



**Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
June 10, 2025**

This meeting will be live-streamed and recorded on the City's YouTube channel at <https://www.youtube.com/@cityofob>.

Call to Order:

Roll Call:

Approval of Minutes:

1. Minutes of May 13, 2025

Old Business:

1. Application to amend the Project Text for the Oaks at Parkview Heights, Area 3B, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to permit the development of the area for single-family residential condominium dwellings and to approve the associated preliminary development plan. The 6.96+/-acre subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. There is an accompanying application to combine lots 1A & 1B into a single lot. (File # ZP25-0003). (Applicant requests to table until July 8, 2025).
2. Application for the 1st Revision to Oaks at Parkview Heights Ph 2, Area 3 Subdivision, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to combine lots 1A and 1B into a single Lot 1 of 6.96+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. (File # SD25-0008). (Applicant requests to table until July 8, 2025).



3. Application for a Preliminary Plat for Highland Lake Subdivision, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC. The request is to create 20 residential lots & 2 Common Open Spaces from 6.94+/-acres. The subject property is zoned R-3, Planned Residential District, and is on the west side of Hwy 305, just north of College Rd, known as 4225 Hwy 305. (File # SD25-0007). *(Tabled to this date at meeting of May 8, 2025).*
4. Application for a Final Plat for Center Hill Farms Subdivision, Phase 1, submitted by Nick Kreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner. The request is to create 88 Lots and 4 Common Open Spaces from 48.28+/-acres. The subject property is zoned PUD, Planned Unit Development District, located on the west side of Center Hill Rd, approximately 700 feet north of Valley Oaks Dr E. and about 1800 feet south of the Hwy 302 and Center Hill Rd intersection. (File # SD25-0009). *(Tabled to this date at meeting of May 8, 2025).*

New Business:

1. Application for a Final Plat for Area 9 of Robinson Crossing Commercial Subdivision, submitted by Byron Houston, Houston Engineering, on behalf of property owners, Pleasant Hill Land & Development Co, Inc. The request is to subdivide 5.72+/-acres into 3 commercial lots. The subject property is zoned PUD, Planned Unit Development, and is located at the southeast corner of Malone Rd N and Church Rd E. (File # SD25-0013)
2. Application for a Final Plat of Taylor Estates, submitted by Byron Houston, Houston Engineering, PLLC, on behalf of property owners, Billy Hall and Dorothy Lowry. The request is to create 8 residential lots from 15.02+/- acres. The subject property is zoned A-R, Agricultural-Residential District, and is located at the southeast corner of Davidson Rd and Stateline Rd E. (File # SD25-0012).
3. Application for a Final Plat for Caroline's Corner Subdivision, submitted by Everette West, West Surveying, LLC, on behalf of property owner Miranda Strafuss Collins, Miranda Marie Bridal, Mark Strafuss and Carolyn Strafuss. The request is to create a single commercial lot of 0.952+/-acres. The subject property is zoned C-3, General Commercial District, and is located at the southeast corner of Goodman Rd E and Hwy 178, known as 9369 Goodman Rd. (File # SD25-0014).



City of Olive Branch

PLANNING & DEVELOPMENT

MISSISSIPPI

9200 Pigeon Roost Road, Olive Branch, MS 38654
Planning 662.892.9334 | Building 662.892.9333
Code Enforcement 662.892.9343
www.obms.us

Adjournment



Olive Branch, Mississippi is one of America's most livable cities, where one can live, work, worship, and play without leaving home. The City of Olive Branch municipal government strives to provide efficient and effective public services that promote this quality of life.

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING MAY 13, 2025**

The Olive Branch Planning Commission meeting was held on Tuesday, May 13, 2025, in the Municipal Court Room located, at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Dorr, Chairman of Planning Commission, at 6:00 p.m.

ROLL CALL

Janice Lewis, Donny Singh, Diane Senger, Pat Dorr, and Steve Stratton were present, Kimberly Remak attended remotely and a quorum was established. Dion Jones was absent. Jason Gambone, Director, Venard Asongayi, Assistant Director, Kevin Norman, Senior Planner, Jeremiah McCroskey, Associate Planner, and Heather James, Planning Technician were present from the Planning and Development Department.

APPROVAL OF THE MINUTES OF THE APRIL 8, 2025 MEETING

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the March 11, 2025 meeting. **Ms. Senger made a motion to approve the minutes as presented. Mr. Stratton made the second and the motion was approved as follows:**

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

CONSENT AGENDA

1. Application to extend the time to record the approved Final Plat for Henley Industrial Subdivision, submitted by Shane King, Houston Engineering, on behalf of Ran Management LLC, Craft & 178 LLC, and Kousa Property LLC, property owners. The 2-lot 9.89+/-acre subject property is zoned M-2, Heavy Industrial District, and is located east of the intersection of New Craft Rd and Hwy 178. *(File # SD21-0011).*

Mr. Asongayi stated that he was bringing this item off of the Consent Agenda and making a presentation because there was a change in the approval conditions and he wanted to make sure the Board was aware of this change.

- **APPLICATION SUMMARY**

Shane King, Houston Engineering, on behalf of the property owners, RAN Management LLC, Craft & 178 LLC, and Kousa Property LLC requests extension of the time to record the final subdivision plat for Henley Industrial Subdivision. Potential Lot 1 of the two-lot subdivision has an approved civil set of plans for a truck stop. The plat, which was approved by the Board of Aldermen on December 21, 2021 was initially submitted by Bob Ginn, Land Development Resources, LLC on behalf of Ibrahim Babukr and Kousa Property, LLC who owned the properties then. The resolution of various issues, including the need for the State of Mississippi to install a traffic light at the intersection of Craft Rd and Hwy 178 has delayed the recordation of the plat. The State has decided it would install traffic lights, hung on strings, at the intersection while the developer would be responsible for all other improvements in the right-of-way.

- **STAFF PRESENTATION**

Assistant Director, Venard Asongayi, presented the staff report, which is included herein by reference (File # SD21-0011).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

Mr. Singh asked if the plat is NOT recorded by September 30, 2025, would the applicant have to start the process for a Conditional Use Permit with the Board of Zoning Adjustments? Mr. Asongayi advised they would.

- **PUBLIC HEARING**

Mr. Dorr asked if anyone was present to speak about the application.

- **Proponents**

None

- **Opponents**

None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Stratton made a motion to approve the Staff recommendation to extend the period for the recordation of the Final Plat for Lot 1 & Lot 2, Henley Industrial Subdivision” for no more than one year; subject, however, to the following:

1. All approval conditions of the Final plat for Lot 1 & Lot 2, Henley Industrial Subdivision as ordered by the Mayor and Board of Aldermen on December 21, 2021 are maintained.
2. Hatch out the “Stormwater Detention Easement” area on Lot 2, specify its dimensions, and add a note stating: ‘A permanent “Stormwater Detention Easement” Area is hereby established on Lot 2 for the perpetual benefit of Lot 1.’
3. The issuance of a final certificate of occupancy for a truck stop on any of the lots is subject to the installation of a traffic signal at the intersection of New Craft Rd and Hwy 178.
4. The use of any of the lots as a convenience store with fuel pumps or as a truck stop is subject to vested rights provisions regarding such uses as stipulated in Article IX, Sec. 11 of the Zoning Ordinance of the City of Olive Branch, including the requirement that the final plat must be recorded by September 30, 2025.

Mr. Singh made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

OLD BUSINESS

NEW BUSINESS

1. Application for a Final Plat for Center Hill Farms Subdivision, Phase 1, submitted by Nick Kreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner. The request is to create 88 Lots and 4 Common Open Spaces from

48.28+/-acres. The subject property is zoned PUD, Planned Unit Development District, located on the west side of Center Hill Rd, approximately 700 feet north of Valley Oaks Dr E. and about 1800 feet south of the Hwy 302 and Center Hill Rd intersection. (File # SD25-0009). (Applicant requests to table until June 10, 2025).

Mr. Dorr announced New Business Number 1 and noted there was a motion to table the item.

Mrs. Remak made a motion to table New Business Number 1. Ms. Senger made the second and the motion to table was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

2. Application to amend the Project Text for the Oaks at Parkview Heights, Area 3B, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to permit the development of the area for single-family residential condominium dwellings and to approve the associated preliminary development plan. The 6.96+/-acre subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. There is an accompanying application to combine lots 1A & 1B into a single lot. (File # ZP25-0003). (Applicant requests to table until June 10, 2025).

Mr. Dorr announced New Business Number 2 and noted there was a motion to table the item.

Ms. Senger made a motion to table New Business Number 2. Mrs. Remak made the second and the motion to table was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

3. Application for the 1st Revision to Oaks at Parkview Heights Ph 2, Area 3 Subdivision, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to combine lots 1A and 1B into a single Lot 1 of 6.96+/-acres. The subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. (File # SD25-0008). (Applicant requests to table until June 10, 2025).

Mr. Dorr announced New Business Number 3 and noted there was a motion to table the item.

Mr. Stratton made a motion to table New Business Number 3. Ms. Senger made the second and the motion to table was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

4. Application for a Final Plat for Blakely 1 Lot Subdivision, submitted by property Jerry Blakeley, Jr, property owner. The request is to create a 1 lot residential subdivision of 1.25 +/-acres. The subject property is zoned R-2, Single Family Residential District, and is located on the south side of W. Sandidge Rd. approximately 900 feet south of the McNeil Dr intersection, known as 7589 W Sandidge Rd. (File # SD25-0006).

- **APPLICATION SUMMARY**

The applicant, Jerry Blakeley, Jr, property owner, submit for consideration a final plat for a 1-lot subdivision. The applicant seeks to subdivide the un-platted 1.25 +/- ac property into one lot. The property is zoned R-2, Single Family Residential, which mainly permits single family residential homes. Proposed Lot 1 is vacant except for some non-running vehicles and other junk material. Utility lines are readily available in the vicinity of the property. All infrastructure completion shall be the responsibility of the developer of the lot. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Associate Planner, Jeremiah McCroskey, presented the staff report, which is included herein by reference (File # SD25-0006).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

No

- **PUBLIC HEARING**

Mr. Dorr asked if anyone was present to speak about the application.

- **Proponents:**
 - None.
- **Opponents:**
 - None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mrs. Remak made a motion to approve the final plat of the “Blakeley 1 Lot Subdivision” subject to the following conditions:

- 1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.**
- 2. Future development on the lots shall comply with the applicable requirements of the City’s various land development regulations.**
- 3. Before recordation of the final plat any and all junk, cars, metal, etc. shall be removed.**
- 4. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.**
- 5. The requirement for the property owner to construct a 5’ wide sidewalk along the southern side of Sandidge Rd. is waived.**
- 6. The final plat must be recorded before a building permit may be issued for any development on the proposed lot.**
- 7. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.**

Mrs. Lewis made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

5. Application for a Preliminary Plat for Highland Lake Subdivision, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC. The request is to create 20 residential lots & 2 Common Open Spaces from 6.94+/-acres. The subject property is zoned R-3, Planned Residential District, and is on the west side of Hwy 305, just north of College Rd, known as 4225 Hwy 305. (File # SD25-0007). (Applicant requests to table until June 10, 2025).

Mr. Dorr announced New Business Number 5 and noted there was a motion to table the item.

Mrs. Remak made a motion to table New Business Number 5. Mr. Stratton made the second and the motion to table was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Yes	Dion Jones	Absent
Janice Lewis	Yes	Kimberly Remak	Yes	Diane Senger	Yes		

OTHER BUSINESS

1. Zoning Ordinance Updates

Mr. Asongayi advised that we are on track to get updates to the Board of Aldermen within the next 2 months or so. After that, we would start working on the map to hopefully get it approved by the end of the year. There have been no major changes, other than what this Board is already aware of. The Mayor has asked staff to reach out to developers to get their feedback on the proposed changes. We will advise at the next meeting if that feedback has any affect anything already in place. He discussed Project Texts and Planned Developments.

