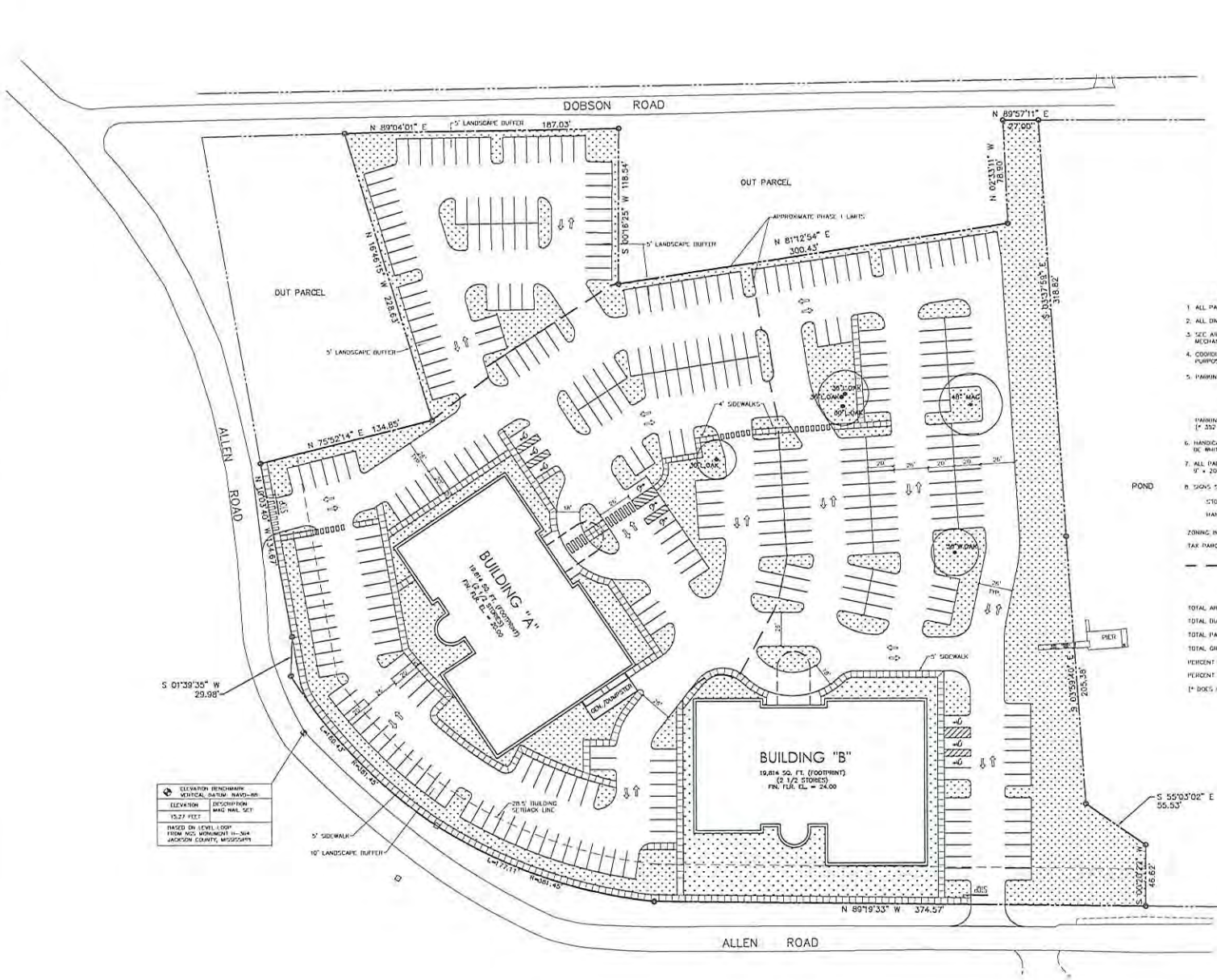



NORTH

SCALE: 1"=30'

