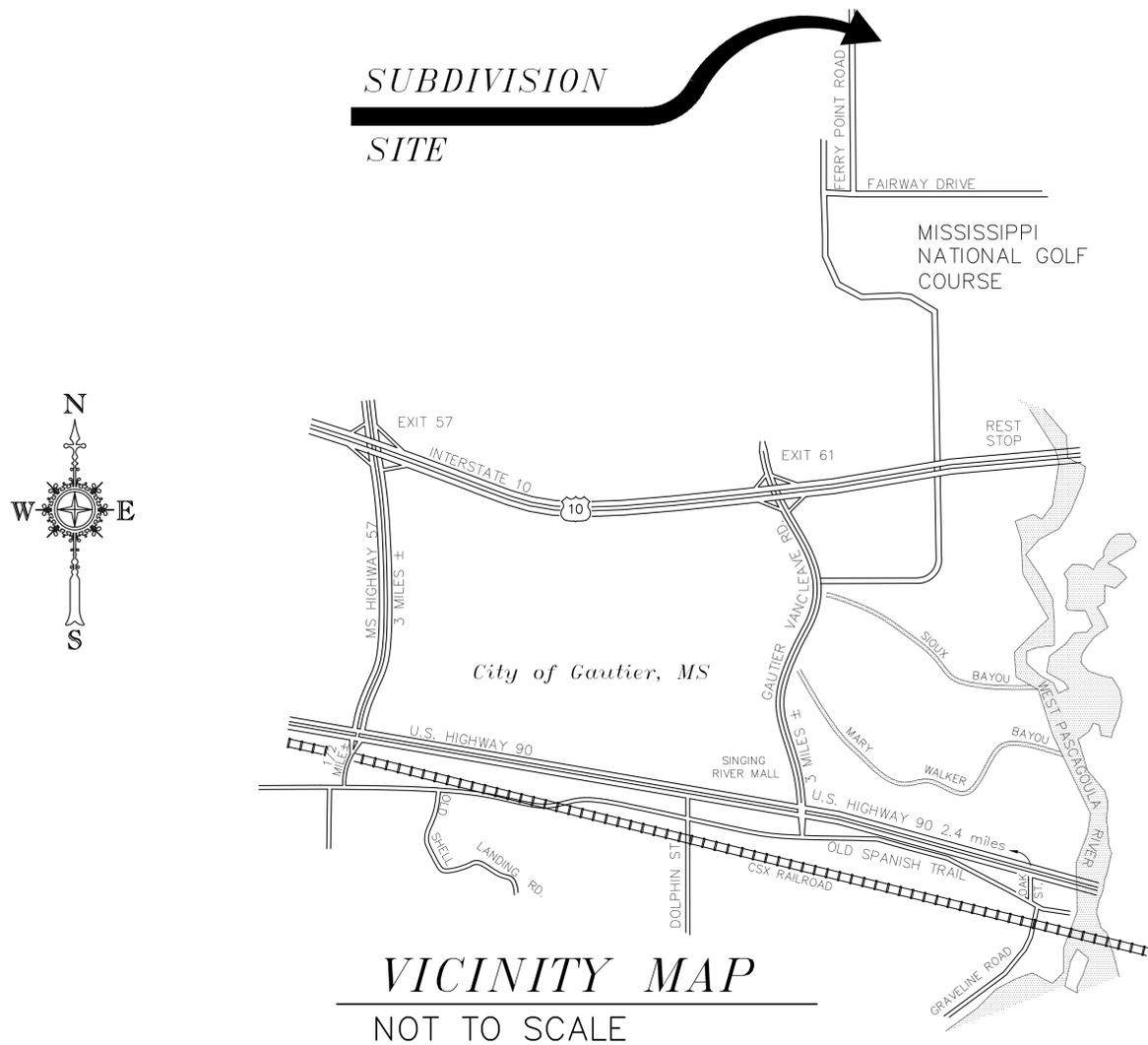


*SITE DEVELOPMENT, ROADWAY, DRAINAGE,
SEWER, AND WATER, PLANS FOR
CYPRESS LANDING SUBDIVISION*

**FERRY POINT ROAD
GOVERNMENT LOT 2, SECTION 36,
TOWNSHIP 6 SOUTH, RANGE 7 WEST,
JACKSON COUNTY, MS
CITY OF GAUTIER**



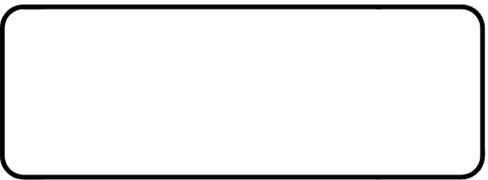
OWNER: SILVERGIRL LLC

 SYBAL R. SAULS: PRESIDENT
 104 SPANISH POINT OCEAN
 SPRINGS, MS 39564 (228)
 365-3665 (228) 875-2411

 SYBAL R. SAULS: SECRETARY
 104 SPANISH POINT OCEAN
 SPRINGS, MS 39564 (228)
 365-3665 (228) 875-2411

USER: REVD/DATE: E/NAME:

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	NTS	Approved:	BOB



CYPRESS LANDING SUBDIVISION

GAUTIER, MS

BATSON & BROWN, INC.
 CONSULTING ENGINEERS
4347 OLD SPANISH TRAIL
 GAUTIER, MISSISSIPPI 39553
 PHONE: (228) 522-6353 FAX: (228) 522-6403

SHEET
1
 1 OF 19



PREPARED BY _____ ENGINEER _____ DATE _____

SHEET INDEX	
SHEET NO.	TITLE
1	Cover Sheet
2	Index Sheet
3	Typical Section and Erosion Control Details
3A	Erosion Control Layout
3B	Roadway Layout
4	Drainage Plan
5	Sewer Layout/Profile
6	Sewer Details
6A	Lift Station Details
7	Water Layout
8	Water Details
9-14	Cross Sections
15	Preliminary Plat

GENERAL NOTES

ROADWAY

- ENGINEER WILL ESTABLISH CONTROLS ON THIS PROPERTY WHICH SHOULD BE USED BY THE CONTRACTOR FOR LAYOUT AND DURING CONSTRUCTION.
- ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES SHALL BE INSTALLED PRIOR TO BASE CONSTRUCTION.
- DRAINAGE PIPES (FOR DRIVES) LENGTHS ARE APPROXIMATE AND MAY REQUIRE ADJUSTMENT DEPENDING ON FINAL GRADING AND SLOPES.
- THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTING WITH THE ENGINEER. PAYMENT FOR TESTING WILL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- EXISTING SUB-GRADE MATERIAL SHALL BE EXCAVATED TO A MIN. 1' BELOW SUBGRADE, PROCESSED, AND COMPACTED IN ACCORDANCE WITH SECTION S-205 TO A REQUIRED DENSITY OF 98% STANDARD PROCTOR.
- THE SUB-BASE AND BASE SHALL BE TESTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND APPROVED PRIOR TO LAYING ASPHALT. SUB-GRADE MUST BE FIRMLY COMPACTED & 100% "PROOF-ROLLED" WITH A LOADED DUMP TRUCK (MIN. AXLE LOAD 7 TONS) PRIOR TO PLACEMENT OF BASE COURSE. NO BASE SHALL BE PLACED ON SUBGRADE THAT YIELDS OR FAILS UNDER THE LOADED TRUCK. CONTACT ENGINEERS REPRESENTATIVE FOR VERIFICATION OF PROOF ROLL 601-947-8619
- ALL EXISTING GROUND CONTOURS WHERE TAKEN PRIOR TO ANY CONSTRUCTION CROSS SECTION MAY NOT MATCH PRESENT FIELD CONDITIONS
- THE CONTRACTOR SHALL HAVE COPIES OF THE FOLLOWING PUBLICATIONS FOR REFERENCE.

STATE OF MISSISSIPPI HIGHWAY DEPARTMENT, STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2004 EDITION

MDOT STANDARD DRAWINGS FOR JB-1 JUNCTION BOX (SHEET 302) AND SS-2 STORM SEWER (SHEET 322).

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART VI

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION WHICH INCLUDES INSTALLATION BY BEST MANAGEMENT PRACTICE, MAINTENANCE, REPORTING FOR MDEQ COMPLIANCE & WEEKLY AND/OR AFTER 1" RAIN SITE INSPECTION. UTILITIES

1. THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION IN THEIR VICINITY.

2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES (MS ONE CALL 1-800-227-6477) PRIOR TO BEGINNING CONSTRUCTION. NOTIFICATION SHOULD BE GIVEN AT LEAST 24 HOURS PRIOR TO APPROACHING THE AFFECTED UTILITY.

3. ALL WATER MAINS SHALL BE OF A PIPE CLASS APPROVED BY THE UTILITY OWNER.

4. WATER MAIN VALVES AND WATER SERVICE TAPS SHALL NOT BE LOCATED UNDER THE PROPOSED PAVEMENT.

5. THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY BEFORE ATTEMPTING TO TAP THE LINE.

6. UTILITY COMPANIES

- POWER - SINGING RIVER ELECTRIC POWER ASSOCIATION
- GAS - MUNICIPALITY
- WATER - MUNICIPALITY
- SEWER - MUNICIPALITY
- TELEPHONE - BELLSOUTH

9. ALL PRECAST CONCRETE SHALL BE TYPE II CEMENT AND 100% CALCAREOUS AGGREGATE.

USER REVM DATE ENAME

Project No. 45137	Drawn By: BAC
Date 6-18-08	Checked By: RODNEY
Scale NTS	Approved: BOB



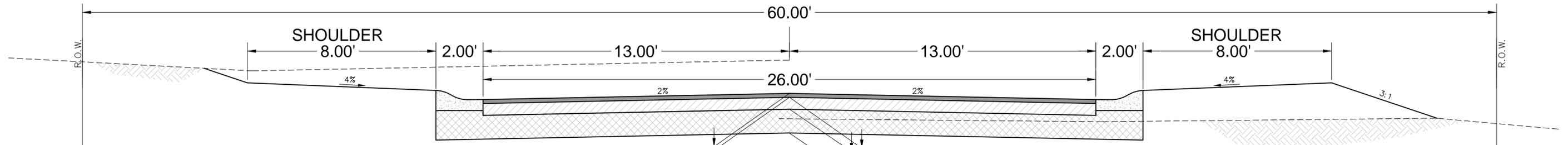
CYPRESS LANDING SUBDIVISION

INDEX SHEET



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CUT SECTION

FILL SECTION

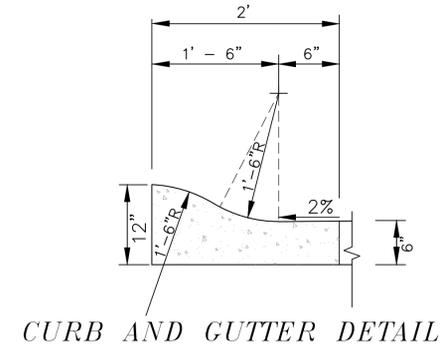
SURFACE COURSE
2" HOT BITUMINOUS
SURFACE COURSE

BASE COURSE 6" GRANULAR MATERIAL,
SIZE 610 GRANULAR LIMESTONE OR
CRUSHED CONCRETE

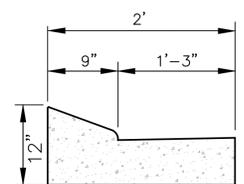
1' PROCESSED AND COMPACTED
SUBGRADE - SEE NOTE #3 BELOW

TYPICAL ROADWAY SECTION

N.T.S.



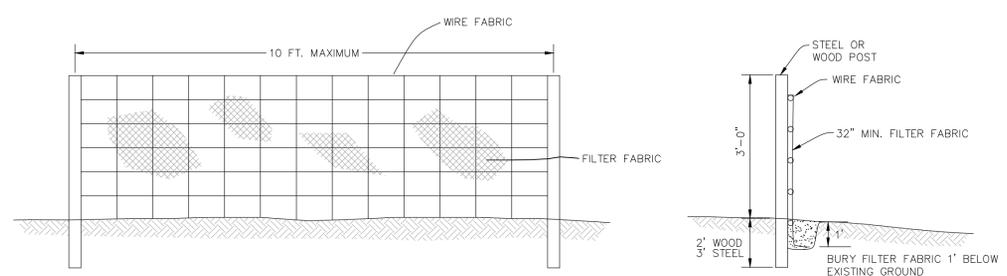
CURB AND GUTTER DETAIL



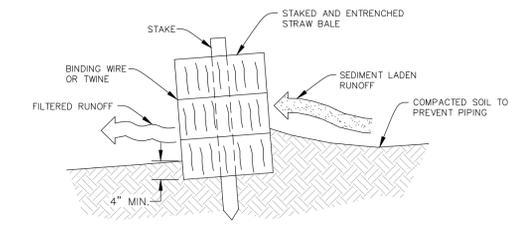
OPTIONAL CURB AND GUTTER DETAIL

PAVED ROADWAY STRUCTURE DESCRIPTION

- HOT BITUMINOUS ASPHALT SURFACE COURSE, 2" THICK, 220 LBS/SY .
- 6" OF GRANULAR MATERIAL SIZE 610 LIMESTONE OR CRUSHED CONCRETE.
- EXISTING SUB-GRADE MATERIAL SHALL BE EXCAVATED TO A MIN. 1' BELOW SUBGRADE, PROCESSED, AND COMPACTED IN ACCORDANCE WITH SECTION S-205 TO A REQUIRED DENSITY OF 98% STANDARD PROCTOR. ALL AREAS OF SOIL SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER PRIOR TO THE PLACEMENT OF ROADWAY BASE MATERIALS. ANY SOFT OR YIELDING MATERIALS SHALL BE REPLACED/PROCESSED TO THE SATISFACTION OF THE ENGINEER PRIOR TO SUBBASE WORK.
- ANY UNSTABLE SUBGRADE MATERIAL ENCOUNTERED SHALL BE OVER-EXCAVATED TO A DEPTH OF 3' BELOW SUB-GRADE AND REPLACED USING MATERIAL MEETING OR EXCEEDING CLASS 7 BORROW PER SECTION S-304.



**SILT FENCE
DETAIL**



**STRAW BALE INSTALLATION
CROSS SECTION**

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	NTS	Approved:	BOB

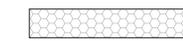
CYPRESS LANDING SUBDIVISION

TYPICAL SECTION AND EROSION CONTROL DETAILS

BATSON & BROWN, INC.
CONSULTING ENGINEERS

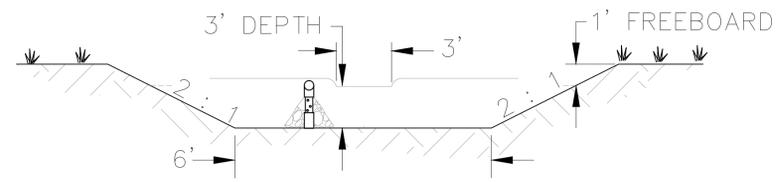
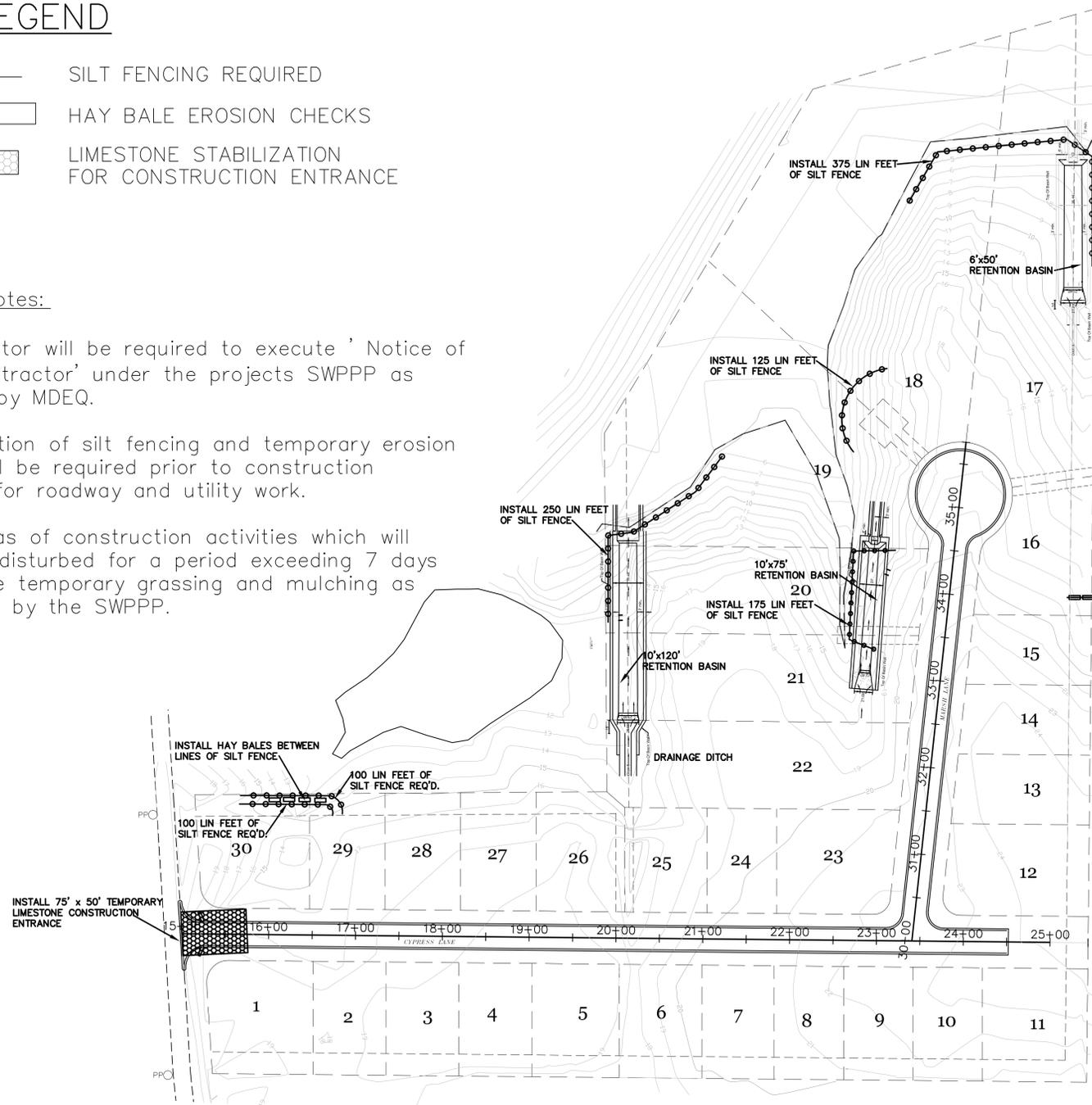
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LEGEND

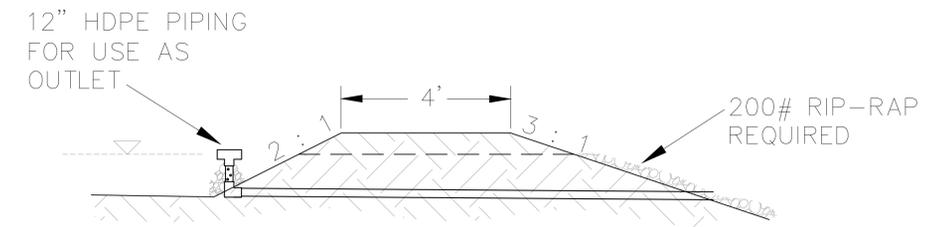
-  SILT FENCING REQUIRED
-  HAY BALE EROSION CHECKS
-  LIMESTONE STABILIZATION FOR CONSTRUCTION ENTRANCE

General Notes:

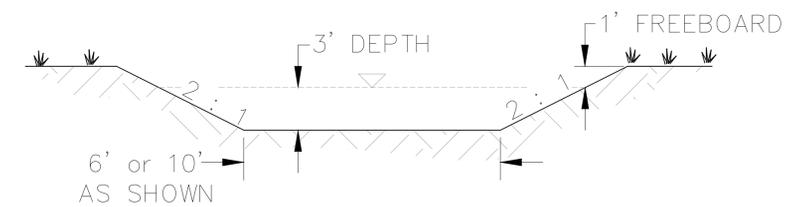
1. Contractor will be required to execute ' Notice of Prime Contractor' under the projects SWPPP as approved by MDEQ.
2. Installation of silt fencing and temporary erosion checks will be required prior to construction activities for roadway and utility work.
3. All areas of construction activities which will remain undisturbed for a period exceeding 7 days will receive temporary grassing and mulching as referenced by the SWPPP.



