27. Minimum floor elevations of buildings within the 100-year floodplain, if any.
STAFF FINDING: N/A

28. The location, dimensions, type, composition and intended use of all ancillary structures.
STAFF FINDING: N/A

29. The location and specifications of any proposed refuse dumpsters or containers.
STAFF FINDING: Incomplete
Revised:Complies

30. Cross sections and specifications of all proposed pavement.
STAFF FINDING: PUBLIC WORKS

31. Typical and special roadway and drain sections and summaries of quantities.
STAFF FINDING: PUBLIC WORKS

32. Information sufficient to determine compliance with the landscape and tree protection regulations of this Code.
STAFF FINDING: INCOMPLETE

33. The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.
STAFF FINDING: INCOMPLETE
Revised: Will turn in later to TRC

34. The proposed number, minimum area and location of lots, if the development involves a subdivision of land.
STAFF FINDING: N/A

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: N/A

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: Incomplete
Revised: 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: N/A

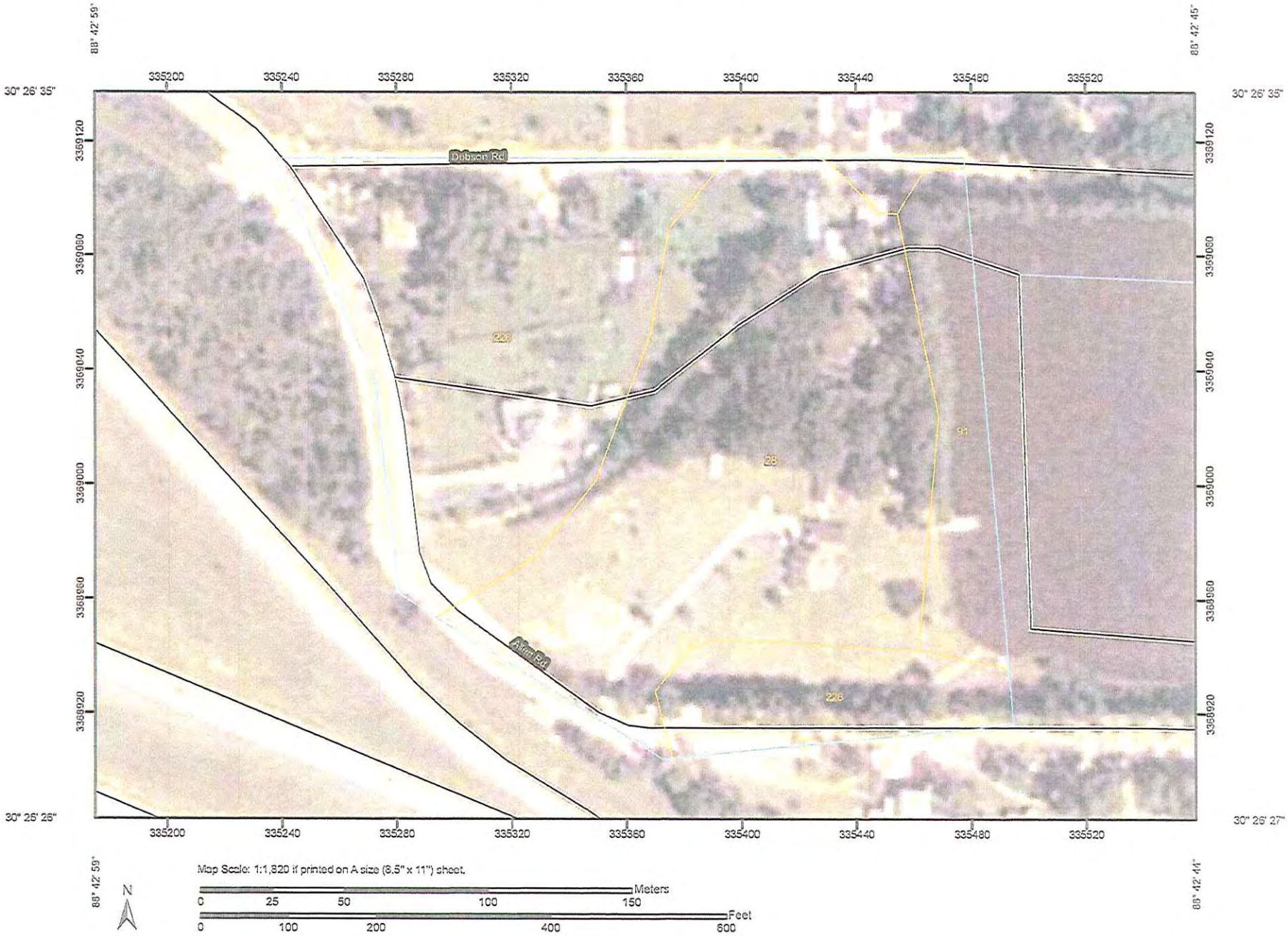
39. Location of on-site potable water wells, if any, and potable water wells within 200 feet of any property line, if any.
STAFF FINDING :Complies

