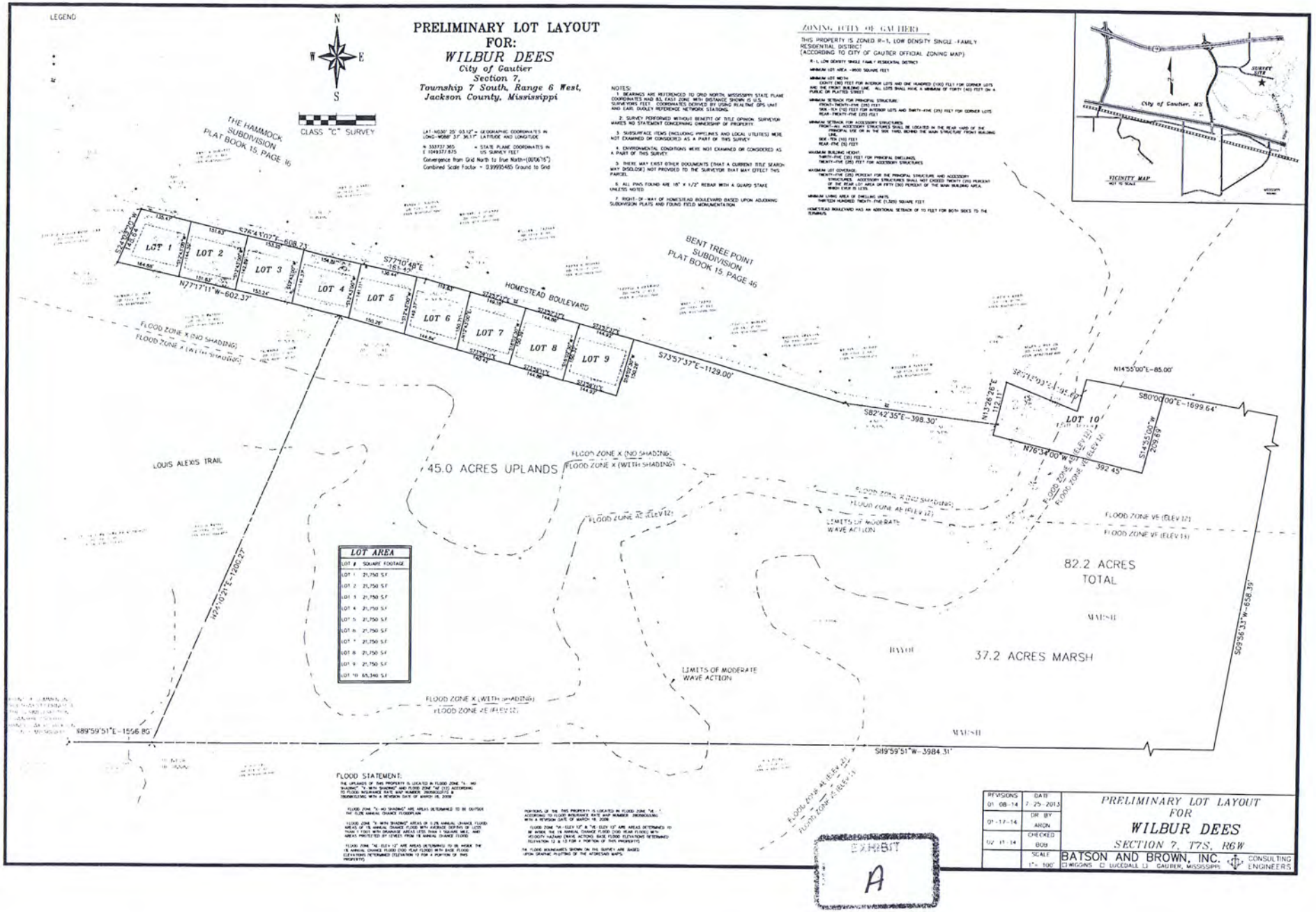

LEGEND
PRELIMINARY LOT LAYOUT
FOR:
WILBUR DEES
City of Gautier
Section 7,
Township 7 South, Range 6 West,
Jackson County, Mississippi
CLASS "C" SURVEY
ZONING (CITY OF GAUTIER)
THIS PROPERTY IS ZONED R-1, LOW DENSITY SINGLE - FAMILY RESIDENTIAL DISTRICT
(ACCORDING TO CITY OF GAUTIER OFFICIAL ZONING MAP)
NOTES:
1. BEARINGS ARE REFERENCED TO GRID NORTH, MISSISSIPPI STATE PLANE COORDINATES NAD 83, EAST ZONE WITH DISTANCE SHOWN IS U.S. SURVEYORS FEET. COORDINATES DERIVED BY USING REAL-TIME GPS UNIT AND EARL DUDLEY REFERENCE NETWORK STATIONS.
2. SURVEY PERFORMED WITHOUT BENEFIT OF TITLE OPINION. SURVEYOR MAKES NO STATEMENT CONCERNING OWNERSHIP OF PROPERTY.
3. SUBSURFACE ITEMS (INCLUDING PIPELINES AND LOCAL UTILITIES) WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
4. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. THERE MAY EXIST OTHER DOCUMENTS (THAT A CURRENT TITLE SEARCH MAY DISCLOSE) NOT PROVIDED TO THE SURVEYOR THAT MAY EFFECT THIS PARCEL.
6. ALL PINS FOUND ARE 1/2" X 1/2" REBAR WITH A GUARD STAKE UNLESS NOTED.
7. RIGHT-OF-WAY OF HOMESTEAD BOULEVARD BASED UPON ADJOINING SUBDIVISION PLATS AND FOUND FIELD MONUMENTATION.
LAT - N030° 25' 03.12" = GEOGRAPHIC COORDINATES IN LONG - W088° 37' 36.17" LATITUDE AND LONGITUDE
N 333737.365 = STATE PLANE COORDINATES IN