He brought up overlay districts as a way to effect specific changes or allow special provisions for specific areas. An example would be along Goodman Rd (Hwy 302). There are multiple zoning districts on either side of that road. An overlay district would set standards for this area, regardless of zoning district. It would tie all the existing districts together in this way. This allows for the city to be able to control urban design and promote specific features we would like to see. Another example would be to allow temporary housing, but only by the airport, by way of an overlay district. It could temporarily house pilots and other employees on layovers in between flights. The underlying District will remain what it is. He asked if this was something the Board felt was a good idea. Mr. Dorr asked if Germantown and Collierville use these. Mr. Asongayi advised it's a standard practice across many different jurisdictions. Mr. Dorr asked if staff would create those conditions. Mr. Asongayi advised we would. Mr. Stratton expressed that this was a great idea stating that it gives flexibility for staff to make decisions on a case by case basis. Mr. Singh agreed. He asked if there would be a design standard. Mr. Asongayi advised there would be. Mr. Singh advised his biggest concern is could an overlay district negatively impact property values that fall within the overlay areas based on the size of the district. Mr. Asongayi said they can create whatever size fits an area. The size can be shrunk down to lessen any potential impact. An example, stormwater detention is required on all developments. In an airport overlay, this requirement would be removed, as stormwater detention areas attract birds, which would be hazardous for aircraft. Mr. Singh stated that Southaven uses these in their City Planning. Mr. Asongayi agreed, citing main street District District and Snowden

District. Mrs. Remak wants the airport handled safely. Mr. Asongayi advised the Board would have a draft in their next packet.

He went on to describe a Gateway Design Overlay District, which would define the entrances to the city and give an impression on the rest of the city. These would only extend short distances away from the highlighted corridor. Certain uses could be prohibited to keep aesthetics up. Certain facades may be restricted/required as needed.

The last thing under discussion were nodes, or key intersections, to be used as a zoning element. Hacks Cross and Hwy 302 would be an example. This would allow the ability to create a sense of place within the city. There could be others, Cascades, for example. He asked for the Planning Commission's thoughts. Mr. Singh allowed that it was a good idea, but noted that things could get a little tricky. Mr. Asongayi said anything already existing would be grandfathered. Mr. Dorr said it was a good idea to move forward.

ADJOURNMENT

Mr. Singh made a motion to adjourn the meeting at 6:56 pm. Mrs. Remak made the second and the motion was approved as follows:

**Pat Dorr Yes Steve Stratton Yes Donny Singh Yes Dion Jones Absent
Janice Lewis Yes Kimberly Remak Yes Diane Senger Yes**

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application to amend the Project Text for the Oaks at Parkview Heights, Area 3B, submitted by David Baker, Fisher Arnold, Inc, on behalf of Trey Hart, Mainland MCA Olive Branch, LLC, property owner. The request is to permit the development of the area for single-family residential condominium dwellings and to approve the associated preliminary development plan. The 6.96+/-acre subject property is zoned PUD, Planned Unit Development, and is located at the northwest corner of Parkview Oaks Circle and Parkview Blvd. There is an accompanying application to combine lots 1A & 1B into a single lot. (File # ZP25-0003).

- EXHIBITS:**
1. Table request from applicant



EXECUTIVE SUMMARY:

David Baker (Fisher Arnold, Inc.) on behalf of property owner, Trey Hart (Mainland MCA Olive Branch, LLC), requests amendment of the Parkview Heights Planned Unit Development (PUD). The portion of the PUD under consideration is Area 3B. Area 3B is 6.96+/-acres, and this amendment would change the allowed use in Area 3B from an assisted living facility to 9 4-plex condominium units for a total of 36 dwellings in Area 3B. The residential unit density would be 5.1 dwelling units per acre (du/ac).

The applicant previously requested that this application be tabled to provide time for him to meet with the Oaks at Parkview Condominium Association. Following neighborhood comments at a meeting held on May 8, 2025, the applicant presently requests that this application be tabled again to provide additional time for him to meet with the Oaks at Parkview Condominium Association the week of June 2, 2025.

STAFF RECOMMENDATION

Staff recommends that this application be tabled to the July 8, 2025 meeting to allow the applicant to meet again with the Oaks at Parkview Condominium Association.

PREPARED BY: *[Signature]* DATE: 6/4/2025
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: *[Signature]* DATE: 6/4/2025
 MOTION BY: _____ SECOND BY: _____

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

Norman, Kevin

From: David Baker <dbaker@fisherarnold.com>
Sent: Thursday, May 22, 2025 8:27 AM
To: Norman, Kevin
Cc: Gambone, Jason; Asongayi, Venard
Subject: RE: June 10th Planning Comm. Meeting Items - Kevin

Good morning Kevin

I have a meeting with the owners of the property yesterday and we would like to hold for one more month. We are trying to set up another meeting with the HOA to review the plans since our last meeting. We are trying to have that set up for the week of June 2nd. I will update you once we have that meeting.

Thank you for your patience

David Baker
Department Head – Planning and Landscape Architecture

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, TN 38125

901.748.1811 Office | 888.583.9724 Toll Free

dbaker@fisherarnold.com | www.fisherarnold.com

From: Norman, Kevin <kevin.norman@obms.us>
Sent: Tuesday, May 20, 2025 10:59 AM
To: David Baker <dbaker@fisherarnold.com>
Cc: Gambone, Jason <jason.gambone@obms.us>; Asongayi, Venard <venard.asongayi@obms.us>
Subject: June 10th Planning Comm. Meeting Items - Kevin

[EXTERNAL EMAIL] Please use caution when opening attachments, clicking links, or responding to this email.

Dear David,

I'm reaching out to you again to determine the progress of your application.

Can you advise me of your negotiations with the various neighborhood HOA's in the vicinity of your project?

What is the status of this?

The date of the PC meeting is rapidly approaching on June 10, 2025.

To prepare a Staff Report in a timely manner, I will need to know if this matter has been resolved. If not resolved, what will be your next step regarding your application?

Are you going to request another deferral (maximum of two deferrals)?

Also, I passed by the site yesterday and noticed the public notice sign has blown down and the posts are sagging. The sign needs to be straightened and re-erected.

Please respond to this e-mail no later than Thursday, May 22 @ 5:00 p.m. to update us on the progress of your application.

Kevin D. Norman, PLA

*Senior Planner/Landscape Architect
City of Olive Branch
9200 Pigeon Roost Road
Olive Branch, MS 38654
Office (662) 892-9382*

From: Norman, Kevin

Sent: Monday, May 12, 2025 12:50 PM

To: 'David Baker' <dbaker@fisherarnold.com>

Cc: Gambone, Jason <jason.gambone@obms.us>; Asongayi, Venard <venard.asongayi@obms.us>

Subject: RE: May 13 Planning Comm. Meeting Items - Kevin

David,

I don't think it's strictly necessary for you to attend.

Since you've informed the Planning Staff you can't be there and have requested to table, go on to the Rossville meeting.

Thanks for keeping us up to date.

Kevin D. Norman, PLA

*Senior Planner/Landscape Architect
City of Olive Branch
9200 Pigeon Roost Road
Olive Branch, MS 38654
Office (662) 892-9382*

From: David Baker <dbaker@fisherarnold.com>

Sent: Monday, May 12, 2025 12:45 PM

To: Norman, Kevin <kevin.norman@obms.us>

Subject: RE: May 13 Planning Comm. Meeting Items - Kevin

Good afternoon Kevin

We had a productive meeting with their Board. The main items we discussed and that they have strong opinions on are:

1. Like the idea of having the 4-plex condos like they have
2. Would not support anything that proposed any other type of residential – no townhomes, or small lots like across the street
3. Needs to be age restricted to 55 years old and older – very vocal about not having small children in their development
4. Need to keep same requirements for landscaping, building materials, etc to keep up the quality and cohesiveness of the 2 communities

5. Would be receptive to having out community to become part of their HOA but would have to see the details, legal documents before fully committing
6. They are having some drainage issues (ponding water) along the west side of Parkview Oaks Circle. That was probably created when the proposed on our lot was unconnected.

We left the meeting with the understanding that we would regroup on our end and then be back in touch with them before the June PC meeting.

Do I need to be at tomorrow nights meeting? I have been asked to attend a board meeting in Rossville, TN as well tomorrow and trying to juggle priorities

Thank you

David Baker
Department Head – Planning and Landscape Architecture

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dbaker@fisherarnold.com | www.fisherarnold.com

From: Norman, Kevin <kevin.norman@obms.us>
Sent: Friday, May 9, 2025 9:46 AM
To: David Baker <dbaker@fisherarnold.com>
Subject: RE: May 13 Planning Comm. Meeting Items - Kevin

[EXTERNAL EMAIL] Please use caution when opening attachments, clicking links, or responding to this email.

Good morning David,

Reaching out to see how the meeting with the HOA went last night.

Thanks,

Kevin D. Norman, PLA
Senior Planner/Landscape Architect
City of Olive Branch
9200 Pigeon Roost Road
Olive Branch, MS 38654
Office (662) 892-9382

From: Norman, Kevin
Sent: Friday, May 2, 2025 11:55 AM
To: 'David Baker' <dbaker@fisherarnold.com>
Subject: FW: May 13 Planning Comm. Meeting Items - Kevin

Dear Mr. Baker,

Please find attached the Planning Commission Agenda and the Staff Report(s) regarding your application(s) located within the Oaks at Parkview Heights.

The PC meeting will be held on May 13, 2025, at 6:00 p.m. in the Olive Branch Municipal Court Room, located at 6900 Highland Street.

Be aware if the Commission has questions concerning your application(s), you should make plans to be present.

The Staff recommendation is to **TABLE** this application at your request until the June 10, 2025 PC meeting to meet with local neighborhood associations.

If you cannot attend, please let me know as soon as possible by responding to this e-mail or by telephone at (662) 892-9382.

Thank you,

Kevin D. Norman, PLA

Senior Planner/Landscape Architect

City of Olive Branch

9200 Pigeon Roost Road

Olive Branch, MS 38654

Office (662) 892-9382

STAFF RECOMMENDATION

Staff recommends that this application be tabled to the July 8, 2025 meeting to allow the applicant to meet again with the Oaks at Parkview Condominium Association.

PREPARED BY *John D. Jones* DATE: 6/3/2025
CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: *ASong* DATE: 6/3/2025
MOTION BY: _____ SECOND BY: _____

VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____

Norman, Kevin

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Kevin D. Norman, PLA

Senior Planner/Landscape Architect
City of Olive Branch
9200 Pigeon Roost Road
Olive Branch, MS 38654
Office (662) 892-9382

From: David Baker <dbaker@fisherarnold.com>

Sent: Monday, May 12, 2025 12:45 PM

To: Norman, Kevin <kevin.norman@obms.us>

Subject: RE: May 13 Planning Comm. Meeting Items - Kevin

Good afternoon Kevin

We had a productive meeting with their Board. The main items we discussed and that they have strong opinions on are:

1. Like the idea of having the 4-plex condos like they have
2. Would not support anything that proposed any other type of residential – no townhomes, or small lots like across the street
3. Needs to be age restricted to 55 years old and older – very vocal about not having small children in their development
4. Need to keep same requirements for landscaping, building materials, etc to keep up the quality and cohesiveness of the 2 communities

5. Would be receptive to having out community to become part of their HOA but would have to see the details, legal documents before fully committing
6. They are having some drainage issues (ponding water) along the west side of Parkview Oaks Circle. That was probably created when the proposed on our lot was unconnected.

We left the meeting with the understanding that we would regroup on our end and then be back in touch with them before the June PC meeting.

Do I need to be at tomorrow nights meeting? I have been asked to attend a board meeting in Rossville, TN as well tomorrow and trying to juggle priorities

Thank you

David Baker
Department Head -- Planning and Landscape Architecture

FISHER ARNOLD

ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

9180 Crestwyn Hills Drive | Memphis, TN 38125

901.748.1811 Office | 888.583.9724 Toll Free

dbaker@fisherarnold.com | www.fisherarnold.com

From: Norman, Kevin <kevin.norman@obms.us>
Sent: Friday, May 9, 2025 9:46 AM
To: David Baker <dbaker@fisherarnold.com>
Subject: RE: May 13 Planning Comm. Meeting Items - Kevin

[EXTERNAL EMAIL] Please use caution when opening attachments, clicking links, or responding to this email.

Good morning David,

Reaching out to see how the meeting with the HOA went last night.

Thanks,

Kevin D. Norman, PLA
Senior Planner/Landscape Architect
City of Olive Branch
9200 Pigeon Roost Road
Olive Branch, MS 38654
Office (662) 892-9382

From: Norman, Kevin
Sent: Friday, May 2, 2025 11:55 AM
To: 'David Baker' <dbaker@fisherarnold.com>
Subject: FW: May 13 Planning Comm. Meeting Items - Kevin

Dear Mr. Baker,

Please find attached the Planning Commission Agenda and the Staff Report(s) regarding your application(s) located within the Oaks at Parkview Heights.

The PC meeting will be held on May 13, 2025, at 6:00 p.m. in the Olive Branch Municipal Court Room, located at 6900 Highland Street.

Be aware if the Commission has questions concerning your application(s), you should make plans to be present.

The Staff recommendation is to **TABLE** this application at your request until the June 10, 2025 PC meeting to meet with local neighborhood associations.

If you cannot attend, please let me know as soon as possible by responding to this e-mail or by telephone at (662) 892-9382.