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: N/A

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:Complies

43. The manner in which historic and archeological sites on or near the site will be protected.
STAFF FINDING: N/A


88° 42' 59"
88° 42' 45"
30° 26' 35"
30° 26' 35"
335200
335240
335280
335320
335360
335400
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335480
335520
3369120
3369080
3369040
3369000
3368960
3368920
Dobson Rd
228
28
91
Allen Rd
228
30° 26' 25"
30° 26' 27"
88° 42' 59"
88° 42' 44"
N
Map Scale: 1:1,820 if printed on A size (8.5" x 11") sheet.
Meters
0
25
50
100
150
Feet
0
100
200
400
600

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:1,820 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 16N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County, Mississippi
Survey Area Data: Version 9, Jul 7, 2010

Date(s) aerial images were photographed: 8/15/2004

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Jackson County, Mississippi (MS059)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Vancleave loamy sand, 0 to 2 percent slopes	4.9	46.6%
91	Water (<40 acres)	0.9	9.1%
226	Bayou sandy loam, 0 to 1 percent slopes	4.6	44.4%
Totals for Area of Interest		10.4	100.0%

July 26, 2012

TO:	TRC Commission, Rachel Honea
FROM:	Charles Thornburg, Deputy Chief/Fire Marshal
REF:	Highway 57 Medical Complex Review

After review of the site plans with the Building Administrator, I find no code violations at this time. Further expedient review of all sprinkler/fire alarm/standpipe systems shall be review with this office and the State Fire Marshal's office. This process will be done as soon as these plans are submitted to the Building Administrator of the City of Gautier. If you have any questions feel free to contact this office at 228-497-1249 or Fire Marshal's cell phone at 228-219-6481 and I will be happy to assist you in any way I can. My email is cthornburg@gautier-ms.gov

Respectfully,

X

Charles Thornburg
Deputy Chief/Fire Marshal

BIENVILLE ORTHOPAEDIC MEDICAL COMPLEX PLANNING SUBMITTAL

CITY OF GAUTIER
JACKSON COUNTY, MISSISSIPPI

PREPARED FOR

PROPERTY OWNER: BIENVILLE REAL ESTATE HOLDINGS
CONTACT: JOHN DRAKE, MD
3635 BIENVILLE BOULEVARD
OCEAN SPRINGS, MISSSISSIPPI 39564
(228) 392-9355

AUGUST, 2012

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
www.bmaengineers.com

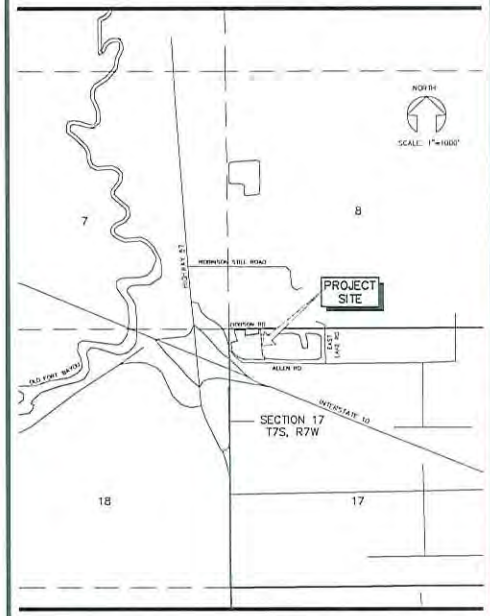
521 34th Street,
Gulfport, MS 39507
(228)864-7612
Fax(228)864-7676

