

AGENDA

GAUTIER PLANNING COMMISSION

JUNE 16, 2011

6:00 P.M.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE (VOLUNTEER)

III. NEW BUSINESS

A. QUASI-JUDICIAL

1. REQUEST FOR A PRELIMINARY PLAT APPROVAL FOR CYPRESS LANDING SUBDIVISION, FERRY POINT ROAD, (SILVERGIRL, LLC, OWNER) (GPC CASE #11-11-SD)

IV. ADJOURN

Gautier Planning Commission

Special Meeting Agenda

June 16, 2011

NEW BUSINESS

A. QUASI JUDICIAL

1. REQUEST FOR A PRELIMINARY PLAT APPROVAL FOR CYPRESS LANDING SUBDIVISION, FERRY POINT ROAD, (SILVERGIRL, LLC, OWNER) (GPC CASE #11-11-SD) APPLICANT REQUESTED CONTINUANCE

Synopsis: This is a request for preliminary plat approval of a thirty lot subdivision to be known as Cypress Landing, located off of Ferry Point Road. The request has been advertised. The GPC continued the request for a special meeting on June 16, 2011, at the applicant's request.

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Council, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Council, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Council makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

CITY OF GAUTIER

STAFF REPORT

To: Gautier Planning Commission Chairman and Members

Thru: Sidney Runnels, City Manager

From: Samantha D. Abell, Planning and Economic Development Director

Date: June 10, 2011

Subject: GPC Case #11-11-SD. Consideration of Subdivision Preliminary Plat Approval for Cypress Landing, a Subdivision Comprising ±17 Acres. Bob Diamond, P.E. Agent for Owner, Silvergirl LLC.

REQUEST:

The applicant, Silvergirl LLC, is proposing to divide two parcels into a 30-lot subdivision. The application was submitted on April 4, 2011 and application fee on April 7, 2011.

The application was determined to be a Major Development Plan and as such was processed in accordance with UDO Section 4.1.8 for major developments, Section 4.6. and 4.7 for preliminary approval, and Article X for required utilities and improvement for subdivisions.

The site will be served by public water and sewer, and is comprised of two parcels containing 15.67 acres and 1.62 acres, located east of Ferry Point Road and north of Fairway Drive. The property is zoned R-1 Single Family Residential.

BACKGROUND:

The City Council granted approval of the proposed subdivision November 2008. Subsequently, the original developer, Trinity Development, absconded and the owner pursued litigation so that Silvergirl LLC now owns all of Cypress Landing Subdivision. Due to the time incurred for the litigation, the infrastructure was not completed subsequent to preliminary plat approval, the 2-year timeframe expired, and no final plat was submitted for approval.

Silvergirl LLC desires to continue with subdivision development and therefore, has submitted the attached preliminary plat for approval, which is substantially unchanged from the original submittal approved by City Council November 2008.

DISCUSSION:

The Technical Review Committee met to review the proposed preliminary plat on April 28th and May 16th. Attached to the Staff Report are memos from TRC staff members submitted to the ED Director. All comments from TRC members have been satisfied by the owner’s engineer at this time. The TRC deems the request technically sufficient for Planning Commission review.

Section 4.1.8 Major Developments, established that the Technical Review Committee (TRC) shall review the proposal and submit comments, if any, in writing to the Chairman of the Committee. Once the TRC has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Chairman shall forward each TRC members written recommendation through the City Manager to the Planning Commission and City Council. In addition to the written recommendations of each TRC member, information provided to the Planning Commission and City Council shall include, but not be limited to, the following:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site and surrounding land uses.

Analysis:

	Current Land Use	Zoning District
North	Single Family Residential and pond, (possible wetlands)	R-1 Low Density Residential,
South	Single Family Residential	R-1 Low Density Residential
East	Vacant (possible wetlands)	R-1 Low Density Residential
West	Ferry Point Road, Single Family Residential, and a pond	R-1 Low Density Residential

Total area of developable lots: 15 acres. Estimated total maximum impervious service: 5.2 acres—from paved road plus 25% of developable lots.

The majority of the land 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.

2. Impact on concurrency requirements and level of service standards (LOS).

Analysis:

The City has adequate levels of service for the proposed subdivision, including fire and police. The value and desirability of the subdivision will be protected by Covenants and Restrictions and Architectural Standards (see attached).

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. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas, if any; the preservation of natural features or protection of sensitive lands, if any; proposed parking areas; internal traffic circulation systems, if any; the approximate total ground coverage of paved areas and structures; stormwater management, and water and sewage distribution, collection and treatment systems.

Analysis:

The existing property is wooded. The applicant proposes to build a road in the center of the "L" shaped property and create 30 new R-1 residential lots on both sides of the new road. The owner has an agreement with an adjacent property owner to provide access to the property to the east of this parcel. (A gravel drive was completed subsequent to the 2008 preliminary plat approval). An existing 30-ft wide drainage easement will be maintained from the Magnolia Bluff Subdivision through this property. No recreational facilities are proposed at this time.

The south section of this land adjacent to the Magnolia Bluff Subdivision is level and the lots will accommodate construction of new homes. At the north section of the property there are wetlands. The lots have been made larger at the north end to provide areas for the house to be built outside the wetlands area. There are no protected trees on the land. However, the owner plans to save as many of the trees as possible to provide a buffer with the adjacent properties.

4. Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable regulations.

Analysis:

The UDO requires the following setbacks and density for the R-1 zoning district: Minimum lot area of 9,600 square feet. Front setbacks 35', Side setbacks 10', Rear setbacks 25', and minimum living area 1,600 S.F. The proposed development conforms with the requirements of the UDO and zoning district.

The existing zoning district does not comply with the City's Comprehensive Plan. The Comprehensive Plan, adopted September 2009, reflects a new land designation called RE

Residential Estate on the Future Land Use Map. The RE designation would require a minimum of one acre per single family dwelling, and a minimum living area of 1,800 square feet.

5. Other applicable factors, rules, regulations or criteria prescribed by the Comprehensive Plan, this Code or other law.

Further Analysis of the Comprehensive Plan:

In order to identify specific needs and appropriate intervention strategy, residential neighborhoods in Gautier have been placed in 4 categories within the Comprehensive Plan. The proposed subdivision is located within a category of "Reserve". The Plan states: "Reserve: Areas which are natural habitat, wetlands, or areas which are to be preserved in their natural state and are primarily without manmade buildings.

The proposed subdivision would develop approximately 30% of the total 17± acres, or 5.2 acres.

Page 53-57 addresses New Neighborhoods and encourages using alternative site layout including a variety of housing styles and types. Infill housing and development is also encouraged. Page 55 states: "Existing large lots in desirable areas may be further subdivided into smaller lots if development regulations permit. Some types of infill development are desired; however, care must be taken to insure the new development fits in contextually with surrounding development.

REVIEW CRITERIA:

The Technical Review Committee has reviewed each of the technical items required on the preliminary subdivision plan as established by Section 4.6 and found that the engineer has satisfied all items as necessary for approval. Section 4.6 and the applicants' response are attached.

CONCLUSION AND RECOMMENDATION:

Staff recommends approval of the preliminary plan as appropriate for new residential infill. To ensure compatibility, the owner proposes to leave a wooded buffer zone around the entire development. Covenants and Restrictions will protect the value and desirability of the development. Lastly, 5.2± acres will be developed with impervious surface, including streets and homes, from a total of 17± acres in an area zoned for residential use.

Based on the Technical Review Committee's review, the analysis of the site data, zoning, existing and future land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness of the request relevant to the criteria

established by Section 4.17 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Preliminary Plat; or
2. Recommend denial of the Preliminary Plat.

ATTACHMENTS:

Project Time Line, Dated November 10, 2010. E. Foley Ranson, P.A.

Proximity Map

Covenants and Restrictions

TRC Memos, Dated April 28, 2011 and May 16, 2011

Preliminary Plat

Preliminary Plans

Application, Dated March 24, 2011

E. FOLEY RANSON, P.A.
ATTORNEY AT LAW
A PROFESSIONAL CORPORATION

POST OFFICE BOX 848
912 ROBINSON AVENUE
OCEAN SPRINGS, MISSISSIPPI 39566-0848

TELEPHONE: 228-875-8770
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November 10, 2010

Ms. Samantha Able
Planning Department
City of Gautier

Re: Cypress Landing Subdivision

Dear Ms. Able:

I represent Ms. Sybil Sauls who is the managing member of Silvergirl LLC, a Mississippi Limited Liability Company. My client states that you have requested a summary of the history of this project.

On April 4, 2008, after some negotiations Silvergirl, LLC, entered into an agreement with Trinity Development Group of The Gulf States, LLC and Cypress Landing Florida, LLC (Florida LLC's) and Cypress Landing LLC (a Mississippi LLC) for the development of a residential subdivision in Gautier, Mississippi.

An additional party to this agreement was Trinity Development LLC (a Florida LLC) which was to market the lots in the proposed subdivision.

The principal in all of these LLC's was Ms. Kathryn Bickford of Naples, Florida.

The original agreement provided for Silvergirl to provide its 15+ acre parcel of property in exchange for the sum of \$320,000.00, to develop and sell 31 residential lots for upscale homes. Ms. Bickford, through her several business entities was to arrange for the financing for this project.

Ms. Samantha Able
Planning Department
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In order to make this project work, it was necessary to acquire an additional 1.6 acre parcel from an adjacent owner on the south side of the Silvergirl parcel. This parcel was owned by L & L Investments Ltd., a Mississippi Limited Liability Partnership (Dr. Dewey Lane being the principal in this entity).

Another of Ms. Bickford's companies, Frenchmen's Ridge, LLC, a Mississippi Limited Liability Company, entered into an agreement to purchase this property from Dr. Lane. This agreement provided that the subdivision would build a road providing access to Dr. Lane's property lying east of the proposed subdivision, and further, that if the road were not completed within twelve (12) months of the date of the agreement (March 20, 2008), then ownership of this parcel would revert to Dr. Lane.

Ms. Bickford retained engineers and subdivision plans and specifications were completed. Despite some objections from neighboring property owners, preliminary plat approval was granted by the City in November, 2008.

In early 2009, some site preparation work was begun. However, Ms. Bickford failed to pay for this work and the project stalled. My client discovered that there were engineers and architects as well as construction workers who had not been paid by Ms. Bickford. Further, Ms. Bickford failed to pay any part of the purchase price of \$320,000.00 due to Silvergirl.

We attempted to contact Ms. Bickford by telephone and certified mail to no avail. Finally in October, 2009, it became necessary for me to file a lawsuit in the Chancery Court of Jackson County, Mississippi. Ms. Bickford did not respond and a Final Judgment was entered on December 11, 2009 and the Court returned title of the 13+ acre subdivision parcel to Silvergirl, LLC.

In order to keep the project alive, my client had to acquire the 1.6 acre parcel originally owned by Dr. Lane that he had conveyed to Frenchmen's Ridge, LLC per the agreement referenced above.

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Again, Ms. Bickford did not respond to correspondence regarding her breach of contract with Dr. Lane. A lawsuit had to be filed on his behalf against Frenchmen's Ridge LLC. On June 30, 2010, a Final Judgment was entered and L & L Investments Ltd. was awarded title to the 1.6 acre parcel.

L & L Investments Ltd. has conveyed this 1.6 acre parcel to Silvergirl LLC on November 9, 2010. Silvergirl has paid all of the legal expense for all of this litigation and now owns all of Cypress Landing Subdivision.

Silvergirl has also constructed a temporary gravel road to satisfy the access requirement for Dr. Lane on a temporary basis.

To date, my client has spent approximately \$_____ in an effort to develop Cypress Landing Subdivision and would like to have the opportunity to complete this project.

Please let me know if you wish to have any of the documents referred to in this letter or have any questions regarding its contents.

Sincerely,

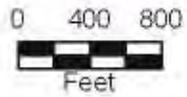
E. Foley Ranson

EFR/hsl

Location Map

SILVERGIRLS LLC. PRELIMINARY PLAT APPROVAL

City Of Gautier
Economic Development/Planning



Prepared by the
City of Gautier
GIS Division



STATE OF MISSISSIPPI
COUNTY OF JACKSON
CITY OF GAUTIER

DECLARATION OF COVENANTS, CONDITION AND
RESTRICTIONS OF

CYPRESS LANDING

THIS DECLARATION is made this the _____ day of _____, 2011, by Silvergirl, LLC, a Mississippi Limited Liability Company, for itself, its assigns, hereinafter referred to as "Declarant".

WHEREAS, Declarant is the owner of certain real property in the City of Gautier, Jackson County, Mississippi, which is more particularly described as follows, to-wit: Lots 1 through 30, inclusive, Cypress Landing Subdivision, City of Gautier, Jackson County, Mississippi, according to a plat thereof recorded in Plat Book _____ at Page(s) _____ of the public records of Jackson County, Mississippi.

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

The areas shown on the recorded plat of Cypress Landing, as conservation areas shall be maintained in perpetuity in their natural or mitigated condition. No person or entity shall perform any of the following activities on such conservation area:

- a. fill, grade, excavate or perform any other land disturbing activities
- b. cut, mow, burn, remove, or harm any vegetation
- c. construct or place any roads, trails, walkways, buildings, mobile homes, signs, utility poles or towers, or any other permanent or temporary structures
- d. drain or otherwise disrupt or alter the hydrology or drainage ways of the conservation area
- e. dump or store soil, trash, or other waste
- f. graze or water animals, or use for any agricultural or horticultural purpose

This covenant is intended to insure continued compliance with the mitigation condition of a Clean Water Act authorization issued by the United States of America, U. S. Army Corps of Engineers, Wilmington District, Action ID, and therefore may be enforced by the United States of America. This covenant is to run with the land and shall be binding on the Owner, and all parties claiming under it.

ARTICLE I

DEFINITIONS

- Section 1. "Association" shall mean and refer to CYPRESS LANDING SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a Mississippi non-profit corporation, its successors and assigns.
- Section 2. "Owner" shall mean and refer to the owner of record, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- Section 3. "Property" shall mean and refer to that certain real property herein above described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.
- Section 4. "Lot" shall mean and refer to any numbered lot as illustrated and shown on the plat of CYPRESS LANDING SUBDIVISION, as recorded in the public records of Jackson County, Mississippi.
- Section 5. "Building Site" shall mean those fractional parts of adjacent lots or one or more lots and all or a portion of an adjacent lot within the subdivision, which are more particularly described and defined by the plat plan.
- Section 6. "Home" or "Dwelling" shall mean and refer to any building situated upon a Lot which is designated and intended for use and occupancy as a residence by a single family.
- Section 7. "Living Unit" shall mean and refer to a Lot and the Home constructed thereon.
- Section 8. "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article II, Section 1 hereof.

