OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY FEBRUARY 14, 2023
1ST FLOOR CITY HALL – COURTROOM
110 WEST MAIN STREET AT 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

III. ROLL CALL

IV. CONSIDERATION OF THE OFFICIAL AGENDA

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 13, 2022

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF FP 22-11 A REQUEST FOR FINAL PLAT APPROVAL FOR “ADELAIDE PH III” LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN A TN-N ZONING DISTRICT

VIII. ADJOURN

APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI DECEMBER 13, 2022

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on December 13, 2022, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present at the meeting were Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Vicki West, Ward 2, Carl Smith, Ward 4, and Alexis Gregory, Ward 5. Joining virtually VIA the Google Meets platform was Kelly Prather, Ward 3. Absent from the meeting was Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Lyle MeCaskey, and City Attorney Chris Latimer.

Chairman Dumas opened the meeting with the Pledge of Allegiance followed by a moment of silence.

IV. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Planning and Zoning Commission of December 13, 2022, as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY DECEMBER 13, 2022
1ST FLOOR CITY HALL – COURTROOM
110 WEST MAIN STREET AT 5:30 PM

I. CALL TO ORDER
II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
III. ROLL CALL
IV. CONSIDERATION OF THE OFFICIAL AGENDA
V. CONSIDERATION FOR THE APPROVAL OF MINUTES
   A. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 8, 2022
VI. CITIZEN COMMENTS
VII. NEW BUSINESS
   A. DISCUSSION AND CONSIDERATION OF AA 22-02 A REQUEST FOR AN ADMINISTRATIVE APPEAL OF THE DECISION TO DENY THE USE OF A HOME OCCUPATION FOR 400 GREENSBORO STREET.
VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for December 13, 2022, received unanimous approval.

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V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 8, 2022

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for November 8, 2022, with revisions received unanimous approval.

A MOTION TO ENTER INTO A CLOSED SESSION TO DETERMINE IF THERE IS PROPER CAUSE FOR AN EXECUTIVE SESSION.

There came for consideration of the matter of entering a closed session to determine if there is a proper cause for an executive session. Upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to enter into a Closed Session was unanimously approved. At this time, the Commission entered into Closed Session.

A MOTION TO ENTER INTO AN EXECUTIVE SESSION.

Upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to enter into an Executive Session was unanimously approved.

The City Attorney invited the public back in, and after allowing the public time to enter the room, made the announcement of the Commission's decision to enter into an Executive Session for the purpose of discussing possible litigation. At this time, the Commission entered Executive Session.

A MOTION TO RETURN TO OPEN SESSION.

Upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to return to open session was unanimously approved.

VI. CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments.

Jeremy Murdoch came forward to speak in opposition to AA 22-02 an Administrative Appeal of the decision to deny the use of a Home Occupation for 400 Greensboro Street

Calling for and receiving no comments, the Commission moved to New Business.

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VII. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF AA 22-02 A REQUEST FOR AN ADMINISTRATIVE APPEAL OF THE DECISION TO DENY THE USE OF A HOME OCCUPATION FOR 400 GREENSBORO STREET.

Chairman Dumas introduced the request, set the order of the presentations, and establish time limits for the presentations. The Applicant and/or the Applicant's representative will present first. The City Planner will present second. Fifteen minutes were allotted to both the applicant and the City Planner. The Applicant had the option to reserve time for rebuttal after the City Planner's presentation.

The Applicant's attorney William Starks presented on behalf of the Applicant in favor of the request. Mr. Starks concluded his presentation and reserved three minutes for rebuttal.

The City Planner began the presentation by reading the following statement and submitting it for the record to be recorded into the minutes.

Presentation Comments by Daniel Havelin to the
Planning and Zoning Commission on December 13, 2022

I am not going to go back through the timeline in detail as shown in the staff report. Instead, I am going to focus on the process of approval and denial and my role as the City Planner.

The first email contact about the proposed use at the property was on July 1st. I received that email while on vacation and did not flag the email to read later or respond to the email. Ms. Arnett did refer to the use as a second home with office space on the second floor in that email.

I received the second email on July 28th. Ms. Arnett referred to the use as residential usage on first floor and private office space on the second floor. In that email Ms. Arnett referred to the property as "the home" several times.

Therefore, in my response, I mistakenly assumed that Ms. Arnett would be living in the home and working out of a home office on the second floor. Under that assumption, I recommended applying for a home occupancy and not a use exception.

I emailed Ms. Arnett on August 2nd with that decision and included the requirements of a home occupation. At this point, Ms. Arnett had all the requirements for a home occupation to review and see if her proposed use met those requirements. Ms. Arnett responded back to that email and stated she would submit an application.

She did submit an application, and, on that application, she did check the box "yes" that she had read the requirements for a home occupation in section 13.5.9. In fact, on the back of the application

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all the requirements for a home occupancy were, again listed. Ms. Arnett willfully and blindly ignored those requirements.

Once I became aware through phone calls and in person conversations that the only use of the property is a real estate office, I emailed Ms. Arnett. In that email, I cited the definition of home occupancy and informed her she would need to apply for Use Exception to operate at that location.

On August 24th, the application's status was changed to "denied' in MyGov.

Ms. Arnett did eventually apply for a Use Exception on August 26th. That application was pulled by the applicant a few hours before it could be reviewed by the Board of Aldermen on October 18th.

Before the Use Exception was reviewed by the Planning and Zoning Commission, Ms. Arnett again applied for a Home Occupancy for 400 Greensboro. Again, it was denied based on the criteria for a home occupancy in Section 13.5.9.

I know that there is a lot being said about the definition of the word "reside" as used in the definition of a Home Occupation. The Unified Development Code, if printed out, is over 400 pages long. It would be impractical to include every term used in the UDC in the definition section. A lot of terms are plain meaning or common knowledge.

Therefore, when I wrote the code, a provision was included for the interpretation of words. In that provision it lists several resources that "may" be used to define a word. The key word is "may". Ultimately, I have the authority, as the City Planner, to define the word in the context it is being used. In this context it is being used to discuss a home office in a residential structure in a residential zoning district.

The "Home Occupation" use is listed under "Residential Uses" in section 13 of the UDC. Not under "Commercial Uses". "Office Professional" is however listed under "Commercial Uses". There is a provision to allow for "Office Professional" use in that zoning district. That provision is the Use Exception process which was started and stopped by the applicants.

Per the definition, a home occupancy is supposed to be clearly incidental and secondary to the use of the residential dwelling, which does not change the character of the dwelling or neighborhood, and which brings little additional traffic and few visitors to the premise.

Therefore, in my professional opinion not only as the City Planner, but as the author of the Unified Development Code, I strongly recommend denying this request to appeal my decision to deny the request for a home occupancy at 400 Greensboro based on the requirements of section 13.5.9. Otherwise, this will be a complete end-around on our zoning regulations and would offer no protection in any residential structure in any residential zoning district from incompatible commercial uses in the neighborhood.

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At the conclusion of Mr. Havelin's presentation, Mr. Starks used the remaining time speaking in favor of the request.

After a discussion amongst the Commissioners and upon the motion to deny by Commissioner Gregory, duly seconded by Commissioner West, the motion was unanimously denied.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on January 10, 2023, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on December 13, 2022, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimously approved.

_____

Jeremiah Dumas, Commission Chair

_____

Daniel Havelin, City Planner

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THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Discussion and consideration of FP 22-11 a request for Final Plat approval for "Adelaide Ph III" located on the west side of Adelaide Phase I and II on Ryan Avenue and Bancroft Avenue within a TN-N zoning district.
Date:	February 14, 2023

The purpose of this report is to provide information regarding the Final Plat request by Neel-Schaffer Inc. on behalf of Live Adelaide LLC for the "Adelaide Ph III" subdivision. Please see attachments 1- 7.

