COMPLIANCE CERTIFICATION

U.S. Army Corps of Engineers
Mobile District

Permit Number: SAM-2012-00287-TMZ

Name of Permittee: BIENVILLE ORTHOPEDIC CLINIC

Date of Issuance: MAY 29, 2012

Upon completion of the activity authorized by this permit and any mitigation required by the permit, please sign this certification and return it to the following address:

U.S. Army Corps of Engineers
Mobile District
Regulatory Division
Coastal Branch
Post Office Box 2288
Mobile, Alabama 36628-0001

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with all terms and conditions of this permit the permit is subject to permit suspension, modification, or revocation and you are subject to an enforcement action by this office.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit, and the required mitigation was completed in accordance with the permit conditions.

Signature of Permittee _____ Date _____

Location Map
6220 ALLEN ROAD
MAJOR DEVELOPMENT

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division

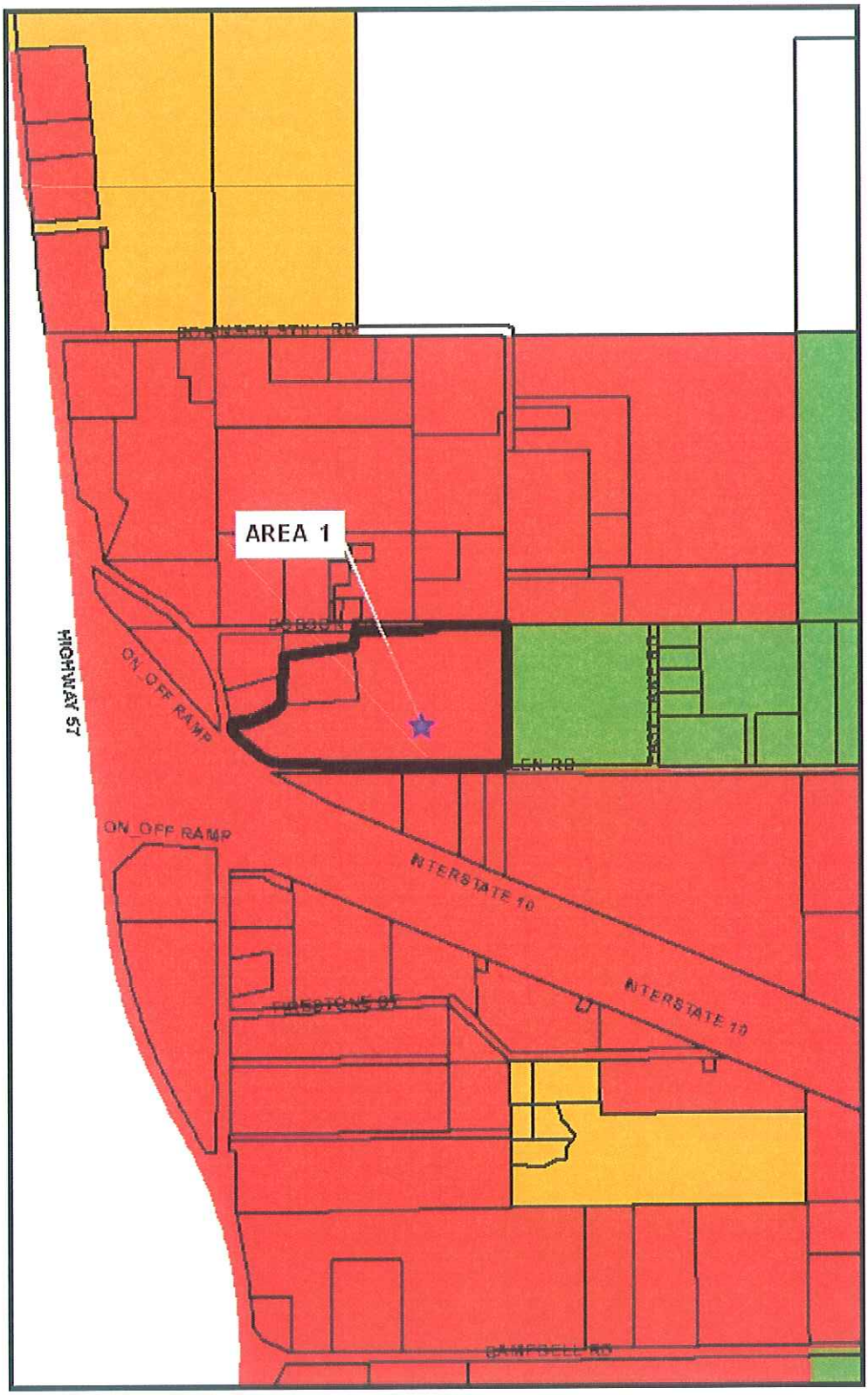
Existing Zoning Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MURC-1
- MURC-2
- MURC-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial

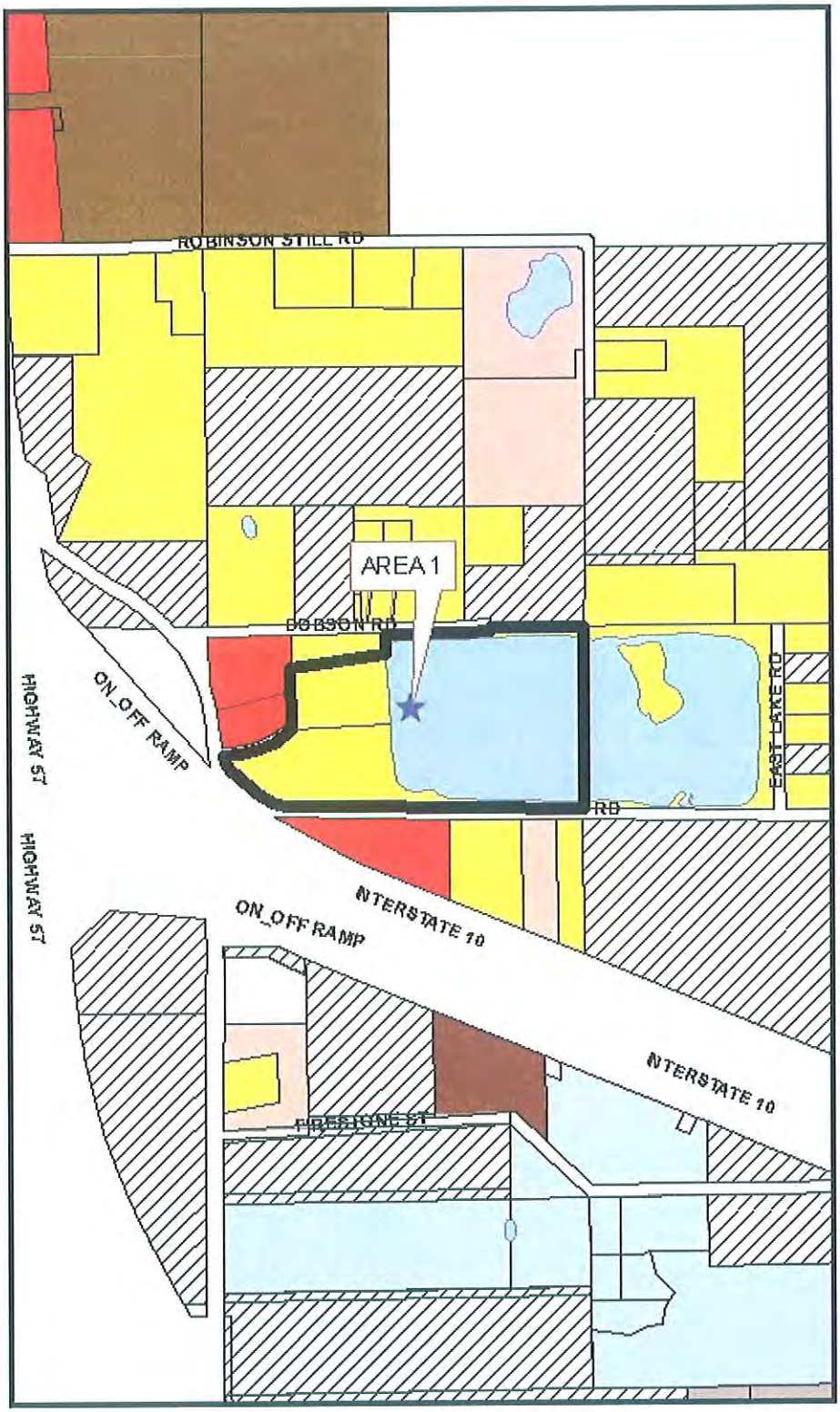
Existing Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

