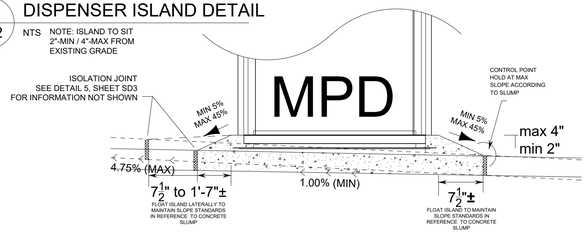
DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
SD1	A
SHEET NO.	VERSION



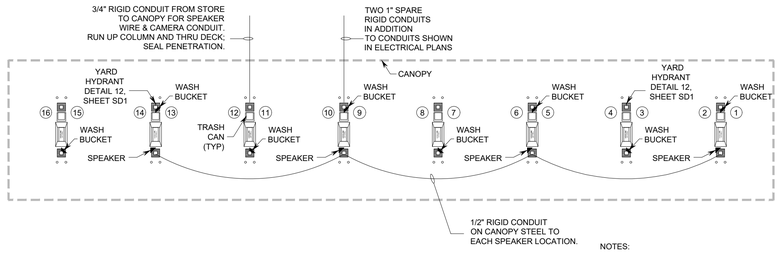
1 SD2 DISPENSER ISLAND DETAIL

NTS

NOTE: ISLAND TO SIT 2"-MIN / 4"-MAX FROM EXISTING GRADE



STORE SIDE



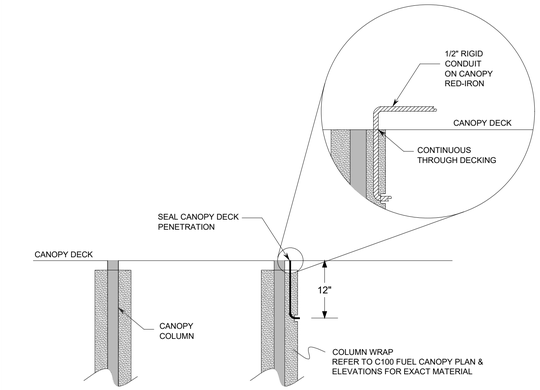
STREET SIDE

NOTES:

1. ADA PLACARD TO BE POSTED @ ADA ALLOWABLE PUMPS
2. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
3. SIXTEEN (16) FUELING POSITIONS.
4. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.
5. CONDUIT TO BE DRILLED AND RUN THROUGH COLUMN

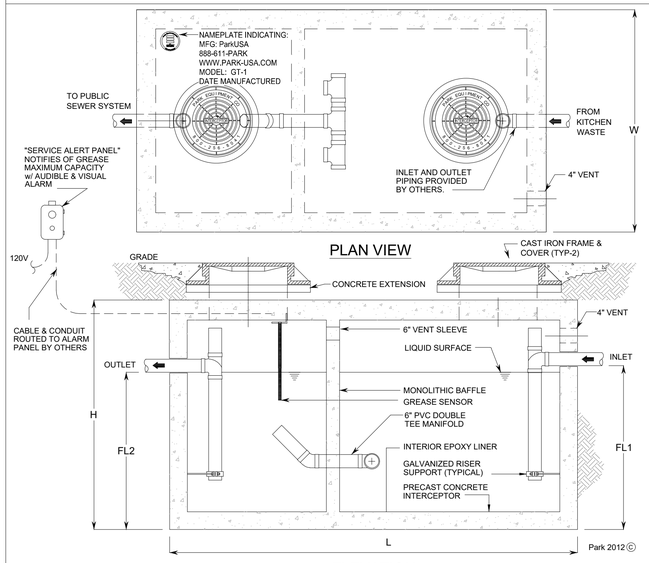
2 SD2 CANOPY ACCESSORIES LAYOUT

NTS



3 SD2 CONDUIT PENETRATION DETAIL

NTS



ELEVATION

TYPICAL APPLICATIONS INCLUDE COMMERCIAL AND INDUSTRIAL FOOD SERVICE KITCHENS WHERE EXCESSIVE GREASE MAY INTERFERE WITH THE PROPER DRAINAGE OF THE SEWER SYSTEM. THE GREASE INTERCEPTOR IS GENERALLY BURIED BELOW GRADE FOR GRAVITY FLOW SEWER SYSTEMS. A SAMPLE WELL IS UTILIZED ON THE OUTLET SIDE FOR SAMPLING BY THE LOCAL WATER AUTHORITY.

SPECIFICATIONS:

CONCRETE:

CLASS II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. (MONOLITHIC BAFFLE REQUIRED. SLIDE-IN TYPE IS NOT ACCEPTABLE).

REINFORCEMENTS:

GRADE 60 REINFORCEMENT WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS:

MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GRAY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL BE NOMINAL 24 INCH DIAMETER AND BE TRAFFIC DUTY.

GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY USGAL.	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-8"	7'-0"	5'-9"	5'-6"

OTHER SIZES ARE AVAILABLE. CONTACT RACETRAC FOR MORE INFORMATION.

ENGINEERING DATA:

THE GREASE INTERCEPTOR IS STRUCTURALLY & HYDRAULICALLY ENGINEERED TO CONFORM TO REGIONAL PLUMBING CODES RECOMMENDED IN MOST CITIES. CONSULT WITH LOCAL AUTHORITIES FOR SPECIFIC APPLICATION REQUIREMENTS.

SHOP DRAWINGS SHALL INCLUDE COMPLETE STRUCTURAL AND BUOYANCY CALCULATIONS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.

CONSULT WITH PARK EQUIPMENT COMPANY FOR EXACT EXCAVATION DIMENSIONS & SHIPPING INFORMATION.

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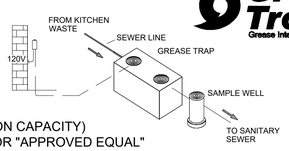
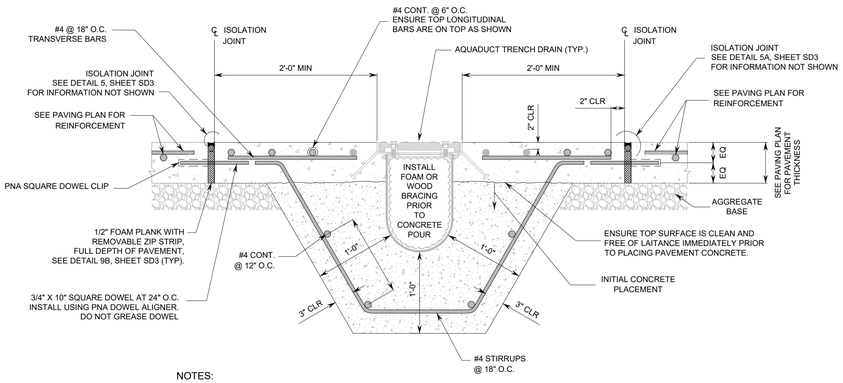
NOTE:

1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL".



4 SD2 GREASE TRAP (1500 GALLON CAPACITY) & SAMPLE WELL DETAILS OR "APPROVED EQUAL"

NTS

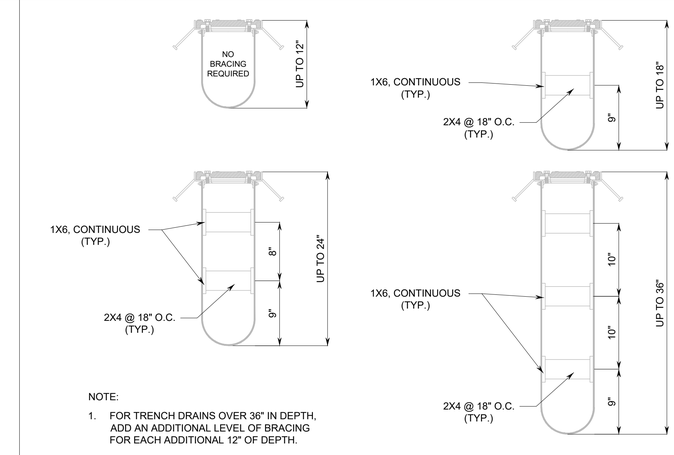


NOTES:

1. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
2. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
4. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
5. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)

5 SD2 TYP. CONCRETE DETAIL FOR AQUADUCT TRENCH DRAIN

NTS



NOTE:

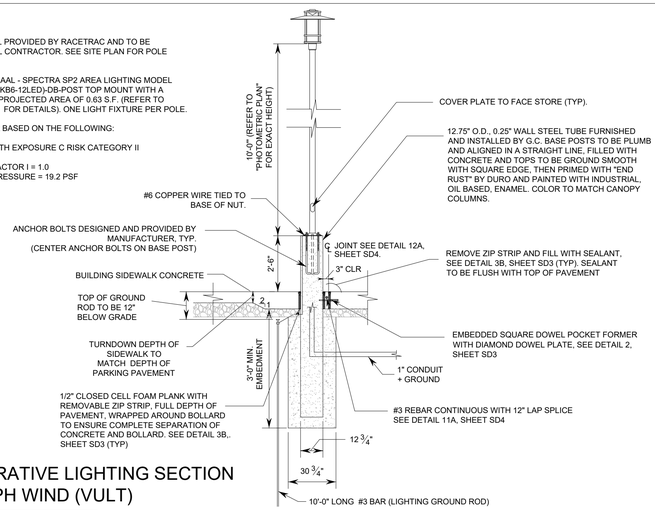
1. FOR TRENCH DRAINS OVER 36" IN DEPTH, ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

6 SD2 AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS

NTS

NOTES:

1. LIGHT POLES TO BE AAL PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE AAL - SPECTRA SP2 AREA LIGHTING MODEL STR-Y4-2050 FCO-MOD (KB6-12LED)-DB-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 19.2 PSF



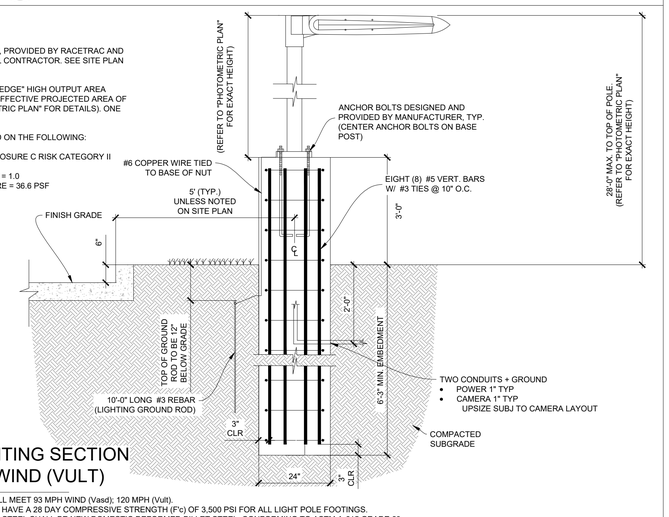
DECORATIVE LIGHTING SECTION 120 MPH WIND (VULT)

7 SD2

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

NOTES:

1. LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
2. LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
3. WIND DESIGN CRITERIA BASED ON THE FOLLOWING:
   A. ASCE 7-10
   B. Vult=120 MPH WITH EXPOSURE C RISK CATEGORY II
   C. Vasd=93 MPH
   D. IMPORTANCE FACTOR I = 1.0
   E. DESIGN WIND PRESSURE = 36.6 PSF



SITE LIGHTING SECTION 120 MPH WIND (VULT)

8 SD2

1. LIGHT POLES SHALL MEET 93 MPH WIND (Vasd); 120 MPH (Vult).
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'c) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
3. ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
4. CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
5. CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

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RACETRAC - BAY ST. LOUIS

I 10 - US 43
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HANCOCK COUNTY

DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
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SD2	A
SHEET NO.	VERSION

GENERAL CONCRETE PAVEMENT NOTES
1. REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
2. INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
3. ENSURE STORAGE, HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

PAVEMENT SUBGRADE AND BASE NOTES
1. ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMPACT SOFT AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
2. ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF ROLLING TO BE DONE BY A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR OTHER EQUIVALENTLY WHEELED VEHICLE ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT AREAS THAT DEPRESS DEEPER THAN 1/2 INCH AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE A LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. **** DO NOT** PROOF-ROLL ON TOP OF OR WITHIN 5 FEET OF THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.
   A. IF APPLICABLE, THIS PROCESS SHOULD BE IMPLEMENTED AFTER COMPLETION OF THE ROUGH GRADING AND SHOULD BE REPEATED BEFORE THE PLACEMENT OF THE SLAB.
   B. IF RUTTING OR PUMPING IS EVIDENT AT ANY TIME DURING PREPARATION OF THE SUBGRADE, SUBBASE, BASE ROLLING, OR SLAB PLACEMENT, CORRECTIVE ACTION SHOULD BE TAKEN. FULL SOIL SUPPORT HAS BEEN ACHIEVED IF THE ROLLED AREA IS OBSERVED TO BE FIRM AND UNYIELDING, WITH NO DEPRESSIONS GREATER THAN 1/2 IN. RUTTING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS WET, GREATER THAN THREE PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE CONTENT, AND THE UNDERLYING SOILS OR SUBGRADE ARE FIRM. PUMPING NORMALLY OCCURS WHEN THE SURFACE OF THE BASE OR SUBBASE IS DRY AND THE UNDERLYING SOILS ARE WET.
   C. REPAIRS SHOULD INCLUDE, BUT NOT BE LIMITED TO, RAKING SMOOTH OR CONSOLIDATING WITH SUITABLE COMPACTION EQUIPMENT.
3. AGGREGATE BASE MATERIAL:
   A. COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D448, NO. 467, 57 OR 67 BLEND ONLY IF NOTED OR ALLOWED.
   B. FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 6% TO 12% PASSING NO. 200 SIEVE.
5. AGGREGATE BASE MATERIAL INSTALLATION:
   A. COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 6 INCHES, WITH MINIMUM OF 2 PASSES PER LAYER WITH A VIBRATORY COMPACTOR.
   B. COMPACT BASE TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   C. CHOKE-OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
      C.1. AS REQUIRED TO MEET FINE GRADE ELEVATION TOLERANCES SPECIFIED.
      C.2. WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PRODUCE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE VOIDS IMMEDIATELY PRIOR TO PAVEMENT INSTALLATIONS.
   D. COMPACT FINE AGGREGATE BASE CHOKE-OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
   E. TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
6. ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
7. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.
8. PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY CORNERS, ETC. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME. **** DO NOT** ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA, DAMAGE TO SURROUNDING AREAS, OR STAIN ADJACENT CONCRETE.
9. DISPOSE OF EXCAVATED MATERIAL AS REQUIRED BY OWNER'S REPRESENTATIVE.

CONCRETE PAVEMENT NOTES:
1. CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
2. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. REJECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEGREES FAHRENHEIT (°F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.
   A. MINIMUM CONDITIONS FOR CONCRETE PLACEMENT-
      - AMBIENT CONDITIONS - 35° AND RISING
      - AGGREGATE BASE TEMP - 45° AND RISING
      - CONCRETE TEMPERATURE - 65° (+/- 5°)
      - CURE APPLICATION - 45° AND RISING
3. CONFORM TO ACI 302.1R, 304R, 308, 309R AND 347R FOR CONCRETE, FORM WORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.
4. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF 3500 psi.
5. PROVIDE A MINIMUM CEMENTITIOUS CONTENT IN ACCORDANCE WITH ACI 302.1R AND A MAXIMUM WATER/CEMENTITIOUS RATIO OF 0.50. MEASURE AND MIX CONCRETE IN ACCORDANCE WITH ACI 211.1. AIR ENTRAIN CONCRETE EXPOSED TO THE WEATHER. USE SLUMP OF FIVE INCHES (+1/2 INCH, -ONE INCH).
6. SUBMIT FOR APPROVAL MIX DESIGNS AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR ENTRAINMENT. INCLUDE STANDARD DEVIATIONS AND AVERAGE COMPRESSIVE STRENGTHS FOR FIELD DATA. INCLUDE BRAND NAME AND CHEMICAL COMPOSITION OF ALL ADMIXTURES. INCLUDE AGGREGATE TYPE, SOURCE, AND AGGREGATE GRADATION WITH PERCENT RETAINED ON EACH SIEVE FOR EACH AGGREGATE SIZE GROUP AND TOTAL COMBINED FOR ALL SIZE GROUPS. SUBMIT 14 DAYS MINIMUM PRIOR TO USE.
7. MIX AND TRANSPORT READY-MIXED CONCRETE IN ACCORDANCE WITH ASTM C94, EXCEPT REDUCE MAXIMUM DISCHARGE TIME TO 75 AND 60 MINUTES FOR AIR TEMPERATURES OF 85-90 AND 90 F, RESPECTIVELY.
8. THE OWNER'S TESTING AGENCY WILL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR ENTRAINMENT, SLUMP, DENSITY (UNIT WEIGHT) AND TEMPERATURE IN ACCORDANCE WITH ASTM C31, C39 AND C138 FROM THE FIRST TRUCK EACH DAY AND THEN EACH 100 CUBIC YARDS FOR EACH TYPE OF CONCRETE PLACED PER DAY, BUT NOT LESS THAN ONCE FOR EACH DAY OF CONCRETE PLACEMENT. WHEN ABOVE SCHEDULE PROVIDES LESS THAN FIVE TESTS PER TYPE OF CONCRETE, TEST FIVE RANDOM BATCHES. IF FEWER THAN 5 BATCHES ARE USED, TEST EACH BATCH. IF CONCRETE IS PUMPED, ENSURE TEST SAMPLES ARE TAKEN AT THE POINT OF PLACEMENT. EACH COMPRESSIVE TEST SHALL CONSIST OF FOUR TEST CYLINDERS TO BE TESTED AS FOLLOWS: ONE AT SEVEN DAYS, TWO AT 28 DAYS, ONE RESERVE.
9. CONFORM TO THE FOLLOWING:
   A. CEMENT: ASTM C 150.
      1. TYPE I-II, II OR TYPE I CEMENT WITH MAXIMUM C3A CONTENT OF 8%.
   B. AGGREGATES:
1. ASTM C33, SUBJECT TO SEVERE WEATHERING AND ABRASION, SURFACE APPEARANCE IS IMPORTANT.
   2.OF TOTAL COMBINED COARSE AND FINE AGGREGATES PER MIX DESIGN, DO NOT ALLOW MATERIAL RETAINED ON ANY ONE SIEVE TO BE LESS THAN 6% NOR MORE THAN 24% OF TOTAL BY WEIGHT, EXCEPT:
      (1) LARGEST COARSE AGGREGATE SIZE TO BE #4 STONE. RETAIN 1% TO 8% OF TOTAL COMBINED AGGREGATES PER MIX DESIGN ON LARGEST SIEVE WITH RETAINED AGGREGATE.
      (2) NO. 30 AND 50 SIEVES TO BE 6% TO 15%.
      (3) NO. 100 SIEVE TO BE 2% TO 5%.
   3.GRADATION REQUIREMENTS OF ASTM C33 MAY BE WAIVED, IF ALLOWED BY ENGINEER, IN ORDER TO MEET 6% - 24% RANGE NOTED ABOVE.
   C. WATER: CLEAN AND POTABLE.
   D. AIR ENTRAINMENT: ASTM C260.
   E. WATER-REDUCER: ASTM C494, TYPE A, OR D IF APPROVED. NON-CHLORIDE TYPE.
   F. RETARDER: ASTM C494, TYPE B OR D.
   G. ACCELERATOR: ASTM C494, TYPE C OR E. NON-CHLORIDE AND NON-THIOCYANATE TYPE.
   H. FLY ASH: ASTM C 618, CLASS C OR F, EXCEPT LOSS ON IGNITION NOT TO EXCEED 3%.
   I. SLAG: ASTM C989, GRADE 100 MINIMUM.
   J. AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES COMPACT WITH A MINIMUM OF TWO PASSES WITH A SMOOTH VIBRATORY COMPACTOR.
   K. JOINT BACK-UP MATERIAL: POLYETHYLENE FOAM, 100% CLOSED CELL.
   L. FIRM PREFORMED JOINT FILLER (PJF): ASTM D 1751, NONEXTRUDING, USE FULL DEPTH OF CONCRETE.
   M. SOFT PREFORMED JOINT FILER: "EXPANSION-JOINT FILLER" BY SONNEBORN, "DECK-O-FOAM" BY W. R. MEADOWS, OR "CERAMAR" FLEXIBLE FOAM BY W. R. MEADOWS. USE FULL DEPTH OF CONCRETE.
   N. EVAPORATION RETARDANT: "EUCO-BAR" BY EUCLID, "CONFILM" BY MASTER BUILDERS OR AQUAFILM BY DAYTON SUPERIOR
   O. LOAD PLATE DOWELS AND CLIPS: PNA, 1-800-542-0214
   P. SQUARE DOWELS AND POCKET FORMERS: SQUARE DOWEL SYSTEM BY PNA. 1-800-542-0214, $\frac{1}{4}$" DOWEL CLIP SYSTEM BY PNA
   Q. PAVEMENT SEALANT: DOW 888 BY DOW CORNING, 301 NS BY PECORA, SPECTRUM 800 OR 900 BY TREMCO.
   R. LIQUID CURING AND SEALING COMPOUND: ASTM C1315, TYPE I, STYRENE ACRYLATE OR METHACRYLATE TYPE, 29% MINIMUM SOLIDS CONTENT, CLEAR, NON-YELLOWING, STYRENE BUTADIENE NOT ALLOWED AS PART OF BLEND.
   S. REBAR SUPPORT DEVICES: CRSI MANUAL OF STANDARD PRACTICE.
10. DO NOT USE MANUFACTURED SAND EXCEPT AS A BLEND WITH NATURAL SAND AND/OR AS APPROVED BY ENGINEER.
11. IF POZZOLAN IS APPROVED, ENSURE WEIGHT OF POZZOLAN DIVIDED BY SUM OF CEMENT AND POZZOLAN WEIGHTS IS AT LEAST 15% AND DOES NOT EXCEED FOLLOWING:
    A. FLY ASH:
       CLASS C FLY ASH: 25%.
       CLASS F FLY ASH: 20%.
    B. SLAG: 30%
12. DO NOT USE CALCIUM CHLORIDE AS PART OF ADMIXTURE OR BY ITSELF.
13. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED
14. THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A XXXXXXXX SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACQUIRED BY TEST. SUBMIT ALL TEST RESULTS WITH CONCRETE MIX DESIGNS. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.
15. CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.
16. ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AIR ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE.
    A. MINIMUM 4500 psi AND A 0.45 w/cm RATIO. AIR ENTRAIN CONCRETE TO PROVIDE 6% (+/ 1.5%) AIR. PROVIDE SLUMP OF FIVE INCHES (+/-ONE INCH) AT POINT OF CONCRETE PLACEMENT.
17. CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301. FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE

COMPRESSIVE STRENGTH AT 28 DAYS OF [3500 PSI] [4000 PSI] [4500 PSI] [5000 PSI] WITH MAXIMUM WATER/CEMENTITIOUS RATIO OF [0.55] [0.50] [0.45] [0.40].

18. ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.
19. PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.
20. MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.
21. ** DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT SURFACE DURING FINISHING OPERATIONS.
22. PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.
23. STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10-FOOT-WIDE MAXIMUM, UNLESS OTHERWISED ALLOWED BY OWNER'S REPRESENTATIVE, IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS. PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PREVIOUSLY APPROVED BY OWNER'S REPRESENTATIVE. ** DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED; USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.
24. FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW:
    A. PAVEMENT AGGREGATE BASE FINE GRADE +0, -3/4 INCH.
    B. MINIMUM PAVEMENT TOLERANCE: -3/4 INCH.
    C. WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN ¾ INCH ABOVE THE SPECIFIED THICKNESS SHALL BE ASSUMED TO HAVE A THICKNESS OF 3/4 INCH MORE THAN THE SPECIFIED THICKNESS.
    D. AVERAGE PAVEMENT THICKNESS TOLERANCE: -0.
    E. THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.
25. START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW, BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITHIN THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT (°F) THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND OR WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEGREES FAHRENHEIT (°F)	MAX ELAPSED HOURS
85 AND ABOVE	1
60 - 84	2
50 - 59	3
40 - 49	4

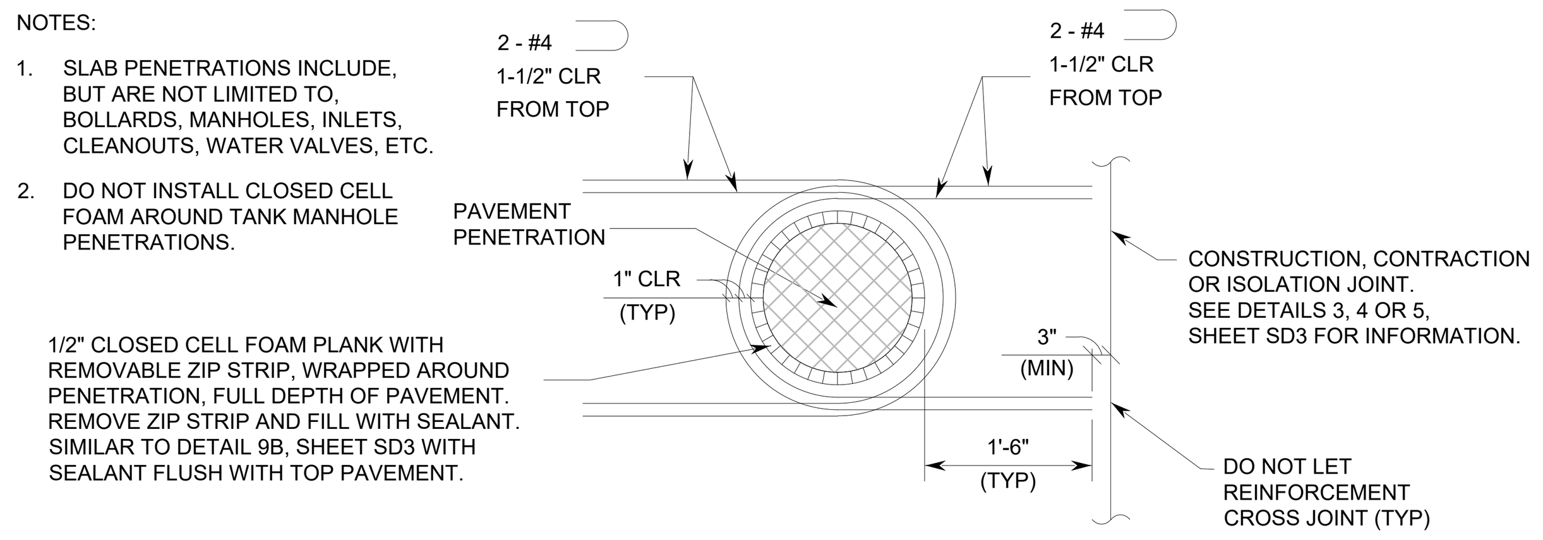
26. START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS.
27. ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. ENSURE VEHICLES AND EQUIPMENT ARE DIAPERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT. VEHICLE AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD (MINIMUM OF SEVEN CONSECUTIVE DAYS).
28. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.
29. PRE-CONSTRUCTION MEETINGS:
    A. ATTEND PRE-CONSTRUCTION / PLACEMENT MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
    B. ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING:
    STRUCTURAL SERVICES INC. REPRESENTATIVE (863-393-4495), TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING,PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
    C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

TABLE A: NASHVILLE & BELOW (SEE CONCRETE PAVEMENT NOTE #5)

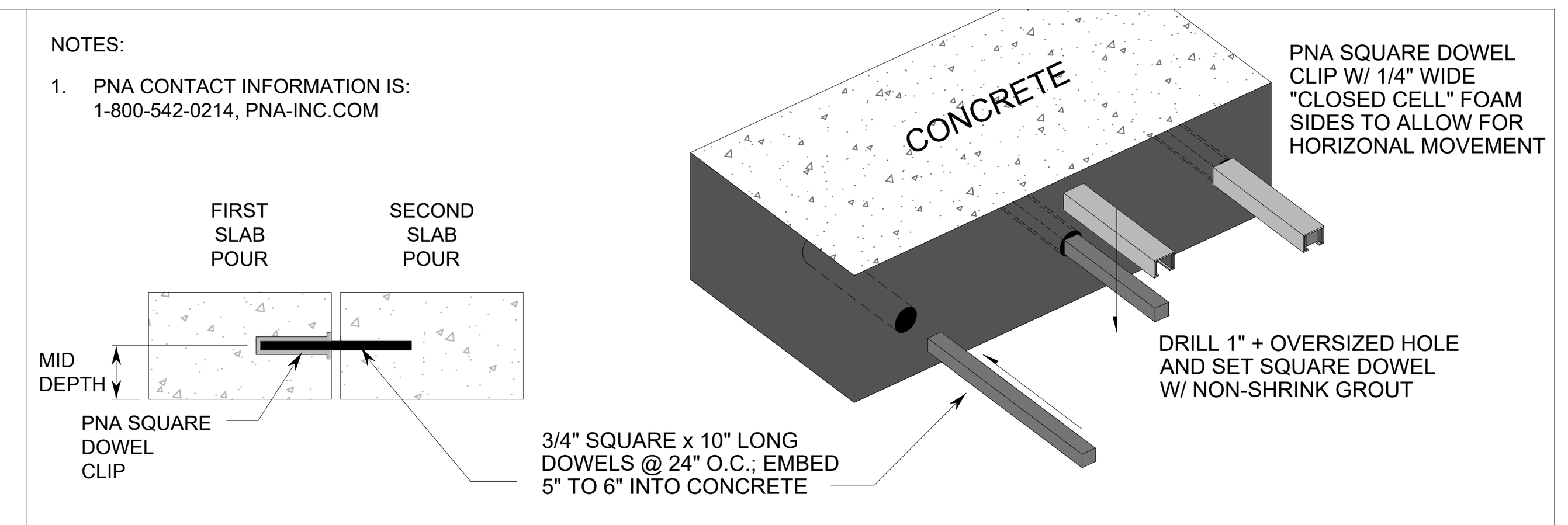
SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO_4) IN WATER PPM	SULFATE (SO_4) IN WATER PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLIGIBLE	$0.00 \le SO_4 < 0.10$	$0 \le SO_4 < 150$	I	0.55	3500
MODERATE	$0.10 \le SO_4 < 0.20$	$150 \le SO_4 < 1500$	II	0.50	4000
SEVERE	$0.20 \le SO_4 \le 2.00$	$1500 \le SO_4 < 10,000$	V	0.45	4500
VERY SEVERE	$SO_4 > 2.00$	$SO_4 > 10,000$	V PLUS POZZOLAN	0.40	5000

NOTE TO CIVIL ENGINEERING COMPANY

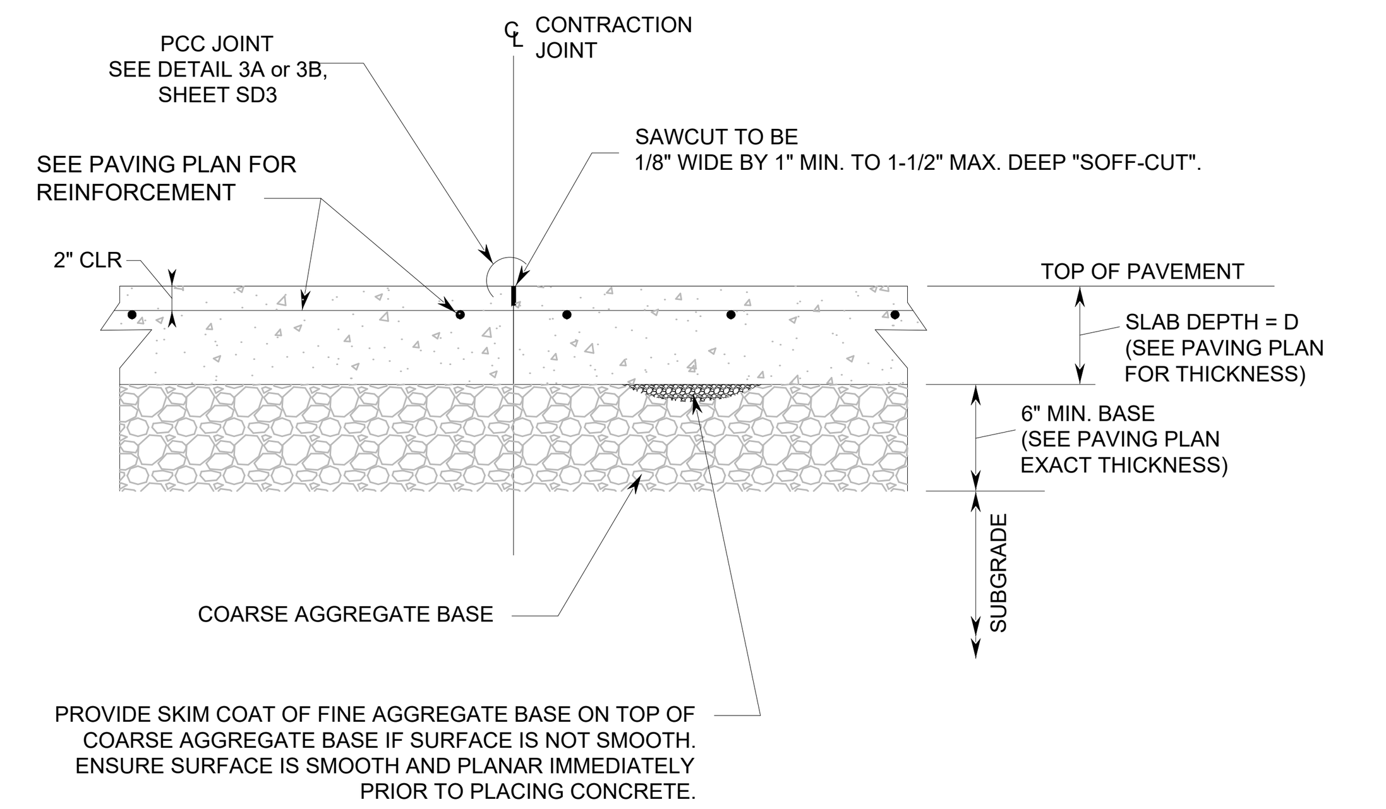
TYPICALLY USE "MODERATE" EXPOSURE FROM TABLE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



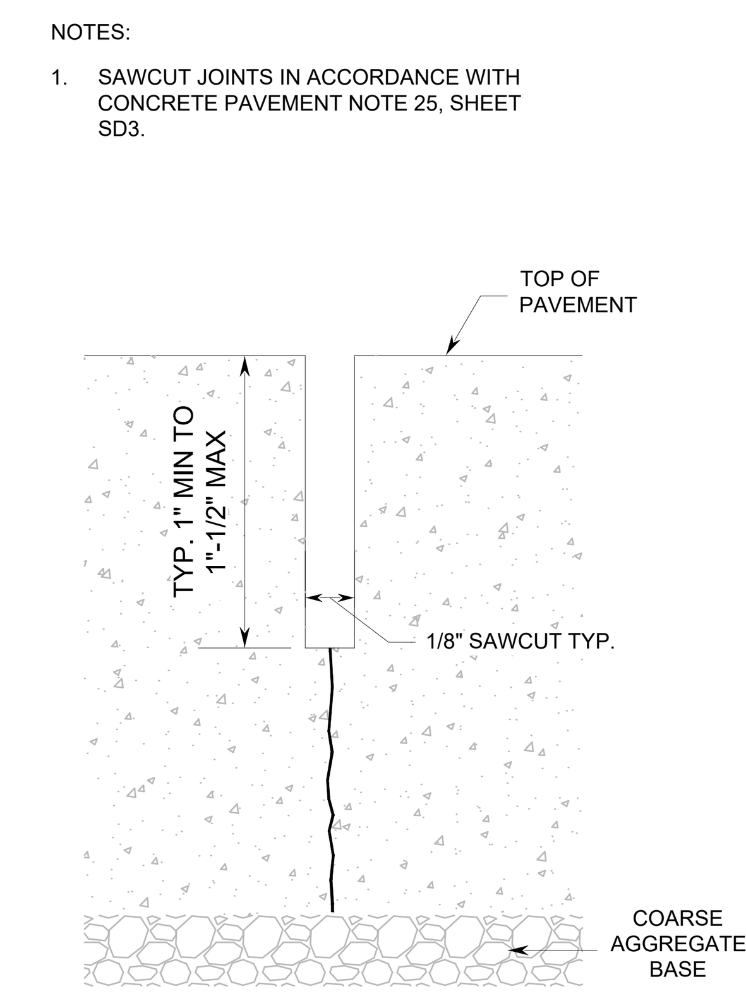
1 SD3 SLAB PENETRATIONS DETAIL (SSW, BOLLARD,ETC)
NTS



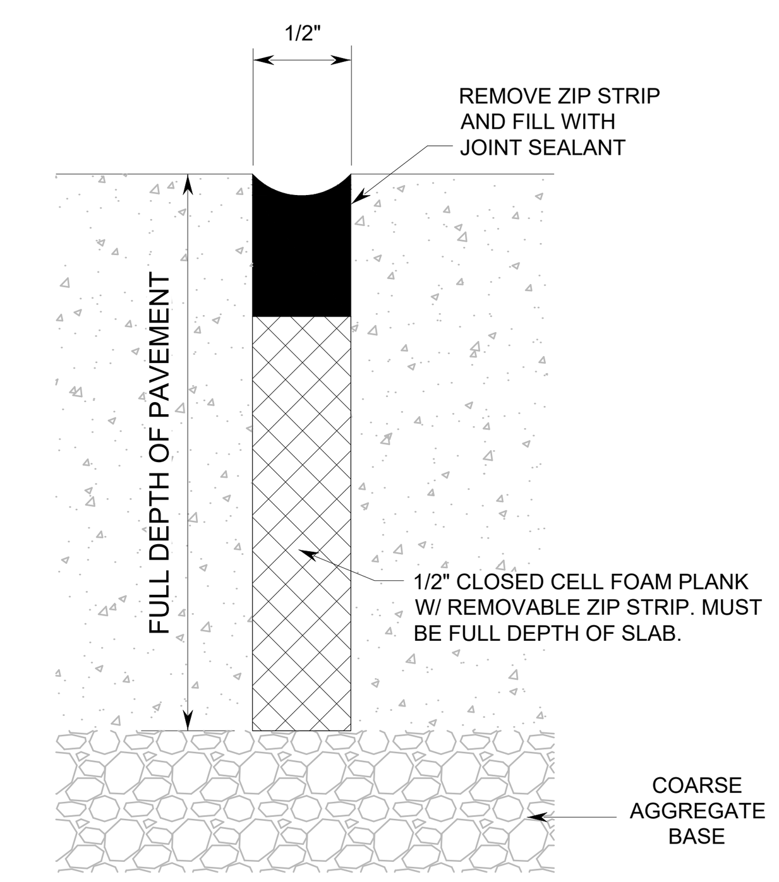
2 SD3 PNA SQUARE DOWEL PLATE DETAIL (TYP)
NTS