BACKGROUND INFORMATION

- The Preliminary Plat was approved by the Board of Aldermen on September 21, 2021, with 3 conditions
    1. The dedication of a minimum of 10 feet of right-of-way along South Montgomery Street shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
    2. A left turn lane to South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units within the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:
        - North Site Drive at 400 dwelling units
        - Lawrence Avenue at 470 dwelling units
        - South Site Drive #1 at 550 dwelling units
        - South Site Drive #2 at 600 dwelling units
        - South Site Drive #3 at 600 dwelling units
    3. A turnaround for emergency vehicles shall be provided at the west end of Bancroft Avenue, Saunders Street, and Dero Drive prior to the issuance of a building permit for Lot 95, 96, 101, 102, 107, and 108. Turnaround layout and design shall be shown on approved infrastructure drawings
- On December 15, 2020, the Board of Aldermen approved a Variance from the required curb width, building setback, right of way & median limits, and travel lane width for Adelaide Subdivision Phase III.
- On September 21, 2021, the Board of Aldermen approved a Special Exception to allow for 5 lots to be created without fronting a public street in Phase III.
- The Development Review Committee approved the infrastructure plan on April 7, 2022

GENERAL INFORMATION

- The proposed subdivision is located on the west side of Adelaide Phase I and II on Ryan Avenue and Bancroft Avenue in a TN-E zoning district.

- The gross acreage is +/- 21.16 with a total of 67 lots. The proposed gross density is 3.17 units per acre.
- All easements and dedications are provided on the final plat.
- The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen.
- Street numbers will be assigned for construction permitting and utility assignments.
- Golden Triangle Planning and Development has reviewed the proposed road name and has no issues.
- Electrical service will be provided by 4 County.
- Potable water and sanitary sewer utility services will be provided by the City.
- Staff has reviewed the proposed covenants and they include sections for common area and stormwater facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney.
- The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of final plat approval and required signatures on the final plat. One (1) paper copy, a digital copy as a Portable Document Format (PDF), and AutoCAD file of the approved final plat shall be retained in the Planning Department's files. The final plat shall be filled with the office of the chancery clerk of Oktibbeha County within sixty (60) days or the plat shall be void. A deposit in the amount of two hundred dollars ($200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat approval is recommended conditionally, the conditions and reasons therefore shall be stated, and if necessary, the Planning and Zoning Commission or Mayor and Board of Aldermen may require that the subdivider submit a revised final plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen, the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A denied final plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval on the plat upon certification by the City Clerk that the City has received both of the following:
    - An executed development agreement for any outstanding improvements between the subdivider and the city to install the required improvements.
    - An approved form of surety as approved by the City Attorney to complete the improvements and installations for the subdivision shall be in compliance with these rules and regulations. Such surety shall not exceed two hundred percent (200%) of the estimated cost of the improvements.

ZONING DISTRICT INFORMATION

Below is information pertaining to a Single Detached Dwelling Residential Use in a TN-N zoning district (Section 6.3):

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	TN-N
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45′
A3 Lot width at corner (min.)	55′
B. Principal Building Setbacks	TN-N
B1 Front setback	10′ min 15′ max (variance approved for 6′ min)
B2 Side setback (min.)	5′ or infill standards
B3 Side setback corner lot (min.)	10′ min 15′ max
B4 Rear setback (min.)	5′
B5 Rear setback adjacent to street or alley (min.)	7′ without parking, 18′ with parking
C. Accessory Dwelling Unit/Structure Setbacks	TN-N
C1 Front setback	
C2 Side setback	5′ min
Side setback corner lot (min.)	10′
C4 Rear setback	5′, minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	7′ without parking, 18′ with parking
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	TN-N
D1 From primary street	Behind front wall of principal building
E. Height	TN-N
E1 Principal building(s) (max)	30′, 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15′
F. Pedestrian Access	TN-N
F1 Street-facing primary entrance along street	yes

(*) For lots existing prior to establishment of current zoning, infill standards shall be used for building, accessory dwelling, and accessory structure setbacks

CONDITIONS OF APPROVAL

Any condition attached to the approval of a final plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the subdivision. The following conditions are recommended by the Engineering Department:

1. The dedication of a minimum of 10 feet of right-of-way along South Montgomery Street shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.

2. A left turn lane onto South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units within the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:

    - North Site Drive at 400 dwelling units
    - Lawrence Avenue at 470 dwelling units
    - South Site Drive #1 at 550 dwelling units
    - South Site Drive #2 at 600 dwelling units
    - South Site Drive #3 at 600 dwelling units

3. All items provided in the Adelaide Phase 3 Engineering & Utilities Inspection punch list (attachment 7) shall be completed or have surety provided, as approved by the City Engineer and Utilities Department, prior to execution of the Final Plat.

