

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

April 26, 2011

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

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	FROM <u>Planning City of Gautier</u> TO
PAYMENT		<input checked="" type="radio"/> CHECK	
BAL. DUE	<u>#1077</u>	<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

BY Shandi 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

Cypress Landing **BancorpSouth**
Member FDIC
INFLINE 1-888-797-7711
development application

Sybil L. Sauls

⑈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 R. 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 Physical Address: FERRY POINT RD GAUTIER
OCEAN SPRINGS MS 39564

Land Information

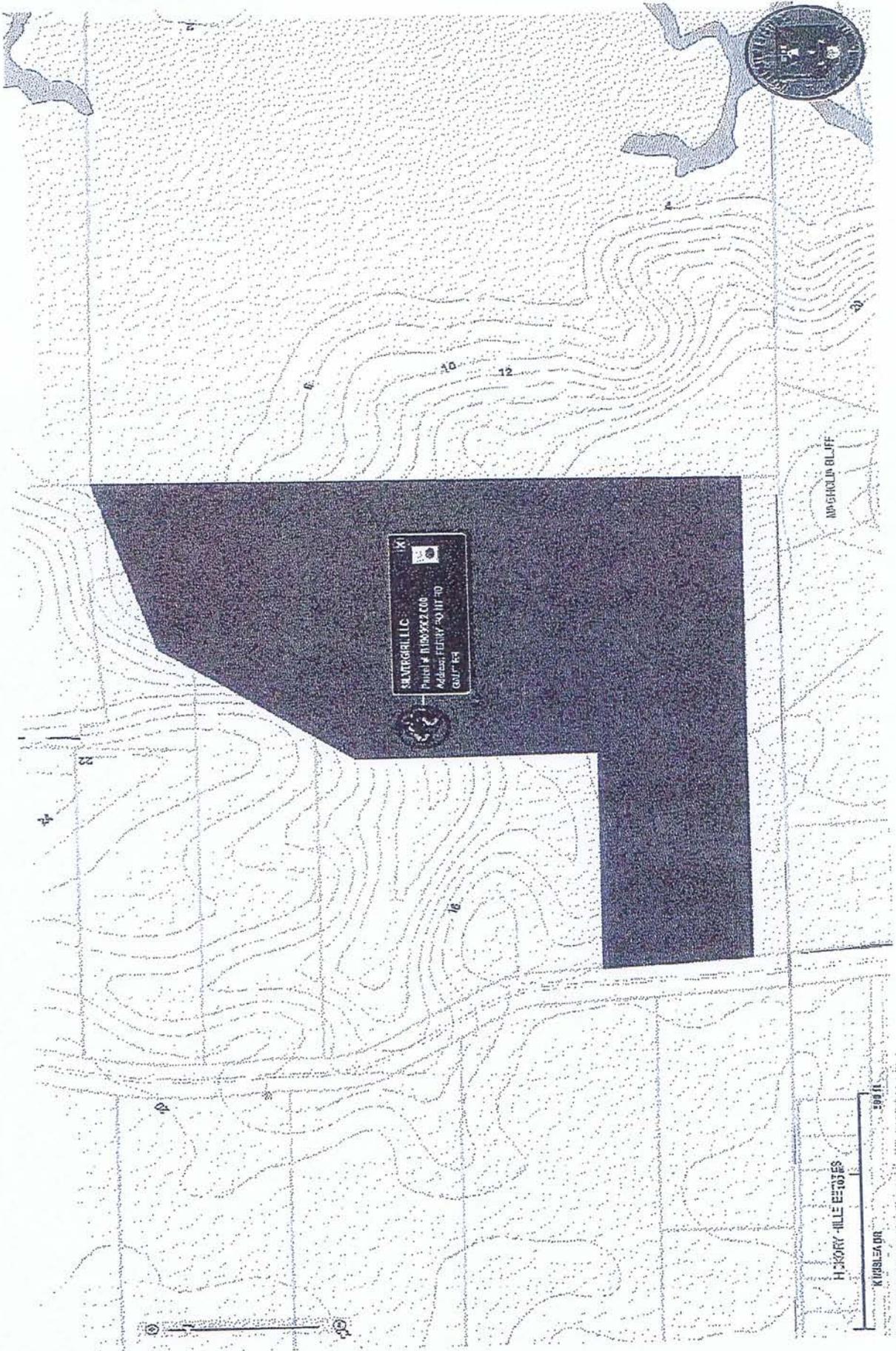
Section, Township, Range: 36 6S 7W Acreage: 15.67
Street Name: FERRY POINT RD

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



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

Thu Mar 24 2011 01:26:01 PM #100 ft

100 m

JONGSLEA DR

SILVERGIRL LLC
Parcel #: 81900003.000
Address: FERRY POINT RD
GAUTIER





August 23, 2011

Ms. Sybil Sauls
Silvergirl, LLC
104 Spanish Point
Ocean Springs, MS 39564

REFERENCE: TRAFFIC ANALYSIS – CYPRESS LANDING
GAUTIER, MISSISSIPPI

Dear Ms. Sauls:

This analysis was prepared through our discussions with Stanton Fountain, Jr. regarding the Cypress Landing Subdivision development proposed in Gautier, MS. The development is located on the east side of Ferry Point Road just north of the intersection of Kingslea Drive and is proposed to include 30 single family residences. The location of the project site is shown in Figure 1, and the project site plan in Figure 2. Our analysis is divided into three tasks: 1) Documentation of existing conditions, 2) Trip Generation/Assignment, and 3) Evaluation of off-site traffic impacts.

