



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

REPLY TO:
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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.

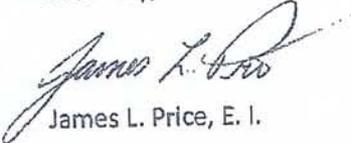
Additionally, we are providing seven copies of a revised plat that is to replace the ones previously submitted, as well as three copies of sheet 15 of the construction plans. Also we are submitting an aerial photo map and a soils map as requested below.

- 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 covenant)
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