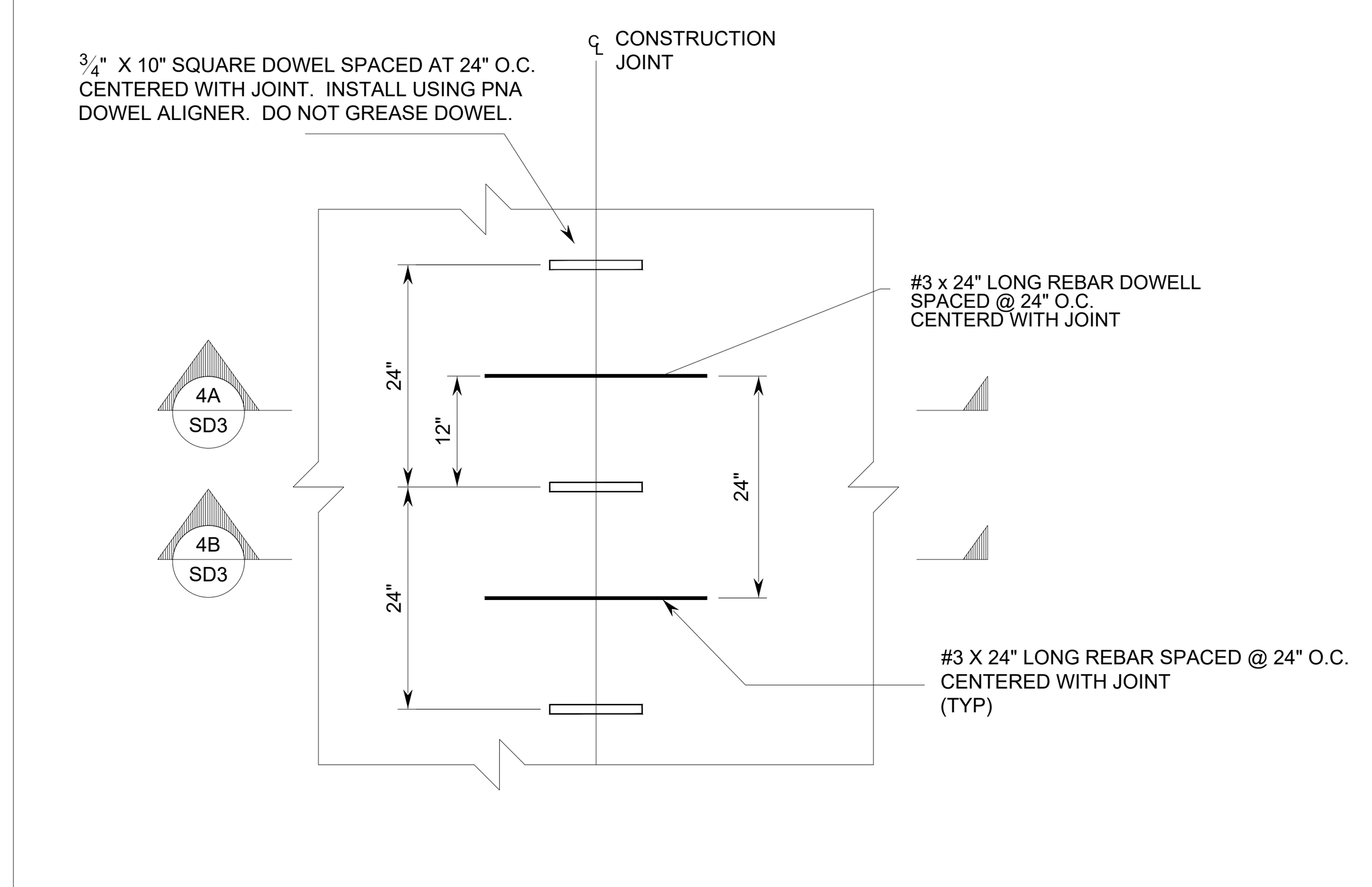
3 SD3 SLAB CONTRACTION JOINT SECTION
NTS



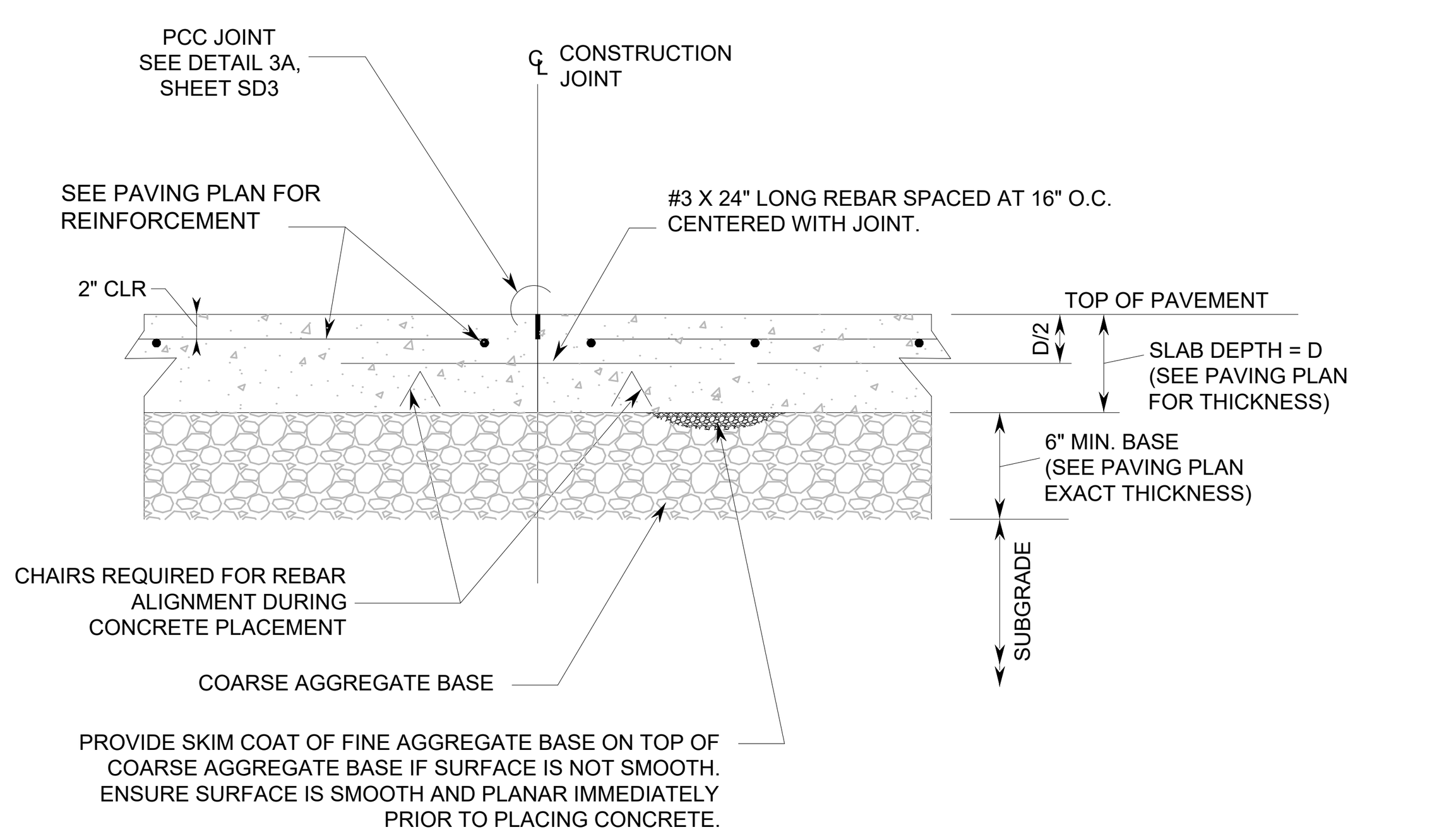
3A SD3 PCC JOINT DETAIL
NTS



3B SD3 COMPRESSIBLE CLOSED FOAM PLANK ISOLATION JOINT DETAIL
NTS



4 SD3 CONSTRUCTION JOINT PARTIAL PLAN DETAIL
NTS



4A SD3 SLAB CONSTRUCTION JOINT SECTION
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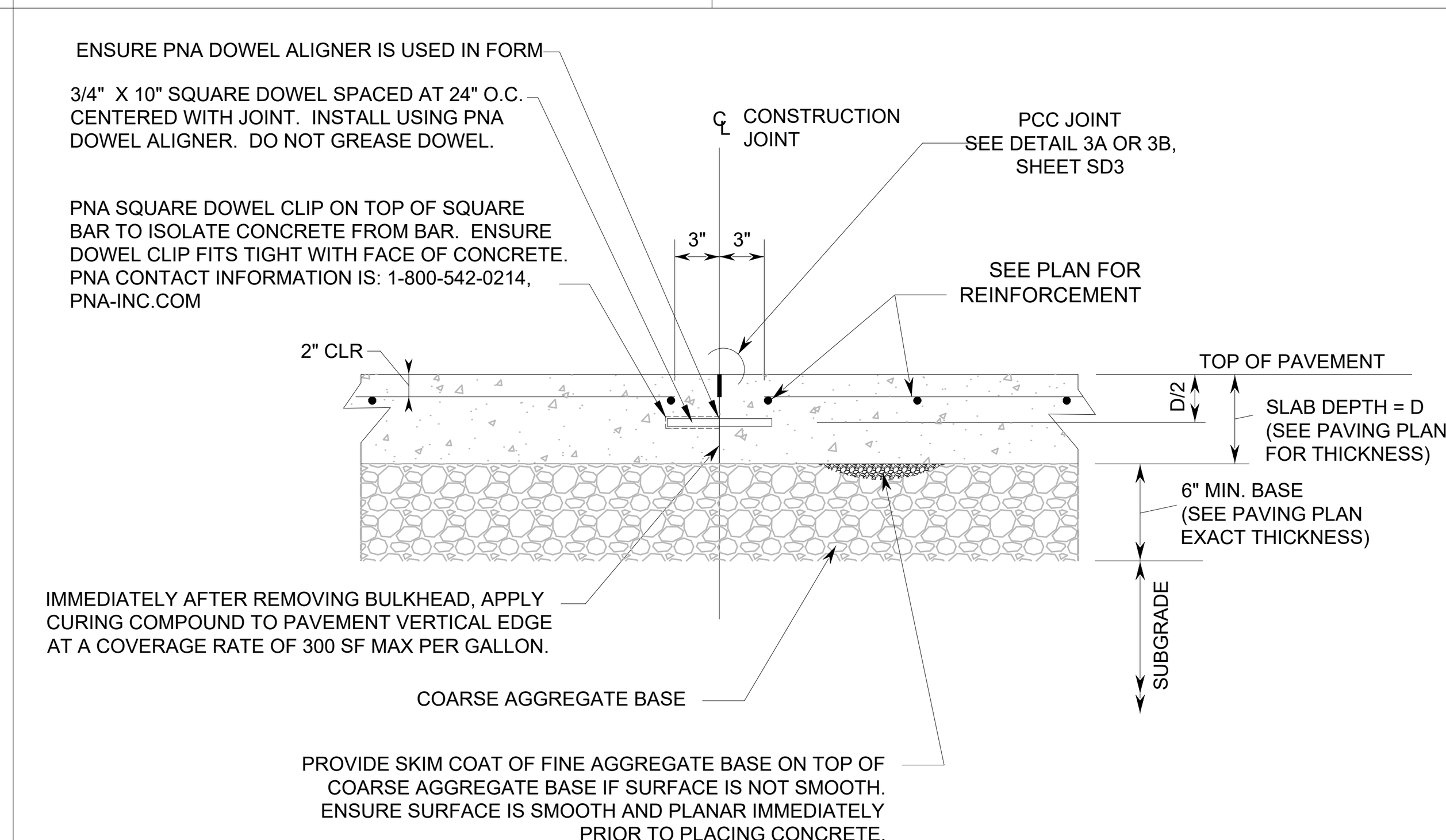

4B SD3 SLAB CONSTRUCTION JOINT SECTION
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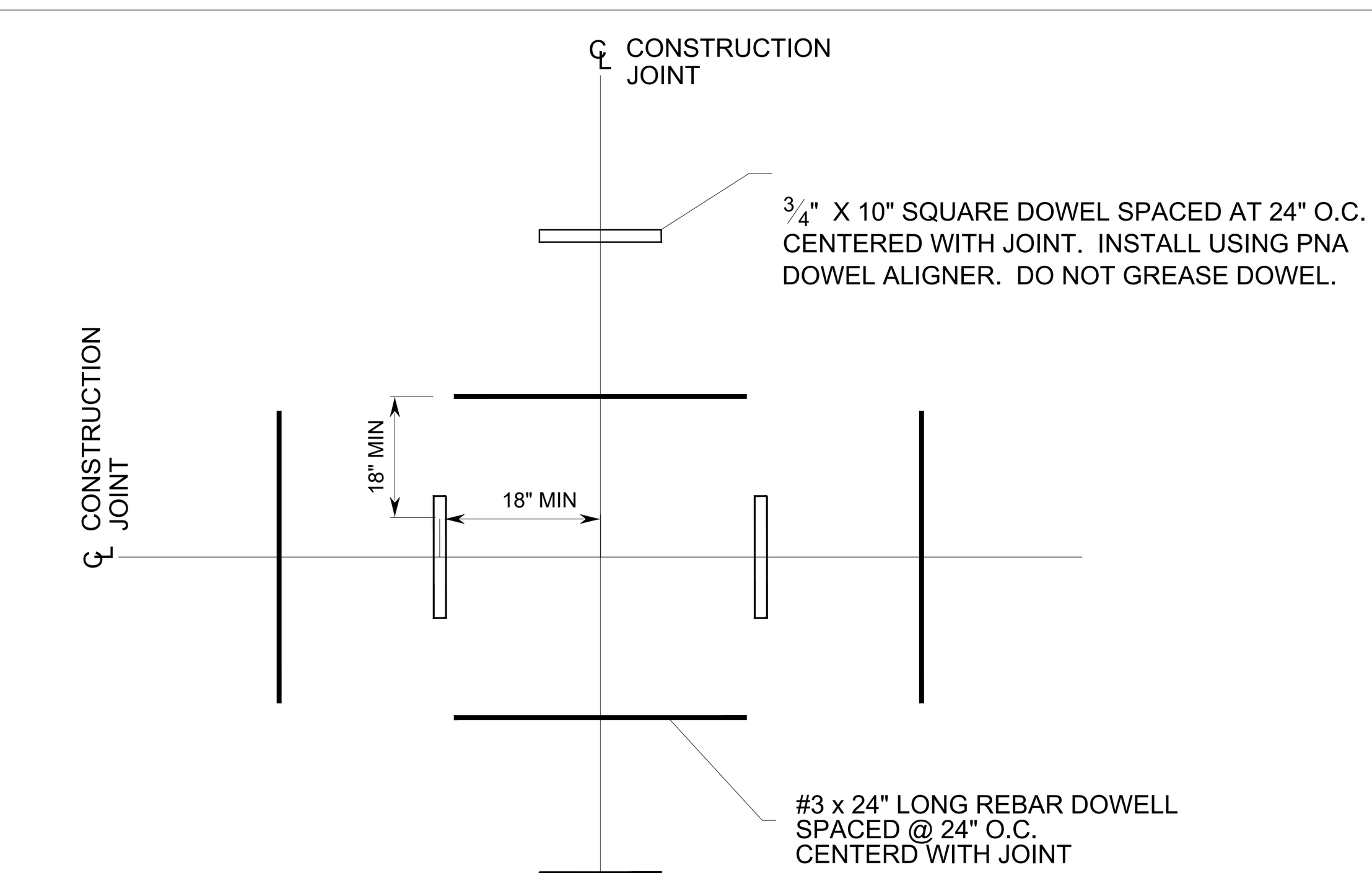
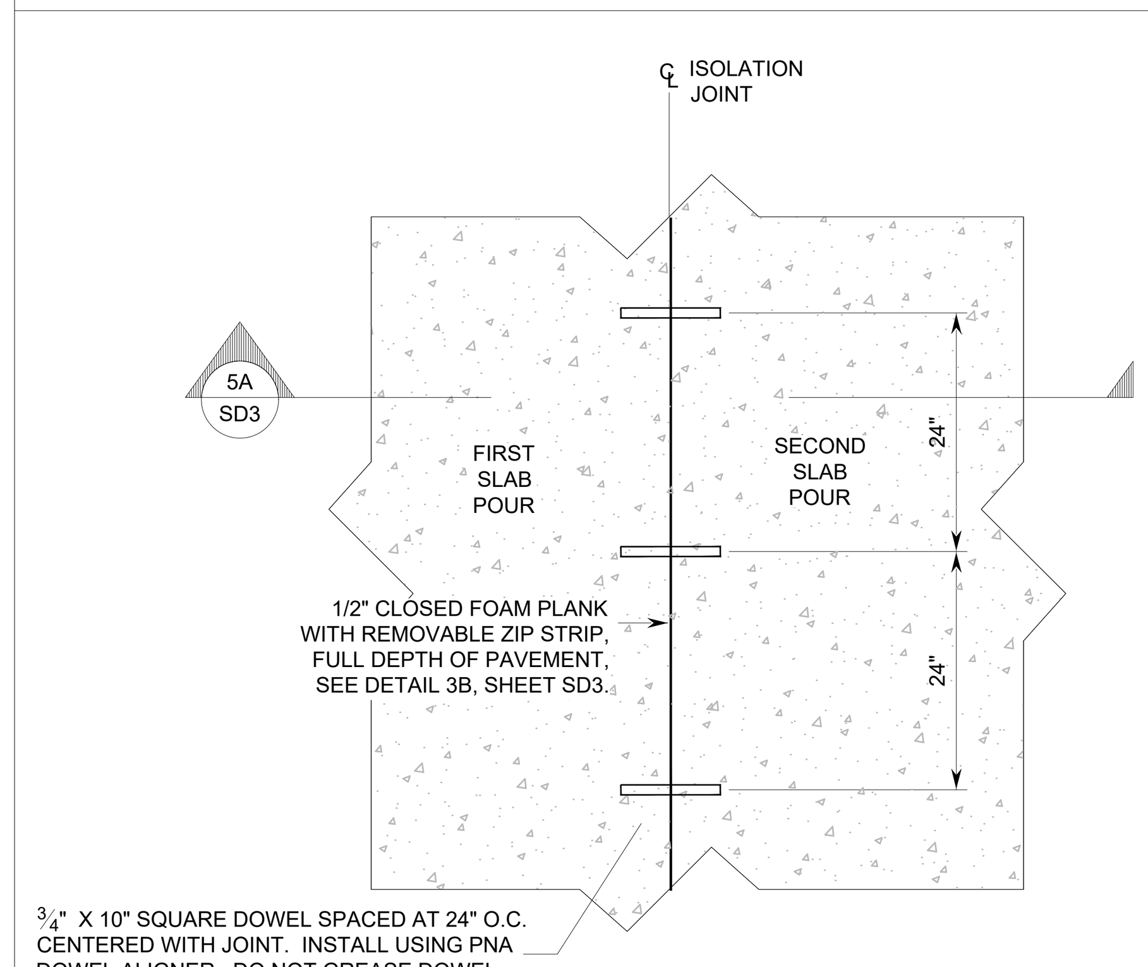
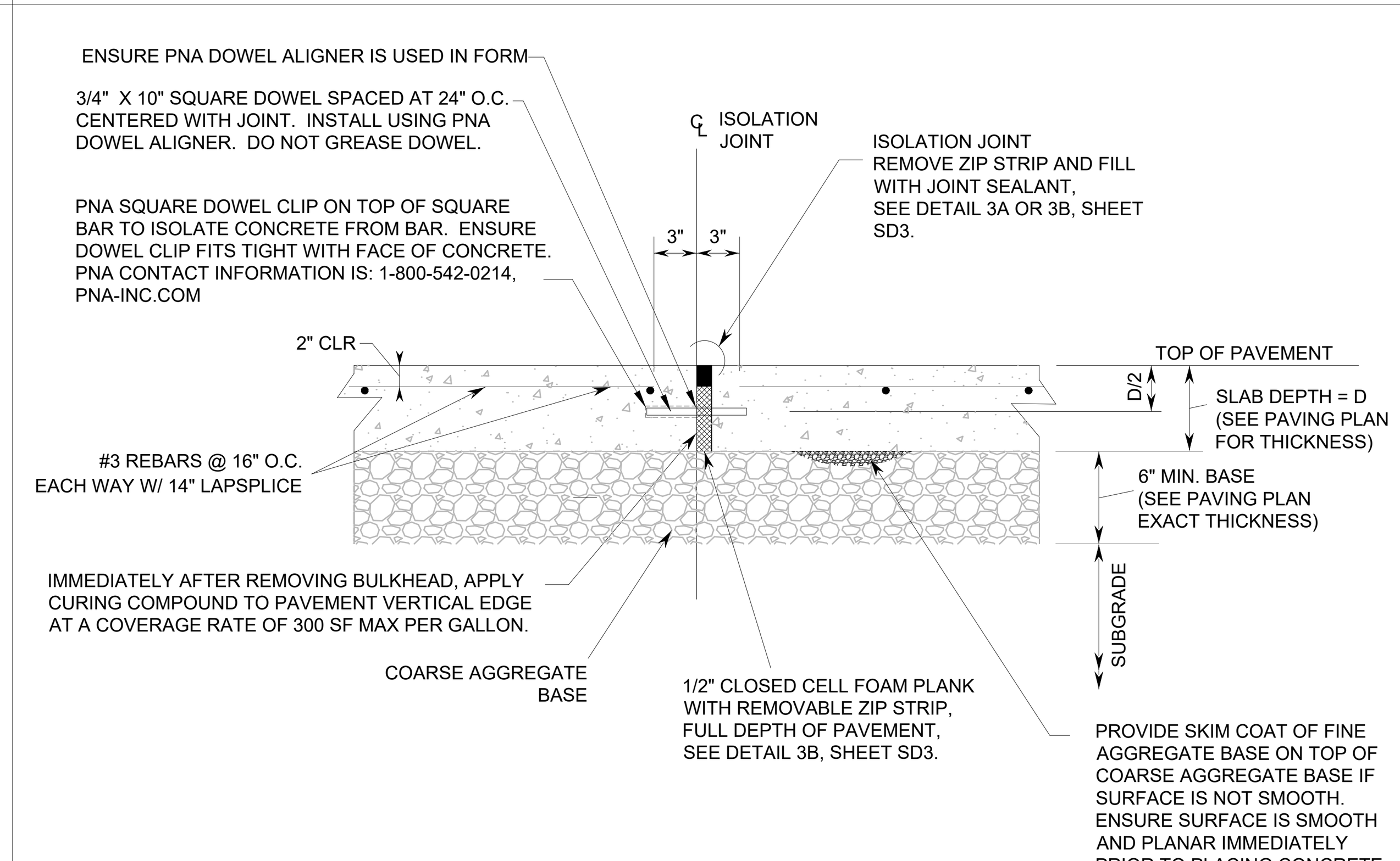


4C SD3 CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL
NTS



5 SD3 ISOLATION JOINT PARTIAL PLAN DETAIL
NTS



5A SD3 ISOLATION JOINT SECTION
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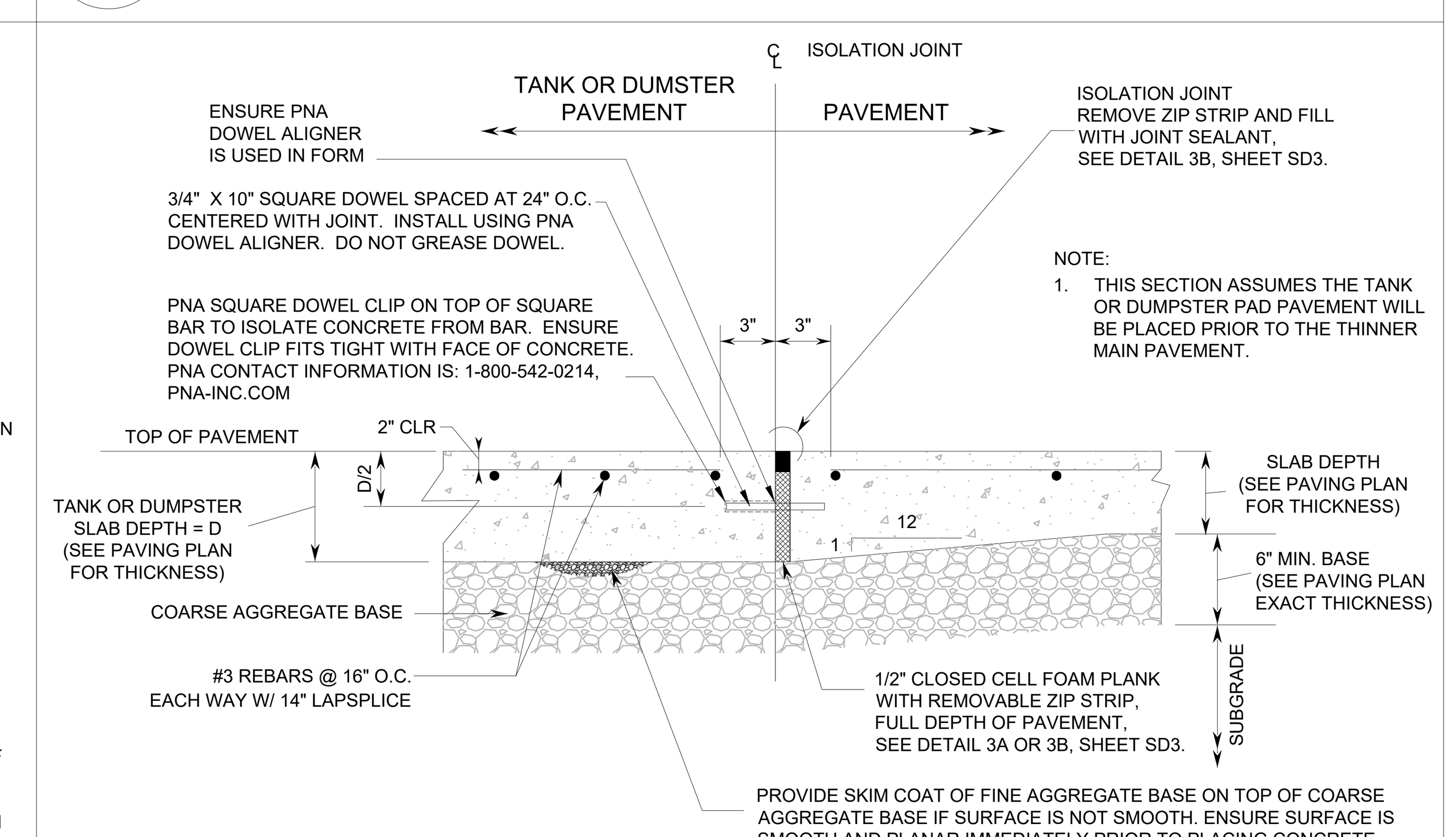

5B SD3 ISOLATION JOINT @ TANK PAD AND DUMPSTER PAD PAVEMENT SECTION
NTS

Item # 3.

NO.		DATE
A	ISSUED FOR CITY PERMITTING	05.30.2025

918 Howard Ave Suite F
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RACETRAC PETROLEUM, INC.
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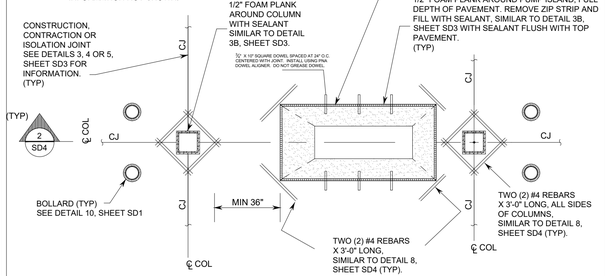
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS
RACETRAC - BAY ST. LOUIS
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME:	RACETRAC BSL
SD3	A
SHEET NO.	VERSION

NOTES:

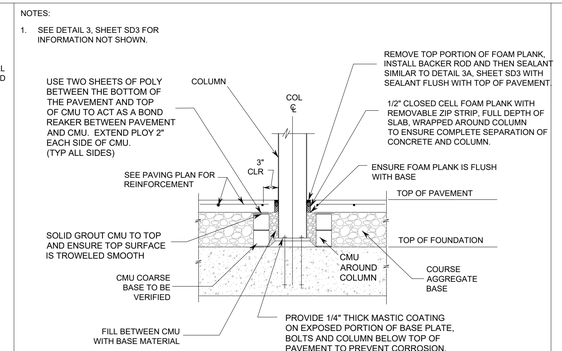
1. SEE DETAIL 1, SHEET SD2 FOR ISLAND LAYOUT DIMENSIONS.
2. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



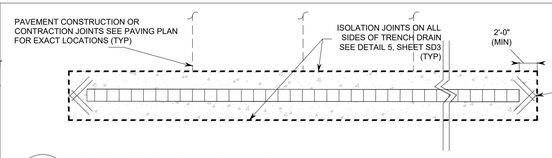
1 SD4 CONCRETE DETAIL @ DISPENSER ISLAND

NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



2 SD4 NTS CANOPY COLUMN SECTION WITHOUT COLUMN CLADDING



3A SD4 SITE TRENCH DRAIN PLAN — NTS

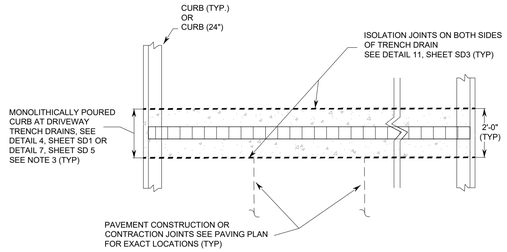
NOTES:

1. TRENCH DRAIN TO BE ISOLATED ON ALL SIDES WITH ISOLATION JOINT. SEE DETAIL 11, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.

3B SD4 DRIVEWAY TRENCH DRAIN PLAN — NTS

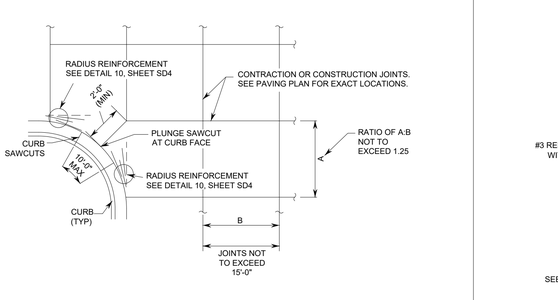
NOTES:

1. TRENCH DRAIN TO BE ISOLATED ON BOTH SIDES WITH ISOLATION JOINT. SEE DETAIL 5, SHEET SD3
2. 2'-0" (MIN) CLEARANCE BETWEEN EDGE OF TRENCH DRAIN AND ISOLATION JOINTS.
3. CURBING BETWEEN ISOLATION JOINTS TO BE A MONOLITHIC POUR, INSTALLED AND FORMED AT TIME OF TRENCH DRAIN CONCRETE. SEE DETAIL 4, SHEET SD1.
4. TRENCH DRAIN TO EXTEND TO FACE OF CURB.

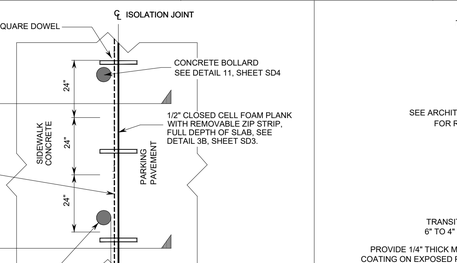


NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



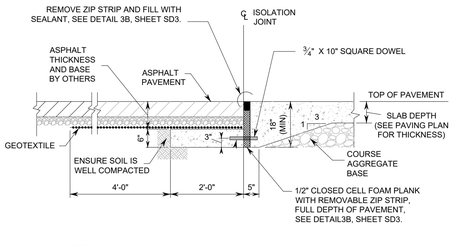
4 SD4 DISPENSER ISLAND SECTION — NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

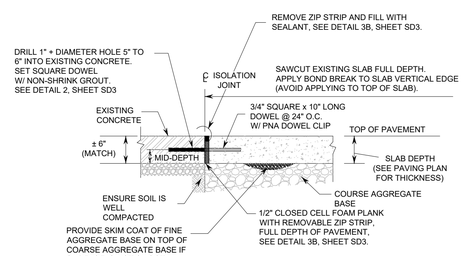
5 SD4 CONCRETE / EXISTING ASPHALT SECTION — NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

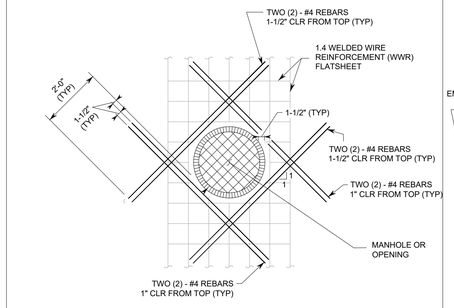
5A SD4 CONCRETE / NEW ASPHALT SECTION — NTS



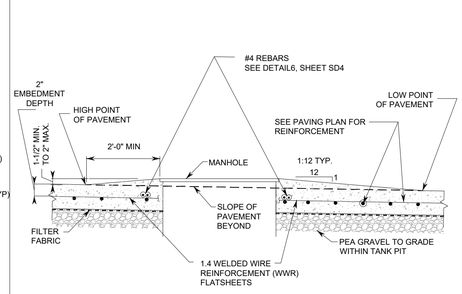
NOTES:

1. IF EXISTING SLAB IS LESS THAN 5-1/2" THICK, NOTIFY OWNER'S REPRESENTATIVE.

5B SD4 CONCRETE / EXISTING CONCRETE SECTION — NTS



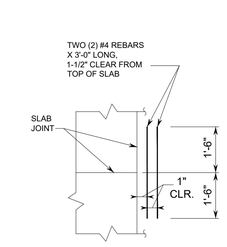
6 SD4 TANK MANHOLE PLAN — NTS



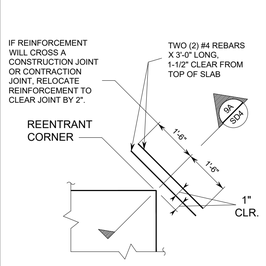
NOTES:

1. REFER TO TANK PLANS FOR MANHOLES SPACING

6A SD4 TANK MANHOLE SECTION — NTS

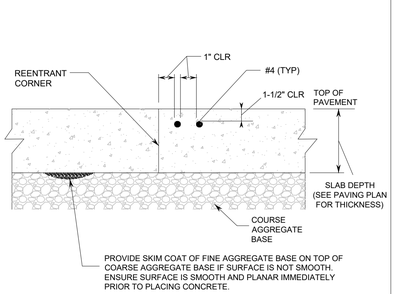


7 SD4 DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL — NTS

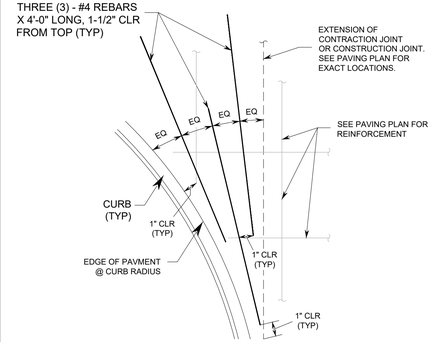


TYPICAL REENTRANT CORNER DETAIL

8 SD4 REENTRANT CORNER DETAIL — NTS



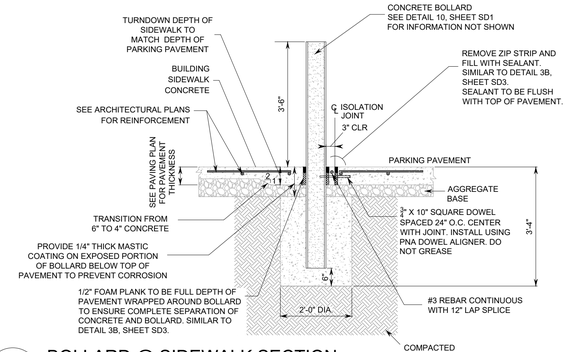
8A SD4 REENTRANT CORNER SECTION — NTS



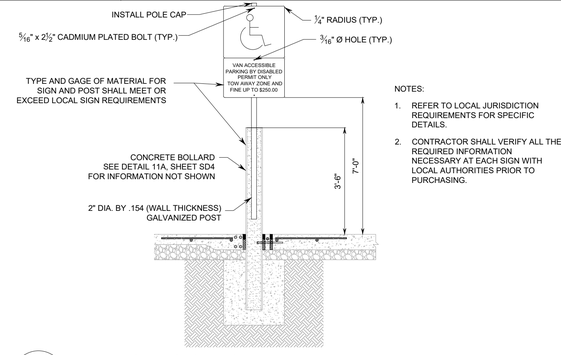
9 SD4 RADIUS REINFORCEMENT DETAIL — NTS

10 SD4 JOINT SPACING DETAIL PARTIAL PLAN (TYP) — NTS

11 SD4 ISOLATION JOINT @ SIDEWALK PARTIAL PLAN — NTS



11A SD4 BOLLARD @ SIDEWALK SECTION — NTS



NOTES:

1. REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC DETAILS.
2. CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO PURCHASING.

11B SD4 HANDICAP SIGNAGE DETAIL — NTS

NO.	DESCRIPTION	DATE
A	ISSUED FOR CITY PERMITTING	05.30.2025

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STANDARD DETAILS

RACETRAC - BAY ST. LOUIS

I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

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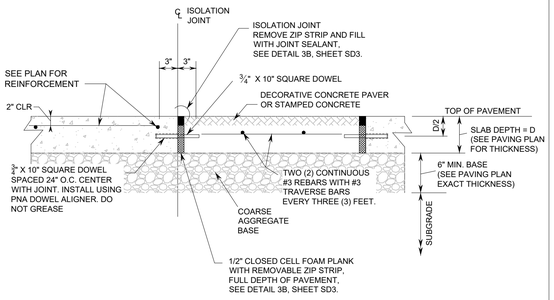
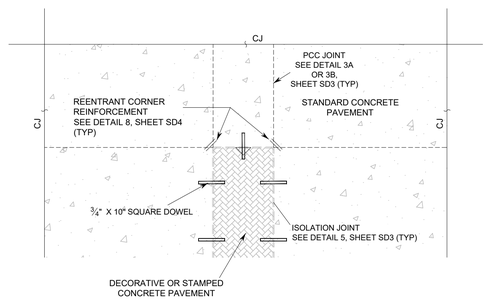
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
SD4	A
SHEET NO.	VERSION



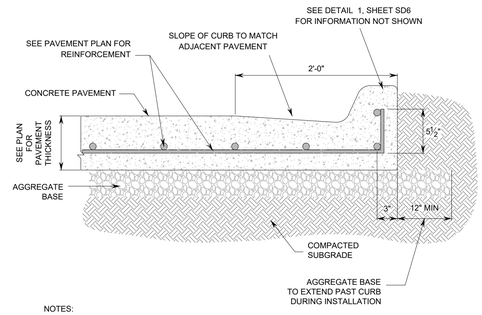
1 SD5 DECORATIVE PAVER SECTION DETAIL

NTS



2 SD5 DECORATIVE PAVER PARTIAL PLAN

NTS

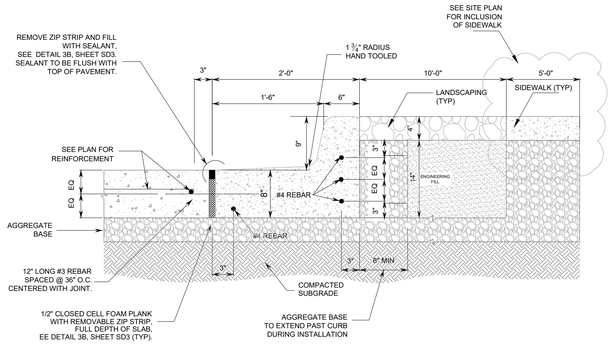


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 9A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE DRIVEWAY TRENCH DRAINS. SEE PLAN FOR LOCATIONS.