Thank you,

Kevin D. Norman, PLA

Senior Planner/Landscape Architect

City of Olive Branch

9200 Pigeon Roost Road

Olive Branch, MS 38654

Office (662) 892-9382

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application for a Preliminary Plat for Highland Lake Subdivision, submitted by Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC. The request is to create 20 residential lots & 2 Common Open Spaces from 6.94+/-acres. The subject property is zoned R-3, Planned Residential District, and is on the west side of Hwy 305, just north of College Rd, known as 4225 Hwy 305.

- EXHIBITS:**
1. Aerial Map
 2. Zoning Map
 3. Preliminary Plat for *Highland Lake*

EXECUTIVE SUMMARY:

Nick Kreunen, Civil Link, on behalf of property owner, Bryant Cashion, FSB & Co, LLC., submits for consideration a preliminary plat for Highland Lake Subdivision on the subject property. The proposed single family residential subdivision will consist of twenty (20) single-family lots and two common open spaces (COS) (approx. 2.95 +/- ac). The site will be constructed in one (1) phase. The property is zoned R-3, Planned Residential District. The developer proposes a new public street with the main entrance from HWY 305 and interconnectivity to the west through Old River subdivision. The subdivision would not be gated as was proposed and approved in the Highland Lake text however, the plat generally aligns with said project text and the Subdivision Regulations of the City. Staff recommends approval subject to various conditions.



HIGHLAND LAKE RESIDENTIAL COMMUNITY

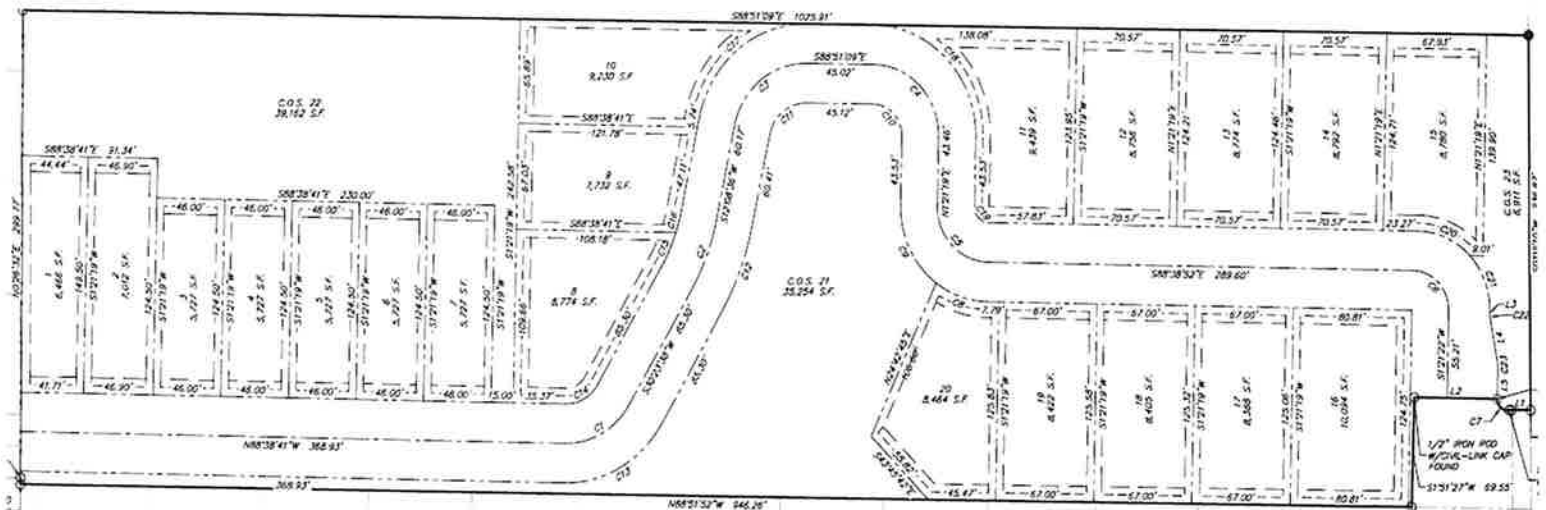


Figure 1: Proposed Preliminary Plat

1. BACKGROUND

General Information	
Applicant	Bryant Cashion, FSB & Co, LLC., represented by Nick Kreunen, P.E. with Civil Link.
Applicant's Status	Property Owner
Current Zoning of Property	R-3 – Planned Residential Development (Highland Lake)
Requested Action	Approve Preliminary Plat for Highland Lake Subdivision
Purpose	Potentially create 20 buildable single family residential lots, two common open spaces (green space) and one new public street section
Location	North of College Rd, just west of Hwy 305.
Size of land to be subdivided	+ 6.94 acres
Existing Land Use	Vacant
Future Land Use Designation	Suburban Neighborhood
Project Text and Preliminary Development Plan Approval	Approved on April 5, 2022.
Applicable Regulations	Highland Lake Project Text, Zoning Ordinance, and Subdivision Regulations

The proposed preliminary plat is the initial step in the subdivision process, which would proceed to final plat and recordation in future. The site will be developed as a single-family residential neighborhood with a public street, and the applicant intends to construct the subdivision in single phase as was intended in the project text for Highland Lake. The developer proposes to change the development from a private gated community as was approved in the project text/preliminary development plan, to an open access subdivision from both HWY 305 and the adjoining Old River Farm subdivision. Proposed utilities will include underground water, sewer, gas, and electric lines. While an existing pond will be utilized for stormwater management, additional stormwater management may be needed.

Number of Lots	20
Home Square-Footage Range	2,000 – 3,500 sq.ft.
Dwelling Units Per Acre	2.83
Open Space (Total)	2.95 acres

2. ANALYSIS

2.1. Zoning and Lots

The subject property is zoned R-3, Planned Residential district. The project text approved by the Board of Aldermen on April 5, 2022 establishes the zoning regulatory provisions of the property. Permitted uses are mainly single family residential. Bulk requirements shall be as stipulated in the approved applicable project text. The submitted plat does not violate any such requirements. The smallest buildable proposed lot is 5,727 sq ft., and the largest lot is 10,094 sq ft. Two land areas along Highland Drive will be reserved as common open space and for stormwater management.

The property is surrounded to the north and to the east by single family residential subdivisions. The Zoning Ordinance does not require a buffer between single-family houses. In this regard, there is no regulatory requirement for a buffer between the proposed single family residential lots and the single family lots in the adjoining subdivisions.

2.2. Subdivision Infrastructure

2.2.1. Utilities

Existing water and gas lines are available along HWY 305. Gas and sewer are also available across the southern portion of College Rd. These utilities will need to be extended across either road to the subject property. The developer will be responsible for the extension of said utilities to the site, with all utilities being underground. Full sets of construction plans shall be submitted to the City Engineer and Planning staff for review and approval.

2.2.2. Transportation

The proposed street, which would be an extension of the existing Highland Dr in Old River Farm would have a 50' right-of-way when dedicated to the public in the future. This new section of Highland Dr shall be constructed with curb, gutter, sidewalks, and a pavement width of 30' face-to-face of curb. The pavement width of the existing section of Highland Drive in Old River Farm is only 19' face-to-face of curb because it was intended to be a one-way street to provide for exit only from Highland Lake Subdivision. With the current proposal for this road to become a two-way street, the developer of Highland Lake would need to widen the existing pavement section of this road to 30' pavement width, the proposed street will meet the public streets standard for local street type.

The subject property has two access points: one located on the western side of HWY 305 and the second from College Rd. through the Old River Farm Subdivision. The shared public street access point on HWY 305 will be shared with Old River Farm as shown in Figure 2.

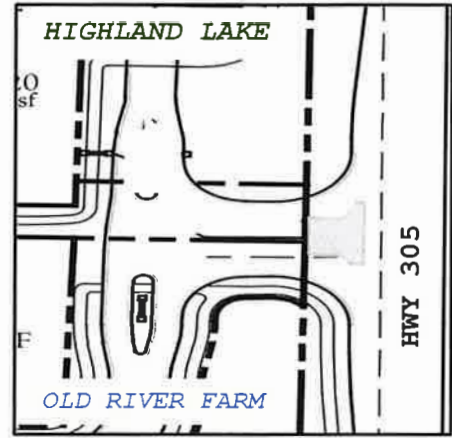


Figure 2: Entrance 305

3. NEXT STEPS:

Upon recommendation by the Planning Commission, the preliminary plat will be presented to the Board of Aldermen for approval. City regulations allow the subdivider, upon the approval of construction plans by the City Engineer, to proceed with construction of subdivision infrastructure. A Final Plat would need to be approved by the Planning Commission and Board of Aldermen and recorded before building permits can be issued for construction on any lot.

4. STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the preliminary plat, subject to the following conditions:

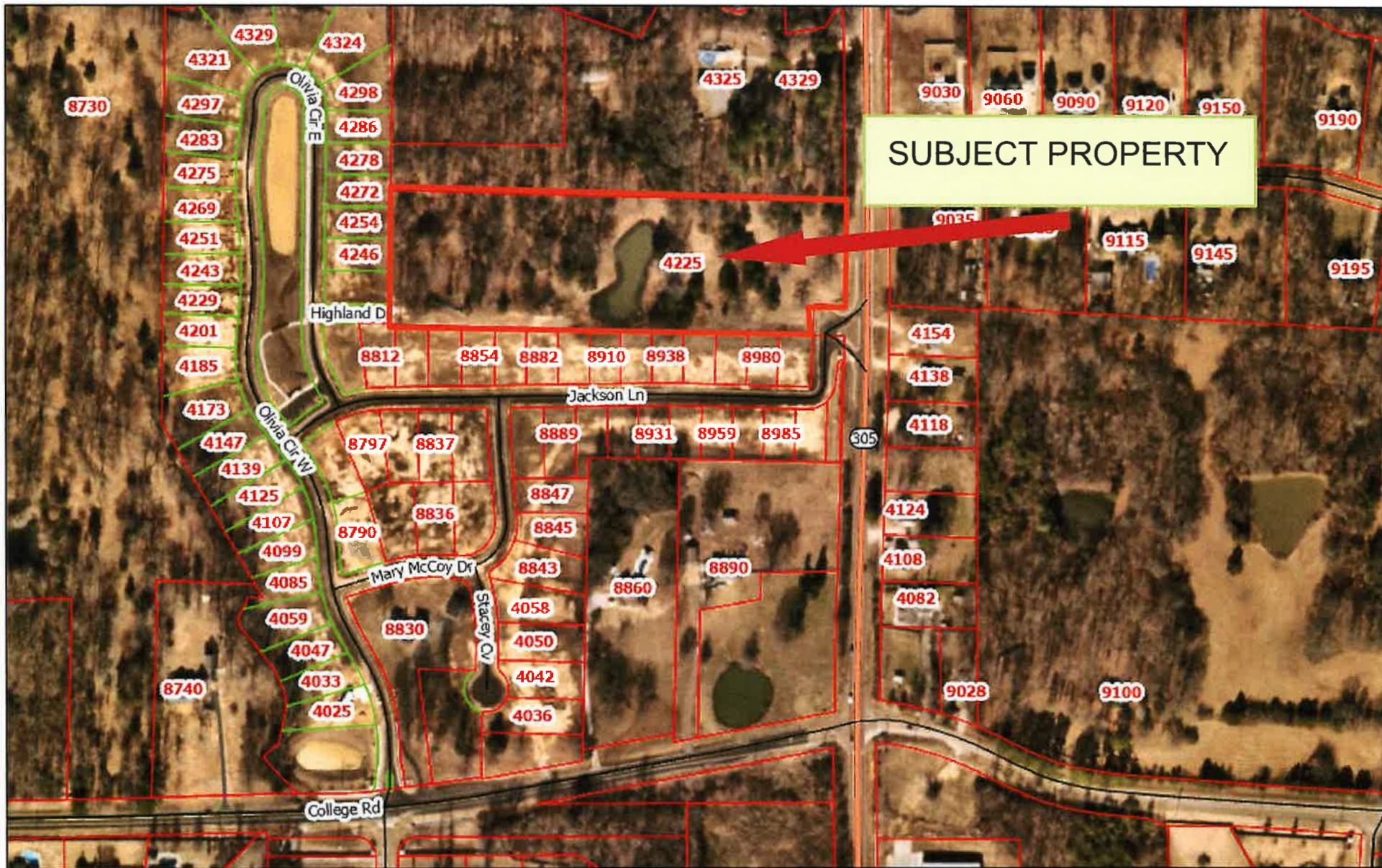
1. All improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. The developer shall construct a 6ft tall cedar fence at the rear of each lot for Highland Lake before a house on the lot may pass final inspection.