E 1049377.675 US SURVEY FEET
Convergence from Grid North to True North=(0°06'16")
Combined Scale Factor = 0.99990485 Ground to Grid
THE HAMMOCK SUBDIVISION PLAT BOOK 15, PAGE 16
BENT TREE POINT SUBDIVISION PLAT BOOK 15, PAGE 46
HOMESTEAD BOULEVARD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
S74°45'07"E-608.73'
S77°10'48"E-161.43'
N77°17'11"W-602.37'
S73°57'37"E-1129.00'
S82°42'35"E-398.30'
N13°26'28"E-172.11'
S07°12'03"E-195.67'
N14°55'00"E-85.00'
S80°00'00"E-1699.64'
S14°55'00"W-259.69'
N76°34'00"W-392.45'
LOUIS ALEXIS TRAIL
45.0 ACRES UPLANDS
FLOOD ZONE X (NO SHADING)
FLOOD ZONE X (WITH SHADING)
FLOOD ZONE AE (ELEV 12)
FLOOD ZONE VE (ELEV 12)
FLOOD ZONE VE (ELEV 13)
LIMITS OF MODERATE WAVE ACTION
82.2 ACRES TOTAL
MARSH
BAYOU
37.2 ACRES MARSH
N04°10'21"E-1200.27'
S89°59'51"E-1556.80'
S19°59'51"W-3984.31'
S09°56'31"W-658.39'
LOT AREA
LOT # SQUARE FOOTAGE
LOT 1 21,750 SF
LOT 2 21,750 SF
LOT 3 21,750 SF
LOT 4 21,750 SF
LOT 5 21,750 SF
LOT 6 21,750 SF
LOT 7 21,750 SF
LOT 8 21,750 SF
LOT 9 21,750 SF
LOT 10 65,340 SF
FLOOD STATEMENT:
City of Gautier, MS
SUBJECT SITE
VICINITY MAP
NOT TO SCALE
REVISIONS
01-08-14
01-17-14
02-17-14
DATE
7-25-2013
DR BY
ARON
CHECKED
BOB
SCALE
1" = 100'
PRELIMINARY LOT LAYOUT
FOR
WILBUR DEES
SECTION 7, T7S, R6W
BATSON AND BROWN, INC.
WIGGINS LUCEDALE GAUTIER, MISSISSIPPI
CONSULTING ENGINEERS
EXHIBIT
A