3 SD5 L-BACK MONOLITHIC CURB (TRUCK)

NTS



NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.
6. DETAIL ONLY TO BE USED FOR THE BACK CURB OF TRUCK PARKING AREAS, NOT ALONG THE SIDES

4 SD5 TRUCK PARKING CURB

NTS

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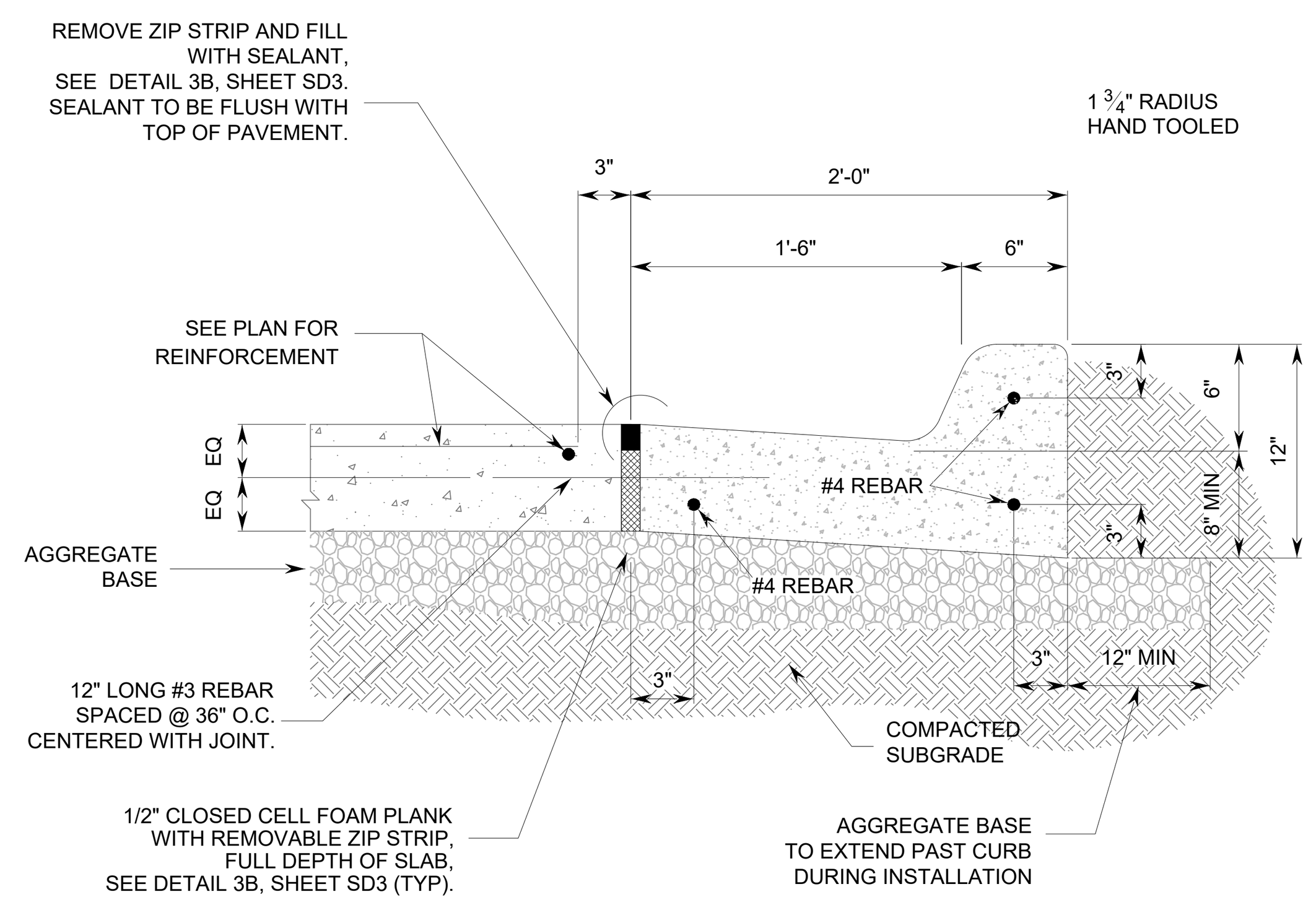
SHEET NO.	VERSION
SD5	A

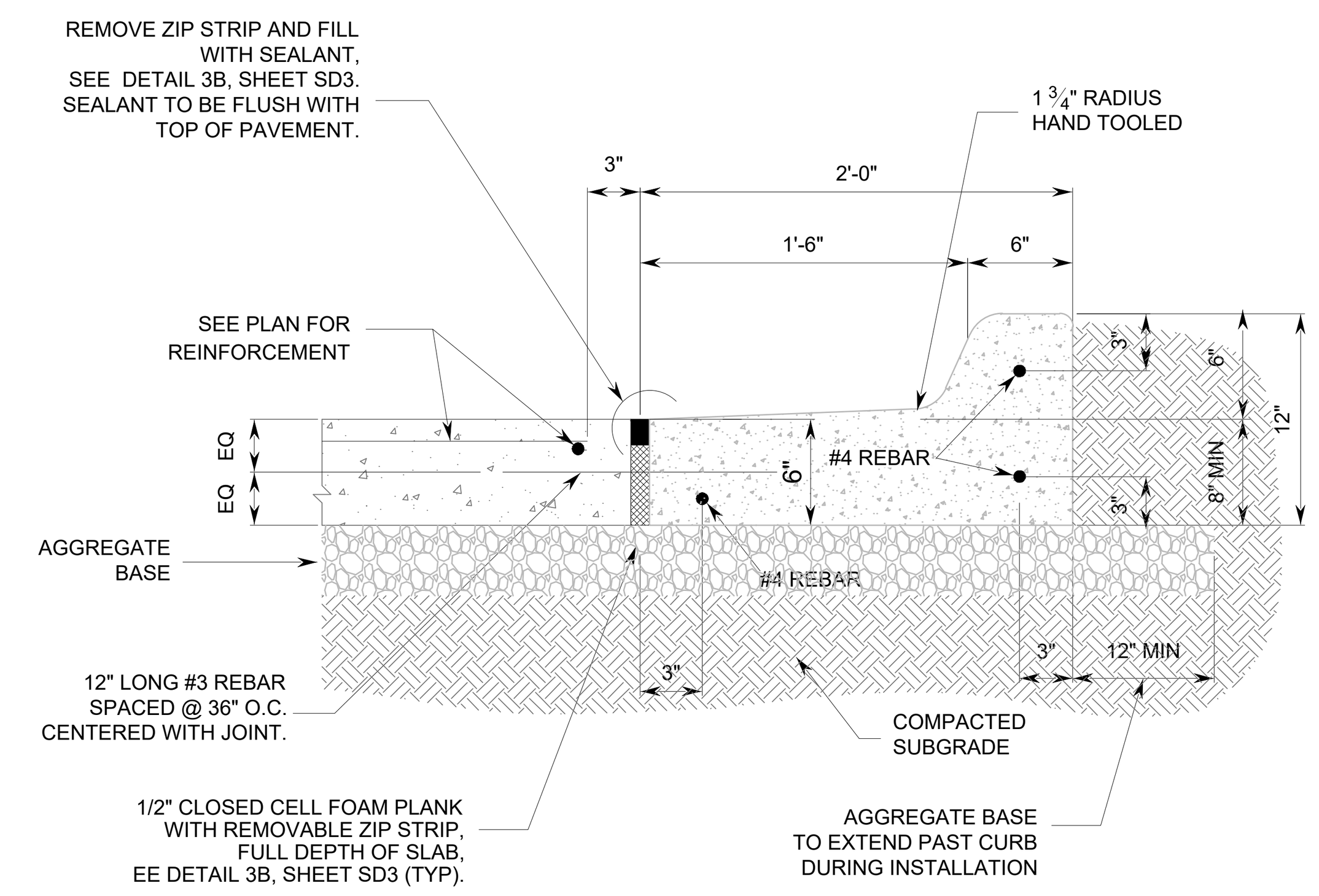


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.

1 / SD6 CATCH CURB [24"] DETAIL @ CONCRETE SLAB

NTS

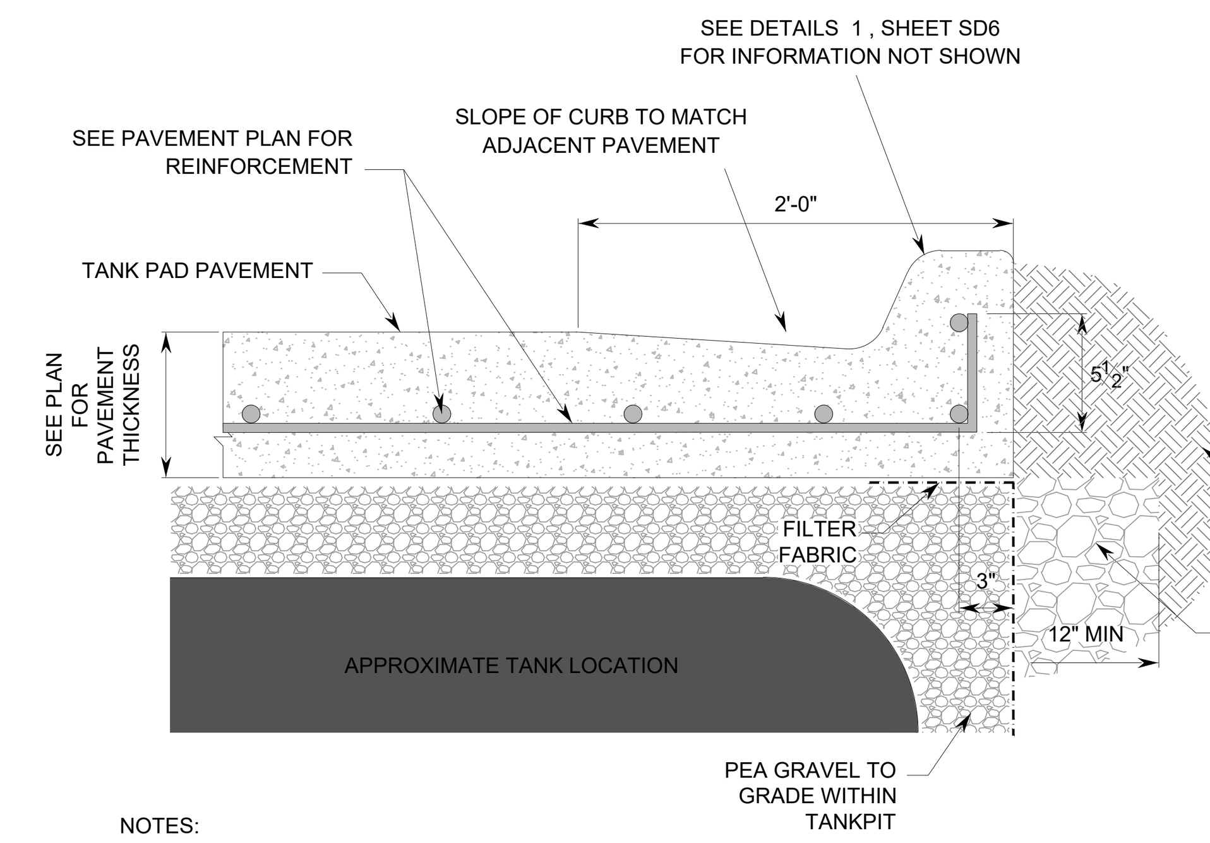


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3.
4. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
5. USE THIS DETAIL WHEN ADJACENT PAVEMENT SLOPES AWAY FROM CURBING.

2 / SD6 SHED CURB [24"] DETAIL @ CONCRETE SLAB

NTS

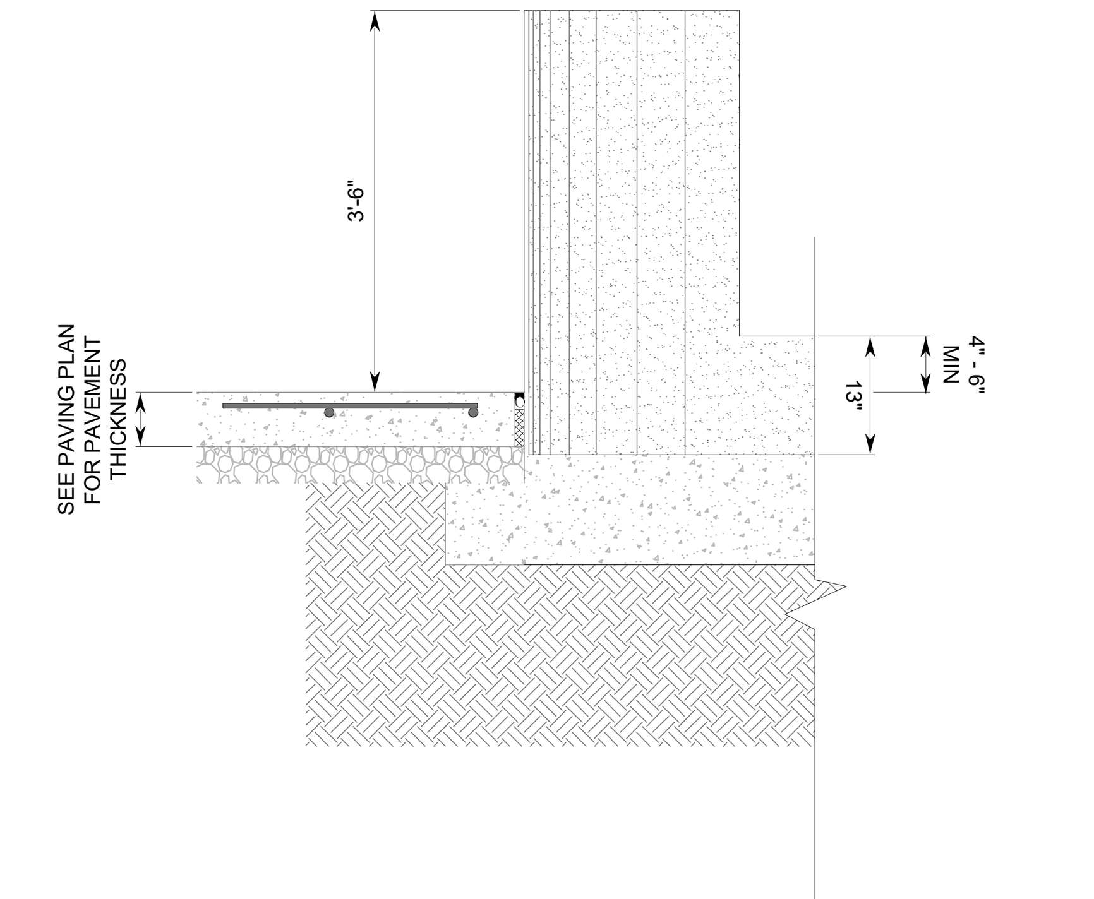


NOTES:

1. CURB CONSTRUCTION AND CONTRACTION JOINTS LOCATIONS NOT TO EXCEED 10 FEET.
2. SAWCUT CONTRACTION JOINTS 1/8" WIDE BY 1-1/2" DEEP AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES.
3. SAWCUT CONSTRUCTION JOINTS 1/8" WIDE BY 1" DEEP, SIMILAR TO DETAIL 3A, SHEET SD3. VERIFY JOINT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
4. THIS CURB TYPE IS TO BE USED ALONG THE CURB LINE ADJACENT TO THE TANK PAVEMENT. SEE PLAN FOR LOCATION.
5. USE THIS CURB TYPE WHEN TANK ARE ADJACENT TO CURB IN EDO AREA

3 / SD6 TANK AREA CURB DETAIL

NTS

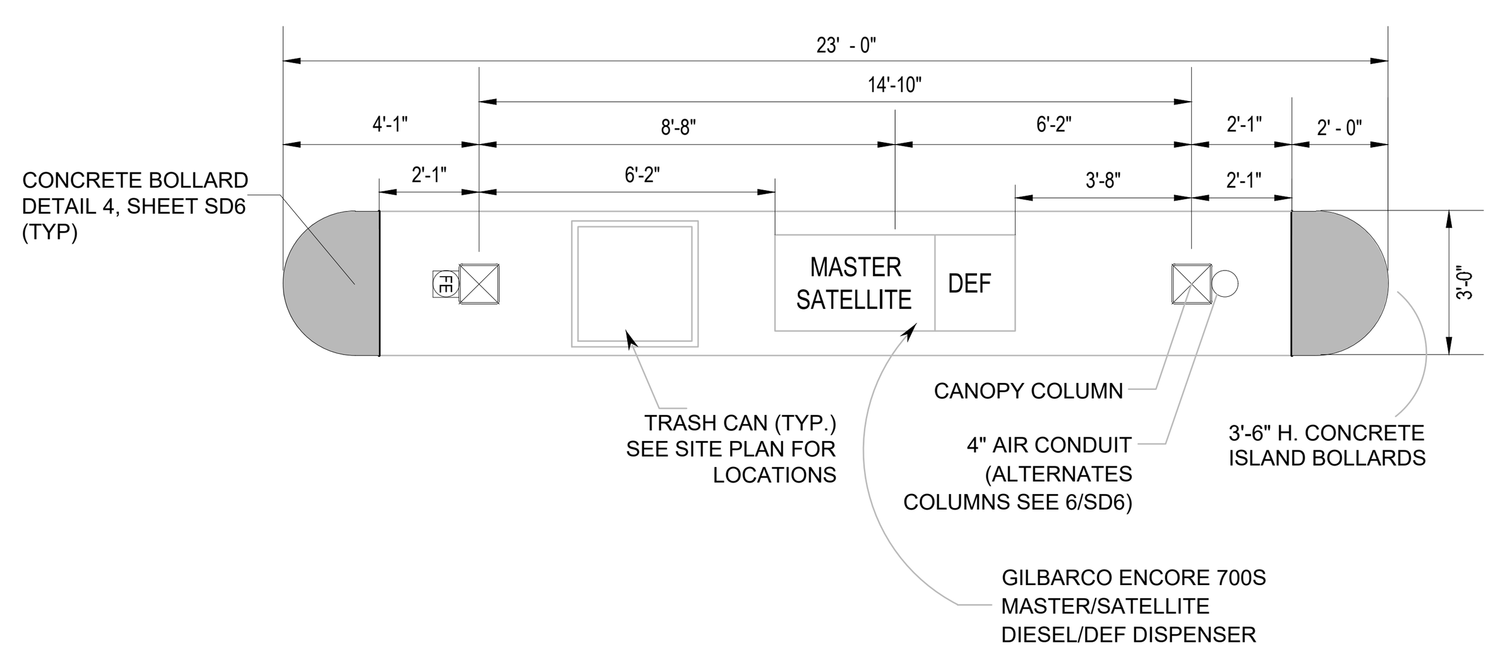


NOTES:

1. BUMPER POSTS TO BE PLUMB AND ALIGNED IN A STRAIGHT LINE AND FILLED WITH CONCRETE.
2. TOPS TO BE GROUND SMOOTH W/ SQUARE EDGE, THE PRIMED WITH "END RUST" BY DURO AND PAINTED WITH INDUSTRIAL OIL BASED ENAMEL. COLOR TO MATCH DECORATIVE LIGHT POLES.
3. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
4. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

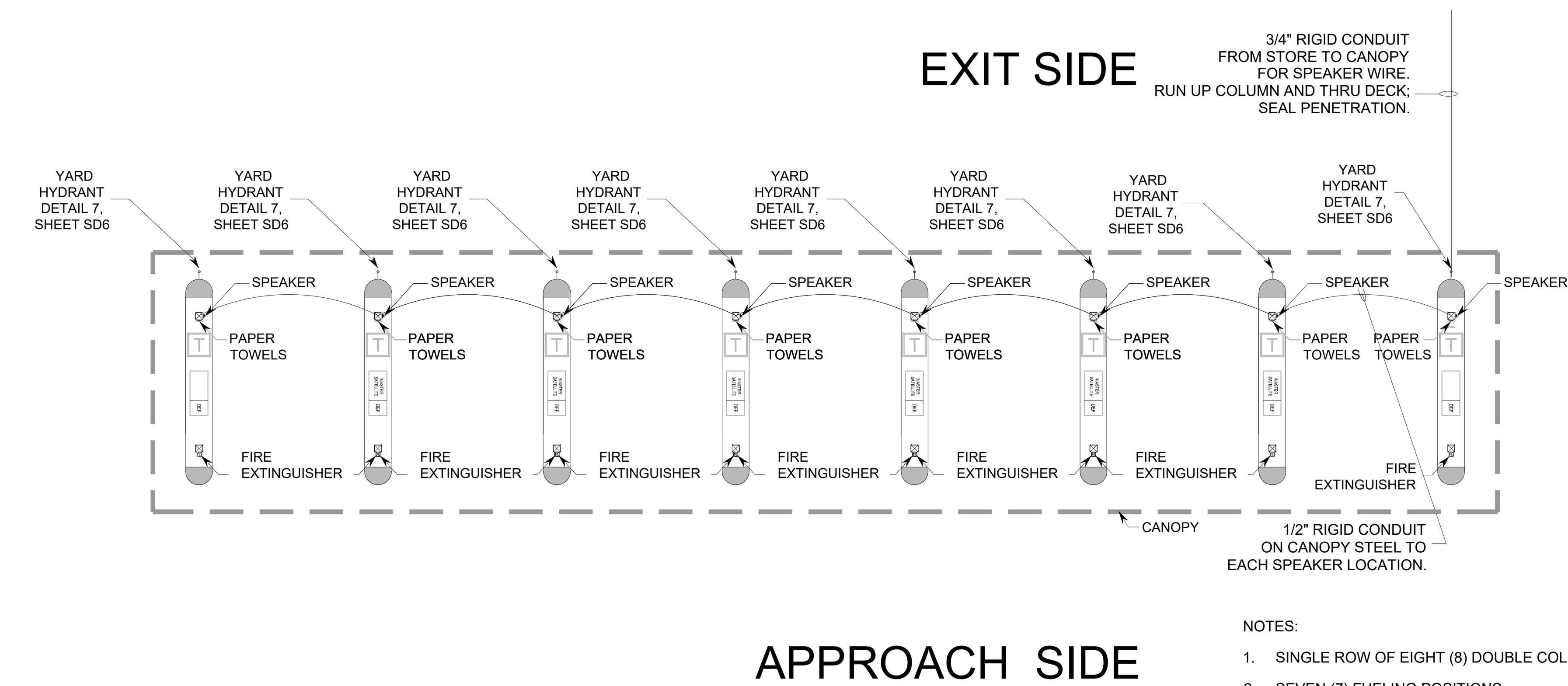
4 / SD6 DIESEL CANOPY BOLLARD DETAIL

NTS



5 / SD6 EDO DISPENSER ISLAND DETAIL

NTS

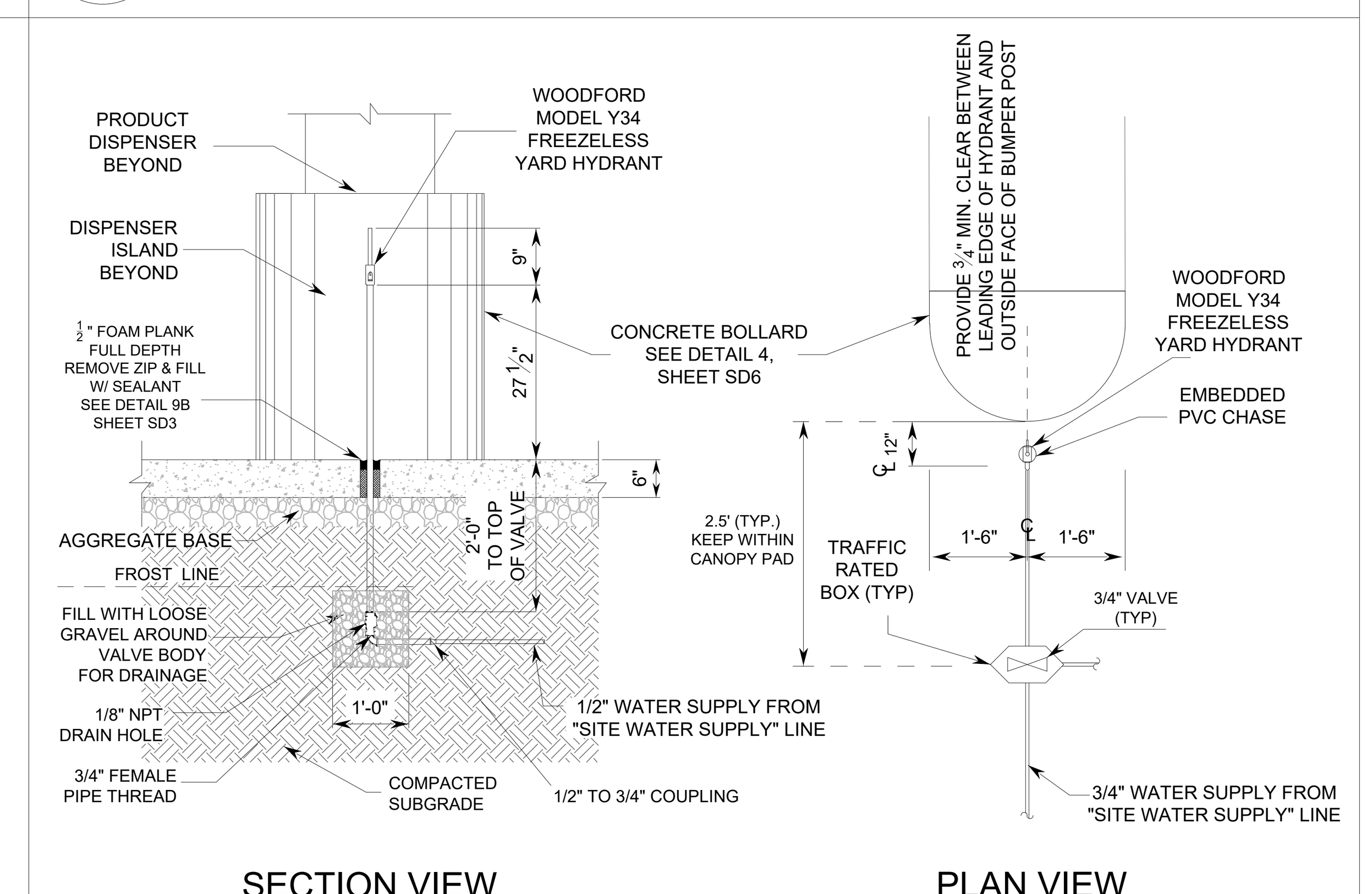


NOTES:

1. SINGLE ROW OF EIGHT (8) DOUBLE COLUMN MPD'S.
2. SEVEN (7) FUELING POSITIONS.
3. REFER TO CANOPY PLANS FOR CANOPY DIMENSIONS AND COLUMN LOCATIONS.

6 / SD6 EDO CANOPY ACCESSORIES LAYOUT

NTS

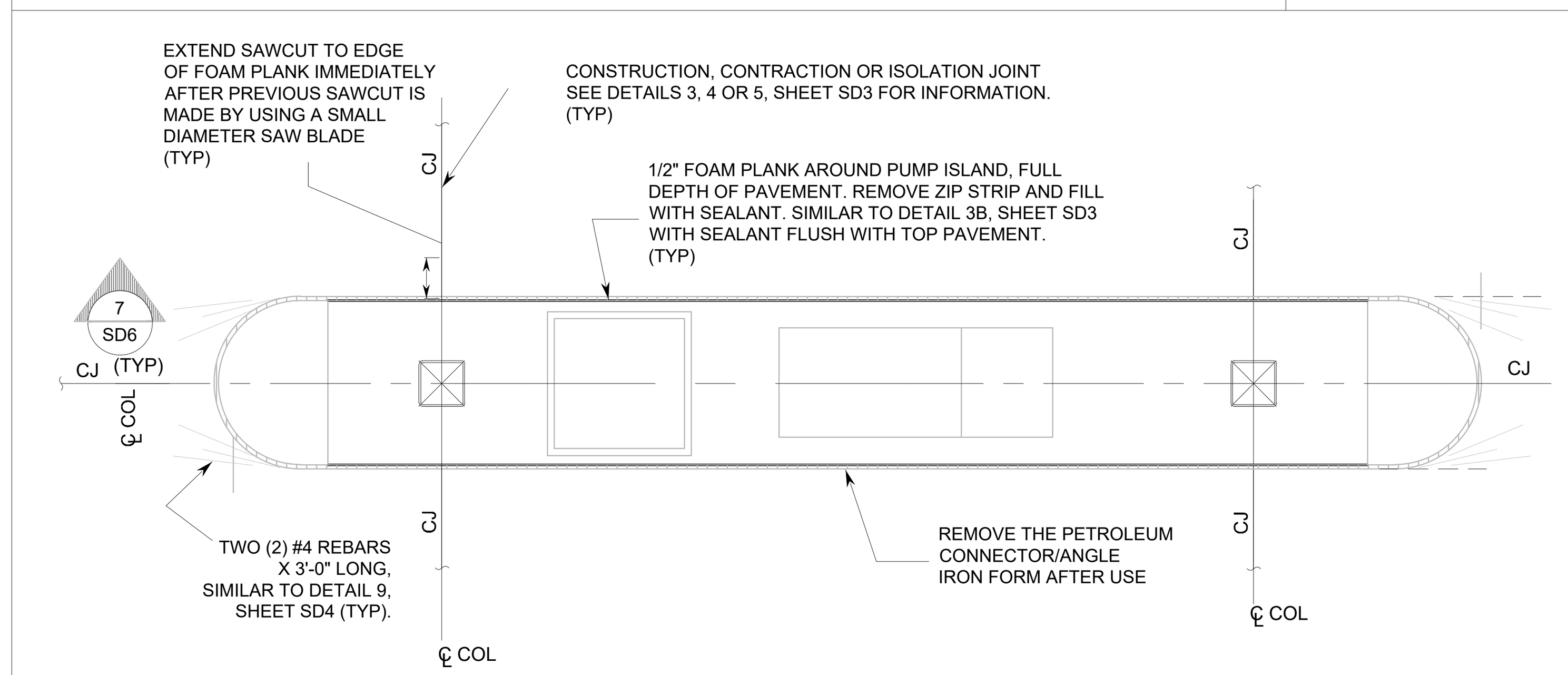


NOTES:

1. SEE "SITE PLAN" FOR EXACT LOCATIONS.
2. REFER TO PAVING PLAN FOR EXACT CONCRETE THICKNESS.
3. REFER TO PAVING PLAN FOR CONCRETE COMPRESSIVE STRENGTH & SUBGRADE COMPACTION REQUIREMENTS.

7 / SD6 EDO YARD HYDRANT DETAIL

NTS

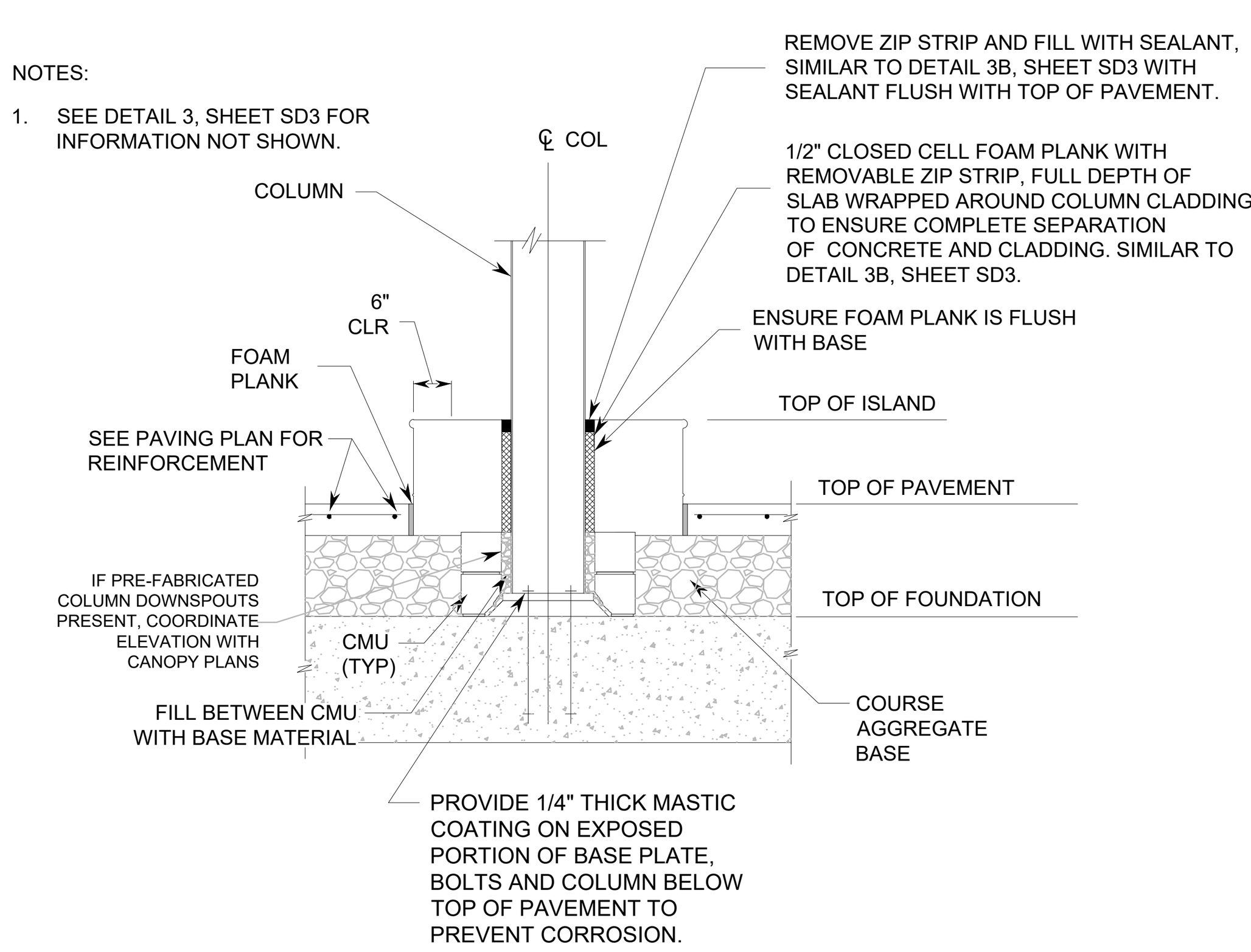


8 / SD6 CONCRETE DETAIL @ EDO DISPENSER ISLAND

NTS

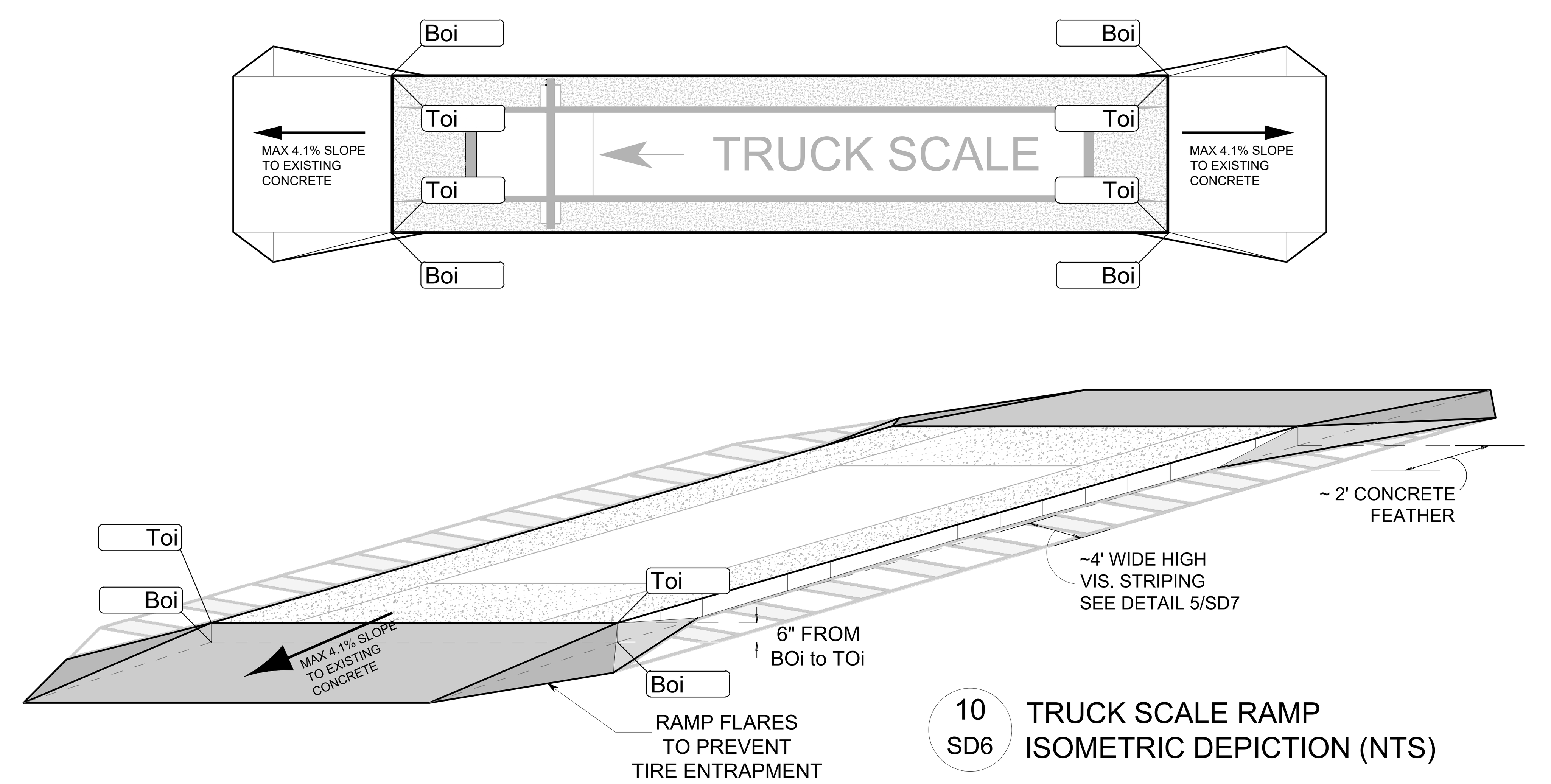
NOTES:

1. SEE DETAIL 3, SHEET SD3 FOR INFORMATION NOT SHOWN.



9 / SD6 EDO CANOPY COLUMN SECTION

NTS



10 / SD6 TRUCK SCALE RAMP ISOMETRIC DEPICTION (NTS)

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STANDARD DETAILS
RACETRAC - BAY ST. LOUIS
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BAY ST. LOUIS, MS
HANCOCK COUNTY

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DATE	02.03.2026
SCALE	AS NOTED
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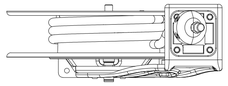
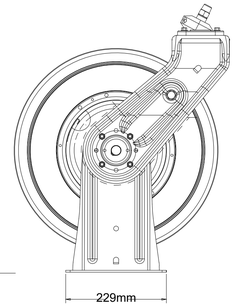
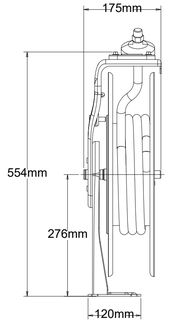
SD6	A
SHEET NO.	VERSION

Item # 3.