3. The developer of Highland Lake Subdivision shall widen the existing Highland Dr. section in the Old River Farm subdivision to provide a 30' wide pavement face-to-face of curb. Sidewalks shall likewise be provided in the street section. However, the requirement for road verge or grass strip between the curb and the sidewalk is waived in only this section of Highland Lake.
4. A trail network shall be constructed in the Common Open Space (COS) as was required and approved in the project text/preliminary development plan for Highland Lake Subdivision.
5. Grading, drainage, and civil construction plans to be approved by the City Engineer.
6. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, walking trails, curb and gutter for all streets, gravel or soil cement base, and asphalt for all streets, with the thickness and layering to be determined by the City Engineer. A performance guarantee, in an amount set by the City Engineer, must be filed prior to recording the final plat to ensure the installation of all of the improvements prior to issuance of any building permit for any lot on the property.
7. Plans for landscaping and entry feature / signage in common open space areas subject to review and approval of City Planning & Development Director, or designee.
8. For Final Plat submittal, the draft Declaration of Covenants Conditions & Restrictions will need to be customized for the Highland Lake Subdivision. The Declaration language should include the intent to impose a 2,000 heated sq. ft. minimum house size and design requirements for 2/3 brick (or masonry), uniform mailboxes.
9. Streetlight plans to be submitted to the City Engineer for approval.
10. Street identification and traffic control signs and devices to be installed by the developer to City specifications.
11. Highland Drive shall be constructed to public street standards to guarantee appropriate accessibility for emergency fire trucks, solid waste pickup trucks, etc. The proposed street section shall be constructed 30' wide from each face of curb. The proposed street shall provide a 5' wide sidewalk, 6" inch, box curb, a 1. ½" concrete gutter and be otherwise constructed of asphalt.
12. All utilities and services (electric, telephone, cable, etc.) to be installed underground. The water service lines shall be installed with tracing wire at the top.

PREPARED BY Jeremiah S. McCook DATE: 6/4/25
 CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: Asong DATE: 6/4/2025
 MOTION BY: _____ SECOND BY: _____

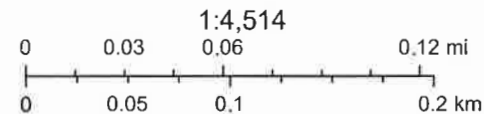
VOTE	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

EXHIBIT 1 AERIAL MAP



6/2/2025, 8:46:42 AM

□ Addresses
 Tax Parcels
 PRELIMINARY 2025 LANDROLL
 <all other values>
 Local
 Roads
 State Highways

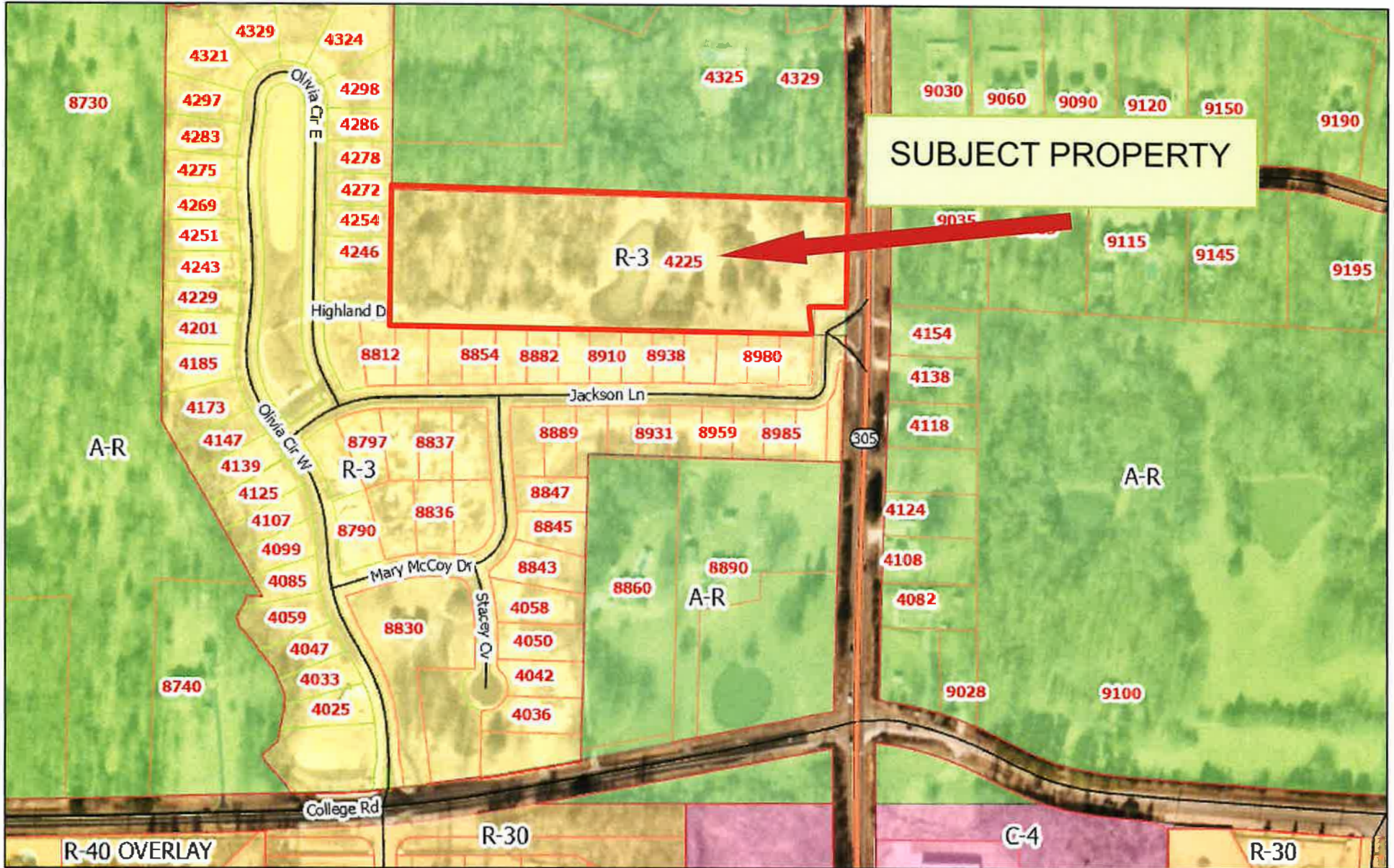


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

City of Olive Branch

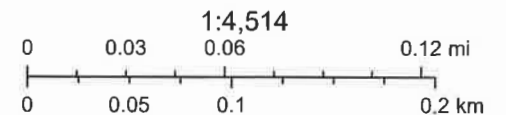
Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

EXHIBIT 1 ZONING MAP



6/2/2025, 8:48:17 AM

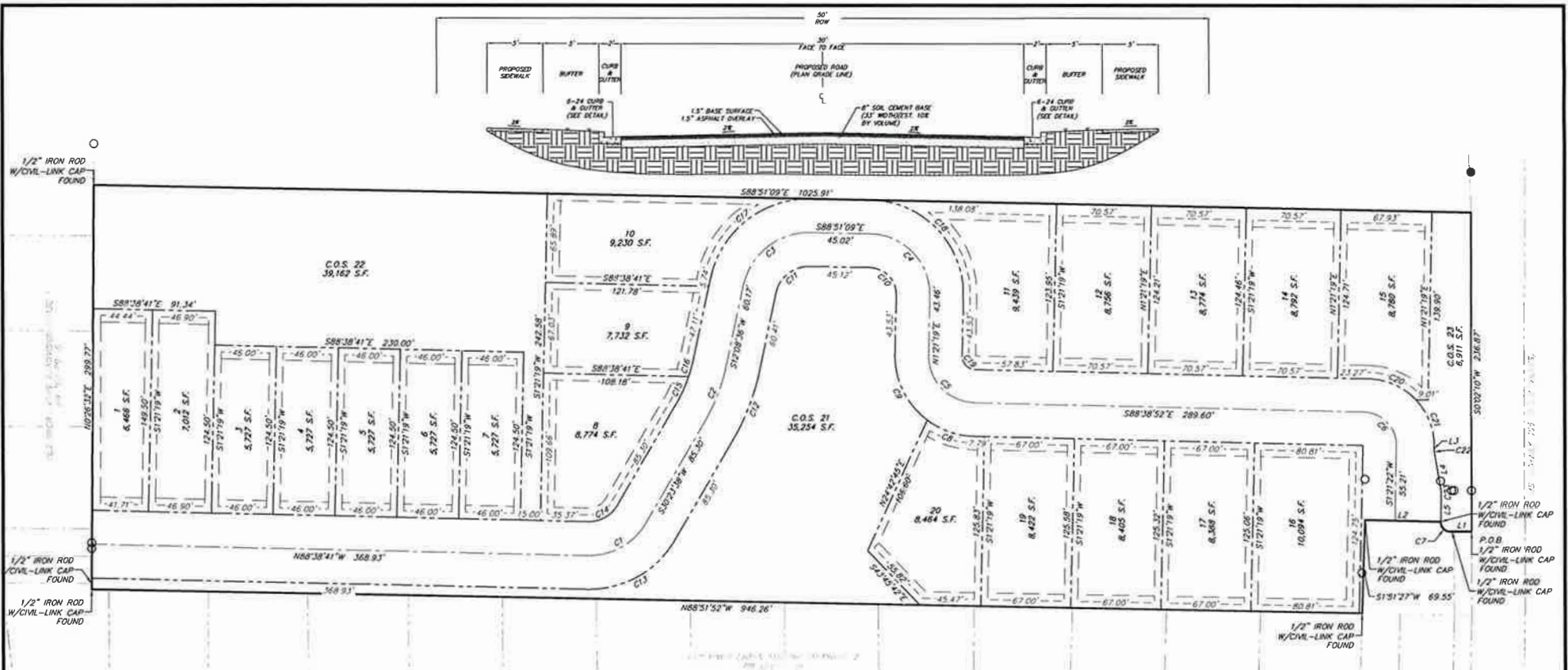
- | | | | | | |
|--------|---|-------------|---|-------|--|
| Zoning | R-30 | Tax Parcels | PRELIMINARY 2025 LANDROLL | Roads | State Highways |
| | A-R | | <all other values> | | Local |
| | C-4 | Addresses | | | |
| | R-3 | | | | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

City of Olive Branch

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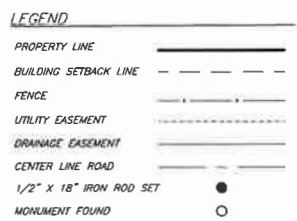


- NOTES**
1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
 2. WATER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
 3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
 4. MINIMUM BUILDING SETBACKS:
 10' FRONT YARD
 5' SIDE YARD
 10' REAR YARD
 5. UTILITY EASEMENTS:
 5' FRONT YARD
 5' SIDE YARD
 5' REAR YARD
 6. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NO. 28033C012N EFF. DATE 5/5/2014
 7. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

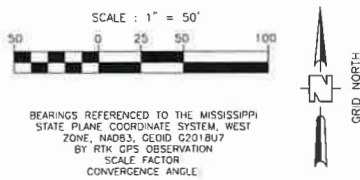
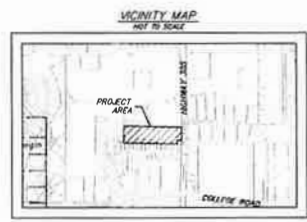
- SURVEY DATA**
1. CLASS "B" SURVEY
 2. FIELD SURVEY COMPLETED ON 05/24/2022
 3. DRAWING COMPLETED ON 04/09/2025
 4. REFERENCE MATERIALS:
 4.1. OLD RIVER FARMS SUBDIVISION PHASE 1 PB 152 PG 15
 4.2. OLD RIVER FARMS SUBDIVISION PHASE 2 PB 154 PG 34
 4.3. SATURDAY JAMES M ETUX DB 153 PG 411
 5. NORTH REFERENCE
 5.1. BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID WEST ZONE NAD83, CE0ID G2018U7 BY RTK GPS OBSERVATION