## LEGEND

- PROPOSED TRAFFIC SIGN
- PAINTED STOP BAR
- HANDICAP PARKING SPACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASSED / LANDSCAPE AREAS

## GENERAL CONSTRUCTION NOTES:

1. ALL PARKING BAY CURB RADII ARE 3.0' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO AND ALONG EDGE OF PAVEMENT.
3. SEE ARCHITECTURAL PLANS FOR ALL STRUCTURAL, BUILDING, MECHANICAL, & ELECTRICAL PLANS.
4. COORDINATES ARE SHOWN FOR BUILDING AND PAVING LAYOUT PURPOSES. COORDINATES BASED ON STATE PLANE COORDINATES.
5. PARKING PROVIDED: STANDARD PARKING SPACES: 357
   HANDICAP PARKING SPACES: 9
   TOTAL SPACES: 366
   PARKING REQUIRED (*)
   (* 352 SPACES FOR PROPOSED BUILDING 67,627 SQ. FT.)
6. HANDICAP STRIPING SHALL BE BLUE. ALL OTHER STRIPING SHALL BE WHITE OR YELLOW PER CITY REQUIREMENTS.
7. ALL PARKING SPACES ARE 9' x 20'. HANDICAP PARKING SPACES ARE 9' x 20' WITH A 5' x 20' LOADING ZONE OR 8' x 20' VAN LOADING SPACE.
8. SIGNS SHALL HAVE THE FOLLOWING DIMENSIONS:
   STOP (R1-1) 36" x 36"
   HANDICAP (R7-8) 18" x 12"

ZONING INFORMATION: C-3 (HIGHWAY COMMERCIAL)

TAX PARCEL ID: 773.05-00-005A.000 AND 774.17-00-006.00

— — — — APPROXIMATE PHASE LIMITS

## AREA CALCULATIONS:

| | |
|---|---|
| TOTAL AREA: | 291,692 SQ. FT. (6.70 AC.) |
| TOTAL BUILDING FOOTPRINT: | 39,628 SQ. FT. (13% OF SITE AREA) |
| TOTAL PAVED AREA (INCLUDING SIDEWALKS): | 174,051 SQ. FT. |
| TOTAL GREEN SPACE (*) | 78,261 SQ. FT. |
| PERCENT IMPERVIOUS (*) | 60% |
| PERCENT PERVIOUS | 27% |

(* DOES NOT INCLUDE BUILDING FOOTPRINT)

PRELIMINARY
NOT FOR CONSTRUCTION


BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS
331 Main Street, Gautier, MS 39553 (228) 497-2212 Fax (228) 497-2213
P.O. Box 1 Pascagoula, MS 39568-0001 (228) 762-2212 Fax (228) 762-2213