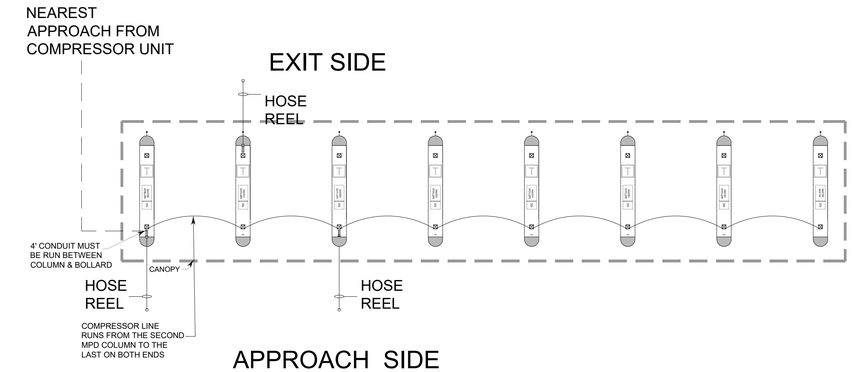


METRIC - ASME Y14.5M
UNLESS OTHERWISE NOTED: DIMENSIONS ARE IN MILLIMETERS SILICONE-FREE STD 4.1208 DIM & TOL STD 1.0402 & ASME Y14.5M - 1994 TOLERANCES: SEE GRACO STANDARDS CENTERLINE VARIANCE STD 1.0406 HOLES STD 1.0407 SHEET METAL STD 4.0100 PLATED & HT TR PARTS STD 1.0409 BURRS & EDGES STD 1.0420 THREADS STD 1.0425 SURFACE ROUGHNESS STD 1.0445
DECIMALS ANGLES X .X .XX ±1 ±0.5 ±0.20 ±0.5°

GRACO

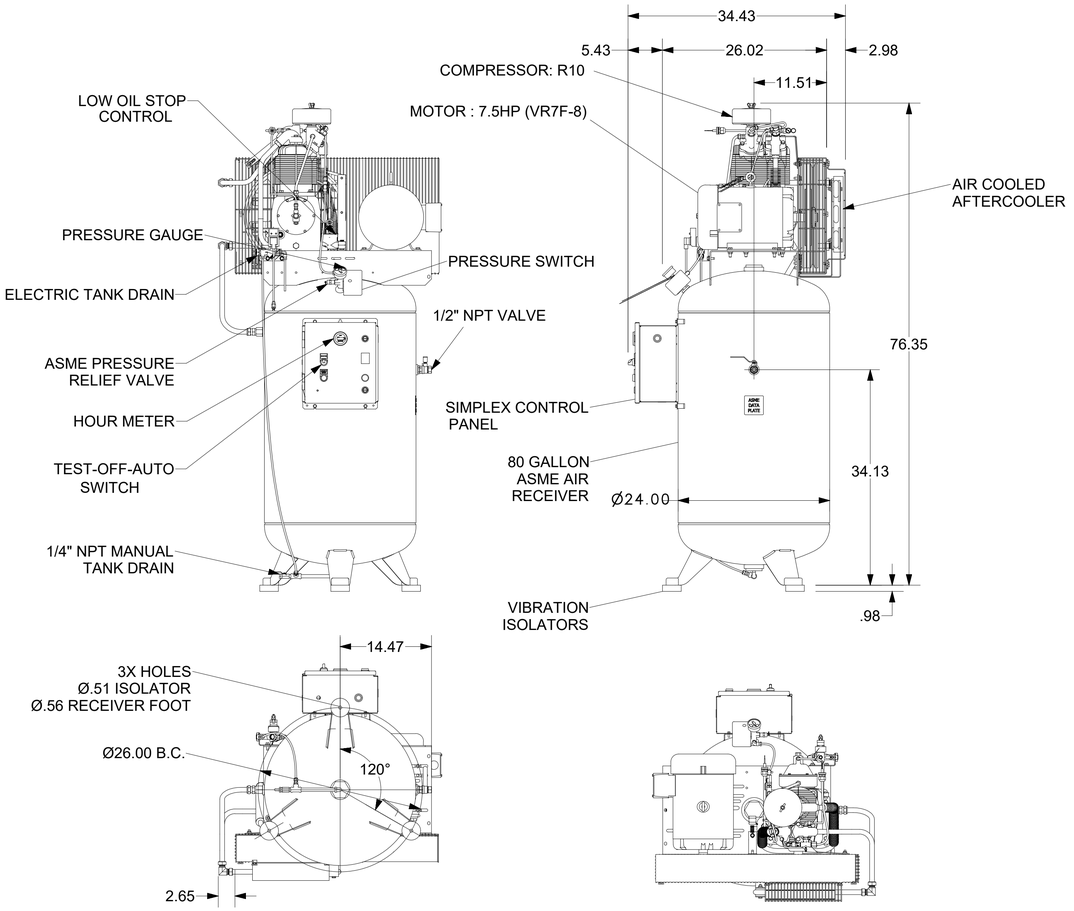
1 / SD7 SERIES F - AIR HOSE REEL

NOTES:
1.NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



3 / SD7 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE 6/SD6 FOR ALL OTHER ACCESSORY LAYOUTS

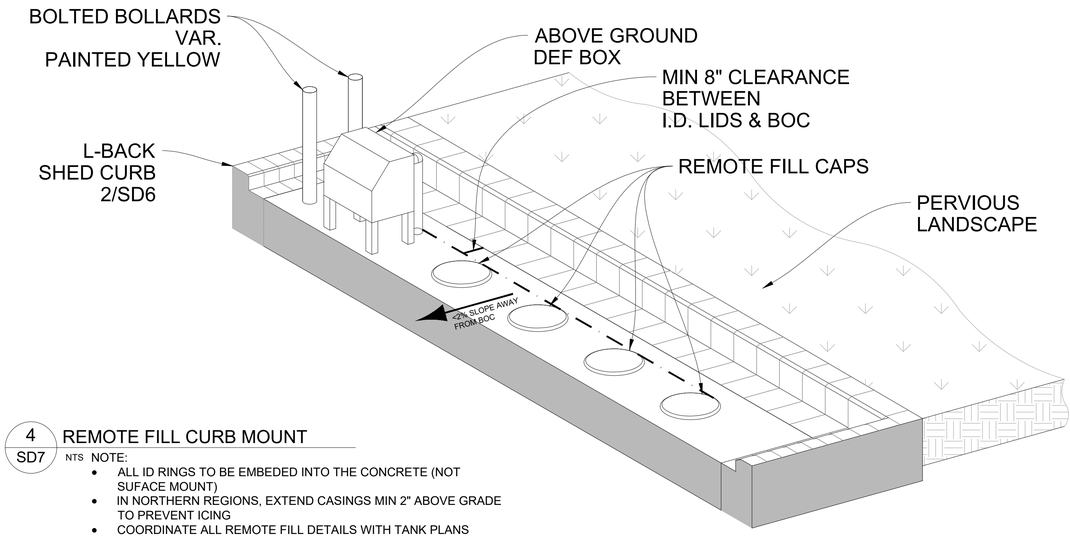


2 / SD7 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

NOTES:

1. ANY EXPOSED SECTION TO BE PROTECTED BY BUMP BAR
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA. SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.	CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE PROPERTY OF GARDNER DENVER, INC. IT IS NOT FOR PUBLIC DISCLOSURE. POSSESSION OF THE INFORMATION DOES NOT CONVEY ANY RIGHT TO LOAN, SELL OR DISCLOSE THE INFORMATION. UNAUTHORIZED REPRODUCTION OR USE OF THE INFORMATION IS PROHIBITED. THIS DOCUMENT IS TO BE RETURNED TO GARDNER DENVER, INC. UPON THE COMPLETION OF THE PURPOSE FOR WHICH IT IS LOANED OR UPON REQUEST.
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOL. ON DECIMALS: .X = ± .05 TOL. ON DECIMALS: .XX = ± .02 TOL. ON DECIMALS: .XXX = ± AS SPECIFIED TOL. ON ANGLES: = ± 0'-30'	DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009 THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI B1.20.1 & B1.20.3
THIRD ANGLE PROJECTION	Gardner Denver Gardner Denver Inc. Quincy, IL.



4 / SD7 REMOTE FILL CURB MOUNT

NTS NOTE:

- ALL ID RINGS TO BE EMBEDED INTO THE CONCRETE (NOT SUFACE MOUNT)
- IN NORTHERN REGIONS, EXTEND CASINGS MIN 2" ABOVE GRADE TO PREVENT ICING
- COORDINATE ALL REMOTE FILL DETAILS WITH TANK PLANS

USTC SUPREME TRAFFIC LINE MARKING PAINT, YELLOW

USTC SUPREME TRAFFIC LINE MARKING PAINT, BLACK

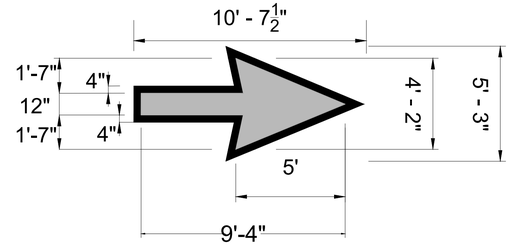
STRIPING WIDTHS		
	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

5 / SD7 TRUCK COURT PAINT SPEC

NTS

NOTE:

- REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
- CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR
- STANDARD MUTCD 48" STENCIL; IF 48" UNAVAILABLE, COORDINATE WITH CPM ON ALTERNATIVE



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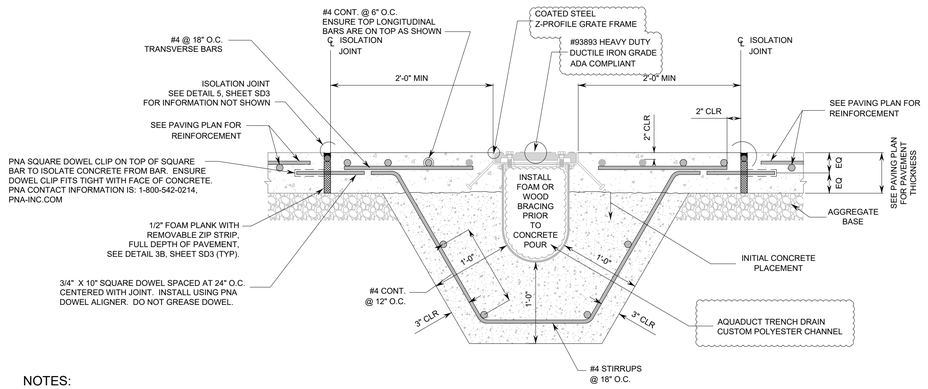
SHEET NO.	VERSION

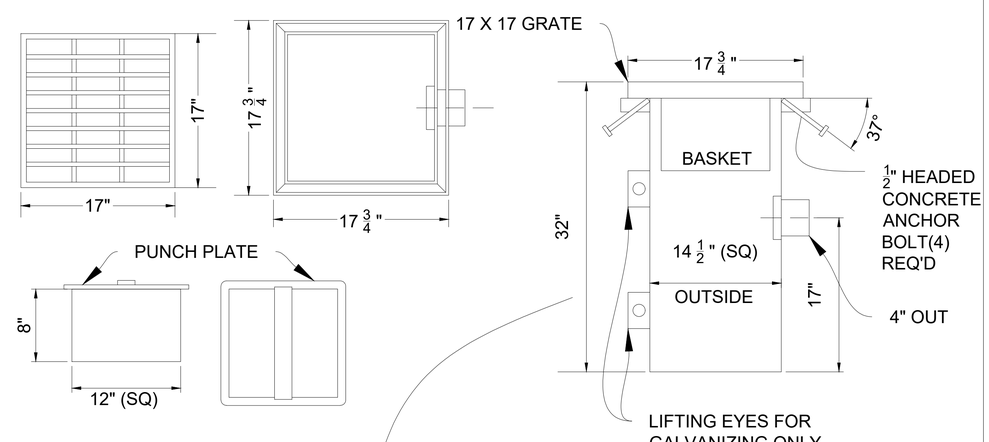


NOTES:

1. NOTE SPECIAL CROSSBAR CALLOUTS SPECIFIC TO EXTENDED DIESEL OFFER TRENCH DRAIN SYSTEM
2. ALL BOLTS TO BE GRADE 8 & INSTALLED WITH **BLUE LOCTITE**
3. G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
4. REFER TO DETAIL 6, SHEET SD2 FOR BRACING RECOMMENDATIONS.
5. SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)
6. EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFERE TO DESIGN SPECS FOR EXACT SIZING.)
7. REFERENCE (6 / SD2) FOR BRACING DETAILS

1 SD8 TYP. CONCRETE DETAIL FOR RT EXTENDED DIESEL OFFER AQUADUCT CUSTOM 8" TRENCH DRAIN SYSTEM

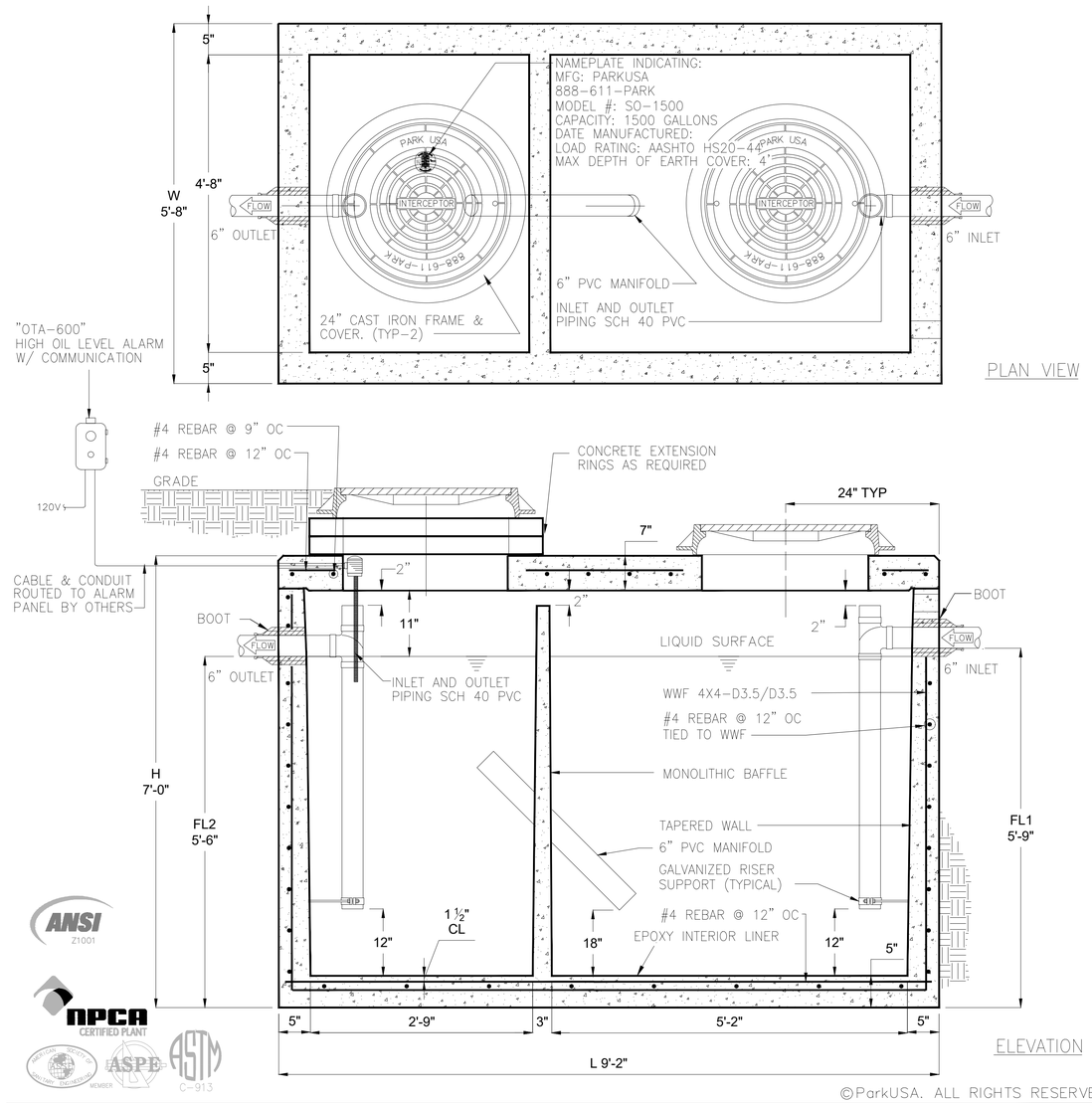
NTS



2 SD8 DIESEL ISLAND CATCH BASIN (TYP.)

NTS

NOTES: SUPPLIED BY COBB IND. THROUGH RACETRAC



SPECIFICATIONS

CONCRETE: CLASS I/II CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNITS IS MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH. GROSS EMPTY WEIGHT OF APPROXIMATELY 13,250 LBS. CONCRETE MATERIAL REQUIREMENTS SHALL COMPLY WITH THE "MATERIALS AND MANUFACTURERS SECTION OF ASTM C1613".

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. STRUCTURAL DESIGN IS BASED ON AASHTO HS-20 LOADING. REBAR #4, WWF 4X4-D3.5/D3.5

C.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48 CLASS 30. MANHOLE SHALL BAVE 24 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED. NOMINAL LIQUID CAPACITY IS 1500 GALLONS. MANUFACTURER SHALL PROVIDE ENGINEER CERTIFIED SUBMITTAL DRAWINGS UPON REQUEST UPON REQUEST. FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

NOTES:

1. Contractor to place OTA-600 alarm within 500 feet of oil water separator. CAT-5 cable to be run from building data closet to alarm location, the maximum length of the CAT-5 cable is 350 feet.

888.611.PARK
www.parkusa.com
PARK USA
DESIGN FOR WATER

SAND/OIL TRAP SO-1500
MODEL SIZE 1,500 GALLONS

3 SD8 OIL WATER SEPERATOR

IF PARKUSA OIL TRAP UNAVAILABLE, COORDINATE WITH CPM FOR EQUIVALENT

NO.	DATE
A	ISSUED FOR CITY PERMITTING 05.30.2025

918 Howard Ave Suite F
Biloxi, Mississippi 39530
P: 228.388.1750
www.mpdesigngroup.us
YOUR PROJECT - OUR PRIORITY - NO EXCUSES
MP DESIGN GROUP
MACHADO - PATANO - KILPATRICK - JONES

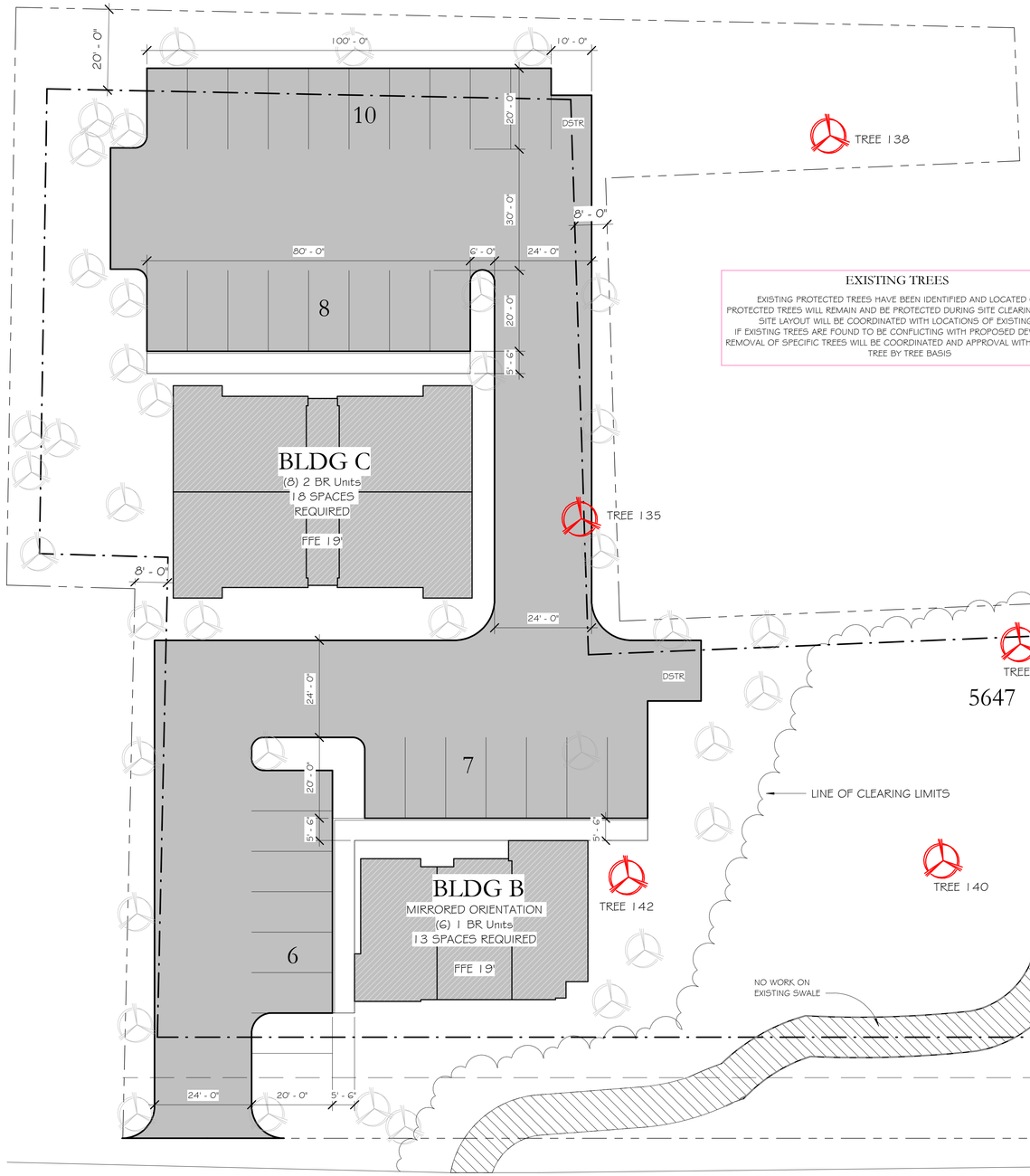
PERMITTING SET

RaceTrac.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE
SUITE 900 ATLANTA, GA 30339
(770) 431-7600

STANDARD DETAILS
RACETRAC - BAY ST. LOUIS
I 10 - US 43
BAY ST. LOUIS, MS
HANCOCK COUNTY

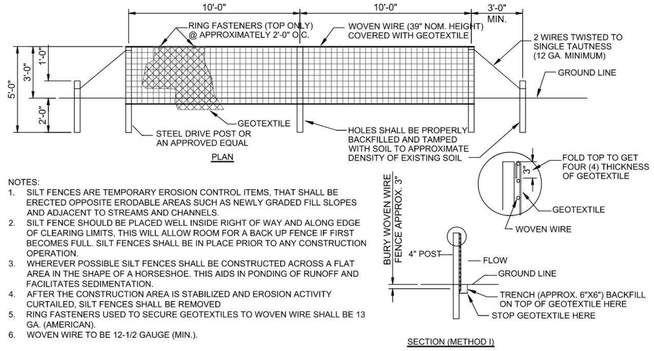
DRAWN-BY	BNOBLIN
DATE	02.03.2026
SCALE	AS NOTED
DRAWING NAME: RACETRAC BSL	
SD8	A
SHEET NO.	VERSION



1 / A1 SITE PLAN - ORTHO
1/16" = 1'-0"

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 DEVELOPEMENT,
REMOVAL OF SPECIFIC TREES WILL BE COORDINATED AND APPROVAL WITH THE CITY ON A TREE BY TREE BASIS



PLAN

SECTION (METHOD I)

NOTES:
1. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
2. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND ALONG EDGE OF CLEARING LIMITS, THIS WILL ALLOW ROOM FOR A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
3. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
4. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED
5. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
6. WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).

SILT FENCE - TYPE "A"
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EASEMENTS
- CHORDS
- SETBACKS
- SILT FENCING AS REQ'D
- DRIVES & SIDEWALKS

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

GENERAL SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, DIMENSIONS, SETBACKS, AND EASEMENTS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ADJUST THE FINAL BUILDING LOCATI(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 MIDPOINT 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 MIRRORED VERSION OF BUILDING A. ALL DIMENSIONS, DETAILS, WALL TYPES, FINISHES AND STRUCTURAL SYSTEMS SHALL MATCH BUILDING A EXCEPT FOR MIRRORED & 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 ELEVS & BASE FLOOD ELEVATIONS REQ'D BY FEMA DFIRMS, 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)

AREA CALCULATIONS

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

BUILDING C - 6,264 SF H&C
- 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

SITE - APPROX. 1.697 AC
- 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%)

PARKING REQUIREMENTS

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

0' 8' 16' 32' 64'

studio R five ARCHITECTURE &CONSULTING
madison || mississippi
studioRfivearchitecture@gmail.com
studioRfive

PERMIT DRAWINGS

WEBSTER STREET DEVELOPMENT
BAY ST. LOUIS

PRELIMINARY NOT FOR CONSTRUCTION

3/18/2026

REVISIONS

NO.	DESCRIPTION	DATE

FIELD VERIFY ALL CONDITIONS AND DIMENSION PRIOR TO CONSTRUCTION

3/18/2026

A1
SITE PLAN

OWNER OPERATIONS & MAINTENANCE AGREEMENT
Stormwater Detention, Conveyance, and Onsite Open Ditch (Within Property Limits)

Project:	Webster Street – Bay St. Louis, MS (Insert Project Name/Phase)
Property Address / Location:	_____
Owner:	_____
City:	City of Bay St. Louis, Mississippi
Date:	_____

This Owner Operations & Maintenance Agreement ("Agreement") is executed by the Owner for the benefit of the City to ensure the continued operation and maintenance of stormwater management and drainage conveyance improvements serving the Project.

1. Purpose

The purpose of this Agreement is to ensure that stormwater drainage improvements constructed **within the construction limits of the Property** are properly operated and maintained so the system functions as designed and continues to meet the City's stormwater requirements.

Clarification – Limits of Work / No Implied Offsite Improvements. This Agreement applies only to stormwater facilities and drainage improvements constructed **within the construction limits of the Property** and within any recorded drainage/maintenance easements. **No additional improvements to the existing ditch, nor improvements upstream or downstream of the ditch, are implied or required** by this Agreement beyond the work shown on the approved plans. The site drainage system is intended to **store post-construction runoff and release at a pre-construction discharge rate** in accordance with the City's adopted design criteria.

2. Facilities Covered

This Agreement applies to all stormwater facilities located within the Property limits / construction limits and within any drainage and maintenance easements, including:

- **Detention Facilities**: detention basin(s) / detention area(s); outlet control structures (orifices, weirs, risers/plates, grates, trash controls); emergency overflow components; and energy dissipation/erosion protection at discharge locations.
- **Conveyance Facilities**: storm drain inlets, junctions, pipes, headwalls, swales, and overland flow paths within the Project limits.
- **Onsite Open Ditch Segment**: the segment of the open ditch that runs through the Property within construction limits and/or within any drainage/maintenance easements.

2.1 City expectations reflected in this Agreement

- Maintenance of swales and drainage conveyances on private property is generally the responsibility of the property owner, unless the City has formally accepted a dedicated drainage easement for public maintenance.

• Drainage/utility easement areas shown on the approved plans are to be kept accessible and maintained by the property owner unless otherwise accepted by the City.
• Where a drainage ditch/watercourse/natural channel traverses the Property, the easement limits (and any additional width required for maintenance access) shall be shown on the final plans and recorded as applicable.
• If the development impacts the City's stormwater drainage system such that improvements are required, any project-required improvements and associated costs are to be borne by the Developer/Owner, unless otherwise agreed in writing by the City.
• For private infrastructure, the Owner acknowledges the City has no obligation to maintain or repair private stormwater facilities, but the City may inspect and require corrective action to maintain acceptable standards.

3. Owner Responsibility

Owner shall be solely responsible for operating, inspecting, maintaining, and repairing the Facilities described above, except to the extent the City formally accepts specific improvements for public maintenance in writing. This obligation runs with the land and binds all successors and assigns. Owner shall not alter, obstruct, fill, regrade, pipe, or otherwise modify the Facilities without prior written approval from the City and any required permitting agencies.

4. Minimum Operations & Maintenance Requirements

Owner agrees to perform, at a minimum, the following tasks and frequencies:

4.1 Minimum maintenance tasks (Detention Ponds)

Detention pond maintenance (general)

• Maintain vegetated slopes and bottoms; promptly repair erosion, rills, settlement, and bare areas.
• Maintain riprap at inflow points; repair displacement/scour.
• Maintain sump/forebay inlet depressions (6-inch minimum); remove sediment as needed to preserve pretreatment and storage.

Floatables capture during mowing

• During each mowing event, remove and properly dispose of floatable debris and contaminants from pond surfaces and inlet/outlet areas.

Minimum frequency: **Monthly**.

Clean outlets and overflow structures

• Remove sediment/debris/vegetation from orifice openings, protective screens/trash controls, weir notch/crest, and outlet structure components.

Minimum frequency: **Annually**.

Annual pond performance inspection

• Document that inlets are stabilized, outlets are unobstructed, basin slopes/bottoms remain stable, and no excessive sedimentation or downstream scour is occurring.

Minimum frequency: **Annually**.

4.2 Minimum maintenance tasks (Onsite open ditch within property limits)

• **Mowing / vegetation control**: Growing season – **monthly**; Non-growing season – **every 3 months**.
• **Debris / floatables removal**: **monthly minimum** (performed with mowing at a minimum).
• **Sediment / obstruction removal**: **annually minimum** and as needed where shoaling, debris dams, or vegetation reduces conveyance.
• **Erosion / scour repair**: **annually minimum** and after major storms where observed.

4.3 Maintenance frequency summary (minimum)

• Mowing (ditch): monthly (growing season); every 3 months (non-growing season).
• Debris cleanup (ponds + ditch): monthly minimum.
• Outlet/overflow cleaning (ponds): annually minimum.
• Annual inspections (ponds + ditch): annually minimum.

Definition: "Growing season" means the period when vegetation is actively growing (typically spring through fall). Owner may increase maintenance frequency as needed for site conditions, but shall not perform maintenance less frequently than the minimums listed above.

5. Inspections, Records, and Documentation

Owner shall maintain written or digital records of inspections and maintenance performed, including dates, observations, corrective actions taken, and disposal documentation where applicable. Records shall be retained for **five (5) years** and made available to the City upon request.

6. City Right of Entry / Inspection

Owner grants the City the right to enter the Property at reasonable times, upon reasonable notice (except in emergencies), for inspection of the Facilities and verification of compliance with this Agreement. Entry shall be limited to areas reasonably necessary to access and inspect the Facilities.

7. Notice of Deficiency and Cure

If the City determines that the Facilities are not being maintained in accordance with this Agreement, the City may provide written notice describing the deficiency. Owner shall correct the deficiency within **thirty (30) days**, unless the City determines a shorter timeframe is necessary due to an imminent hazard. If weather or site conditions prevent correction within the cure period, Owner shall provide a written schedule acceptable to the City.

8. City Remedy if Owner Fails to Maintain

If Owner fails to correct deficiencies within the cure period, the City may perform or contract for the work necessary to restore function and safety of the Facilities. Owner shall reimburse the City for documented costs incurred, including reasonable administrative costs, in accordance with applicable City ordinances and Mississippi law.

9. No City Obligation to Maintain

Nothing in this Agreement shall be construed to require the City to maintain the Facilities. The Facilities remain privately owned and privately maintained unless the City formally accepts specific improvements for public maintenance in writing.

10. Transfer / Successors and Assigns

This Agreement runs with the land and is binding upon Owner and all successors, assigns, and transferees. Prior to any transfer of the Property, Owner shall provide notice of this Agreement to the transferee.

11. Governing Law

This Agreement shall be governed by the laws of the State of Mississippi. Venue shall lie in Hancock County, Mississippi.

SIGNATURES

OWNER	
Name/Entity:	_____
By:	_____
Name/Title:	_____
Date:	_____

CITY OF BAY ST. LOUIS, MISSISSIPPI	
By:	_____
Name/Title:	_____
Date:	_____

CHINICHE
ENGINEERING & SURVEYING
ESTABLISHED 1971

April 27, 2026

Jeremy Burke
Zoning Administrator
City of Bay St. Louis
688 Highway 90
Bay St. Louis, MS 39520

RE: Webster Street – Parcel 149E-0-29-014.002

Dear Mr. Burke,

We have reviewed the resubmittal from TME that we received on April 14, 2026, for the proposed subdivision on Webster Street and have the following comments:

1. Sheet DM of the resubmittal indicates that the entirety of the parking lot is included in DA1. However, the flow direction on C1 shows flow leaving the site in the northeast corner of the parking lot and proposed grading in the area where it will drain.
2. The proposed grading shows water generally flowing to the ponds. Will there be any curb or barrier on the eastern edge of DA1 that will prevent water flowing to the property adjacent to the development (Parcel 149F-0-29-035.000)? This curb/barrier was discussed on the 3/18/26 call.
3. Have existing elevations been confirmed to show how the outfall pipes from the pond(s) will tie into the existing ground? They are not shown on the details included in Appendix B. This is a repeat comment from the previous review. Comment not addressed in this resubmittal.

Please let me know if you have any questions or need any additional information.

Sincerely,

Jason Chiniche, P.E.

Jason Chiniche, P.E.

DRAINAGE ANALYSIS

Project: Webster Street Development (Bay St. Louis, MS)
Prepared for: Owner/Developer
Prepared by: Terry Moran, P.E.
Date: 04.07.2026

1. Purpose and Design Intent

This drainage analysis documents the proposed stormwater approach for the Webster Street development and demonstrates compliance with the City of Bay St. Louis requirement that **post-development discharge be controlled such that discharge does not exceed pre-development discharge** for the design storms evaluated.

Per City direction, runoff from the developed catchments is routed to **two detention ponds**, each with its **own outlet structure** discharging to the **existing ditch**. Each pond is sized to **store post-construction runoff** and **release at the pre-construction peak discharge rate** for its respective contributing drainage area.

2. Drainage Areas and Routing

2.1 Drainage Area Routing

- **DA1 → Pond 1 → Outlet 1 → Existing Ditch**
- **DA2 → Pond 2 → Outlet 2 → Existing Ditch**

2.2 Drainage Area Sizes

- **DA1 area:** 6,709.3952 SF = **0.15403 ac**
- **DA2 area:** 29,915.8142 SF = **0.68677 ac**
- **Total DA1+DA2:** 36,625.2094 SF = **0.84080 ac**

(An additional undeveloped area beyond limits of construction exists downstream of these drainage areas and is not included in DA1/DA2 detention sizing.)

3. Hydrologic Method and Inputs

3.1 Rational Method

Peak runoff rates are calculated using:

$$Q = C\,i\,A$$

Where:

- Q= peak runoff (cfs)
- C= runoff coefficient
- i= rainfall intensity (in/hr)
- A= area (ac)

3.2 Time of Concentration

- $T_c = 10$minutes = 0.167 hours

3.3 Rainfall Intensities (10-minute duration)

- 10-yr: $i_{10} = 7.99$in/hr
- 25-yr: $i_{25} = 9.45$in/hr
- 100-yr: $i_{100} = 11.70$in/hr

4. Runoff Coefficients

4.1 Pre-Development Coefficient

- $C_{pre} = 0.30$

4.2 Post-Development Weighted Coefficient (DA1+DA2 basis)

Impervious coverage provided (within the developed catchment basis):

- Asphalt: 0.524 ac
- Buildings: 0.201 ac
- Sidewalk: 0.051 ac
- Total impervious = 0.776 ac

Since DA1+DA2 total area is 0.84080 ac, pervious area **within DA1+DA2** is:

$$A_{perv} = 0.84080 - 0.77600 = 0.06480 \text{ ac}$$

Assumed coefficients:

- Asphalt $C = 0.90$
- Buildings $C = 0.95$
- Sidewalk $C = 0.90$
- Pervious/grass $C = 0.30$

Weighted post coefficient:

$$C_{post} = \frac{0.524(0.90) + 0.201(0.95) + 0.051(0.90) + 0.0648(0.30)}{0.8408} = 0.866$$

Use: $C_{post} = 0.866$

5. Peak Runoff Calculations (Pre vs Post)

5.1 DA1 Peak Discharges ($A = 0.15403$ ac)

10-yr

$$Q_{pre} = 0.30(7.99)(0.15403) = 0.369 \text{ cfs}$$
$$Q_{post} = 0.866(7.99)(0.15403) = 1.066 \text{ cfs}$$

25-yr

$$Q_{pre} = 0.30(9.45)(0.15403) = 0.437 \text{ cfs}$$
$$Q_{post} = 0.866(9.45)(0.15403) = 1.261 \text{ cfs}$$

100-yr

$$Q_{pre} = 0.30(11.70)(0.15403) = 0.541 \text{ cfs}$$
$$Q_{post} = 0.866(11.70)(0.15403) = 1.561 \text{ cfs}$$

5.2 DA2 Peak Discharges ($A = 0.68677$ ac)

10-yr

$$Q_{pre} = 0.30(7.99)(0.68677) = 1.646 \text{ cfs}$$
$$Q_{post} = 0.866(7.99)(0.68677) = 4.752 \text{ cfs}$$

25-yr

$$Q_{pre} = 0.30(9.45)(0.68677) = 1.947 \text{ cfs}$$

$$Q_{post} = 0.866(9.45)(0.68677) = 5.620 \text{ cfs}$$

100-yr

$$Q_{pre} = 0.30(11.70)(0.68677) = 2.411 \text{ cfs}$$
$$Q_{post} = 0.866(11.70)(0.68677) = 6.959 \text{ cfs}$$

6. Detention Storage Method (Vst)

$$V_{st}(\text{ac-ft}) = 0.08264\ (Q_{in} - Q_{out})\ T_c(\text{hr})$$

With $T_c = 0.167$hr:

$$V_{st}(\text{ac-ft}) = 0.08264\ (Q_{in} - Q_{out})\ (0.167) = 0.01380\ (Q_{in} - Q_{out})$$

For each pond:

- $Q_{in} = Q_{post}$
- $Q_{out} = Q_{pre}$

6.1 Pond 1 (DA1) Storage

10-yr

$$\Delta Q = 1.066 - 0.369 = 0.697$$
$$V_{st} = 0.01380(0.697) = 0.00959 \text{ ac-ft}$$

25-yr

$$\Delta Q = 1.261 - 0.437 = 0.824$$
$$V_{st} = 0.01380(0.824) = 0.01135 \text{ ac-ft}$$

100-yr

$$\Delta Q = 1.561 - 0.541 = 1.020$$
$$V_{st} = 0.01380(1.020) = 0.01405 \text{ ac-ft}$$

6.2 Pond 2 (DA2) Storage

10-yr

$$\Delta Q = 4.752 - 1.646 = 3.106$$
$$V_{st} = 0.01380(3.106) = 0.04278 \text{ ac-ft}$$

25-yr

$$\Delta Q = 5.620 - 1.947 = 3.673$$
$$V_{st} = 0.01380(3.673) = 0.05059 \text{ ac-ft}$$

100-yr

$$\Delta Q = 6.959 - 2.411 = 4.548$$
$$V_{st} = 0.01380(4.548) = 0.06264 \text{ ac-ft}$$

6.3 Storage Summary

Pond	10-yr (ac-ft)	25-yr (ac-ft)	100-yr (ac-ft)
Pond 1 (DA1)	0.00959	0.01135	**0.01405**

Pond	10-yr (ac-ft)	25-yr (ac-ft)	100-yr (ac-ft)
Pond 2 (DA2)	0.04278	0.05059	**0.06264**

7. Pond Geometry and Stage-Storage Checks

7.1 Pond 1 Geometry

- Bottom Elev = **12.0**
- Top Elev = **14.5**
- Bottom Area = **54.67 SF**
- Top Area = **509 SF**

Using a linear area-growth (frustum) storage approximation, storage is sufficient through the 100-year requirement.

Computed WSEs (from required storage volumes):

- **WSE10 ≈ 13.864**
- **WSE25 ≈ 14.051**
- **WSE100 ≈ 14.312**

7.2 Pond 2 Geometry

- Bottom Elev = **13.0**
- Top Elev = **16.0**
- Bottom Area = **316 SF**
- Top Area = **1,516 SF**

Storage is sufficient through the 100-year requirement.