ARTICLE II

MEMBERSHIP AND VOTING RIGHTS

- Section 1. Every owner of a Lot in CYPRESS LANDING SUBDIVISION, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.

Section 2. Notice and Quorum for any meeting called for the purpose of taking any action shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum of the preceding meeting. Not such subsequent meeting shall be held more than 60 days following the preceding meeting.

ARTICLE III

ARCHITECTURAL CONTROL

Section 1. Architectural Approval. No building, fence, wall, mailbox, decorative objects placed in yards or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, color, kind, shape, height, materials, roof, and location of the same, shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography, by the Architectural Control Committee composed of at least two (2) and not more than five (5) representatives appointed as herein provided. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 2. Architectural Control Committee. The initial Architectural Control Committee shall be Silvergirl, LLC, a Mississippi Limited Liability Company. Upon the death or resignation of a member or members of the committee, the remaining member or members shall have full authority to designate successor members. The Declarant shall have the authority to appoint committee members in addition to the two (2) original members. Neither the members of the committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time after the closing of the sale of 75% of the lots or building sites by Declarant in CYPRESS LANDING SUBDIVISION, the Association shall have the authority to appoint a committee of at least two (2) and not more than five (5) representatives to exercise the power, duties and responsibilities herein above set forth.

Section 3. Granting of Variances. When a building or other structure has been erected or its construction substantially advanced and the building is located on any lot or

building site in a manner that constitutes a violation of these covenants, conditions and restrictions or the building setback lines shown on the recorded plat, or if the committee, in its sole discretion, determines that a variance is desirable in order to best accommodate the location of a planned building on a particular lot, the committee may release the lot or building site, or parts of it, from any part of the covenants, conditions and restrictions, or setback lines, that are violated. The committee shall not give such a release except for a violation that it determines to be a minor or insubstantial violation in its sole discretion.

Provided, however, that the Committee shall have no authority to grant a variance of a City of Gautier regulation, including, but not limited to, those that may be contained in these covenants, conditions and restrictions. Neither the Board of Directors of the Association, nor the Architectural Control Committee, nor any of the respective members, shall in any way be liable or be held liable to any Owner, the Association, or any other person or entity resulting from its good faith exercise of the discretionary authority conferred by this Section.

ARTICLE IV

DUTY TO CLEAR A LOT IF OWNER ELECTS NOT TO REBUILD AFTER DESTRUCTION

In the event of damage to or destruction of any Home on the Properties by fire, windstorm, water, or other cause whatsoever, and the owner elects not to rebuild the home, then the Owner shall be required to clear the Lot within a reasonable time after the damage or destruction to the Homes. The Owner shall be required to maintain the Lot in a clean and presentable manner, free from all trash and rubble, and to maintain the Lot so that it is in harmony with the surrounding property.

ARTICLE V

RESTRICTIONS AS TO USE, OCCUPANCY AND APPEARANCE

Section 1. General. All of the Lots shall be used and occupied as single family residences and not structures shall be erected, altered, placed or permitted to remain other than one single family dwelling with a private garage for not more than three (3) vehicles and one (1) storage or outbuilding*. No building, fence, wall or other structure shall be erected or placed on any Lot except in accordance with the provisions of this Declaration, including written permission of the Architectural Control Committee. No alteration to the exterior (appearance) of any home, lot, building, fence, or other structure shall be made without the written permission of the Architectural Control Committee created hereunder. All vinyl siding must be of superior quality. Any additional siding must be approved by Architectural Control Committee. All fiberglass shingle roofs shall be architectural thick, butted shingles. However, this shall not preclude, other types of roofs which may be approved by the Architectural Control Committee. Each Owner shall be responsible for his/her own exterior maintenance, landscaping, and maintenance of the landscaping, so long as it does not interfere with the adjoining Lot Owners, and is consistent with these Covenants, Conditions and Restrictions, and harmonious with the surrounding improvements.

Section 2. Building Setback Requirements. No building shall be located on any lot in the subdivision nearer than thirty-five (35) feet to the front lot line, nearer than ten feet to any interior lot line or nearer than twenty percent (20%) of the average lot depth [not to exceed twenty-five (25) feet] to the back or rear lot line. No building shall be located nearer than thirty-five (35) feet to the side street line for corner lots (determination of the location of the rear and side yard setbacks for corner lots shall be based on the orientation of the residential building to be built on the lot). For the purpose of these covenants, conditions and restrictions, eaves, steps and open patios shall not be considered a part of the buildings.

Section 3 Dwelling Size. The dwellings on all Lots must have a minimum of 1,600 square feet of heated and cooled living area. For purposes of determining heated and cooled living area, porches (other than glass-enclosed porches), garages, and storage areas shall not be included.

Section 4. Fences. All fences to be constructed on any lot or building site must be approved by the Architectural Control Committee prior to construction in accordance with Section 1 of Article III or these covenants, conditions and restrictions.

Section 5. Temporary Structures. No structure of a temporary nature (trailer, shack, tent or other building) shall be moved to, placed upon or used on any Lot at any time, either temporarily or permanently, excepting, however, that during periods of construction, contractors shall be permitted a single storage shed on each separate construction site.

Section 6. Building Condition, General Appearance, Nuisance, and Health Regulations. All premises shall be maintained in good repair, shall be clean and sanitary at all times, and no nuisance and no violation of the rules and regulations of the State Board of health or any governmental agency shall be permitted.

Section 7. Signs. No professional, commercial or other signs of any kind shall be erected or maintained on any Lot or Home by any Owner except with the written permission and direction of the Association, or except as may be required by legal proceedings, it being understood that the Association will not grant permission unless reasonable necessary to avert serious hardship to an Owner. However, an Owner may place a professionally made "For Rent" or "For Sale" sign no larger than three (3) square feet in size on the Lot. This restriction is not applicable to the Declarant during any period of time that Declarant owns any Lot and is offering any lot, home or living unit for sale.

Section 8. No Clothes Lines and Garbage Containers. No outside clothes lines or other items detrimental to the appearance of the Properties shall be permitted on any lot. All personal garbage and trash receptacles which are to be furnished by the Owners must be hidden from view.

Section 9, Animals. No livestock, animals, chickens or fowl of any kind shall be permitted on the Properties except for dogs and cats owned as personal pets which shall not be kept in such number as to be an annoyance to other Owners of Lots. In addition, no dogs or cats shall be

permitted on the Properties except inside a Home or fenced-in area, without being on a leash and under the immediate control of a responsible individual. All such pets must be walked in appropriate areas, and owners of such pets must clean up after their pets. If any such pet owner fails to properly clean up after his pet, the Association shall perform such service and shall bill the pet owner accordingly. The Association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to insure that such pets are not and do not become a nuisance.

Section 10. No lot shall at any time be used for the purpose of any trade, manufacture or public amusement.

Section 11. Nuisance. No nuisance shall be allowed upon the Properties, not any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the Properties shall be kept in a clean and sanitary condition, and not rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No Owner shall permit clothes, towels, or other items of personal property to be hung, draped, or otherwise displayed on the patio for the purpose of drying or for any other purpose in a manner which would allow said clothing, towel or other personal property to be viewed by any other person in the development. No Owner shall permit any noise to originate from his Home that would be an annoyance or nuisance to occupants of adjoining Lots, including, but not limited to, radios, record players, stereos, musical instruments, singing, barking of dogs, and meowing of cats. No noxious or offensive trade or activity shall be carried out upon the property nor shall anything be done thereon which may be or become an annoyance to the other Owners. Floodlights, bells, telephones, music, or noise level of pets, air pollutants, etc. shall not be such as to constitute a nuisance to or impair the enjoyment of neighboring lots or building site.

Section 12. Maintenance of vacant lots or building sites. If construction of a residential dwelling is not commenced forthwith on any lot or building site, then the Owner shall remove all underbrush and mow and maintain the lot on a monthly basis. If any unimproved lot or building site is not so maintained, the Declarant or the Association shall be empowered to maintain the lot or building site and file a lien against the property for any and all expenditures in connection with said maintenance.

Section 13. Flagpoles, Antennas, Satellite Dishes and Basketball Goals. No flagpoles, ham radio antennas, citizen band radio antennas, television antennas, or any other type of antenna shall be allowed or permitted to be erected or located or to remain on any lot or building site at any time. Any television satellite dishes erected and properly located on a lot or building site in the subdivision shall be the RCA type and shall not exceed eighteen (18) inches in diameter. No Owner may erect or maintain a television satellite dish on any lot unless such apparatus is erected and maintained in such a way that it is screened from public view at a point in the center of the public right-of-way directly in front of the Dwelling Unit erected on such lot, and that the dish shall be an RCA type not to exceed eighteen (18) inches in diameter.

Section 14. Swimming Pools. No above ground swimming pools shall be permitted.

Section 15. Maintenance of Landscaping. Each Owner shall maintain the appearance of his or her lot or building site in high quality condition, and will provide and maintain landscaping on the lot or building site. Grass, glowers and shrubbery must be kept in an orderly fashion. No bamboo hedges, plant material or hedges (excluding trees), exceeding three (3) feet in height shall be allowed within the required thirty-five (35) foot front, setback area.

Section 16. Sewage and Drainage Control. When each house is constructed, a 12" square concrete pad must be constructed around the sewer clean-out riser. No activities shall be permitted that discharge pollutants into the surface drainage system. No fences or other obstructions shall be constructed across drainage easements that will block access to or impede the performance of the drainage detention ditches along the rear of Lots 19 through 22. Neither the installation of pipes nor filling of the detention ditches will be allowed within these easements.

Section 17. Adjoining Lots. If one or more lots, or one lot and all or a portion of an adjacent lot, or two or more fractional parts of adjoining lots, within the subdivision, are unitized for one single family residential purposes, the setback requirements herein shall be measured from the boundary line of the entire building site or plot being then and there utilized and devoted to the single family residence. Two fractional parts of adjacent lots may be utilized as a single family residential building site or plot, that no such building site or plot shall contain fewer feet than the smallest platted lot within the subdivision nor have a width, at the building setback line, of less than the width at the building setback line, of the smallest platted lot within the subdivision.

Section 18. Reservation of Easement. An easement is reserved over and across each lot in the subdivision (except those portions on which a residential dwelling is actually constructed) for the purpose of installing, repairing and maintaining or conveying to proper parties for the installation, repair or maintenance of utilities for the lots or building sites in the subdivision, and easements shown or reserved on the recorded plat of the subdivision, if any, are hereby adopted as part of these restrictions.

Section 19. Sidewalks. Sidewalks must be installed by owner for every lot prior to occupancy of any dwelling unit. Sidewalks must have an approved, brushed concrete finish.

Section 20. Storage or Outbuildings. Only one storage or outbuilding, shall be placed, permitted or allowed on each lot. The size and design of any such outbuilding must be approved in writing by the Architectural Control Committee and must conform to all set back requirements contained in Section 1 of Article V of these covenants and those set back requirements of the City of Gautier and any other applicable government entity.

Section 21. Regulations. Reasonable regulations concerning the use of the Properties may be made and amended from time to time by the Association in the manner provided by its Articles

of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Association to all Owners and residents of the Properties upon request.

Section 22. Declarant's Right to Complete. Provided, however, that until Declarant has completed all of the contemplated improvements and closed the sale of all of the Lots in CYPRESS LANDING SUBDIVISION, neither the Owners nor the Association nor the use of the Properties shall interfere with the completion of the contemplated improvements and the sale of the lots by Declarant. Declarant may make such use of the unsold Lots and common areas, if any, as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the Properties and the display of signs.

ARTICLE VI GENERAL PROVISIONS

Section 1. Enforcement. The Association, the Declarant or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, the Declarant, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In the event that a Court of competent jurisdiction shall determine that any lot owner shall have violated or have attempted to violate any of the covenants herein, the owner of the lot or lots causing the violation upon which the violation occurs shall pay all attorney's fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the aforesaid covenants. Said attorney's fees, court costs and other expenses allowed and assigned by the court shall become a lien upon the lot and improvements.

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ARTICLE VI GENERAL PROVISIONS

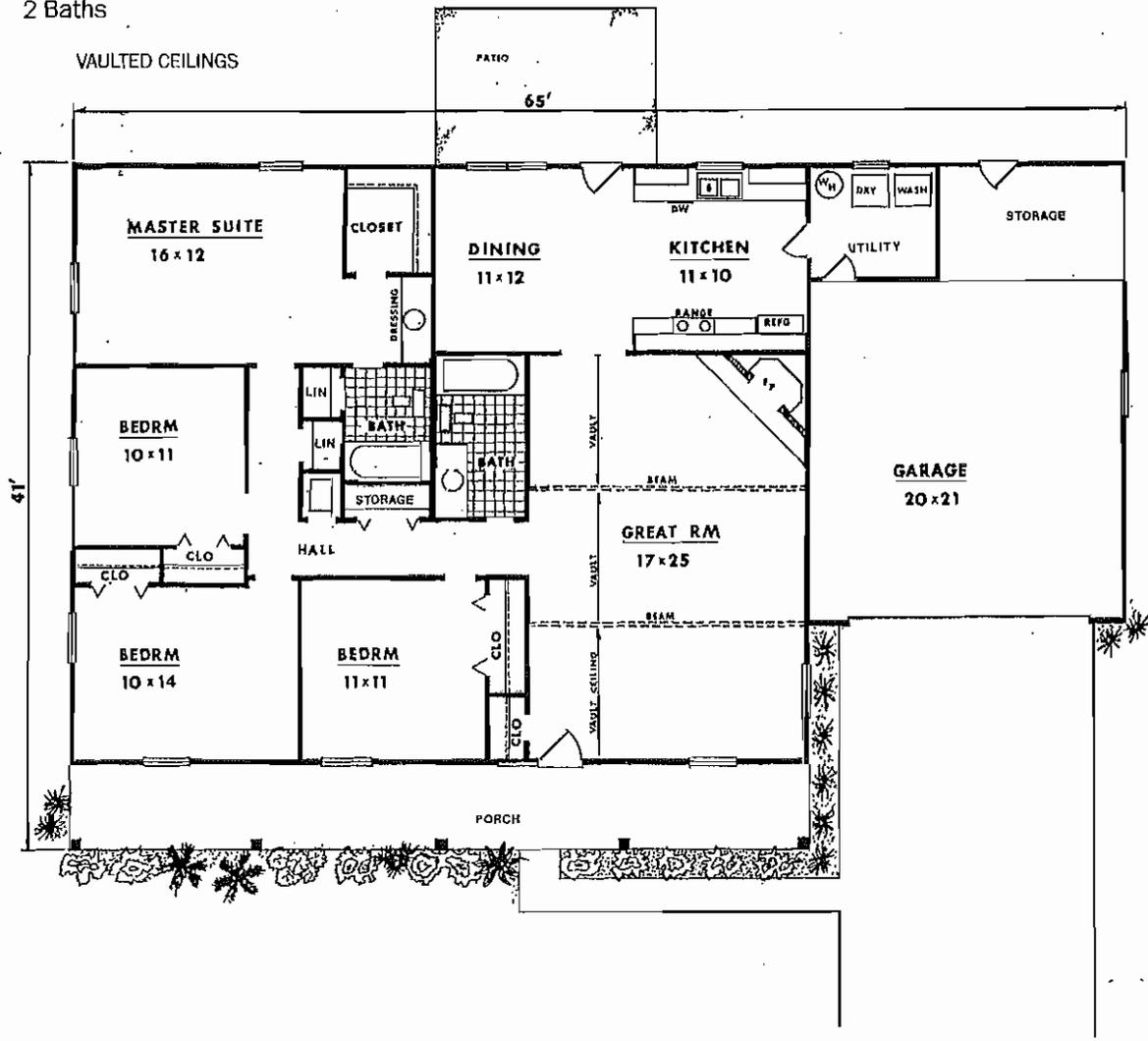
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ARTICLE VII

Section 1. See attached designs and styles of home plans.