SEAL

| REV | DATE | BY |
|---|---|---|
| | | |

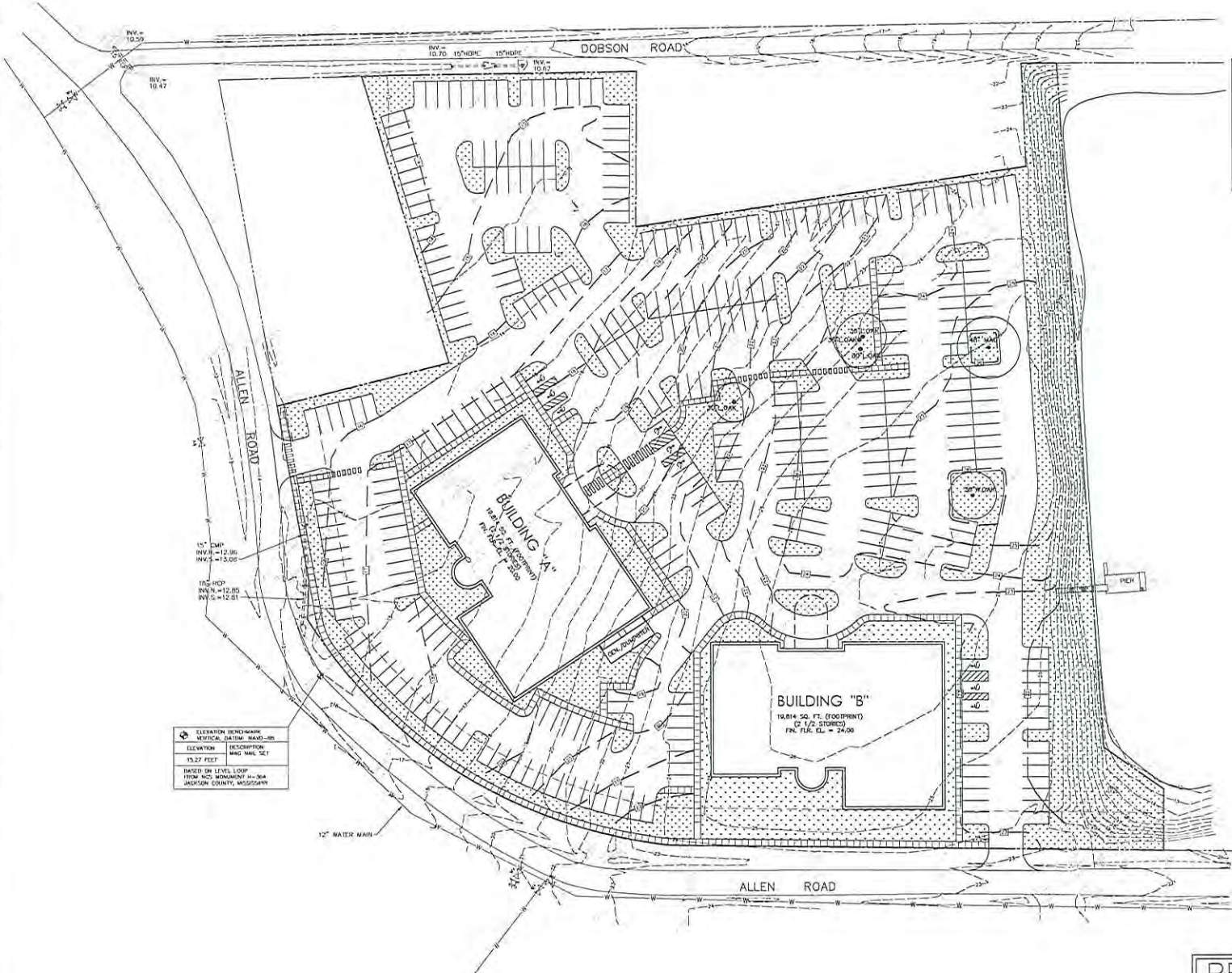
# BIENVILLE ORTHOPAEDIC MEDICAL COMPLEX

DOBSON & ALLEN ROADS
GAUTIER, MISSISSIPPI

## SITE LAYOUT PLAN

| | |
|---|---|
| CAD | FED/HCB |
| ENG | BJS |
| DATE | 8/1/12 |
| SCALE | 1"=30' |
| BM/AR | 11.5703 |
| FILE | 1303SITE.DWG |

SHEET
C-2.0




| ELEVATION BENCHMARK VERTICAL DATUM: NAVD-88 | |
|---|---|
| ELEVATION | DESCRIPTION MAG NAIL SET |
| 15.27 FEET | |
| BASED ON LEVEL LOOP FROM NCS MONUMENT H-364 JACKSON COUNTY, MISSISSIPPI | |

SCALE: 1"=30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | DRAIN PIPE | |
| | SPOT ELEVATION | |
| | CONTOUR | |
| | SWALE DITCH | |
| | SURFACE FLOW | |