EXHIBIT
B

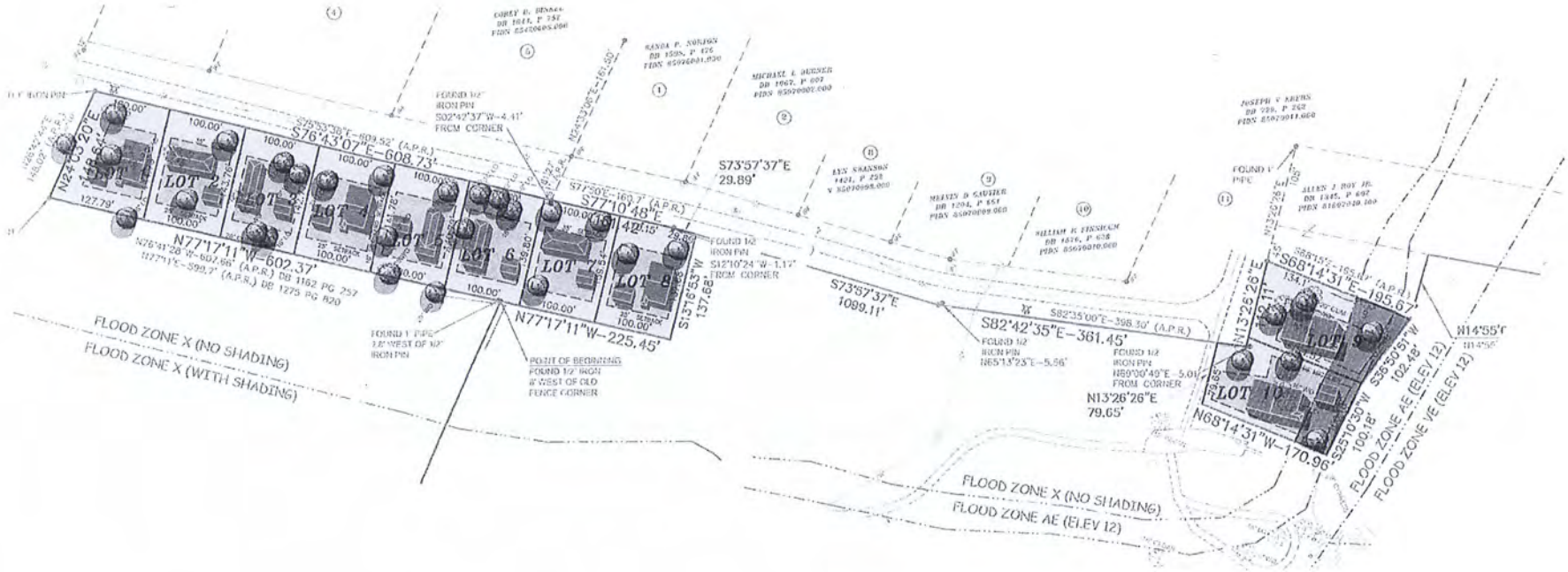
REVISIONS	DATE
01-08-14	7-25-2013
	DR. BY ARON
	CHECKED BOB
	SCALE 1"= 150'

PRELIMINARY LOT LAYOUT
FOR
WILBUR DEES
SECTION 7, T7S, R6W

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

LOT INFORMATION DATA

ZONING INFORMATION	REQUIRED SQUARE FOOTAGE	SQUARE FOOTAGE	CITY BUILDING SET BACK REQUIRED	DEVELOPMENT SET BACKS	DEVELOPMENT SET BACKS	ESTIMATED RESIDENTIAL CONSTRUCTION COST
R-1 LOW DENSITY SINGLE FAMILY MINIMUM LOT AREA 9,600 S.F. FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT MINIMUM LIVING AREA 1,325 S.F.	R-1 ZONING DISTRICT MINIMUM LOT AREA REQUIRED 9,600 S.F.	LOT 1....16,240 S.F. LOT 2....14,300 S.F. LOT 3....14,200S.F. LOT 4....14,100 S.F. LOT 5....14,000 S.F. LOT 6....13,900 S.F. LOT 7....13,900 S.F. LOT 8....13,700 S.F. LOT 9....20,000 S.F. LOT 10...18,000 S.F.	FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT	FRONT SET BACK 35 FOOT SIDE SET BACK 10 FOOT REAR SET BACK 25 FOOT	MINIMUM PROPOSED LIVING AREA IS 1,800 S.F.	($90.00/SF PLUS $50,000.00 LOT COST) 2,000 SF HOME.....$230,000.00 2,300 SF HOME.....$257,000.00 2,500 SF HOME.....$275,000.00 2,800 SF HOME.....$302,000.00 3,000 SF HOME.....$320,000.00