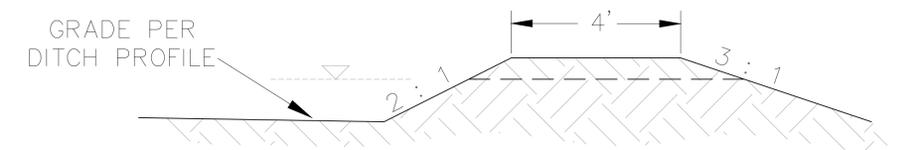
OUTLET STRUCTURE DETAIL
NTS



OUTLET STRUCTURE CROSS-SECTION
NTS



BASIN CROSS-SECTION
NTS



BASIN PROFILE ELEVATION
NTS

RATES OF APPLICATION USED FOR ESTIMATING QUANTITIES		
	ITEM	RATE
S-212-B	COMMERCIAL FERTILIZER (13-13-13)	500 LBS/ACRE
S-212-F	AMMONIUM NITRATE	200 LBS./ACRE
901-S-215-A	VEGETATIVE MATERIALS FOR MULCH	500 LBS/ACRE
S-214-A	PERMANENT SEEDING	55 LBS/ACRE
S-214-A	TEMPORARY SEEDING	25 LBS/ACRE

STORMWATER DETENTION BASIN DETAILS
SIZING DIMENSION SHALL BE PER SITE LOCATION REQUIREMENTS.
DIMENSIONS ARE FOR MINIMUM REQUIREMENTS OF BASIN BOTTOM.

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=80'	Approved:	BOB

CYPRESS LANDING SUBDIVISION

EROSION CONTROL PLAN



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SHEET

3A

4 OF 19

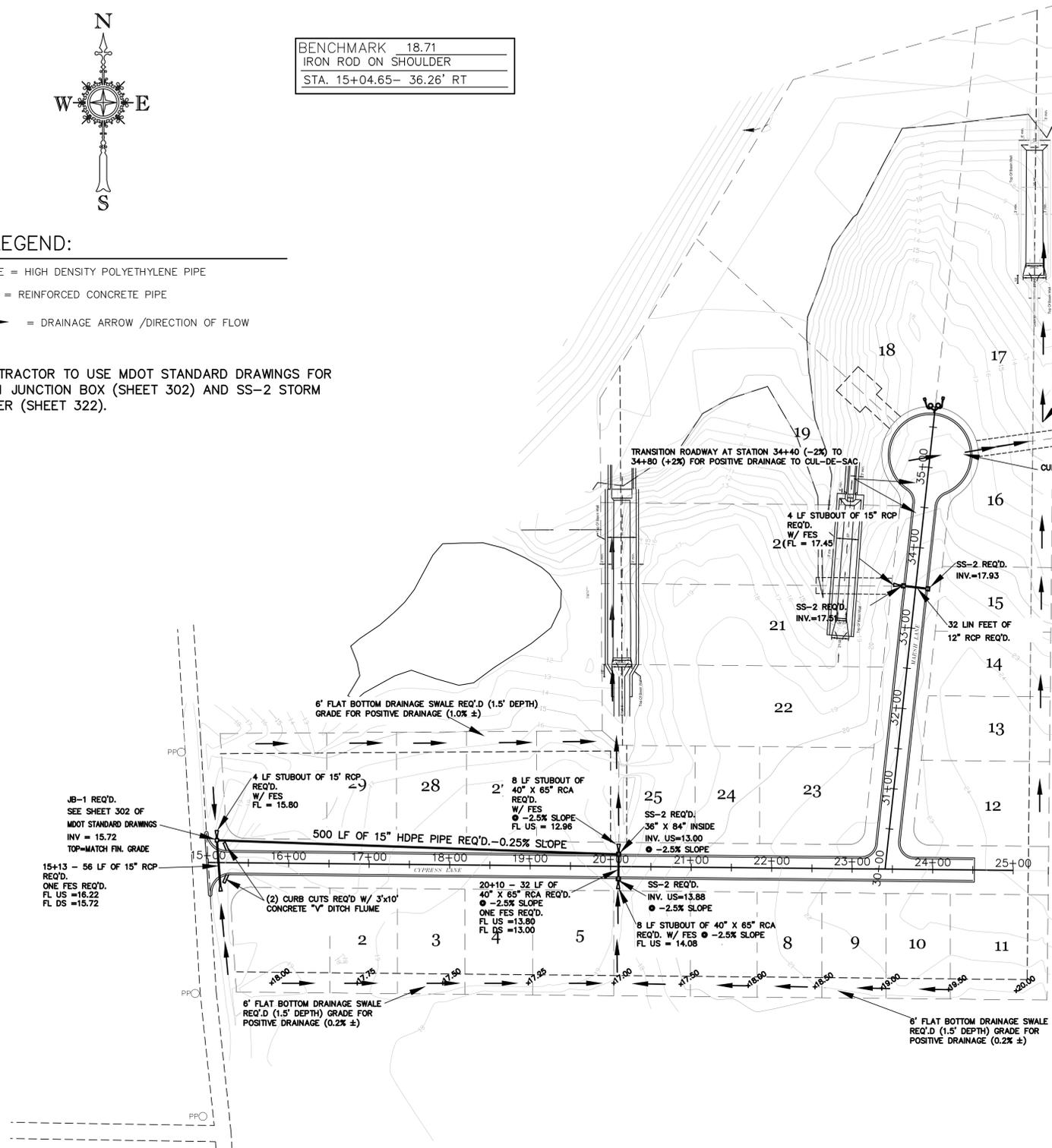


BENCHMARK 18.71
 IRON ROD ON SHOULDER
 STA. 15+04.65- 36.26' RT

LEGEND:

- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- RCP = REINFORCED CONCRETE PIPE
- ➔ = DRAINAGE ARROW /DIRECTION OF FLOW

CONTRACTOR TO USE MDOT STANDARD DRAWINGS FOR
 JB-1 JUNCTION BOX (SHEET 302) AND SS-2 STORM
 SEWER (SHEET 322).



15" RCP AT STATION 15+13
 Manning Pipe Calculator

Q=CIA
 C=RUNOFF COFF. = 0.37
 INTENSITY FOR YEAR = 3 INCHES PER HOUR
 ACRES = 0.10
 Q=0.11 CFS

Given Input Data:
 Shape Circular
 Solving for Depth of Flow
 Diameter 1.2500 ft
 Flowrate 0.1100 cfs
 Slope 0.0120 ft/ft
 Manning's n 0.0150

Computed Results:
 Depth 0.1163 ft
 Area 1.2272 ft²
 Wetted Area 0.0574 ft²
 Wetted Perimeter 0.7749 ft
 Perimeter 3.9270 ft
 Velocity 1.9150 fps
 Hydraulic Radius 0.0741 ft
 Percent Full 9.3035 %
 Full flow Flowrate 6.1328 cfs
 Full flow velocity 4.9975 fps

15" CPP AT STATION 15+10 TO 20+10 LEFT SIDE
 Manning Pipe Calculator

Q=CIA
 C=RUNOFF COFF. = 0.37
 INTENSITY FOR YEAR = 3 INCHES PER HOUR
 ACRES = .25
 Q=0.28 CFS

Given Input Data:
 Shape Circular
 Solving for Depth of Flow
 Diameter 1.2500 ft
 Flowrate 0.2800 cfs
 Slope 0.002 ft/ft
 Manning's n 0.0120

Computed Results:
 Depth 0.1548 ft
 Area 1.2272 ft²
 Wetted Area 0.0874 ft²
 Wetted Perimeter 0.8991 ft
 Perimeter 3.9270 ft
 Velocity 3.2053 fps
 Hydraulic Radius 0.0972 ft
 Percent Full 12.3853 %
 Full flow Flowrate 8.5709 cfs
 Full flow velocity 6.9842 fps

24" RCP AT STATION 20+10
 Manning Pipe Calculator

Q=CIA
 C=RUNOFF COFF. = 0.37
 INTENSITY FOR YEAR = 3 INCHES PER HOUR
 ACRES = 12.1
 Q=13.3 CFS

Given Input Data:
 Shape Circular
 Solving for Depth of Flow
 Diameter 2.0000 ft
 Flowrate 13.3000 cfs
 Slope 0.0070 ft/ft
 Manning's n 0.0120

Computed Results:
 Depth 1.1730 ft
 Area 3.1416 ft²
 Wetted Area 1.9150 ft²
 Wetted Perimeter 3.4893 ft
 Perimeter 6.2832 ft
 Velocity 6.9451 fps
 Hydraulic Radius 0.5488 ft
 Percent Full 58.6491 %
 Full flow Flowrate 20.5045 cfs
 Full flow velocity 6.5268 fps

15" RCP AT STATION 33+50
 Manning Pipe Calculator

Q=CIA
 C=RUNOFF COFF. = 0.37
 INTENSITY FOR YEAR = 3 INCHES PER HOUR
 ACRES = 1.08
 Q=1.20 CFS

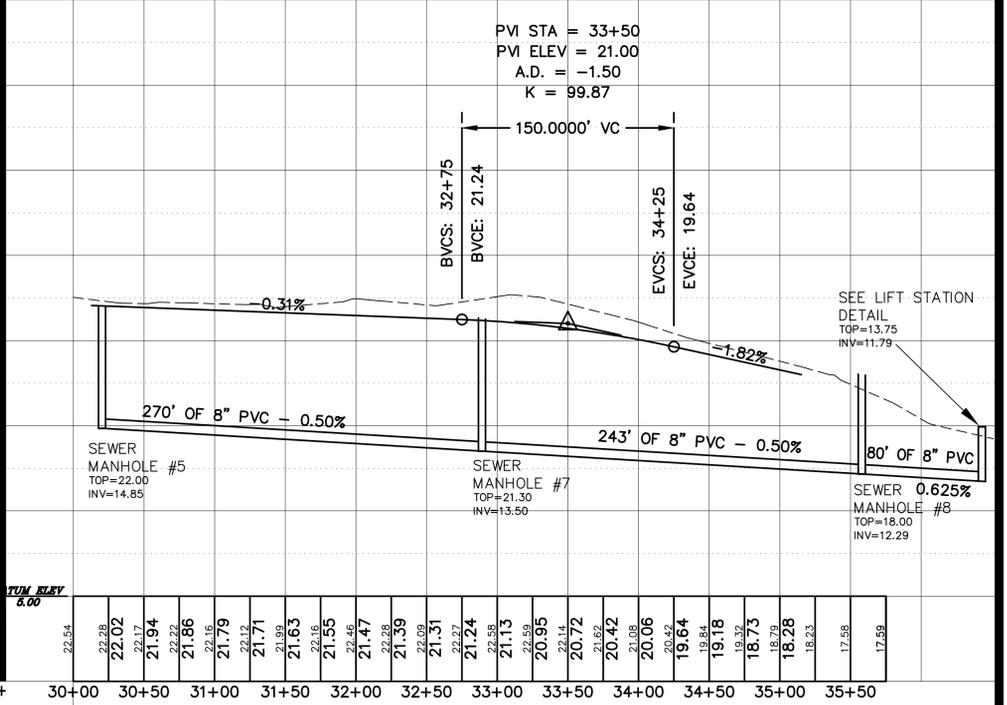
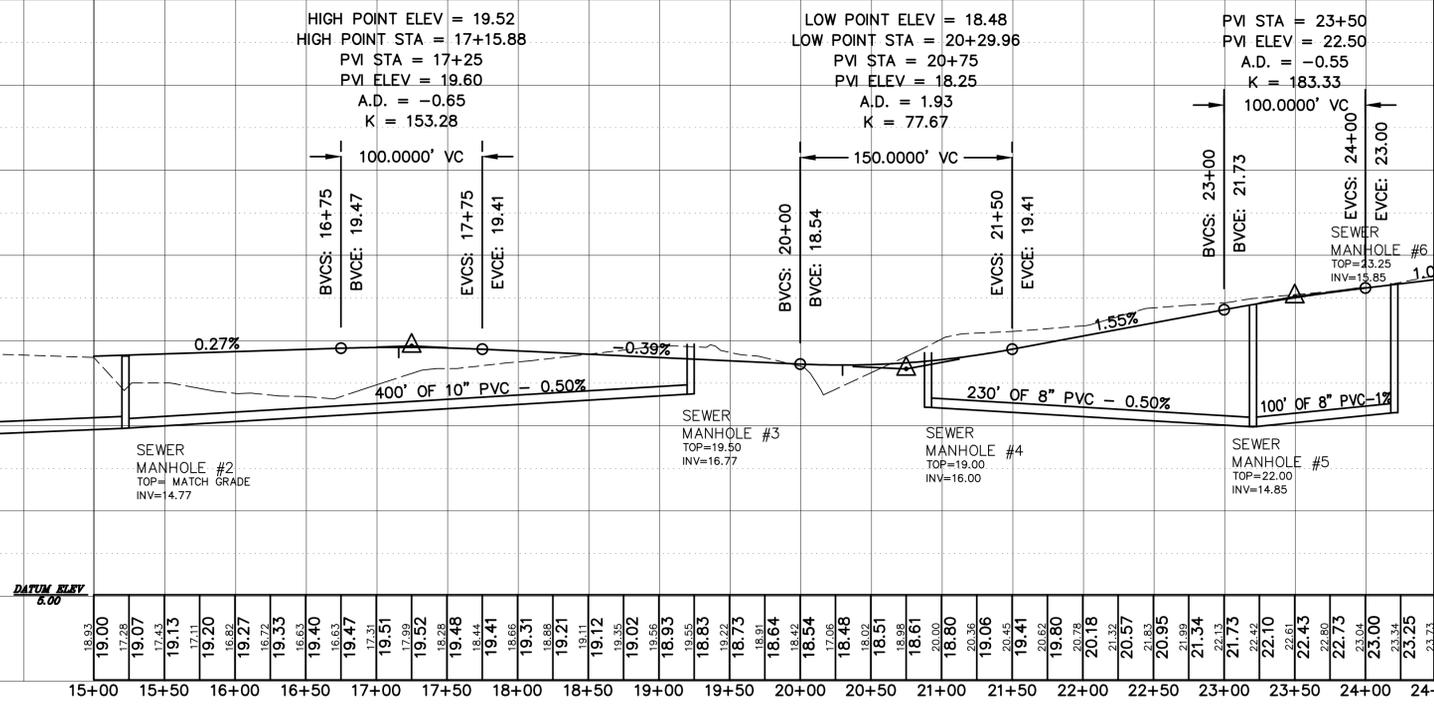
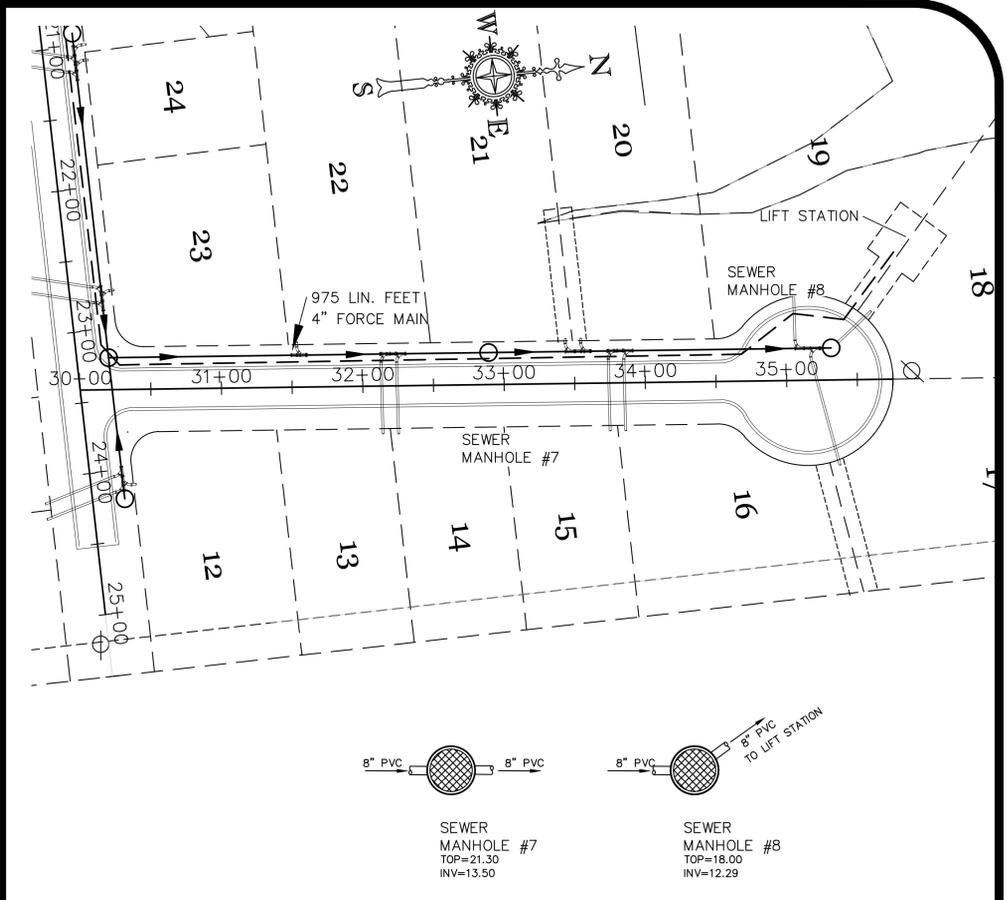
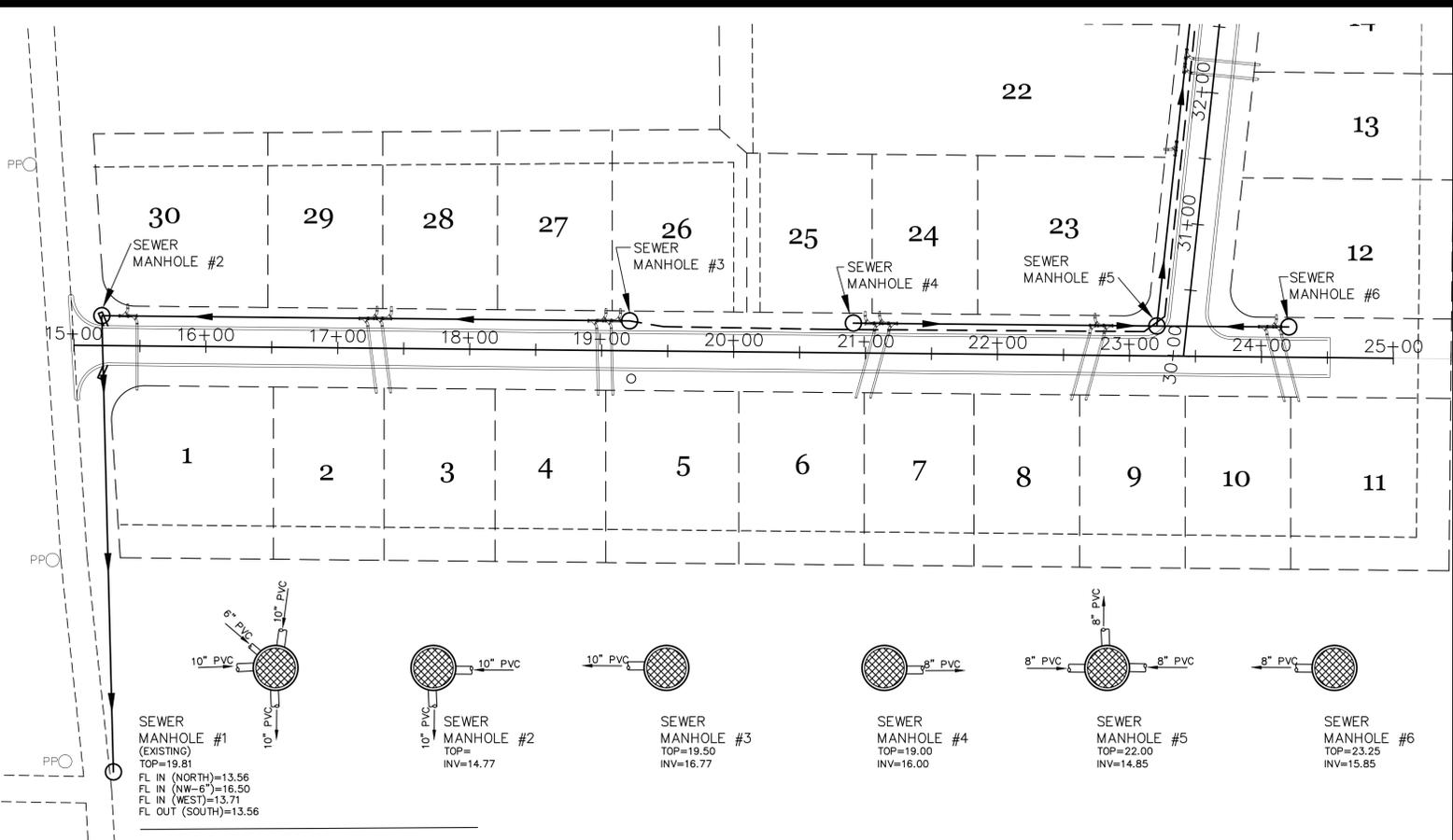
Given Input Data:
 Shape Circular
 Solving for Depth of Flow
 Diameter 1.2500 ft
 Flowrate 1.2000 cfs
 Slope 0.0130 ft/ft
 Manning's n 0.0120