Attachment 1

FP 22-11 Aerial

Legend

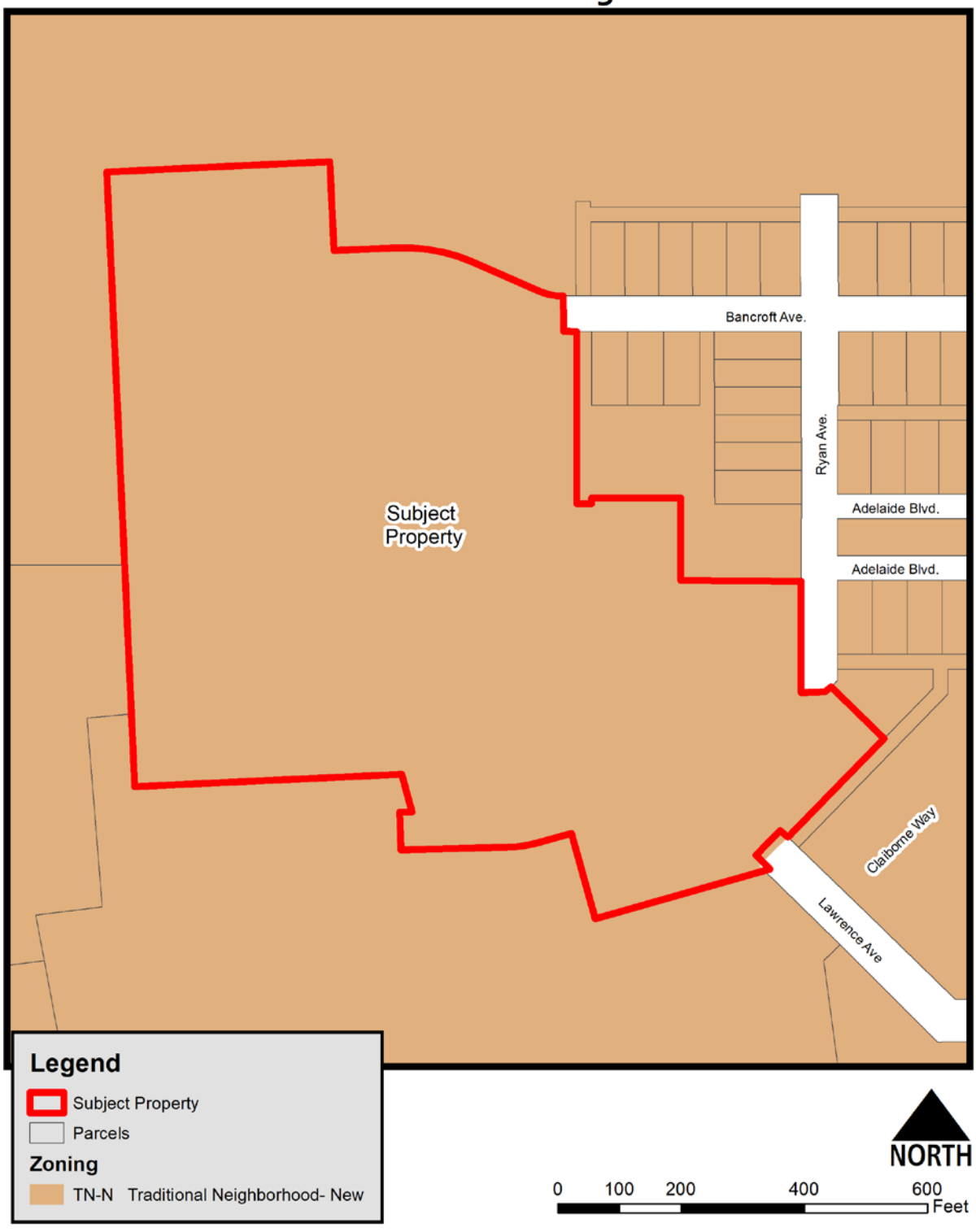
- Subject Property
- Parcels

NORTH

0 100 200 400 600 Feet

Attachment 2

FP 22-11 Zoning



Attachment 3

FP 22-11 Final Plat Overlay

Legend

- Subject Property
- Parcels

NORTH

0 100 200 400 600 Feet

LIVE ADELAIDE, LLC

SAUNDERS RAMSEY, MANAGER 662-648-9010

SANDY RAMSEY, MANAGER 662-341-1321

1305 South Montgomery Street

Starkville, Mississippi 39759

liveadelaidellc@gmail.com

(SHEET 1 OF 3)

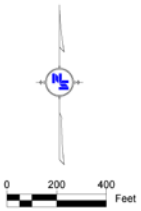
CITY OF STARKVILLE, MISSISSIPPI

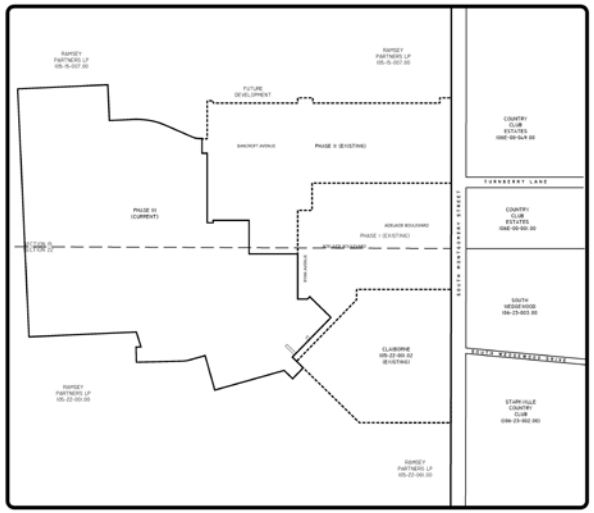
MAYOR

LYNN SPRUILL

ALDERMEN

WARD 1	BEN CARVER
WARD 2	SANDRA SISTRUCK
WARD 3	JEFFREY RUPP
WARD 4	MIKE BROOKS
WARD 5	HAMP BEATTY
WARD 6	ROY A. PERKINS (VICE-MAYOR)
WARD 7	HENRY N. VAUGHN, SR.





LATITUDE & LONGITUDE
LAT. = 33.4190
LONG. = −88.8111
(APPROX. CENTER OF PROJECT)

NOTE

● INDICATES APPROXIMATE LOCATION OF PROJECT

VICINITY MAP

NOTES

1. ALL TRACTS, INCLUDING COMMON AREAS, ALLEYWAYS, AND SHARED SPACES SHALL REMAIN OPEN TO THE PUBLIC AND ACCESSIBLE TO EMERGENCY VEHICLES AT ALL TIMES.
2. NO MORTGAGE EXIST ON PARCELS ASSOCIATED WITH THIS DEVELOPMENT
3. THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL NO. 28105C0166E DATED FEBRUARY 17, 2010.
4. COMMON SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. ALL WATER AND SEWER WILL BE PROVIDED TO THE PROPERTY THROUGH STARKVILLE UNITIES (PUBLIC)
6. ALL STORMWATER FOR PHASE III WILL BE MANAGED THROUGH A STORM DETENTION POND AS SHOWN ON SHEET 3

LAND USE/SITE DATA	
GROSS ACREAGE	21.16 ACRES
NET DENSITY	7.55
OPEN SPACE	OPEN SPACE=5.72 ACRES
LAND USE	RESIDENTIAL=8.87 ACRES
	COMMON AREA=5.72 ACRES
TOTAL # LOTS	67
20% OPEN SPACE MINIMUM	OPEN SPACE=27%

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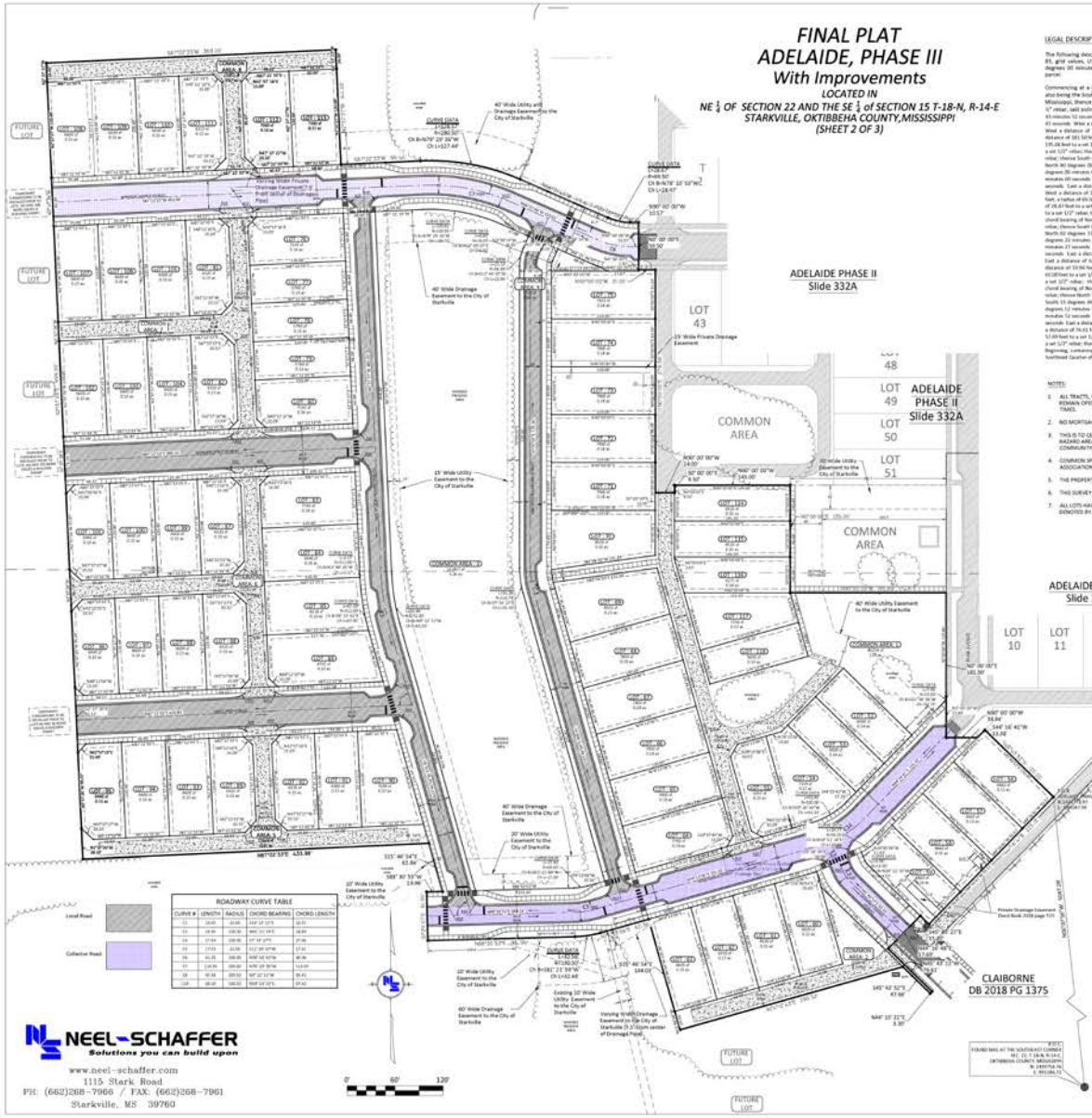
Starkville, MS 39760