796 Vieux Marché,
2nd floor
Biloxi, MS 39530
(228)436-7612
Fax.(228)436-7676

DOCUMENTS INCLUDED

SHEET	TITLE	PREPARED BY
C-1.0	EXISTING CONDITIONS & DEMOLITION PLAN	BROWN, MITCHELL & ALEXANDER, INC.
C-2.0	SITE LAYOUT PLAN	BROWN, MITCHELL & ALEXANDER, INC.
C-3.0	CONCEPT GRADING PLAN	BROWN, MITCHELL & ALEXANDER, INC.
AE-1	AERIAL EXHIBIT	BROWN, MITCHELL & ALEXANDER, INC.
L-1	LANDSCAPE PLAN	ELMER A. WIND III, ARCHITECT
A-1	NORTH & WEST BUILDING ELEVATIONS	ELMER A. WIND III, ARCHITECT
A-2	SOUTH & EAST BUILDING ELEVATIONS	ELMER A. WIND III, ARCHITECT

LOCATION MAP



LEGAL DESCRIPTIONS

DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NW ¼ OF NW ¼ OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" DIAMETER PIPE AT THE NW CORNER OF SAID SECTION 17, SAID TOWNSHIP AND RANGE; THENCE RUN EAST 2.52 FEET; THENCE RUN SOUTH 33.02 FEET; THENCE RUN SOUTH 1°00'00" EAST 262.73 FEET TO A SET ½" DIAMETER IRON PIN, A 50 FOOT RADIUS THE POINT OF BEGINNING; THENCE RUN SOUTH 1°00'00" EAST 104.37 FEET TO A FOUND ½" DIAMETER IRON PIN ON THE NORTH MARGIN OF A 30 FT. PRIVATE DRIVE AND THE EAST MARGIN OF ALLEN ROAD; SAID POINT BEING ON A CURVE; THENCE RUN ALONG SAID CURVE AND SAID DRIVE IN A NORTHEASTERLY DIRECTION CONCAVE TO THE LEFT HAVING A RADIUS OF 124.75 FEET, A CENTRAL ANGLE OF 49°12'49" FOR AN ARC LENGTH OF 107.14 FEET, CHORD BEARING & DISTANCE – NORTH 57°22'01" EAST 219.92 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE RUN NORTH 00°00'00" EAST 165.85 FEET TO A FOUND ½" DIAMETER IRON PIN AT THE SW CORNER OF A PARCEL OF LAND AS RECORDED IN DEED BOOK 520 PAGE 50 OF THE LAND RECORDS OF JACKSON COUNTY, MS; THENCE RUN NORTH 00°16'25" EAST 116.54 FEET ALONG THE WEST LINE OF SAID PARCEL TO A FOUND ½" DIAMETER IRON PIN AT THE NW CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE SOUTH MARGIN OF DONGON ROAD; THENCE RUN SOUTH 89°43'00" WEST 87.35 FEET ALONG SAID MARGIN OF SAID ROAD TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 89°22'50" WEST 210.75 FEET ALONG SAID MARGIN OF SAID ROAD TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 89°49'15" EAST 228.63 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 0°52'14" WEST 125.04 FEET TO A SET ½" DIAMETER IRON PIN ON THE EAST MARGIN OF ALLEN ROAD; THENCE CONTINUE SOUTH 75°52'14" WEST 9.23 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.273 ACRES MORE OR LESS.