Computed Results:
 Depth 0.3276 ft
 Area 1.2272 ft²
 Wetted Area 0.2564 ft²
 Wetted Perimeter 1.3436 ft
 Perimeter 3.9270 ft
 Velocity 4.6800 fps
 Hydraulic Radius 0.1908 ft
 Percent Full 26.2094 %
 Full flow Flowrate 7.9791 cfs
 Full flow velocity 6.5019 fps

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=80'	Approved:	BOB

CYPRESS LANDING SUBDIVISION
DRAINAGE PLAN LAYOUT

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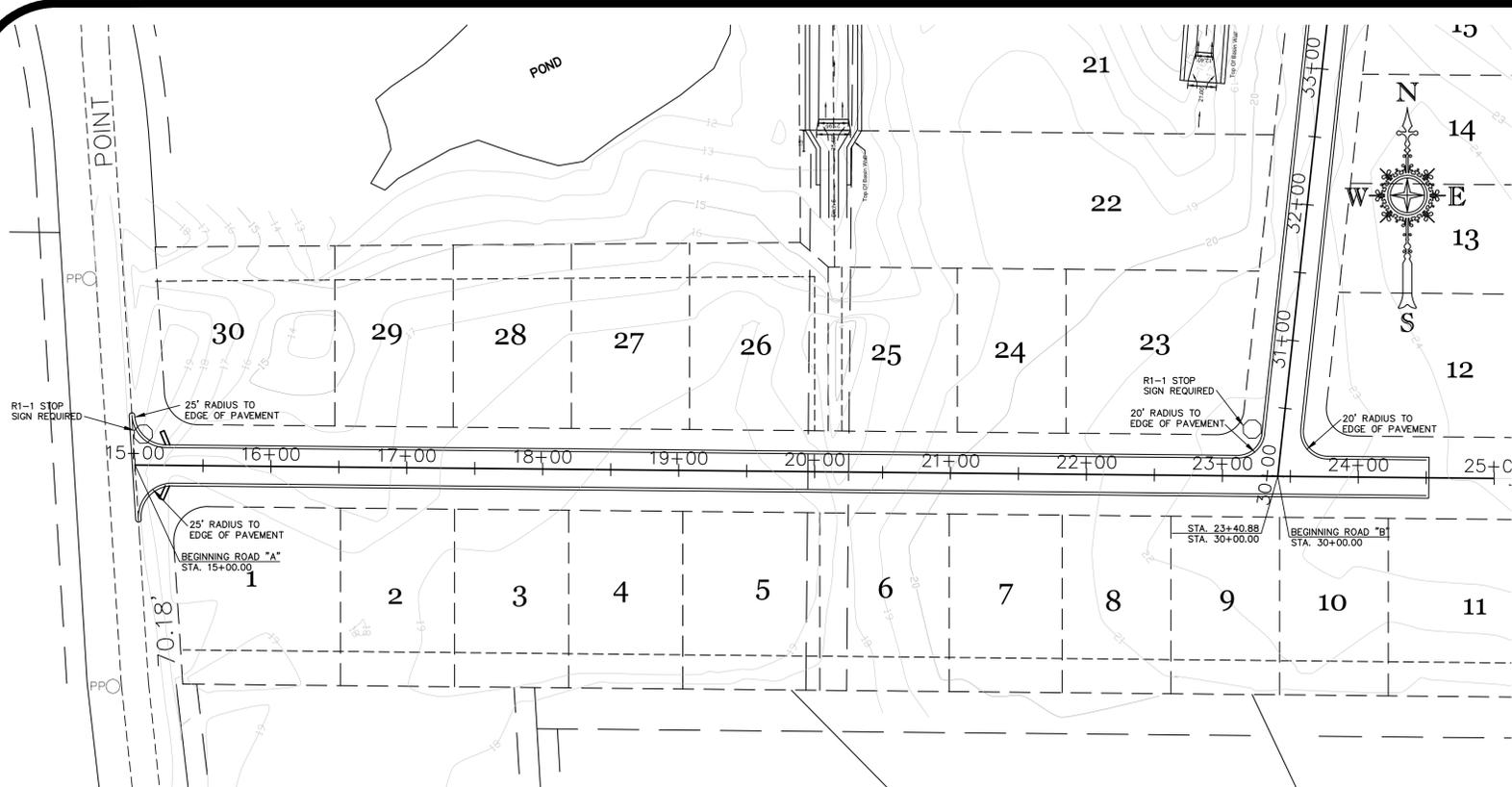


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15+00	18.93
15+00	19.00
15+50	17.28
15+50	19.07
16+00	18.41
16+00	19.13
16+50	17.11
16+50	19.20
17+00	16.82
17+00	19.27
17+50	16.72
17+50	19.33
18+00	16.63
18+00	19.40
18+50	16.53
18+50	19.47
19+00	17.31
19+00	19.51
19+50	17.99
19+50	19.52
20+00	18.28
20+00	19.48
20+50	18.44
20+50	19.41
21+00	18.95
21+00	19.51
21+50	18.88
21+50	19.21
22+00	19.11
22+00	19.12
22+50	19.35
22+50	19.02
23+00	19.56
23+00	18.93
23+50	18.55
23+50	18.83
24+00	18.73
24+00	18.64
24+50	18.42
24+50	18.54
25+00	17.06
25+00	18.48
25+50	18.06
25+50	18.51
26+00	18.98
26+00	18.61
26+50	20.00
26+50	18.80
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27+00	19.06
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27+50	19.41
28+00	20.82
28+00	19.80
28+50	20.78
28+50	20.18
29+00	21.32
29+00	20.57
29+50	21.83
29+50	20.95
30+00	21.99
30+00	21.34
30+50	22.49
30+50	21.73
31+00	22.10
31+00	22.43
31+50	22.82
31+50	22.73
32+00	23.04
32+00	23.00
32+50	23.35
32+50	23.25
33+00	23.73
33+00	22.54
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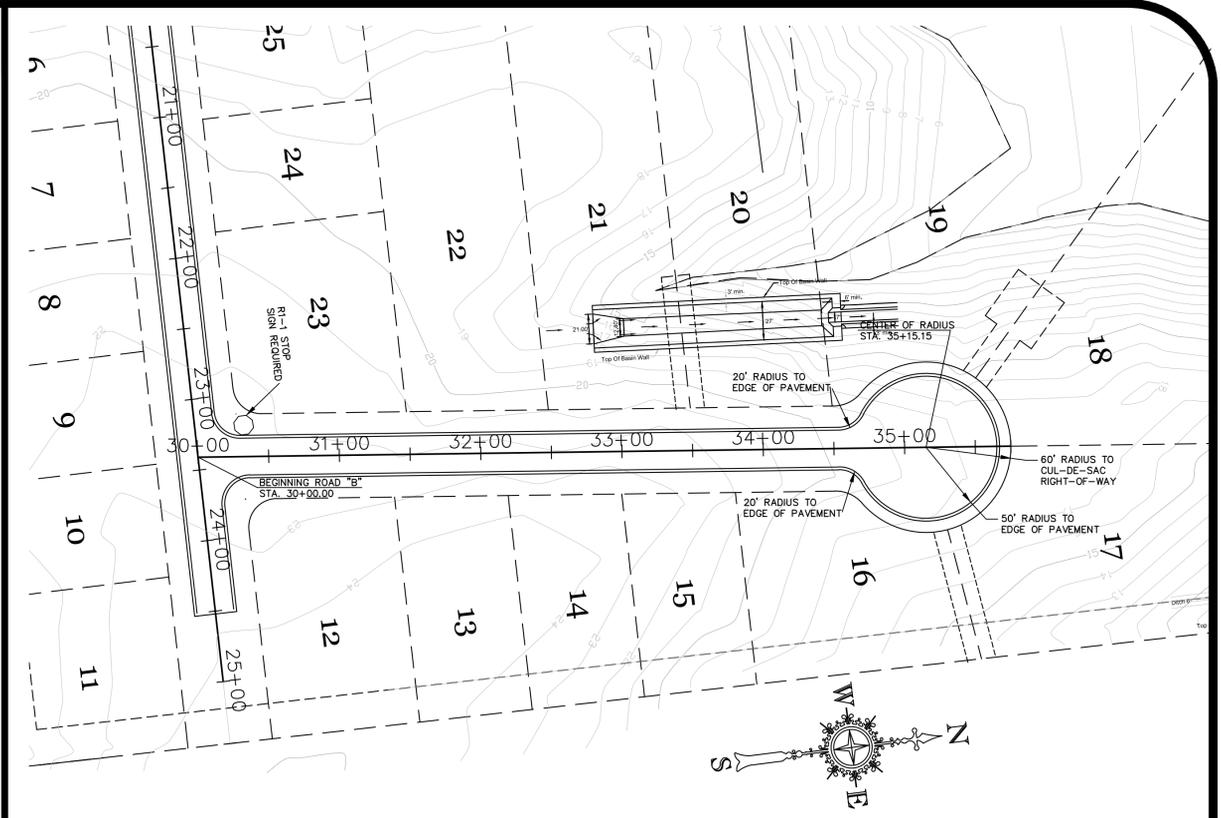
Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=60'	Approved:	BOB

CYPRESS LANDING SUBDIVISION
SANITARY SEWER LAYOUT

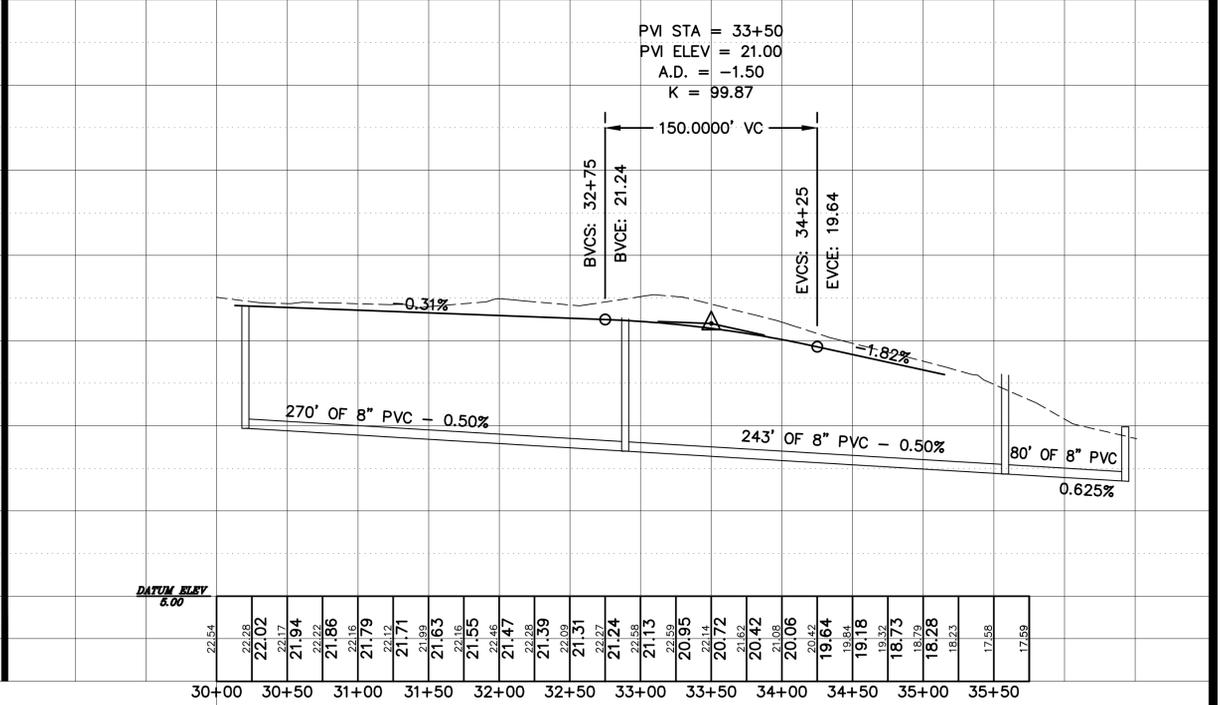
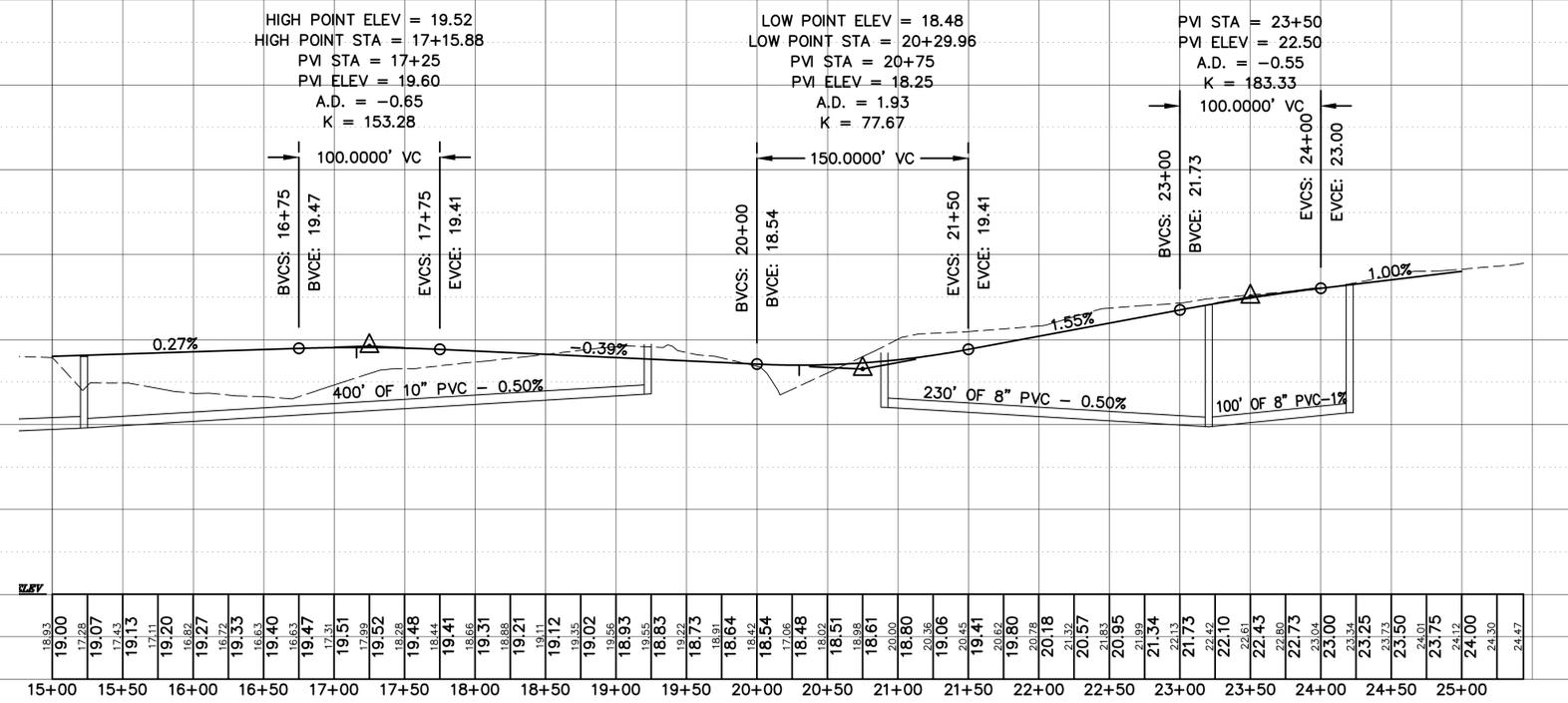
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ROAD "A"



