

The Reserve at Carr Bridge

*Residential Community
Harrison County, Mississippi*

The Reserve

Residential Community

Project Overview

- 176 Acres
- Rezoned to R-1 (Low Density Residential)
- Planned for about 380 homes with a 6,000 SF lot size minimum
- Conservation oriented, walkable, livable community with open space and natural areas

Introduction

The Reserve

Residential Community

Highlights

- Variety of lot sizes to accommodate different housing product types
- Large amount of open, natural space
- Walking Trails and Pedestrian Boardwalk through wetland area
- Conveniently located
- Low Impact Design compliments “Green Building”

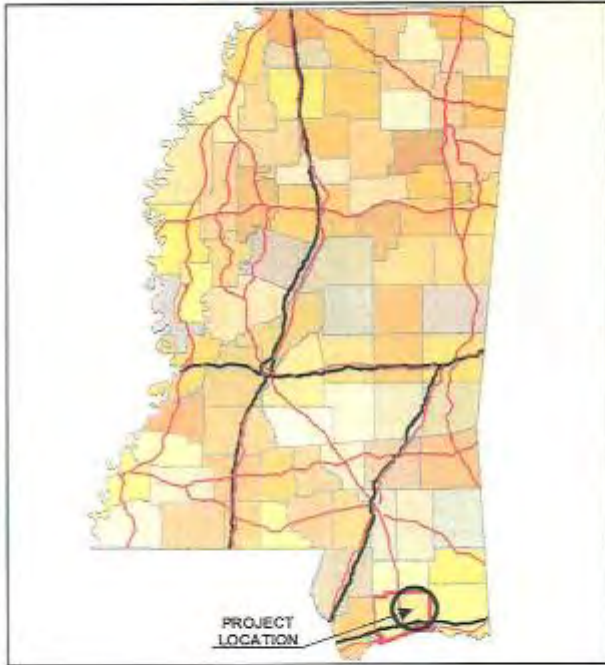
The Reserve

Residential Community

Location

- 7 miles North of Interstate 10 and 13 miles from the City of Biloxi
- Within 3 miles of St. Patrick High School
- Adjacent to Tradition Master Planned Community