## GRADING & DRAINAGE NOTES:

1. THE CONTRACTOR SHALL CALL THE MISSISSIPPI DAMAGE PREVENTION NUMBER (1-800-227-6477) BY LAW TO LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO HIS WORK. THE 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. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL DEVICES PER PLANS IN CONJUNCTION WITH GRADING AND EARTHWORK. EROSION CONTROL DEVICES SHALL REMAIN UNTIL GRASS OR OTHER VEGETATION IS ESTABLISHED.
3. COORDINATE GRADING, DRAINAGE AND EARTHWORK WITH THE EROSION CONTROL PLAN AND MDEQ PERMITS.
4. ALL REINFORCED CONCRETE PIPE (RCP/RCAP) SHALL BE CLASS III UNLESS OTHERWISE NOTED. ALL HDPE & HP-PIPE PIPE SHALL BE PER ADS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. THIS SITE LIES WITHIN FLOOD ZONE "X", OTHER AREAS, PER F.I.R.M. MAP No. 28047C 02830, DATED JUNE 16, 2009.

PRELIMINARY
NOT FOR CONSTRUCTION


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


SEAL

| REV | DATE | BY |
|---|---|---|

# BIENVILLE ORTHOPAEDIC MEDICAL COMPLEX
DOBSON & ALLEN ROADS
GAUTIER, MISSISSIPPI

## CONCEPT GRADING PLAN

| | |
|---|---|
| CAD | FILD/RCB |
| ENG | BJS |
| DATE | 8/7/12 |
| SCALE | 1"=30' |
| BMA# | 11-3303 |
| FILE | 33035B14.DWG |

SHEET
C-3.0

THE PROFESSIONAL ENGINEERING SERVICES PROVIDED BY BROWN, MITCHELL & ALEXANDER, INC (BMA) ARE RELATIVE TO THESE FINAL DRAWINGS AS SHOWN. ANY MODIFICATIONS TO THE DRAWINGS & ASSOCIATED SPECIFICATIONS AS PREPARED BY BMA WITHOUT THE WRITTEN CONSENT OF BMA, SHALL RELIEVE BMA OF ANY & ALL LIABILITY AS A RESULT OF ANY SUCH MODIFICATIONS.

GRAPHIC SCALE
1 inch = 100 ft.
NORTH

AE-1

# BIENVILLE ORTHOPAEDIC MEDICAL COMPLEX

DOBSON & ALLEN ROADS

GAUTIER, MISSISSIPPI

AERIAL EXHIBIT

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

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(228) 864-7612
Fax (228) 864-7676

776 Vieux Marche, 2nd Floor
Biloxi, MS 39530
(228) 436-7612
Fax (228) 436-7676

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) ALL MATERIAL INSTALLATION SHALL BE GUARANTEED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF EXPANSION. ALL MATERIAL SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER FINAL ACCEPTANCE OR INSTALLATION EXCEPT GRASSES WHICH SHALL BE GUARANTEED UNTIL ESTABLISHED. (GRASSES ARE NOT TO EXCEED 90 DAYS.) ALL MATERIALS AND WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER CONSIDERATION OF WORK TO BE DONE.

3.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THE OWNER ASSUMES NOT RESPONSIBILITY FOR ANY OMISSIONS OR INACCURACIES. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO THE START OF WORK.

4.) PLANT MATERIALS ARE TO BE PLACED IN THE SAME RELATIONSHIP TO GRADE AS EXISTED PRIOR TO TRANSPLANTING. ALL PLANTING AREAS SHALL BE GRADED TO ELIMINATE ROUGH OR ERODED AREAS AND SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE. (AFTER PLANTING OF PLANTS, FINAL IMPERFECTIONS TO WITHIN 1/2" OF FINISH OF PAVED OR CURBED SURFACES WITHIN 100' AREA.)

5.) IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
   A. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS, PRIOR TO COMMENCEMENT OF WORK.
   B.) REPORT ALL DISCREPANCIES FOUND WITH RELIANT TO EXISTING CONDITIONS AND PROPOSED DESIGN TO THE ARCHITECT IMMEDIATELY FOR A DECISION.
   C.) STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR ARCHITECT PRIOR TO INSTALLATION.

6.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THE PLAN. ANY SUBSTITUTIONS OF TYPE OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED ONLY WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

7.) SPACING SHALL EQUAL SIZES UNLESS OTHERWISE NOTED.

8.) ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".