ROAD "B"



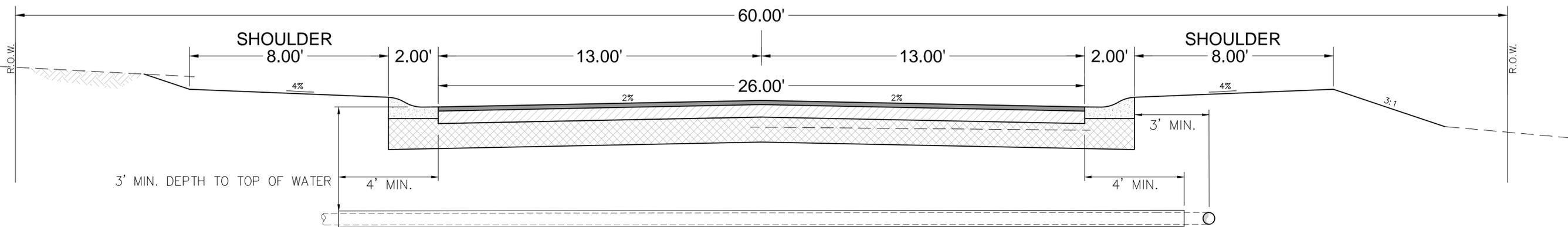
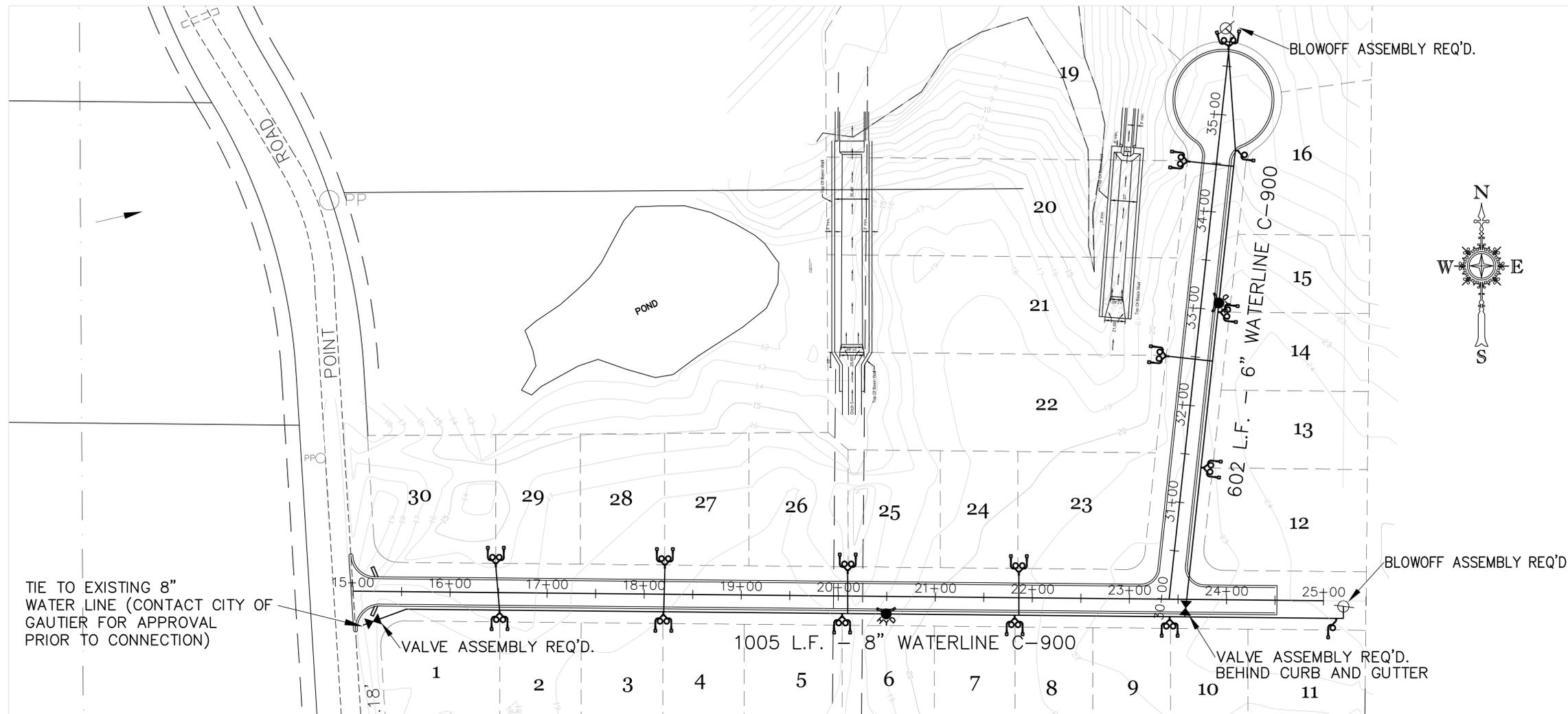
STATION	ELEV
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15+05	19.00
15+10	17.28
15+15	19.07
15+20	17.43
15+25	17.11
15+30	19.20
15+35	18.80
15+40	19.27
15+45	18.77
15+50	19.33
15+55	18.63
15+60	19.40
15+65	18.63
15+70	19.47
15+75	17.31
15+80	19.51
15+85	19.52
15+90	18.28
15+95	19.48
16+00	18.44
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16+10	18.66
16+15	19.31
16+20	18.88
16+25	19.21
16+30	19.12
16+35	19.02
16+40	19.56
16+45	18.93
16+50	19.55
16+55	18.83
16+60	19.22
16+65	18.73
16+70	18.64
16+75	18.54
16+80	18.48
16+85	18.02
16+90	18.51
16+95	18.98
17+00	18.61
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17+20	19.06
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17+40	19.80
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17+60	20.85
17+65	20.95
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17+75	21.34
17+80	21.73
17+85	22.42
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17+95	22.43
18+00	22.80
18+05	22.80
18+10	22.73
18+15	23.04
18+20	23.34
18+25	23.25
18+30	23.50
18+35	23.75
18+40	24.19
18+45	24.00
18+50	24.30
18+55	24.47

STATION	ELEV
30+00	22.54
30+05	22.28
30+10	22.02
30+15	22.17
30+20	21.94
30+25	22.22
30+30	21.86
30+35	22.19
30+40	22.12
30+45	21.71
30+50	21.99
30+55	21.63
30+60	22.16
30+65	21.55
30+70	21.47
30+75	21.86
30+80	21.59
30+85	22.09
30+90	21.51
30+95	22.27
31+00	21.24
31+05	21.13
31+10	20.95
31+15	20.72
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31+25	20.06
31+30	20.42
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31+40	19.84
31+45	19.18
31+50	18.73
31+55	18.79
31+60	18.28
31+65	18.23
31+70	17.58
31+75	17.58

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=60'	Approved:	BOB

CYPRESS LANDING SUBDIVISION
ROADWAY - PLAN & PROFILE


BATSON & BROWN, INC.
 CONSULTING ENGINEERS
 4347 OLD SPANISH TRAIL
 GAUTIER, MISSISSIPPI 39553
 PHONE: (228) 522-6353 FAX: (228) 522-6403



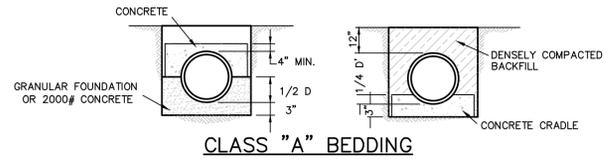
TYPICAL ROADWAY CROSSING
N.T.S.

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=60'	Approved:	BOB

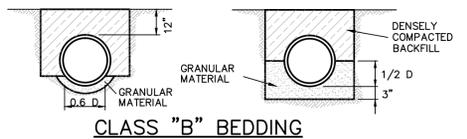
CYPRESS LANDING SUBDIVISION
WATER LAYOUT

BATSON & BROWN, INC.
CONSULTING ENGINEERS

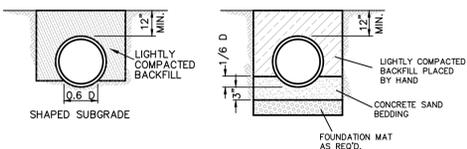
4347 OLD SPANISH TRAIL
GAUTIER, MISSISSIPPI 39553
PHONE: (228) 522-6353 FAX: (228) 522-6403



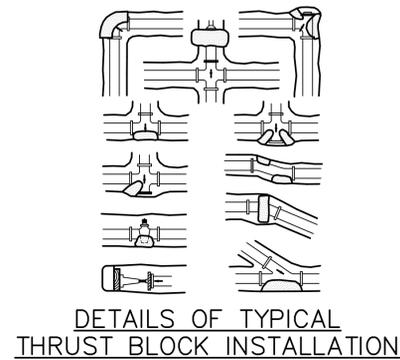
CLASS "A" BEDDING



CLASS "B" BEDDING

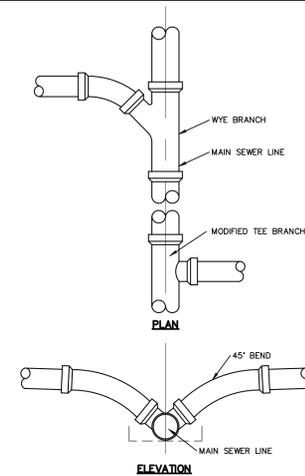


CLASS "C" BEDDING

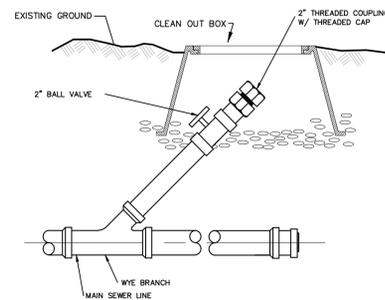


DETAILS OF TYPICAL THRUST BLOCK INSTALLATION

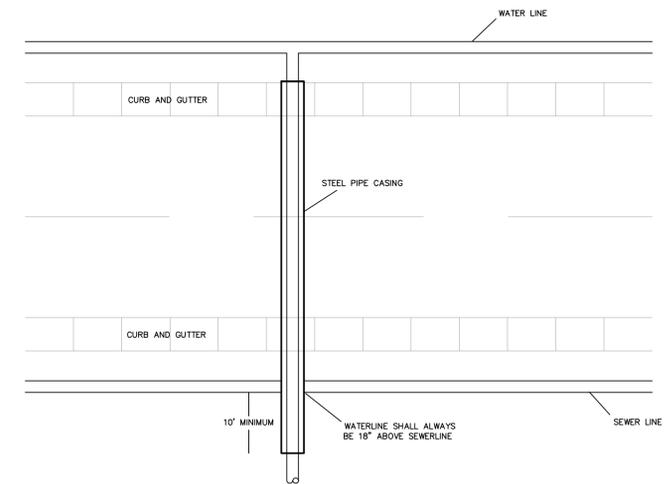
NOTE: BEARING TO BE APPROVED BY THE ENGINEER



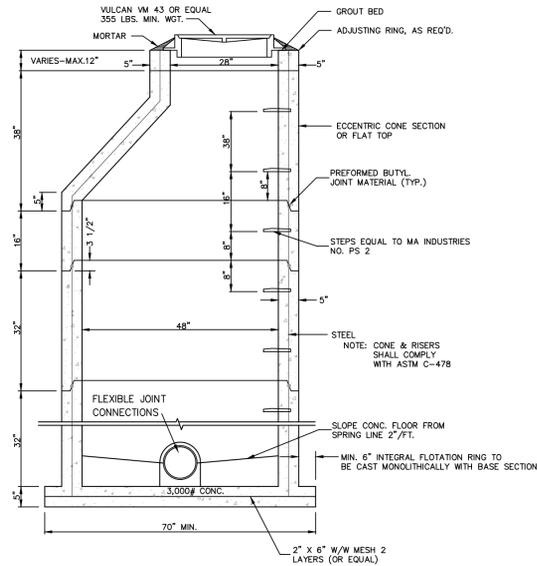
TYPICAL GRAVITY SEWER CONNECTION



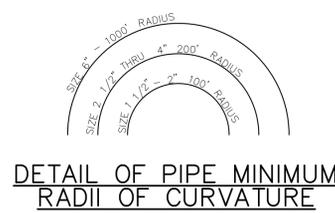
TYPICAL PRESSURE SEWER MAIN CLEAN OUT



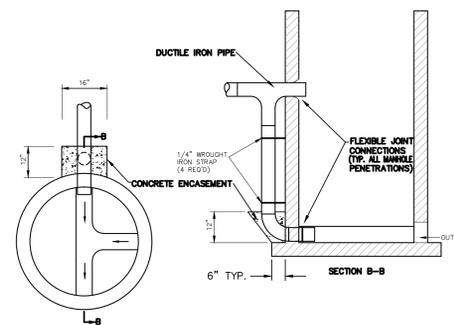
TYPICAL WATER MAIN - SEWER LINE CROSSING



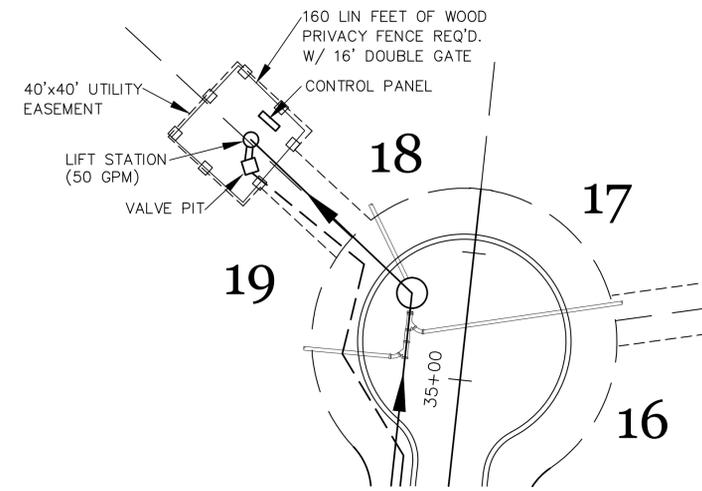
SECTION PRECAST MANHOLE



DETAIL OF PIPE MINIMUM RADIUS OF CURVATURE



DETAIL DROP ASSEMBLY



LIFT STATION LAYOUT

USER REVDATE ENAME

Project No.	45137	Drawn By:	BAC
Date	7-10-08	Checked By:	RODNEY
Scale	NTS	Approved:	BOB

CYPRESS LAND SUBDIVISION

SEWER DETAIL SHEET



BATSON & BROWN, INC.
CONSULTING ENGINEERS

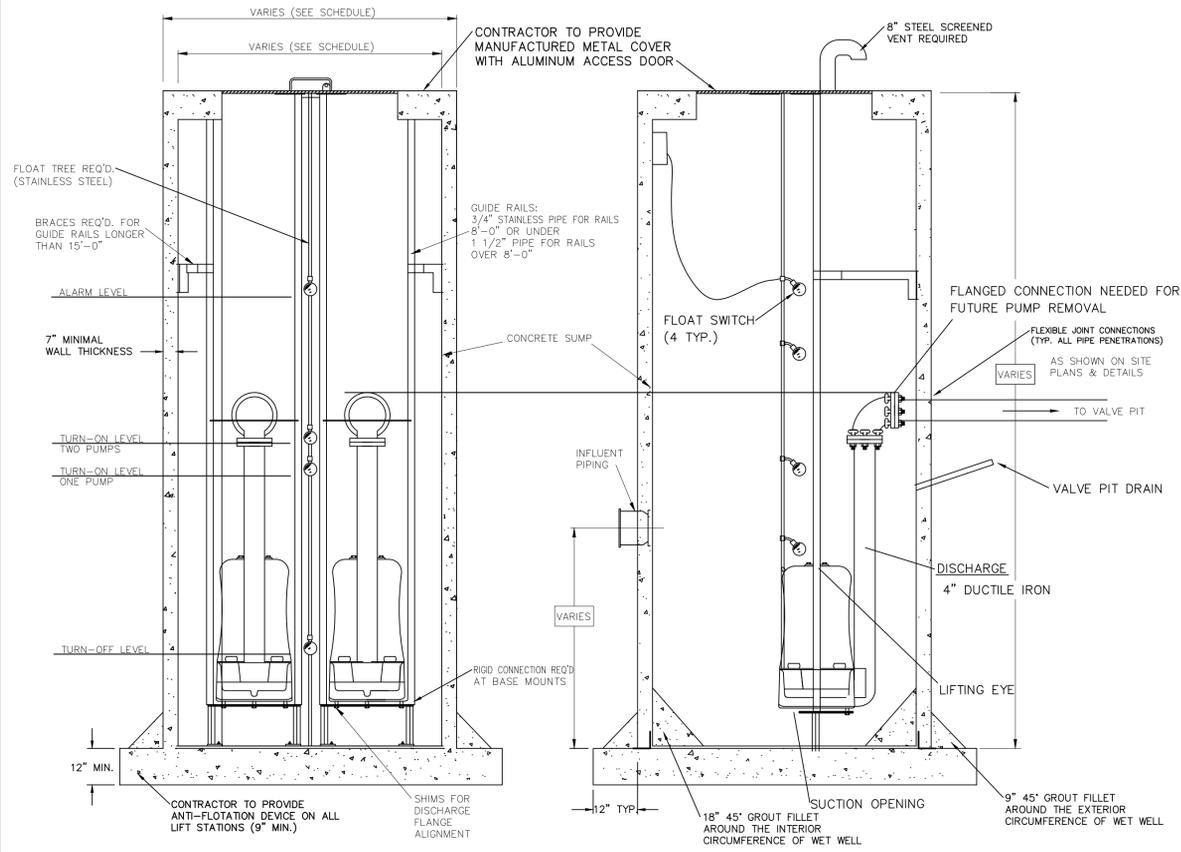
4347 OLD SPANISH TRAIL
GAUTIER, MISSISSIPPI 39553
PHONE: (228) 522-6353 FAX: (228) 522-6403

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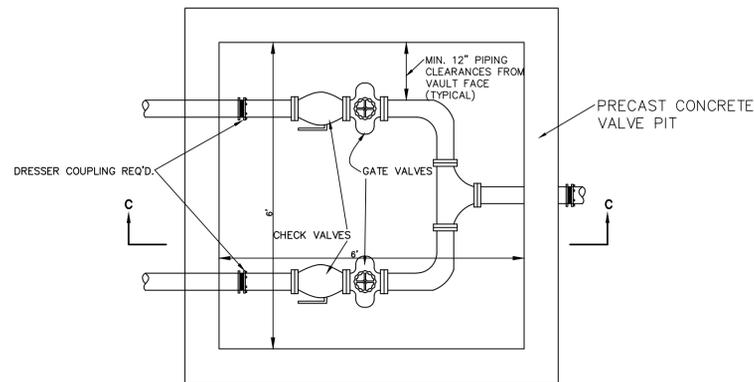
6

9 OF 19

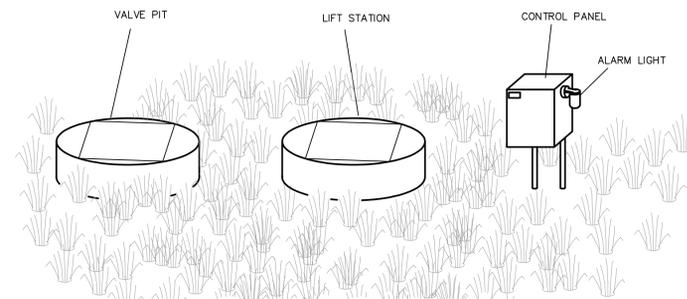
NOTE: FLOAT SWITCHES SHALL BE "CONSOLIDATED ELECTRIC CO." MODEL 9G (3 EACH) FASTENED TO 1" SCH. 40, TYPE 304 STAINLESS STEEL PIPE AT ELEVATIONS INDICATED. SEE ELECTRICAL DRAWINGS FOR ADDITION DETAILS.