STATE OF MISSISSIPPI

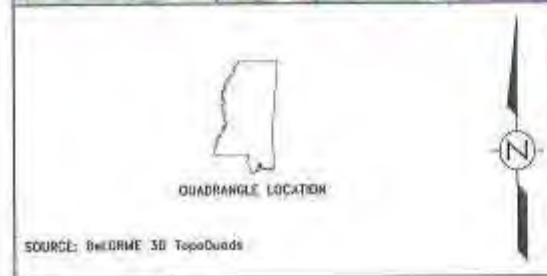


HARRISON COUNTY



Legend

- PROJECT BOUNDARY
- WATER



ANDOVER DEVELOPMENT, LLC
HARRISON COUNTY, MISSISSIPPI

Eco-Systems, Inc.
Consultants, Engineers and Scientists

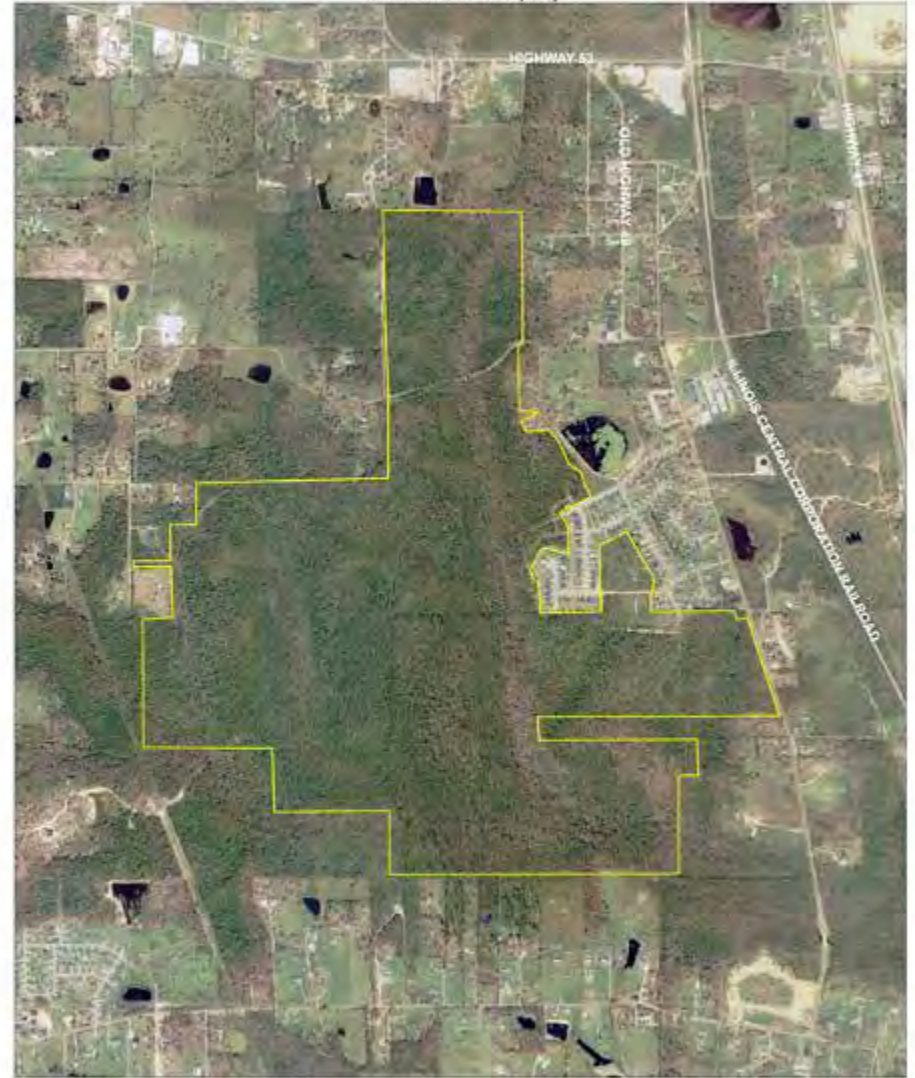
SCALE: 1"=2000'	DRAWN BY: JEP	DATE: 4/26/07
PROJECT NO. ANDOVER	CAD FILE AND-TOPG.dwg	FIGURE 2

USGS QUAD MAP

SOURCE: BMDRME 3D TopoQuads

Andover
DEVELOPMENT, LLC

**PROSPECTIVE PROPERTY- 470+ ACRES
HARRISON COUNTY, MISSISSIPPI
AERIAL PHOTOGRAPH (2006)**



Legend
Prospective Property Boundary (DCLN & CRT)

FIGURE 2
PROSPECTIVE PROPERTY BOUNDARY
HARRISON COUNTY, MISSISSIPPI
ANDOVER DEVELOPMENT, LLC
Eco-Systems, Inc. CONSULTANTS, ENGINEERS AND SCIENTISTS
4/26/07

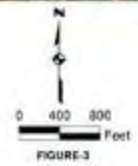


FIGURE 3

The Reserve

Residential Community

- Floodplains
 - Approximately 40 acres in the southeast corner of the property are within the 100-year floodplain determined by FEMA
- 295 acres of wetland and 10,667 feet of streams
 - Two perennial streams
 - One intermittent stream



LEGEND

- Planned Home 80 - 110 acres
- Cottage Home 80 - 80 acres
- Cottage Home 80 - 180 acres
- Timberland (12 parcels)
- Multi-Family Home (100 Units)
- Commercial & Low-Rise Office (100,000 sq ft)
- High-Rise & Commercial (100,000 sq ft)
- Construction Area (100 acres)
- Potential Future Acquisition
- Potential Wetland (100 - 4) Acres

CONCEPTUAL LAND USE PLAN - 470 ACRES, HARRISON COUNTY, MISSISSIPPI

ANDOVER DEVELOPMENT, LLC

The Reserve

Residential Community

Single Family Residential Area

- › Lot sizes ranging from 50' to 70' in width
- › Each residence within 500 feet of a neighborhood park or green space
- › Lots generally ranging from 6,000 to 9,000 square feet
- › Approximately 380 single family detached units in this area