DEES LANDING

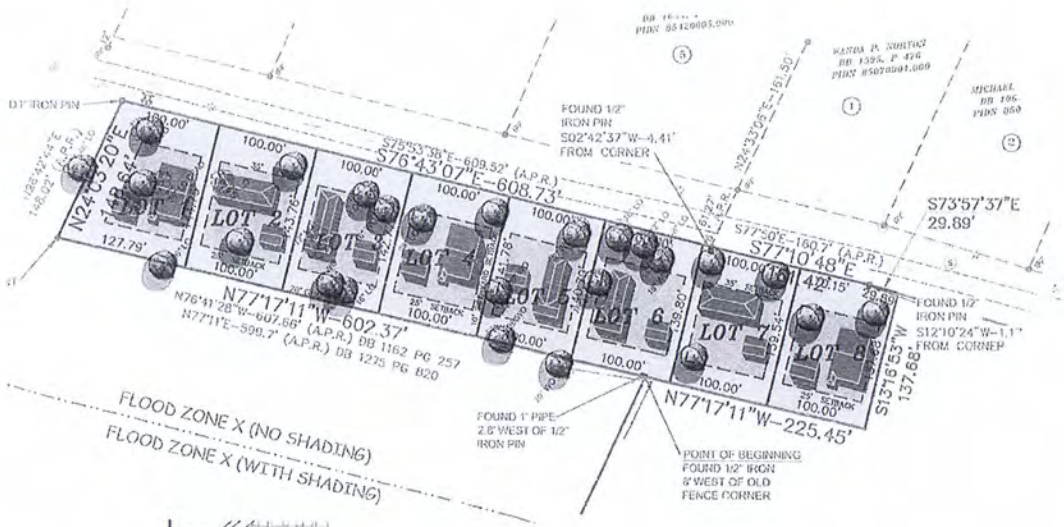
GAUTIER, MISSISSIPPI

FEBRUARY 17, 2014

EXHIBIT C

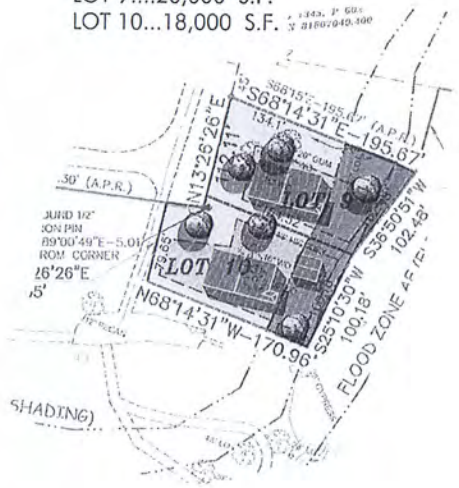
BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

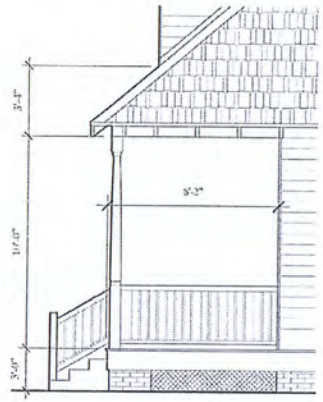
LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT



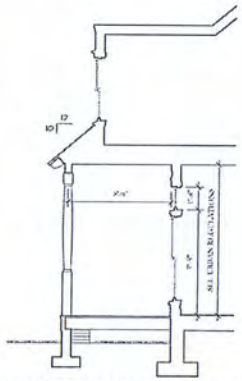
LOT SQUARE FOOTAGE

LOT 1....16,240 S.F.
LOT 2....14,300 S.F.
LOT 3....14,200 S.F.
LOT 4....14,100 S.F.
LOT 5....14,000 S.F.
LOT 6....13,900 S.F.
LOT 7....13,900 S.F.
LOT 8....13,700 S.F.
LOT 9....20,000 S.F.
LOT 10...18,000 S.F.

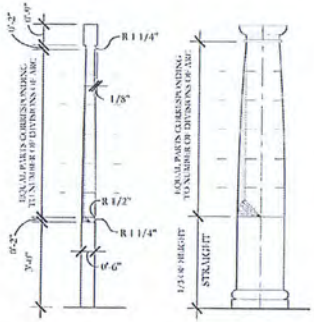




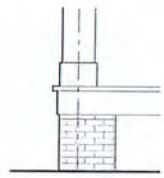
TYPICAL PORCH



TYPICAL PORCH SECTION



TYPICAL COLUMN DETAIL



TYPICAL PORCH END

SAMPLES FROM THE DESIGN MANUAL

DEES LANDING

GAUTIER, MISSISSIPPI

FEBRUARY 28, 2014

BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT

DEES LANDING
GAUTIER, MISSISSIPPI

PROPOSED COVENANTS AND RESTRICTION HIGHLIGHTS

HOME OWNER ASSOCIATION

HOA will be made up property owners owning property are living in Dees Landing Community and shall be known as Members. The Members shall elect a President, Vice President, Treasurer and Secretary.