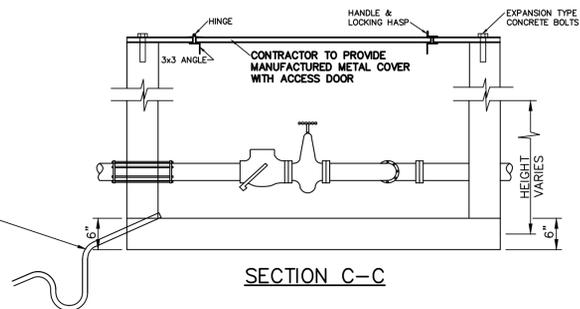
DUPLEX PUMP STATION



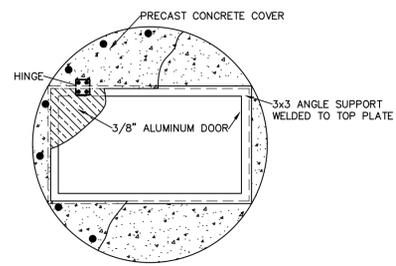
PLAN



TYPICAL LIFT STATION, VALVE PIT, AND CONTROL PANEL LAYOUT



SECTION C-C



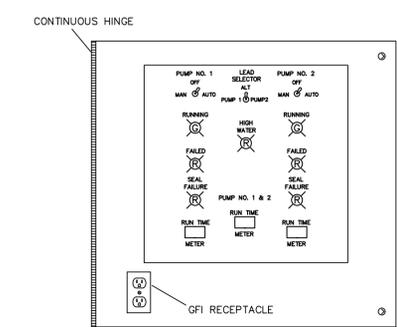
MANUFACTURED COVER

NOTE: WET WELL SITES MAY REQUIRE WELLPOINTING. THIS SHALL BE CONSIDERED AS A SUBSIDIARY ITEM UNDER PUMP STATIONS AND, AS SUCH, SHALL NOT BE PAID FOR SEPARATELY.

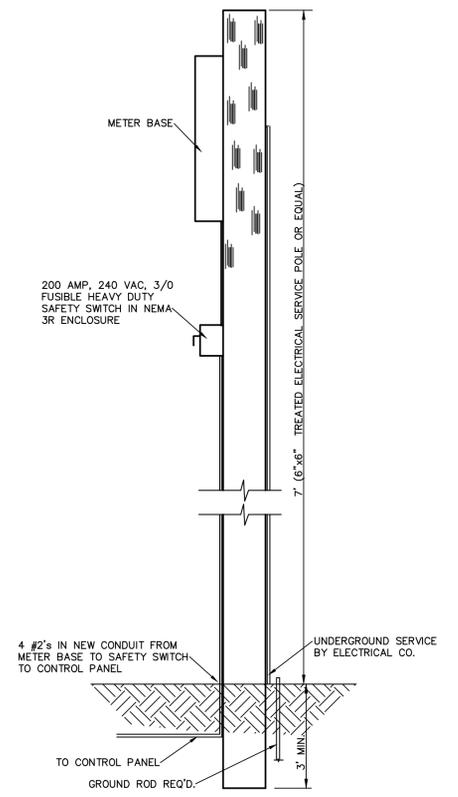
NOTE: ALL ELEVATIONS ARE IN FEET FROM MEAN SEA LEVEL.

PUMP STATION	
DIAMETER OF WET WELL	6.00'
TOP OF WET WELL	13.75
GROUND	12.75
INVERT ELEVATION	11.79
ALARM LEVEL	11.29
PUMP TWO ON	10.79
PUMP ONE ON	10.29
TURN OFF LEVEL	6.78
BOTTOM OF WET WELL	5.25

PUMP STATION SCHEDULE



TYPICAL CONTROL PANEL



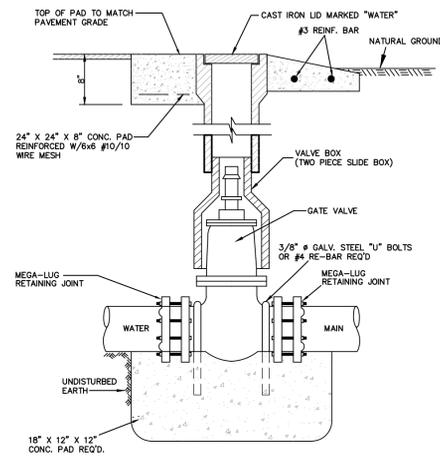
TYPICAL SERVICE METER POLE

USER REVDATE ENAME

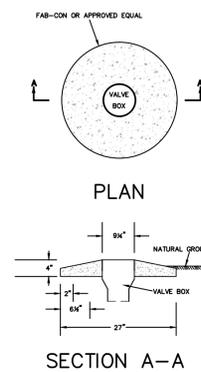
Project No.	45137	Drawn By:	BAC
Date	7-10-08	Checked By:	RODNEY
Scale	NTS	Approved:	BOB

CYPRESS LAND SUBDIVISION
LIFT STATION SHEET


BATSON & BROWN, INC.
 CONSULTING ENGINEERS
 4347 OLD SPANISH TRAIL
 GAUTIER, MISSISSIPPI 39553
 PHONE: (228) 522-6353 FAX: (228) 522-6403

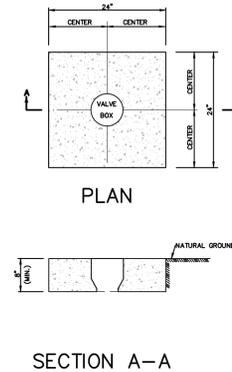


DETAIL OF GATE VALVE INSTALLATION



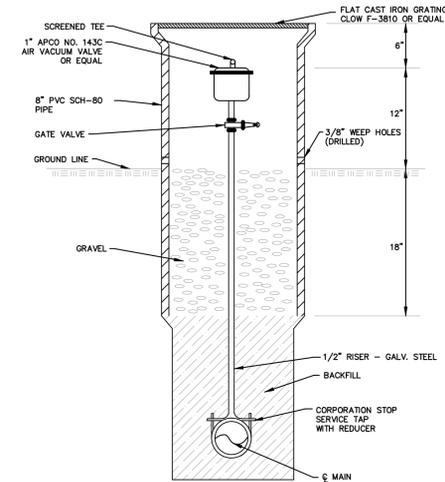
PRECAST VALVE PROTECTOR RING

DETAIL OF VALVE MARKER INSTALLATION

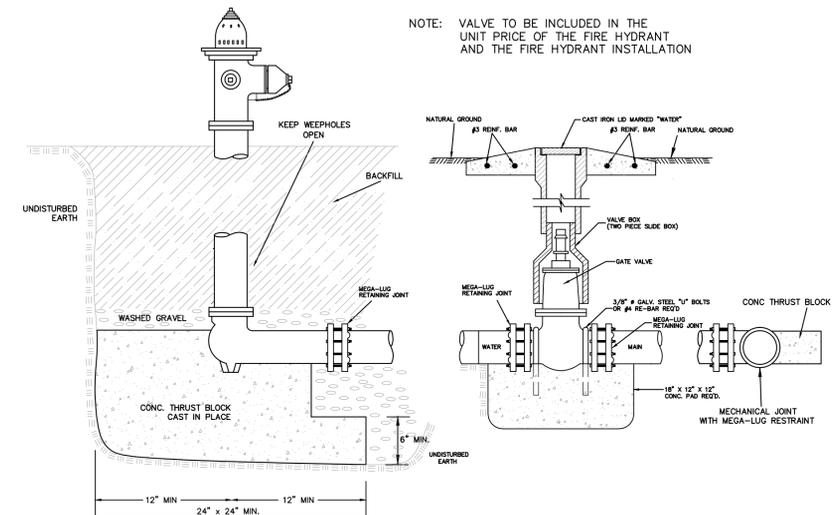


POURED IN PLACE CONCRETE BOX

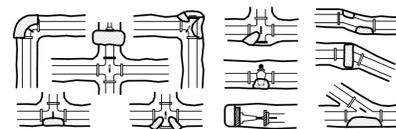
DETAIL OF VALVE MARKER INSTALLATION



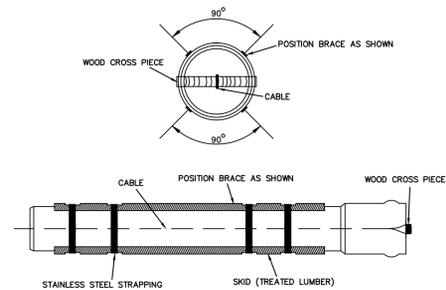
DETAIL OF AIR VENT & VACUUM VALVE INSTALLATION



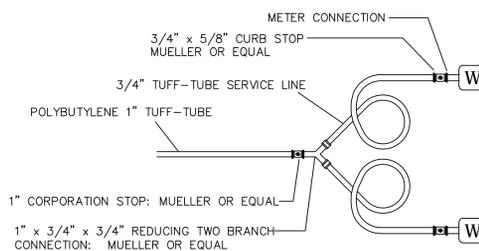
TYPICAL FIRE HYDRANT ASSEMBLY INSTALLATION
NOTE: CITY OF LUCEDALE REQUIRES M & L OR MUELLER BRAND HYDRANT



DETAILS OF TYPICAL THRUST BLOCK INSTALLATION
NOTE: BEARING TO BE APPROVED BY THE ENGINEER

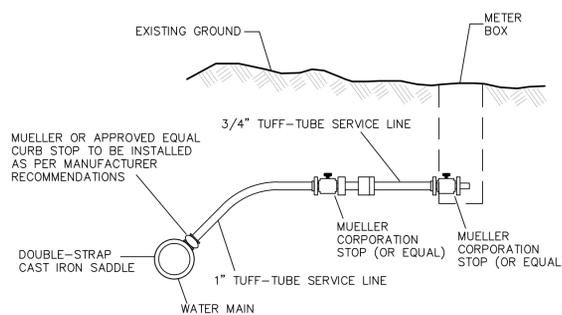


DETAIL OF TYPICAL PVC PIPE CASING SKIDS

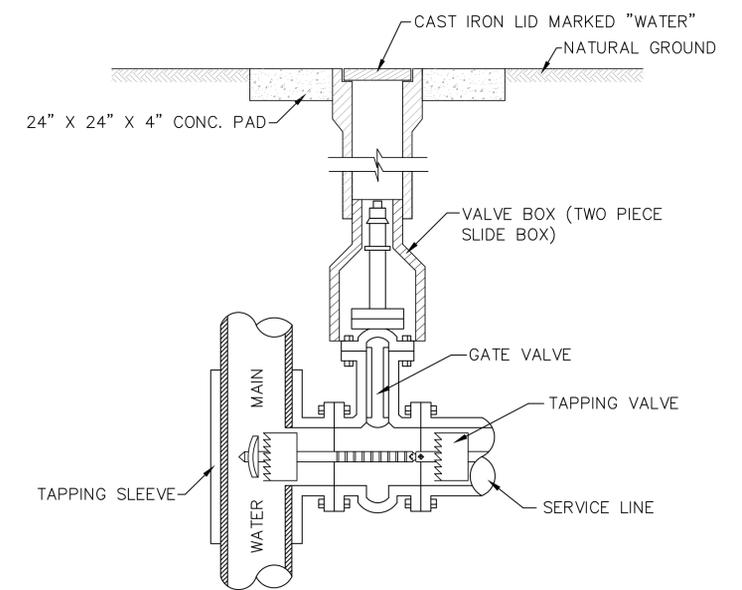


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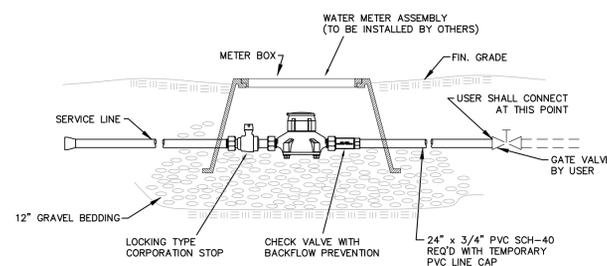
PLAN



ELEVATION
TYPICAL WATER SERVICE CONNECTION



HOT TAP DETAIL

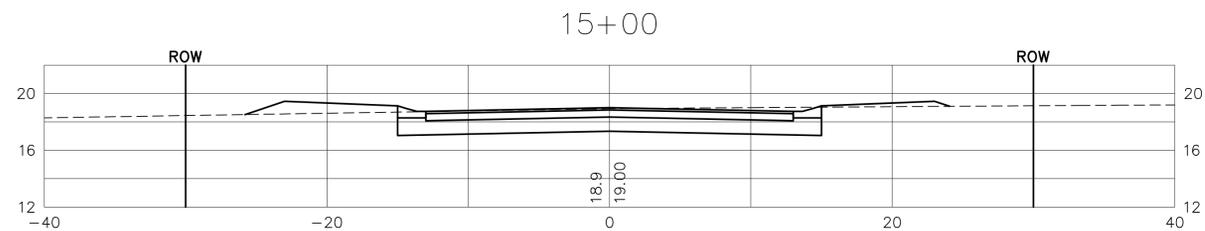
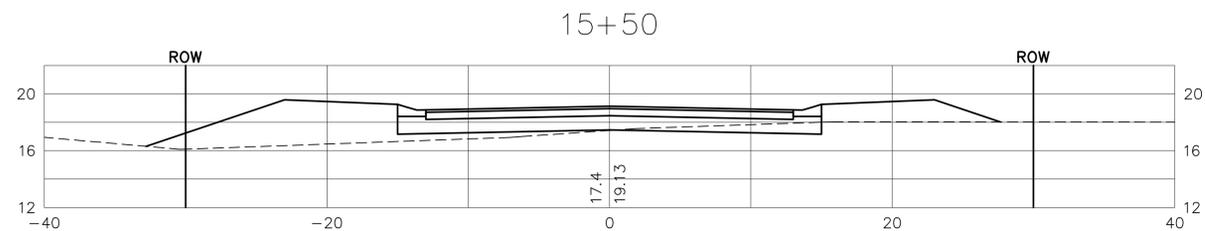
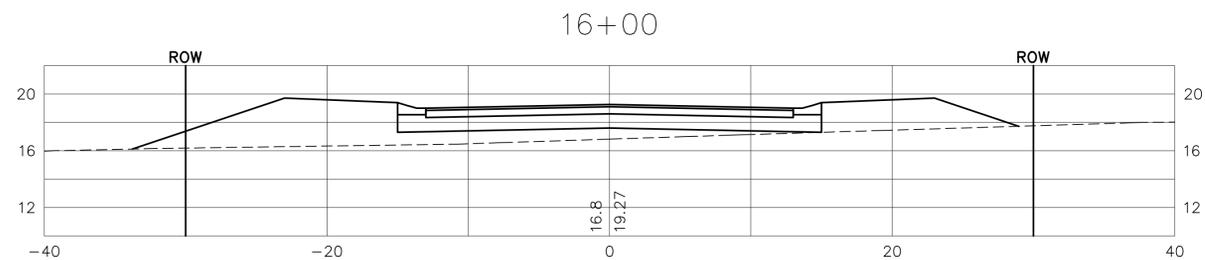
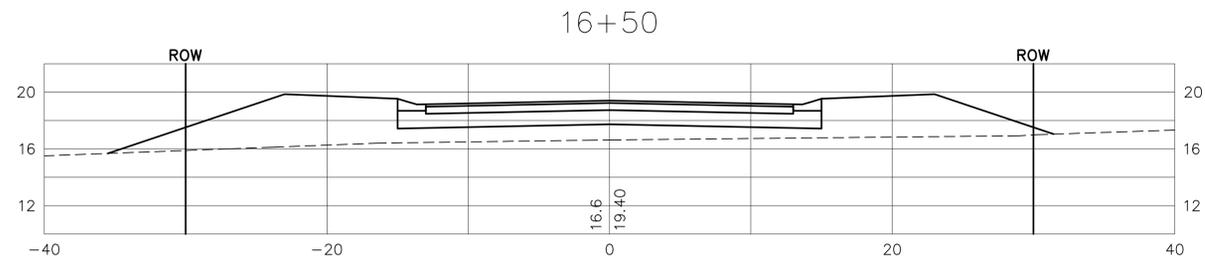
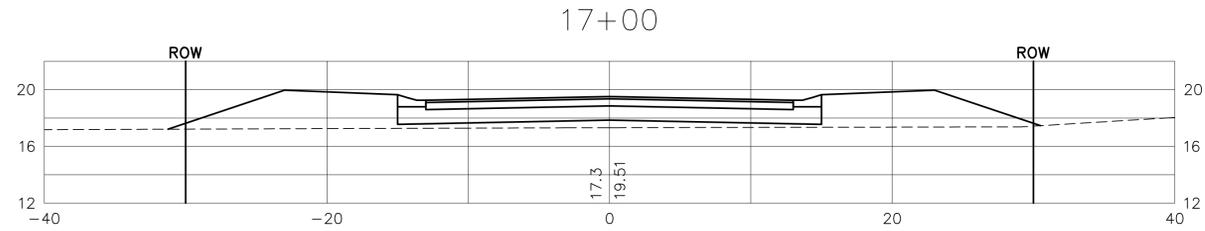
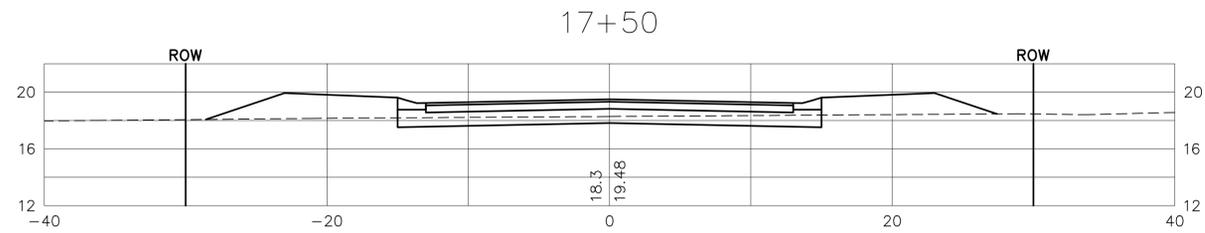