Curve Table					Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.20	50.00	60.96	N60° 52' 29"E	50.72	C13	79.80	75.00	60.96	N60° 52' 29"E	76.09
C2	46.19	145.00	18.25	N21° 16' 07"E	45.99	C14	26.60	25.00	60.96	N60° 52' 29"E	25.36
C3	68.94	50.00	79.00	S51° 38' 44"W	63.61	C15	24.22	120.00	11.57	N24° 36' 38"E	24.18
C4	70.85	45.00	90.21	N43° 44' 55"W	63.75	C16	14.00	120.00	6.68	N15° 29' 07"E	13.99
C5	54.98	35.00	90.00	S43° 38' 41"E	49.50	C17	103.68	75.00	79.20	S51° 44' 43"W	95.62
C6	39.27	25.00	90.00	N43° 38' 39"W	35.36	C18	110.21	70.00	90.21	N43° 44' 55"W	99.17
C7	12.34	7.00	101.04	S49° 09' 49"E	10.81	C19	15.71	10.00	90.00	S43° 38' 41"E	14.14
C8	37.34	60.00	35.66	S70° 49' 01"E	36.74	C20	39.69	50.00	45.49	N65° 54' 06"W	38.66
C9	56.91	60.00	54.34	S25° 49' 01"E	54.80	C21	38.85	50.00	44.51	N20° 54' 05"W	37.88
C10	31.49	20.00	90.21	N43° 44' 55"W	28.34	C22	2.37	12.00	11.31	S4° 17' 56"E	2.36
C11	34.47	25.00	79.00	S51° 38' 44"W	31.81	C23	7.50	38.00	11.31	S4° 17' 56"E	7.49
C12	54.15	170.00	18.25	N21° 16' 07"E	53.92						

Parcel Line Table		
Line #	Length	Direction
L1	14.88	N89° 57' 49.63"W
L2	56.50	N88° 38' 37.67"W
L3	2.21	S1° 21' 22.33"W
L4	25.64	S9° 57' 13.42"E
L5	18.05	S1° 21' 22.33"W



- ABBREVIATIONS**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R.O.W. = RIGHT OF WAY
 - S/D = SUBDIVISION
 - IRF = IRON ROD FOUND
 - APR = AS PER RECORD
 - APS = AS PER SURVEY
 - PB = PLAT BOOK
 - PG = PAGE
 - DB = DEED BOOK
 - U.E. = UTILITY EASEMENT
 - FT = FINISH FLOOR ELEVATION
 - IRS = IRON ROD SET



PRELIMINARY PLAT
HIGHLAND LAKE
SUBDIVISION
 DESOTO COUNTY, MISSISSIPPI
 APRIL 10, 2025
 ZONING = PUD
 TOTAL AREA = 6.94 ACRES
 20 LOTS 2 C.O.S.
 S9 T2S R6W
 CIVIL-LINK PROJECT NUMBER: 210824-001
 SURVEYOR: CIVIL-LINK
 DEVELOPER: BRYANT CASHION

Civil Link
 "CONNECTING RESOURCES"
 5729 DETWELL RD., BLDG. 8
 SOUTHAVEN, MS 38672
 OFFICE: 662-510-2189
 FAX: 662-510-3187
 WWW.CIVIL-LINK.COM

1 OF 2

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Application for a Final Plat for Center Hill Farms Subdivision, Phase 1, submitted by Nick Kreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner. The request is to create 88 Lots and 14 Common Open Spaces from 48.28+/-acres. The subject property is zoned PUD, Planned Unit Development District, located on the west side of Center Hill Rd, approximately 700 feet north of Valley Oaks Dr E. and about 1800 feet south of the Hwy 302 and Center Hill Rd intersection. (File # SD25-0009).

- EXHIBITS:
- 1) Aerial View
 - 2) Final Subdivision Plat
 - 3) Order of Board of Aldermen Approving the Preliminary Plat

EXECUTIVE SUMMARY

Nick Nkreunen, Civil Link, LLC, on behalf of Johnny McBride, member, Center Hill Development, LLC, property owner, requests approval of the final plat for Center Hill Farms, Phase 1, which will consist of 88 single family residential lots and 14 common open spaces. The final plat aligns with the preliminary plat of the subdivision. While utilities such as sewer and water lines have been installed substantially, streets are still under construction. Staff recommends approval subject to various conditions.

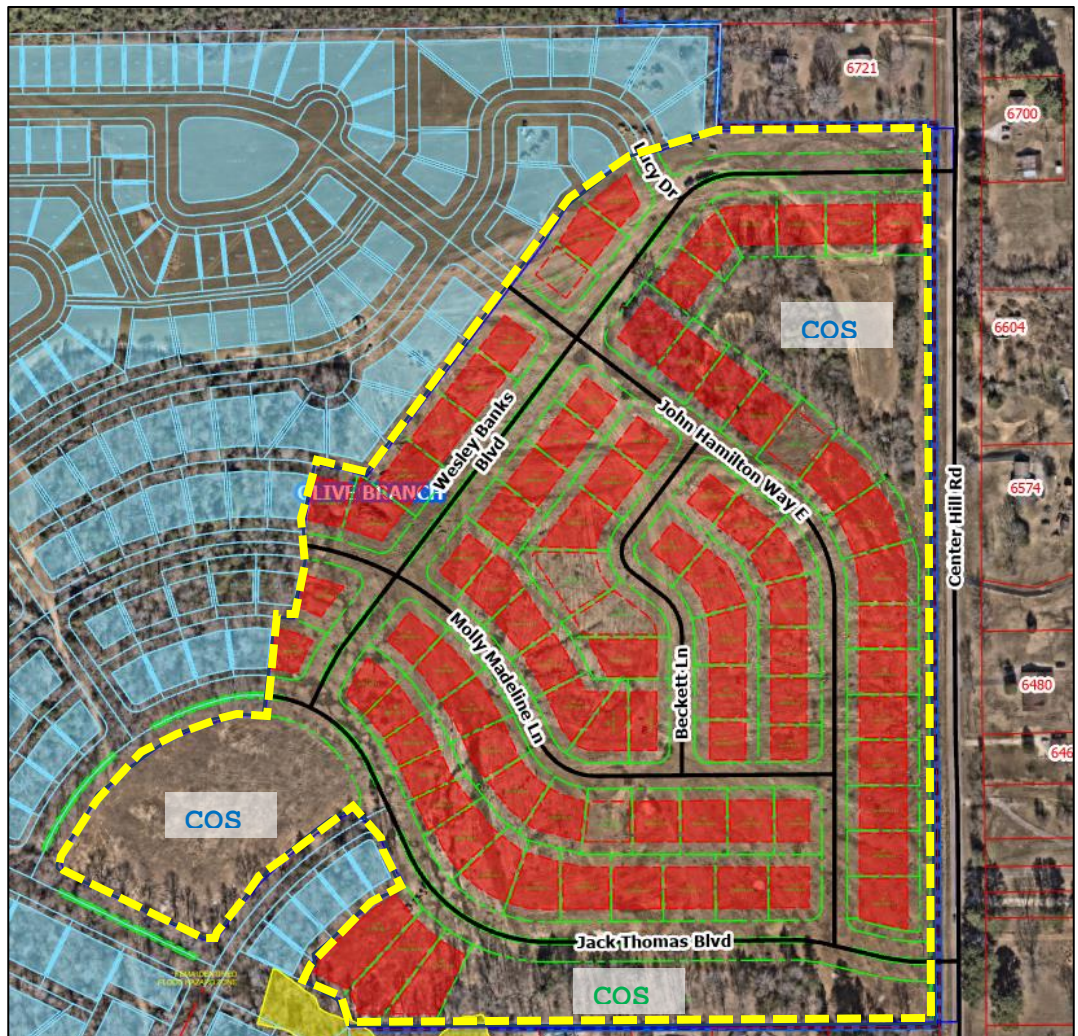


Fig. 1: Proposed Center Hill Farm Subdivision, Phase 1 Superimposed on Aerial View

1. BACKGROUND

The applicant, Nick Kreunen, Civil Link, LLC, on behalf of the property owner, Center Hill Development LLC, requests approval of the final plat for Center Hill Farms Subdivision, Phases 1, which will consist of eighty-eight (88) buildable single family detached residential lots and fourteen common open spaces for stormwater management, environmental greenery, and street medians. The preliminary plat for all 11 phases of the subdivision was approved by the Board of Aldermen on August 20, 2024. When fully developed, the subdivision would consist of 604 single family detached residential lots and 24 common open spaces. The present plat only concerns the first phase of the development.

2. REVIEW

2.1. Zoning and Alignment with Preliminary Plat

Center Hill Farms is a planned residential development, zoned PUD. The proposed final plat does not violate any requirement of the project text or condition of approval of the preliminary plat regarding density, permitted uses, bulk regulations, etc.

2.2. Lots and Common Open Spaces

The smallest lot in this phase of the development would be 8,916sq ft. Lots 22, 23, and 24 adjoin a FEMA Floodplain. Two common open spaces are reserved for stormwater management, one common open space would be a green space southwest of the T-intersection of Center Hill Rd and proposed Jack Thomas Blvd., and the remainder of the open spaces would be street landscape medians.

2.3. Subdivision Infrastructure

2.3.1. Utilities

Subdivision utilities infrastructure such as water, sewer, and gas lines are still under construction in this phase of the subdivision. The developer intends to complete their construction before recordation of the plat. When completed, they would need to be inspected and approved by the City Engineer.

2.3.2. Transportation

Seven new streets are proposed to be dedicated as public streets. At the time of completion of this report, all the streets were still under construction – the first lift of asphalt had not yet been laid. The new streets are proposed to be named Lucy Dr (80ft), Beckett Ln (720ft), Molly Madeline Ln (1,033ft), John Hamilton Way (714ft), John Hamilton Way East (758ft), Wesley Banks Blvd (1,876ft), and Jack Thomas Blvd (1,542ft). The Desoto County E911 agency has vetted and approved these street names.

Proposed Wesley Banks Blvd and Jack Thomas Blvd have landscape medians, which will be maintained by the Homeowners Association as common open spaces.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the final plat would be presented to the Board of Aldermen for approval. Upon approval by the Board of Aldermen, the property owner would need to record the subdivision plat. City regulations allow the subdivider to post a financial guarantee for the completion of public improvements before recordation of the plat. The final plat would need to be recorded and minimum infrastructure to provide vehicular access (especially for emergency cars) to the proposed lots completed before building permits may be issued for a development on any of the suggested lots.

4. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the final plat for Phase 1 of Center Hill Farms Planned Residential Development and recommend same to the Board of Aldermen subject to the following:

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. All utilities and services (electric, telephone, cable, etc) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
3. Change the numbering of all common open spaces on the plat, beginning with COS A605, COS B606, COS C607, etc., etc.
4. Add the designed finished floor elevation for lots 22, 23, and 24 that adjoin the identified FEMA Flood Hazard Area.
5. Terminate the eastern boundary of the subdivision at the western right-of-way line of Center Hill Rd, which should be 53ft from the center line of this street.
6. All approval conditions of the preliminary plat are maintained.
7. The developer shall submit to the City of Olive Branch a letter of credit of sufficient amount as will be determined by the City Engineer, plus a 25% contingency, for the completion of all uncompleted public improvements required in the land area constitutive of the final plat and for any outstanding As-Built drawings before recordation of the final plat.
8. The developer shall provide the Covenants, Conditions, and Restrictions (CCRs) of the Subdivision to Planning Staff for review to ensure compliance with the project text and preliminary development plan for Center Hill Farms and other applicable public regulations before the plat may be recorded.
9. A building permit shall not be issued for construction on the proposed lots until the first lift of asphalt has been laid on all streets or street sections included in this final plat of Phase 1 of Center Hill Farms Subdivision.

10. Minor edits may be applicable to the subdivision plat as may be determined necessary by the City Engineer and the Director of Planning and Development or their designees.