PLAN 1620
 House 1620 SQ FT
 4 Bedroom
 2 Baths



Vaughn A. Lauban Designs

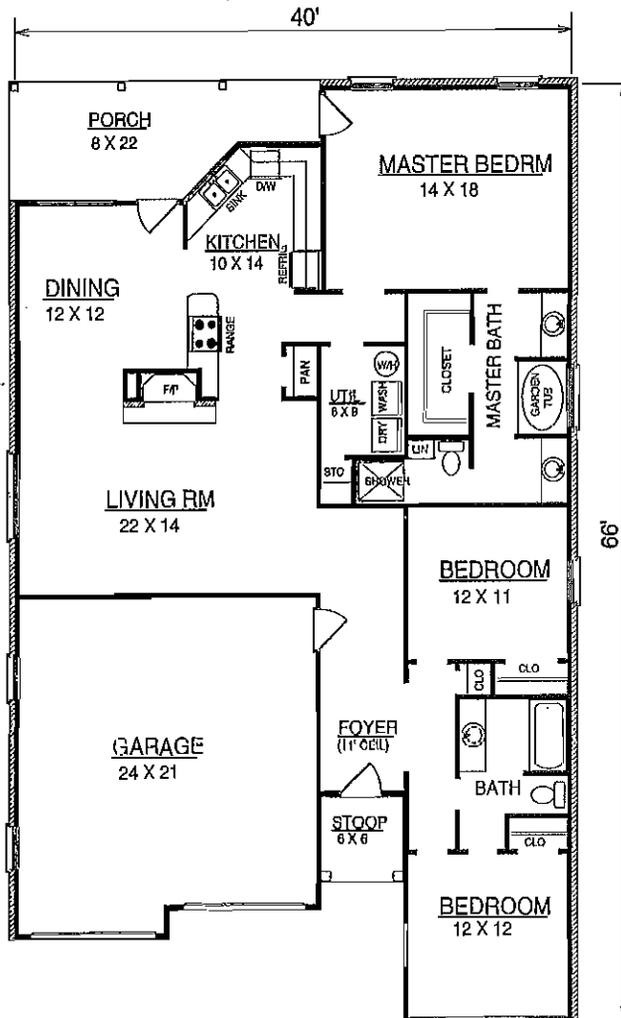
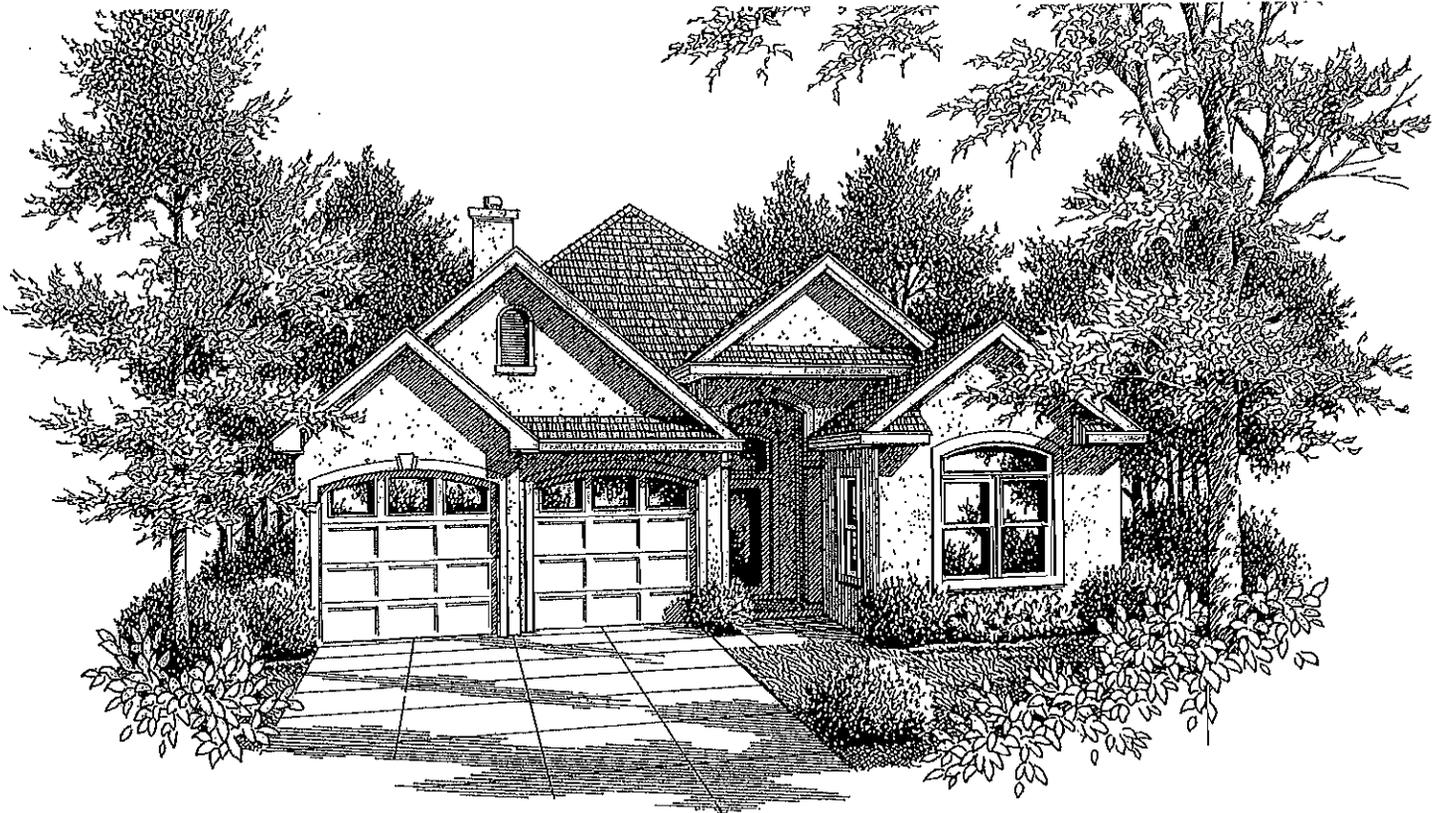
4850 Gautier-Vancleave Road, Suite 5, Gautier, MS 39553

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PLAN 1745

House	1745 SQ FT
Garage	528 SQ FT
Porches	180 SQ FT



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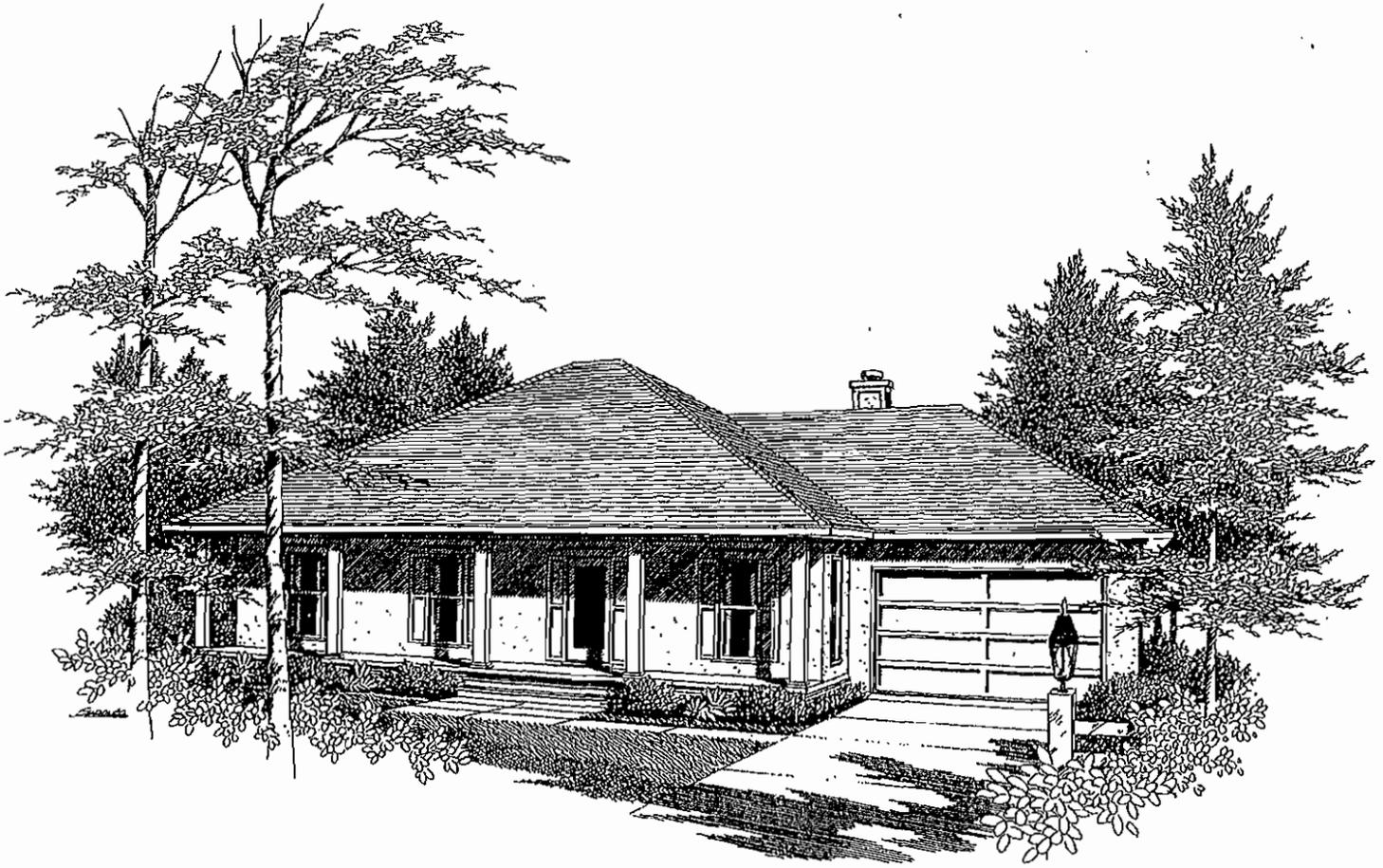
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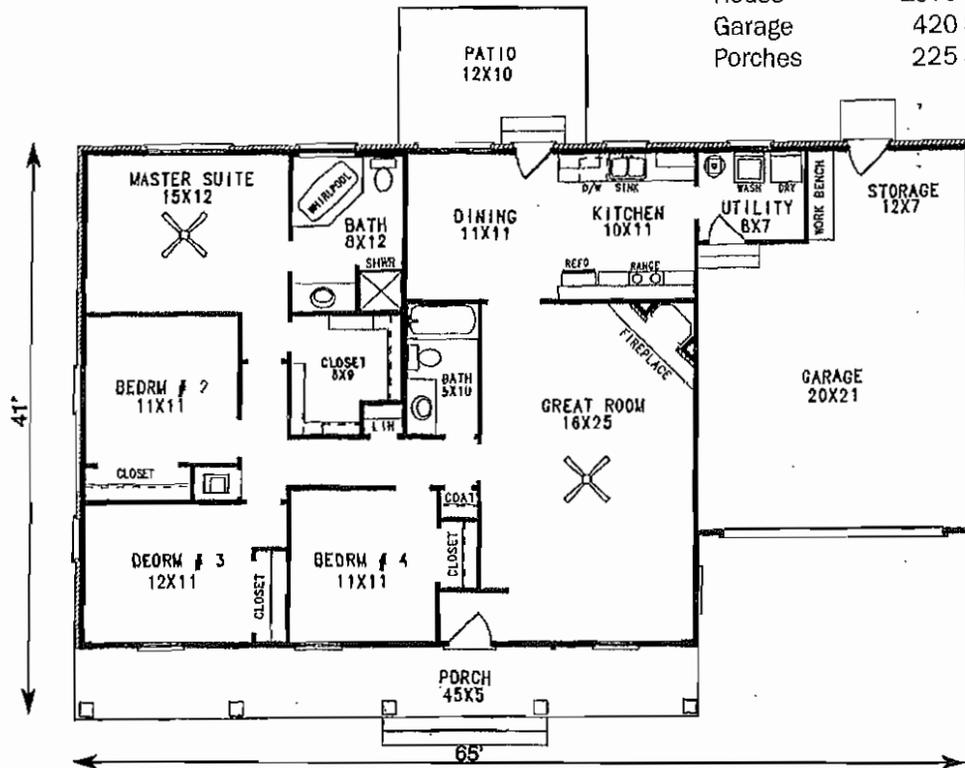