Computed WSEs:

- **WSE10 ≈ 15.363**
- **WSE25 ≈ 15.622**
- **WSE100 ≈ 15.987**

8. Outlet Structures, Overflow, and Outfall to Existing Ditch

8.1 Allowable Releases (targets)

Each pond is controlled such that:

- Pond 1 $Q_{out} \leq Q_{pre}$for DA1 (0.369 / 0.437 / 0.541 cfs)
- Pond 2 $Q_{out} \leq Q_{pre}$for DA2 (1.646 / 1.947 / 2.411 cfs)

8.2 Primary Outlet (controlled discharge)

HDPE outlet barrels are standard sizes; discharge control is achieved at the outlet structure using a restricted opening (orifice plate / reducer as needed).

- Pond 1 primary outlet: 4-inch HDPE outlet barrel with a reduced control opening sized to meet the allowable release targets (typ. via removable orifice plate).
- Pond 2 primary outlet: 8-inch HDPE outlet barrel with a reduced control opening sized to meet the allowable release targets (typ. via removable orifice plate).

8.3 Emergency Overflow (grate inlet + overflow pipe)

Overflow is provided at each pond by a grate inlet set 2 inches below the top of pond, with an overflow pipe exiting the overflow structure.

- Pond 1 overflow grate elevation: $14.50 - 0.17 = 14.33$
- Pond 2 overflow grate elevation: $16.00 - 0.17 = 15.83$

Overflow pipe sizes:

- Pond 1 overflow pipe: 12-inch HDPE
- Pond 2 overflow pipe: 15-inch HDPE

8.4 Outfall / Overflow pipe slope and drop check

Adopt 0.30% slope ($S = 0.003$) for overflow/outfall conveyance runs.
Vertical drop:

$$\Delta z = S\,L$$

- Pond 1 (L = 20 ft): $\Delta z = 0.003(20) = 0.060$ ft ≈ 0.72 in
- Pond 2 (L = 28 ft): $\Delta z = 0.003(28) = 0.084$ ft ≈ 1.01 in

9. Conclusion

The proposed drainage system routes DA1 and DA2 to two detention ponds with separate outlet structures discharging to the existing ditch. Each pond is sized using the Vst method to store post-development runoff and restrict discharge to the pre-development peak rate for the 10-, 25-, and 100-year events evaluated. Pond geometry and stage checks confirm both ponds provide sufficient storage through the 100-year event. Emergency overflow is provided at each pond via a grate inlet set 2 inches below top of pond with an overflow pipe exiting the overflow structure.

DRAINAGE ANALYSIS

Project: Webster Street Development (Bay St. Louis, MS)
Prepared for: Owner/Developer
Prepared by: Terry Moran, P.E.
Date: 04.07.2026

1. Purpose and Design Intent

This drainage analysis documents the proposed stormwater approach for the Webster Street development and demonstrates compliance with the City of Bay St. Louis requirement that **post-development discharge be controlled such that discharge does not exceed pre-development discharge** for the design storms evaluated.

Per City direction, runoff from the developed catchments is routed to **two detention ponds**, each with its **own outlet structure** discharging to the **existing ditch**. Each pond is sized to **store post-construction runoff** and **release at the pre-construction peak discharge rate** for its respective contributing drainage area.

2. Drainage Areas and Routing

2.1 Drainage Area Routing

- **DA1 → Pond 1 → Outlet 1 → Existing Ditch**
- **DA2 → Pond 2 → Outlet 2 → Existing Ditch**

2.2 Drainage Area Sizes

- **DA1 area:** 6,709.3952 SF = **0.15403 ac**
- **DA2 area:** 29,915.8142 SF = **0.68677 ac**
- **Total DA1+DA2:** 36,625.2094 SF = **0.84080 ac**

(An additional undeveloped area beyond limits of construction exists downstream of these drainage areas and is not included in DA1/DA2 detention sizing.)

3. Hydrologic Method and Inputs

3.1 Rational Method

Peak runoff rates are calculated using:

$$Q = C\,i\,A$$

Where:

- Q= peak runoff (cfs)
- C= runoff coefficient
- i= rainfall intensity (in/hr)
- A= area (ac)

3.2 Time of Concentration

- $T_c = 10$minutes = 0.167 hours

3.3 Rainfall Intensities (10-minute duration)

- 10-yr: $i_{10} = 7.99$in/hr
- 25-yr: $i_{25} = 9.45$in/hr
- 100-yr: $i_{100} = 11.70$in/hr

4. Runoff Coefficients

4.1 Pre-Development Coefficient

- $C_{pre} = 0.30$

4.2 Post-Development Weighted Coefficient (DA1+DA2 basis)

Impervious coverage provided (within the developed catchment basis):

- Asphalt: 0.524 ac
- Buildings: 0.201 ac
- Sidewalk: 0.051 ac
- Total impervious = 0.776 ac

Since DA1+DA2 total area is 0.84080 ac, pervious area **within DA1+DA2** is:

$$A_{perv} = 0.84080 - 0.77600 = 0.06480 \text{ ac}$$

Assumed coefficients:

- Asphalt $C = 0.90$
- Buildings $C = 0.95$
- Sidewalk $C = 0.90$
- Pervious/grass $C = 0.30$

Weighted post coefficient:

$$C_{post} = \frac{0.524(0.90) + 0.201(0.95) + 0.051(0.90) + 0.0648(0.30)}{0.8408} = 0.866$$

Use: $C_{post} = 0.866$

5. Peak Runoff Calculations (Pre vs Post)

5.1 DA1 Peak Discharges ($A = 0.15403$ ac)

10-yr

$$Q_{pre} = 0.30(7.99)(0.15403) = 0.369 \text{ cfs}$$
$$Q_{post} = 0.866(7.99)(0.15403) = 1.066 \text{ cfs}$$

25-yr

$$Q_{pre} = 0.30(9.45)(0.15403) = 0.437 \text{ cfs}$$
$$Q_{post} = 0.866(9.45)(0.15403) = 1.261 \text{ cfs}$$

100-yr

$$Q_{pre} = 0.30(11.70)(0.15403) = 0.541 \text{ cfs}$$
$$Q_{post} = 0.866(11.70)(0.15403) = 1.561 \text{ cfs}$$

5.2 DA2 Peak Discharges ($A = 0.68677$ ac)

10-yr

$$Q_{pre} = 0.30(7.99)(0.68677) = 1.646 \text{ cfs}$$
$$Q_{post} = 0.866(7.99)(0.68677) = 4.752 \text{ cfs}$$

25-yr

$$Q_{pre} = 0.30(9.45)(0.68677) = 1.947 \text{ cfs}$$

$$Q_{post} = 0.866(9.45)(0.68677) = 5.620 \text{ cfs}$$

100-yr

$$Q_{pre} = 0.30(11.70)(0.68677) = 2.411 \text{ cfs}$$
$$Q_{post} = 0.866(11.70)(0.68677) = 6.959 \text{ cfs}$$

6. Detention Storage Method (Vst)

$$V_{st}(\text{ac-ft}) = 0.08264\ (Q_{in} - Q_{out})\ T_c(\text{hr})$$

With $T_c = 0.167$hr:

$$V_{st}(\text{ac-ft}) = 0.08264\ (Q_{in} - Q_{out})\ (0.167) = 0.01380\ (Q_{in} - Q_{out})$$

For each pond:

- $Q_{in} = Q_{post}$
- $Q_{out} = Q_{pre}$

6.1 Pond 1 (DA1) Storage

10-yr

$$\Delta Q = 1.066 - 0.369 = 0.697$$
$$V_{st} = 0.01380(0.697) = 0.00959 \text{ ac-ft}$$

25-yr

$$\Delta Q = 1.261 - 0.437 = 0.824$$
$$V_{st} = 0.01380(0.824) = 0.01135 \text{ ac-ft}$$

100-yr

$$\Delta Q = 1.561 - 0.541 = 1.020$$
$$V_{st} = 0.01380(1.020) = 0.01405 \text{ ac-ft}$$

6.2 Pond 2 (DA2) Storage

10-yr

$$\Delta Q = 4.752 - 1.646 = 3.106$$
$$V_{st} = 0.01380(3.106) = 0.04278 \text{ ac-ft}$$

25-yr

$$\Delta Q = 5.620 - 1.947 = 3.673$$
$$V_{st} = 0.01380(3.673) = 0.05059 \text{ ac-ft}$$

100-yr

$$\Delta Q = 6.959 - 2.411 = 4.548$$
$$V_{st} = 0.01380(4.548) = 0.06264 \text{ ac-ft}$$

6.3 Storage Summary

Pond	10-yr (ac-ft)	25-yr (ac-ft)	100-yr (ac-ft)
Pond 1 (DA1)	0.00959	0.01135	**0.01405**

Pond	10-yr (ac-ft)	25-yr (ac-ft)	100-yr (ac-ft)
Pond 2 (DA2)	0.04278	0.05059	**0.06264**

7. Pond Geometry and Stage-Storage Checks

7.1 Pond 1 Geometry

- Bottom Elev = **12.0**
- Top Elev = **14.5**
- Bottom Area = **54.67 SF**
- Top Area = **509 SF**

Using a linear area-growth (frustum) storage approximation, storage is sufficient through the 100-year requirement.

Computed WSEs (from required storage volumes):

- **WSE10 ≈ 13.864**
- **WSE25 ≈ 14.051**
- **WSE100 ≈ 14.312**

7.2 Pond 2 Geometry

- Bottom Elev = **13.0**
- Top Elev = **16.0**
- Bottom Area = **316 SF**
- Top Area = **1,516 SF**

Storage is sufficient through the 100-year requirement.

Computed WSEs:

- **WSE10 ≈ 15.363**
- **WSE25 ≈ 15.622**
- **WSE100 ≈ 15.987**

8. Outlet Structures, Overflow, and Outfall to Existing Ditch

8.1 Allowable Releases (targets)

Each pond is controlled such that:

- Pond 1 $Q_{out} \leq Q_{pre}$for DA1 (0.369 / 0.437 / 0.541 cfs)
- Pond 2 $Q_{out} \leq Q_{pre}$for DA2 (1.646 / 1.947 / 2.411 cfs)

8.2 Primary Outlet (controlled discharge)

HDPE outlet barrels are standard sizes; discharge control is achieved at the outlet structure using a restricted opening (orifice plate / reducer as needed).

- Pond 1 primary outlet: 4-inch HDPE outlet barrel with a reduced control opening sized to meet the allowable release targets (typ. via removable orifice plate).
- Pond 2 primary outlet: 8-inch HDPE outlet barrel with a reduced control opening sized to meet the allowable release targets (typ. via removable orifice plate).

8.3 Emergency Overflow (grate inlet + overflow pipe)

Overflow is provided at each pond by a grate inlet set 2 inches below the top of pond, with an overflow pipe exiting the overflow structure.

- Pond 1 overflow grate elevation: $14.50 - 0.17 = 14.33$
- Pond 2 overflow grate elevation: $16.00 - 0.17 = 15.83$

Overflow pipe sizes:

- Pond 1 overflow pipe: 12-inch HDPE
- Pond 2 overflow pipe: 15-inch HDPE

8.4 Outfall / Overflow pipe slope and drop check

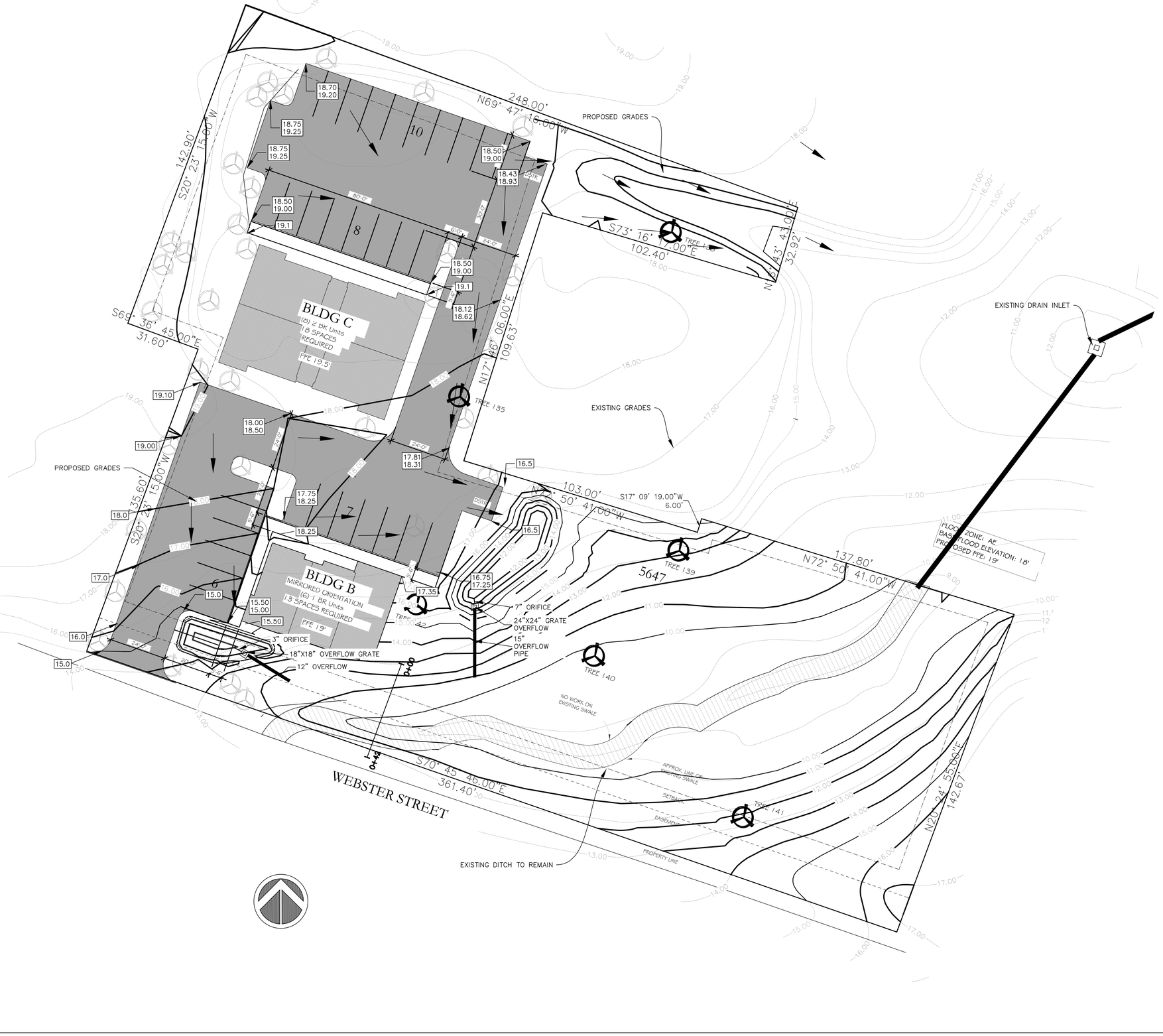
Adopt 0.30% slope ($S = 0.003$) for overflow/outfall conveyance runs.
Vertical drop:

$$\Delta z = S\,L$$

- Pond 1 (L = 20 ft): $\Delta z = 0.003(20) = 0.060$ ft ≈ 0.72 in
- Pond 2 (L = 28 ft): $\Delta z = 0.003(28) = 0.084$ ft ≈ 1.01 in

9. Conclusion

The proposed drainage system routes DA1 and DA2 to two detention ponds with separate outlet structures discharging to the existing ditch. Each pond is sized using the Vst method to store post-development runoff and restrict discharge to the pre-development peak rate for the 10-, 25-, and 100-year events evaluated. Pond geometry and stage checks confirm both ponds provide sufficient storage through the 100-year event. Emergency overflow is provided at each pond via a grate inlet set 2 inches below top of pond with an overflow pipe exiting the overflow structure.



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P.E., P.L.S

J. MORAN JR. — REGISTERED PROFESSIONAL ENGINEER — 6005 — 04.07.2026 — STATE OF MISSISSIPPI

0 Webster Street

Drainage Map and Drainage Plan

DRAWN BY:
GH

CHECKED BY:
TJM

SHEET TITLE:
GRADING AND DRAINAGE PLAN

C1

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6005
04.07.2026
STATE OF MISSISSIPPI

0 Webster Street

Drainage Map and Drainage Plan

DA1

DA2

BLDG C
(6) 2 BR Units
18 SPACES REQUIRED
FFE 19.5'

BLDG B
MIRRORED ORIENTATION
(6) 1 BR Units
12 SPACES REQUIRED
FFE 19'

S20° 23' 15.00"W
142.90'

N69° 47' 15.00"W
248.00'

S69° 36' 45.00"E
31.60'

N17° 46' 06.00"E
109.63'

S73° 16' 17.00"E
102.40'

N16° 43' 43.00"E
32.92'

S20° 23' 15.00"W
135.60'

N69° 50' 41.00"W
103.00'

S17° 09' 19.00"W
6.00'

N72° 50' 41.00"W
137.80'

S70° 45' 46.00"E
361.40'

N20° 44' 55.00"E
142.67'

TREE 135

TREE 138

TREE 139

TREE 140

TREE 141

5647

NO WORK ON EXISTING SWALE

APPROX. LINE OF EXISTING SWALE

SETBACK

EASEMENT

PROPERTY LINE

EXISTING DITCH TO REMAIN

WEBSTER STREET

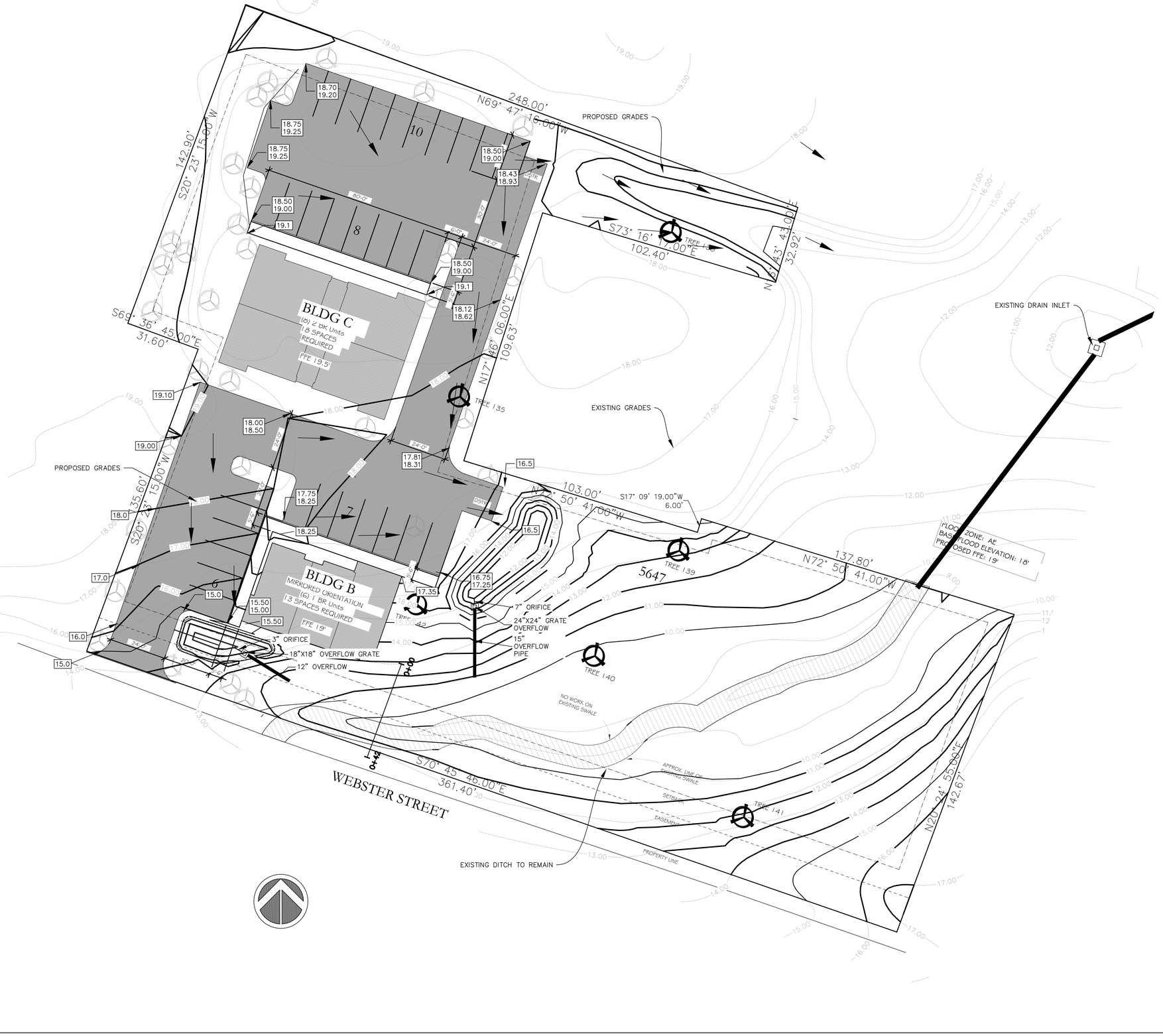
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 18'
PROPOSED FFE: 19'

DRAWN BY:
CH

CHECKED BY:
TJM

SHEET TITLE:
DRAINAGE MAP

DM



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T. MORAN JR. REGISTERED PROFESSIONAL ENGINEER 6005 04.07.2026 STATE OF MISSISSIPPI

0 Webster Street

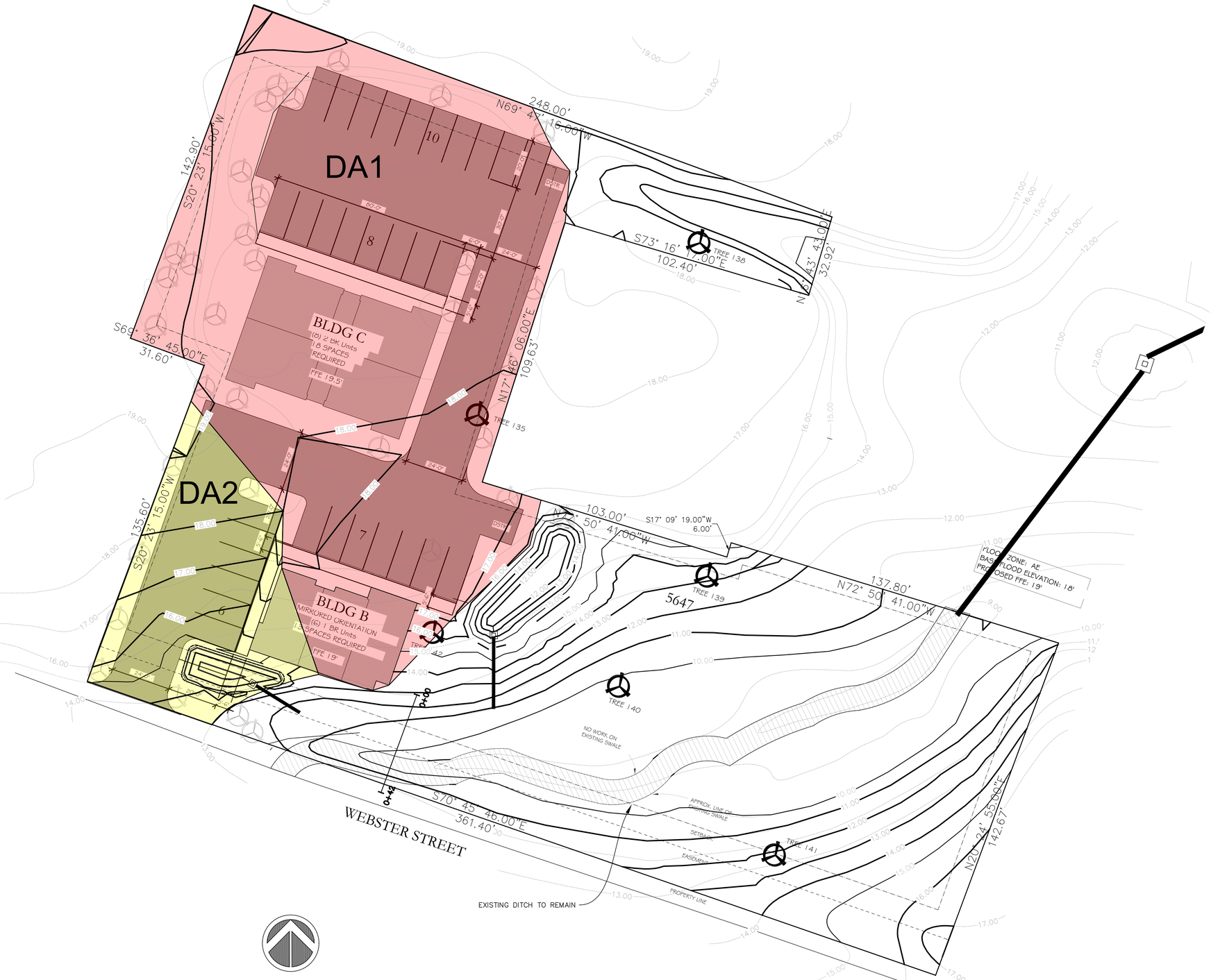
Drainage Map and Drainage Plan

DRAWN BY: GH

CHECKED BY: TJM

SHEET TITLE: GRADING AND DRAINAGE PLAN

C1



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J. MORAN JR. REGISTERED PROFESSIONAL ENGINEER 6005 04.07.2026 STATE OF MISSISSIPPI

0 Webster Street

Drainage Map and Drainage Plan

DRAWN BY: OH
CHECKED BY: TJM
SHEET TITLE: DRAINAGE MAP

DM

STORAGE FACILITY
DUNBAR AVE.
BAY ST.LOUIS, MS.

Issue	Description	Date
A	For review and comment	8-06-25
B	REVISED	3-05-26
C	REVISED	4-17-26

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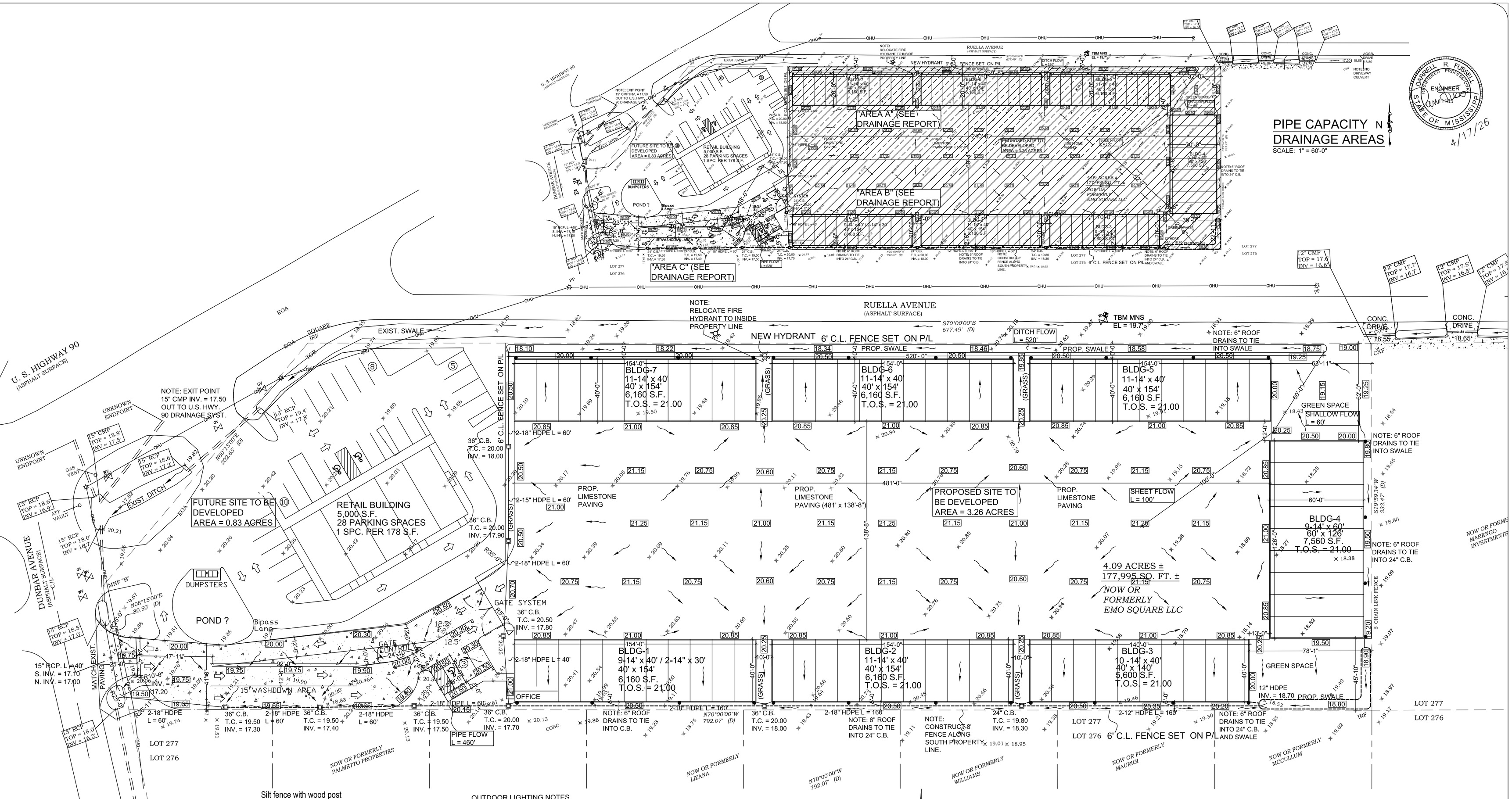
Phone: 985-237-3908

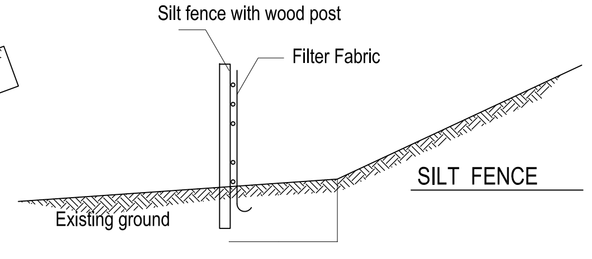
C1

DARRELL R. RUSSELL
REGISTERED PROFESSIONAL ENGINEER
No. 17885
STATE OF MISSISSIPPI
ENGINEER
4/17/26

PIPE CAPACITY
DRAINAGE AREAS

SCALE: 1" = 60'-0"





NOTES:
1. Filter to be buried Approximately 6 inches Into the ground.
2. Fabric to be installed per manufacturer recommendations.
3. Construct silt fence around perimeter of site. Maintain until work is complete and grass is established

OUTDOOR LIGHTING NOTES
1. LIGHTING SHALL BE 28 WATT LED FIXTURES MOUNTED ON THE BUILDING 13' ABOVE GRADE.
2. THE LIGHTING SHALL PROVIDE TOTAL FOOTCANDLES MEASURED AT THREE FEET ABOVE GROUND LEVEL NOT EXCEED TWO FOOTCANDLES AT THE PROPERTY LINE.

● MPulse Brand Surface Mount Fixture
MP-SM28UT4-40B, or equal (5 TOTAL)
mounted @ 13' above grade on photocell control

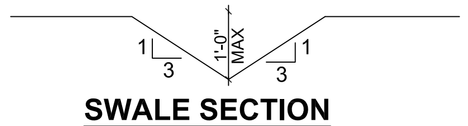
SITE PLAN

SCALE: 1" = 30'-0"

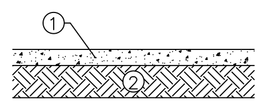
N

4.09 ACRES ±
177,995 SQ. FT. ±
NOW OR FORMERLY
EMO SQUARE LLC

LEGEND	
30.65	EXISTING GRADE
31.00	REQUIRED GRADE
	DIRECTION OF FLOW
	DRAIN PIPE
	PROPOSED CONCRETE
	EXIST. DRAIN PIPE



SWALE SECTION
NOT TO SCALE



① 3" 610 LIMESTONE OR CRUSHED CONCRETE

② EXISTING GRANULAR BASE (CONFIRMED BY OWNER)

PARKING LOT SECTION
NOT TO SCALE

SITE NOTES

1, PROVIDE ACCESSIBLE PARKING SPACE AS PER SECTION ADA 216.5.
2.THRESHOLDS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION REGARDING CHANGES IN LEVEL. (NOT MORE THAN ¾" HEIGHT AND BEVELED IF OVER ¼")
3. PROVIDE LEVEL LANDINGS OUTSIDE EXTERIOR DOORS THAT ARE WITHIN ½" OF THE INTERIOR FINISH FLOOR ELEVATION.
4. PROVIDE ILLUMINATION OF MEANS OF EGRESS IN ACCORDANCE WITH NFPA 101:7.8 AND IBC 1006, INCLUDING EXIT DISCHARGE (EXTERIOR).

DESIGN CRITERIA
- 2021 INTERNATIONAL BUILDING CODE
-2021 NFPA 101
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2020 NATIONAL ELECTRIC CODE

Wind loading - 2021 IBC, 157 MPH Vult, 121 Vnom
Enclosed Building
Exposure B (1609.4)
Category II (Ibc 1604.5)
Wind Importance Factor = 1.0
Internal Pressure Coefficient = +/-.18
Main Wind Resisting System - Engineered Metal Building
Building frame and components designed based on loads from AS
Floor live Loads - 100 psf
Floor dead load - 10 psf
Roof live loads = 20 psf

Design Load Bearing of Soils - 1500 PSF

NOTE: THERE IS NO DEFINED DRAINAGE ON RUELLA STREET

RUELLA AVENUE
(ASPHALT SURFACE)

U. S. HIGHWAY 90
(ASPHALT SURFACE)

DUNBAR AVENUE
(ASPHALT SURFACE)
C/L

UNKNOWN ENDPOINT

N60°15'00"E
202.65' (D)

EXIST. DITCH

EXIST. ASPH. PAVING

EXIST. FIRE HYDRANT

EXIST. SHEET FLOW
L = 220'

EXIST. CONC. PAVING (DEM. BUILDING)

GRASS

15" RCP
TOP = 19.4'
INV = 17.8'

12" CMP
TOP = 17.6'
INV = 16.6'

12" CMP
TOP = 17.7'
INV = 16.7'

12" CMP
TOP = 17.5'
INV = 16.5'

12" CMP
TOP = 17.5'
INV = 16.5'

TBM MNS
EL. = 19.7

LOT 277
LOT 276

NOW OR FORMERLY
PALMETTO PROPERTIES

NOW OR FORMERLY
LIZANA

N70°00'00"W
792.07' (D)

NOW OR FORMERLY
WILLIAMS

NOW OR FORMERLY
MAURIGI

NOW OR FORMERLY
MCCULLUM

NOW OR FORMERLY
MARENGO
INVESTMENTS LLC

S19°59'34"W
233.47' (D)

LEGEND

30.65	EXISTING GRADE
	DIRECTION OF FLOW
	DRAIN PIPE
	EXISTING CONCRETE
	EXISTING ASPHALT

EXIST. SITE PLAN

SCALE: 1" = 30'-0"

N

DARRELL R. RUSSELL
REGISTERED PROFESSIONAL
ENGINEER
NO. 33111
STATE OF MISSISSIPPI
4/17/26

Issue	Description	Date
A	For review and comment	4-17-26

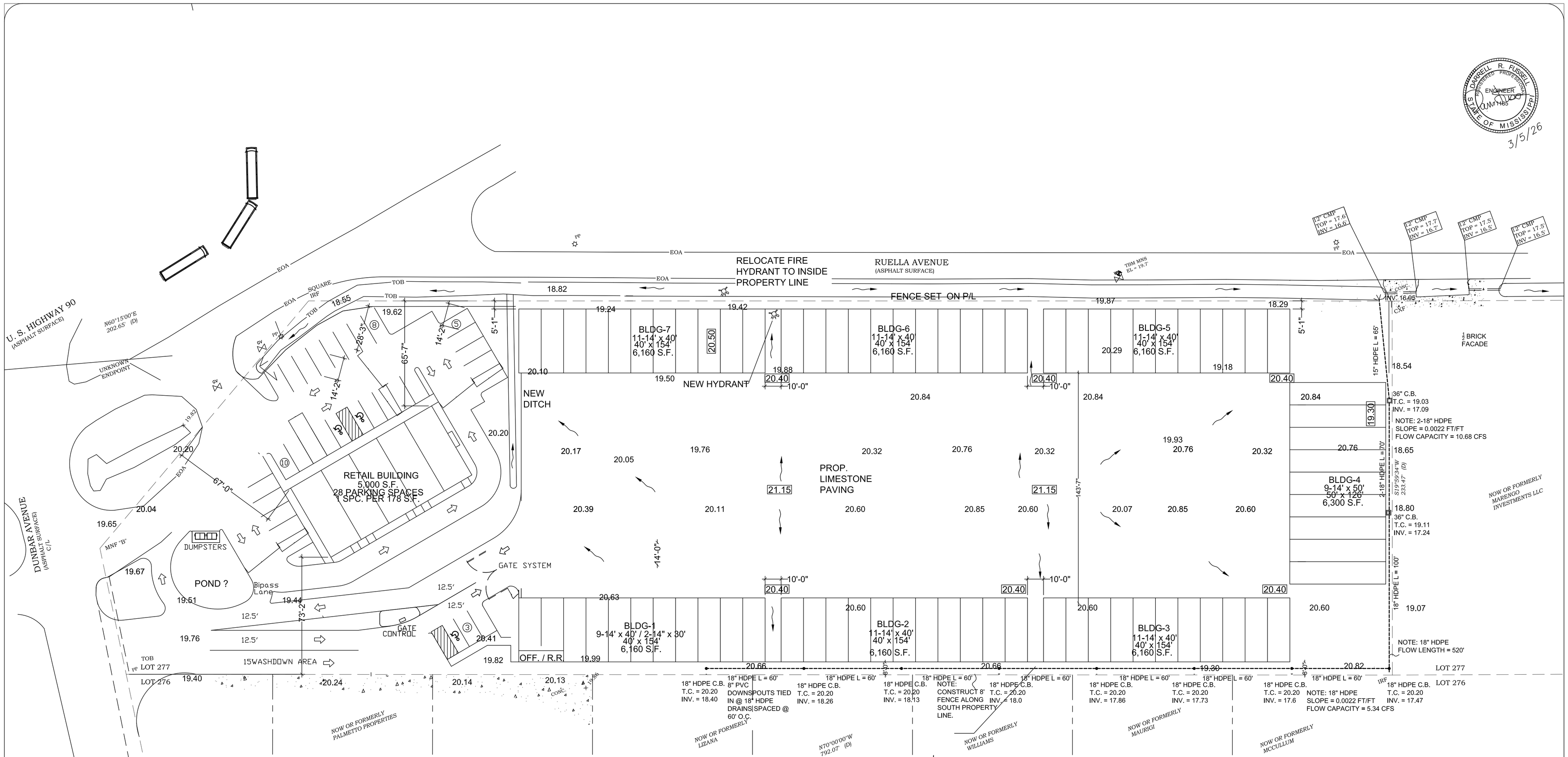
STORAGE FACILITY
DUNBAR AVE.
BAY ST.LOUIS, MS.

DARRELL FUSSELL, P.E.
CIVIL AND STRUCTURAL
ENGINEERING

PO BOX 881
Madisonville, LA 70447

Phone: 985-237-3908

C1.1



SITE PLAN

SCALE: 1" = 30'-0"

N

Silt fence with wood post

Filter Fabric

Existing ground

SILT FENCE

NOTES:
1. Filter to be buried Approximately 6 inches Into the ground.
2. Fabric to be installed per manufacturer recommendations.
3. Construct silt fence around perimeter of site. Maintain until work is complete and grass is established

OUTDOOR LIGHTING NOTES
1. LIGHTING SHALL BE 28 WATT LED FIXTURES MOUNTED ON THE BUILDING 13' ABOVE GRADE.
2. THE LIGHTING SHALL PROVIDE TOTAL FOOTCANDLES MEASURED AT THREE FEET ABOVE GROUND LEVEL NOT EXCEED TWO FOOTCANDLES AT THE PROPERTY LINE.