Attachment 4- Final Plat

FINAL PLAT
ADELAIDE, PHASE III
With Improvements
LOCATED IN
NE ¼ OF SECTION 22 AND THE SE ¼ of SECTION 15 T-18-N, R-14-E
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI
(SHEET 2 OF 3)



ROADWAY CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	16.05	10.00	S44° 13' 22"E	14.33
C2	18.90	150.00	N65° 11' 09"E	18.89
C4	17.54	150.00	S7° 19' 27"E	17.46
C5	17.03	10.00	S11° 39' 07"W	17.61
C6	41.26	150.00	N59° 43' 07"W	41.36
C7	114.54	150.00	N76° 29' 30"W	112.03
C8	97.46	150.00	N9° 22' 01"W	95.41
C10	98.64	150.00	N69° 24' 01"E	97.62

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LEGAL DESCRIPTION OF ADELAIDE, PHASE III

The following description is based on the Mississippi State Plane Coordinate System, East Zone NAD 83, grid values, US feet, using scale factor of 0.9999500879 and a convergence angle of (+) 00 degrees 00 minutes 37.8 seconds developed at the approximate center of the following described parcel:

Commencing at a nail found at the Intersection of South Montgomery Street and Poor House Road also being the Southeast Corner of Section 22, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, thence North 06 degrees 07 minutes 56 seconds West a distance of 5047.09 feet to a set ½" rebar, said point being the Point of Beginning of the herein described tract; thence North 45 degrees 43 minutes 52 seconds West a distance of 220.00 feet to a set ½" rebar; thence South 44 degrees 16 minutes 41 seconds West a distance of 13.38 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 38.84 feet to a set ½" rebar; thence North 0 degrees 00 minutes 00 seconds East a distance of 181.50 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 195.08 feet to a set ½" rebar; thence North 0 degrees 00 minutes 00 seconds East a distance of 135.00 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 145.00 feet to a set ½" rebar; thence South 0 degrees 00 minutes 00 seconds West a distance of 9.50 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 34.06 feet to a set ½" rebar; thence North 0 degrees 00 minutes 00 seconds West a distance of 279.50 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 21.00 feet to a set ½" rebar; thence North 0 degrees 00 minutes 00 seconds East a distance of 59.50 feet to a set ½" rebar; thence North 90 degrees 00 minutes 00 seconds West a distance of 50.57 feet to a set ½" rebar; thence along a curve to the right with an arc length of 28.57 feet, a radius of 65.50 feet, a chord bearing of North 78 degrees 10 minutes 52 seconds West and a chord length of 28.37 feet to a set ½" rebar; thence North 65 degrees 21 minutes 46 seconds West a distance of 119.61 feet to a set ½" rebar; thence along a curve to the left with an arc length of 128.57 feet, a radius of 180.50 feet, a chord bearing of North 75 degrees 29 minutes 36 seconds West and a chord length of 127.44 feet to a set ½" rebar; thence South 87 degrees 23 minutes 35 seconds West a distance of 39.44 feet to a set ½" rebar; thence North 02 degrees 37 minutes 27 seconds West a distance of 144.00 feet to a set ½" rebar; thence South 87 degrees 23 minutes 33 seconds West a distance of 503.00 feet to a set ½" rebar; thence South 0 degrees 37 minutes 27 seconds East a distance of 995.00 feet to a set ½" rebar; thence North 87 degrees 22 minutes 33 seconds East a distance of 410.88 feet to a set ½" rebar; thence South 35 degrees 45 minutes 54 seconds East a distance of 62.68 feet to a set ½" rebar; thence South 88 degrees 30 minutes 53 seconds West a distance of 19.96 feet to a set ½" rebar; thence South 1 degrees 29 minutes 52 seconds East a distance of 43.00 feet to a set ½" rebar; thence North 88 degrees 30 minutes 53 seconds East a distance of 184.56 feet to a set ½" rebar; thence along a curve to the left with an arc length of 22.56 feet, a radius of 130.50 feet, a chord bearing of North 81 degrees 21 minutes 19 seconds East and a chord length of 22.48 feet to a ½" rebar; thence North 74 degrees 13 minutes 06 seconds East a distance of 63.26 feet to a set ½" rebar; thence South 15 degrees 46 minutes 54 seconds East a distance of 144.50 feet to a set ½" rebar; thence North 74 degrees 12 minutes 40 seconds East a distance of 290.52 feet to a set ½" rebar; thence South 45 degrees 41 minutes 52 seconds East a distance of 87.46 feet to a set ½" rebar; thence North 44 degrees 15 minutes 22 seconds East a distance of 3.30 feet to a set ½" rebar; thence North 45 degrees 52 minutes 12 seconds West a distance of 76.41 feet to a set ½" rebar; thence North 44 degrees 16 minutes 41 seconds East a distance of 57.69 feet to a set ½" rebar; thence South 45 degrees 43 minutes 27 seconds East a distance of 15.10 feet to a set ½" rebar; thence North 44 degrees 16 minutes 41 seconds East a distance of 223.15 feet to the Point of Beginning, containing 21.16 acres, more or less and lying in the Northeast Quarter of Section 22 and in the Southeast Quarter of Section 15, both of Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

NOTES:

1. ALL TRACTS, INCLUDING COMMON AREAS, ALLEYWAYS, AND SHARED SPACES SHALL REMAIN OPEN TO THE PUBLIC AND ACCESSIBLE TO EMERGENCY VEHICLES AT ALL TIMES.
2. NO MORTGAGE EXIST ON PARCELS ASSOCIATED WITH THIS DEVELOPMENT.
3. THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL NO. 28105C0160K DATED FEBRUARY 17, 2010.
4. COMMON SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. THE PROPERTY IS ZONED "TN-N TRADITIONAL NEIGHBORHOOD- NEW"
6. THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS "C" SURVEY.
7. ALL LOTS HAVE A 5 FEET WIDE FRONT, REAR AND SIDE EASEMENT FOR UTILITIES AS DENOTED BY THE DASHED LINE.

SETBACKS PER MA 20-04 and the City of Starkville Unified Development Code

FRONT SETBACK	6 Min. 15' Max.
SIDE SETBACK (MAIN)	5'
SIDE SETBACK CORNER LOT	10' Min. 15' Max.
REAR SETBACK (MAIN)	5'
REAR SETBACK (MAIN) (ADJACENT TO STREET OR ALLEY)	7' (WITHOUT PARKING) 18' (FROM ALLEY EDGE WITH PARKING)

DATE OF DRAWING: 11.30.2022

Scale 1"=60'

● 1/2" (SET IRON PIN) 1/2" x 24" REBARS

BEARINGS SHOWN ARE GRID BEARINGS DETERMINED BY GPS OBSERVATIONS CONVERGENCE ANGLE= +00°00'37.8"

DISTANCES SHOWN ARE GRID VALUES, US SURVEY FEET MS STATE PLANE COORDINATES (MS SPC) EAST ZONE, NAD 83 DATUM SCALE FACTOR= 0.9999500879

REFERENCE MATERIALS
DB 2014 PG 5767
DB 2012 PG 5868
DB 2001 PG 3480
DB 1043 PG 750
DB 1009 PG 104
DB 968 PG 757
DB 878 PG 677
DB 1042 PG 202
DB 2010 PG 5691
DB 3025 PG 8030