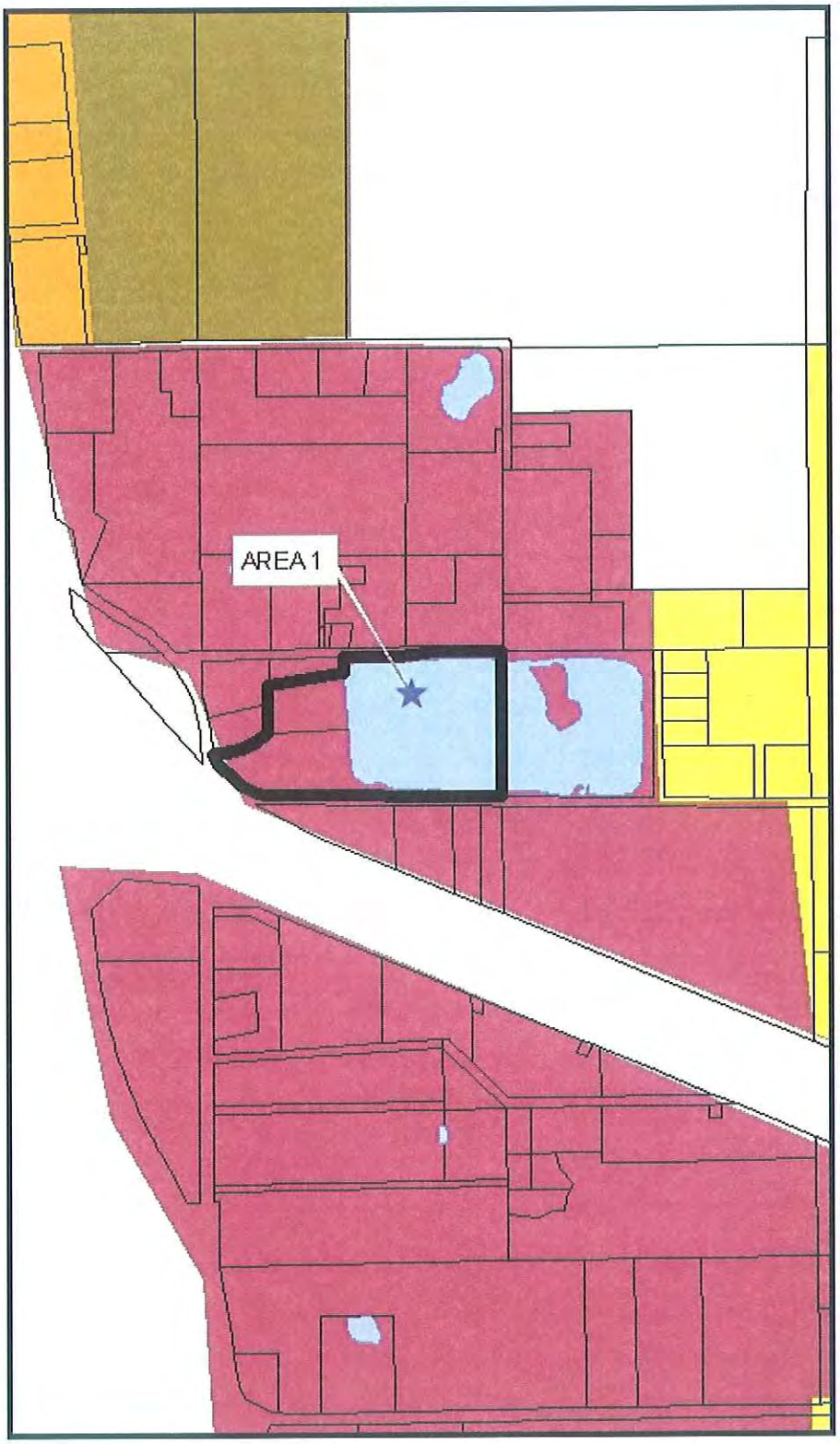
Future Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