● MPulse Brand Surface Mount Fixture MP-SM28UT4-40B, or equal (5 TOTAL) mounted @ 13' above grade on photocell control

1 3 1'-0" MAX 1 3

SWALE SECTION
NOT TO SCALE

LEGEND

30.65	EXISTING GRADE
31.00	REQUIRED GRADE
	DIRECTION OF FLOW
	DRAIN PIPE
	EXISTING CONCRETE

① 3" 610 LIMESTONE OR CRUSHED CONCRETE

② EXISTING GRANULAR BASE (CONFIRMED BY OWNER)

PARKING LOT SECTION
NOT TO SCALE

SITE NOTES

1. PROVIDE ACCESSIBLE PARKING SPACE AS PER SECTION ADA 216.5.
2.THRESHOLDS SHALL COMPLY WITH REQUIREMENTS OF THIS SECTION REGARDING CHANGES IN LEVEL. (NOT MORE THAN ¾" HEIGHT AND BEVELED IF OVER ¼")
3. PROVIDE LEVEL LANDINGS OUTSIDE EXTERIOR DOORS THAT ARE WITHIN ½" OF THE INTERIOR FINISH FLOOR ELEVATION.
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Category II (Ibc 1604.5)
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Internal Pressure Coefficient = +/-.18
Main Wind Resisting System - Engineered Metal Building
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Floor live Loads - 100 psf
Floor dead load - 10 psf
Roof live loads = 20 psf

Design Load Bearing of Soils - 1500 PSF

DARRELL R. RUSSELL
REGISTERED PROFESSIONAL ENGINEER
No. 17885
STATE OF MISSISSIPPI
3/5/26

Issue	Description	Date
A	For review and comment	8-06-25
B	REVISED	3-05-26

STORAGE FACILITY
DUNBAR AVE.
BAY ST.LOUIS, MS.

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C1

Darrell Fussell, PE
Civil and Structural Engineering
237 Natchez Trace, Covington, LA 70433

JOB: Proposed Storage Facility
Dunbar Ave.
Bay St. Louis, MS.

DARRELL FUSSELL LICENSED PROFESSIONAL ENGINEER 11185 STATE OF MISSISSIPPI
4.17.26

PAGE: 1 of 4

DATE: 4/17/26

BY: DRF

HYDROLOGICAL CALCULATIONS

Scope:
Provide drainage calculations for the proposed storage facility on Ruella Ave. at Dunbar Ave. in Bay St. Louis Mississippi.

The drainage calculations are based on the Rational Method for computing quantities of storm water runoff. The Rational method is based on the following:

Q = CIA
Q = peak runoff rate, cfs
C = runoff coefficient
I = average rainfall intensity
A= drainage area, acres

1. Existing Conditions:

The existing 3.26-acre site was previously developed with a large commercial building, paved parking areas, and paved drive areas for a total existing impervious area of 1.70 acres. The existing site drains from south to north across the property toward Ruella Avenue. There is no defined drainage on Ruella Avenue. It appears that rainfall runoff ultimately flows into the Highway 90 drainage system. The existing site drains as a single basin. (see sheet C1 for basin area details). (Note- The total area of the site is 4.09 acres. The proposed storage facility will be constructed on a 3.26 acre portion of the site. See sheet C1.1)

The existing drainage calculations are as follows:

Determination of "Tc"
Area = 3.26

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Civil and Structural Engineering
237 Natchez Trace, Covington, LA 70433

JOB: Proposed Storage Facility
Dunbar Ave.
Bay St. Louis, MS.

DATE: 4/17/26

BY: DRF

Determination of "C"
Area Total = 3.26 acres
Area of Grass = 1.42 acres
Area of Building Foundation and Paving = 1.84 acres

$C = 0.25\ (1.42/3.26) + 0.95(1.84/3.26) = 0.65$

$T_c = 5$ min (Min. allowable value.)

2. Developed Conditions:

The proposed plans call for the construction of seven storage buildings along with paved parking and drive areas for a total developed impervious area of 1.26 acres and total limestone paving area of 1.53 acres. The developed site will continue to drain as the existing, into the Highway 90 drainage system.
(see sheet C1 for developed site drainage details).

The developed drainage calculations are as follows:

Determination of "Tc"
Area = 3.26

Determination of "C"
Area Total = 3.26 acres
Area of Grass = 0.47 acres
Area of Building and Concrete Paving = 1.01 acres
Area of Limestone = 1.53 acres

$C = 0.25\ (0.47/3.26) + 0.5(1.53/3.26) + .95(1.53/3.26) = 0.72$

$T_c = 13$ min

(See TR55 Worksheet and sheet C1 for Tc calculation information.)

Darrell Fussell, PE
Civil and Structural Engineering
237 Natchez Trace, Covington, LA 70433

PAGE: **3 of 4**

JOB: Proposed Storage Facility
Dunbar Ave.
Bay St. Louis, MS.

DATE: **4/17/26**

BY: **DRF**

HYDRAFLOW COMPUTER ANALYSIS

The pre-developed and developed areas, "C" values, and "Tc" values were input into the program along with the rainfall intensity data producing the following data for a 25-year storm (NOAA for Bay St. Louis attached).

Design Storm	10 Year Storm	25 Year Storm	100 Year Storm
Existing Flow	24.96 cfs	26.00 cfs	35.75 cfs
Developed Flow	18.38 cfs	19.97 cfs	26.09 cfs

Conclusion:
The developed flow is less than the existing flow because of the increased runoff length, paving type, and channel flow in the developed condition. In the existing condition, the runoff length is small because the the flow is across the site. The "C" value of the existing condition is high because of the existing concrete and asphalt.

The developed flow will drain from the proposed buildings, across the proposed drive area, through the proposed pipes / swale, and out to the existing ditch along Dunbar Ave.. (See sheet C1 for drainage details).

North Property Line to Center of Limestone Paving Area (Area A) :
The runoff from the roofs of the North buildings will be carried from roof drains to a swale 1' deep 6' wide with a capacity of 10.0 cfs., then to 2-18" HDPE pipes sloped at .002 ft./ft., with a capacity of 11.76 cfs. The flow from the 1.42 Acre area will be will be 7.2 cfs. (Developed flow based on 10 Year Storm Rational Method, L = 800', S = 21.25-17.70 / 800' = 0.0044 ft/ft, Pipe Flow Capacity based on Manning Equation Pipe Flowing Full, Channel Flow based on Mannings Equation flowing full.)

Darrell Fussell, PE
Civil and Structural Engineering
237 Natchez Trace, Covington, LA 70433

PAGE: **4 of 4**

JOB: Proposed Storage Facility
Dunbar Ave.
Bay St. Louis, MS.

DATE: **4/17/26**

BY: **DRF**

South Property Line to Center of Limestone Paving Area (Area B):
The runoff from the roofs of the South and East buildings will be carried from roof drains to a 1' deep, 6' wide swale with a capacity of 10 cfs, then to 2-12" HDPE pipes sloped at 002 ft./ft., with a capacity of 3.78 cfs, then to 2-18" HDPE pipes sloped at .002 ft./ft., with a capacity of 11.76 cfs. The maximum flow from the 1.53 Acre area will be will be 10.79 cfs. (Developed flow based on 10 Year Storm Rational Method, L = 640', S = 21.15-17.70 / 640' = 0.0055 ft/ft, Pipe Flow Capacity based on Manning Equation Pipe Flowing Full. Channel Flow based on Mannings Equation flowing full.)

Entrance Concrete Drive Area (Area C) :
The runoff from the concrete drive will be drained to 24" Catch Basins along the south property line. 2-18" HDPE pipes sloped at .002 ft./ft., with a capacity of 11.76 cfs will meter the 19.97 cfs developed flow of the site to 11.76 cfs. Storm events causing flow volumes greater than 11.76 cfs. will be accounted for by the additional storage volume capacity of the developed site swales, drain pipes, and limestone paving area. (Developed flow based on Rational Method, Pipe Flow Capacity based on Manning Equation Pipe Flowing Full.)

TR55 Tc Worksheet

Hydraflow Hydrographs by Intelisolve

Hyd. No. 1

Dunbar Existing

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.011		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 5.42		0.00		0.00		
Land slope (%)	= 0.54		0.00		0.00		
Travel Time (min)	**= 1.57**	**+**	**0.00**	**+**	**0.00**	**=**	**1.57**
Shallow Concentrated Flow							
Flow length (ft)	= 85.00		0.00		0.00		
Watercourse slope (%)	= 0.54		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	= 1.49		0.00		0.00		
Travel Time (min)	**= 0.95**	**+**	**0.00**	**+**	**0.00**	**=**	**0.95**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	= 0.00		0.00		0.00		
Flow length (ft)	= 0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 2.52 min

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

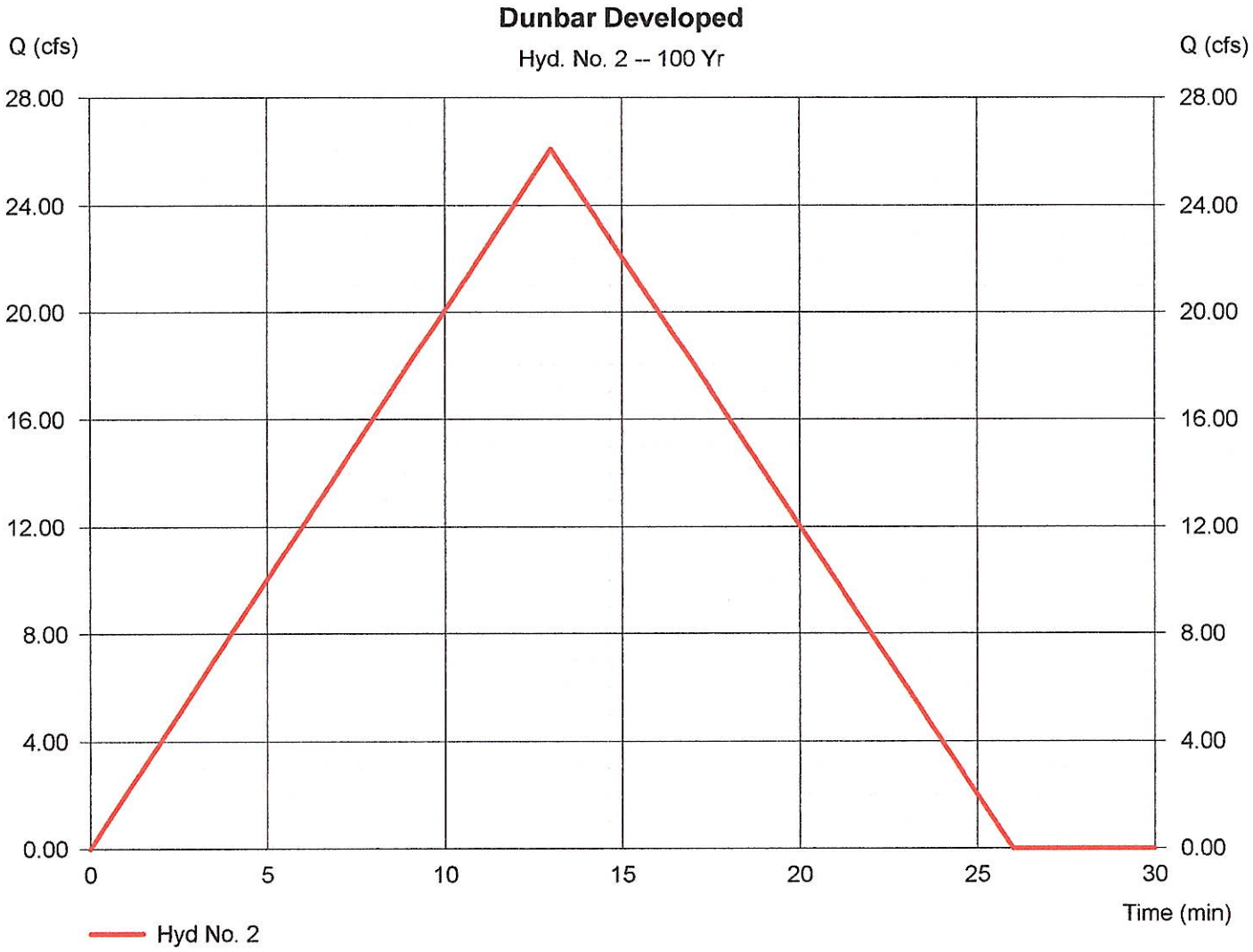
Friday, Apr 17 2026, 12:26 PM

Hyd. No. 2

Dunbar Developed

Hydrograph type	= Rational	Peak discharge	= 26.09 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 3.260 ac	Runoff coeff.	= 0.72
Intensity	= 11.114 in/hr	Tc by TR55	= 13.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 20,347 cuft



TR55 Tc Worksheet

Hydraflow Hydrographs by Intelisolve

Hyd. No. 2

Dunbar Developed

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.025		0.011		0.011		
Flow length (ft)	= 100.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 5.42		0.00		0.00		
Land slope (%)	= 1.00		0.00		0.00		
Travel Time (min)	**= 2.37**	**+**	**0.00**	**+**	**0.00**	**=**	**2.37**
Shallow Concentrated Flow							
Flow length (ft)	= 60.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	= 2.87		0.00		0.00		
Travel Time (min)	**= 0.35**	**+**	**0.00**	**+**	**0.00**	**=**	**0.35**
Channel Flow							
X sectional flow area (sqft)	= 3.00		3.54		0.00		
Wetted perimeter (ft)	= 6.32		9.42		0.00		
Channel slope (%)	= 0.12		0.15		0.00		
Manning's n-value	= 0.026		0.012		0.015		
Velocity (ft/s)	= 1.21		2.50		0.00		
Flow length (ft)	= 520.0		460.0		0.0		
Travel Time (min)	**= 7.19**	**+**	**3.07**	**+**	**0.00**	**=**	**10.26**

Total Travel Time, Tc ..... 12.98 min

Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

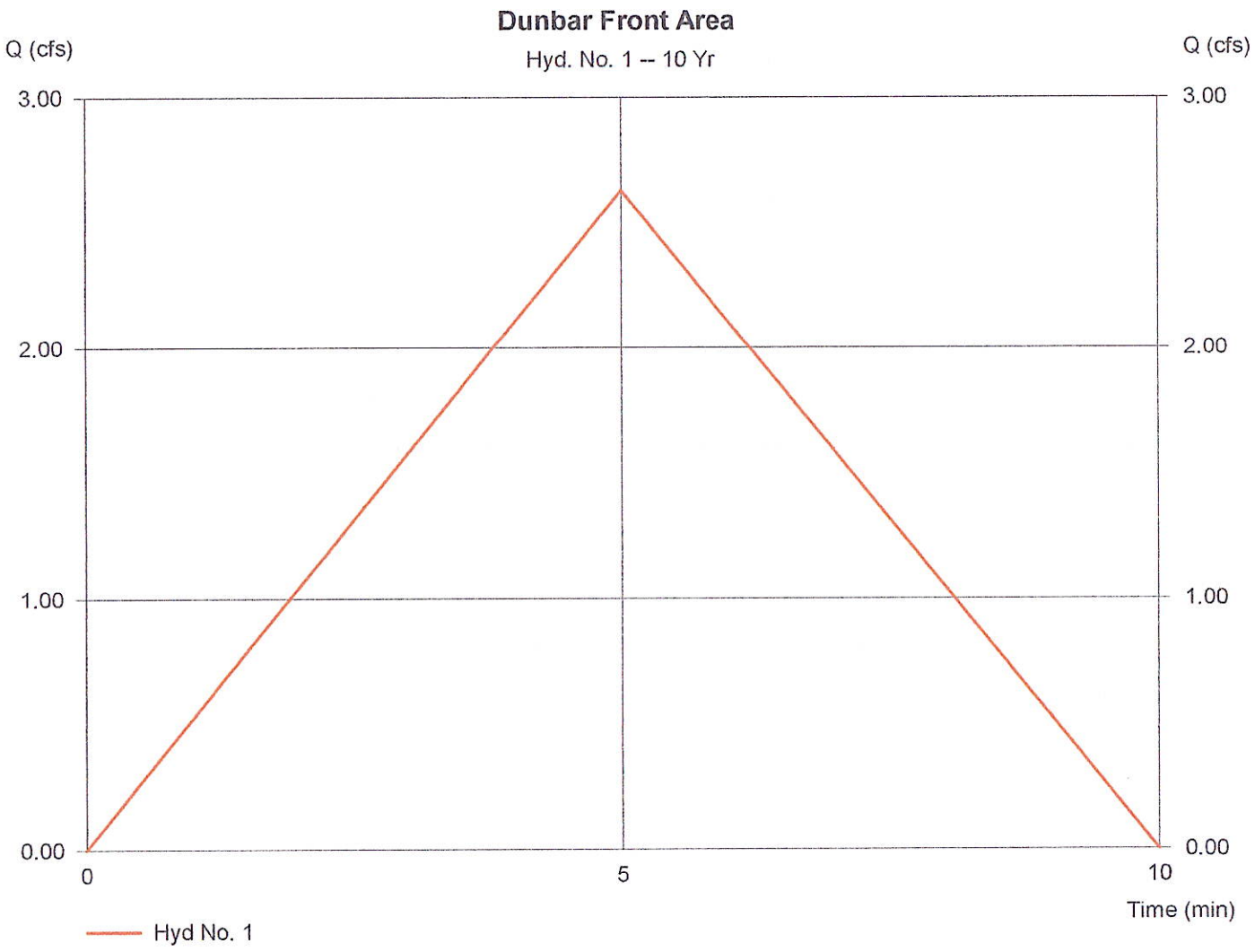
Thursday, Apr 16 2026, 4:19 PM

Hyd. No. 1

Dunbar Front Area

Hydrograph type	= Rational	Peak discharge	= 2.63 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 0.310 ac	Runoff coeff.	= 0.72
Intensity	= 11.778 in/hr	Tc by User	= 5.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 789 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

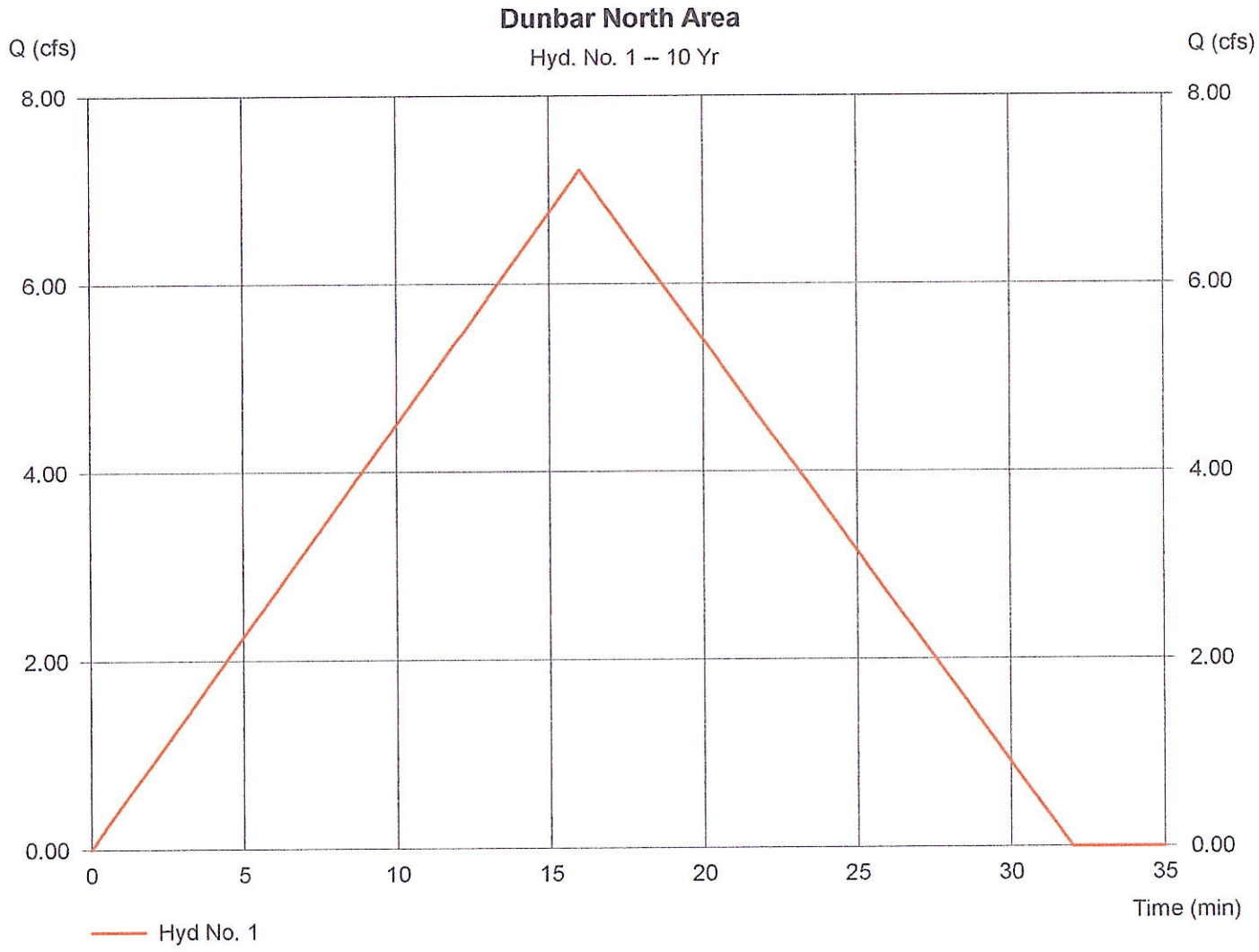
Thursday, Apr 16 2026, 3:46 PM

Hyd. No. 1

Dunbar North Area

Hydrograph type	= Rational	Peak discharge	= 7.20 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 1.420 ac	Runoff coeff.	= 0.72
Intensity	= 7.047 in/hr	Tc by User	= 16.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 6,917 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

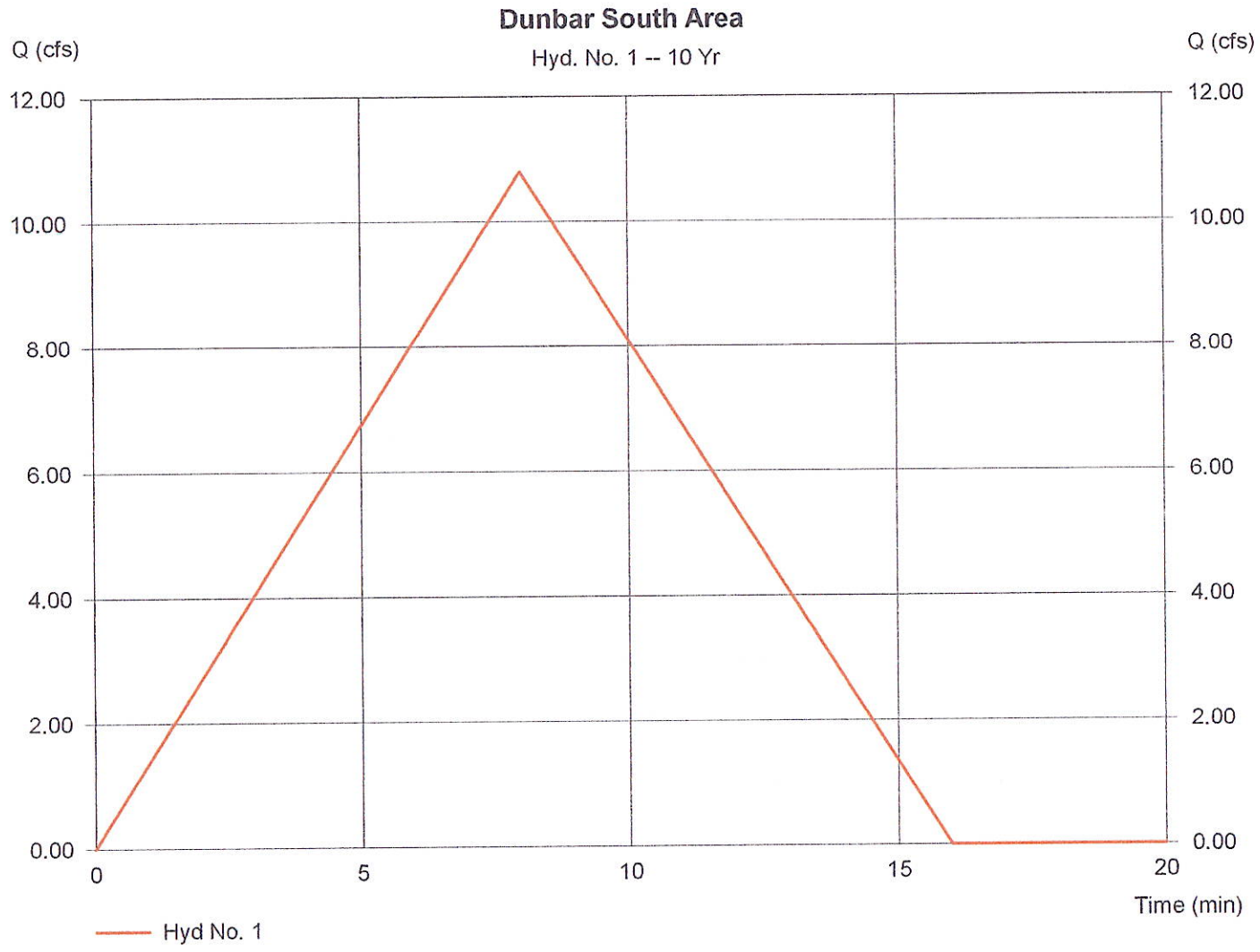
Thursday, Apr 16 2026, 4:10 PM

Hyd. No. 1

Dunbar South Area

Hydrograph type	= Rational	Peak discharge	= 10.79 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 1.530 ac	Runoff coeff.	= 0.72
Intensity	= 9.799 in/hr	Tc by User	= 8.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 5,181 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

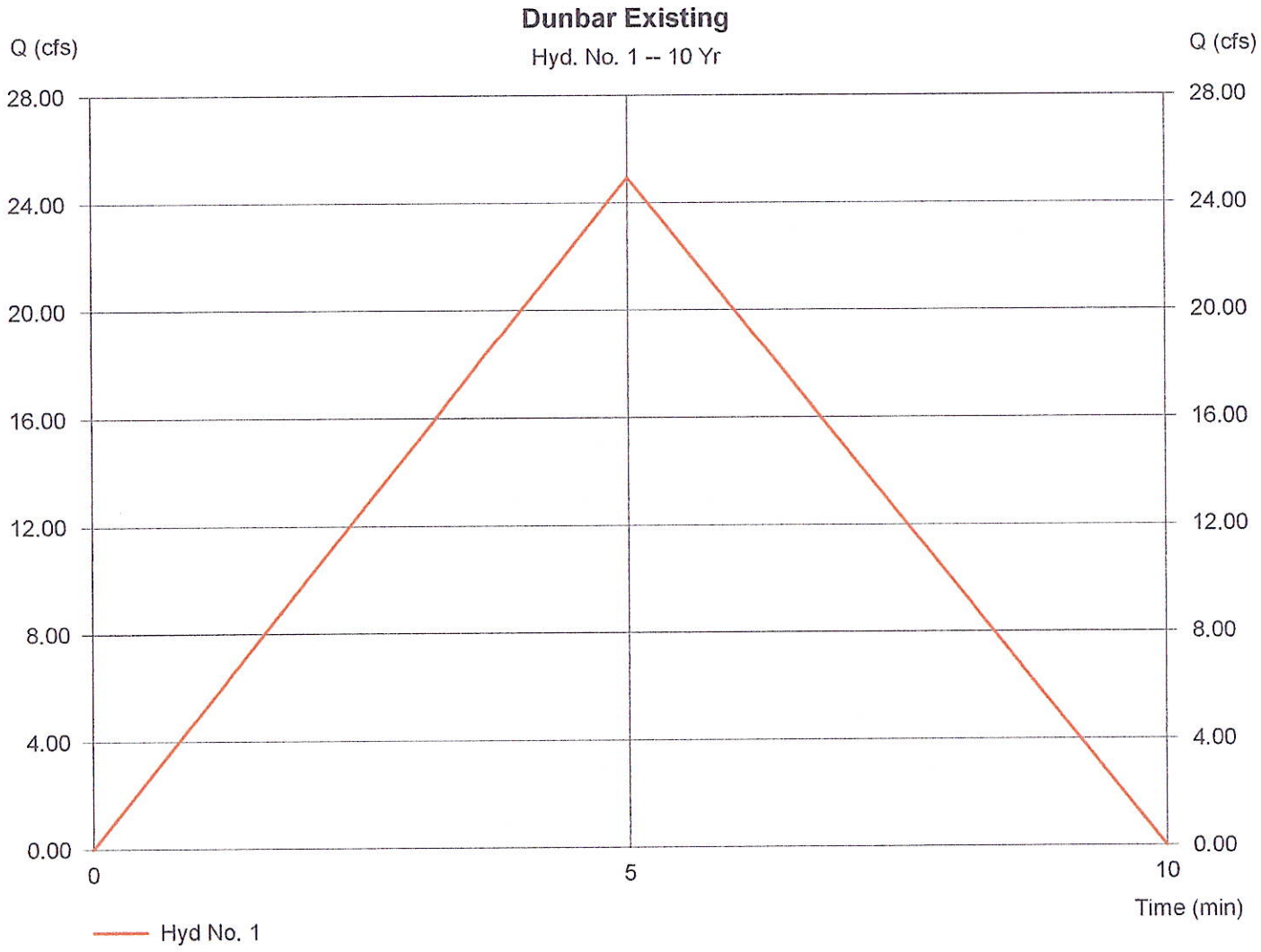
Thursday, Apr 16 2026, 5:0 PM

Hyd. No. 1

Dunbar Existing

Hydrograph type	= Rational	Peak discharge	= 24.96 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 3.260 ac	Runoff coeff.	= 0.65
Intensity	= 11.778 in/hr	Tc by User	= 5.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 7,487 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

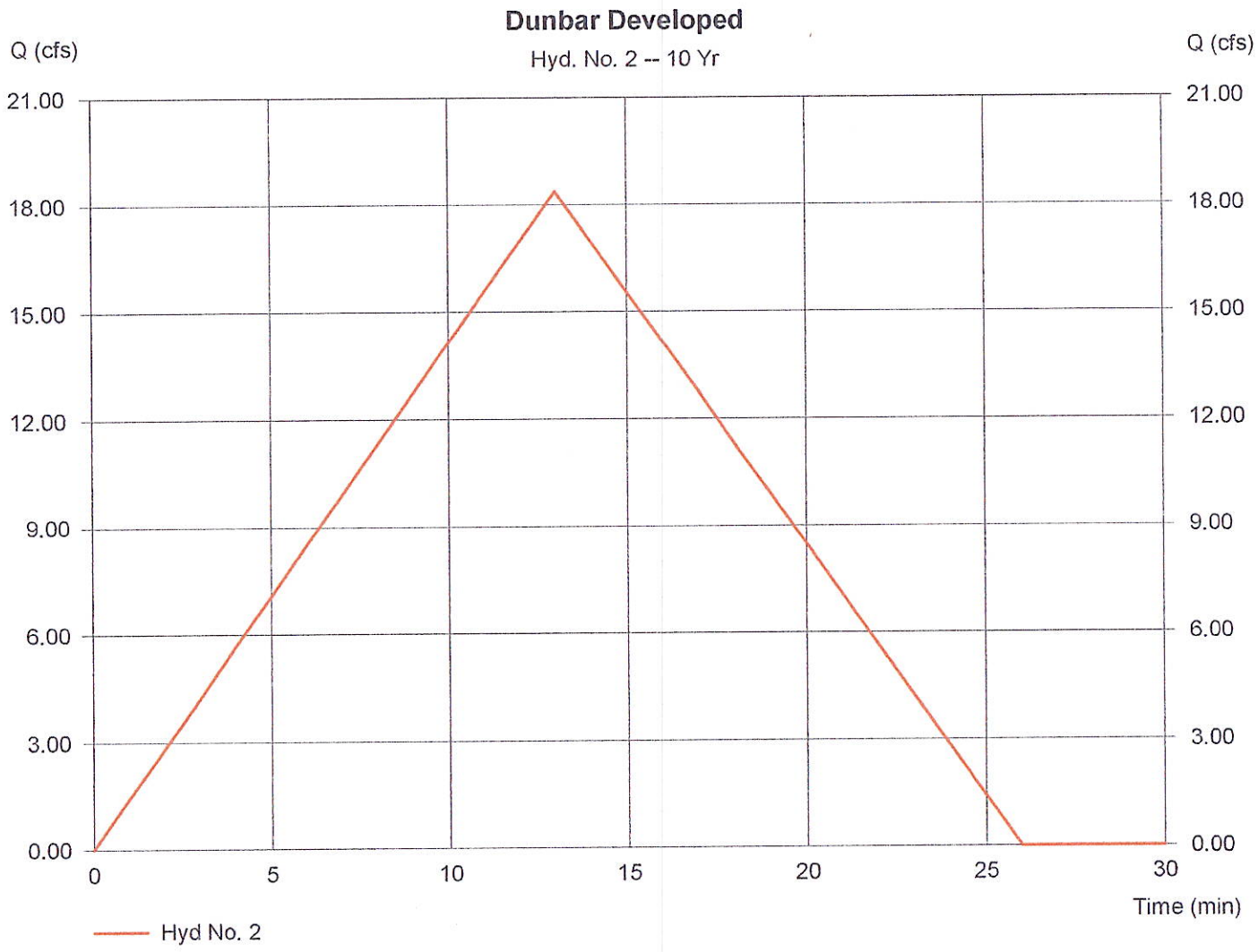
Thursday, Apr 16 2026, 5:1 PM

Hyd. No. 2

Dunbar Developed

Hydrograph type	= Rational	Peak discharge	= 18.38 cfs
Storm frequency	= 10 yrs	Time interval	= 1 min
Drainage area	= 3.260 ac	Runoff coeff.	= 0.72
Intensity	= 7.829 in/hr	Tc by TR55	= 13.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 14,333 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

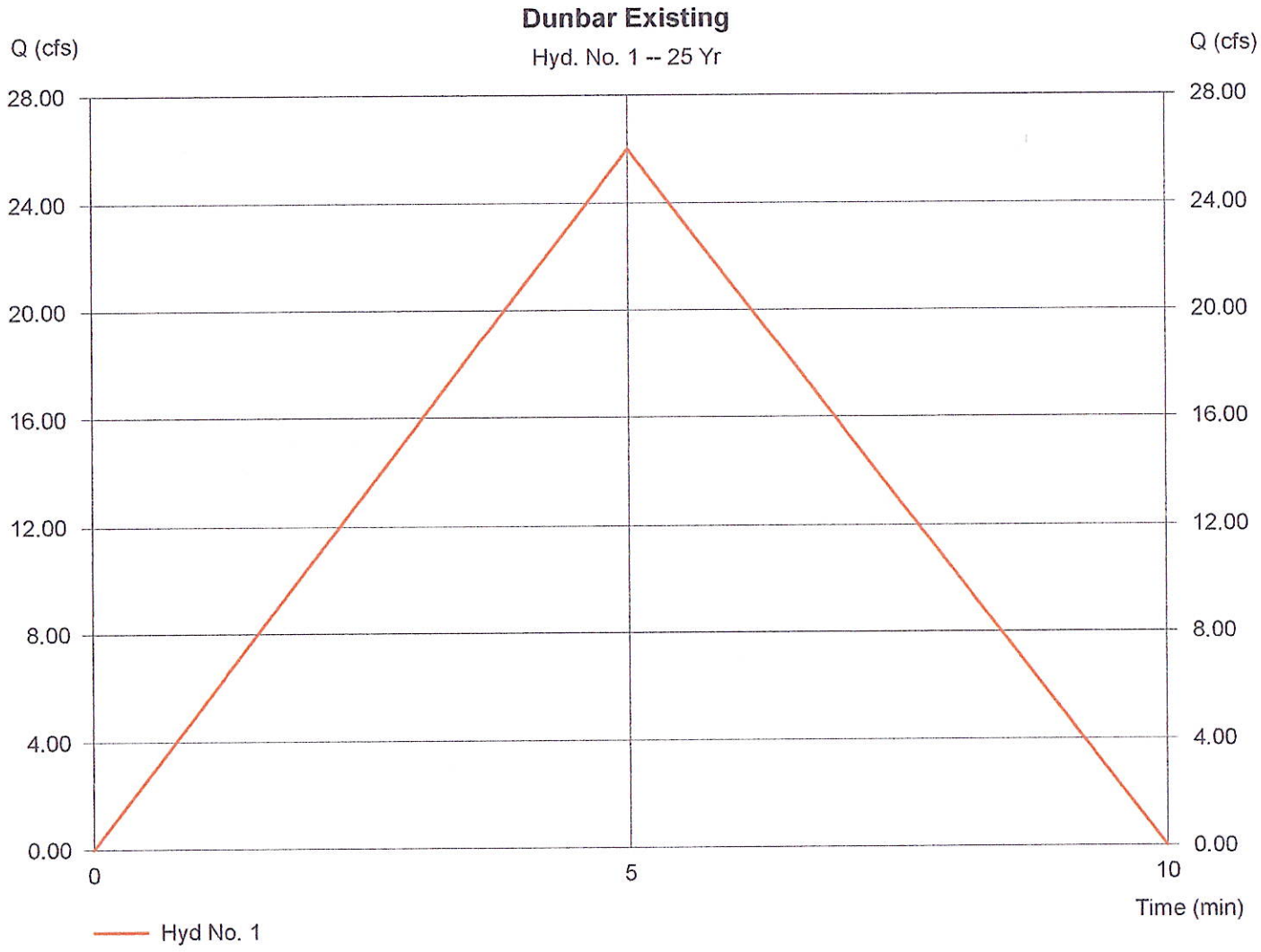
Thursday, Apr 16 2026, 5:2 PM

Hyd. No. 1

Dunbar Existing

Hydrograph type	= Rational	Peak discharge	= 26.00 cfs
Storm frequency	= 25 yrs	Time interval	= 1 min
Drainage area	= 3.260 ac	Runoff coeff.	= 0.65
Intensity	= 12.270 in/hr	Tc by User	= 5.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 7,800 cuft



Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

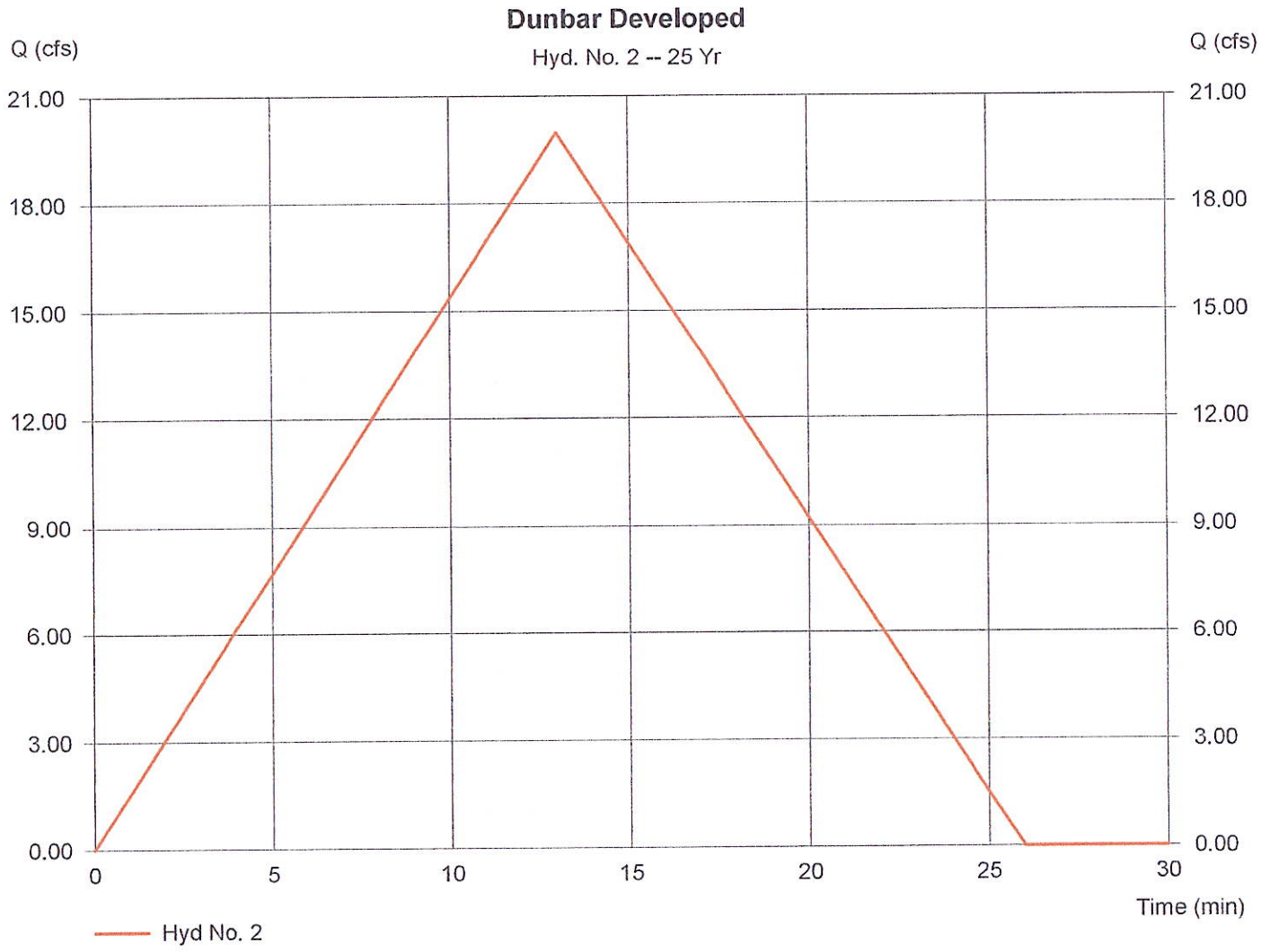
Thursday, Apr 16 2026, 5.3 PM

Hyd. No. 2

Dunbar Developed

Hydrograph type	= Rational	Peak discharge	= 19.97 cfs
Storm frequency	= 25 yrs	Time interval	= 1 min
Drainage area	= 3.260 ac	Runoff coeff.	= 0.72
Intensity	= 8.507 in/hr	Tc by TR55	= 13.00 min
IDF Curve	= bay st louis.IDF	Asc/Rec limb fact	= 1/1

Hydrograph Volume = 15,575 cuft



NOAA Atlas 14, Volume 9, Version 2
Location name: Stennis Space Center, Mississippi, USA*
Latitude: 30.3942°, Longitude: -89.5825°
Elevation: 33 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	6.67 (5.45-8.15)	7.63 (6.22-9.32)	9.20 (7.48-11.3)	10.5 (8.48-12.9)	12.3 (9.65-15.3)	13.6 (10.5-17.2)	15.0 (11.3-19.2)	16.4 (11.9-21.3)	18.2 (12.8-24.0)	19.6 (13.5-26.1)
10-min	4.89 (3.98-5.96)	5.59 (4.55-6.83)	6.74 (5.47-8.24)	7.69 (6.22-9.43)	8.99 (7.06-11.2)	9.99 (7.70-12.6)	11.0 (8.24-14.0)	12.0 (8.70-15.6)	13.3 (9.36-17.6)	14.3 (9.86-19.1)
15-min	3.97 (3.24-4.85)	4.54 (3.70-5.55)	5.48 (4.45-6.70)	6.25 (5.05-7.66)	7.31 (5.74-9.12)	8.12 (6.26-10.2)	8.93 (6.70-11.4)	9.75 (7.07-12.7)	10.8 (7.61-14.3)	11.6 (8.02-15.6)
30-min	3.03 (2.47-3.70)	3.49 (2.84-4.26)	4.23 (3.44-5.18)	4.85 (3.92-5.94)	5.68 (4.46-7.08)	6.32 (4.87-7.94)	6.95 (5.21-8.87)	7.58 (5.50-9.84)	8.42 (5.91-11.1)	9.04 (6.22-12.1)
60-min	2.02 (1.65-2.47)	2.33 (1.90-2.84)	2.84 (2.31-3.47)	3.28 (2.65-4.02)	3.92 (3.10-4.93)	4.43 (3.43-5.61)	4.96 (3.74-6.38)	5.52 (4.02-7.21)	6.29 (4.43-8.35)	6.89 (4.74-9.21)
2-hr	1.27 (1.04-1.53)	1.45 (1.19-1.76)	1.78 (1.46-2.16)	2.07 (1.69-2.52)	2.50 (2.00-3.13)	2.85 (2.23-3.59)	3.23 (2.45-4.13)	3.63 (2.66-4.71)	4.19 (2.97-5.53)	4.63 (3.21-6.15)
3-hr	0.941 (0.777-1.13)	1.08 (0.891-1.30)	1.33 (1.09-1.60)	1.56 (1.28-1.89)	1.91 (1.54-2.39)	2.20 (1.73-2.77)	2.52 (1.93-3.22)	2.86 (2.11-3.72)	3.35 (2.40-4.42)	3.75 (2.61-4.96)
6-hr	0.559 (0.466-0.668)	0.647 (0.538-0.772)	0.807 (0.669-0.965)	0.956 (0.789-1.15)	1.18 (0.964-1.48)	1.38 (1.10-1.73)	1.59 (1.23-2.02)	1.83 (1.36-2.36)	2.16 (1.55-2.83)	2.43 (1.70-3.19)
12-hr	0.326 (0.273-0.385)	0.382 (0.321-0.453)	0.484 (0.404-0.574)	0.576 (0.479-0.685)	0.715 (0.584-0.882)	0.832 (0.664-1.03)	0.957 (0.742-1.20)	1.09 (0.817-1.40)	1.28 (0.929-1.67)	1.44 (1.01-1.88)
24-hr	0.190 (0.161-0.223)	0.226 (0.191-0.265)	0.287 (0.242-0.337)	0.341 (0.286-0.402)	0.422 (0.346-0.514)	0.488 (0.392-0.598)	0.558 (0.435-0.694)	0.632 (0.476-0.801)	0.737 (0.536-0.951)	0.820 (0.582-1.06)
2-day	0.110	0.130	0.164	0.195	0.239	0.276	0.314	0.354	0.411	0.455

	(0.093-0.127)	(0.110-0.151)	(0.140-0.192)	(0.165-0.228)	(0.198-0.289)	(0.223-0.335)	(0.246-0.387)	(0.268-0.445)	(0.300-0.525)	(0.325-0.586)
3-day	**0.078** (0.067-0.091)	**0.093** (0.079-0.107)	**0.118** (0.100-0.136)	**0.139** (0.118-0.162)	**0.171** (0.142-0.205)	**0.197** (0.160-0.237)	**0.223** (0.176-0.274)	**0.252** (0.191-0.315)	**0.291** (0.214-0.371)	**0.322** (0.231-0.413)
4-day	**0.062** (0.053-0.072)	**0.073** (0.063-0.085)	**0.093** (0.079-0.107)	**0.110** (0.094-0.127)	**0.134** (0.112-0.160)	**0.154** (0.126-0.186)	**0.175** (0.138-0.214)	**0.197** (0.150-0.246)	**0.228** (0.168-0.289)	**0.252** (0.181-0.322)
7-day	**0.041** (0.036-0.047)	**0.048** (0.041-0.055)	**0.059** (0.051-0.068)	**0.069** (0.059-0.080)	**0.084** (0.070-0.100)	**0.096** (0.079-0.115)	**0.109** (0.087-0.132)	**0.122** (0.094-0.152)	**0.141** (0.105-0.179)	**0.156** (0.113-0.199)
10-day	**0.033** (0.028-0.037)	**0.037** (0.032-0.043)	**0.046** (0.039-0.052)	**0.053** (0.045-0.060)	**0.063** (0.053-0.075)	**0.072** (0.059-0.086)	**0.081** (0.065-0.099)	**0.091** (0.070-0.113)	**0.105** (0.078-0.132)	**0.116** (0.084-0.147)
20-day	**0.022** (0.019-0.025)	**0.025** (0.022-0.028)	**0.029** (0.026-0.033)	**0.034** (0.029-0.038)	**0.039** (0.033-0.046)	**0.044** (0.036-0.052)	**0.049** (0.039-0.058)	**0.054** (0.041-0.066)	**0.060** (0.045-0.076)	**0.066** (0.048-0.083)
30-day	**0.018** (0.016-0.020)	**0.020** (0.017-0.022)	**0.024** (0.021-0.026)	**0.027** (0.023-0.030)	**0.031** (0.026-0.035)	**0.034** (0.028-0.040)	**0.037** (0.030-0.044)	**0.041** (0.031-0.049)	**0.045** (0.034-0.056)	**0.048** (0.035-0.061)
45-day	**0.014** (0.013-0.016)	**0.016** (0.014-0.018)	**0.019** (0.017-0.021)	**0.021** (0.019-0.024)	**0.024** (0.021-0.028)	**0.027** (0.022-0.031)	**0.029** (0.023-0.034)	**0.031** (0.024-0.038)	**0.034** (0.026-0.042)	**0.036** (0.027-0.045)
60-day	**0.012** (0.011-0.014)	**0.014** (0.012-0.015)	**0.016** (0.014-0.018)	**0.018** (0.016-0.020)	**0.021** (0.018-0.024)	**0.023** (0.019-0.026)	**0.024** (0.020-0.029)	**0.026** (0.020-0.032)	**0.028** (0.021-0.035)	**0.030** (0.022-0.037)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

TO: Planning and Zoning Commission
City of Bay St. Louis
RE: 312 DeMontluzin Avenue
Parcel 149F-0-29-262.000
Parcel 149F-0-29-280.000

HEARING DATE: April 28, 2026

An application for Special Exception submitted by John Robin. The properties are located at 312 DeMontluzin Avenue and consist of Parcel 149F-0-29-262.000 (Legal Description: 10, PT 11 BLK 5 Perkins S/D) and Parcel 149F-0-29-280.000 (Legal Description: 455F First Ward Bay St. Louis). The combined lot size is 11,639 square feet. The parcels lie within an R-2 Two Family Residential District, where accessory dwellings are permitted only by special exception on parcels with a minimum lot size of 15,000 square feet.

The applicant is requesting the following:
- A special exception to allow an accessory dwelling on a lot under 15,000 square feet.

The administration recommends denying the special exception

- This application came before Planning and Zoning in January. One concern with the accessory dwelling was that the living quarters would be near the road. The property owner redesigned the layout of the accessory dwelling and would make, by State, the garage and the living quarters in the building be away from the road.
- A number of letters of support were submitted to support this application to allow the special exception.
- The storage building is already constructed, and it will be converted into living quarters (an accessory dwelling). The accessory dwelling would not meet the setback requirements
- The combined parcels do not meet the 15,000 sq ft minimum lot requirement
- Adequate parking space exists to accommodate the proposed accessory dwelling.

Jeremy L. Burke
Zoning Administrator

171'

Drive way

91'

49'

25'

312 Dermont Luzerne Ave

78'

existing house

45'

PARKING

55'8"

15'

43'

31'

5'

PARKING

32'

147'

State St.

Door

11'6"

20'

Living

garage

17'8"

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.

0 30 60ft

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: 3/23/26

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

Dear Members of the Planning & Zoning Commission and/or Mayor and City Council:

We, the undersigned, are the owners of real property located in proximity to the above-referenced property within the City of Bay St. Louis, Hancock County, Mississippi.

We have been informed that the property owner(s):

Owner Name(s): John Robin

have submitted an application to the City of Bay St. Louis requesting a variance from the applicable zoning ordinance requirements, specifically:

1. A variance concerning the allowable ground square footage of the proposed structure; and
2. A variance concerning required setback distances from property lines.

We hereby acknowledge that we have been advised of the nature and scope of the requested variances and have been afforded the opportunity to review the proposed plans and improvements.

After due consideration, we state as follows:

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- We affirmatively support the approval of the requested variances.

We understand that the granting of a variance is within the discretion of the City of Bay St. Louis and that this written consent is intended to demonstrate neighborhood

awareness and support. We further state that, to the best of our knowledge, the proposed variances will not adversely affect our property rights, property values, access, drainage, light, air, or the general character of the neighborhood.

This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: William Russell Wells
Property Address: 310 Demontluzin Ave
City/State/Zip: Bay St Louis, MS 39520
Signature:
Date: 3/23/26
Phone/Email (Optiona

(2)

319 State

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: _____

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: Amanda Sandage
Property Address: 319 State St.
City/State/Zip: Bay St. Louis, MS 39570
Signature: Amanda Sandage
Date: 3/24/26
Phone/Email (Optional): 7[redacted]
a[redacted]mail.com

(3)

317 DeMontluzon

NEIGHBOR CONSENT AND SUPPORT FOR VARIANCE APPLICATION

Date: _____

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: _____
Property Address: _____
City/State/Zip: _____
Signature: _____
Date: _____
Phone/Email (Optional): _____

MARK CARTER
317 Demont Wein Ave
Bay St. Louis, MS 39520
(228) 209-[redacted]

(4)

Marilyn Gainspoketl
314 DeMo

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: Mar. 2, 2026

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: Marilyn Gainspoletti
Property Address: 314 de Montluzin
City/State/Zip: Bay St. Louis MS
Signature: Marilyn Gainspoletti
Date: 3-2-26
Phone/Email (Optiona

(5)

Laura Sanders
313 DeMon

NEIGHBOR CONSENT AND SUPPORT FOR VARIANCE APPLICATION

Date: 3.9.26

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: Laura Sanders
Property Address: 313 Demontluzin Ave
City/State/Zip: Bay St. Louis, MS 39520
Signature:
Date: 3.9.26
Phone/Email (Optional):

Howard Rogaussa
311 DeMontluzin

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: _____

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: Howard Romprosse
Property Address: 311 Demontlugin
City/State/Zip: Bay St Louis MS.
Signature: Howard Romprosse
Date: 3/4/26
Phone/Email (Optional): [redacted]

7

Jean Golder
315 DeMontluz

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: 3/2/2026

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

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This consent is given voluntarily and without compensation.

NEIGHBOR SIGNATURES

Printed Name: Jean Golden
Property Address: 315 Demontluzin Ave
City/State/Zip: Bay Saint Louis MS 39520
Signature: Jean Golden
Date: 3/2/2026
Phone/Email (Optional): [redacted]

8

Evon Shipp
314 State

NEIGHBOR CONSENT AND SUPPORT
FOR VARIANCE APPLICATION

Date: 3/3/2026

To:
City of Bay St. Louis
Planning & Zoning Department
698 Highway 90
Bay St. Louis, Mississippi 39520

Re: Written Consent and Support for Variance Application
Property Address: 312 Demontluzin Ave. Bay St. Louis, MS 39520

Dear Members of the Planning & Zoning Commission and/or Mayor and City Council:

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NEIGHBOR SIGNATURES

Printed Name: Evon Shivon
Property Address: 314 State St.
City/State/Zip: Bay St. Louis, MS 39520
Signature: Evon Shivon
Date: 3/3/2026
Phone/Email (Optional):

Item # 6.

TO: Planning and Zoning Commission
City of Bay St. Louis

RE: 601 Citizen Street
137J-0-44-213.001
PT 400, 402C & 403, 3RD WARD BAY ST LOUIS

HEARING DATE: April 28, 2026

I reviewed Mark & April Johnson's application for a Variance to the Zoning Ordinance. The property is located at 601 Citizen Street, at the corner of Citizen Street and Old Spanish Trail, and is zoned R-1 Single Family Residential District. The R-1 district requires a 20-foot rear yard setback.

The applicants are requesting a variance to the rear yard setback to allow for an addition to the existing house.

Rear Yard Setback:
Required: 20'
Proposed Distance of rear yard: 2'
Variance Request: 18'

The administration recommends denial of the variance.

- This is a corner parcel.
- Both adjacent neighbors have submitted letters in support of the variance.
- The request is for an addition to the existing dwelling
- The construction documents were submitted with applicatoin

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Jeremy L Burke
Zoning Administrator

26-002

An Addition
for
Mark & April Johnson
at
601 Citizen Street
Bay St. Louis, MS 39520

February 25, 2026

SHEET INDEX	
PLAN COVER SHEET	T1
SITE PLAN	C1
FOUNDATION PLAN	S1
FLOOR PLAN & ELECTRICAL PLAN	B1
ELEVATIONS	B2
PLUMBING & MECHANICAL	PM

TERRY MORAN ENGINEERING
P.O. BOX 4078
BILOXI, MS 39535
PH 228.896.4733
TERRY MORAN, P.E., P.L.S

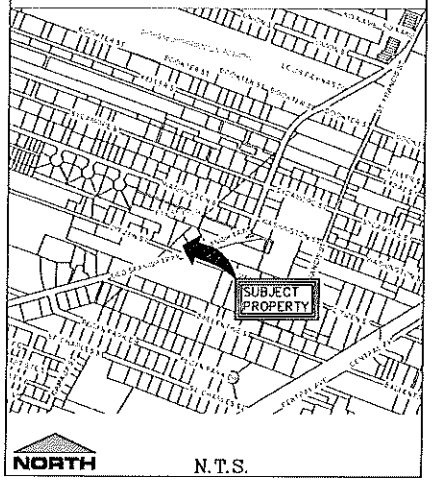
IN ASSOCIATION WITH

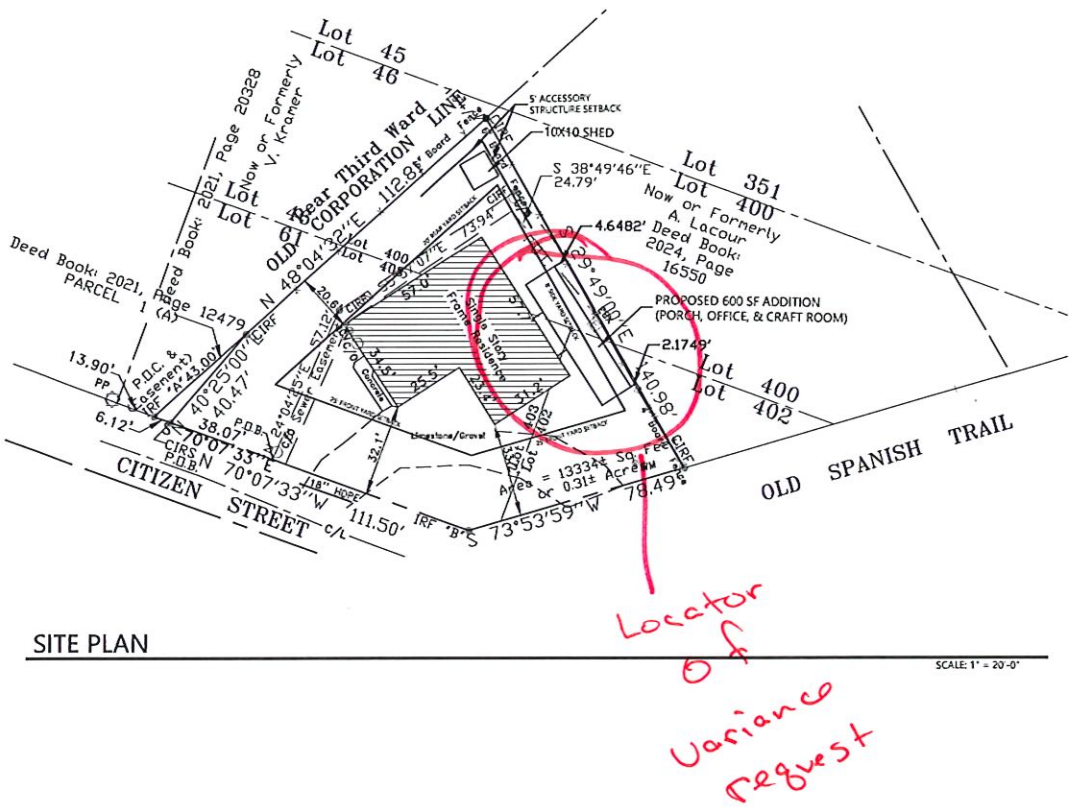
FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Gulfport, MS 39531
228-574-3659

NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE "MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD CONSTRUCTION , 2017 EDITION".

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

VICINITY MAP

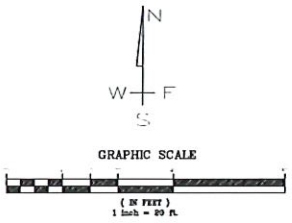




SITE PLAN

SCALE: 1" = 20'-0"

Locator of Variance request



BOUNDARY BASED ON SURVEY BY CHINICHE ENGINEERING & SURVEYING. TOPOGRAPHIC INFORMATION NOT PROVIDED.

SUBJECT PROPERTY LIES WITHIN "X" FLOOD ZONE PER FEMA PANEL 28045C0351D DATED OCTOBER 16, 2009.

SITE DATA TABLE

ACREAGE: 0.31+/- AC;

ZONING: R1

SETBACKS:

FYSB - 25 FT
SYSB - 8 FT
RYSB - 20 FT

ACCESSORY STRUCTURE - 5 FT (ANY SIDE)

NOTE: A SIDE YARD SETBACK VARIANCE WILL BE REQUIRED TO BUILD PROPOSED ADDITION. THIS SETBACK SHALL BE A 6 FOOT SIDE YARD SETBACK VARIANCE TO ALLOW A TWO FOOT SIDE YARD SETBACK WHERE AN 8 FOOT IS REQUIRED.

TERRY MORAN ENGINEERING
P.O. BOX 4075
BILOXI, MS 39535
PH 228.896.4733
FAX 224.868.6768
TERRY MORAN, P.E., P.L.S.

26-002

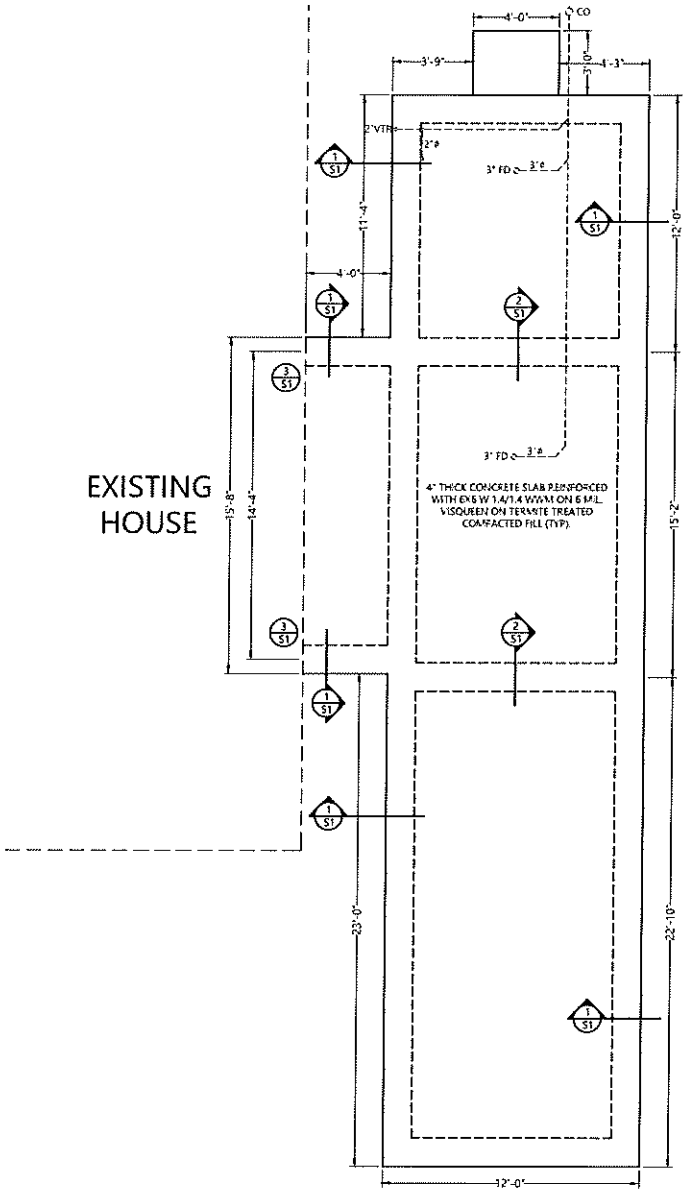
In Association With

FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Biloxi, MS 39531
228-574-3659

Date 02-25-2026
Drawn By F.O.F.
Check By T.J.M.
REV

AN ADDITION FOR
MARK & APRIL JOHNSON
601 CITIZEN STREET
BAY ST LOUIS, MS 39520

C1

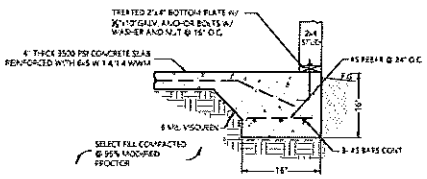


FOUNDATION PLAN - ADDITION

SCALE: 3/8"=1'-0"

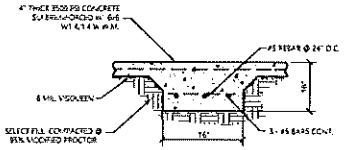
STRUCTURAL NOTES

1. CONCRETE SHALL BE 3500 PSI MIN.
2. ALL STEEL REINFORCEMENT SHALL BE 40,000 PSI MIN.
3. ALL FOOTINGS SHALL BE CONSTRUCTED ON UNDISTURBED GROUND AND ALL INTERIOR FOOTINGS SHALL BE CONSTRUCTED ON EITHER UNDISTURBED GROUND OR FILL WHICH HAS BEEN COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
4. FILL SHALL BE SUITABLE HIGH QUALITY MATERIAL AND SHALL BE PLACED IN 12" LIFTS. EACH LIFT TO BE COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR.
5. CONTRACTOR SHALL ENSURE AT ALL TIMES THAT RE-BAR AND FORM BOARDS ARE STRAIGHT, LEVEL AND SECURE DURING CONCRETE POURS AND INSTALLATION.
6. MINIMUM FINISH FLOOR ELEVATION(S) TO BE VERIFIED BY CONTRACTOR WITH CITY/COUNTY.
7. ALL FOUNDATION ELEMENTS PLACED BELOW GRADE SHALL HAVE A WATERPROOF BARRIER APPLIED TO EACH SIDE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL LVL'S AND ROOF TRUSSES SIZED BY THE MANUFACTURER.



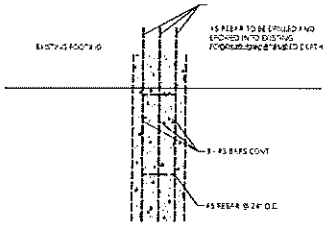
1 S1 FOOTING DETAIL

N.T.S.



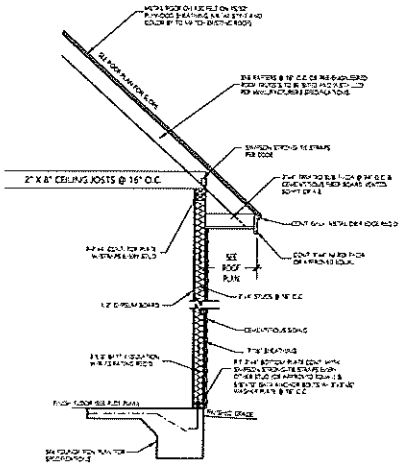
2 S1 FOOTING DETAIL

N.T.S.



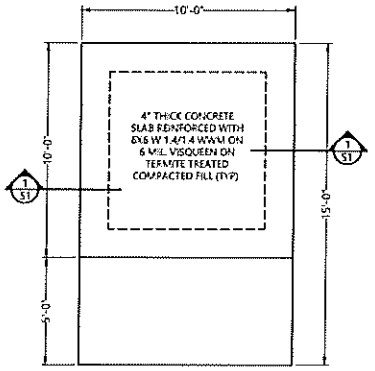
3 S1 FOOTING DETAIL

N.T.S.



3 S1 WALL SECTION

N.T.S.



FOUNDATION PLAN - SHED

SCALE: 3/8"=1'-0"

TERRY MORAN ENGINEERING
P.O. BOX 4275
BILOXI MS 39535
PH 228.896.4733
FAX 228.896.8758
TERRY MORAN
P.E., P.L.S.

26-002

In Association With

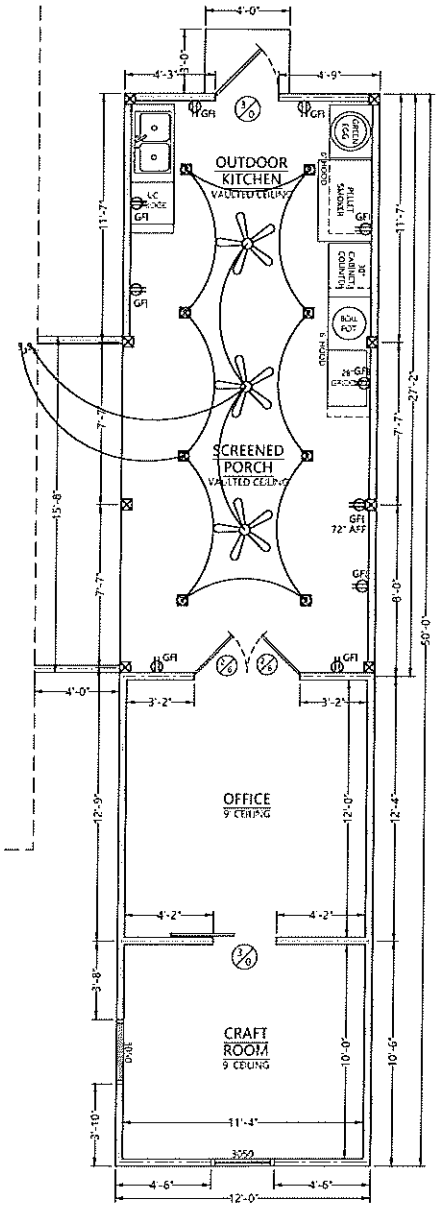
FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Biloxi, MS 39531
228-574-3659

Date 02-25-2026
Drawn By EOF
Check By TJM
REV.

AN ADDITION FOR
MARK & APRIL JOHNSON
601 CITIZEN STREET
BAY ST LOUIS, MS 39520

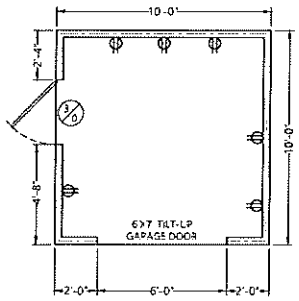
S1

EXISTING HOUSE



FLOOR & ELECTRICAL PLAN - ADDITION

SCALE: 3/8"=1'-0"



FLOOR & ELECTRICAL PLAN - SHED

SCALE: 3/8"=1'-0"

TERRY MORAN ENGINEERING
P.O. BOX 4725
BILOXI, MS 39535
PH 228.896.4733
FAX 228.896.8758
TERRY MORAN
P.E., P.L.S.

26-002

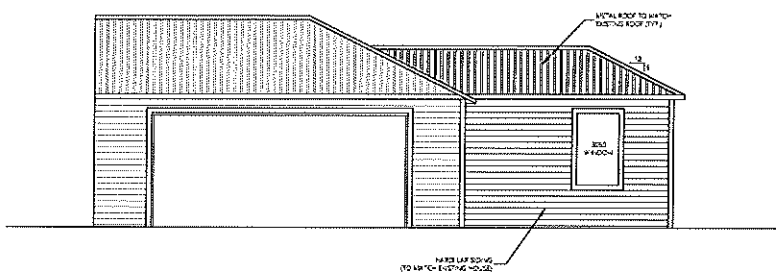
In Association With

FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Biloxi, MS 39531
228-574-3659

Date 12-22-2026
Drawn By FOF
Check By TJM
REV.

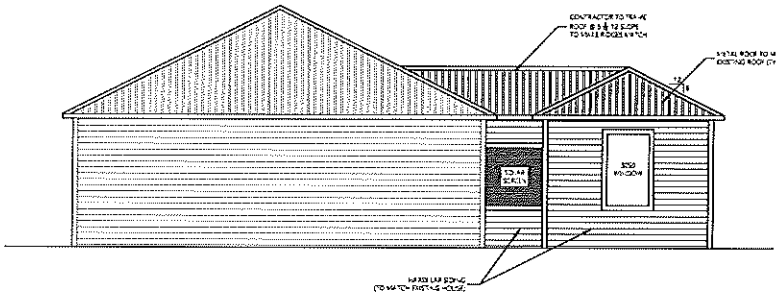
AN ADDITION FOR
MARK & APRIL JOHNSON
601 CITIZEN STREET
BAY ST LOUIS, MS 39520

B1



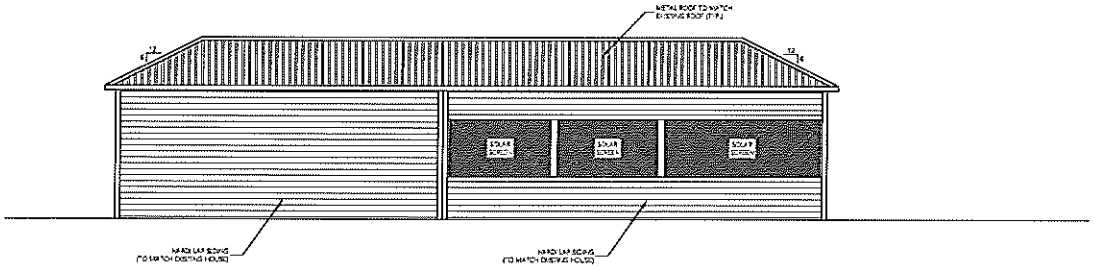
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

TERRY MORAN ENGINEERING
P.O. BOX 4775
BILOXI, MS 39535
PH 228.596.4733
TERRY MORAN, P.E., P.L.S.

26-002

In Association With

FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Biloxi, MS 39531
228-574-3659

Date 02-05-2026
Drawn By FOF
Check By TJM
REV

AN ADDITION FOR
MARK & APRIL JOHNSON
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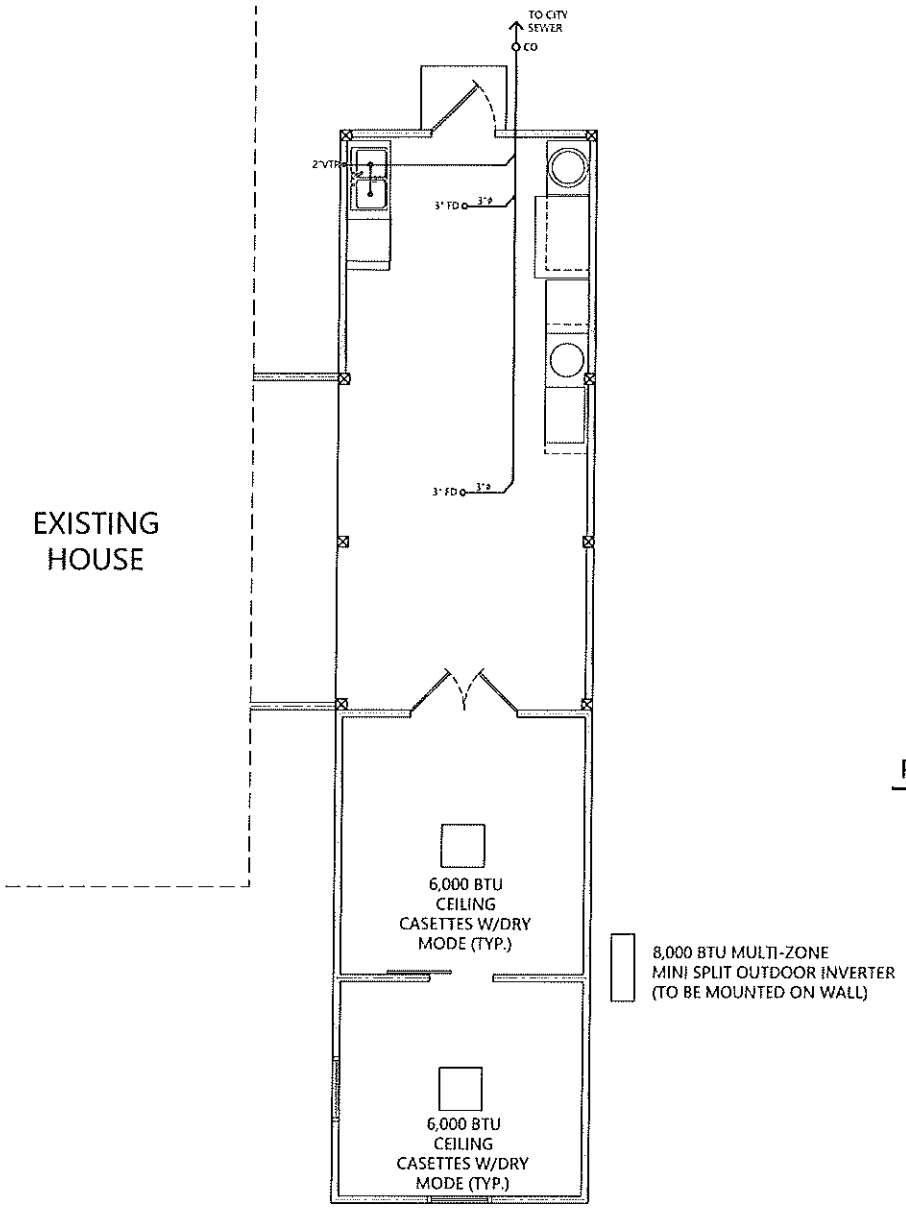
B2

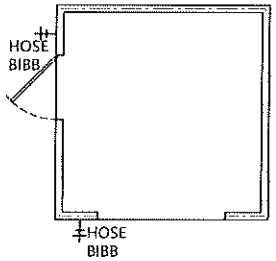


PLUMBING & MECHANICAL PLAN - ADDITION

SCALE: 3/8"=1'-0"

HVAC NOTES:

1. CONTRACTOR TO VERIFY ALL SPECS FOR HVAC UNITS SELECTED. INCLUDING VERIFYING THE NUMBER OF INTERIOR CASSETTES THAT CAN BE USED ON SPECIFIED MODEL.
2. CONTRACTOR TO VERIFY ALL REQUIREMENTS ARE MET FOR MODEL SELECTED.
3. CONTRACTOR TO ENSURE THAT EQUIPMENT SELECTED HAS DRY/DEHUMIDIFY MODE TO ENSURE UNIT PROPERLY DEHUMIDIFIES SPACES.



PLUMBING & MECHANICAL PLAN - SHED

SCALE: 3/8"=1'-0"

26-002

TERRY MORAN ENGINEERING
P.O. BOX 4779
BILOXI, MS 39535
PH 228.896.4733
FAX 228.392.8758
TERRY MORAN
P.E., P.L.S.