REPORT PREPARED BY: Venard Asongayi, CFM, AICP, DPA  **DATE:** June 4, 2025

MOTION BY: _____ **SECOND BY:** _____

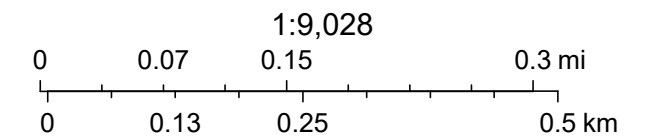
VOTE	DORR	JONES	LEWIS	REMAK	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

Aerial View of Center Hill Farms Subdivision, Phase 1 Location



6/4/2025, 12:57:52 PM

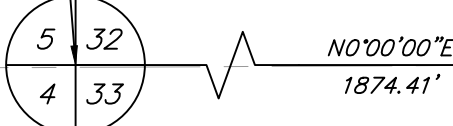
- Addresses
- Tax Parcels
- <all other values>
- Roads
 - Local



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



P.O.C. SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 WEST DESOTO COUNTY, MISSISSIPPI



P.O.B. CENTERLINE CENTER HILL RD

NOTES

1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
2. WATER SERVICE WILL BE PROVIDED BY CITY OF OLIVE BRANCH.
3. SEWER SERVICE WILL BE PROVIDED BY CITY OF OLIVE BRANCH.
4. MINIMUM BUILDING SETBACKS:
25' FRONT YARD
5' SIDE YARD
5' REAR YARD
5. UTILITY EASEMENTS:
10' FRONT YARD
5' SIDE YARD
5' REAR YARD
6. PORTIONS OF THIS PROPERTY ARE LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NO. 2803300150H, DATED 05-25-2014
7. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SURVEY DATA

1. CLASS "B" SURVEY
2. FIELD SURVEY COMPLETED ON 06/13/2024
3. DRAWING COMPLETED ON 04/29/2025
4. REFERENCE MATERIALS:
4.1. DIGEROLAMO SUSAN W ETAL DB 860 PG 331
4.2. CITY OF OLIVE BRANCH DB 340 PG 651
4.3. DIGEROLAMO SUSAN ETAL TRUSTEES DB 856 PG 86
4.4. WRIGHT BACK PROPERTY LLC DB 808 PG 442
4.5. POUNDERS RICHARD T JR DB 174 PG 218
4.6. VALLEY OAKS SUBDIVISION PB 101 PG 18
4.7. MEDLIN WILLIAM DB 22CV PG 1995
4.8. WELLS MICHELLE DENISE DB 801 PG 548
4.9. HARTLEDGE JUDITH J DB 866 PG 132
4.10. LTP INVESTMENTS LLC DB 1007 PG 483
4.11. CENTER HILL PARTNERSHIP DB 313 PG 477
4.12. MISSISSIPPI POWER AND LIGHT COMPANY DB 37 PG 242
4.13. UNITED STATES OF AMERICA DB 192 PG 270 & DB 110 PG 286
5. NORTH REFERENCE
5.1. BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID WEST ZONE NAD83, GEOD G2018U7 BY RTK GPS OBSERVATION

STREET LENGTH & LAND AREA DEDICATION

JOHN HAMILTON WAY EAST = 758 L.F. / 0.87 ACRES
 JACK THOMAS BOULEVARD = 1542 L.F. / 2.78 ACRES
 MOLLY MADELINE LANE = 1033 L.F. / 1.31 ACRES
 BECKETT LANE = 720 L.F. / 0.83 ACRES
 WESLEY BANKS BOULEVARD = 1876 L.F. / 3.04 ACRES
 JOHN HAMILTON WAY = 714 L.F. / 0.83 ACRES
 LUCY LANE = 80 L.F. / 0.09 ACRES

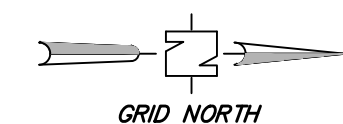
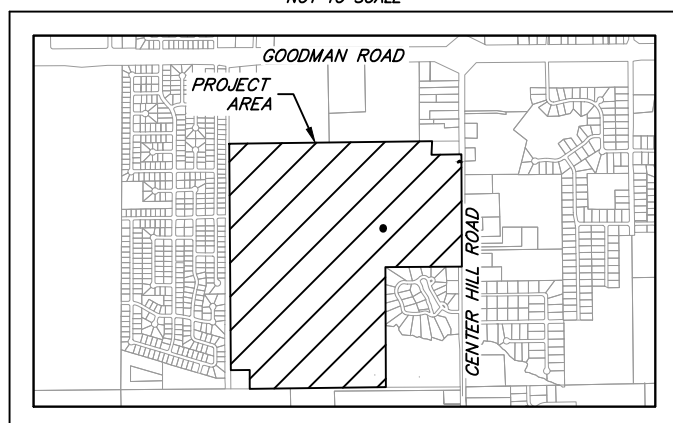
LEGEND

- SUBJECT BOUNDARY LINE
- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- FENCE LINE
- DRAINAGE EASEMENT
- PROPOSED CENTERLINE ROAD
- EXISTING CENTERLINE ROAD
- FLOOD HAZARD AREA
- 1/2" x 18" IRON ROD SET WITH CIVIL-LINK CAP
- SURVEY MONUMENT FOUND (SEE PLAT FOR DESCRIPTION)

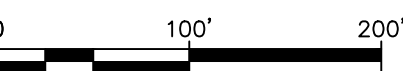
ABBREVIATIONS

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- S/D = SUBDIVISION
- IRF = IRON ROD FOUND
- APR = AS PER RECORD
- APS = AS PER SURVEY
- PB = PLAT BOOK
- PG = PAGE
- DB = DEED BOOK
- U.E. = UTILITY EASEMENT
- FF = FINISH FLOOR ELEVATION
- IRS = IRON ROD SET

VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)

1" = 100'

BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, GEOD G2018U7 BY RTK GPS OBSERVATION
 SCALE FACTOR: 0.999895943848
 CONVERGENCE ANGLE: 0° 20' 19.93426745"
 @ THE PROPERTIES NORTHEAST CORNER

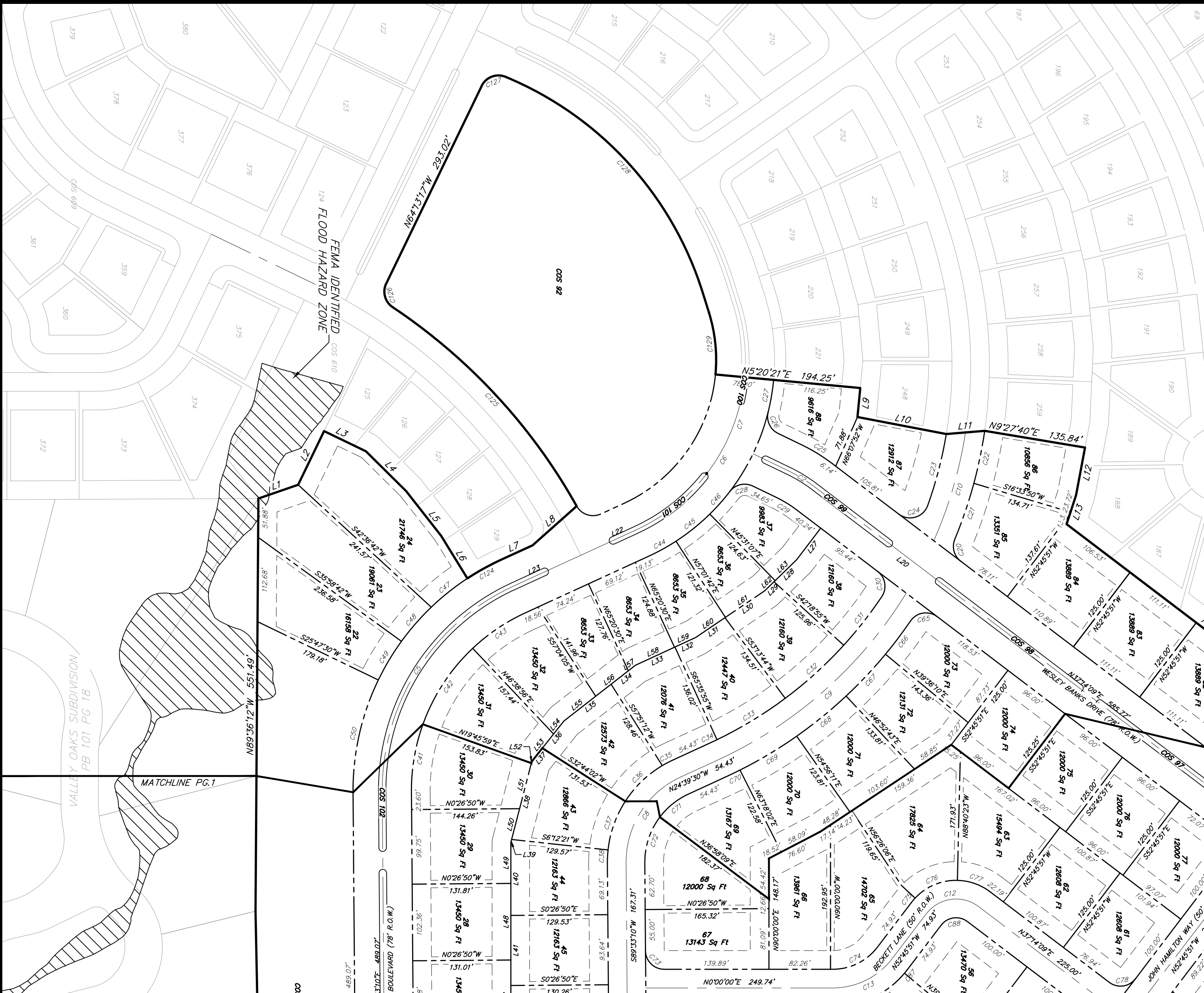


FINAL PLAT
CENTER HILL FARMS
PHASE 1 SUBDIVISION

DESOTO COUNTY, MISSISSIPPI
 June 3, 2025
 ZONING = P.D.
 TOTAL AREA = 48.28 ACRES
 88 LOTS & 4 COS
 S32 T1S R5W

CIVIL-LINK PROJECT NUMBER: 231215-001
 SURVEYOR: CIVIL-LINK
 DEVELOPER: CENTER HILL FARMS, LLC

5779 GETWELL RD., BLDG. B
 SOUTHAVEN, MS 38672
 OFFICE: 662-510-2169
 FAX: 662-510-2157
 WWW.CIVIL-LINK.COM



SURVEY DATA

1. CLASS "B" SURVEY
2. FIELD SURVEY COMPLETED ON 6/13/2024
3. DRAWING COMPLETED ON 7/11/2024
4. REFERENCE MATERIALS:
 - 4.1. DIGEROLAMO SUSAN W ETAL DB 860 PG 331
 - 4.2. CITY OF OLIVE BRANCH DB 340 PG 651
 - 4.3. DIGEROLAMO SUSAN ETAL TRUSTEES DB 856 PG 86
 - 4.4. WRIGHT BACK PROPERTY LLC DB 808 PG 442
 - 4.5. FOUNDER'S RICHARD T JR DB 174 PG 218
 - 4.6. VALLEY OAKS SUBDIVISION PB 101 PG 18
 - 4.7. MEDLIN WILLIAM DB 22CV PG 1995
 - 4.8. WELLS MICHELLE DENISE DB 801 PG 548
 - 4.9. HARTLEDGE JUDITH J DB 866 PG 132
 - 4.10. LTP INVESTMENTS LLC DB 1007 PG 483
 - 4.11. CENTER HILL PARTNERSHIP DB 313 PG 477
 - 4.12. MISSISSIPPI POWER AND LIGHT COMPANY DB 37 PG 242
 - 4.13. UNITED STATES OF AMERICA DB 192 PG 270 & DB 110 PG 286
5. NORTH REFERENCE
- 5.1. BEARINGS REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE SYSTEM, GRID WEST ZONE NAD83, GEOID 12A BY RTK GPS OBSERVATION

NOTES

1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS SINGLE FAMILY DWELLINGS.
2. WATER SERVICE WILL BE PROVIDED BY CITY OF OLIVE BRANCH.
3. SEWER SERVICE WILL BE PROVIDED BY CITY OF OLIVE BRANCH.
4. MINIMUM BUILDING SETBACKS:
 - 25' FRONT YARD
 - 5' SIDE YARD
 - 25' REAR YARD
5. UTILITY EASEMENTS:
 - 10' FRONT YARD
 - 5' REAR YARD
6. PORTIONS OF THIS PROPERTY ARE LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NO. 28033C0150H, DATED 05-05-2014
7. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

STREET LENGTH & LAND AREA DEDICATION

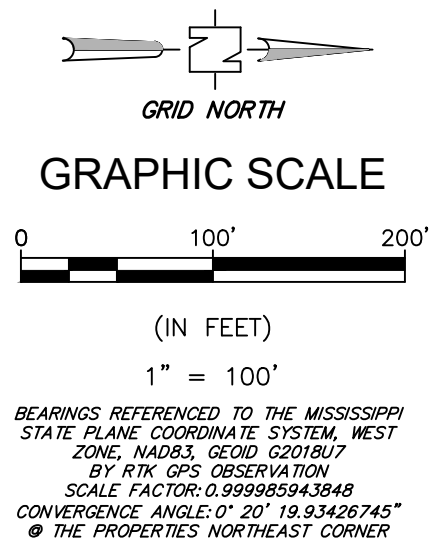
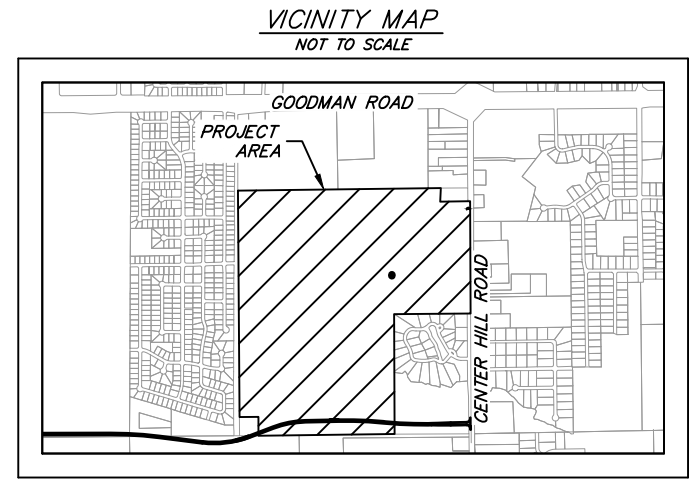
JOHN HAMILTON WAY EAST = 758 L.F. / 0.87 ACRES
 JACK THOMAS BOULEVARD = 1542 L.F. / 2.78 ACRES
 MOLLY MADELINE LANE = 1033 L.F. / 1.31 ACRES
 BECKETT LANE = 720 L.F. / 0.83 ACRES
 WESLEY BANKS BOULEVARD = 1876 L.F. / 3.04 ACRES
 JOHN HAMILTON WAY = 714 L.F. / 0.83 ACRES
 LUCY LANE = 80 L.F. / 0.09 ACRES