N
W E
S

Prepared by the
City of Gautier
GIS Division



Legend

- Civic
- High Impact Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- Low Impact Commercial
- Recreational
- Recreational Commercial
- Regional Scale Commercial
- Mixed Use Residential
- Town Center
- Very Low Density Residential

City of Gautier
Planning and Economic Department

DATE: July 26, 2012

TO: Technical Review Committee

FROM: Rachel Honea, Plans Examiner

THRU: Zack Duke, Building & Zoning Administrator

SUBJECT: Bienville Orthopedic Development / 6300 Allen Rd.

REQUEST:

For approval of a major development in a C-3 zoning district located at 6300 Allen Road.
.

DISCUSSION:

Applicant is proposing to develop a medical complex in a C-3 zoning district . The Committee has the responsibility to determine the appropriateness of a major development in a C-3 zoning district regulations per the Unified Development Ordinance. Pursuant to Section 4.1.8

RECOMMENDATION:

Staff recommends committee approval as submitted.

The Committee may:

A) Approve the design as compatible with its surroundings.
B) Approve with changes to make the design compatible.
C) Deny the request and find the design incompatible.

TRC / Bienville Medical Complex

1. Landscape Plans to be completed.
    - One tree for every 30 linear feet of property line:
      2622.40 linear feet needs - 87 trees / 8 different tree species required
2. Protected trees listed (14)
    - 3 listed as Oak only over 12 inches
    - 1 listed as a 12" tree ??????
    - Site plans shows 6 protected trees
3. Exterior Lighting Standards done
    - See Section 7.13.1 in City's UDO
    -
4. Architect Standards
    - Building Material ??? alum-glass
    - Where is the Mechanical Unit going to be placed?? (can't be visible for view)
    - All parking needs to be done at the same time
5. Lots have to be combined before permit issued.

Applicants submittal

BIENVILLE ORTHOPEDIC MEDICAL COMPLEX

TECHNICAL REVIEW COMMITTEE

MAJOR DEVELOPMENT SUBMITTAL PACKAGE

SUPPLEMENTAL INFORMATION

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.

   SEE EXISTING CONDITIONS PLAN – C1.O

2. Any land rendered unusable for development purposes by deed restrictions or other legally enforceable covenants or limitations.

   NO DEED RESTRICTIONS OR OTHER LIMITATIONS KNOWN

3. All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.

   SEE EXISTING CONDITIONS PLAN – C1.0 ; SITE PLAN – C2.0

4. The location of environmentally sensitive lands designated by the Army Corps of Engineers, if any.

   SEE EXISTING CONDITIONS PLAN – C1.0. A NATIONWIDE PERMIT HAS BEEN OBTAINED ALLOWING THE FILL OF THE INDICATED AREAS. A COPY OF THE PERMIT CAN BE SUBMITTED UPON REQUEST.

5. Existing land use, the zoning district of the subject site, and the land use category under the comprehensive plan

   THE SITE CURRENTLY HAS A BED AND BREAKFAST AND SINGLE FAMILY RESIDENENCE. THE SITE IS ZONED C-3 (HIGHWAY COMMERCIAL). THE LAND USE CATEGORY BASED ON THE COMPEREHENSIVE PLAN IS COMMERICAL.

6. The location and intensity or density of the proposed development

   THE DEVELOPMENT, AS CURRENLTY PLANNED, WILL PROVIDE FOR ~~100,000~~ 84990 SQUARE FEET OF MEDICAL OFFICE BETWEEN TWO BUILDINGS.

7. A general parking and circulation plan

   SEE SITE PLAN – C2.0

8. Points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.

   SEE SITE PLAN – C2.0