Conservation Area

- › Over 70 acres maintained through conservation easements
- › Areas within the community will be interconnected by pedestrian trails

Land Uses

The Reserve

Residential Community

Completed Milestones

- Preliminary Engineering Phases I-V
- Phase I Environmental Reviews
- Phase I Construction Documents
- Phase I Permit Approvals
- Phase I Substantial Completion of Construction

Introduction

S aracennia

*Planned Unit Development
Jackson County, Mississippi*

Saracennia

Planned Unit Development

Project Overview

- Development of an approximately 476-acre tract of land in Jackson County, Mississippi as a mixed-use development to include a variety of residential options, retail and services
- Existing zoning was A-1 General Agricultural
- Requested and received a Planned Unit Development (PUD) District designation
- Elements of Traditional Neighborhood Design and site specific conditions were coupled with intensive conservation planning to achieve a design concept that maximizes land use and minimizes environmental impacts.

Introduction

S aracennia

Planned Unit Development

Highlights

- 476-acre Mixed-Use Development
- Approximately 800 - 900 residential units
- Live-Work units, Row houses, and Townhomes
- Single Family detached residential units
- Multi-Family residential units
- Village center with offices, restaurants, and neighborhood retail and services

Saracennia

Planned Unit Development

Location

- Located 2 miles north of the city limits of Moss Point, Mississippi near the Helena Community
- West of Saracennia Road
- North of Hans Road
- Black Creek flows through the property from northwest corner to southeast corner





STATE OF MISSISSIPPI



JACKSON COUNTY



Legend

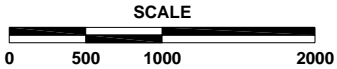
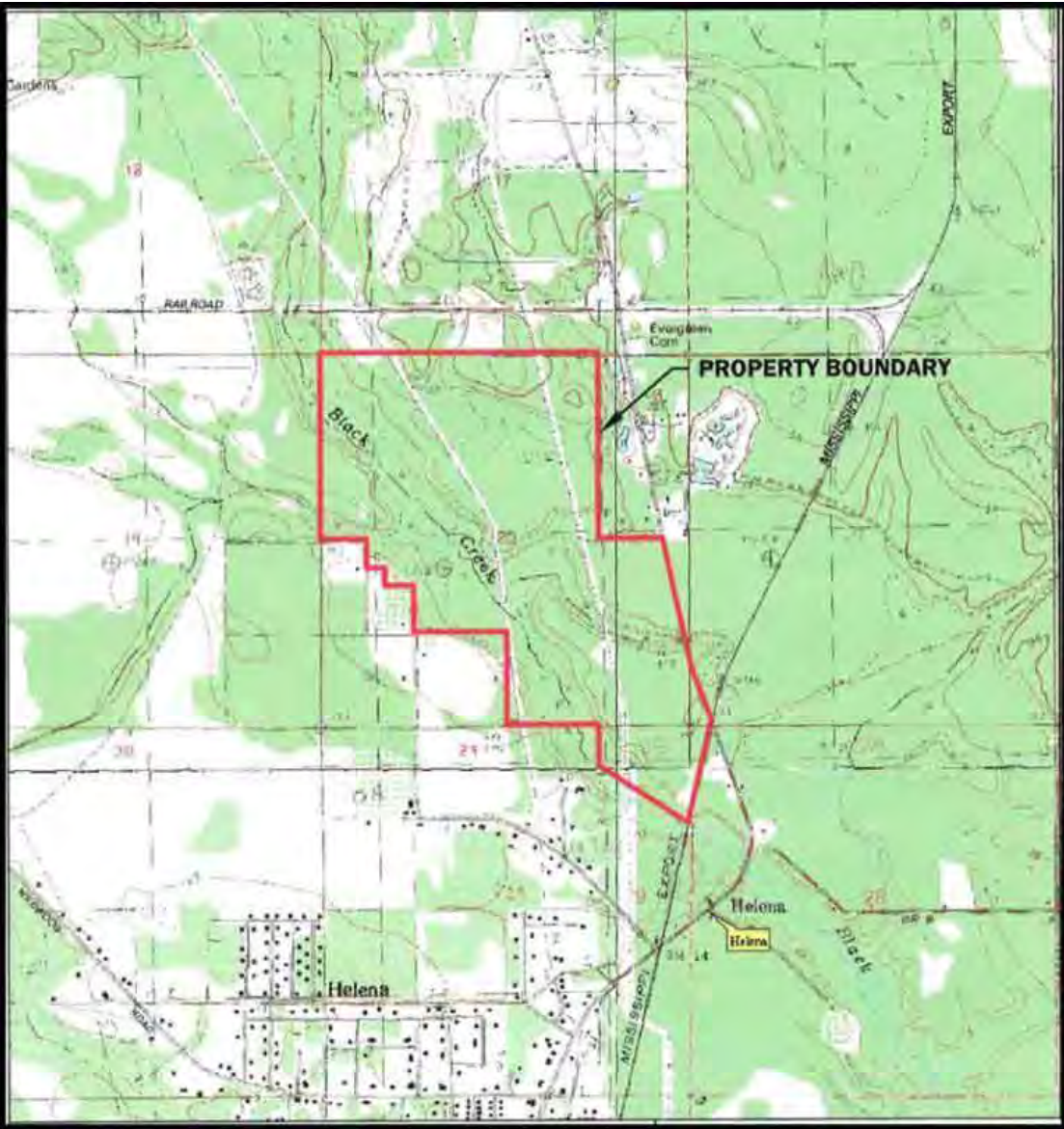
-  PROPOSED PROJECT BOUNDARY
-  SECONDARY ROADS
-  PRIMARY ROADS
-  WATER