9.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR REPLACEMENT OF ANY PLANTS WHICH DIE OR ARE DAMAGED. ALL REPLACEMENT PLANTS MUST CONFORM(S) EXACTLY TO THE PLANT LIST AND, MAY BE ACCEPTED AND SHALL BE REPLACED AT NO CHARGE AND CONTRACTOR'S EXPENSE.

10.) THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE TO MAKE ANY REVISIONS OF ANY CONFLICT PRIOR TO SUBMIT THE CONTRACT OR DELIVERY BIDS. THIS WILL BE A LUMP PRICE CONTRACT.

11.) ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE TRANSPLANTED ACCORDING TO QUANTITIES SET BY AND THOROUGHLY. TRANSPLANTING AS SHALL WILL KEEP AS MUCH OF THE ROOT BALL AS POSSIBLE INTACT.

12.) ALL LANDSCAPE BEDS AND LAWNS ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM (BY OWNER).

INSURANCE:

1.) THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

MULCH:

1.) ALL MULCH TO BE SHREDDED HAR BARK MULCH AT 3" DEPTH (AFTER COMPACTION) UNLESS OTHERWISE NOTED. MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS AND SHALL NOT CONTAIN SOIL, STONES, SOD, ROOTS, ETC.

2.) ALL PLASTIC SHEETING OR FILTER FABRIC SHALL BE PLACED BENEATH SHREDDED BARK MULCH BEDS. EXPERT FABRIC MAT BY DEED BENEATH ALL GRAVEL MULCH BEDS.

3.) SAME ALL BEDS WITH SPADE-CUT EDGE UNLESS OTHERWISE NOTED.

MAINTENANCE:

1.) LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE AND SHALL PROVIDE SUCH SERVICES AND PRICE FOR A PERIOD OF TWO (2) ADDITIONAL YEARS.

2.) CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL SHALL PERFORM SUCH SERVICES AND THAT SUCH SERVICES BE PROVIDED IN A SAFELY MANNER.

TOPSOIL:

1.) TOPSOIL MIX (EXISTING) PROPOSED FOR ALL LANDSCAPE PLANTING SHALL BE FREE (5) PARTS WELL-ORGANIC SUBSTANCE (ORGANIC TOPSOIL TO ONE (1) PART CHEMICAL SPECIFICATIONS AS SET FORTH ON PLANTING DETAILS. NOTE: ALL TOPSOIL ARE TO BE FREE OF STONES, STICKS, ROOTS, ETC.

2.) ALL PLANTING BEDS SHALL BE MODIFIED WITH SOIL AMENDMENTS AS INDEPENDENT SOIL TESTING AGENCY RECOMMENDS BASED ON SOIL TESTS. ORGANIC MATERIALS, WATER RETAINING MATERIAL, OR ANY ADDITIVE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR ARCHITECT PRIOR TO USE.

3.) ALL PLANTING BEDS SHALL BE FREE OF WEEDS, GRASS, ROOTS, STUMPS, ROCKS, BRUSH, STONES LARGER THAN 1" DIAMETER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.

4.) LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED BARK MULCH.

TURF:

1.) ALL DISTURBED LAWN AREAS TO BE SEEDED WITH A MIXTURE OF TURF-TYPE FESCUE (MIX PER ACRE) AND BLUEGRASS (MIX PER ACRE). LAWN AREAS SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. LAWN AREAS SHALL BE MOWED AND TRIMMED AS NEEDED DURING THIS WARRANTY PERIOD.

2.) LANDSCAPE CONTRACTOR SHALL SEED OR ULTIMATE PRICE FOR SOD IN LIEU OF SEED. THEY SHALL BE FREE OF ANY OBJECTIONABLE WEEDS OR GRASSES, INSECTS, DISEASES, ABRASIVE PARTS OF TURF, PARTS WILT OR UNSIGHTLY CONDITIONS AT TIME OF DELIVERY.

3.) SOD SHALL BE LAID WITH STAGGERED JOINTS AND ALL SLOPES OF 3:1 OR GREATER SHALL BE PEGGED AT 4' INTERVALS.