DETAIL OF TYPICAL METER INSTALLATION

Project No.	45137	Drawn By:	BAC
Date	7-11-08	Checked By:	JAMES
Scale	NTS	Approved:	BOB

CYPRESS LANDING SUBDIVISION
WATERLINE DETAIL SHEET

BATSON & BROWN, INC.
CONSULTING ENGINEERS
4347 OLD SPANISH TRAIL
GAUTIER, MISSISSIPPI 39553
PHONE: (228) 522-6353 FAX: (228) 522-6403



Project No.	45137	Drawn By:	BAC
Date	7-11-08	Checked By:	JAMES
Scale	1" = 6'	Approved:	BOB

CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



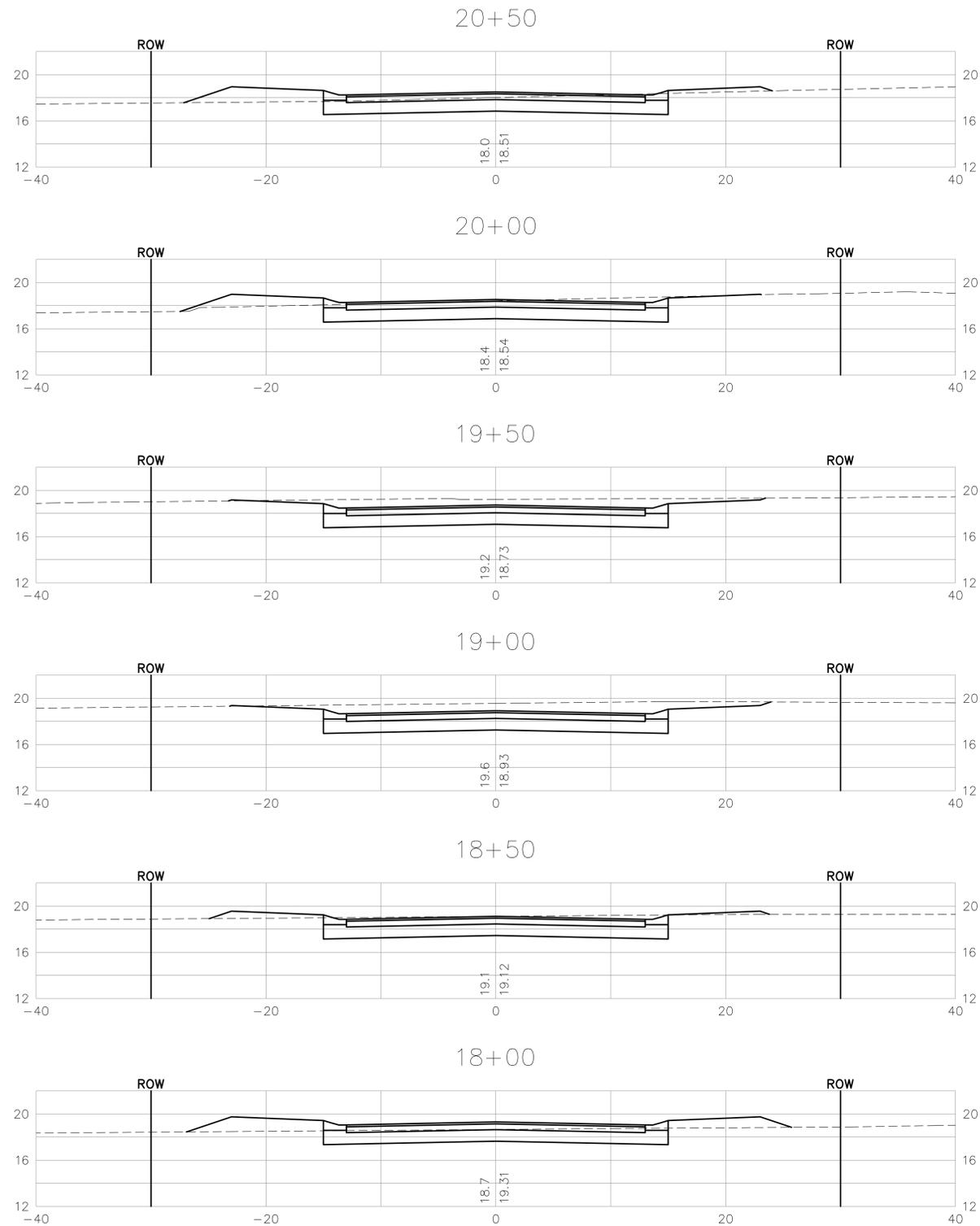
BATSON & BROWN, INC.
CONSULTING ENGINEERS

4347 OLD SPANISH TRAIL
GAULTIER, MISSISSIPPI 39553
PHONE: (228) 522-6353 FAX: (228) 522-6403

SHEET

9

12 OF 19



Project No.	45137	Drawn By:	BAC
Date	7-11-08	Checked By:	JAMES
Scale	1" = 6'	Approved:	BOB



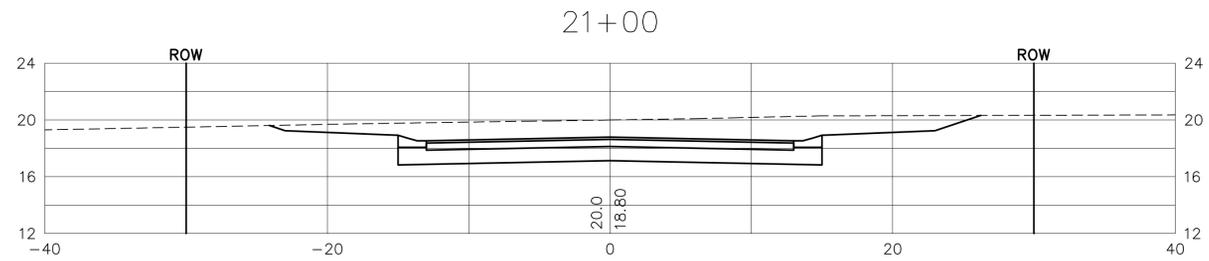
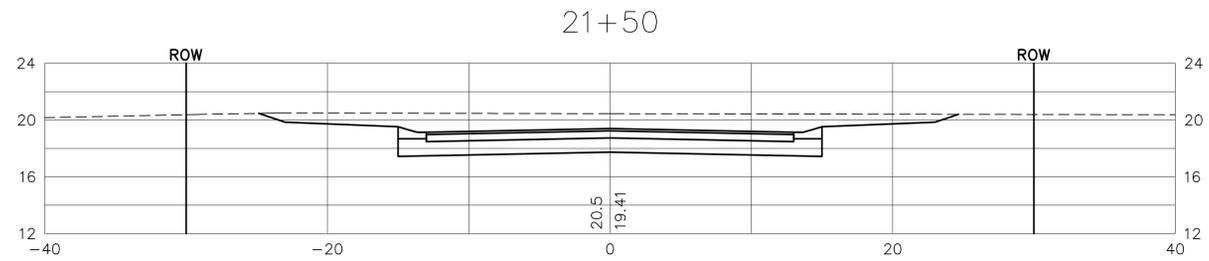
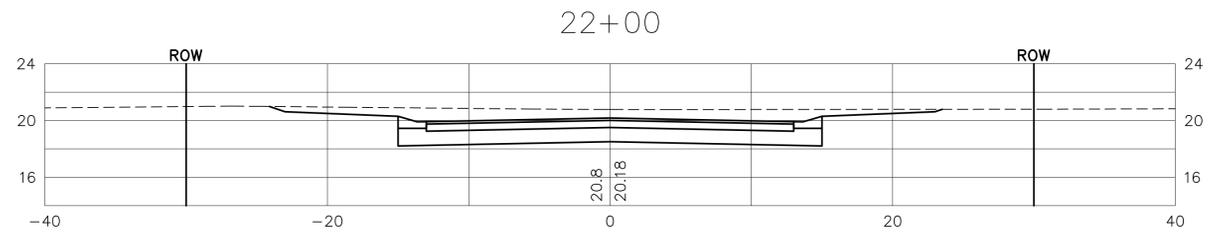
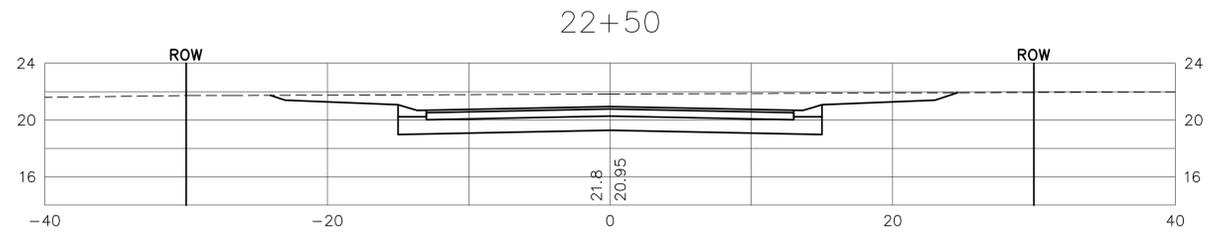
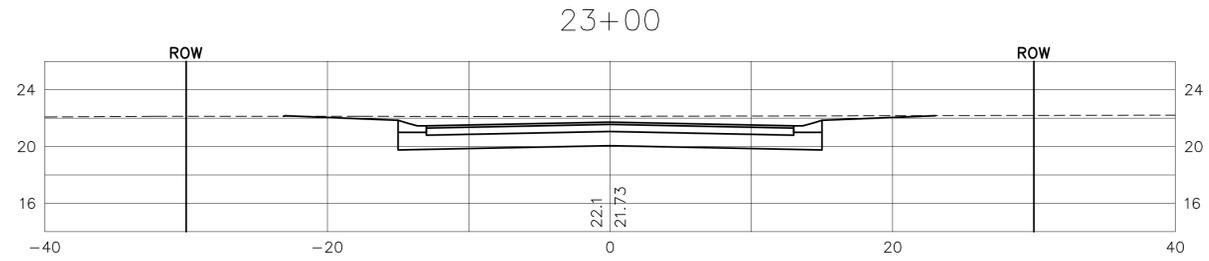
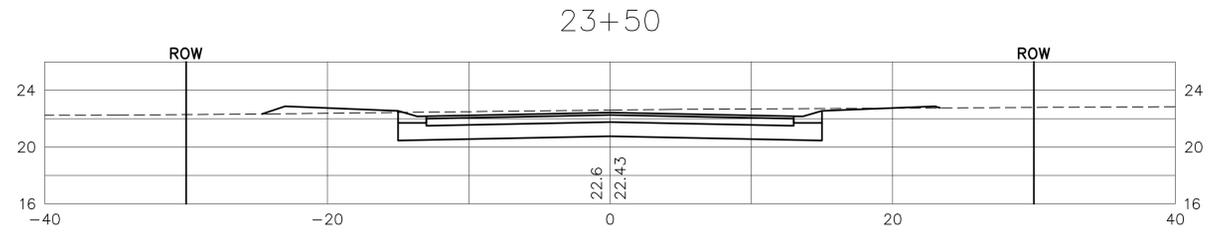
CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



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Project No. 45137	Drawn By: BAC
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Scale 1" = 6'	Approved: BOB

CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



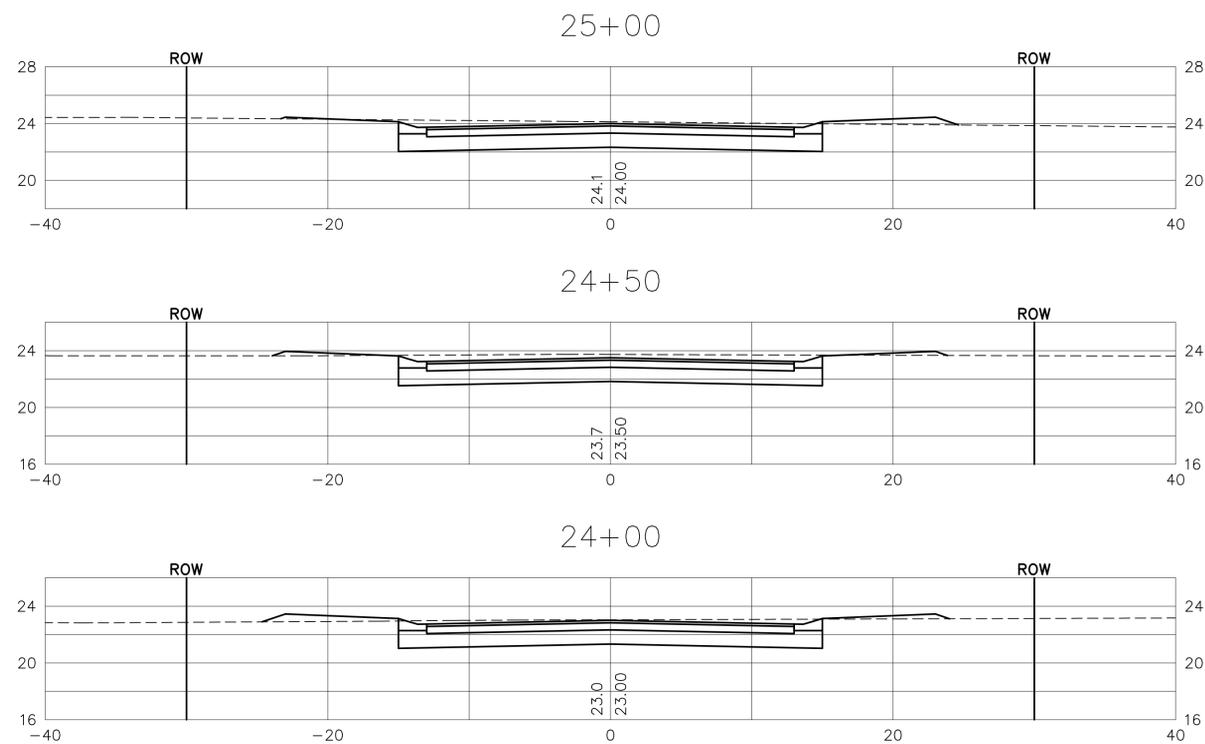
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11

14 OF 19



Project No.	45137	Drawn By:	BAC
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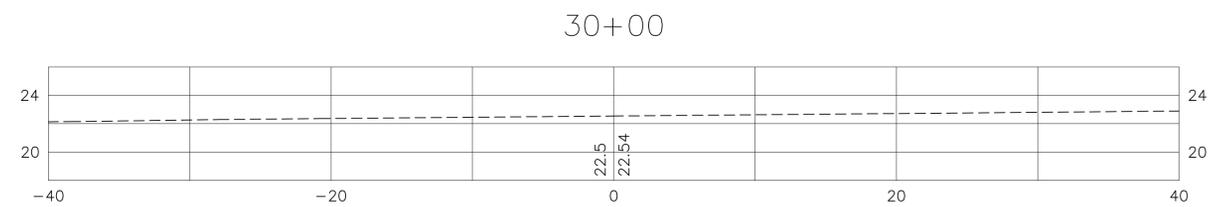
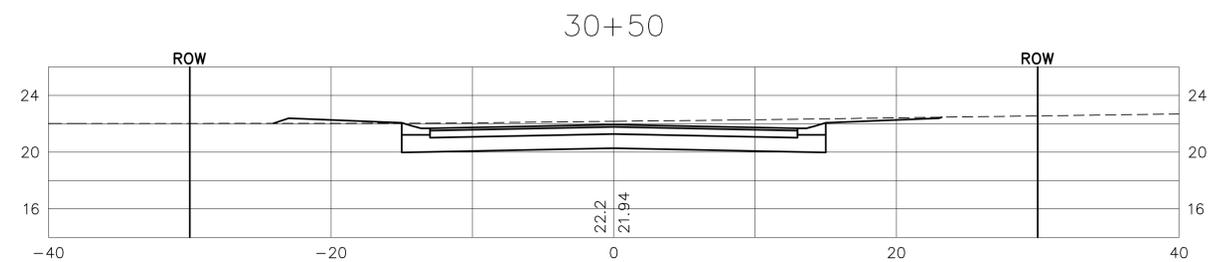
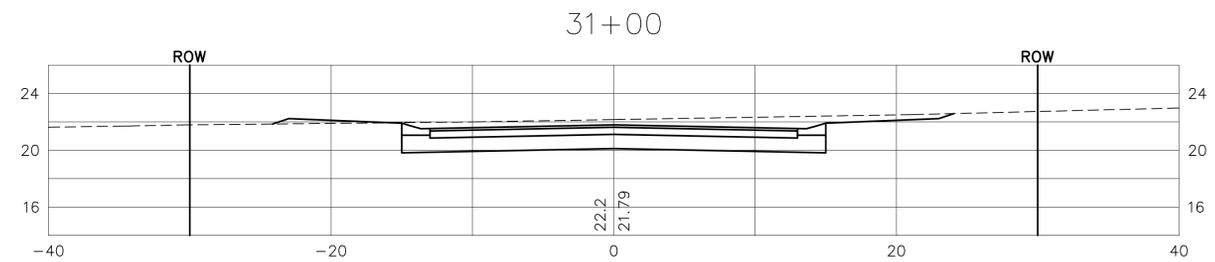
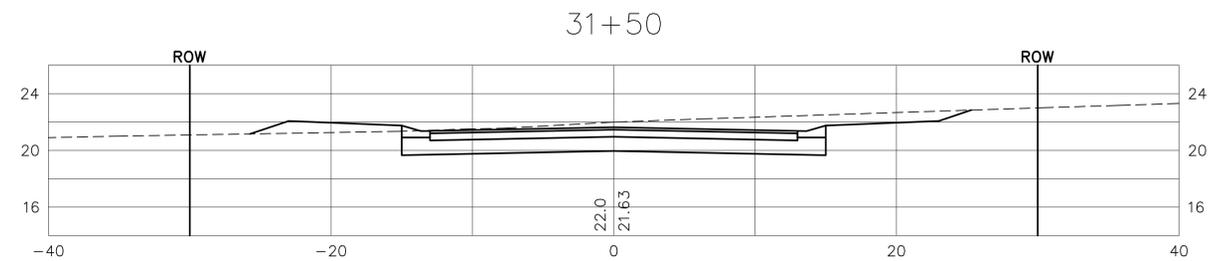
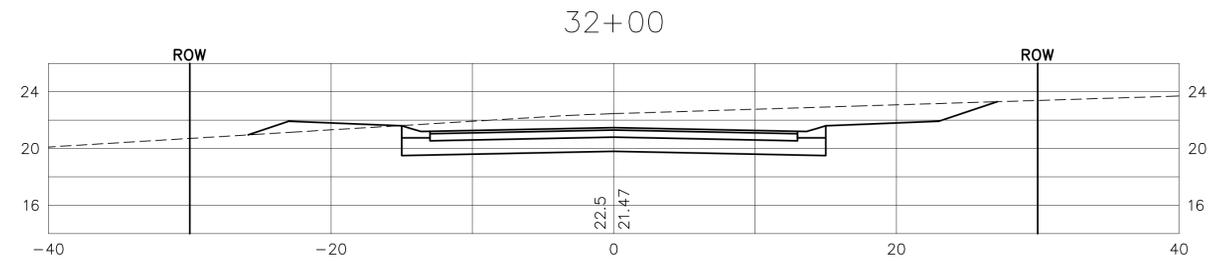
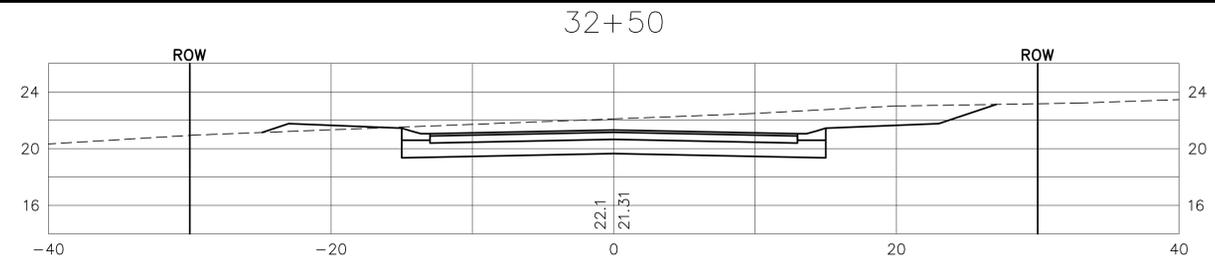
CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