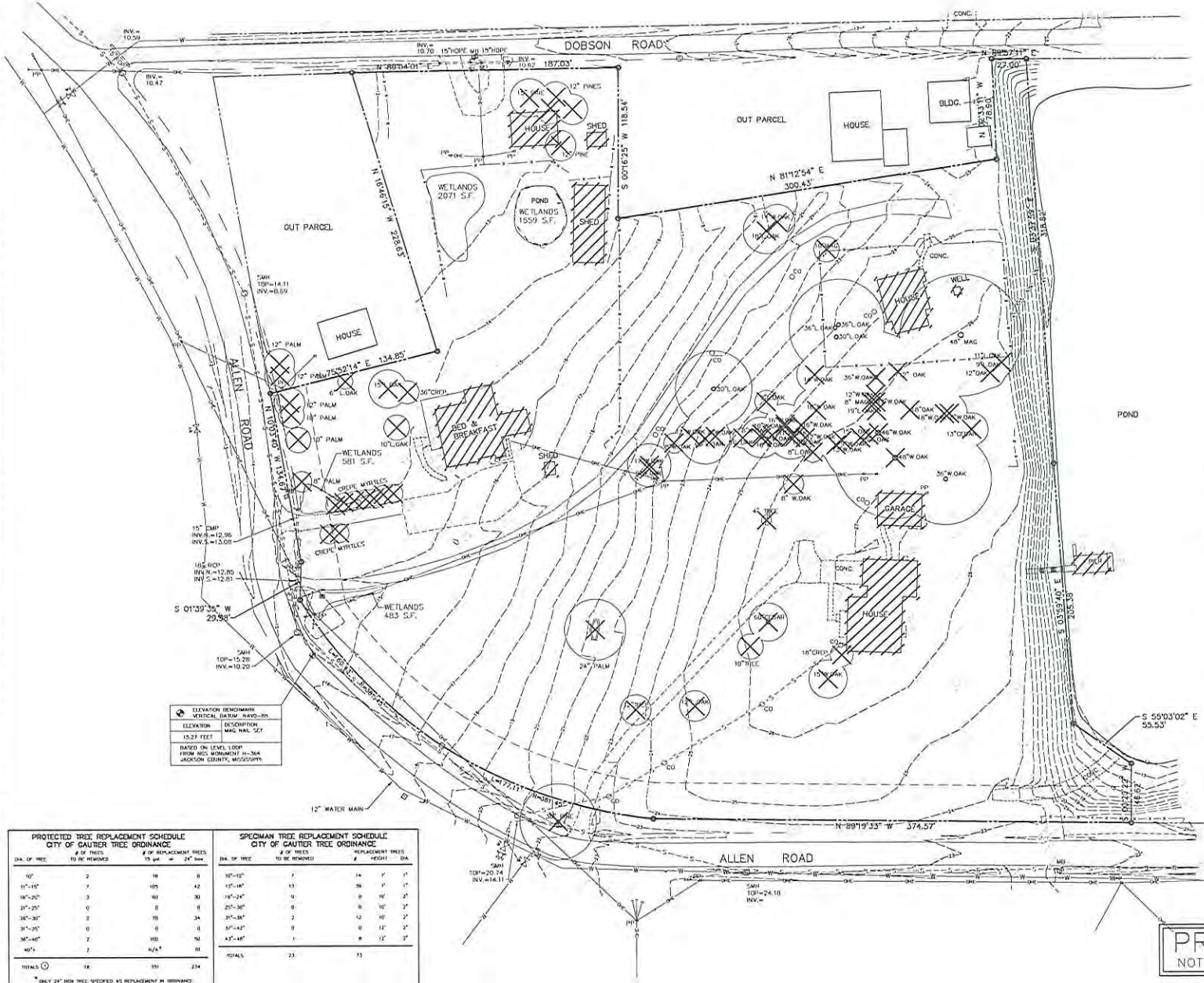
DESCRIPTION
TRACT A

A PARCEL OF LAND BEING SITUATED IN THE NW ¼ OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 7 WEST, JACKSON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF NW¼ OF SAID SECTION, TOWNSHIP AND RANGE; THENCE RUN SOUTH 33.02 FEET TO A FOUND 1/2" DIAMETER IRON PIN AT THE EAST MARGIN OF EAST LAKE ROAD; THENCE RUN SOUTH 1°00'00" WEST 836.16 FEET TO A FOUND 3/8" DIAMETER IRON PIN; THENCE RUN NORTH 89°59'00" WEST 40.75 FEET TO A FOUND 3/8" DIAMETER IRON PIN ON THE WEST MARGIN OF EAST LAKE ROAD AND THE NORTH MARGIN OF ALLEN ROAD; THENCE RUN NORTH 89°59'33" WEST 50.34 FEET ALONG SAID NORTH MARGIN OF ALLEN ROAD TO A FOUND ½" DIAMETER IRON PIN; THENCE CONTINUE NORTH 89°57'37" WEST 104.16 FEET ALONG SAID MARGIN OF SAID ROAD TO A SET ½" DIAMETER IRON PIN, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°57'37" WEST 374.67 FEET ALONG SAID MARGIN OF SAID ROAD TO A FOUND 3/8" DIAMETER IRON PIN; SAID POINT BEING ON A CURVE; THENCE RUN ALONG SAID MARGIN AND SAID CURVE IN A NORTHWESTERLY DIRECTION CONCAVE TO THE RIGHT HAVING A RADIUS OF 381.45 FEET, CENTRAL ANGLE OF 24°55'01" FOR AN ARC LENGTH OF 177.11 FEET, CHORD BEARING & DISTANCE NORTH 70°30'44" WEST 175.52 FEET TO A FOUND CONCRETE RIGHT-OF-WAY MARKER; SAID POINT BEING ON A CURVE; THENCE RUN ALONG SAID MARGIN AND SAID CURVE