4.) ALL SOD SHALL BE ROLLED A MINIMUM OF 2X AFTER LAYING.

5.) ALL SOD SHALL BE WATERED AS NECESSARY TO ENSURE GROWTH. CONTRACTOR'S RESPONSIBILITY INCLUDES EQUIPMENT, MATERIAL, STORAGE AND SUNDRIES OF SERVICES.

WARRANTY:

1.) ALL PLANT MATERIAL EXCLUDING TURFGRASS (SEED, HYDROMULCH AND SOD) SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER INSTALLATION AT TIME OF THE ARCHITECT PRIOR.

2.) ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITH NEW PLANT MATERIAL WITHIN 30 DAYS OF NOTIFICATION BY OWNER'S REPRESENTATIVE OR ARCHITECT.

3.) ONE (1) FOR REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH THE REQUIREMENTS.

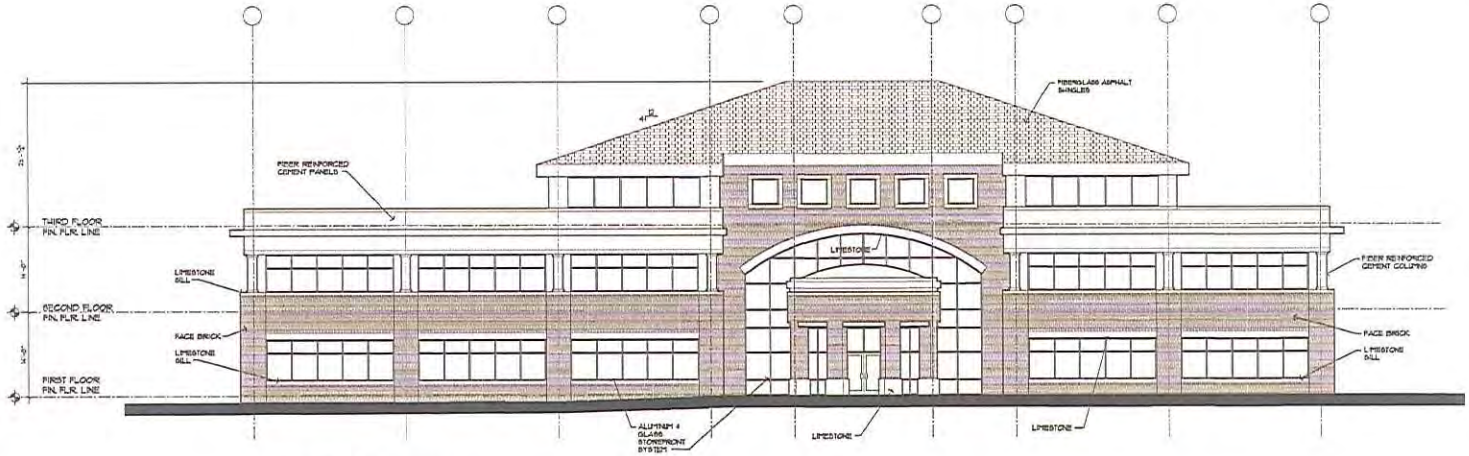
4.) LANDSCAPE MAINTENANCE PERIOD WILL BE IN EFFECT SINCE THE LAWN HAS BEEN MOWED THREE (3) DAYS. PLANT ESTABLISHMENT PERIOD SHALL COMMENCE AT THE DATE OF ACCEPTANCE, ARE 100% COMPLETION.