NAHB
National Association
of Home Builders



PLAN 1676

House	1676 SQ FT
Garage	420 SQ FT
Porches	225 SQ FT



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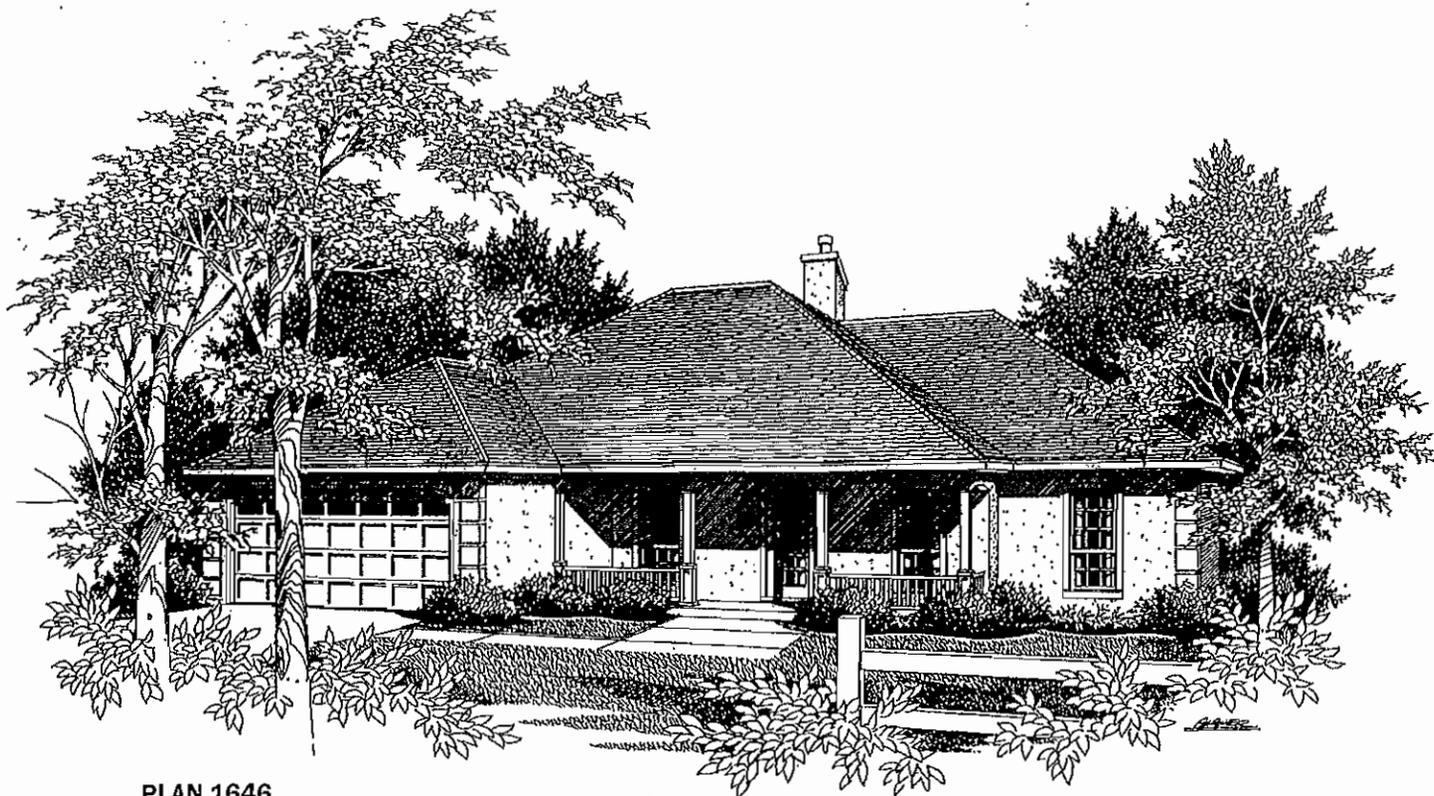
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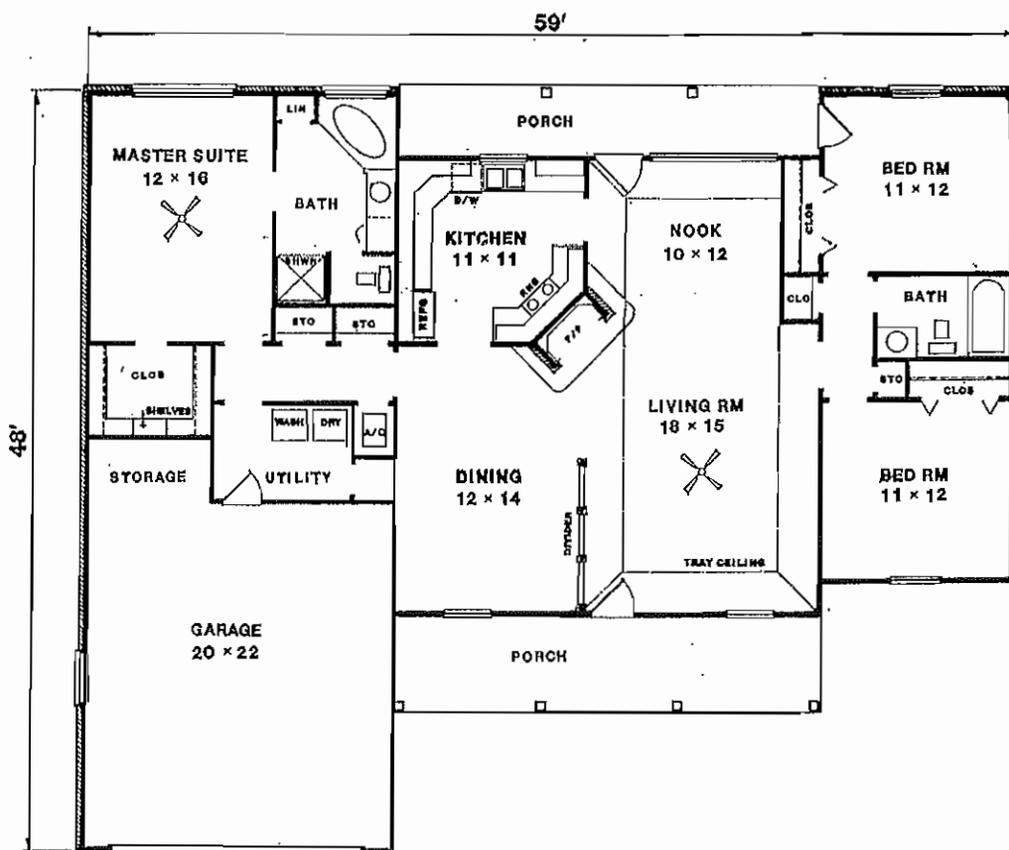


NAHB
National Association



PLAN 1646

House : 1646 SQ FT
 Garage : 470 SQ FT
 Porches : 269 SQ FT



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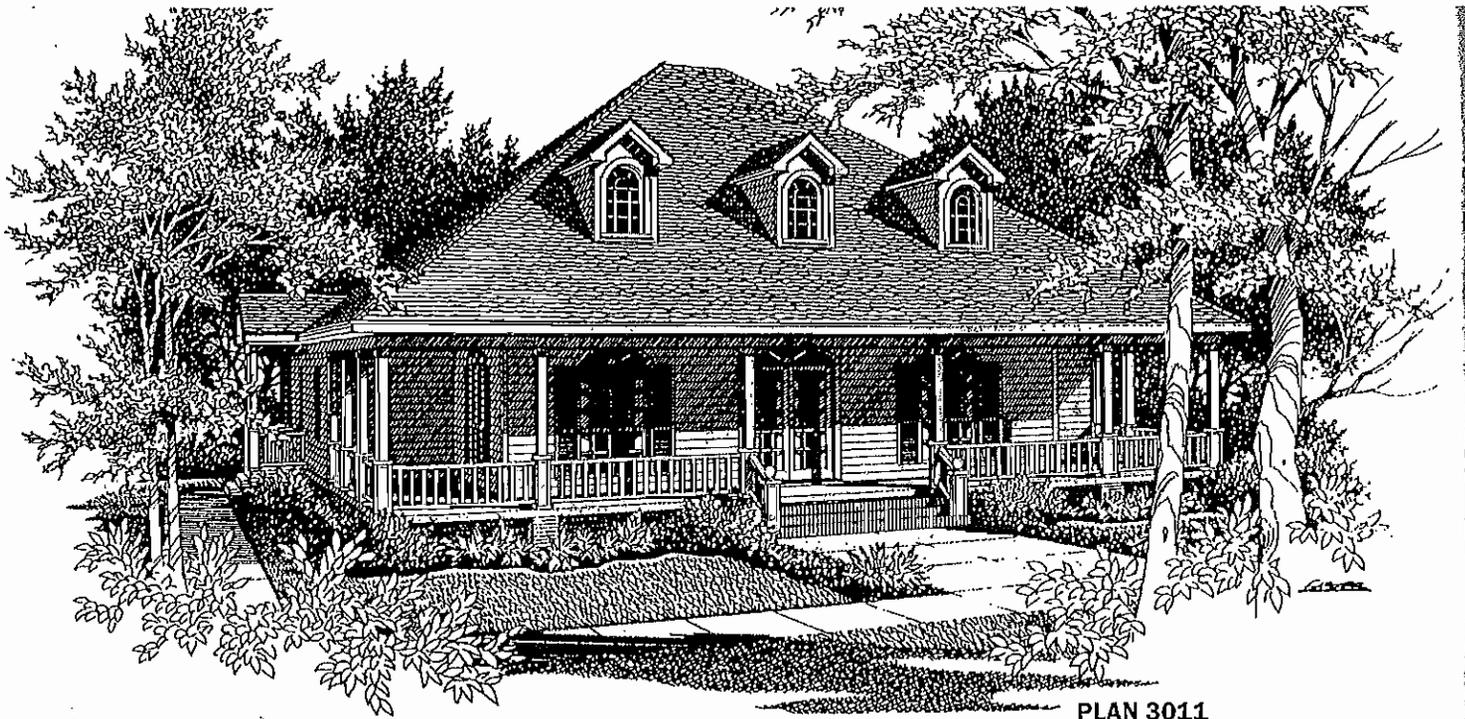
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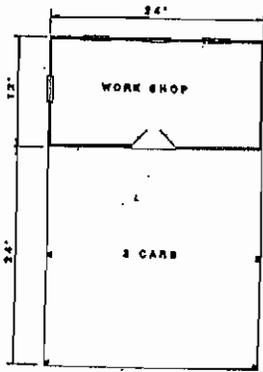


NAHB
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 of Home Builders

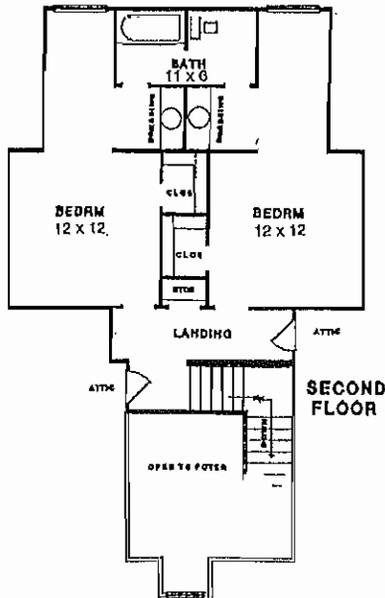


PLAN 3011

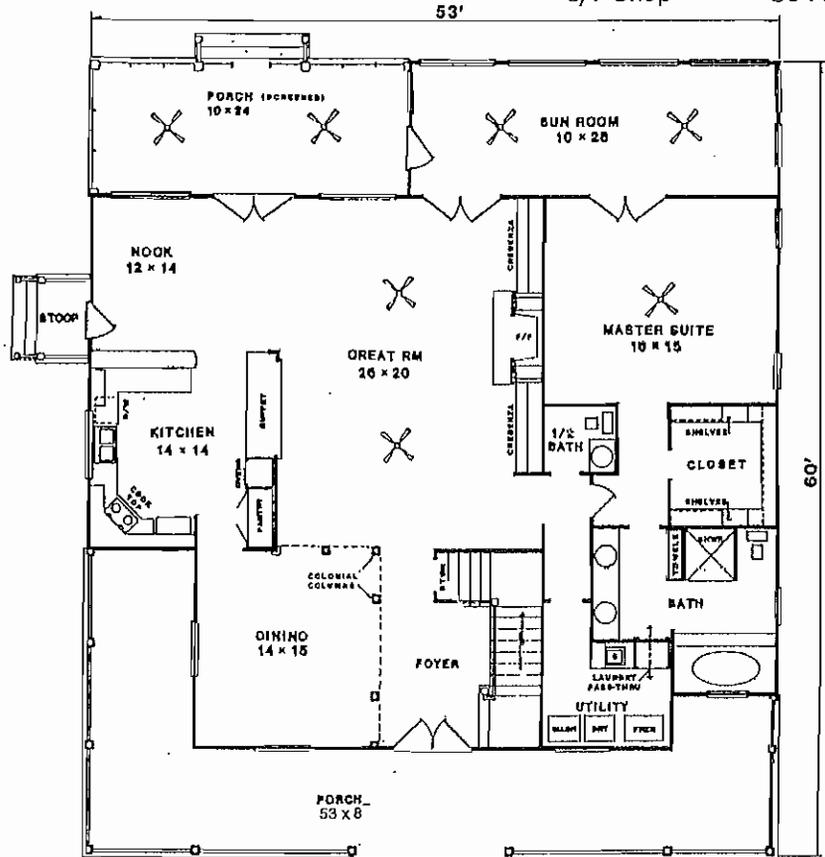
First Floor	2361 SQ FT
Second Floor	650 SQ FT
Total House	3011 SQ FT
Porches	819 SQ FT
C/P Shop	864 SQ FT