ARCHITECTURAL REVIEW COMITTEE

The Architectural Review Committee to be known as the ARC shall be made up of 2 Professional Architects and 1 Professional Landscape Architect. The ARC will be responsible for reviewing all proposed designs, make comments, give direction and approve all proposed structures to be built in Dees Landing Community, and insure that all proposed designs comply with the Design Manual's intent.

TREE ORDIINANCE

Each Lot Owner will provide a site plan prepared by a Design Professional indicating all major tree locations, the size of the tree, the tree's drip line and species. The Lot Owner will not be allowed to cut, trim, or prune any tree designated as a Legacy Tree. The Lot Owner will design and build in a manner that will not damage the tree roots or cause severe trimming.

DESIGN MANUAL AND TYPICAL BUILDING DETAILS

A design manual of acceptable architectural styles, details, proportions for building elements such as windows, doors and exterior trim to include finish materials allowed will be outlined in the design manual. The design manual will also outline the minimum landscape requirements outlining the type of plants to be allowed.

PROPERTY USE

Owner's Responsibility
Nuisances
Improper Use of Property
Pets Automobiles and Parking
Attractiveness and Safety of Lots
Temporary Structures
Enforcement

DEES LANDING
GAUTIER, MISSISSIPPI
DESIGN MANUAL HIGHLIGHTS

DESIGN VISION

It is the intent of the development to encourage architectural styles that reflect the vernacular styles prominent to the Mississippi Gulf Coast during the early period of the Coast development.

It is the intent of Dees Landing to facilitate a new community that will offer quality homes in a safe and attractive environment for residents.

Dees Landing will provide housing for a diverse market.

Dees Landing will provide safe housing.

Dees Landing will insure through the ARC and Design Manual creative site design.

Dees Landing will preserve the character and integrity of low-density residential.

Dees Landing will promote efficient use of land while protecting valuable natural resources.

Dees Landing will promote the property values of established subdivision by insuring through the implementation of building requirements and a continual review by the ARC as required by the Covenants.

SAMPLE STYLES PERMITTED

COLONIAL TYPOLOGIES
GREEK REVIVAL TYPOLOGIES
COASTAL FRENCH TYPOLOGIES
SPANISH COLONIAL TYPOLOGIS

GENERAL ARCHITECTURAL DEFINED ELEMENTS

BUILDING WALLS AND MATERIALS
BUILDING TRIM AND DECORATIVE ELEMENTS
ROOFS AND ROOF MATERIALS
WINDOWS AND DOORS
FENCING
SAMPLE DETAILS
BUILDING ELEMENT PROPORTIONS
EXTERIOR COLORS
WALKS

ATTACHMENT 3:

EXHIBIT SUBMITTED AFTER

MARCH 6, 2014

GPC MEETING

FOR CLARIFICATION

- Revised Architectural Standard Package Lot Layout Dwg. *(The Architect corrected the number of lots to match the Preliminary Plat submitted at the March 6, 2014 Planning Commission Meeting.)*

LOT INFORMATION DATA

ZONING INFORMATION REQUIRED

R-1 LOW DENSITY SINGLE FAMILY
MINIMUM LOT AREA 9,600 S.F.
FRONT SET BACK 35 FOOT
SIDE SET BACK 10 FOOT
REAR SET BACK 25 FOOT
MINIMUM LIVING AREA 1,325 S.F.

REQUIRED SQUARE FOOTAGE

R-1 ZONING DISTRICT MINIMUM
LOT AREA REQUIRED 9,600 S.F.