LEGEND

PROPERTY LINE	—————
BUILDING SETBACK LINE	- - - - -
FENCE	x x x x x
UTILITY EASEMENT	- - - - -
DRAINAGE EASEMENT	- - - - -
CENTER LINE ROAD	—————
1/2" x 18" IRON ROD SET	●
MONUMENT FOUND	○

ABBREVIATIONS

P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT OF WAY
S/D	= SUBDIVISION
IRF	= IRON ROD FOUND
APR	= AS PER RECORD
APS	= AS PER SURVEY
PB	= PLAT BOOK
PG	= PAGE
DB	= DEED BOOK
U.E.	= UTILITY EASEMENT
FF	= FINISH FLOOR ELEVATION
IRS	= IRON ROD SET



Civil Link
"CONNECTING RESOURCES"

FINAL PLAT
CENTER HILL FARMS
PHASE 1 SUBDIVISION
 DESOTO COUNTY, MISSISSIPPI
 June 3, 2025
 ZONING = P.D.
 TOTAL AREA = 48.28 ACRES
 88 LOTS & 4 COS
 S32 T15 R5W
 CIVIL-LINK PROJECT NUMBER: 231215-001
 SURVEYOR: CIVIL-LINK
 DEVELOPER: CENTER HILL FARMS, LLC

5779 GETWELL RD., BLDG. B
 SOUTHAVEN, MS 38672
 OFFICE: 662-510-2169
 FAX: 662-510-2197
 WWW.CIVIL-LINK.COM

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	136.26	150.00	52.05	S63° 15' 36"W	131.62
C2	40.07	200.00	11.48	S31° 29' 48"W	40.00
C3	48.14	200.00	13.79	S83° 33' 07"E	48.02
C4	48.14	200.00	13.79	N83° 33' 07"W	48.02
C5	344.47	300.00	65.79	S57° 33' 10"E	325.86
C6	172.72	250.00	39.58	N44° 27' 01"W	169.30
C7	89.09	250.00	20.42	N74° 27' 06"W	88.62
C8	143.53	125.00	65.79	S57° 33' 10"E	135.77
C9	341.43	580.00	33.73	N41° 31' 21"W	336.52
C10	151.25	580.00	14.94	N73° 40' 36"W	150.82
C11	115.11	250.00	26.38	N13° 11' 28"W	114.10
C12	78.54	50.00	90.00	S7° 45' 51"E	70.71
C13	92.09	100.00	52.76	N26° 22' 56"W	88.87
C14	121.68	189.00	36.89	S70° 50' 26"W	119.59
C15	22.25	15.00	84.99	S85° 06' 20"E	20.27
C16	46.03	150.00	17.58	S33° 29' 24"E	45.85
C17	34.70	25.00	79.52	N2° 31' 22"W	31.98
C18	39.27	25.00	90.00	N82° 14' 09"E	35.36
C19	39.27	25.00	90.00	N7° 45' 51"W	35.36
C20	32.86	25.00	75.30	N74° 53' 16"E	30.54
C21	78.85	605.00	7.47	N71° 11' 38"W	78.79
C22	71.72	605.00	6.79	N78° 19' 25"W	71.68
C23	98.88	555.00	10.21	N75° 25' 10"W	98.75
C24	46.93	25.00	107.55	N16° 32' 23"W	40.34
C25	47.88	239.00	11.48	S31° 29' 48"W	47.80
C26	34.14	25.00	78.24	N64° 52' 38"E	31.55
C27	43.67	289.00	8.66	N80° 19' 55"W	43.63
C28	34.14	25.00	78.24	S13° 21' 44"E	31.55
C29	32.25	161.00	11.48	S31° 29' 48"W	32.20
C30	37.77	25.00	86.56	S80° 30' 52"W	34.28
C31	82.55	555.00	8.52	N51° 56' 44"W	82.47
C32	105.71	555.00	10.91	N42° 13' 40"W	105.55
C33	106.81	555.00	11.03	N31° 15' 27"W	106.65
C34	10.52	555.00	1.09	N25° 12' 04"W	10.52
C35	15.92	150.00	6.08	S27° 41' 52"E	15.91
C36	69.45	150.00	26.53	S44° 00' 07"E	68.83
C37	69.45	150.00	26.53	S70° 31' 49"E	68.83
C38	17.42	150.00	6.65	S87° 07' 15"E	17.41
C39	39.47	25.00	90.45	N45° 13' 25"W	35.49
C40	39.07	25.00	89.55	N44° 46' 35"E	35.22
C41	92.08	261.00	20.21	S80° 20' 25"E	91.60
C42	122.46	261.00	26.88	S56° 47' 32"E	121.34
C43	85.15	261.00	18.69	S34° 00' 17"E	84.77
C44	41.93	289.00	8.31	N28° 48' 54"W	41.90
C45	58.06	289.00	11.51	N38° 43' 35"W	57.96
C46	40.36	289.00	8.00	N48° 28' 54"W	40.32
C47	61.82	339.00	10.45	S38° 33' 08"E	61.74
C48	60.61	339.00	10.24	S48° 53' 57"E	60.53
C49	60.27	339.00	10.19	S59° 06' 54"E	60.19
C50	155.25	339.00	26.24	S77° 19' 40"E	153.89
C51	38.75	161.00	13.79	N83° 33' 07"W	38.66
C52	57.52	239.00	13.79	S83° 33' 07"E	57.39
C53	23.68	15.00	90.45	N45° 13' 25"W	21.30
C54	38.75	161.00	13.79	S83° 33' 07"E	38.66
C55	33.45	25.00	76.66	S38° 19' 42"E	31.01
C56	6.69	5.00	76.66	S38° 19' 42"E	6.20
C57	33.94	141.00	13.79	S83° 33' 07"E	33.86
C58	75.87	275.00	15.81	N7° 54' 13"W	75.63
C59	86.62	275.00	18.05	N24° 49' 52"W	86.26
C60	86.65	275.00	18.05	N42° 52' 52"W	86.29
C61	4.11	275.00	0.86	N52° 20' 09"W	4.11
C62	39.27	25.00	90.00	S7° 45' 51"E	35.36
C63	100.83	111.00	52.05	S63° 15' 36"W	97.40
C64	39.27	25.00	90.00	S82° 14' 09"W	35.36
C65	40.53	25.00	92.90	S9° 12' 43"E	36.24
C66	55.57	605.00	5.26	N53° 01' 43"W	55.55
C67	76.83	605.00	7.28	N46° 45' 33"W	76.77
C68	85.09	605.00	8.06	N39° 05' 33"W	85.02
C69	88.32	605.00	8.36	N30° 52' 53"W	88.24
C70	21.55	605.00	2.04	N25° 40' 44"W	21.55
C71	49.52	100.00	28.37	S38° 50' 40"E	49.01
C72	65.30	100.00	37.42	S71° 44' 20"E	64.15
C73	39.07	25.00	89.55	N44° 46' 35"E	35.22
C74	69.07	75.00	52.76	N26° 22' 56"W	66.65
C75	7.63	75.00	5.83	S49° 51' 00"E	7.63
C76	63.18	75.00	48.26	S22° 48' 16"E	61.32
C77	47.00	75.00	35.91	S19° 16' 53"W	46.24
C78	39.27	25.00	90.00	N7° 45' 51"W	35.36
C79	39.27	25.00	90.00	S82° 14' 09"W	35.36
C80	26.53	225.00	6.76	N49° 23' 09"W	26.52

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C81	127.96	225.00	32.59	N29° 42' 53"W	126.25
C82	52.71	225.00	13.42	N6° 42' 40"W	52.59
C83	39.07	25.00	89.55	N44° 46' 35"E	35.22
C84	39.47	25.00	90.45	S45° 13' 25"E	35.49
C85	32.87	125.00	15.07	N7° 31' 59"W	32.77
C86	76.32	125.00	34.98	N32° 33' 25"W	75.14
C87	5.93	125.00	2.72	N51° 24' 21"W	5.93
C88	39.27	25.00	90.00	S7° 45' 51"E	35.36
C124	51.29	339.00	8.67	S28° 59' 35"E	51.25
C125	365.39	775.00	27.01	S47° 14' 47"W	362.02
C126	35.80	25.00	82.04	N74° 45' 33"E	32.82
C127	37.86	25.00	86.78	S20° 50' 01"E	34.35
C128	403.41	461.00	50.14	S47° 37' 24"W	390.66
C129	83.40	211.00	22.65	S84° 00' 57"W	82.86

C.O.S. AREA TABLE	
C.O.S. #	AREA (S.F.)
89	24,160
90	155,340
91	116,938
92	155,260
93	1,084
94	2,114
95	957
96	1,007
97	2,433
98	2,433
99	2,074
100	367
101	1,584
102	4,730
103	4,014
104	1,554

Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	56.16	N19°00'58"W	L28	42.05	S44°12'34"E	L53	47.03	N51°37'39"W
L2	79.71	N64°13'17"W	L29	17.31	S44°12'34"E	L54	22.10	N51°37'39"W
L3	62.09	N25°46'43"E	L30	64.14	S34°03'53"E	L55	53.92	N37°57'05"W
L4	75.69	N44°45'04"E	L31	47.07	S34°03'53"E	L56	55.30	N37°57'05"W
L5	75.69	N51°59'00"E	L32	30.67	S24°46'27"E	L57	12.02	N37°57'05"W
L6	66.90	N58°19'40"E	L33	58.07	S24°46'27"E	L58	57.42	N24°46'27"W
L7	46.45	N24°39'30"W	L34	41.22	S37°57'05"E	L59	31.33	N24°46'27"W
L8	78.88	N41°36'43"W	L35	80.03	S37°57'05"E	L60	47.77	N34°03'53"W
L9	38.95	S84°29'08"E	L36	46.23	S51°37'39"E	L61	63.43	N34°03'53"W
L10	120.84	N10°49'50"E	L37	22.90	S51°37'39"E	L62	19.49	N44°12'34"W
L11	51.44	N4°44'05"W	L38	107.48	S75°30'40"E	L63	39.87	N44°12'34"W
L12	64.84	S79°20'53"E	L39	4.20	N75°30'40"W			
L13	40.61	S71°50'00"E	L40	97.43	N90°00'00"E			
L14	52.53	N83°09'26"E	L41	93.64	N90°00'00"E			
L15	121.79	N70°40'14"E	L42	93.12	N90°00'00"E			
L16	371.03	N89°17'02"E	L43	92.60	N90°00'00"E			
L17	25.18	S24°41'55"E	L44	92.61	N90°00'00"E			
L18	330.72	N37°14'09"E	L45	105.80	N90°00'00"W			
L19	178.66	N37°14'09"E	L46	103.63	N90°00'00"W			
L20	81.67	S24°39'30"E	L47	102.99	N90°00'00"W			
L21	99.38	S24°39'30"E	L48	102.36	N90°00'00"W			
L22	25.71	S76°39'24"E	L49	54.63	N90°00'00"W			
L23	110.50	S76°39'24"E	L50	46.70	N75°31'15"W			
L24	33.48	N89°33'10"E	L51	62.75	N75°30'40"W			
L25	53.23	S52°45'51"E	L52	2.26	N75°30'40"W			

OWNERS CERTIFICATE

I/WE _____ OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHTS-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

SIGNATURE OF OWNER OF AUTHORIZED REPRESENTATIVE.

NOTARY'S CERTIFICATE

STATE OF: MISSISSIPPI
COUNTY OF: DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY _____, 20____. WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ A MISSISSIPPI LIMITED LIABILITY COMPANY (LLC), AND THAT FOR AND ON BEHALF OF THE SAID LLC, AND AS ITS ACT AND DEED, THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATED FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE CITY OF OLIVE BRANCH PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON

ATTEST

OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE _____ DAY OF _____, 20____.