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CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



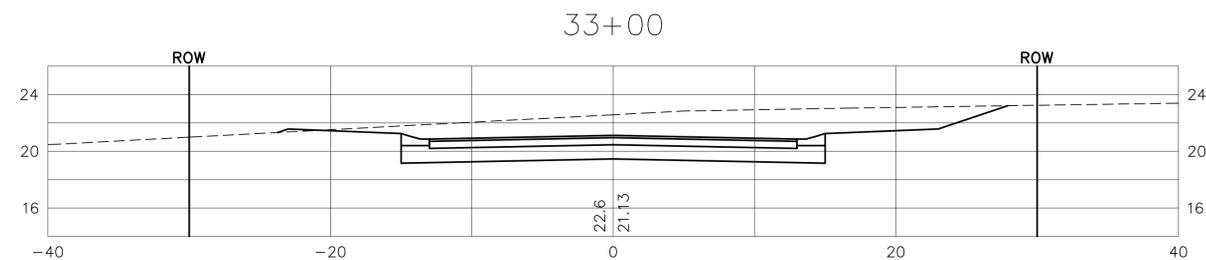
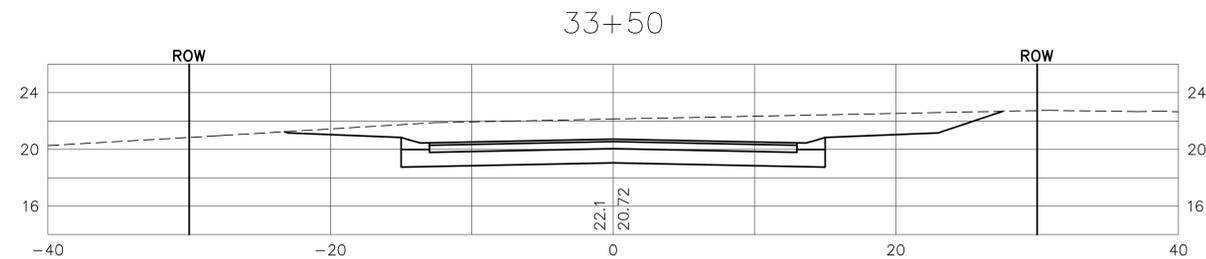
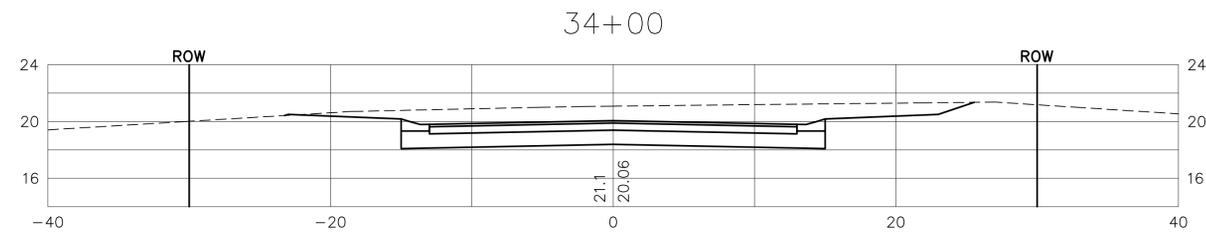
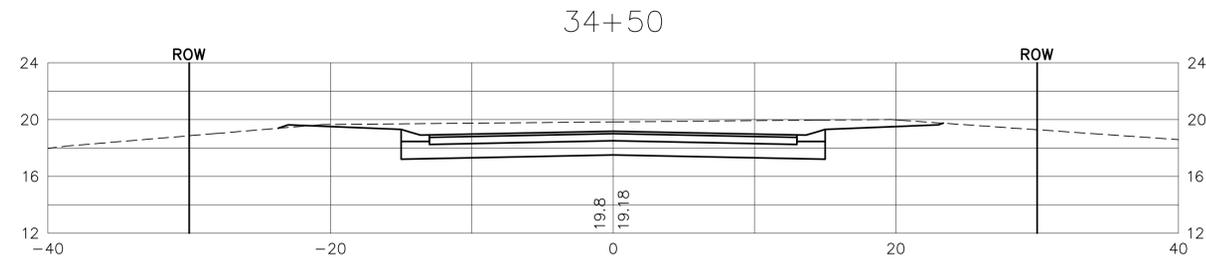
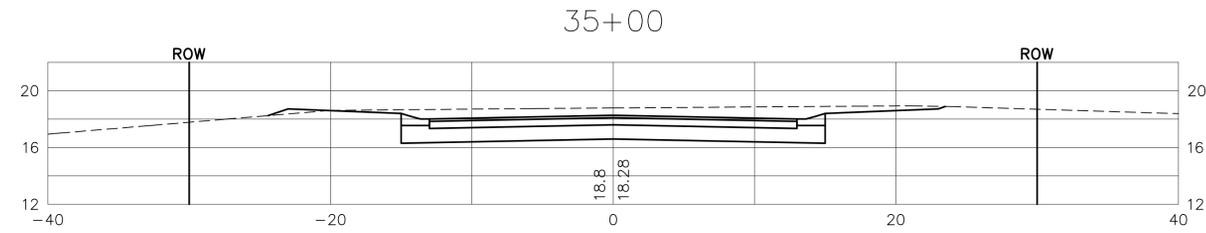
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13

16 OF 19



Project No.	45137	Drawn By:	BAC
Date	7-11-08	Checked By:	JAMES
Scale	1" = 6'	Approved:	BOB

CYPRESS LANDING SUBDIVISION

CROSS SECTIONS



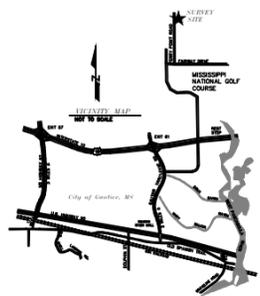
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CURVE TABLE					
CURVE NO.	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
1	25.00	94°11'07"	41.10	N43°27'37"E	36.62
2	20.00	85°40'15"	33.40	N41°36'22"W	28.65
3	25.00	49°40'47"	21.68	N31°04'09"E	21.00
4	60.00	63°42'08"	66.71	N24°03'29"E	63.33
5	60.00	75°58'39"	79.56	N45°46'56"W	73.86
6	60.00	43°37'15"	46.03	S74°15'06"W	44.91
7	60.00	19°11'17"	20.09	S42°40'52"W	20.00
8	60.00	76°32'15"	80.15	S05°10'54"E	74.32
9	25.00	49°40'47"	21.68	N18°36'38"W	21.00
10	20.00	84°19'45"	29.44	S48°23'38"W	26.85
11	25.00	85°48'53"	37.44	N46°32'03"W	34.04

**PLAT FOR:
CYPRESS LANDING
SUBDIVISION
LOTS 1-30**

**FERRY POINT ROAD
GOVERNMENTAL LOT 2, SECTION 36,
TOWNSHIP 6 SOUTH, RANGE 7 WEST,
JACKSON COUNTY, MS
CITY OF GAUTIER**

FLOOD STATEMENT
THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) WITH PORTIONS OF THE PROPERTY TO BE IN ZONE "X" - SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AND THE NORTHERN PORTIONS OF LOTS 17-19 LYING IN ZONE AE (BASE FLOOD ELEVATION DETERMINED TO BE 11) (CITY OF GAUTIER UDO REQUIRES MINIMUM FINISH FLOOR = BASE FLOOD ELEVATION + 2' = 13') ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 28059003070 EFFECTIVE MARCH 16, 2008.

DESCRIPTION (RECORD):
Parcel No. 1:
Commencing at the SW Corner of Governmental Lot No. 2, Fractional Section 36, Township 6 South, Range 7 West, Jackson County, MS; Thence run S89°07'42"E 312.78 feet along South line of Governmental Lot 2 to the East right-of-way of Ferry Point Road; Thence run N03°11'25"W 70.18 feet along said East right-of-way to the POINT OF BEGINNING; Thence continue N03°11'25"E 250.47 feet along said right-of-way; Thence run East 474.77 feet; Thence run North 411.21 feet; Thence run N31°45'00"E 461.40 feet; Thence run N74°38'22"E 340.94 feet to the East line of Governmental Lot 2; Thence run S01°00'09"W 1159.53 feet along said East line of Governmental Lot 2; Thence run N89°07'42"W 1012.22 feet back to the POINT OF BEGINNING.
Containing 15.67 acres, more or less.

The West 15 feet adjacent to Ferry Point Road is made subject to an easement for drainage & utilities.

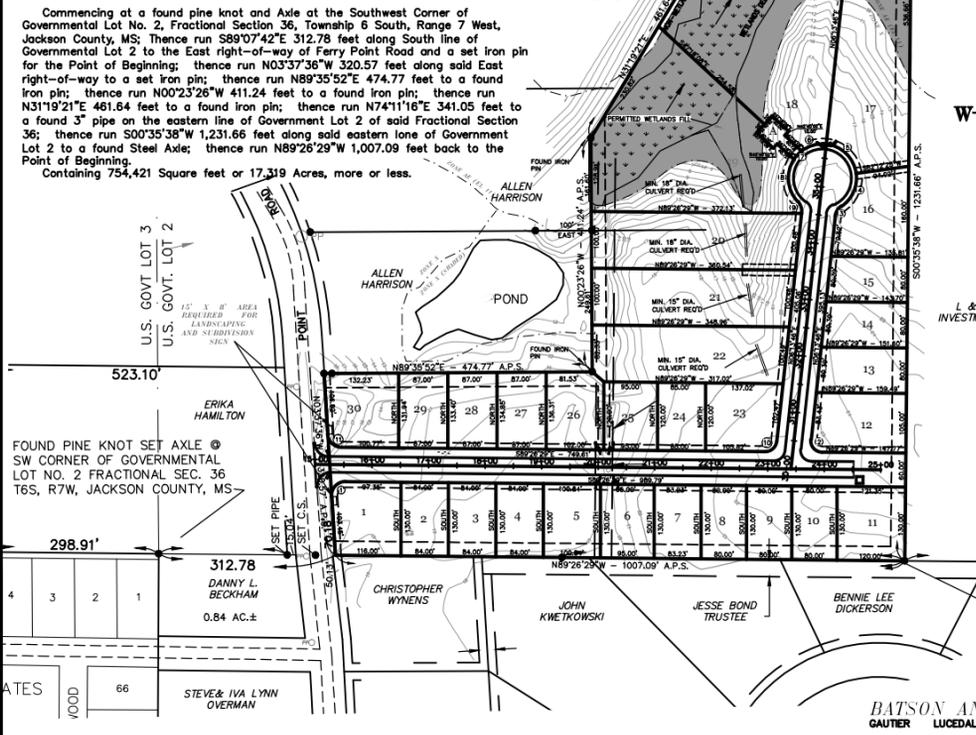
Subject to a 30 feet wide drainage easement as dedicated and shown on Magnolia Bluff Subdivision plot filed in PB 19, PG 91 in the record of plats in the office of the chancery clerk of Jackson County, MS.

Parcel No. 2:
Commencing at the SW Corner of Governmental Lot No. 2, Fractional Section 36, Township 6 South, Range 7 West, Jackson County, MS; Thence run S89°07'42"E 312.78 feet along South line of Governmental Lot 2 to the East right-of-way of Ferry Point Road to the POINT OF BEGINNING; Thence run N03°11'25"W 70.18 feet along said East right-of-way; Thence run S89°07'42"E 1012.22 feet to the East line of Governmental Lot 2; Thence run S01°00'09"W 70 feet along said East line of Governmental Lot 2; Thence run N89°07'42"W 1007.09 feet back to the POINT OF BEGINNING.
Containing 1.62 Acres, more or less.

Description: As per Survey

A parcel of land situated in the Governmental Lot 2 of Fractional Section 36, Township 6 South, Range 7 West, Jackson County, Mississippi, being more particularly described as:

Commencing at a found pine knot and Axle at the Southwest Corner of Governmental Lot No. 2, Fractional Section 36, Township 6 South, Range 7 West, Jackson County, MS; Thence run S89°07'42"E 312.78 feet along South line of Governmental Lot 2 to the East right-of-way of Ferry Point Road and a set iron pin for the Point of Beginning; thence run N03°37'36"W 320.57 feet along said East right-of-way to a set iron pin; thence run N89°35'52"E 474.77 feet to a found iron pin; thence run N00°23'26"W 411.24 feet to a found iron pin; thence run N31°19'21"E 461.64 feet to a found iron pin; thence run N74°11'16"E 341.05 feet to a found 3" pipe on the eastern line of Government Lot 2 of said Fractional Section 36; thence run S00°35'38"W 1,231.66 feet along said eastern line of Government Lot 2 to a found Steel Axle; thence run N89°28'29"W 1,007.09 feet back to the Point of Beginning.
Containing 754,421 Square feet or 17.319 Acres, more or less.



BEARINGS ARE REFERENCED TO TRUE (GEODETIC) NORTH DETERMINED BY G.P.S. OBSERVATION.

ELEVATION SHOWN ARE REFERENCED TO NGS MONUMENT "HILDA" VERTICAL ORDER - THIRD NAVD 88 ELEVATION = 18.9 FEET

--- = WETLANDS (BY OTHERS)

--- = RELOCATED DRAINAGE DITCH

--- = DFIRM FLOOD ELEVATION LIMITS

LEGEND

- 4" x 4" CONC. MARKER
- 1/2" REBAR
- ALL LOT CORNERS WERE SET AS INDICATED ABOVE, UNLESS NOTED OTHERWISE.
- = ELECT. DISTRIBUTION LINE
- R.O.W. = RIGHT-OF-WAY
- = CURVE NUMBER
- = SPOT ELEVATION

EASEMENTS SHOWN THUS --- ALONG ROADS ARE FOR UTILITIES (TYPICALLY 10 FEET IN WIDTH)

EASEMENTS SHOWN THUS --- ALONG THE LOT LINES ARE FOR DRAINAGE.

ELEVATION ON TOP OF IRON PIN IN CONC. MKR

SEE RECORDED COVENANTS AND DESIGN GUIDELINES FOR LANDSCAPE, SITE PREPARATION AND BUILDING REQUIREMENTS.

PROPERTY ZONED R-1
SEE ZONING ORDINANCE FOR USAGE COMPREHENSIVE PLAN LAND DESIGNATION: R-1

BUILDING SETBACKS
LOTS 1-30
FRONT 35'
SIDE 10'
REAR 25'
MIN. LIVING AREA = 1,600 S.F.

CLASS "B" SURVEY

STREETS
ALL "AS BUILT" STREETS ARE 26' ASPHALT WITH 2 FEET CONCRETE VALLEY GUTTER, EACH SIDE.

SURVEYOR'S CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF JACKSON

THIS TO CERTIFY THAT I, ROBERT "BOB" DIAMOND, REGISTERED SURVEYOR, HAVE SURVEYED THE LAND DESCRIBED ON THE FACE OF THIS PLAT AND HAVE SUBDIVIDED SAID LAND INTO LOTS AND THAT THIS PLAT IS A CORRECT REPRESENTATION THEREOF.

SIGNED, THIS, THE _____ DAY OF _____, 2011.

ROBERT "BOB" DIAMOND, PLS

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF JACKSON

PERSONALLY CAME AND APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE JURISDICTION AFORESAID, THE WITHIN NAMED ROBERT "BOB" DIAMOND, WHO ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING CERTIFICATE ON THE DATE THEREIN WRITTEN AND FOR THE PURPOSE THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, THIS, THE _____ DAY OF _____, 2011.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ (SEAL)

OWNERS CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF JACKSON

KNOW ALL MEN BY THESE PRESENTS THAT SYBAL R. SAULS, MANAGING MEMBER OF SILVERGIRL, LLC, WHO AS OWNER OF 17.319 ACRES SHOWN ON THIS PLAT OF CYPRESS LANDING SUBDIVISION, CERTIFY THAT THIS PLAT WAS MADE AT THE REQUEST AND ACCORDING TO THE DIRECTIONS OF SAID UNDERSIGNED OWNERS, AND THE SAME IS HEREBY APPROVED, AND AS OWNER HAVE CAUSED THIS PLAT OF CYPRESS LANDING SUBDIVISION TO BE SIGNED AND DELIVERED. ALL ROADS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AS SUCH FOREVER.