DETACHED CARPORT



SECOND FLOOR



FIRST FLOOR
8' CEILING



Vaughn A. Lauban Designs

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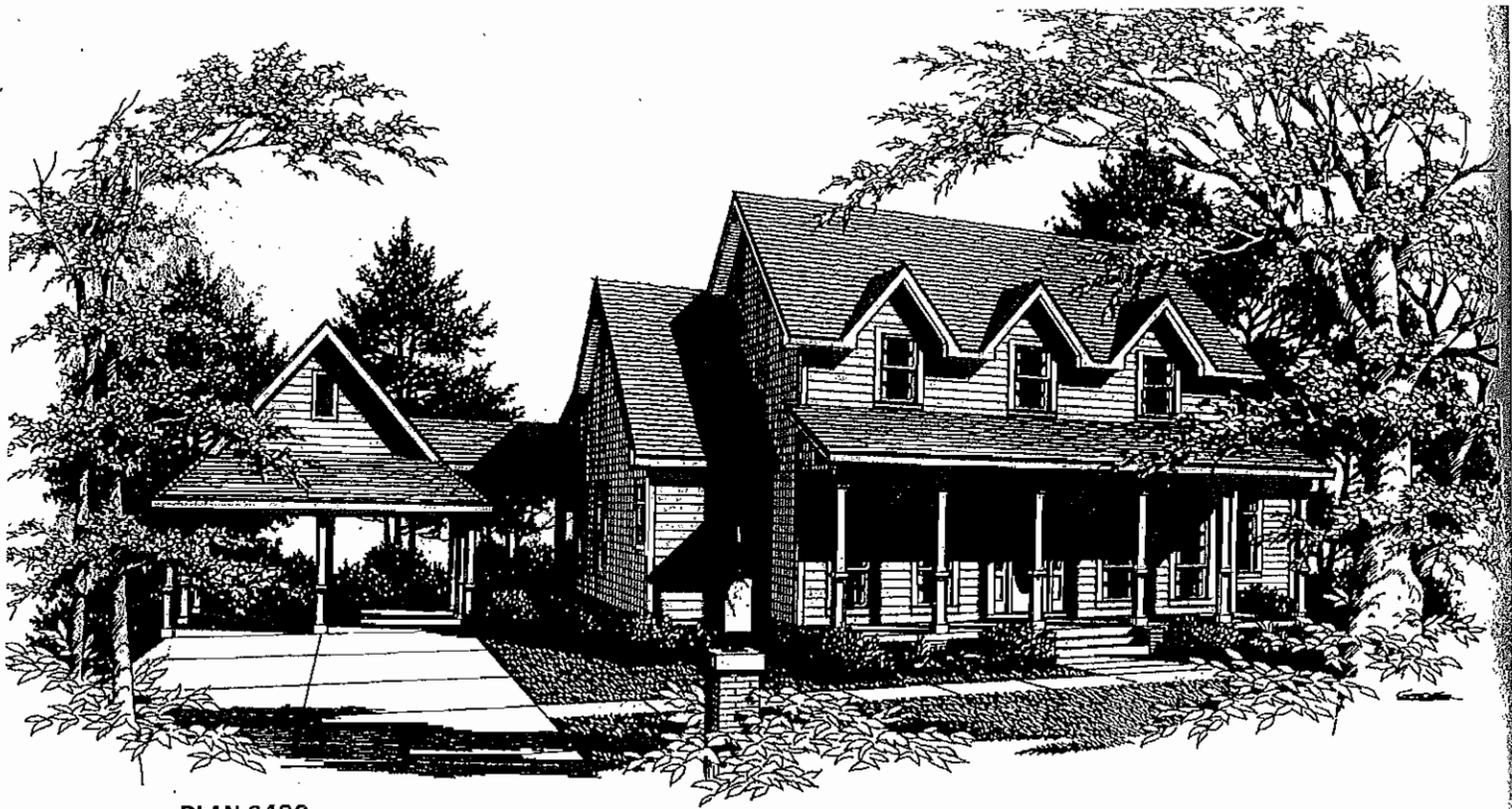
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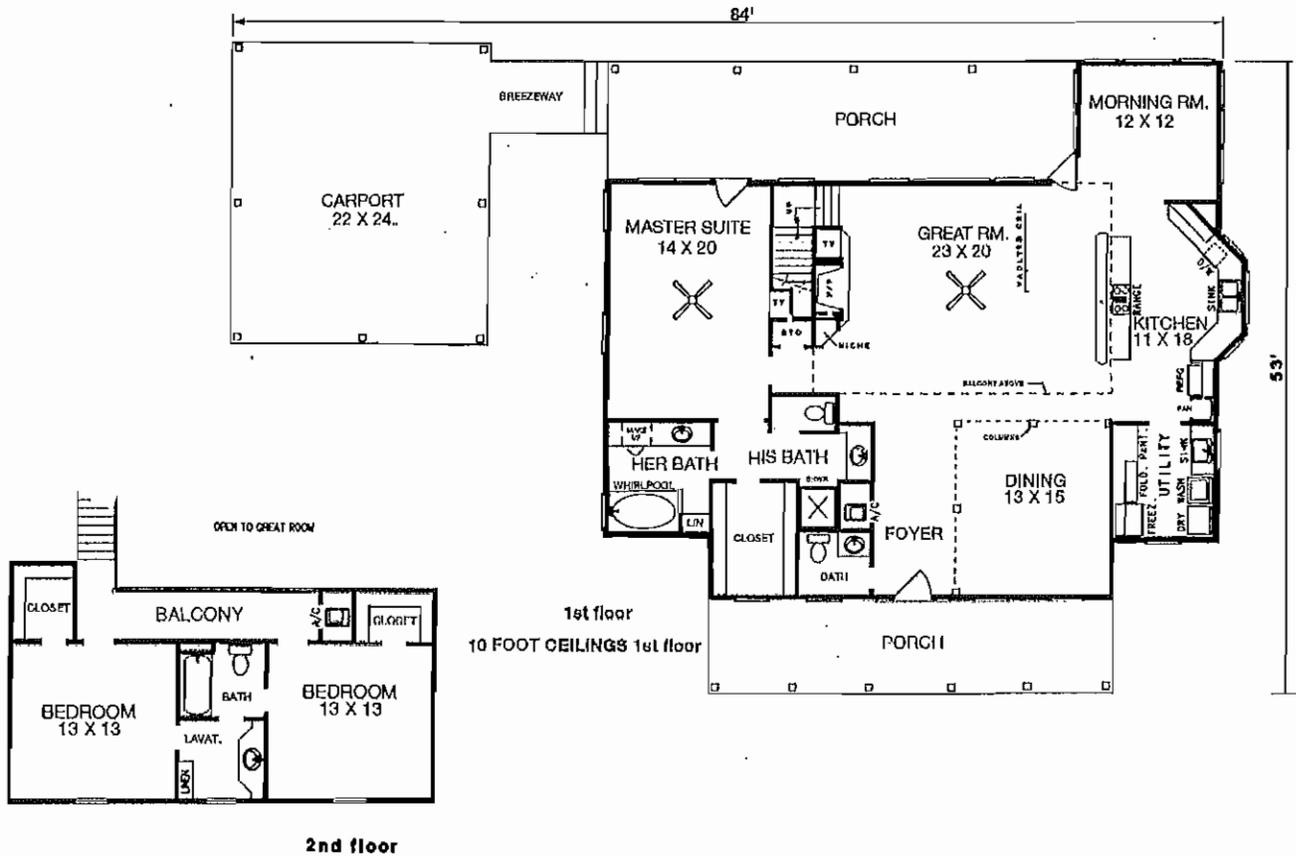


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of Home Builders



PLAN 2486

First Floor	1890 SQ FT
Second Floor	596 SQ FT
Total House	2486 SQ FT
Carport	588 SQ FT
Porches	675 SQ FT



Vaughn A. Lauban Designs

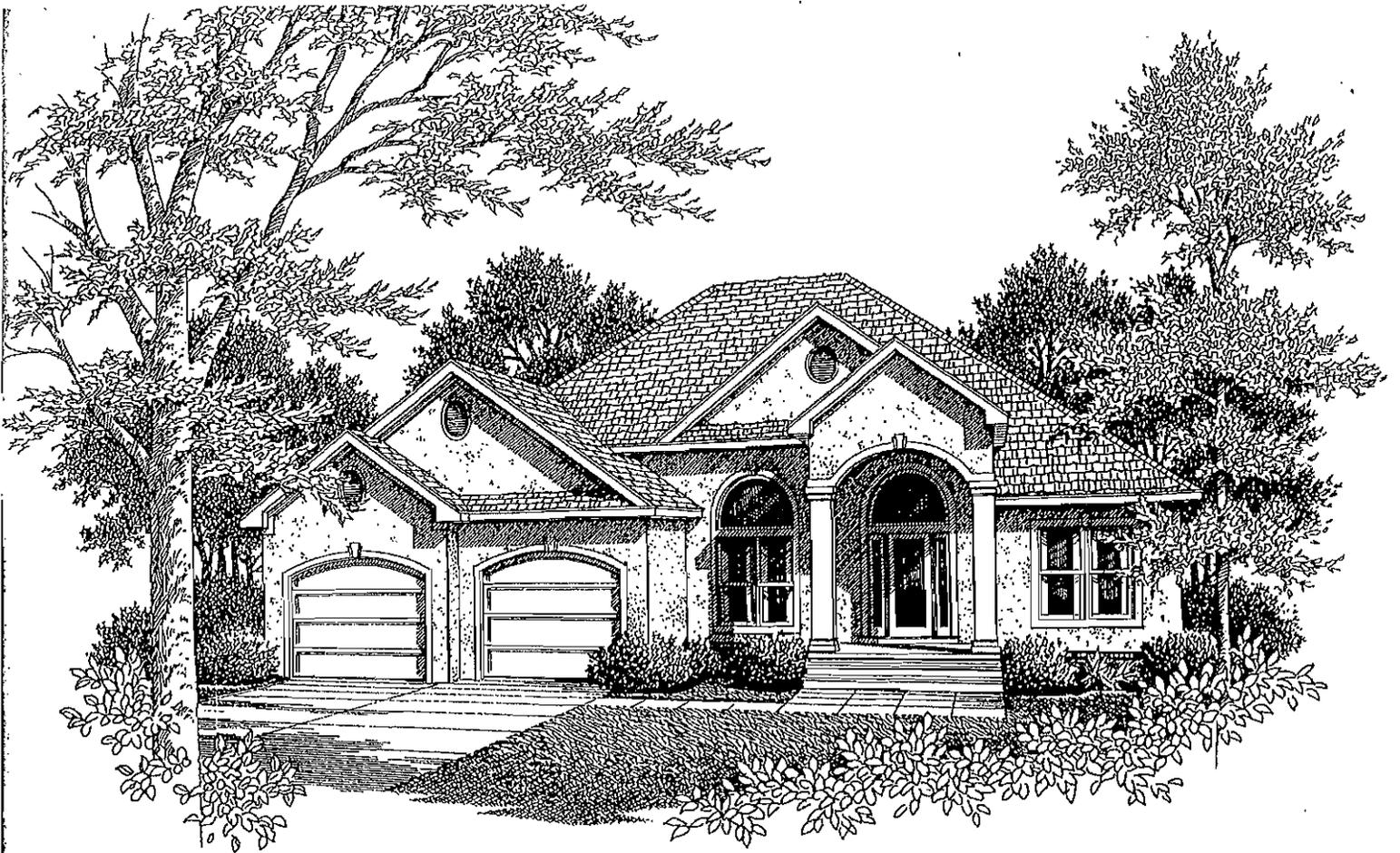
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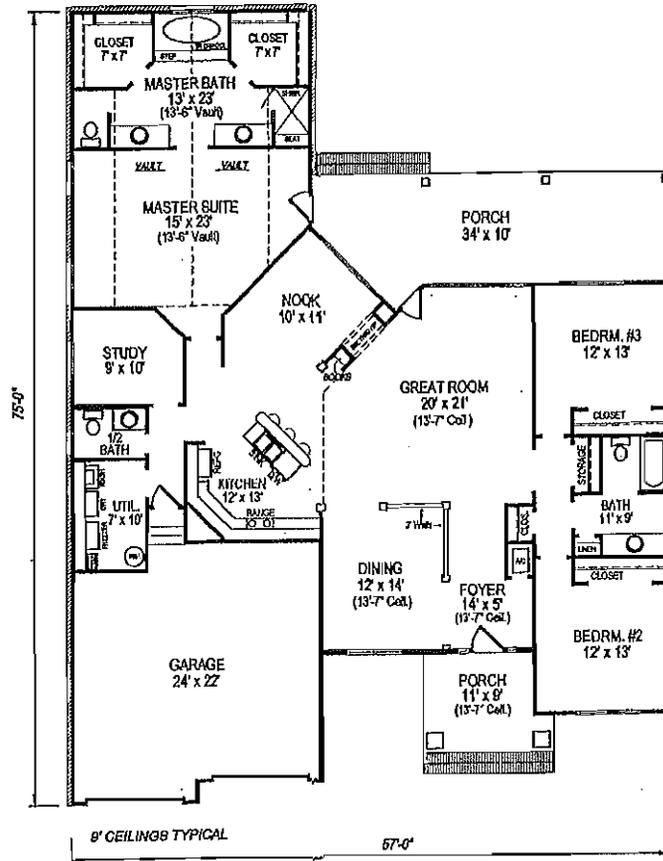
Phone : (228) 497-7074