GRAYSTONE AT SARACENNIA, LLC

FIGURE-1 PROJECT LOCATION MAP

Eco-Systems, Inc. 

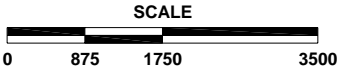
Graystone at Saracennia, LLC USGS Quad Map



Quadrangle Location

Source: DeLORME 3D TopoQuads – Wortham, Mississippi
Success, Mississippi

Graystone at Saracennia, LLC Aerial Photograph



Legend

 Property Boundary

Saracennia

Planned Unit Development

Floodplain

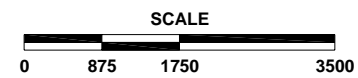
- 100 year floodplain

Wetlands


- Property contains approximately 220 acres of potentially jurisdictional wetlands
- Over 200 acres of the property will be protected and preserved through the utilization of conservation easements
- Enhancement of existing wetland assets via a network of pedestrian trails throughout planned natural areas

Environmental and Conservation Considerations

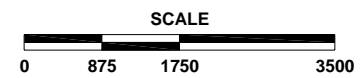
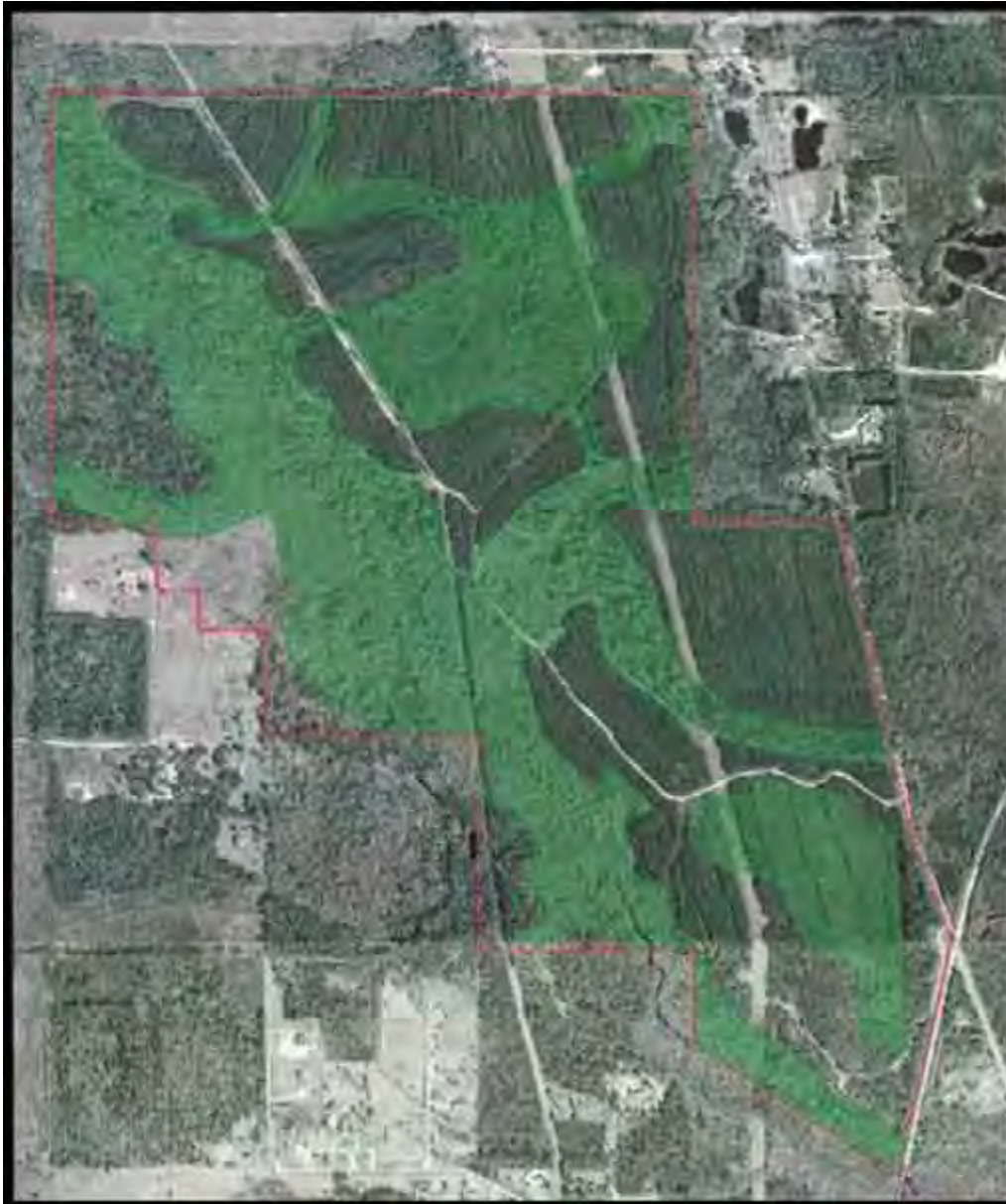
Graystone at Saracennia, LLC Floodplain Overview



Legend

-  Property Boundary
-  100 Year Floodplain

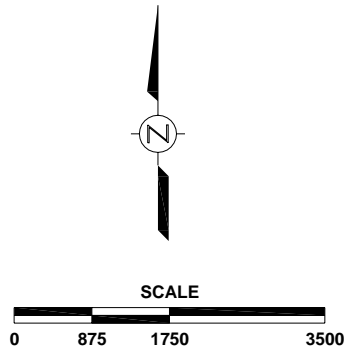
Graystone at Saracennia, LLC Wetlands Overview