ELMER A. WIND III ARCHITECT
7666 Dale Avenue Saint Louis, Missouri 63117
7666 Dale Avenue Saint Louis, Missouri 63117
314-645-1880 fax: 314-645-7662 WAI.Elmer@Gmail.com

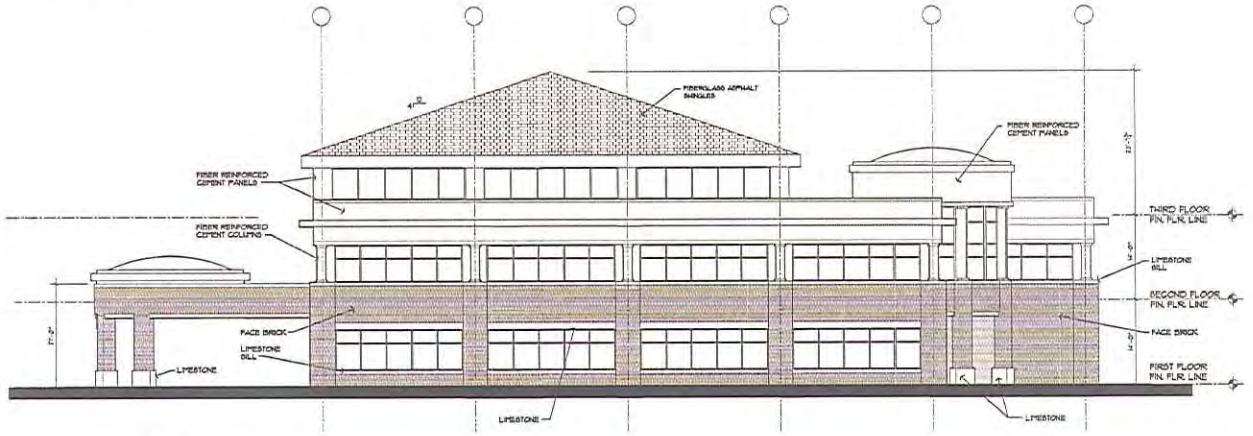
BIENVILLE ORTHOPAEDIC SPECIALIST
Dobson & Allen Roads Gautier, Mississippi

8-6-2012

L-1




NORTH ELEVATION
1/8" = 1'-0"




WEST ELEVATION
1/8" = 1'-0"

ELMER A. WIND III ARCHITECT
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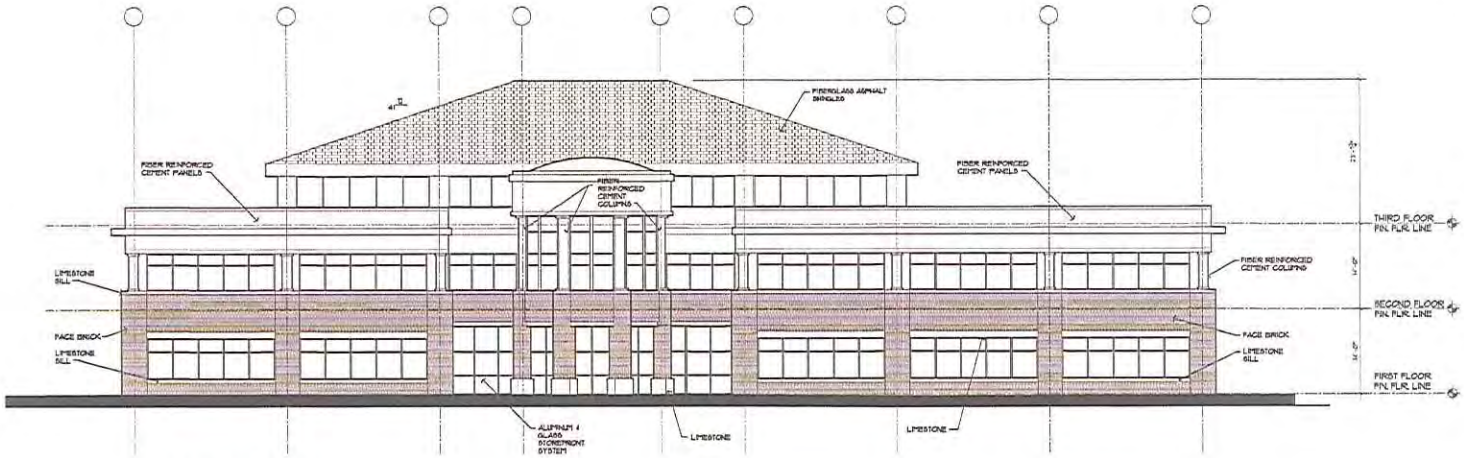
BIENVILLE ORTHOPAEDIC SPECIALIST
Dobson & Allen Roads Gautier, Mississippi