PLAN 2436

House	2436 SQ FT
Garage	544 SQ FT
Porches	427 SQ FT



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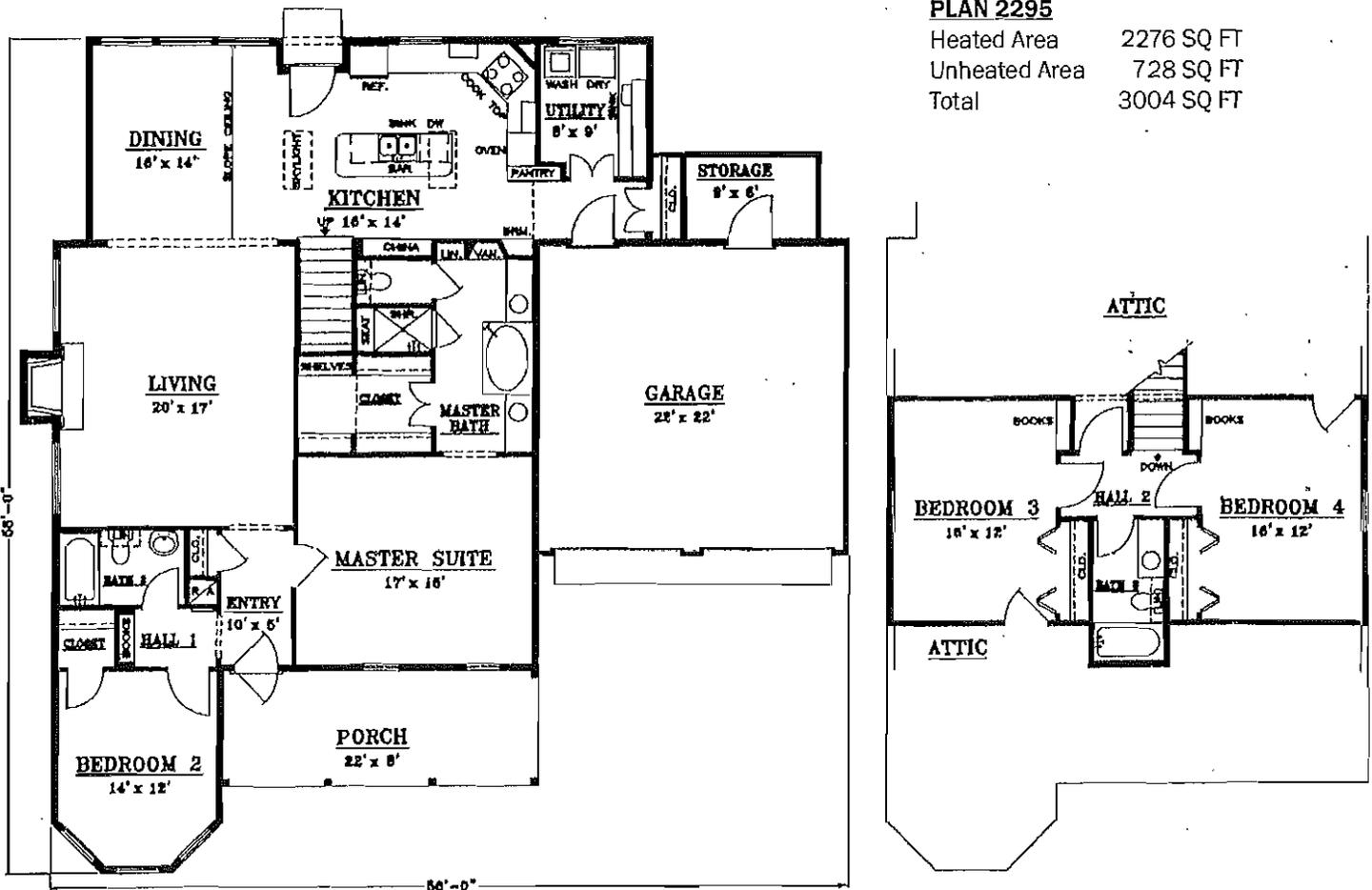
Phone : (228) 497-7074





PLAN 2295

Heated Area 2276 SQ FT
 Unheated Area 728 SQ FT
 Total 3004 SQ FT



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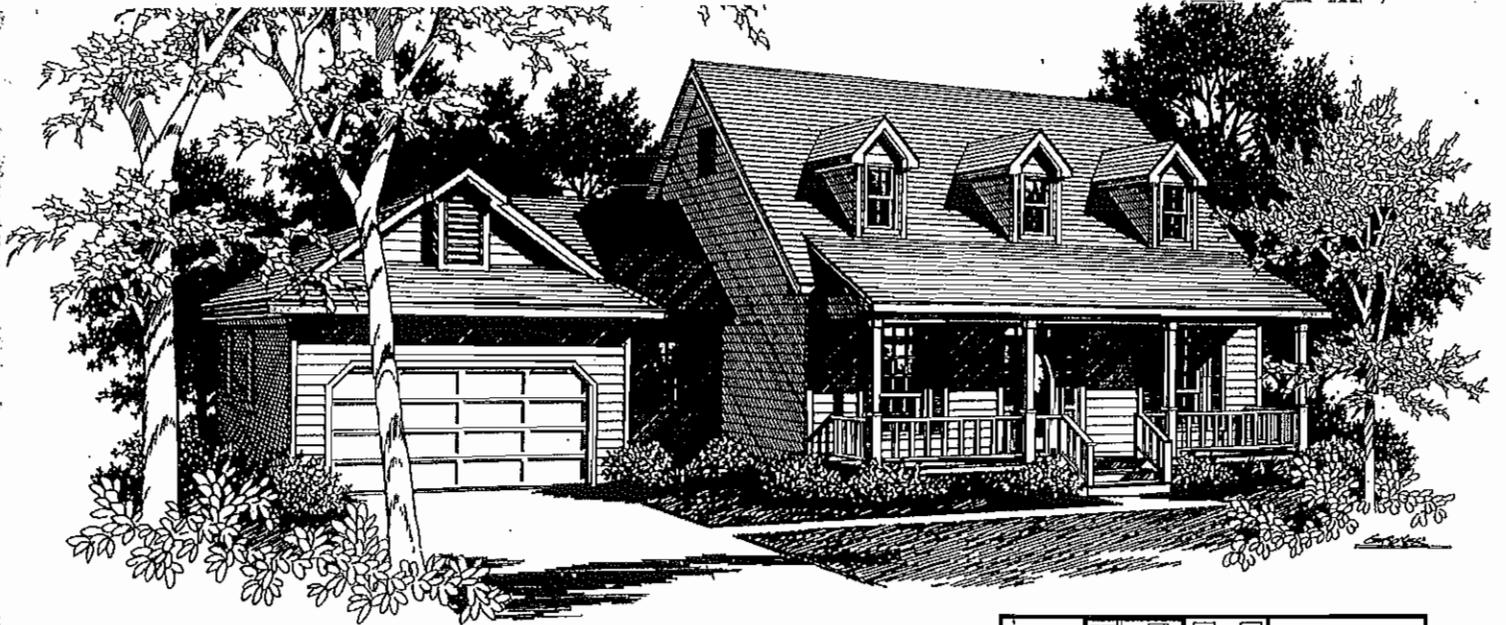
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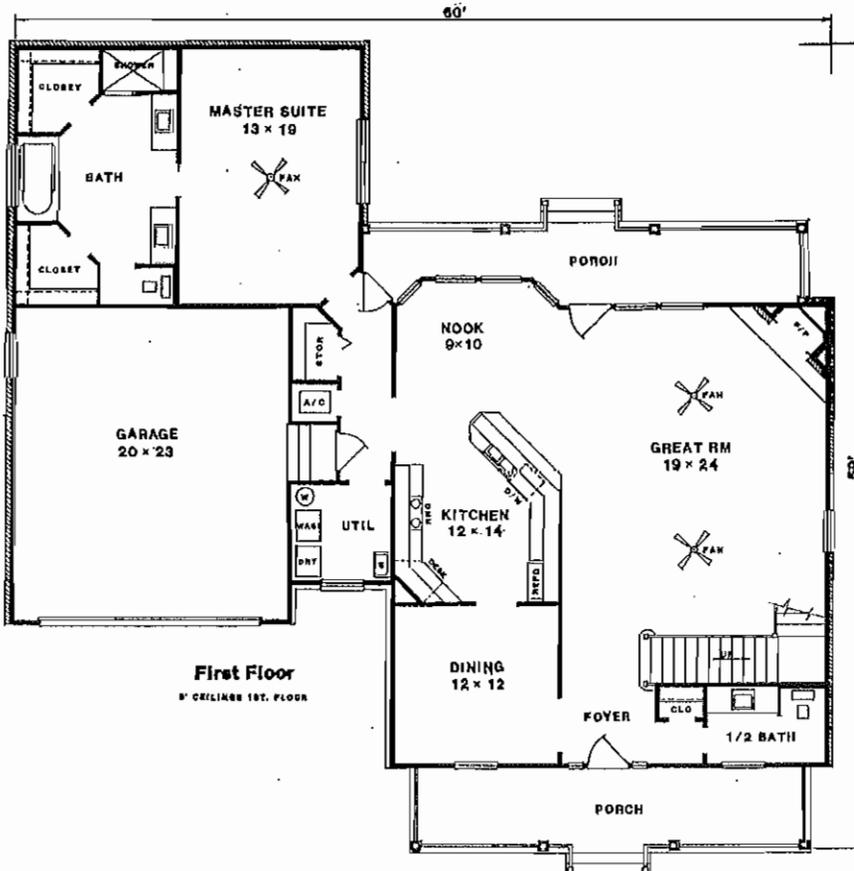
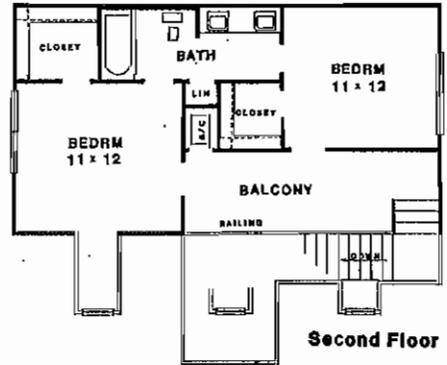


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PLAN 2276

First Floor 1732 SQ FT
 Second Floor 544 SQ FT
 Total House 2276 SQ FT
 Garage 460 SQ FT
 Porches 352 SQ FT