Legend

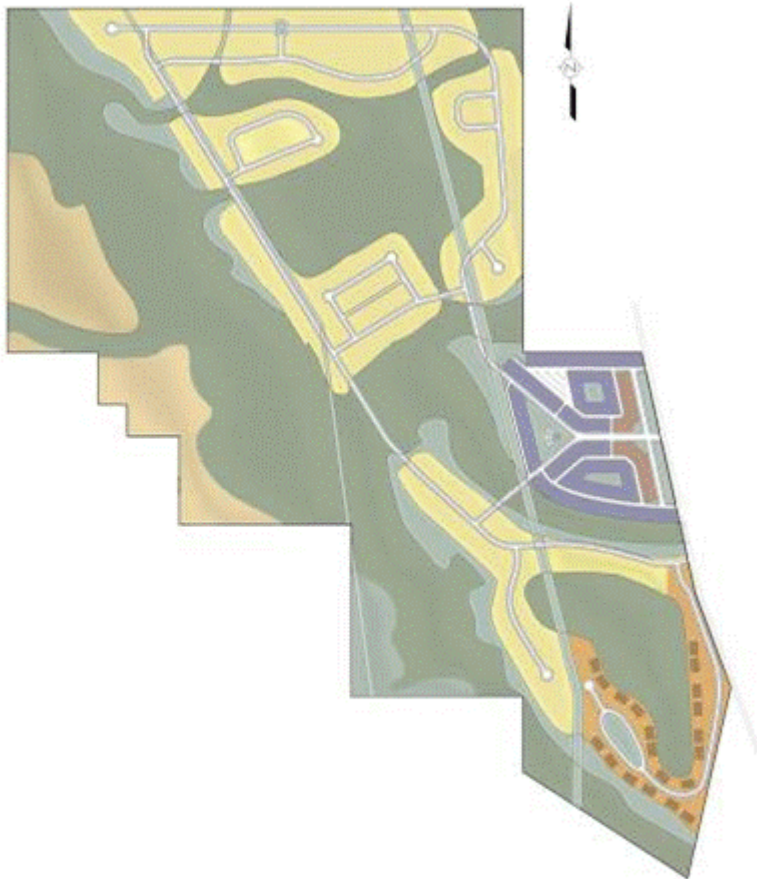
-  Property Boundary
-  Wetlands

Graystone at Saracennia, LLC Surge Inundation Limits (Hurricane Katrina)



Legend

-  Property Boundary
-  100 Year Floodplain



Legend

- Commercial Area
- Live-Work Units and Rowhouses
- Cluster Housing Units
- Single-Family Residential Lots
- Future Residential Development
- Community Parks and Public Green Space
- Conservation Areas

Notes

Walking and Nature Trails Located Throughout.
 See Table 2 for Preliminary Residential Unit Estimates.



SARACENNIA CONCEPTUAL

Graystone at Saracenia, LLC - Jackson County, Mississippi

S aracennia

Planned Unit Development

Village Center

- Provide primary entrance to community
- Serve as hub for development's social and commercial activities, thus encouraging community gatherings

Residential Plan

- Live/work units, townhouses, and row houses provide a smooth transition from Village Center to primarily single-family detached residential area with some cluster housing
- Predominant features include linear parks, playgrounds, trails, sports facilities, community buildings, and conservation areas including Black Creek

Saracennia

Planned Unit Development

Mixed-Use Commercial Area

- › Retail, professional office spaces, and service related businesses
- › Approximately 190 live work units, rowhouses, and townhouses
- › 120,000 square feet of neighborhood commercial area including parking
- › Village green approximately 60,000 square feet

Multi-Family Residential Area

- › Approximately 280 units consisting of multi-family apartments, live work units, townhouses, and some single family houses

Land Uses

Saracennia

Planned Unit Development

Single Family Residential Area

- Consisting of estate homes, courtyard homes, and patio homes
- Each residence within 1,500 feet of a neighborhood park or green space
- Lots generally ranging from 3,000 (Townhomes) to 20,000 square feet (Estate Homes)
- Approximately 350 single family detached units in this area

Conservation Area

- Over 200 acres maintained through conservation easements
- Areas within the community will be interconnected by pedestrian trails

Land Uses



Residential Area at Village Edge

Graystone at Saracennia, LLC - Jackson County, Mississippi

Graystone Mississippi District - Miami, Florida - April 2008
Illustration provided by Dusan Pstrek-Zytek & Company

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Community Retail Streetscape

Graystone at Saracennia, LLC - Jackson County, Mississippi

Graystone Mississippi Charrette - Miami, Florida - April 2016
Illustration provided by Duany Plater-Zyberk & Company

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Summary

- MS has learned hard lessons from Hurricanes Camille and Katrina
- We will be better prepared for the next natural disaster
- Rebuilding Better, Stronger, and More Sustainable