Existing Conditions

The proposed site is located on the east side of Ferry Point Road north of the intersection with Kingslea Drive. The site is comprised of one parcel. The parcel is approximately 16 acres and is currently an undeveloped lot with a gravel drive which extends east before turning north and ending in a cul-de-sac.

Access to the site is via Ferry Point Road. Ferry Point Road is functionally classified as a Major Collector south of Kingslea Drive and as a Minor Collector north of Kingslea Drive. In the vicinity of the proposed development, Ferry Point Road is a two lane roadway with a total asphalt width of 16 ft. The roadway transitions to 20 ft in width at Kingslea Drive. The cross section of Ferry Point Road includes asphalt travel lanes and open ditches to convey stormwater. There is currently no roadway stripping in the area. The posted speed limit is 30 mph.

The neighboring parcels are undeveloped lots and residential.

Traffic volumes in the project vicinity were estimated using the Institute of Transportation Engineer's Trip Generation, 8th Edition for the number of existing homes north of Kingslea Drive. The trip generation revealed an anticipated AM Peak hour volume of 21 vehicles per hour and a PM Peak hour volume of 20 vehicles per hour for traffic adjacent to the site.

To the south, the intersection of Ferry Point Road and Kingslea Drive is a "T" intersection with one-way stop condition on Kingslea Drive. There are no auxiliary turn lanes at this intersection.

Proposed Development

The proposed Cypress Landing Subdivision sits on one parcel that is approximately 16 acres. The development of the site is proposed as a 30-home single family residential subdivision. The trip generation of the project site was generated using the information provided in the Institute of Transportation Engineer's Trip Generation, 8th Edition, and is shown in Table 1.

**Table 1
Trip Generation**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Single Family Residential	30 Homes	343	31	8	23	36	23	13
Daily Traffic Generation			[ITE 210] $\ln(T) = 0.92 * \ln(X) + 2.71$					
AM Peak Hour Traffic Generation			[ITE 210] $T = 0.70 * X + 9.74$ (25% in, 75% out)					
PM Peak Hour Traffic Generation			[ITE 210] $\ln(T) = 0.90 * \ln(X) + 0.51$ (63% in, 37% out)					

Source: ITE Trip Generation, 8th Edition

Access to and from the proposed Cypress Landing Subdivision is limited to a single entrance on Ferry Point Road. The traffic generated from the project site was assigned to the site entrance based on the demographic distribution in the study area. The existing traffic volume and site traffic assignment is shown in Figure 3.

Capacity Analysis

Traffic volumes at the site access point on Ferry Point Road were evaluated using the Highway Capacity Software (HCS2010) to document the build-out conditions of development. The capacity and level-of-service (LOS) of an intersection is evaluated based on the average vehicular delay during the peak hour periods. The vehicular delays are directly related to the turning movement volumes, traffic composition, traffic control, and roadway geometrics at the intersection. The methodology utilized in this analysis is based on the *Highway Capacity Manual*, 2010 Edition. The level-of-service, as outlined in the HCM, is reported as a letter designation of LOS A through LOS F (A is least delay and F is most delay). The results of the operational analysis of the intersections are shown in Table 2.

**Table 2
Level-of-Service Analysis – 2014 Total Traffic**

Unsignalized Intersection	Time Period	Level of Service								
		Northbound			Southbound			Westbound		
		Lt	Th	Rt	Lt	Th	Rt	Lt	Th	Rt
Ferry Point Rd/ Site Entrance	AM Peak	-	A	A	-	A	-	A	-	-
	PM Peak	-	A	A	-	A	-	A	-	-

Source: Neel-Schaffer, 2011

The level-of-service analysis reveals that with the development of the project site, the Cypress Landing subdivision entrance is anticipated to operate at acceptable levels of service.

Auxiliary Lane Warrants

The traffic volumes at the site entrance were evaluated to determine if the warrants outlined in the Mississippi Department of Transportation *Roadway Design Manual*, 2001, are anticipated to be met for constructing an auxiliary left or right turn lane at the site entrance. The Manual contains graphical illustrations of the volume requirements for auxiliary lane warrants. The threshold volume requirements for installation of a left turn lane utilize a combination of the left turning volume, the through traffic that would be behind the left turning volume (V_A), and the opposing volume of traffic (V_O) that would conflict