JAMES BRETT BRASHER
P.O. BOX 2100
2310 MARTIN LUTHER KING JR. DRIVE
COLUMBUS, MS. 39704-2100
REGISTERED PROFESSIONAL LAND SURVEYOR L.S. NO. 3231
STATE OF MISSISSIPPI

CERTIFICATE OF OWNERSHIP

We, the undersigned, owners or lien holders of the real estate shown and described herein do hereby certify that we have laid-off, platted, and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Date of Execution _____ Live Adelaide, LLC
Manager: Saunders Ramsey
1305 South Montgomery Street
Starkville, Mississippi 39759

Date of Execution _____ Signature of Notary Public

Printed Name of Notary Public

Date of Execution _____ Live Adelaide, LLC
Manager: Carter Ramsey
1305 South Montgomery Street
Starkville, Mississippi 39759

Date of Execution _____ Signature of Notary Public

Printed Name of Notary Public

Source of Title: Deed Book 2021 Page 8000

UTILITY EASEMENT DEDICATION

The undersigned Owner of ADELAIDE, PHASE III, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress egress and for general city purposes to include but not be limited to walking trails, biking trails, and greenways, all utility easements to be used by the City of Starkville, Mississippi for providing public services.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from utility line failures or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of utility lines.

DRAINAGE EASEMENT DEDICATION

The undersigned Owner of ADELAIDE, PHASE III, as shown on the forgoing plat, does by this instrument convey to the City of Starkville, Mississippi, along with the right of ingress egress and for general city purposes to include but not be limited to walking trails, biking trails, and greenways, all drainage easements to be used by the City of Starkville, Mississippi for providing public services.

It is understood and agreed that the City of Starkville is held harmless from liability or payment of compensation to the abutting property owners, or entity deriving therefrom, from damages resulting from stormwater conveyance or damages to improvements within the aforementioned easements, up to, but not limited to, buildings, structures, light fixtures, mailboxes, ornamental landscaping, hardscapes, turf grasses, fences, along with private roads and parking lot surfaces, curbs and gutters, as a result of ingress, egress, and the installation, maintenance, or replacement of stormwater channels.

CERTIFICATE OF RECORDING

This document, Number _____ filed for record on this the ____ day of _____, 20___
in Plat Book _____ page _____

_____
Sharon Livingston, Chancery Clerk
Oktibbeha County, Mississippi

CERTIFICATE OF ACCURACY

I, John Cunningham, hereby certify that this plat correctly represents a plan made by me or under my supervision, that all improvements and requirements of the City of Starkville, Mississippi, subdivision standards have been fully complied with.

Date of Execution _____ John Cunningham, P.E.
No. 15558, Mississippi

I, James Brett Brasher, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision, that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, and that all requirements of the City of Starkville, Mississippi, subdivision standards have been fully complied with.

Date of Execution _____ James Brett Brasher, P.L.S.
No. 3231, Mississippi

CERTIFICATE OF FINAL APPROVAL

Pursuant to the subdivision standards of the City of Starkville, Mississippi's Unified Development Code, this document was approved by the Development Review Committee. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under the authority of these regulations.

Date of Execution _____ Engineering Department

Date of Execution _____ Planning Department

Date of Execution _____ Fire Department

Date of Execution _____ Utility Department- Water/Sewer

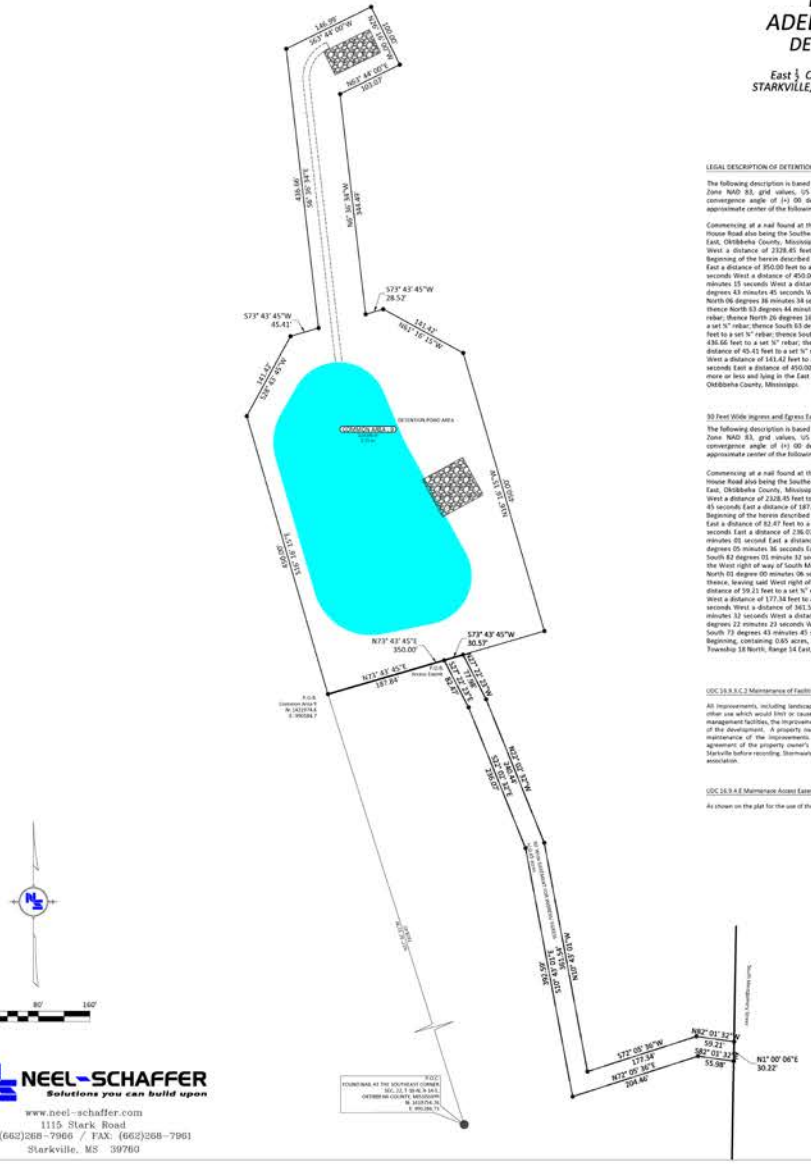
Date of Execution _____ Utility Department- Electric

Pursuant to the approval requirements of the City of Starkville, Mississippi's Unified Development Code, this document was given approval by the Mayor and Board of Aldermen at a meeting held on this the ____ day of _____, 20___. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the chancery clerk within six months hereafter.

Date of Execution _____ Mayor, City of Starkville, Mississippi

Date of Execution _____ City Clerk

FINAL PLAT
ADELAIDE, PHASE III
DETENTION POND
LOCATED IN
East ½ OF SECTION 22, T-18-N, R-14-E
STARKVILLE, OKTIBBEHA COUNTY,MISSISSIPPI
(SHEET 3 OF 3)



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1115 Stark Road
PH: (662)268-7966 / FAX: (662)268-7961
Starkville, MS 39760

LEGAL DESCRIPTION OF DETENTION POND

The following description is based on the Mississippi State Plane Coordinate System, East Zone NAD 83, grid values, US feet, using scale factor of 0.99995004877 and a convergence angle of (+) 00 degrees 00 minutes 42.4 seconds developed at the approximate center of the following described parcel:

Commencing at a nail found at the intersection of South Moatgomery Street and Poor House Road also being the Southeast Corner of Section 22, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, thence North 17 degrees 32 minutes 51 seconds West a distance of 2328.45 feet to a set 3/4" rebar, said point being the Point of Beginning of the herein described tract; thence North 73 degrees 43 minutes 45 seconds East a distance of 350.00 feet to a set ½" rebar; thence North 16 degrees 16 minutes 15 seconds West a distance of 450.00 feet to a set ½" rebar; thence North 61 degrees 16 minutes 15 seconds West a distance of 141.42 feet to a set ½" rebar; thence South 73 degrees 43 minutes 45 seconds West a distance of 28.52 feet to a set ½" rebar; thence North 06 degrees 36 minutes 34 seconds West a distance of 344.49 feet to a set ½" rebar; thence North 63 degrees 44 minutes 00 seconds East a distance of 103.07 feet to a set ½" rebar; thence North 26 degrees 16 minutes 00 seconds West a distance of 100.00 feet to a set ½" rebar; thence South 63 degrees 44 minutes 00 seconds West a distance of 346.99 feet to a set ½" rebar; thence South 06 degrees 36 minutes 34 seconds East a distance of 436.66 feet to a set ½" rebar; thence South 73 degrees 43 minutes 45 seconds West a distance of 45.41 feet to a set ½" rebar; thence South 28 degrees 43 minutes 45 seconds West a distance of 141.42 feet to a set ½" rebar; thence South 16 degrees 16 minutes 15 seconds East a distance of 450.00 feet to the Point of Beginning, containing 5.15 acres, more or less and lying in the East Half of Section 22, Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

30 Feet Wide Ingress and Egress Easement

The following description is based on the Mississippi State Plane Coordinate System, East Zone NAD 83, grid values, US feet, using scale factor of 0.99995004877 and a convergence angle of (+) 00 degrees 00 minutes 42.4 seconds developed at the approximate center of the following described parcel:

Commencing at a nail found at the intersection of South Montgomery Street and Poor House Road also being the Southeast Corner of Section 22, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, thence North 17 degrees 32 minutes 51 seconds West a distance of 2328.45 feet to a set 3/4" rebar; thence North 73 degrees 43 minutes 45 seconds East a distance of 187.84 feet to a set ½" rebar, said point being the Point of Beginning of the herein described tract; thence South 27 degrees 22 minutes 23 seconds East a distance of 82.47 feet to a set ½" rebar; thence South 22 degrees 02 minutes 32 seconds East a distance of 236.07 feet to a set ½" rebar; thence South 10 degrees 43 minutes 01 second East a distance of 392.59 feet to a set ½" rebar; thence North 72 degrees 05 minutes 36 seconds East a distance of 204.46 feet to a set ½" rebar; thence South 82 degrees 01 minute 32 seconds East a distance of 55.98 feet to a set ½" rebar on the West right of way of South Montgomery Road; thence along said West right of way, North 01 degree 00 minutes 06 seconds East a distance of 30.22 feet to a set ½" rebar; thence, leaving said West right of way, North 82 degrees 01 minute 32 seconds West a distance of 59.21 feet to a set ½" rebar; thence South 72 degrees 05 minutes 36 seconds West a distance of 177.34 feet to a set ½" rebar; thence North 10 degrees 43 minutes 01 seconds West a distance of 361.54 feet to a set ½" rebar; thence North 22 degrees 02 minutes 32 seconds West a distance of 240.44 feet to a set ½" rebar; thence North 27 degrees 22 minutes 23 seconds West a distance of 77.98 feet to a set ½" rebar; thence South 73 degrees 43 minutes 45 seconds West a distance of 30.57 feet to the Point of Beginning, containing 0.65 acres, more or less and lying in the East Half of Section 22, Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

UDC 16.9.X.C.2 Maintenance of Facilities:

All improvements, including landscaping, shall be maintained in perpetuity and cannot be developed for any other use which would limit or cause to limit the use of the improvements. In the case of shared stormwater management facilities, the improvements shall be owned and/or maintained by the property owner's association of the development. A property owner's association shall be formed by the developer in perpetuity for the maintenance of the improvements. Membership shall be mandatory for all property owners. Articles of agreement of the property owner's association must be approved by the Board of Aldermen of the City of Starkville before recording. Stormwater management facilities to be owned/maintained by the property owner's association.

UDC 16.9.A.E Maintenance Access Easements:

As shown on the plat for the use of the City of Starkville per Section 16.9.A.E of the Unified Development Code.

Vicinity Map

JAMES BRETT BRASHER
P.O. BOX 2100
2310 MARTIN LUTHER KING JR. DRIVE
COLUMBUS, MS. 39704-2100
REGISTERED PROFESSIONAL LAND
SURVEYOR L.S. NO. 3231
STATE OF MISSISSIPPI

DATE OF DRAWING: 01 30 2015
Scale 1"=80'

Class "C" Survey

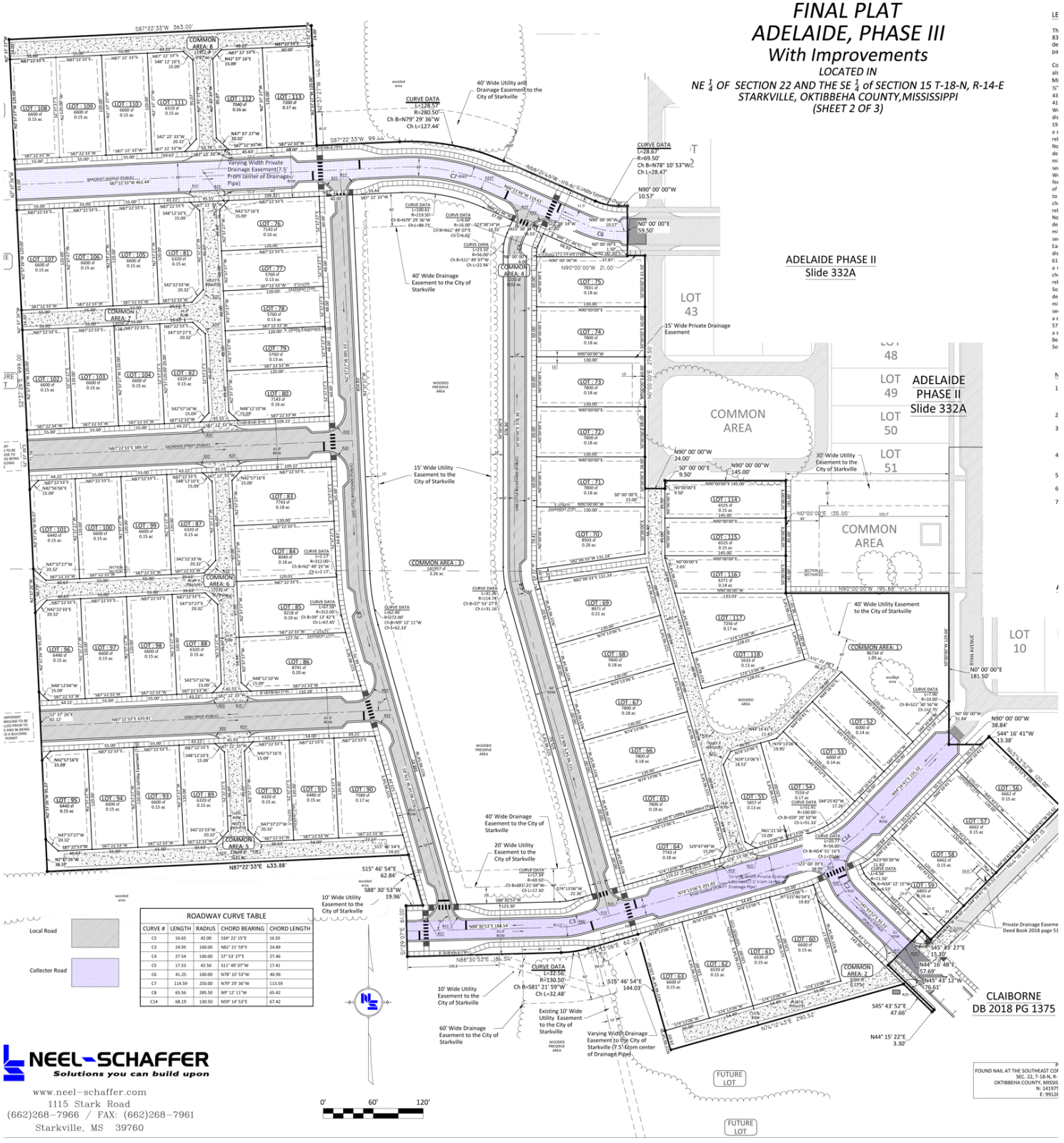
● Set property corner per Starkville UDC and Standards for Surveying in Mississippi