IN A NORTHWESTERLY DIRECTION CONCAVE TO THE RIGHT HAVING A RADIUS OF 381.45 FEET, CENTRAL ANGLE OF 24°55'01" FOR AN ARC LENGTH OF 165.40 FEET, CHORD BEARING & DISTANCE NORTH 43°52'17" WEST 164.21 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN NORTH 87°23'30" EAST 20.98 FEET ALONG SAID MARGIN OF ALLEN ROAD TO A FOUND ½" DIAMETER IRON PIN; SAID POINT BEING ON A CURVE; THENCE RUN ALONG SAID CURVE IN A NORTHEASTERLY DIRECTION CONCAVE TO THE LEFT HAVING A RADIUS OF 124.75 FEET, CENTRAL ANGLE OF 49°12'49" FOR AN ARC LENGTH OF 107.14 FEET, CHORD BEARING & DISTANCE NORTH 67°05'47" EAST 200.61 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE RUN NORTH 00°00'00" EAST 165.85 FEET TO A FOUND ½" DIAMETER IRON PIN; THENCE RUN NORTH 81°17'57" EAST 102.45 FEET TO A FOUND ½" DIAMETER PIPE; THENCE RUN NORTH 67°25'11" WEST 75.00 FEET TO A FOUND ½" DIAMETER IRON PIN, SAID POINT BEING NORTH 87°23'30" EAST 613.37 FEET FROM A FOUND 2" DIAMETER PIPE AT THE NW CORNER OF SECTION 17, SAID TOWNSHIP AND RANGE; THENCE RUN SOUTH 1°00'11" EAST 27.39 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 87°57'00" EAST 218.02 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 02°54'40" EAST 295.18 FEET TO A SET ½" DIAMETER IRON PIN; THENCE RUN SOUTH 57°33'22" WEST 45.62 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 5.527 ACRES MORE OR LESS.