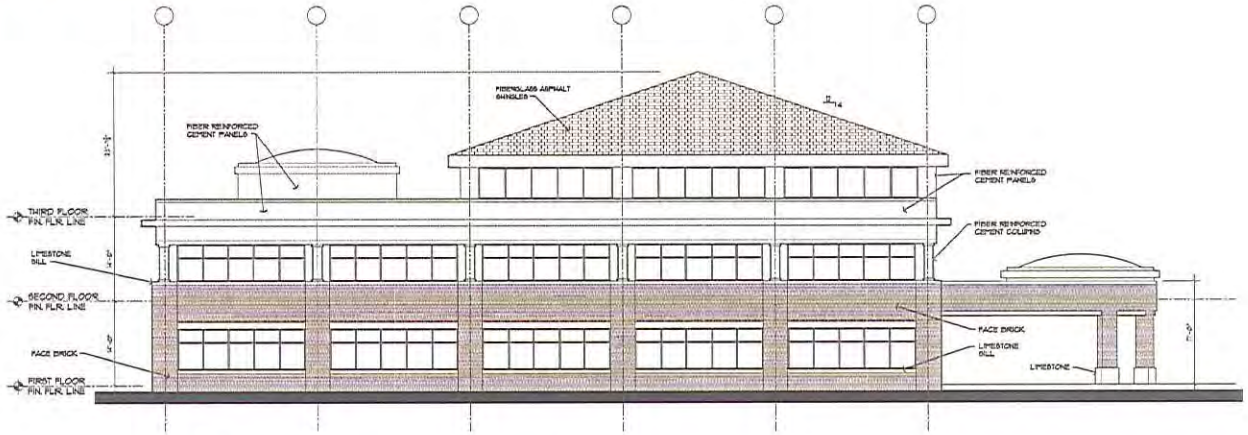
8-6-2012

A-1




SOUTH ELEVATION

1/8" = 1'-0"




EAST ELEVATION

1/8" = 1'-0"

ELMER A. WIND III ARCHITECT
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BIENVILLE ORTHOPAEDIC SPECIALIST
Dobson & Allen Roads Gautier, Mississippi

8-6-2012

A-2

**CITY OF GAUTIER**
**MAJOR DEVELOPMENT ORDER**
**GPC CASE NO. 12-14-MD**

**BIENVILLE ORTHOPEDIC SPECIALISTS LLC**

**REGARDING PARCEL ID NO: 82300003.025 & 82300004.000**

The City of Gautier, at its regular meeting held on September 4, 2012, considered the application for a Major Development Order for a medical complex in a C-3 Highway Commercial zoning district as submitted by Bienville Orthopedic Specialists LLC. The parcels subject to this Order are located at 6300 Allen Road, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the favorable recommendation by the Planning Commission, application, testimony and exhibits presented by the applicant, the report of the City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified Development Ordinance, hereby approves the Major Development Order and orders as follows:

1. This proposed major development is consistent with the goals, objectives and policies of the City's Comprehensive Plan.

2. This proposed major development is consistent with the character of the immediate vicinity of the proposed use.

3. The proposed major development is permitted in the C-3 District.

4. Therefore, the City Council accepts the recommendation of the Planning Commission and approves the application submitted on August 6, 2012 for a Major Development Order.

5. The Gautier Planning Commission recommended approval of this Major Development Order on August 16, 2012.

6. The City Council adopted this Major Development Order on a recorded vote of _____ ayes to _____ nays to approve the application of Bienville Orthopedic Specialists LLC located at 6300 Allen Road in Gautier, Mississippi, and identified as Jackson County Parcel Nos. 82300003.025 and 82300004.000.

September 4, 2012

Date of Issuance

Attest:

Tommy Fortenberry, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

Teresa Montgomery
Interim City Clerk