BEARINGS SHOWN ARE GRID BEARINGS
DETERMINED BY GPS OBSERVATIONS
CONVERGENCE ANGLE= +00°00'42.4"

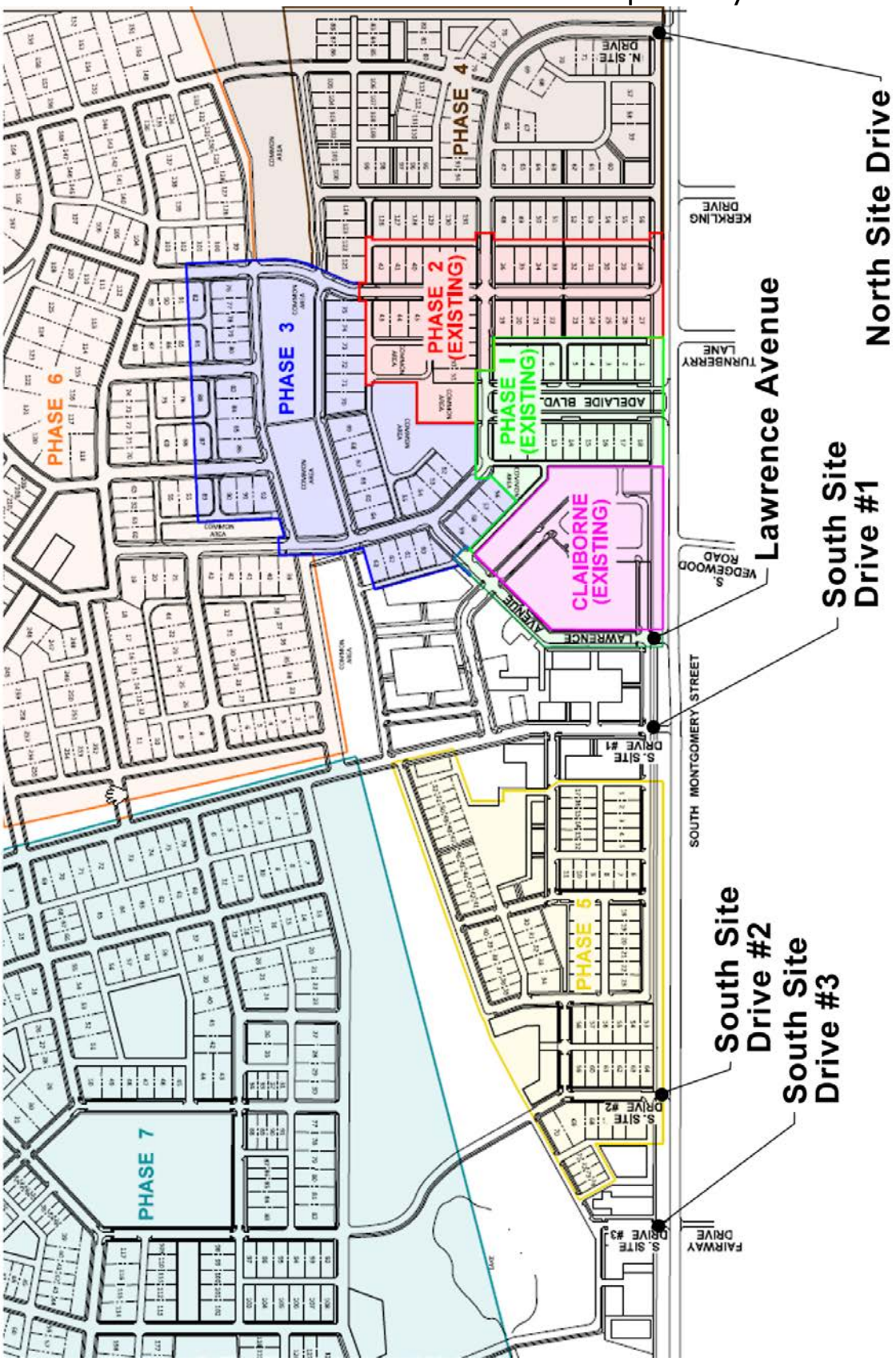
DISTANCES SHOWN
ARE GRID VALUES, US SURVEY FEET
MS STATE PLANE COORDINATES (MS SPC)
EAST ZONE, NAD 83 DATUM
SCALE FACTOR= 0.99995004877

REFERENCE MATERIALS
DB 3014 PG 5767
DB 2013 PG 5669
DB 2000 PG 2480
DB 1043 PG 750
DB 1009 PG 324
DB 966 PG 757
DB 878 PG 677
DB 1042 PG 202
DB 3010 PG 6691
DB 3021 PG 8030

Attachment 5- Final Plat Enlarged



Attachment 6- Phased Master Plan for Traffic Impact Analysis



Attachment 7-Adelaide Phase III Engineering & Utilities Inspection

Adelaide Phase III Engineering & Utilities Inspection
12-29-22
02-03-23

Below are comments from an initial inspection on 12-29-2022. Additional inspections will be needed as the punch list items have been completed.

Additional comments by Stephen Kachelman and Zach McCormick on 02-03-2023 are in blue.

Utilities Comments:

~~1) Concrete needs to be added around water valves.~~
~~2) Turndowns inside manholes need to be added.~~
~~3) Fire hydrants need to be rotated.~~
~~4) There are some remaining lines that need CCTV. We are scheduling this for next week.~~
5) Markers for water services need to be placed.

Earthwork & Erosion Control Comments:

6) All of the site needs to be established with vegetation per the plans before final plat. If specific measures are not noted on the plans, follow City's Standard Detail EC-03: Seedbed Preparation and Seed specifications. Most of these areas need to be smooth graded and compacted before receiving vegetation. All common areas need to be fully established. Most of the common areas have grass beginning to grow but not yet established. While the plat can proceed forward through the P&Z and BOA meetings, it will not be signed and fully executed until grass has been established. There are also many areas that do not appear to be smoothly graded and have large dirt clods. Is this the final grading for these areas? Examples of this are along the preserve area between Lake Little Blvd and areas between the curb and sidewalk on Lake Little Blvd. Lots slated for home construction either need to be fully seeded and established or have silt fence installed along the perimeter of the lot. No silt fence has been installed along the perimeter of lots or grass established; one of these options will need to be completed before Final Plat.
7) Backfill and compact behind curb and around sidewalk. These areas need to be graded for positive drainage, compacted, and grass established. Grassing has begun to grow but still needs to be established in these areas. See comment from Note 6 on smooth grading.
~~8) Additional fill & rip rap needed between FES-A1 & sidewalk to prevent future erosion.~~

Road, Sidewalk, Curb & Gutter Comments:

9) Piece of curb tying to ramp near Bancroft Sta. 15+60 R has joints very close to each other and needs to be repaired.
~~10) Alleyways, aprons, curb ramp tie-ins, and any other missing infrastructure needs to completed, inspected, and approved.~~
~~11) Stein McMullen & Zach McCormick are scheduling a full ADA inspection, but this has not been completed yet.~~
~~12) Piece of curb tying to ramp near Bancroft Sta. 15+60 R has joints very close to each other and needs to be repaired.~~
13) Please spot check sidewalk forms elevation at Bancroft Sta. 14+50 R. They appear to be higher than needed. Unless there is a specific reason, I think lowering these will provide a better finished product. Without taking any measurements, it looks like the sidewalk is approximately 4" – 6" too high. ADA compliant guardrail will be required along the top of the box culvert and extending past the box culvert as necessary to prevent an unsafe condition. This needs to be installed on both north and south sides of the road. This will be required prior to the first Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) and will need surety provided before Final Plat is executed.
~~14) Remove PVC pipe piece in asphalt in front of Inlet B-3.~~
~~15) Temporary emergency turnarounds need to be completed.~~
16) The gutter pan on Lake Little West L & Lake Little East R appears flat or in some locations as a catch curb. The plans show this as a pitch curb. Water should not run along the joint between asphalt and gutter pan or pond in the gutter pan or roadway and should be able to completely drain from one side of the road to the other. Based on the pitch curb detail in the plans, there should be 2" of fall or around 10-12% slope along the gutter pan towards the road. The approved plans also show that Lake Little Boulevard should have 2% cross slope which it does not appear to have. We are awaiting preliminary as-builts from the Engineer of Record so that an assessment can be made. Additionally, after the final layer of asphalt has been installed, if there are areas that are holding water or show an inability to drain, we will require these to be fixed. Both the curb and gutter and the roadway have been installed at flatter slopes than design grade so it will be incumbent on the developer/contractor to ensure positive drainage is achieved.
17) Install all signage. Signage for side streets (i.e., Saunders, Dero, Lawrence, etc.) are not currently installed on the pole. Will bisecting street signs be installed?
18) All streets and curb & gutter need to be swept and cleaned once all work is complete.
19) Temporary striping required. No temporary striping will be installed if final lift of asphalt is placed prior to final plat.
~~20) Does sidewalk and curb & gutter on the west ends Saunders St & Dero St need to extend to end of asphalt?~~

~~21) Crushed stone apron west of Ryan Ave needs to be installed.~~

22) Large amounts of excess materials (piles of sand, fill material, etc.) need to be cleaned off of road; multiple locations. There are areas with rip rap still on the roadway (i.e., Bancroft Ave).

23) Asphalt on east side of Lake Little East appears to not be compacted well or was installed below recommended temperatures. Some of it is raveling out already, and I was able to remove aggregate by hand. These areas need to be removed and replaced full depth. These areas have been marked for removal and will need to be completed, inspected, tested, and approved prior to Final Plat.

24) General curb & gutter, asphalt, inlet, and sidewalk damage from construction will be addressed prior to streets being turned over to the City as these items are anticipated to get worse during home construction.

25) All proposed/existing roadway tie-ins need to have a 1.5" mill and overlay per sheet C-3.0.

26) There is some damage to S. Montgomery that has been noted near the construction entrance south of Lawrence Avenue. Depending on where the home construction will access the site, this will need to be repaired at some point. See note 53 for further information.

Stormwater Comments:

27) Broken flared end section needs to be fixed (FES-E2). The repaired flared end section will need to be replaced if signs of failure occur (i.e. cracks) during the warranty period.

~~28) Inlets & Junction Boxes deeper than 60" must have steps installed. Inlet B-3, I-2, I-3, I-4, J-6, J8-J7.~~

29) Box Culverts under Bancroft & Ryan need to be completed cleaned out. The box culverts still need to be fully cleaned prior to Final Plat.

~~30) Grade area NE of Bancroft to drain west toward box culvert under Bancroft.~~

~~31) Flatten ditch slopes to no steeper than 3:1 downstream of FES-A1 & grade to drain toward box culvert.~~

~~32) Will water drain from sidewalk over curb at Lake Little West near Sta 18+50 L? Concerned about water ponding between sidewalk and top of curb.~~

33) Regrade downstream of FES-C2 to drain to stream. Ditch is still holding water. Outflow needs to be regraded and grassed.

34) Regrade downstream of FES-K1, FES-K2 & FES-F1to prevent holding water. Regrade slope around FES-K2 to follow the flared end and remove the abrupt drop-off that currently exists. FES-K1 and FES-K2 are still holding water. Excessive silt buildup has developed in the rip rap at FES-K1, F1, and H1. H1 shows signs of erosion around the flared end that needs to be regraded.

~~35) Clean out inlet C-2, C-4, F-4, & adjacent pipes.~~

~~36) Clean out FES-I1 and upstream pipe.~~

~~37) Regrout inlet box D-7 & outlet pipe. Regrout Inlet J-2 influent pipe.~~

~~38) Remove forms from Inlet D-8.~~

~~39) Storm pipe needs to be cut flush at southern wing wall of box culvert on Ryan Ave.~~

~~40) There are some remaining pipes that need to have CCTV performed. We are scheduling this for next week. Additional comments may follow if issues are discovered.~~

41) Roadway and curb & gutter drainage cannot be fully assessed until the top layer of asphalt is installed. There may be additional drainage related comments once the top lift is installed.

Detention Pond Comments:

~~42) We will need detailed as-builts of the pond including the diversion structure and outlet structure to verify that pond has been built to plans. The diversion structure does not appear to have the design geometry installed. We need a true topo as well as an as-built cross-section.~~

~~43) We will need an as-built stormwater report based on the installed pond and structures.~~

~~44) The outlet control structure appears to be too low as water is ponding over its entire length. One of the concerns I communicated during plan review and the preconstruction meeting was in regards to concerns about the conveyance from the pond back to the ditch. I think there may be an issue there.~~

45) The pond needs to be vegetated per the plans. Pond and diversion structure swale need establishment

~~46) Have safety benches been installed?~~

Other:

47) Provide signed and sealed as-builts for all of the project which include "All improvements were installed under my responsible direction and conform to the approved construction plans, specifications, and the City of Starkville's Ordinances" by the design engineer. We have had some preliminary as-builts discussed and submitted, but please provide a final copy for storm, water, sewer, etc. that has the required statement and that is signed and sealed.

48) Provide AutoCAD copy of as-builts. Please provide.

49) Provide any missing testing. All testing has been provided for installed improvements. We will need testing on the final lift of

asphalt as well as the asphalt areas that need repairing on Lake Little East.

50) Provide itemized, sign and sealed engineers cost estimate for all missing infrastructure and improvements. Once we receive that, the City will provide the monetary amounts for which surety needs to be provided.
51) At the time the roads and infrastructure are dedicated to the City for maintenance, a separate surety will be required that is designated as a warranty for the infrastructure. The warranty surety shall be valued at 15% of the cost of all public infrastructure, shall be based on a signed and sealed engineers itemized cost estimate, and shall be set to expire six months after the end of the one-year warranty period.
52) We need all HOA Covenants and by-laws for review and approval by the City Attorney. These are under review. We will communicate if any additions need to be made for the new Phase.
53) Before Final Plat is received and home construction begins, we need to designate exactly where construction entrances will be. Any areas or access points not used for construction need to have "Not A Construction Entrance, Do Not Enter" signage as well as barricades that prevent construction access. Barricades will not be required for areas that would prevent current homeowner/resident access but will be required everywhere else. We need this to be as clearly signed/barricaded/apparent as possible as there will be dozens of different subs during home construction. We need to know exactly where the construction entrance for home construction will be. Depending on where the construction entrance will be located, some areas of S. Montgomery may need to be repaired prior to Final Plat execution. Regardless, the asphalt that has been damaged at the northernmost construction entrance needs to be repaired. There needs to be some type of paved buffer between the edge of S. Montgomery and the construction entrance so that the edge does not continue to break apart. I am fine with trying to find a temporary solution for now to hold it over until home construction is completed unless it becomes a safety issue for the traveling public.
54) Preliminary Plat Condition 1 reads "The dedication of a minimum of 10 feet of right-of-way shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision." Was this provided? If not, does this need to be included with the Final Plat for Phase 3? This will be a condition of the Final Plat that ROW shall be required as future phases develop.