11-3303 BEINVILLE ORTHOPAEDIC MEDICAL COMPLEX

SUBMITTAL COVER SHEET



PROTECTED TREE REPLACEMENT SCHEDULE CITY OF GAUTIER TREE ORDINANCE			
DIA. OF TREE	# OF TREES TO BE REMOVED	# OF REPLACEMENT TREES 15 gal.	or 24" box
10"	2	16	8
11"-15"	7	105	42
16"-20"	3	60	30
21"-25"	0	0	0
26"-30"	2	68	34
31"-35"	0	0	0
36"-40"	2	100	50
40"+	2	N/A*	10
TOTALS (1)	18	351	234

* ONLY 24" BOX TREE SPECIFIED AS REPLACEMENT IN ORDINANCE.

SPECIMAN TREE REPLACEMENT SCHEDULE CITY OF GAUTIER TREE ORDINANCE				
DIA. OF TREE	# OF TREES TO BE REMOVED	REPLACEMENT TREES #	HEIGHT	DIA.
10"-12"	7	14	7'	1"
13"-18"	13	56	7'	1"
19"-24"	9	9	10'	2"
25"-30"	0	0	10'	2"
31"-36"	2	12	10'	2"
37"-42"	0	0	12'	2"
43"-48"	1	8	12'	2"
TOTALS	23	73		

(1) TOTAL REPLACEMENT TREES MUST INCLUDE TOTALS FROM BOTH PROTECTED AND SPECIMEN TREE SCHEDULES

SCALE: 1"=30'

LEGEND

- PROPERTY LINE
- CONTOUR
- POWER POLE
- OVERHEAD ELEC.
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MAIN
- SEWER MANHOLE
- SEWER CLEANOUT
- STORM DRAIN LINE
- MAIL BOX
- FENCE
- EXISTING GRAVEL SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING POND
- EXISTING WETLANDS
- APPROX. TRUNK LOCATION
- 8" W. OAK — TREE COMMON NAME; DIAMETER OF TRUNK
- APPROX. TREE CANOPY
- DENOTES TREE TO BE REMOVED

SITE TREE NOTE:

TREES ALONG ALLEN ROAD RIGHT-OF-WAY ARE NOT SHOWN ON SURVEY. ANY PROTECTED FOUND SHALL BE HANDLED ACCORDING TO CITY OF GAUTIER TREE PROTECTION ORDINANCE.

EXISTING CONDITIONS / DEMOLITION NOTES:

1. BY LAW, CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (800-227-6477) TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES UNDER THIS CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES THAT RESULT FROM CONTRACTOR'S WORK.
2. THIS SITE LIES IN FLOOD "ZONE X" PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280506C0046, REVISED MARCH 16, 2009.
3. CONTRACTOR SHALL REMOVE EXISTING PAVEMENTS, FENCES, UTILITY SERVICES AND OTHER IMPROVEMENTS THAT MAY BE DISCOVERED DURING CONSTRUCTION. COORDINATE THE REMOVAL AND/OR TERMINATION OF UTILITY SERVICES WITH THE UTILITY COMPANIES LISTED BELOW.
4. REMOVAL OF TREES SHALL BE BY APPROVAL OR PERMIT FROM THE CITY OF GAUTIER.
5. CONTRACTOR SHALL COORDINATE REMOVAL OF UTILITIES, INCLUDING THOSE SHOWN AS "BY OTHERS", WITH OWNER OF EACH FACILITY.
6. PRIOR TO COMMENCING ANY CONSTRUCTION, CONTRACTOR SHALL READ STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI). CONTRACTOR IS RESPONSIBLE FOR MANAGING ALL EROSION CONTROLS AND MUST MAKE ANY ADJUSTMENTS NECESSARY TO MEET REQUIREMENTS OF THE CLEAN WATER ACT.

PRELIMINARY
NOT FOR CONSTRUCTION

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

SEAL

REV	DATE	BY

BIENVILLE ORTHOPAEDIC MEDICAL COMPLEX

DOBSON & ALLEN ROADS

GAUTIER, MISSISSIPPI

EXISTING CONDITIONS & DEMOLITION PLAN

CAD	KJ/JRCK
ENG	BJS
DATE	8/27/12
SCALE	1"=30'
DRAW #	11-3303
FILE	3303SHL4.DWG

SHEET C-1.0