CITY BUILDING SET BACK REQUIRED

FRONT SET BACK 35 FOOT
SIDE SET BACK 10 FOOT
REAR SET BACK 25 FOOT

DEVELOPMENT SET BACKS

FRONT SET BACK 35 FOOT
SIDE SET BACK 10 FOOT
REAR SET BACK 25 FOOT

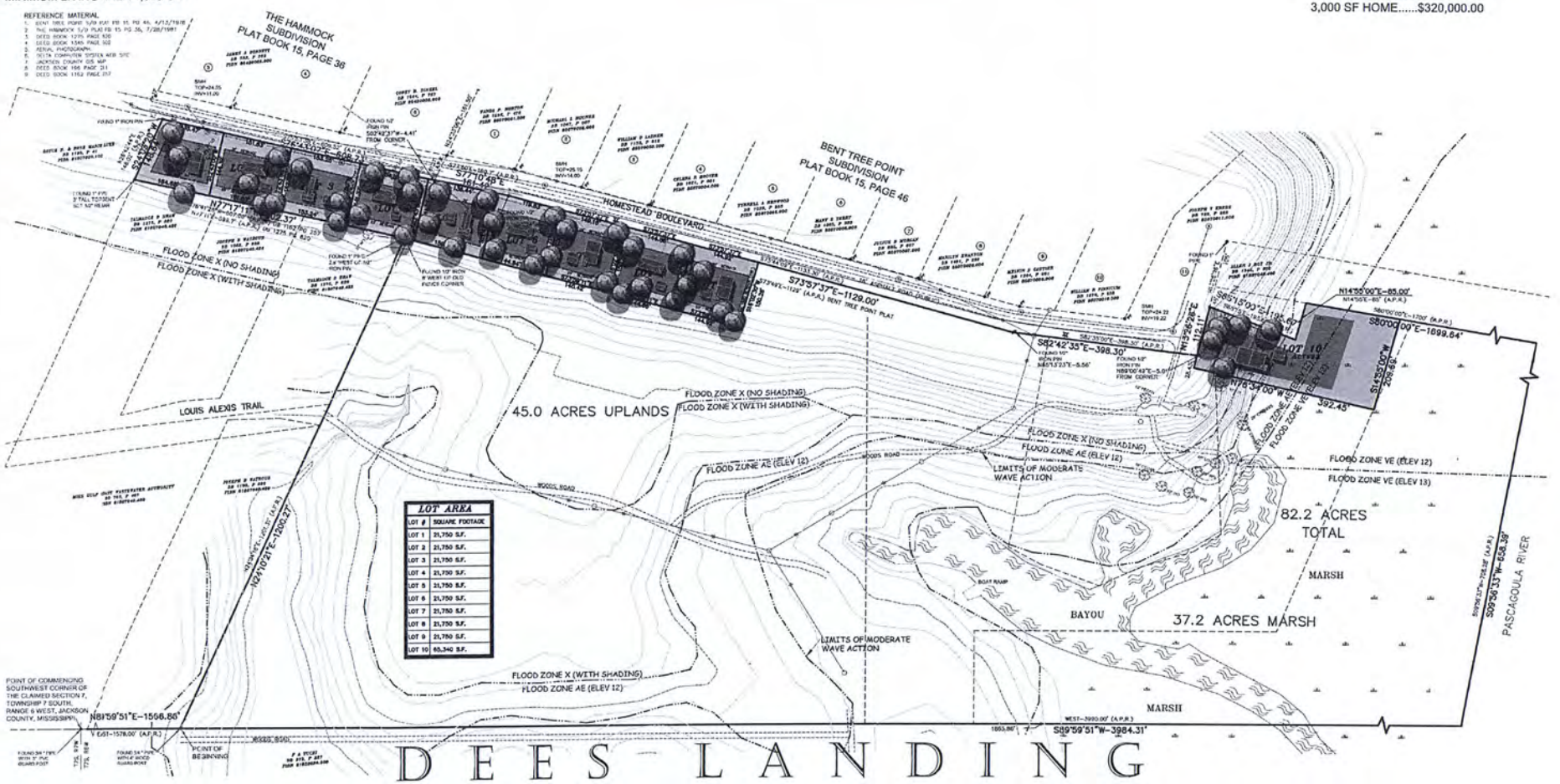
DEVELOPMENT SET BACKS

MINIMUM PROPOSED LIVING AREA
IS 2,000S.F.

ESTIMATED RESIDENTIAL CONSTRUCTION COST

($90.00/SF PLUS $50,000.00 LOT COST)

2,000 SF HOME.....$230,000.00
2,300 SF HOME.....$257,000.00
2,500 SF HOME.....$275,000.00
2,800 SF HOME.....$302,000.00
3,000 SF HOME.....$320,000.00



DEES LANDING

GAUTIER, MISSISSIPPI

FEBRUARY 17, 2014 (CURRENT)

BATSON AND BROWN, INC
CONSULTINIG ENGIEERS

LDJ ARHITECTURE, PLLC
MICHAEL A. LEBATARD, ARCHITECT