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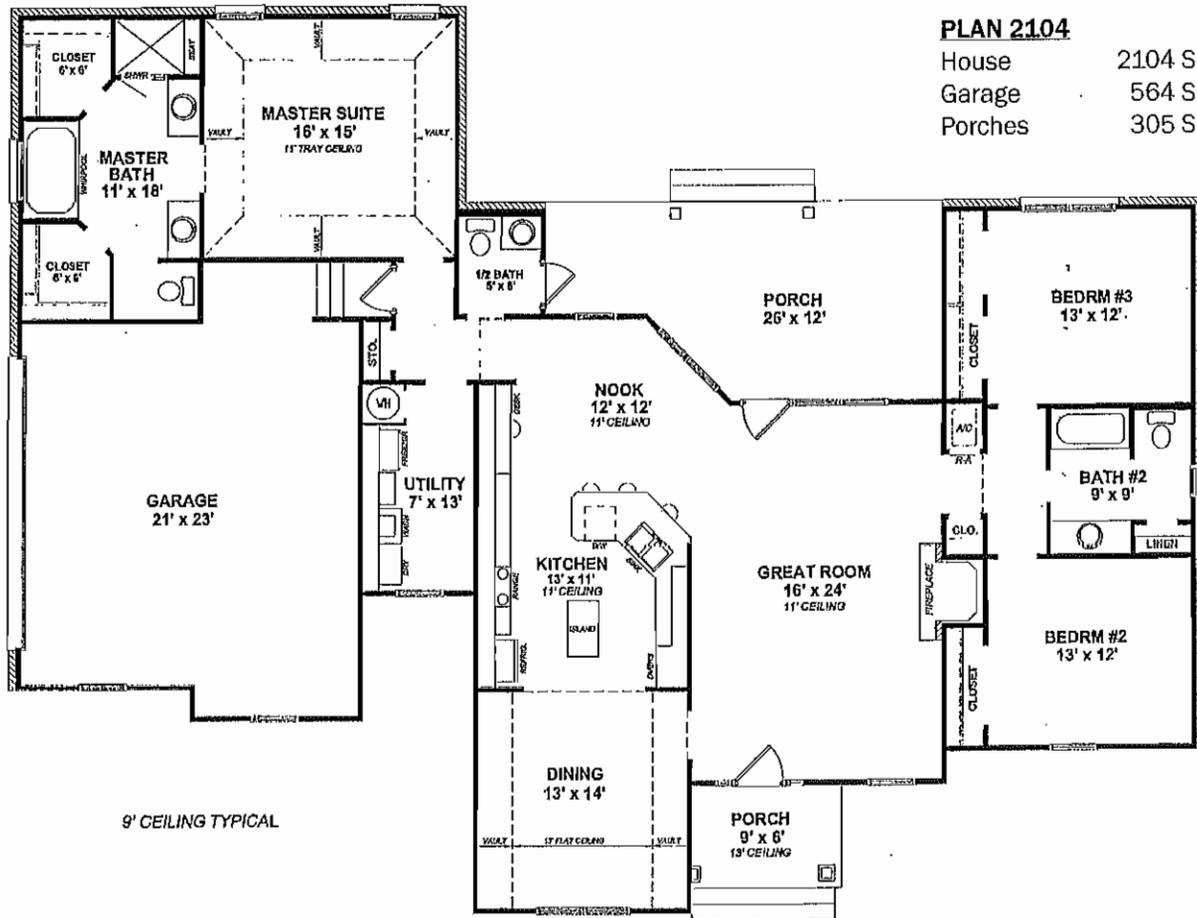
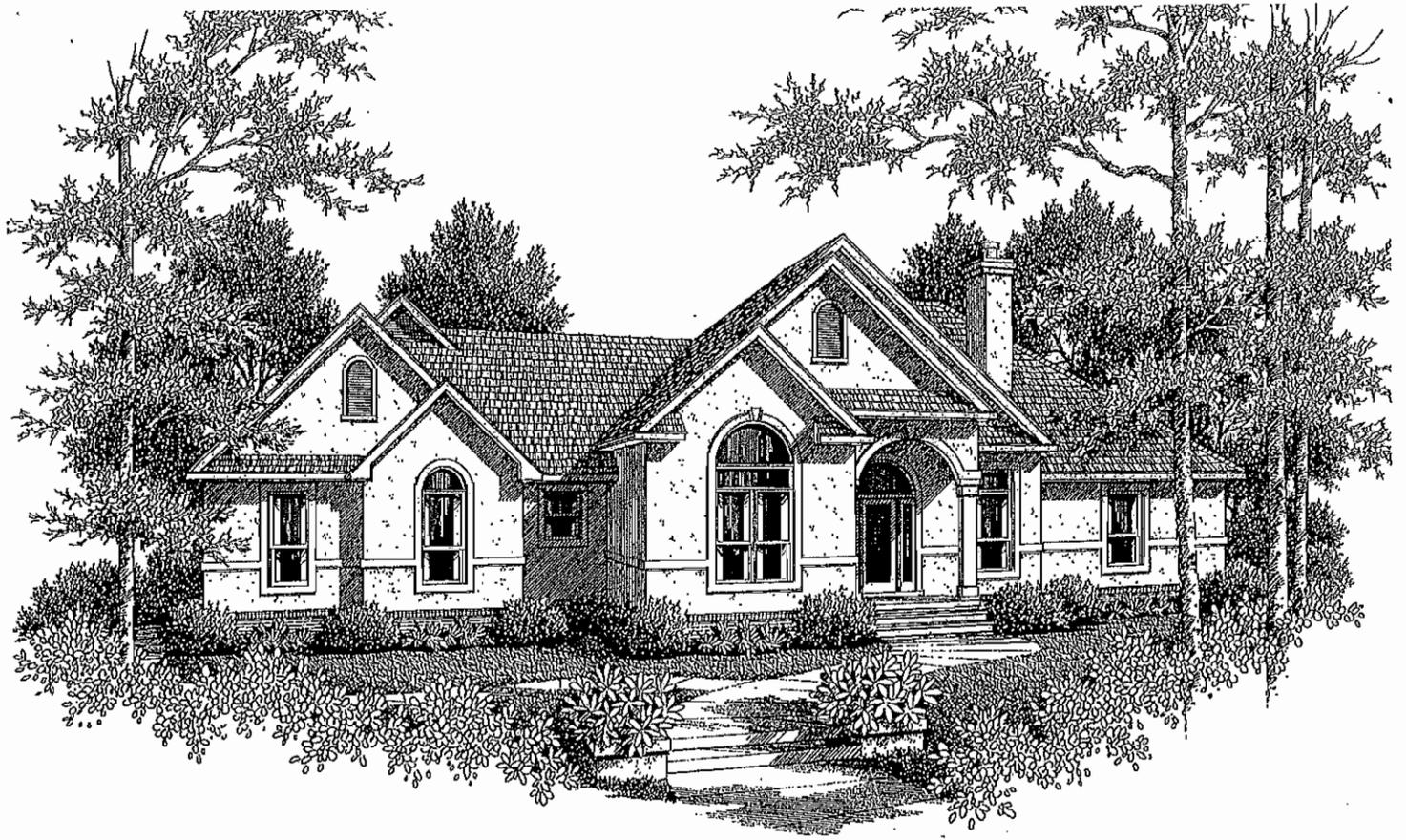
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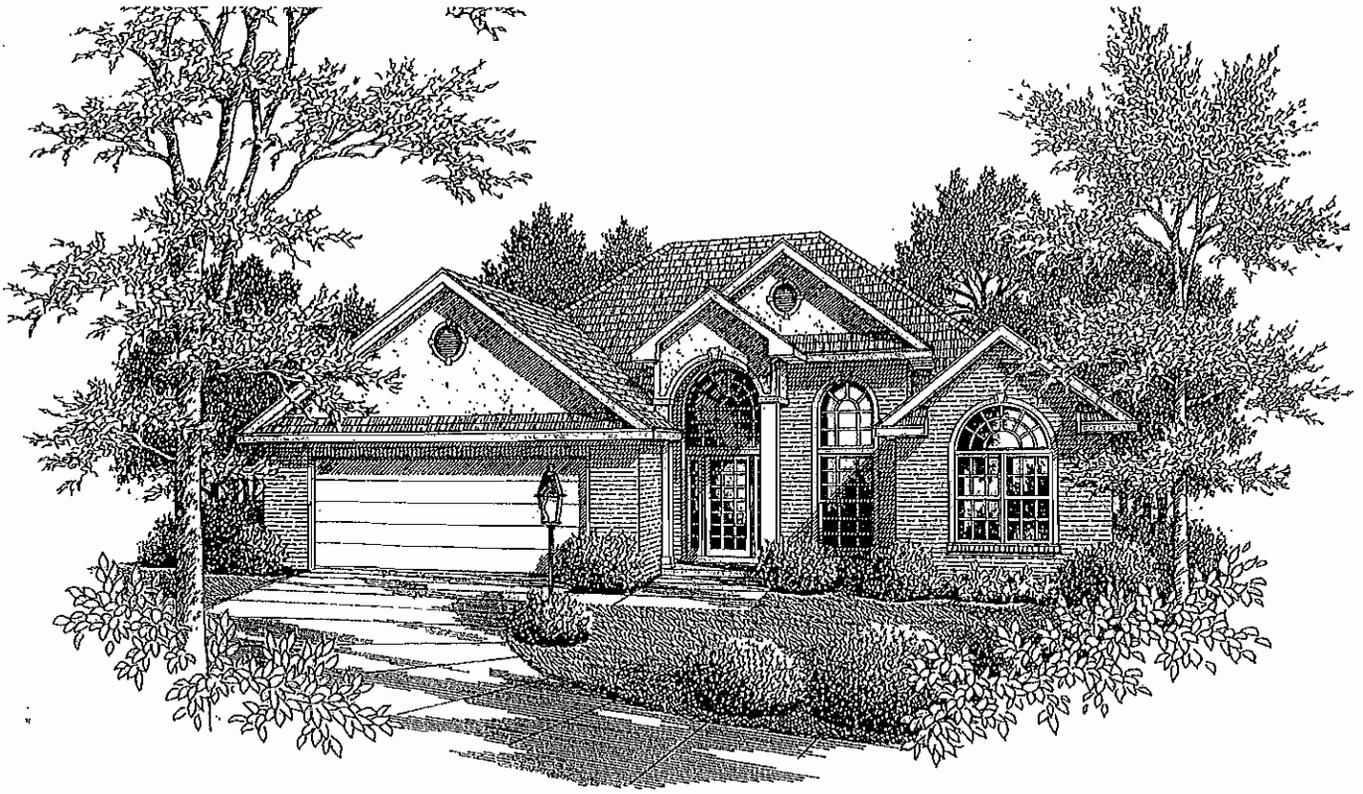
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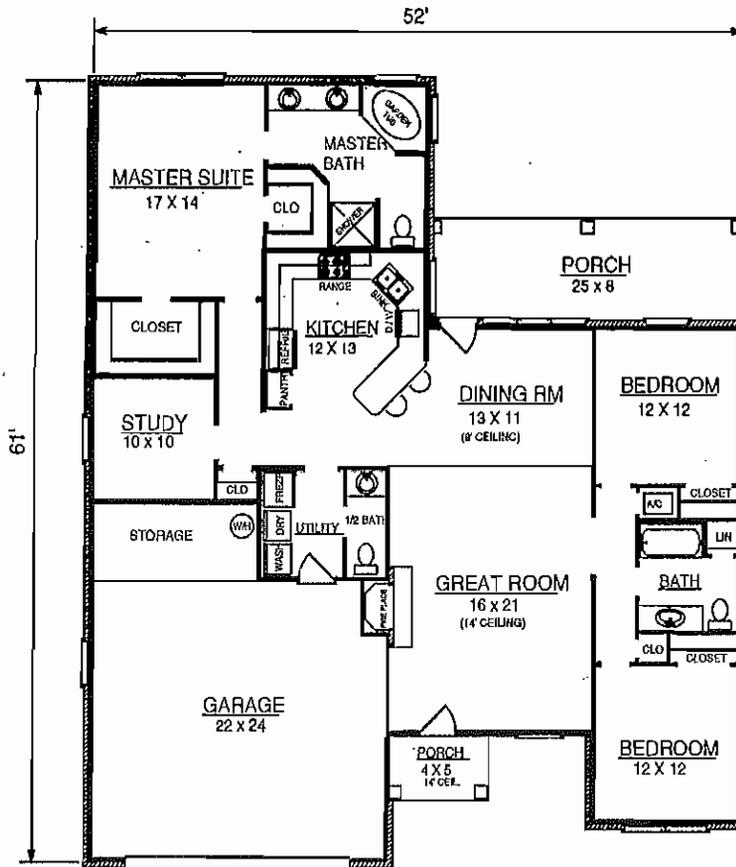
NAHB
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PLAN 1893

House . . . 1893 SQ FT
 Garage . . . 592 SQ FT
 Porches . . . 240 SQ FT

TYPICAL 9' CEILINGS
 NOTED OTHERWISE



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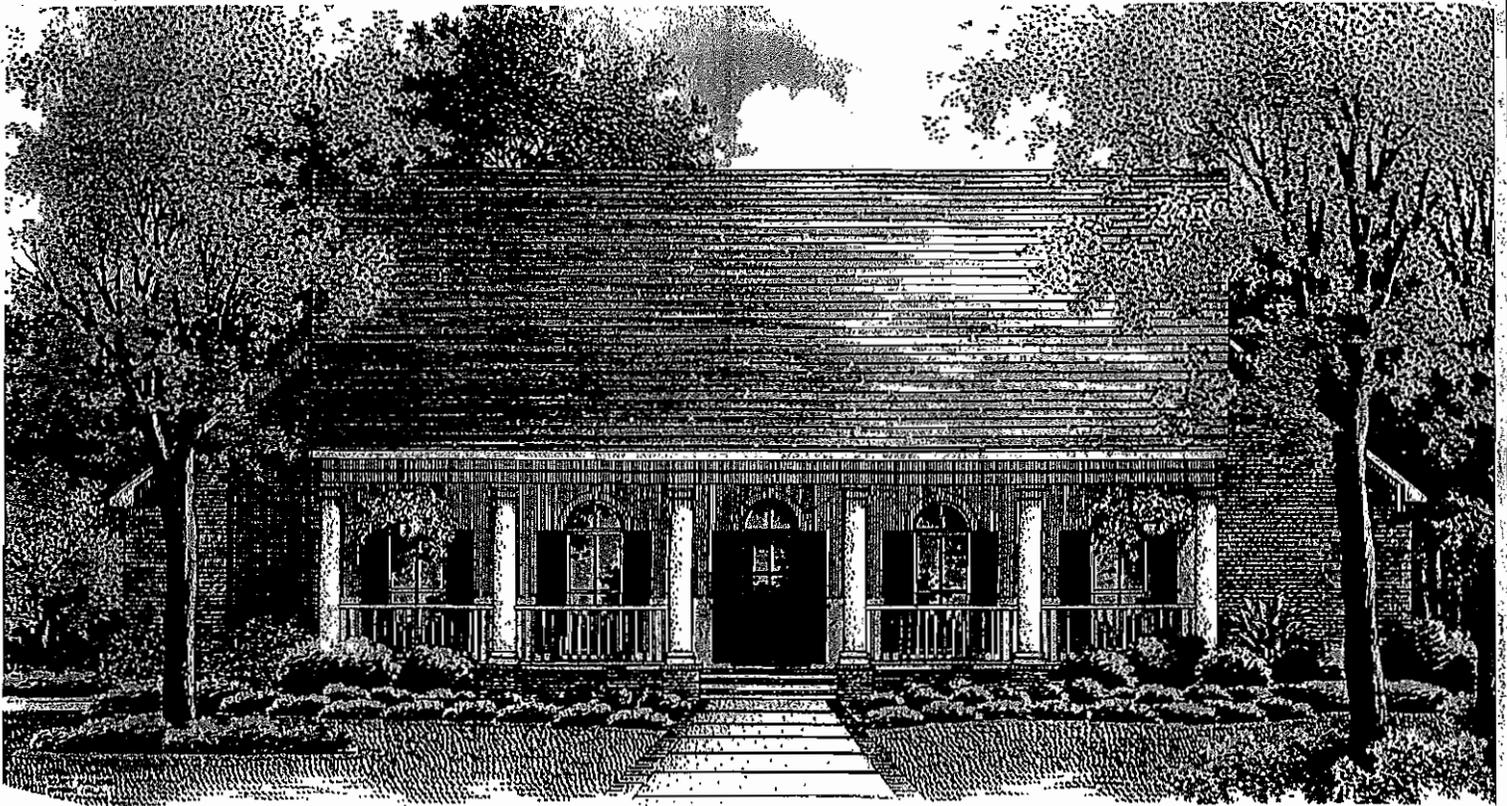
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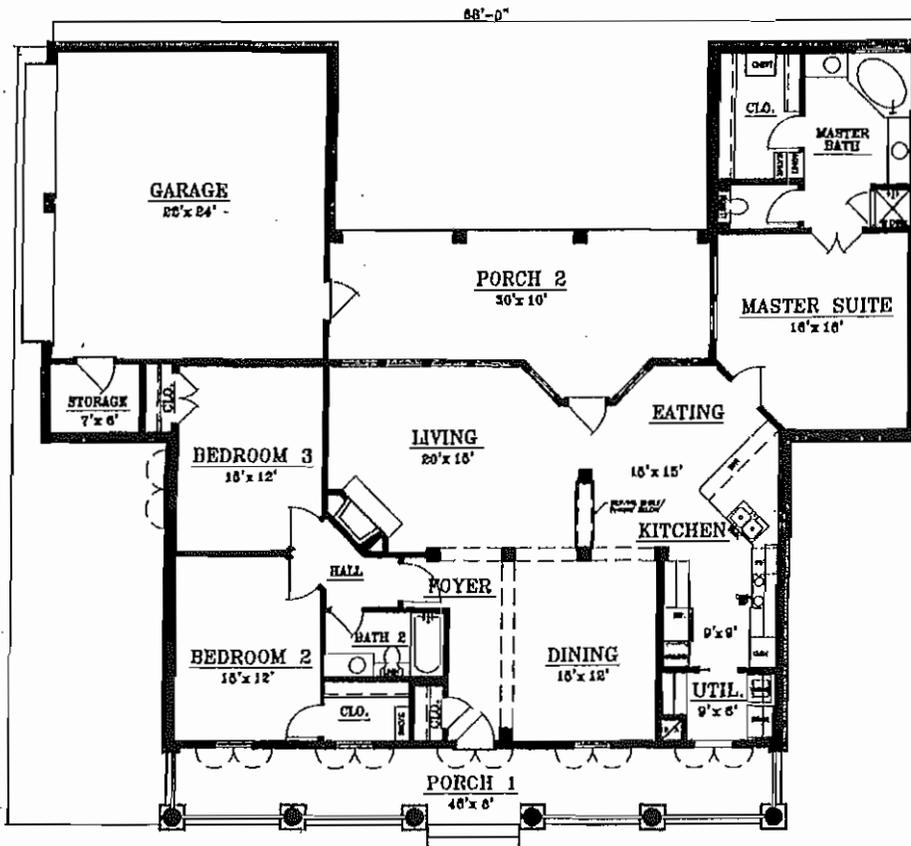


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PLAN 1878

House 1878 SQ FT
 Garage 609 SQ FT
 Porches 573 SQ FT



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AGENDA

Technical Review Meeting
Planning/Economic Development
3305 Gautier Vancleave Rd.
April 28, 2011
3:00 p.m.