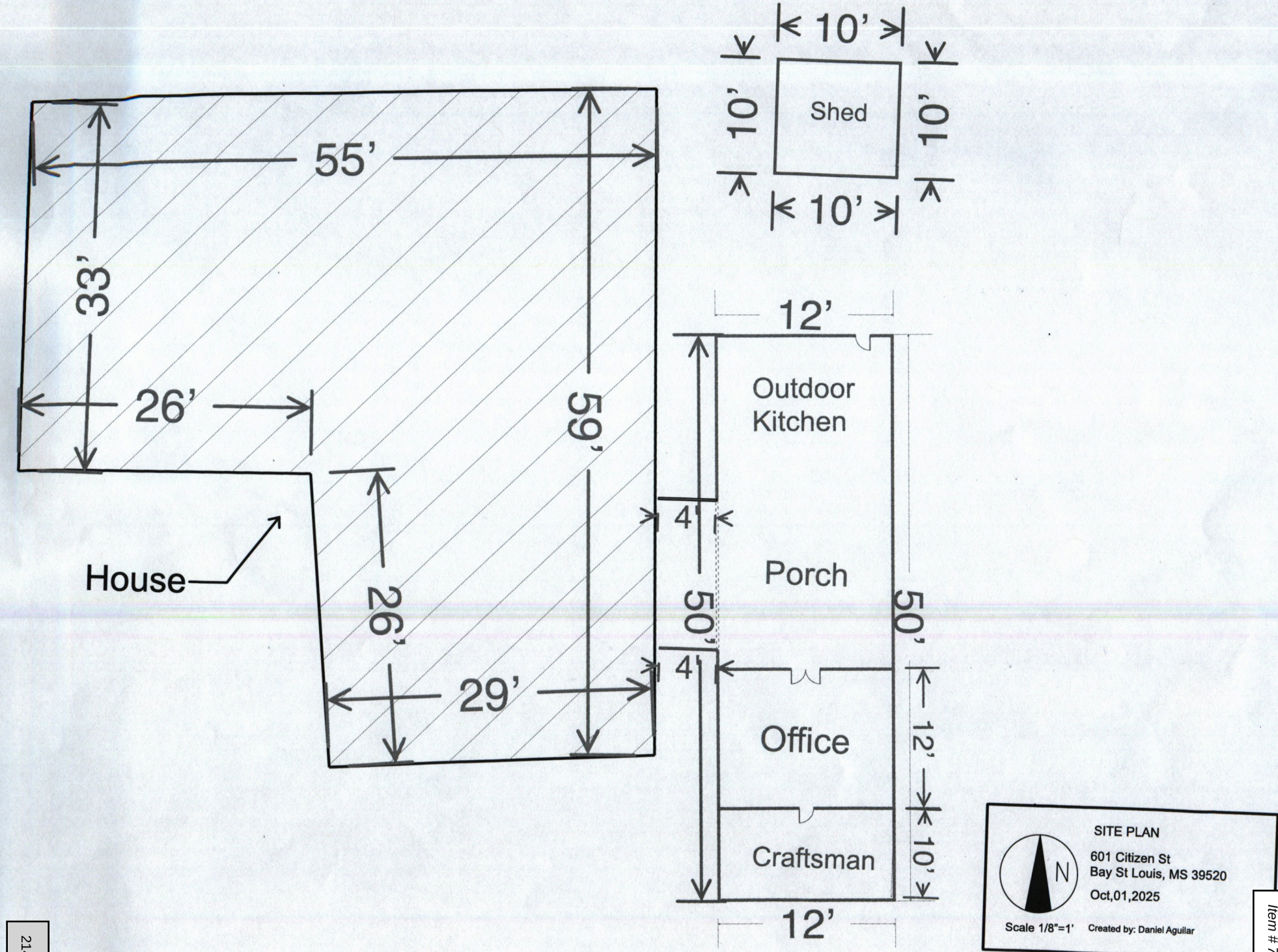
In Association With

FOUNTAIN & ASSOCIATES
CIVIL AND COMMERCIAL DESIGN
2318 Pass Road, Unit 3
Biloxi, MS 39531
228-574-3659

Date 02-25-2026
Drawn By EDF
Check By TJM
REV.

AN ADDITION FOR
MARK & APRIL JOHNSON
601 CITIZEN STREET
BAY ST LOUIS, MS 39520

PM

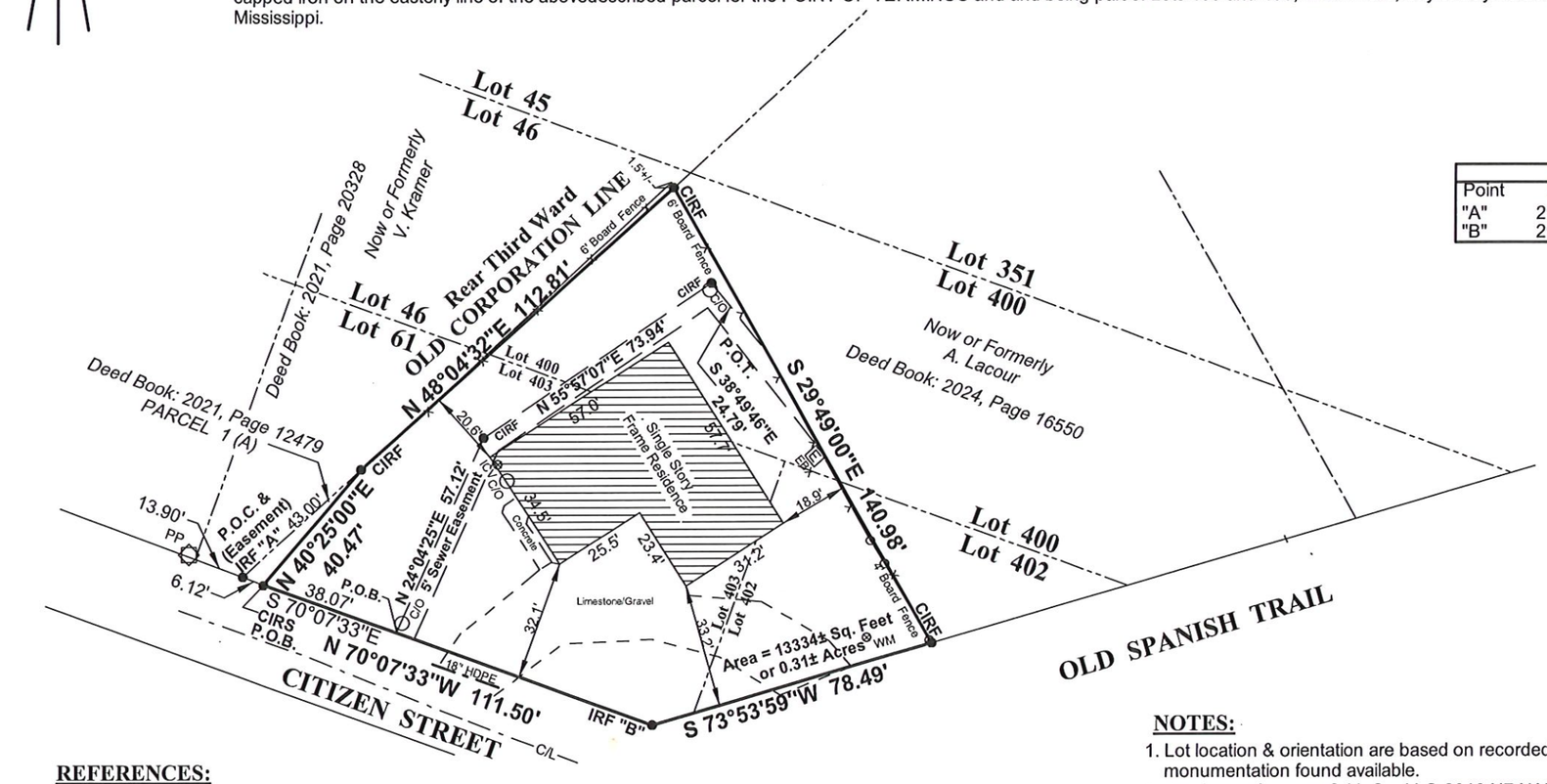

10'
10'
Shed
10'
10'
55'
33'
26'
59'
House
26'
29'
12'
Outdoor
Kitchen
4'
Porch
50'
50'
4'
Office
12'
Craftsman
10'
12'
SITE PLAN
601 Citizen St
Bay St Louis, MS 39520
Oct,01,2025
N
Scale 1/8"=1'
Created by: Daniel Aguilar

LEGAL DESCRIPTION (AS PER SURVEY):

COMMENCING at a found ½" iron rod for the southwest corner of Lot 403, Third Ward, City of Bay St. Louis, Hancock County, MIssissippi; thence S 70°07'33"E 6.12 ft. along the northerly margin of Citizen Street to a found ½" capped iron rod for the POINT OF BEGINNING; thence N 40°25'00"E 40.47 ft. to a found ½" capped iron rod the Old Corporation Line, thence along said line, N 48°04'32"E 112.81 ft. to a found ½" capped iron rod; thence S 29°49'00"E 140.98 ft. to a set ½" capped iron rod on the northerly margin of Old Spanihs Trail; thence along said margin, S 73°53'59"W 78.49 ft. to a found ½" iron rod on the northerly margin of Citizen Street; thence along said margin, N 70°07'33"W 111.50 ft. to the POINT OF BEGINNING; Containing 13334 square feet or 0.31 acres, more or less, and being part of Lots 400, 402,and 403. Third Ward, City of Bay St. Louis, Hancock County, Mississippi.

5 Ft. SEWER EASEMENT LEGAL DESCRIPTION (AS PER SURVEY):

COMMENCING at a found ½" iron rod for the southwest corner of Lot 403, Third Ward, City of Bay St. Louis, Hancock County, MIssissippi; thence along the northerly margin of Citizen Street, S 70°07'33"E 44.19 ft. to a set ½" capped iron rod for the POINT OF BEGINNING of a 5 ft. sewer easement being southeasterly 5 ft. perpendicuilar to and parallel with the following described northwesterly line of said easement; thence N 24°04'25"E 57.12 ft. to a set ½" capped iron; thence N 55°57'07"E 73.94 ft. to a set ½" capped iron; thence S 38°49'46"E 24.79 ft. to a set ½" capped iron on the easterly line of the abovedescribed parcel for the POINT OF TERMINUS and and being part of Lots 400 and 403, Third Ward, City of Bay St. Louis, Hancock County, Mississippi.



Grid Coordinates		
Point	Northing	Easting
"A"	293985.71	822286.62
"B"	293945.72	822397.23

LEGEND:
IRF = 1/2" Iron Rod Found
IPF = Iron Pipe Found
IRS = 1/2" Iron Rod Set
IFP = Iron Fence Post
C = Capped
WFP = Wood Fence Post
MNF = Magnetic Nail Found
MNS = Magnetic Nail Set
Ref. = Reference
R/W = Right-Of-Way
O/H/U = Overhead Utilities
PP = Power Pole
LP = Light Pole
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.O.T. = Point of Terminus
TBM = Temporary Bench Mark
EBX = Electrical Box
FH = Fire Hydrant
SMH = Sewer Man Hole
C/O = Cleanout
C/L = Centerline
EOA = Edge of Asphalt
(P) = Plat of Record
(D) = Deed of Record
(R) = Record

REFERENCES:

1) Drake Plat of Record
2) Survey by Weston & Wheat dated, 11/12/1971(Lots 400,402, & 403)
3) Survey by J. Chiniche dated, 04/08/2015 (Lot 351) # 2015-054
4) Survey by D. Levy dated, 11/20/2013 (Part of Lots 400,402, & 403)
5) Survey by James J. Chiniche, P.A., Inc. dated, 8/28/2019 (#2019-259)
6) Survey by James J. Chiniche, P.A., Inc. dated,5/19/2021 (#2021-161)
   Revised: 05/26/2021, 03/07/2022, & 04/10/2022
7) Deed Book: 2022, Page 6896
8) Survey by James J. Chiniche, P.A., Inc. dated,5/19/2021 (#2021-161-B)
   Revised: 05/26/2021, 07/21/2021, & 04/10/2022

NOTES:

1. Lot location & orientation are based on recorded data and monumentation found available.
2. Bearings reference: Grid, Geoid G-2018 U7 NAD '83 State Plane Zone Mississippi East by GPS Observation. Utilizing Earl Dudley's Virtual Reference Network, INET. Convergence Angle = -0° 15' 32" & Combination Factor = 0.999978876
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.

SURVEYOR'S CERTIFICATION:

This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

Michael R. McGinnis P.L.S-02827 Date 1/21/2026

Michael Raymond McGinnis
Professional Surveyor
P.L.S.- #02827
State of Mississippi

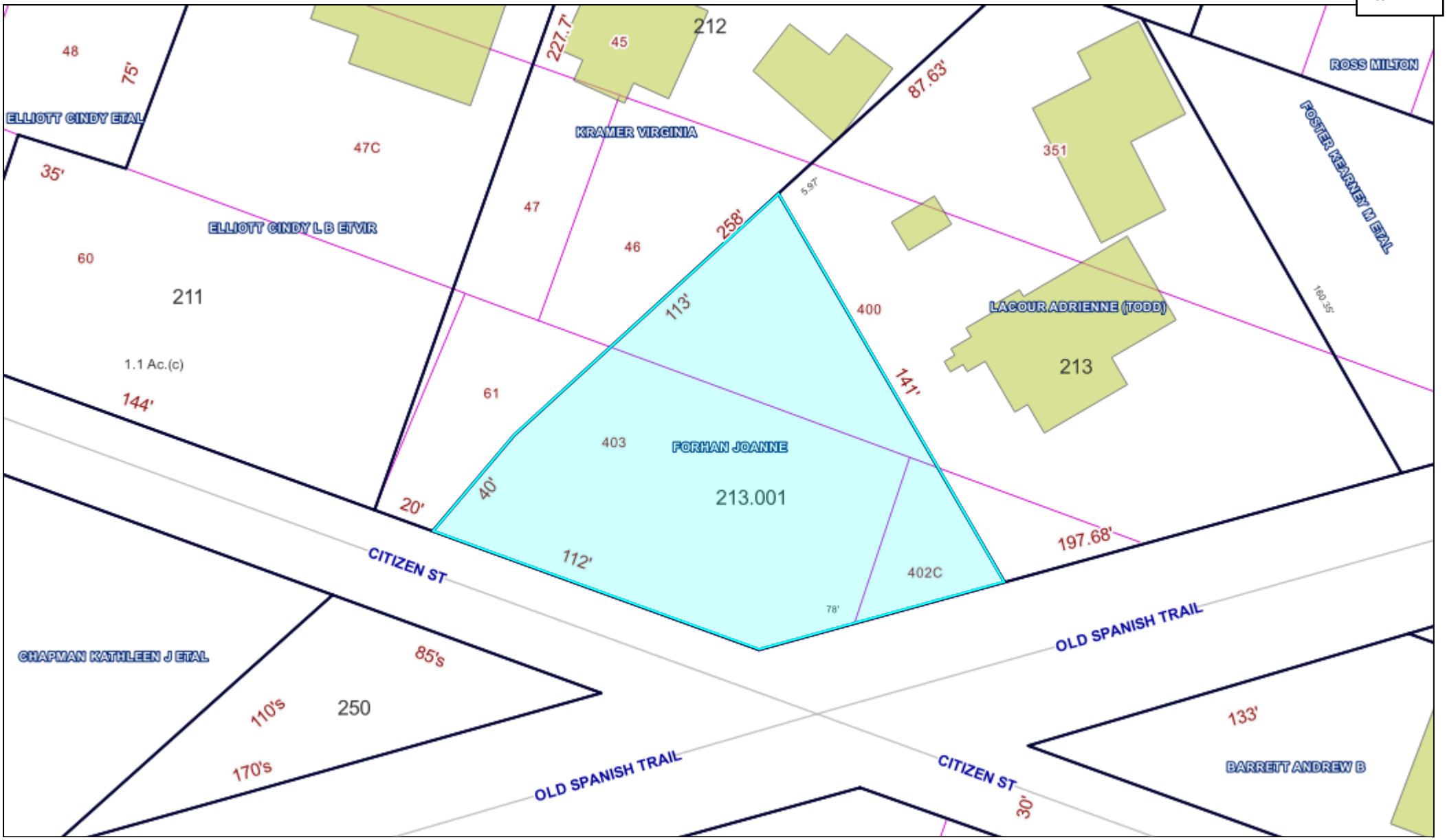
Rev. # 3 Date:	
Rev. # 2 Date:	
Rev. # 1 Date:	
Date: 01/13/2026	
Scale: 1" = 40'	
Drawn by: dmr	
Dwg. #:005-26P	

CHINICHE ENGINEERING & SURVEYING
ESTABLISHED 1971
OFFICE - (228) 467-6755
EMAIL - admin@chiniche.com
WEBSITE - www.chiniche.com
407 Hwy. 90,
BAY ST. LOUIS, MS 39520

PLAT OF SURVEY OF
Part of Lots 401, 402, and 403,
Third Ward, City of Bay St. Louis,
Hancock County, Mississippi

Job #: 2026-005 For: JOHNSON Sht. 1 of 1

Geoportal Map



0 20 40ft

Mark W Johnson
601 Citizen Street
Bay Saint Louis, Mississippi 39520

To: Bay St Louis Zoning Commission and City Officials

Subject: Addition and variance to home at 601 Citizen St, Bay St Louis, MS

I am currently the homeowner next to 601 Citizen St and have been informed by Mark W Johnson that he plans to build an addition to the back of his house that will be 600 square feet.

I have no issue or concerns with these plans and want to express my concurrence with his plans to build this addition.

Any further questions can be directed to me at the address and phone number given below

Name: [redacted]

Date: 3-12-26

Address: 530 Old Spanish Tr.

BSL, MS 395-20

Phone: [redacted]

Signature: Adrienne LaCour

Adjacent Property

Mark W Johnson
601 Citizen Street
Bay Saint Louis, Mississippi 39520

To: Bay St Louis Zoning Commission and City Officials

Subject: Addition and variance to home at 601 Citizen St, Bay St Louis, MS

I am currently the homeowner next to 601 Citizen St and have been informed by Mark W Johnson that he plans to build an addition to the back of his house that will be 600 square feet.

I have no issue or concerns with these plans and want to express my concurrence with his plans to build this addition.

Any further questions can be directed to me at the address and phone number given below

Name: Virginia Kramer

Date: 3/20/26

Address: 603 Citizen St.

Bay St. Louis, MS 39520

Phone: [redacted]

Signature: Virginia Kramer

Adjacent Property

Gmail

Caitlin Bourgeois <[redacted]>

601 Citizen Street Variance Request

1 message

Chris Cheek <[redacted]> Fri, Apr 17, 2026 at 12:32 PM
To [redacted]

We are writing to express our opposition to a request for a variance at 601 Citizen Street. As we recall, the lot in question was created by a recent subdivision of the property to the north which was divided into 3 lots, and the house was subsequently built. The code clearly states that the rear yard setback is 20 feet. For the City to reduce that setback to 2 feet is completely irresponsible. Several older houses behind our lot are non-conforming with little to no setback. At best it creates an awkward situation when houses are occupying what should be a setback, further crowding our property and the neighborhood. Furthermore, we do not enjoy the same fire protection created by proper setbacks. If any house behind us catches fire, then our property is certain to burn.

Thank you for your consideration of our concerns for this variance request.

Sincerely,
Chris and Patricia Cheek

Planning and Zoning Board
City of Bay St. Louis

RE: 513 Main Street
149E-0-29-293.001
PT 568, 1ST WARD, Bay St. Louis

DATE: April 28, 2026

I have reviewed the application for Variance to the Zoning Ordinance submitted by Adam Feola. The property in question is located at 513 Main Street. The property is zoned C-2, Neighborhood Commercial District.

The applicant is requesting a variance to allow for the construction of a pole barn that will exceed the allowable size limit for an accessory structure in relation to 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 218% of the floor area of the existing residence, requiring a variance of 168%.

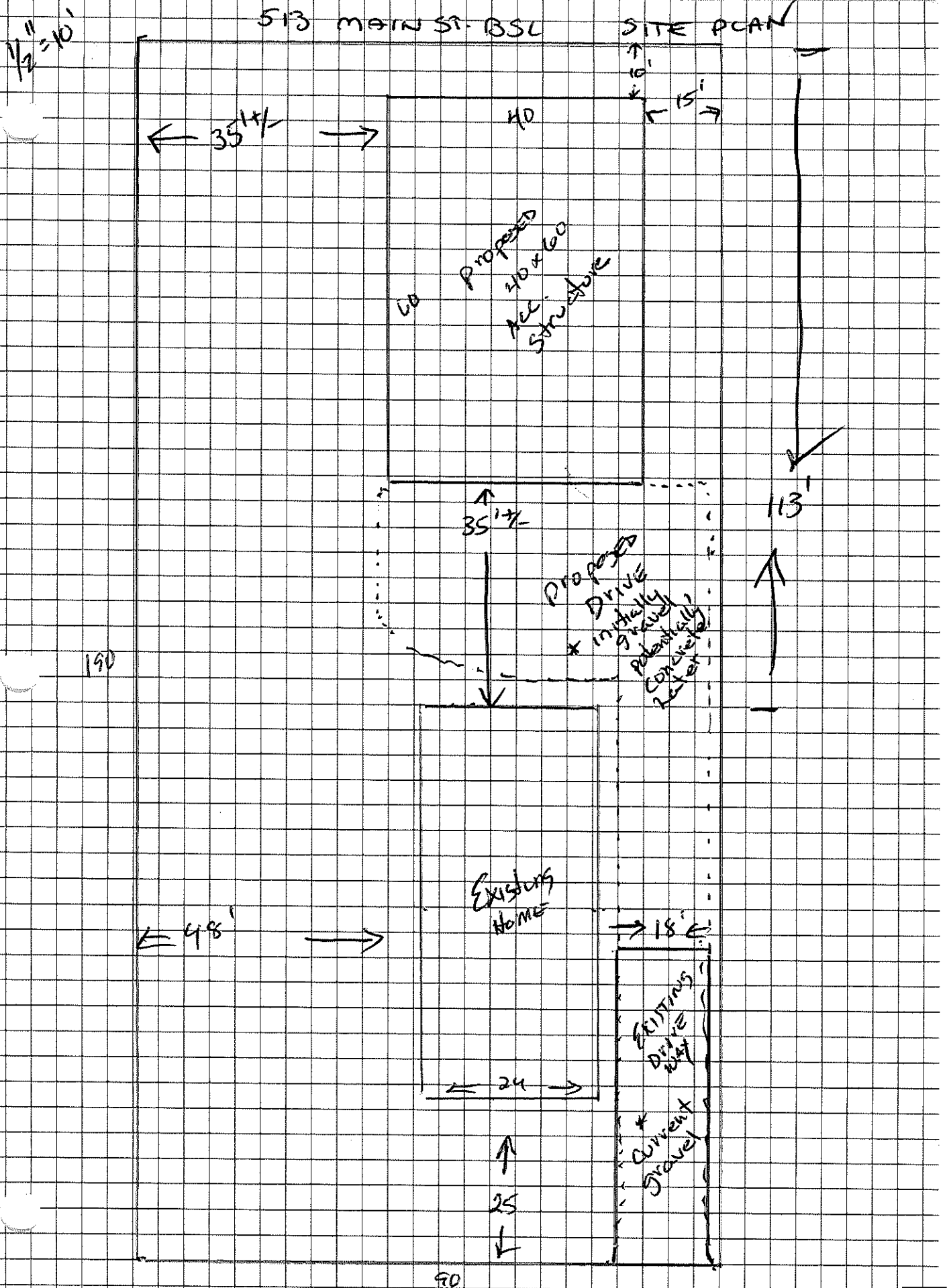
The primary dwelling on the property is 1,166 square feet. The total parcel size is 17,294 square feet, and the overall parcel coverage would remain under 20% if the accessory structure is permitted.

The administration recommends denying the variance for the following reasons:

- No hardship
- The property owner does have a large parcel
- The applicant could attach the proposed structure to the primary dwelling, which would eliminate the need for a variance; however, this would be difficult given the home's existing construction and layout.
- 513 Main Street is located in a commercial district, so if it were a commercial development rather than a single-family dwelling, there would be no need for a variance.

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

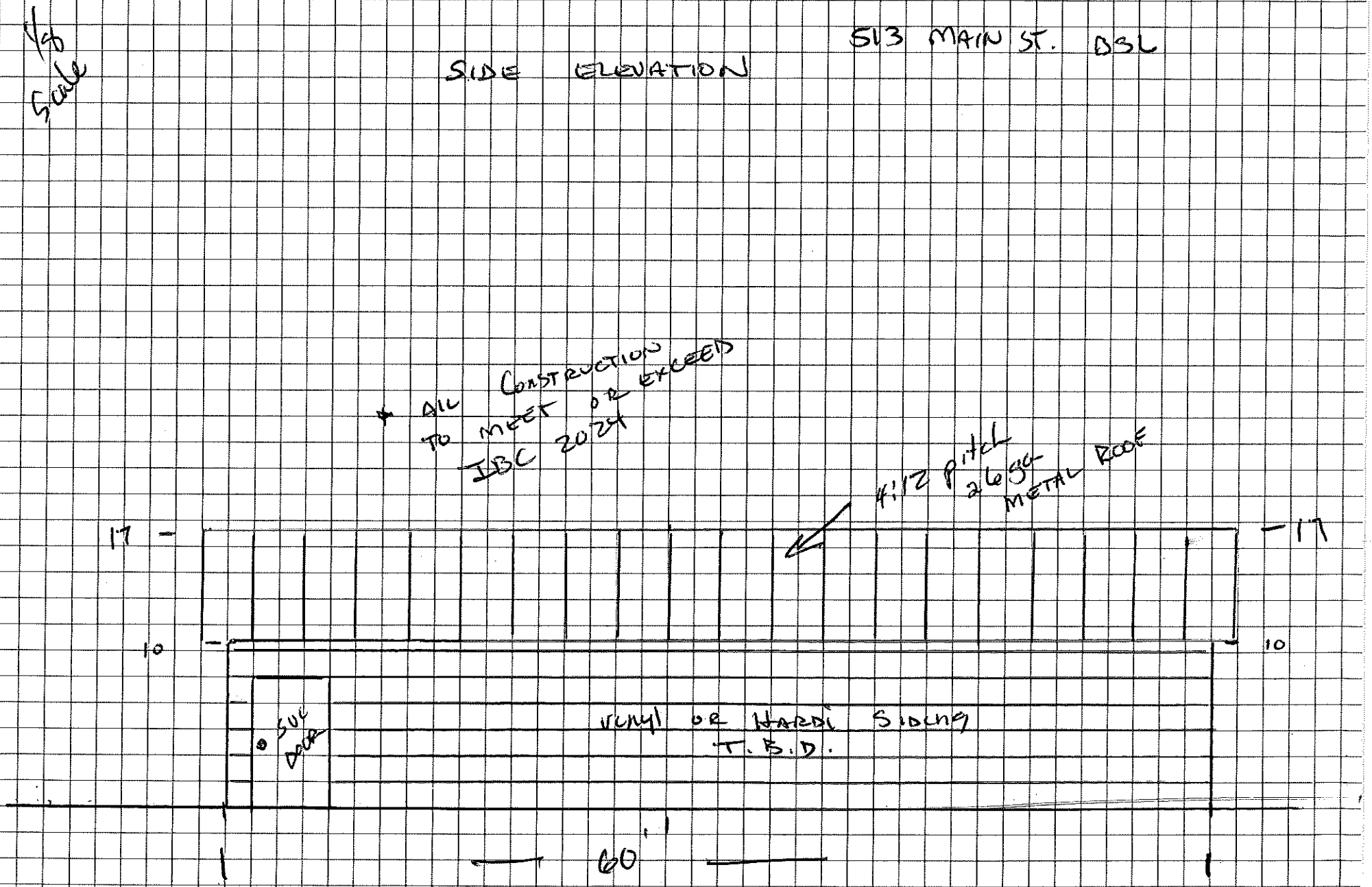
Jeremy L. Burke
Zoning Administrator


513 MAIN ST. BSL
SITE PLAN
1/2" = 10'
10'
15'
40
35' +/-
60
Proposed 40x60 Acc. Structure
113'
35' +/-
Proposed Drive
* initially gravel, potentially concrete later
190
Existing Home
48'
18'
Existing Drive Way
* current gravel
24
25
90

1/4 Scale

SIDE ELEVATION

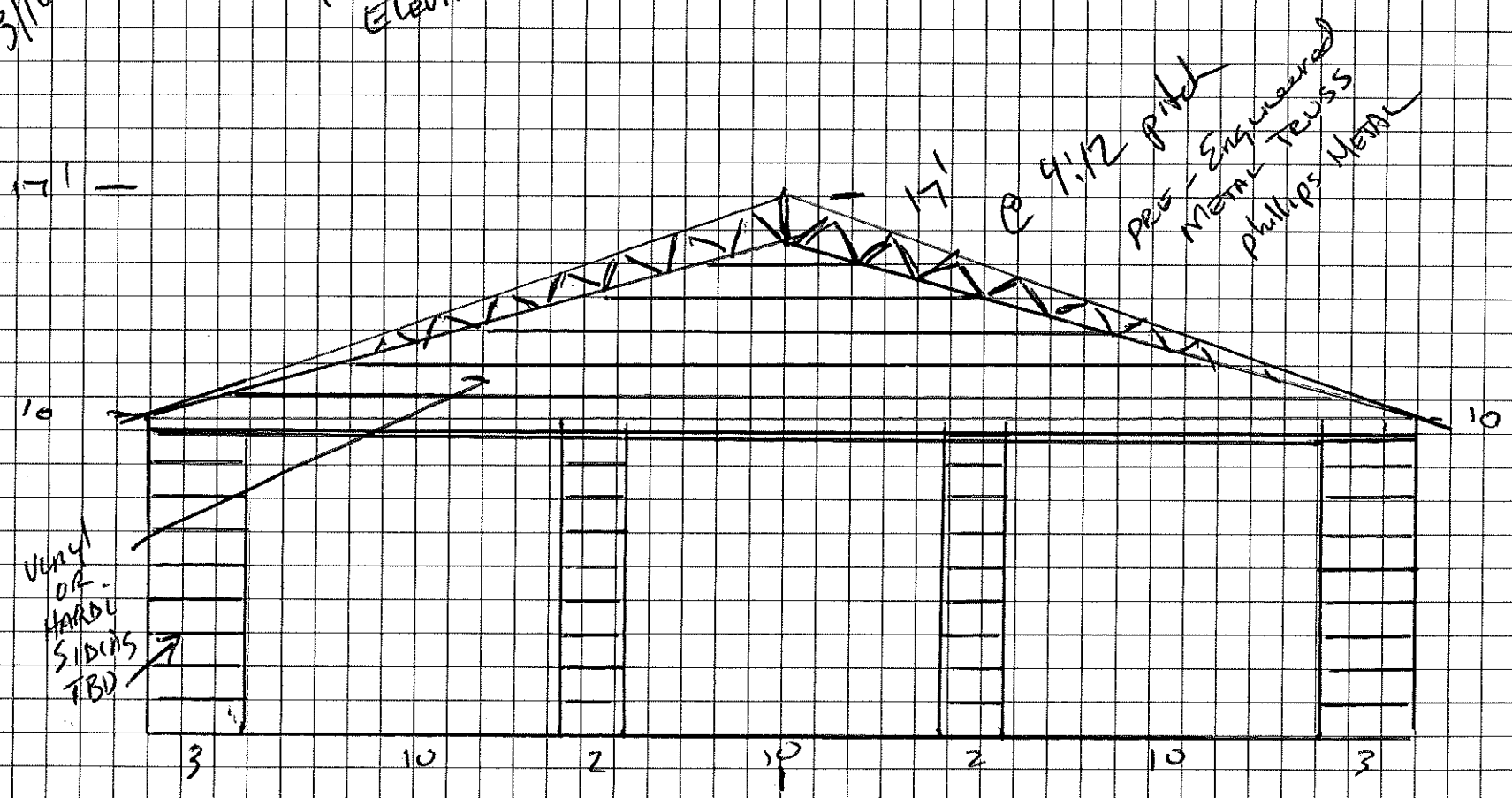
513 MAIN ST. DSL



513 MAIN ST. BSL

3/16 Scale

FRONT ELEVATION



12 x 4 = 60

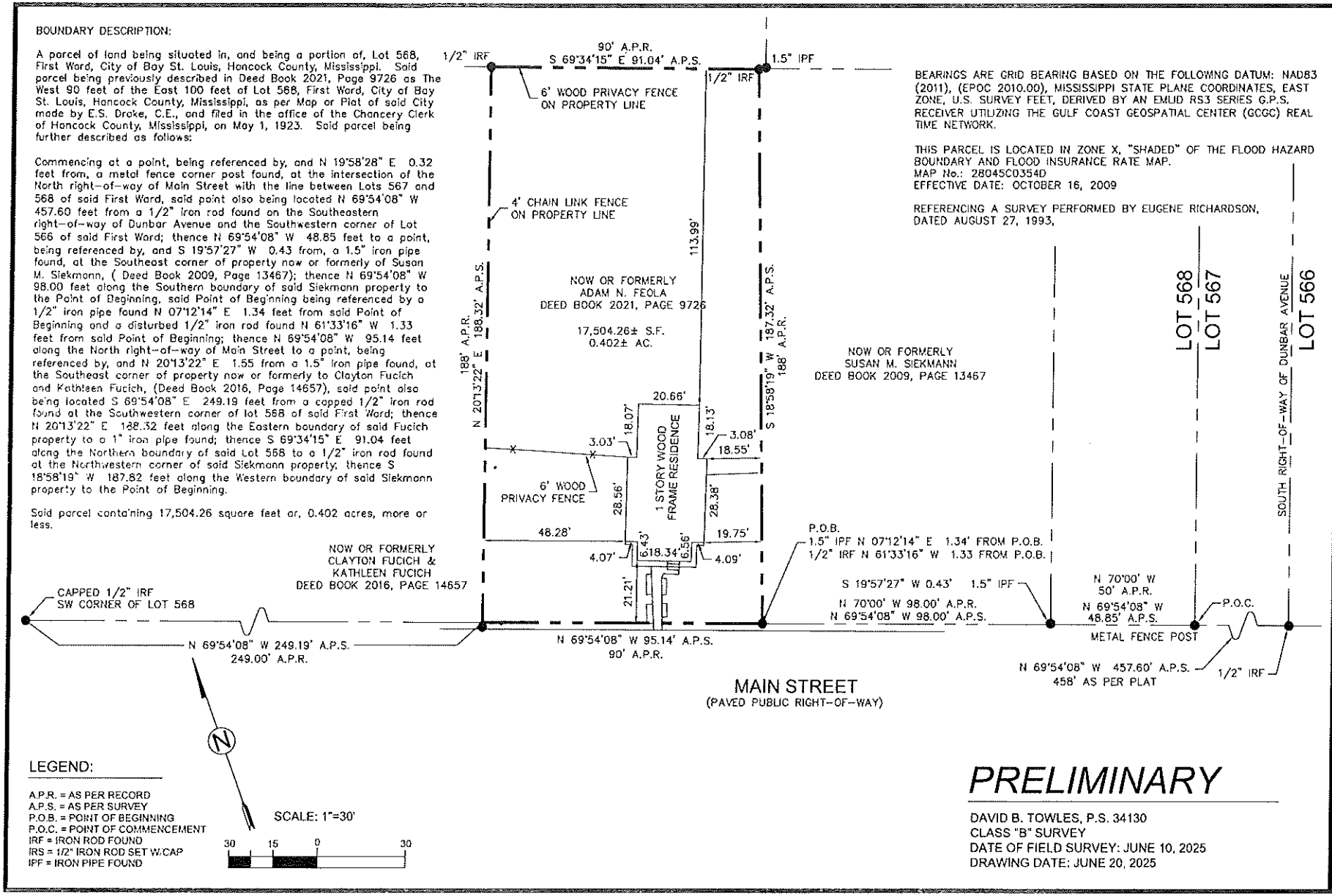
12 / 4" = 20

BOUNDARY DESCRIPTION:

A parcel of land being situated in, and being a portion of, Lot 568, First Ward, City of Bay St. Louis, Hancock County, Mississippi. Said parcel being previously described in Deed Book 2021, Page 9726 as The West 90 feet of the East 100 feet of Lot 568, First Ward, City of Bay St. Louis, Hancock County, Mississippi, as per Map or Plat of said City made by E.S. Drake, C.E., and filed in the office of the Chancery Clerk of Hancock County, Mississippi, on May 1, 1923. Said parcel being further described as follows:

Commencing at a point, being referenced by, and N 19°58'28" E 0.32 feet from, a metal fence corner post found, at the intersection of the North right-of-way of Main Street with the line between Lots 567 and 568 of said First Ward, said point also being located N 69°54'08" W 457.60 feet from a 1/2" iron rod found on the Southeastern right-of-way of Dunbar Avenue and the Southwestern corner of Lot 566 of said First Ward; thence N 69°54'08" W 48.85 feet to a point, being referenced by, and S 19°57'27" W 0.43 from, a 1.5" iron pipe found, at the Southeast corner of property now or formerly of Susan M. Siekmann, (Deed Book 2009, Page 13467); thence N 69°54'08" W 98.00 feet along the Southern boundary of said Siekmann property to the Point of Beginning, said Point of Beginning being referenced by a 1/2" iron pipe found N 07°12'14" E 1.34 feet from said Point of Beginning and a disturbed 1/2" iron rod found N 61°33'16" W 1.33 feet from said Point of Beginning; thence N 69°54'08" W 95.14 feet along the North right-of-way of Main Street to a point, being referenced by, and N 20°13'22" E 1.55 from a 1.5" iron pipe found, at the Southeast corner of property now or formerly to Clayton Fucich and Kathleen Fucich, (Deed Book 2016, Page 14657), said point also being located S 69°54'08" E 249.19 feet from a capped 1/2" iron rod found at the Southwestern corner of lot 568 of said First Ward; thence N 20°13'22" E 188.32 feet along the Eastern boundary of said Fucich property to a 1" iron pipe found; thence S 69°34'15" E 91.04 feet along the Northern boundary of said Lot 568 to a 1/2" iron rod found at the Northwestern corner of said Siekmann property; thence S 18°58'19" W 187.82 feet along the Western boundary of said Siekmann property to the Point of Beginning.

Said parcel containing 17,504.26 square feet or, 0.402 acres, more or less.



BEARINGS ARE GRID BEARING BASED ON THE FOLLOWING DATUM: NAD83 (2011), (EPOC 2010.00), MISSISSIPPI STATE PLANE COORDINATES, EAST ZONE, U.S. SURVEY FEET, DERIVED BY AN EMLID RS3 SERIES G.P.S. RECEIVER UTILIZING THE GULF COAST GEOSPATIAL CENTER (GCGC) REAL TIME NETWORK.

THIS PARCEL IS LOCATED IN ZONE X, "SHADED" OF THE FLOOD HAZARD BOUNDARY AND FLOOD INSURANCE RATE MAP.
MAP No.: 28045C0354D
EFFECTIVE DATE: OCTOBER 16, 2009

REFERENCING A SURVEY PERFORMED BY EUGENE RICHARDSON, DATED AUGUST 27, 1993,

LEGEND:

A.P.R. = AS PER RECORD
A.P.S. = AS PER SURVEY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
IRF = IRON ROD FOUND
IRS = 1/2" IRON ROD SET W/CAP
IPF = IRON PIPE FOUND

PRELIMINARY

DAVID B. TOWLES, P.S. 34130
CLASS "B" SURVEY
DATE OF FIELD SURVEY: JUNE 10, 2025
DRAWING DATE: JUNE 20, 2025

TOWLES SURVEYING
11856 SLEEPING DEER LANE
SAUCIER, MS. 39574

513 MAIN STREET, BAY ST. LOUIS

BOUNDARY SURVEY

SHEET
1 OF 1

Geoportal Map

0 30 60ft