OWNER: SILVERGIRL LLC
SYBAL R. SAULS: PRESIDENT
104 SPANISH POINT
OCEAN SPRINGS, MS 39564
(228) 365-3685
(228) 875-2411

WITNESS OUR SIGNATURES, THIS THE _____ DAY OF _____, 2011.

MANAGING MEMBER OF SILVERGIRL, LLC
SYBAL R. SAULS: SECRETARY
104 SPANISH POINT
OCEAN SPRINGS, MS 39564
(228) 365-3685
(228) 875-2411

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

PERSONALLY CAME AND APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE JURISDICTION AFORESAID, THE WITHIN NAMED SYBAL SAULS WHO ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE FOREGOING CERTIFICATE ON THE DATE THEREIN WRITTEN AND FOR THE PURPOSES THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, THIS, THE _____ DAY OF _____, 2011.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ (SEAL)

CITY OF GAUTIER PLANNING COMMISSION APPROVAL

STATE OF MISSISSIPPI
COUNTY OF JACKSON

FINAL APPROVAL OF THIS PLAT IS AS MADE BY THE CITY OF GAUTIER PLANNING COMMISSION. ON THE _____ DAY OF _____, 2011.

SECRETARY _____ CHAIRMAN _____

FINAL APPROVAL

STATE OF MISSISSIPPI
COUNTY OF JACKSON

FINAL APPROVAL OF THIS PLAT WAS MADE BY THE CITY OF GAUTIER DURING ITS REGULAR MEETING OF THE BOARD HELD ON THE _____ DAY OF _____, 2011, SAID PROCEEDINGS BEING DULY RECORDED IN MINUTE BOOK _____ PAGE _____.

WITNESS BY OUR HAND AND THE OFFICIAL SEAL OF THE CITY OF GAUTIER, MISSISSIPPI; THIS THE _____ DAY OF _____, 2011.

CITY MANAGER _____ BY: CITY CLERK _____

RECORDING CERTIFICATE

STATE OF MISSISSIPPI
COUNTY OF JACKSON

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE AND RECORDED IN PLAT BOOK NO. _____ PAGE NO. _____, ON THE _____ DAY OF _____, 2011.

CHANCERY CLERK _____ BY: DEPUTY CLERK _____

PREPARED BY:
BATSON AND BROWN, INC.
GAUTIER LUCEDALE PASCAGOULA, MISSISSIPPI CONSULTING ENGINEERS

Project No.	45137	Drawn By:	BAC
Date	JAN '09	Checked By:	JAMES
Scale	1" = 150'	Approved:	BOB

CYPRESS LANDING SUBDIVISION

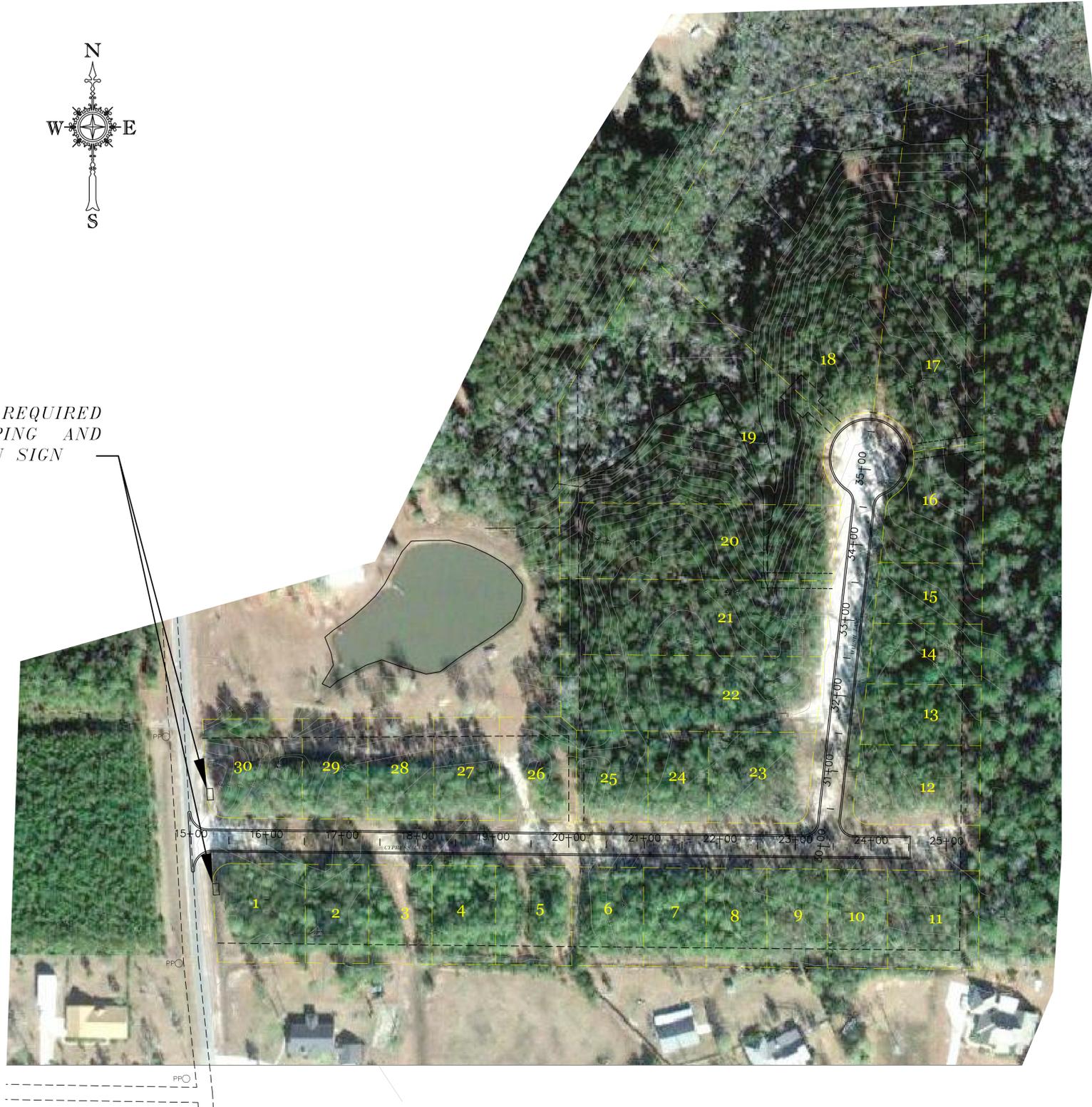
MASTER DEVELOPMENT PLAN

BATSON & BROWN, INC.
CONSULTING ENGINEERS

GAUTIER, MISSISSIPPI 39553
PHONE: (228) 522-6353 FAX: (228) 522-6403



15' X 8' AREA REQUIRED FOR LANDSCAPING AND SUBDIVISION SIGN



NOTES:

1, THE MAJORITY OF THE SUBDIVISION PROPERTY IS UPLAND PINE PLANTATION. THE NORTHERN PORTIONS OF LOTS 17, 18, AND 19 ARE WETLANDS AND ARE CLEARLY IDENTIFIED AS SUCH ON THE SUBDIVISION PLAT. THERE ARE NO PROTECTED TREES LOCATED WITHIN THE PROPOSED SUBDIVISION.

2, INITIAL UTILITY CONSTRUCTION WILL REQUIRE ONLY THE CLEARING OF LOT A (0.06 ACRES) WHICH IS DESIGNATED TO BE RELEASED TO THE CITY OF GAUTIER AS PART OF THE UTILITY RIGHT-OF-WAY. ALL OTHER UTILITY RIGHTS-OF-WAY HAVE BEEN CLEARED AS PART OF PRIOR DEVELOPMENT.

3, TOTAL AREA OF DEVELOPABLE LOTS: 15 ACRES
 ESTIMATED MAXIMUM IMPERVIOUS SURFACE*: 5.2 ACRES
 *FROM PAVED ROAD PLUS 25% OF DEVELOPABLE LOTS

4, NO ANCILLARY STRUCTURES PROPOSED AS PART OF THIS DEVELOPMENT.

Project No.	45137	Drawn By:	BAC
Date	6-18-08	Checked By:	RODNEY
Scale	1"=80'	Approved:	BOB

CYPRESS LANDING SUBDIVISION

LANDSCAPE PLAN

BATSON & BROWN, INC.
 CONSULTING ENGINEERS
 4347 OLD SPANISH TRAIL
 GAUTIER, MISSISSIPPI 39553
 PHONE: (228) 522-6353 FAX: (228) 522-6403

SHEET
16
 19 OF 19

RECEIPT DATE 4/7/11 No. 047308

RECEIVED FROM Cypress Landing \$ 180-

One hundred eighty dollars DOLLARS

FOR RENT
 FOR GPC case # 11-11-SD Cypress Landing

ACCOUNT		<input type="radio"/> CASH
PAYMENT		<input checked="" type="radio"/> CHECK
BAL. DUE <u>#1077</u>		<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM Planning City of Gautier TO _____

BY Shaneli Bang

1077

SLIVERGIRL LLC
 104 SPANISH POINT RD
 OCEAN SPRINGS, MS 39564-2837

DATE 4-7-11 85-127-842

Pay to the order of City of Gautier \$ 180.⁰⁰/₁₀₀

One hundred eighty + ⁰⁰/₁₀₀ DOLLARS

Cypress Landing  **BancorpSouth**
 Member FDIC
 INFOLINE 1-888-797-7711

for development application Sybil R. Sauls MP

⑈001077⑈ ⑈084201278⑈ 60611894⑈

CPC 11-11-SD

City of Gautier Planning & Economic Development Department
3305 Gautier-Vancleave Road
Gautier, Mississippi

APPLICATION FOR SUBDIVISION
PRELIMINARY PLAT & FINAL PLAT APPROVAL

Name of Subdivision: CYPRESS LANDING SUBDIVISION

No. of Lots in Subdivision: 30

Zoning Classification of Said Property: R-1

(Attested by City Zoning Administrator) _____

Name of Owner: SILVERGIRL, LLC.

Name of Engineer: BOB DIAMOND, P.E.

Name of Applicant: SILVERGIRL, LLC.

Applicant's Address:
104 SPANISH POINT OCEAN SPRINGS, MS 39564

Telephone Number of Applicant: (Business) 228-365-3665 (Home) 228-875-2411

Date of Application: MARCH 24, 2011

Name and Addresses of Adjacent Land Owners:
See attached sheet for addresses.

Legal Description of property is as follows:
SEE ATTACHED SHEET FOR PARCEL 81807110.000 AND
PARCEL 81909503.000

as described and recorded in Book No. 1582/1626 Page No. 603/163 in the
records of Jackson County, Mississippi. There are (are no) restrictive covenants or deed
restrictions (which are attached). A fee in the amount of six dollars (\$6.00) per lot subject
to a minimum fee of one-hundred dollars (\$100.00). *\$ 100.00*

Signed Silvergirl, LLC, Sybil B. Sauls
(Name of Applicant)

(file original & 3 copies)

Addresses of Adjacent Owners

Allen F. & Sandra L. Harrison
9018 Ferry Point Rd.
Gautier, MS 39553

Gary Renos & Brandi A. Kinsey
9024 Ferry Point Rd.
Gautier, MS 39553

Donald L. & Anita W. Bosarge
9100 Ferry Point Rd.
Gautier, MS 39553

Donald P. & Sharon W. Sigalas
P.O. Box 1262
Pascagoula, MS 39568

L&L Investment Ltd.
P.O. Box 1245 / 611 Lakeview Dr.
Pascagoula, MS 39568

Bennie Lee Dickerson Jr.
1420 Magnolia Bluff Dr.
Gautier, MS 39553

Jesse Bond (trustee)
1500 Magnolia Bluff Dr.
Gautier, MS 39553

John J. Jr. & Jody L. Kwetkowski
1504 Magnolia Bluff Dr.
Gautier, MS 39553

Christopher P. Wynens
8924 Ferry Point Rd.
Gautier, MS 39553

Parcel Information

PIDN: 81909502.000

GISP: 677.36-00-0003.00M

Owner Information

Name: SILVERGIRL LLC Percent of Ownership: 100

Name2:

Mailing Address: 104 SPANISH POINT
OCEAN SPRINGS MS 39564

Physical Address: FERRY POINT RD GAUTIER

Land Information

Section, Township, Range: 36 6S 7W Acreage: 15.67

Street Name: FERRY POINT RD

Value and Tax Information

Total Assessed Value: 642 Total Appraised Value: 4280

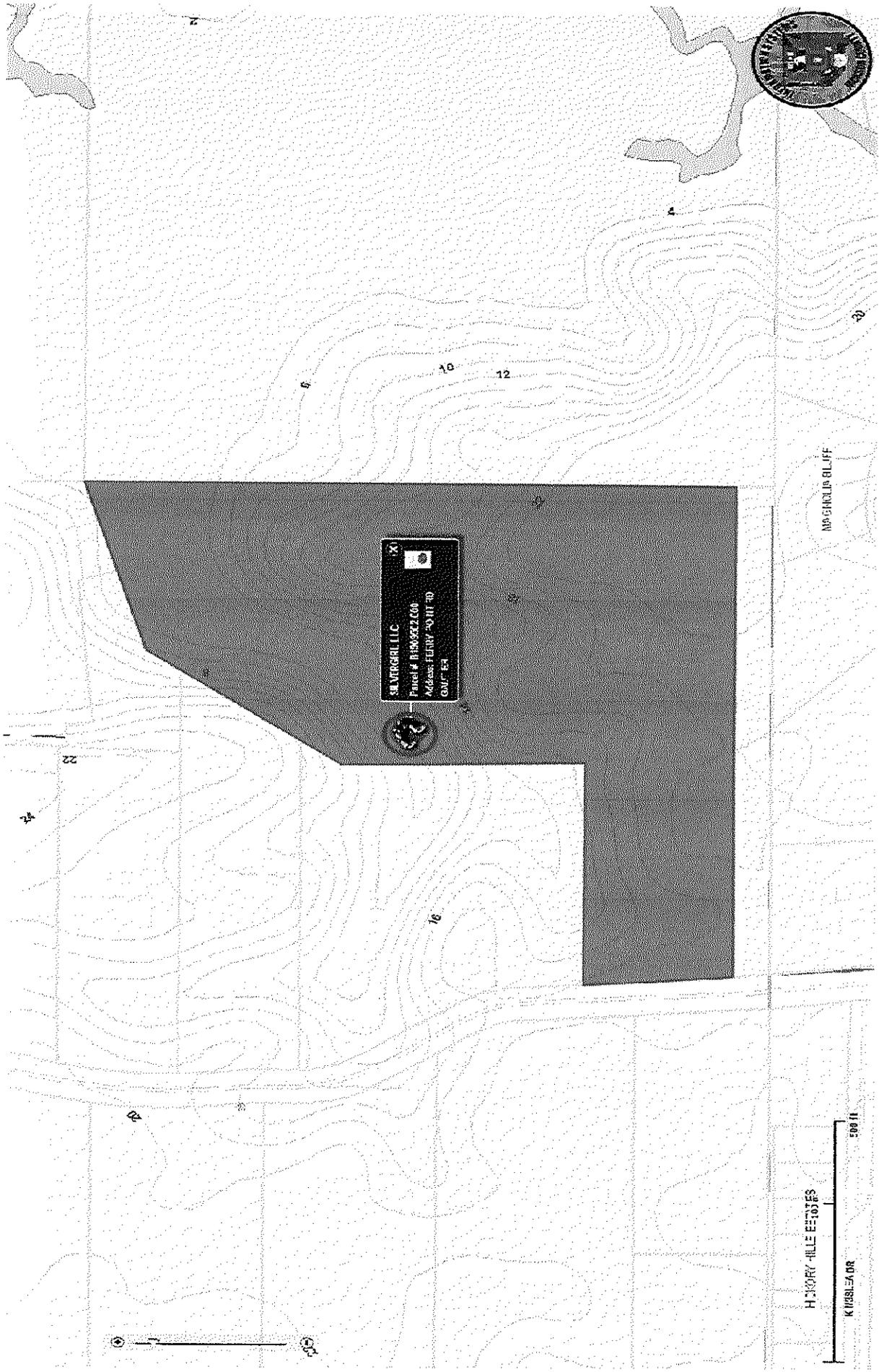
Improvement Value: 0 Land Value: 4280

Tax Amount: 82 SQ. FT: 0 Year Built: 0000

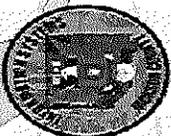
Legal Description

Description: COM SW COR GOVT LOT 2 SECT 36 S 89 DEG E 312.78' TO E/M FERRY POINT RD N 3*W 70.18' TO POB N3*
E 250.47' E 474.77' N 411.21' N 31*E 461.40' N74*E 340.94' S1*W 1159.53' N 89*W 1012.22' TO POB DB
1596-129 DB 1596-690 DB 1609- 301 (3M MAP677.36) 'PER SURVEY'

Deed Book / Page: 1596 / 690



SA VINOGRILL LLC
 Parcel # F1909022008
 Address: FERRY RD UNIT 70
 GOLF EA



HICKORY HILL ESTATES

KIRBLEA DR

500 FT

MAGNOLIA BLUFF

Parcel Information

PIDN: 81909503.000
GISP: 677.36-00-0001.00M

Owner Information

Name: SILVERGIRL LLC Percent of Ownership: 100
Name2:
Mailing Address: 104 SPANISH POINT Physical Address: FERRY POINT RD GAUTIER
OCEAN SPRINGS MS 39566

Land Information

Section, Township, Range: 36 6S 7W Acreage: 1.62
Street Name: FERRY POINT RD

Value and Tax Information

Total Assessed Value: 66 Total Appraised Value: 440
Improvement Value: 0 Land Value: 440
Tax Amount: 8 SQ. FT: 0 Year Built: 0000

Legal Description

Description: COM SWC GOVT LOT 2 E 312.74' TO E/M FERRY POINTE RD & POB N3° W 70.18' E 1012.22' S 70' W
1007.09' TO POB DB 1626-163 (1M MAP677.36)

Deed Book / Page: 1626 / 163



KINGSLEYA DR

100 m

Thu Mar 24 2011 01:26:01 PM +00 ft

SILVERGIRL LLC
 Parcel #: 81909903.000
 Address: FERRY POINT RD
 GAULTIER