1. PUBLIC AGENDA

- A. Request for approval of a Commercial Sign (Ad-Hoc design members)(City Staff)
Purple Cow/ 1424 Hwy 90

- B. Subdivision Development/Silvergirl, LLC (City Staff)
Cypress Landing/ Ferry Point

April 28, 2011
Sign In Sheet for TRC (Cypress Landing)

RAY FRANK

~~D. Morgan~~

JAMES C. PRICE

DENNIS REEVES

Jeri Shust

~~J. C.~~

James H. D. Hall

Raoul Hena

AGENDA

Technical Review Meeting
Planning/Economic Development
3305 Gautier Vancleave Rd.
May 16, 2011
9:00 a.m.

1. PUBLIC AGENDA

- A. Subdivision Development/Silvergirl, LLC (City Staff)
Cypress Landing/ Ferry Point

Sign In Sheet - Mtg 16, 2011
TRC- Cypress Landmg

1.	J. D. [unclear]		
2.	Bob Diamond	B+B	522-6353
3.	JAMES PRICE	B+B	522-6353
4.	J. B. [unclear]		218-9722
	PENNIE REEVES	CITY of GARDNER	497-8031
	Samantha Abell	Planning	497-8024
	Rachel Humea	COG	



BATSON AND BROWN, INC.
CONSULTING ENGINEERS
LUCEDALE □ GAUTIER □ WIGGINS

REPLY TO:
4347 Old Spanish Trail
Gautier, MS 39553
Ph: 228/522.6353
Fax: 228/522.6403

May 11, 2011

Mrs. Samantha Abell
City of Gautier: Office of Planning/Economic Development
3055 Gautier Vancleave Rd.
Gautier, MS 39553

Regarding: Cypress Landing Proposed Residential Subdivision

The following is intended to address any potential questions with requirements 1 through 43 as listed in Gautier City Ordinance, Article IV, 4.6.1, J.

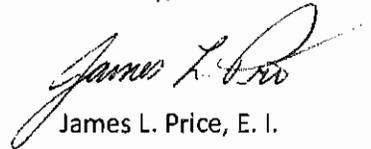
Additionally, we are providing seven copies of a revised plat that is to replace the ones previously submitted, as well as three copies of sheet 15 of the construction plans. Also we are submitting an aerial photo map and a soils map as requested below.

- 1) Provided as requested in plans
- 2) Provided as requested in plans
- 3) Soil type shown on provided soils map
- 4) Other than wetlands there are no USACE designated sensitive lands. All wetland areas are clearly indicated in the plans.
- 5) Plat amended to show zoning and usage
- 6) Shown as zoning on plat and as density on Landscaping Sheet
- 7) Provided as requested in plans
- 8) Provided as requested in plans
- 9) Provided as requested in plans
- 10) Provided as requested in plans
- 11) N/A
- 12) Roads to be transferred to public are shown on plat.
- 13) N/A
- 14) Provided in Covenants
- 15) Attached as supplement
- 16) Attached as supplement
- 17) Provided as requested
- 18) Provided as construction plans (Seeking exemption for scale requirements)
- 19) N/A
- 20) Provided as requested in plans
- 21) Current flood map information is provided as part of plat
- 22) Maximum impervious surface provided on Landscaping sheet
- 23) Provided on construction plans (Drainage Sheet)

- 24) N/A No Phases
- 25) N/A Single Family Residences
- 26) Provided on Plat
- 27) Established as 13' on plat
- 28) N/A no ancillary structures, Statement on plans
- 29) N/A
- 30) Provided as requested in plans
- 31) Provided as requested in construction plans
- 32) Provided on Landscaping sheet N/A
- 33) Shown on plans and landscaping sheet
- 34) Shown on plat
- 35) N/A
- 36) Shown on plat
- 37) N/A cannot be determined at this time
- 38) Provided in Covenants
- 39) N/A
- 40) Provided in Covenants
- 41) N/A
- 42) N/A

If you have any questions or require additional information please to contact me.

Sincerely,



James L. Price, E. I.

FROM: BUILDING AND ZONING ADMINISTRATOR

April 28, 2011 – TRC meeting

May 16, 2011 – Revisions brought to TRC by applicant

4.6.1 General Plan Requirements

All preliminary and final development plans submitted pursuant to this code shall conform to the following standards:

- A. All plans shall be drawn to a scale of one-inch equals 20 feet, unless the City Manager, or his designee, determines that a different scale is sufficient or necessary for proper review of the proposal.
Staff finding: must be drawn to a scale of 1" 20'
Revised: attached approval letter from the City Manger

- B. For all multifamily residential and all nonresidential development proposals, the trimline sheet size shall be 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.
Staff finding: N/A

- C. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
Staff finding: does not have total number on each sheet.
Revised: Complies

- D. The front cover sheet of each plan shall include:
 - 1. A general vicinity or location map drawn to scale showing the position of the proposed development in the section, township and range, together with the principal roads, City limits, and any other pertinent orientation information.
Staff finding: COMPLIES

 - 2. A complete legal description of the property.
STAFF FINDING: COMPLIES

 - 3. The name(s), address(es) and telephone number(s) of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.
Staff finding: must have new address and telephone number of owner and have President and secretary of the entity shown on front cover sheet.
Revised: Complies

 - 4. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).
STAFF FINDING: COMPLIES

- E. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow and date.
STAFF FINDING: COMPLIES
- F. The plan shall show the boundaries of the property with a metes and bounds description referenced to a section, township and range and tied to a section or quarter section or subdivision name and lot numbers.
STAFF FINDING: COMPLIES
- G. The area of the property shown in square feet and acres.
STAFF FINDING: COMPLIES
- H. The applicant shall submit a sufficient number of copies of the proposed plans, as determined by the ED Department, necessary to complete the review.
STAFF FINDING: COMPLIES
- I. Applicants for all developments shall submit sufficient documentation which clearly conveys the required information. It is the responsibility of the developer (applicant) to submit sufficient information in a form that allows ready determination of whether the requirements of this code have been met.
STAFF FINDING: INCOMPLETE
Revised: Preliminary check list
- J. Unless otherwise noted, plans for all development projects shall contain:
1. The location of existing property or right-of-way lines, both for private and public property, streets, buildings, transmission lines, sewers, sidewalks, airports, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements.
STAFF FINDING: COMPLIES
 2. Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.
STAFF FINDING: NONE KNOWN
 3. All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
STAFF FINDING: COMPLIES
 4. The location of environmentally sensitive lands designated by the Army Corps of Engineers, if any.
STAFF FINDING: COMPLIES
 5. Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan
STAFF FINDING: INCOMPLETE/add comp plan land designation R E
Revised: Complies

6. The location and intensity or density of the proposed development.
STAFF FINDING: INCOMPLETE
Revised: Complies
7. A general parking and circulation plan.
STAFF FINDING: Complies
8. Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.
STAFF FINDING: COMPLIES
9. The existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems.
PUBLIC WORKS TO REVIEW
Revised: Plans approved as Preliminary by Public Works
10. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
PUBLIC WORKS TO REVIEW
Revised: Plans approved as Preliminary by Public Works
11. Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
STAFF FINDING: N/A
12. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
STAFF FINDING: COMPLIES
13. A description of how the plan mitigates or avoids potential conflicts between land uses including a compatibility review (if required) as provided in Article V Special Design Criteria.
STAFF FINDING: N/A
14. Architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements.
STAFF FINDING: INCOMPLETE
Revised: Complies
15. A soils map of the site.
STAFF FINDING: COMPLIES
16. A recent aerial photograph encompassing the project area and identifying the project area and total land areas. The scale shall be no smaller than one inch equals 400 feet.

STAFF FINDING: COMPLIES

17. A map of vegetative cover including the location and identity, by common name, of all protected trees.
STAFF FINDING: INCOMPLETE
Revised: Complies
18. A topographic map of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
STAFF FINDING: SCALE MUST BE 1" - 20'
Revised: Complies
19. A map showing the locations of any soil borings or percolation tests as may be required by this Code.
STAFF FINDING: N/A
20. The location of any underground or overhead utilities, culverts and drains on the property and within 100 feet of the proposed development boundary.
STAFF FINDING: COMPLIES
21. The 100-year flood elevation boundaries where appropriate.
STAFF FINDING: COMPLIES
22. Total area calculation with percentage of total site to be covered by impervious surface(s) and landscaping.
STAFF FINDING: SHOW MINIMUM LANDSCAPING. MAXIMUM IMPERVIOUS SURFACE
Revised: Complies
23. Grading plans specifically including perimeter grading.
STAFF FINDING: incomplete
Revised: Plans approved as Preliminary by Public Works
24. Construction phase lines.
STAFF FINDING: N/A
25. Building plans showing the location, dimensions, gross floor area, floor plan for multifamily residential structures including hotels and motels, and proposed use of buildings. For the purposes of this criteria, hotel and motel dwelling units are considered residential floor space.
STAFF FINDING: N/A
26. Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.
STAFF FINDING: COMPLIES
27. Minimum floor elevations of buildings within the 100-year floodplain, if any.

STAFF FINDING: INCOMPLETE / MUST HAVE BFE + 2 FEET OF FREE BOARD FOR ALL STRUCTURES LOCATED INSIDE A SPECIAL FLOOD HARARD AREA.

Revised: Complies

28. The location, dimensions, type, composition and intended use of all ancillary structures.
STAFF FINDING: incomplete – refer to restricted covenant or R-1 regulations or whichever is more stringent.
Revised: Complies (see convenance)
29. The location and specifications of any proposed refuse dumpsters or containers.
STAFF FINDING: N/A
30. Cross sections and specifications of all proposed pavement.
STAFF FINDING: PUBLIC WORKS
Revised: Plans approved as Preliminary by Public Works
31. Typical and special roadway and drain sections and summaries of quantities.
STAFF FINDING: PUBLIC WORKS
Revised: Plans approved as Preliminary by Public Works
32. Information sufficient to determine compliance with the landscape and tree protection regulations of this Code.
STAFF FINDING: INCOMPLETE – MUST COMPLY WITH 11.6.3
Revised: Complies
33. The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.
STAFF FINDING: INCOMPLETE
Revised: Complies
34. The proposed number, minimum area and location of lots, if the development involves a subdivision of land.
STAFF FINDING: COMPLIES
35. All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered editions bearing the same name may be numbered consecutively throughout several editions.
STAFF FINDING: COMPLIES
36. All interior excluded parcels shall be indicated and labeled accordingly.
STAFF FINDING: N/A
37. All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
STAFF FINDING: COMPLIES

38. Total number and type of residential units categorized according to number of bedrooms. The total number of residential units per gross acre shall be given.
STAFF FINDING: INCOMPLETE
Revised: Complies
39. Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.
STAFF FINDING: N/A
40. Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.
STAFF FINDING: SUBMIT RESTRICTIVE COVENANTS
Revised: Complies
41. If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the City or any other public agency.
STAFF FINDING: N/A
42. If the development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule indicating approximate development phasing, including the sequence for each phase, shall be included.
STAFF FINDING: N/A
43. The manner in which historic and archeological sites on or near the site will be protected.
STAFF FINDING: NONE KNOWN

Memo

To: Zack Duke, Building official, City of Gautier
Batson & Brown Consulting Engineers

From: Charles Thornburg, Fire Marshall, City of Gautier

Date: 4/26/2011

Re: Cypress Landing Subdivision

After reviewing Cypress Landing subdivision plans, the following items were noticed:

- Cul-de-sac dimensions should be 96' in diameter (curb front to curb front) to facilitate Fire apparatus as per ICC Building code.
- Fire Hydrant type should be either AVK or Mueller per City of Gautier water department.

If you have any further questions, please don't hesitate to contact me;

cthornburg@gautier-ms.gov

(228)497-1249

(228)219-6481

Mayor
Tommy Fortenberry

City of Gautier
Gautier, Mississippi

City Manager
Sidney M. Runnels

City Clerk
Wendy S. McClain

Council
At Large: Mary F. Martin
Ward 1: Johnny Jones
Ward 2: Hurley Ray Guillotte
Ward 3: Gordon J. Gollott
Ward 4: Scott D. MacFarland
Ward 5: Adam D. Colledge



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**RE: Construction Plan Review
Cypress Landing Subdivision**

April 29, 2011

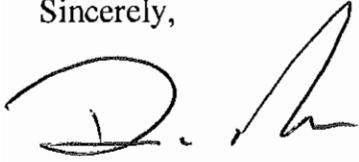
I have reviewed the construction plans for the above referenced project and offer the following questions and comments:

- According to the Engineer, the streets, drainage, utilities and lift station are to be dedicated to the City upon completion. This will require As-Built Certification from the Engineer that all improvements were constructed in close accordance with the plans and specifications prior to acceptance by the City.
- Project Specifications have not been submitted.
- Need copies of MDEQ and MSDH permits for the extension of public utilities.
- The limestone base course for the roadway is required to extend under the curb section.
- According to the Engineer, the trench widening will be accomplished per the proposed roadway section (subgrade, base, and asphalt)
- If the overlay of Ferry Point Road extends into the Kingslea intersection, then the intersection will be overlaid to the radius points on each road.
- Submittal of seed types and schedules are required.
- Maximum of 3:1 slopes on all earthen embankments.
- Clarify that Rip Rap will be laid on secured geofabric.

- Need further detail of pond configurations and outlet structures, as well as the requirement for the ponds. Provide calculation for ponds if required for flow attenuation.
- Number the drainage structures on the plans.
- Need detail (slope range) for perimeter ditches.
- Need detail for concrete V-Ditch
- Correct slope note for 15" HDPE drain pipe.
- Clarify negative drainage issue at FES and SS-2 on South side of road.
- Identify the size of all easements.
- SMH #2 shall not be installed in the roadside ditch.
- Show storm drainage, sewer and water on a single plan profile sheet.
- Show force main tie-in to manhole.
- Provide fence and gate detail around lift station.
- Show lift station alarm light visible above the perimeter fence.
- Provide by-pass valve/tie-in on force main outlet.
- Provide control panel large enough for future SCADA installation.
- Provide security light for lift station.
- Provide dimensions on lift station valve box.
- Provide pump information and system curves.
- Provide hose bib inside fence at lift station.
- Provide signage plan.

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Reeves". The signature is fluid and cursive, with a large initial "D" and a long, sweeping "R".

Dennis W. Reeves, P.E.
Director of Public Works
City of Gautier
228-497-8031