MINUTE BOOK _____, PAGE _____

MAYOR

CITY CLERK

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE DRAWN THE SUBDIVISION SHOWN HEREON AND THAT IT IS ACCURATELY DRAWN INFORMATION FROM A GROUND SURVEY BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION.

SIGNATURE OF ENGINEER OR SURVEYOR

DATE

MORTGAGEE'S CERTIFICATE

MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THIS THE _____ DAY OF _____, 20____.

BY _____ TITLE: _____

NOTARY'S CERTIFICATE (CORPORATE/FINANCIAL INSTITUTION)

STATE OF: MISSISSIPPI
COUNTY OF: DESOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY _____, 20____. WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULLY AUTHORIZED BY SAID CORPORATION SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORDING BY MY OFFICE AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK NUMBER _____ PAGE _____.

CHANCERY COURT CLERK



FINAL PLAT
CENTER HILL FARMS
PHASE 1 SUBDIVISION

DESOTO COUNTY, MISSISSIPPI
June 3, 2025
ZONING = P.D.
TOTAL AREA = 48.28 ACRES
88 LOTS & 4 COS
S32 T1S R5W

CIVIL-LINK PROJECT NUMBER: 231215-001
SURVEYOR: CIVIL-LINK
DEVELOPER: CENTER HILL FARMS, LLC

"CONNECTING RESOURCES"
5779 GETWELL RD., BLDG. B
SOUTHAVEN, MS 38672
OFFICE: 662-510-2169
FAX: 662-510-2197
WWW.CIVIL-LINK.COM

**ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE
BRANCH, MISSISSIPPI GRANTING PRELIMINARY SUBDIVISION PLAT
APPROVAL - CENTER HILL FARMS SUBDIVISION**

WHEREAS, Nick Kreunen, Civil-Link, LLC, on behalf of the property owner, is requesting Preliminary Plat approval for Center Hill Farms Subdivision, and

WHEREAS, the subject property is located on the west side of Center Hill Road, approximately 700 feet north of Valley Oaks Drive E and about 1800 feet south of the HWY 302 and Center Hill Road intersection, and situated in Section 32, Township 1 South, Range 5 West, and is currently zoned PUD, Planned Unit Development District, and

WHEREAS, the request is to subdivide 263.13 +/-acres into 604 residential lots and 24 Common Open Spaces, and

WHEREAS, the subdivision as proposed will meet or exceed the development requirements established for the zoning district and associated Project Text, and will comply with the requirements of the City's Subdivision Ordinance, and

WHEREAS, the Planning Commission reviewed the application at their August 13, 2024 meeting and voted unanimously to recommend to the Board of Aldermen conditional approval of the application, and

WHEREAS, the Mayor and Board of Aldermen are of the opinion that the Preliminary Plat for Center Hill Farms Subdivision should be approved, subject to conditions.

NOW, THEREFORE, BE IT ORDERED by the Mayor and Board of Aldermen of the City of Olive Branch, Mississippi as follows, to wit:

- A. The application of the owner of the property for Preliminary Plat approval of Center Hill Farms Subdivision is hereby approved, conditioned upon the following, to wit:
 - 1. Except as provided in these approval conditions, all stipulations of the project text for Center Hill Farms Planned Residential Development are maintained.
 - 2. Improvements shall be the responsibility of the developer and not the City of Olive Branch.

3. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, roads construction, trail and other applicable recreational measures, and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.
4. The developer shall install any and all applicable drainage pipe, erosion control material, water mains, sewer, fire hydrants and service, streetlights, and gravel or soil cement base and asphalt for the access roads. If the developer wishes to record the final plat before completion of all required public and common infrastructure, the following minimum improvements must have been completed: all proposed road sections must be graded, have the appropriate gravel or soil cement base and binder, and water, sewer, and drainage improvements must be installed. Upon the completion of these minimum improvements, the developer may provide an irrevocable letter of credit in an amount set by the City Engineer to the City for the completion of remaining required subdivision infrastructure prior to recording the final plat to insure the installation of all of the improvements.
5. All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
6. The development of the subdivision beyond the first 150 lots shall be subject to the availability of sufficient sewer treatment capacity in an appropriate plant as shall be determined by the City Engineer.
7. Any development in a floodplain shall meet the requirements of the Flood Damage Prevention Ordinance of the City of Olive Branch.
8. The requirement for sidewalks construction along Center Hill Road is waived, subject to the developer dedicating at final plat a 13ft.

drainage and utility easement along Center Hill Road. The developer, however, shall be responsible for widening Center Hill Road with curb and gutter in the street frontage of the property to such street section as shall be determined by the City Engineer. The developer shall work with the City Engineer, City Attorney, City Planning & Development staff, and Desoto County officials to resolve any right-of-way issues regarding Center Hill Road before final plat approval.

9. The 20ft. wide landscape area along Center Hill Road as depicted in Plate 3 of the project text is hereby reduced to at least 7ft. and shall contain a fence and a row of trees as shown in this Plate.
10. The pavement schedule of any alley in the subdivision shall consist of 8" soil cement and 3" asphaltic surface. It shall have a pavement width of at least 18ft. and shall have a 2% slope in only one direction. A "V" or "U" shape design of the alley pavement is prohibited. Any proposed storm drains shall be at the edge of the alley pavement.
11. The same street frontage landscape buffer improvements required along Center Hill Road are required along Nail Road.
12. Traffic calming designs, including roundabouts, shall be provided in the Subdivision as determined necessary by the City Engineer.

ORDERED AND DONE, this the 20th day of August, 2024.



KENNETH R. ADAMS, MAYOR

ATTEST:



TENA STEWART, CITY CLERK

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application for a Final Subdivision Plat for Area 9 of Robinson Crossing Planned Development, submitted by Byron Houston, Houston Engineering, on behalf of property owners, Pleasant Hill Land & Development Co, Inc. The request is to subdivide 5.72+/- acres into 3 commercial lots. The subject property is zoned PUD, Planned Unit Development, and is located at the southeast corner of Malone Rd N and Church Rd E.

- EXHIBITS:**
1. Aerial Location & Utility Maps
 2. Proposed Final Plat
 3. Final Plat overlaid on aerial map
 4. Robinson Crossing PUD Project Text & Master Plan

EXECUTIVE SUMMARY: This application seeks Final Plat approval to subdivide 5.72+/- acres located at the City’s western gateway along the Church Rd. corridor into 3 commercial lots (below). Proposed is a cross-access easement (gray) to connect the lots with shared driveway access to Malone Rd. at one location and to Church Rd. at two. Also outlined are easements for stormwater management (blue) and a 20ft. wide landscape buffer (green).

The applicant has indicated an intent to improve the property with a convenience store with fuel pumps and a carwash. Subdivision is a key step in the development process. The subject property is located in “Area 9” of the Robinson Crossing Planned Unit Development (PUD), which was approved by DeSoto County in 2004. Robinson Crossing was annexed in 2021, coming into the city with its PUD zoning intact. Area 9 is zoned under the PUD Project Text for neighborhood retail, including the use of a convenience store and allowing a carwash as an accessory use to it. The City expanded its regulations for convenience stores on December 17, 2024, amending this PUD and 16 others to require a conditional use permit and only allow this use at signalized intersections. The developer is seeking to utilize vesting provisions adopted as part of the regulations to avoid these requirements.

Prospective use of any lot is determined by zoning and cannot be the basis to deny the subdivision of property. However, the PUD’s 2004 Master Plan shows a lot layout, building configuration, and stormwater management system that is different than the lot design shown on the proposed Final Plat. If the Planning Commission were to find these deviations to be substantial, it could be used as a basis to recommend denial of the application.



BACKGROUND: Replacing the “Annabelle” Planned Unit Development (PUD) from 2003, Robinson Crossing was approved by DeSoto County Board of Supervisors on March 3, 2004 and annexed into Olive Branch effective May 28, 2021. The PUD is 231.60+/- acres and is located at the southeast corner of Malone and Church Roads. The PUD Master Plan depicts 9 “Areas”. Areas 1-7 were planned for single family and at this juncture of project development, there are over 300 platted single-family lots and approximately 250 homes have been built, meaning there are likely over 500 residents in the Robinson Crossing neighborhood. Development has yet to occur in Area 8, which is planned for retirement housing, and in Area 9, which is the 5.72+/- acres located at the southeast corner of the intersection of Church and Malone Roads that is proposed in this application for a 3-lot commercial subdivision.

Permissible uses in Area 9 were established in the 2004 Robinson Crossing PUD Project Text. The 2004 list is recopied, below, and includes the uses that are proposed for development in the commercial subdivision.

- | | |
|---|---|
| <p>H. Area 9
Uses shall be permitted and regulated in the “C-4” Planned Commercial District as modified herein. The following uses shall be permitted:
Art studio
Bakery, retail
Bank, financial services, savings and loans
Beauty/barber shop
Book store
Convenience store
Car wash as an accessory to convenience store
Doctor’s office
Drug store or pharmacy
Dry cleaning pickup station
Music/dance studio
Office
Personal service establishment
Photo finishing
Photo finishing pickup station
Photography studio
Print shop not exceeding 2,500 square feet</p> | <p>Restaurants with indoor seating and without drive-in or drive-thru facilities
Retail shop sales and services
Public service facility
Church
Daycare centers
Post office or postal facility</p> <p>I. All Areas
Churches and places of worship shall be allowed within all areas of development with direct access to a major road.</p> |
|---|---|

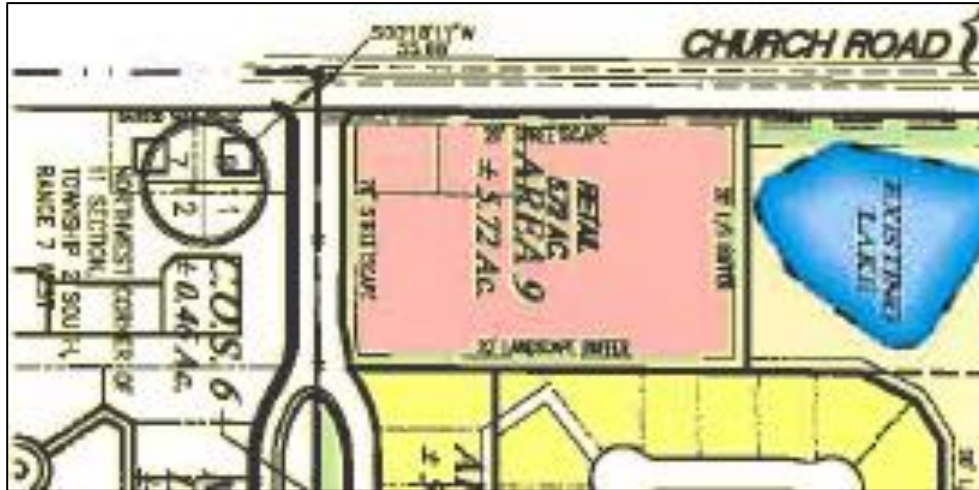
On November 15, 2022, the Board of Aldermen adopted regulations that amended several of the City’s “conventional” zoning districts (C-1, C-2, C-3, C-5, M-1, & M-2) to only allow “Convenience Stores with Fuel Pumps” as a conditional use. A conditional use requires approval of the City’s Board of Adjustment at a public hearing. The regulations included requirements for these establishments to be at a signalized intersection with no more than two at a four-way intersection. On December 17, 2024, the Board expanded the regulations to make “Convenience Stores with Fuel Pumps” conditional uses in the planned, “non-conventional” zoning districts (C-4 & PUD) and added design requirements. In a companion item, the Board amended Project Texts in 17 planned developments located throughout the City. The approval cited the Robinson Crossing PUD Project Text among the 17, stating, “5.72+/- acre “Area 9” of the Robinson Crossing Planned Unit Development (formerly Annabelle), located at the southeast corner of Malone Rd. and Church Rd...to remove “Convenience Store” from the list of permitted uses and add “Convenience Store with Fuel Pumps” as a conditional use.”

Because there were convenience store development projects that had been underway prior to the 2022 ordinance and the 2024 revisions – whether they were actively in the planning stages or under construction – the 2024 amendment included vesting provisions. The regulations allowed for projects in phases of planning, review, permitting, or construction to meet vesting provisions. If vested, a project could avoid the requirement to obtain a conditional use permit and would not be subject to the locational criteria at signalized intersections and other design regulations added in 2024. Steps and timelines proposed to vest a project include having preliminary plat approval by June 30, 2025, final plat approved and recorded by September 30, 2025, obtaining civil site plan approval by December 31, 2025, building permit by March 31, 2026, and completing construction by March 31, 2027.

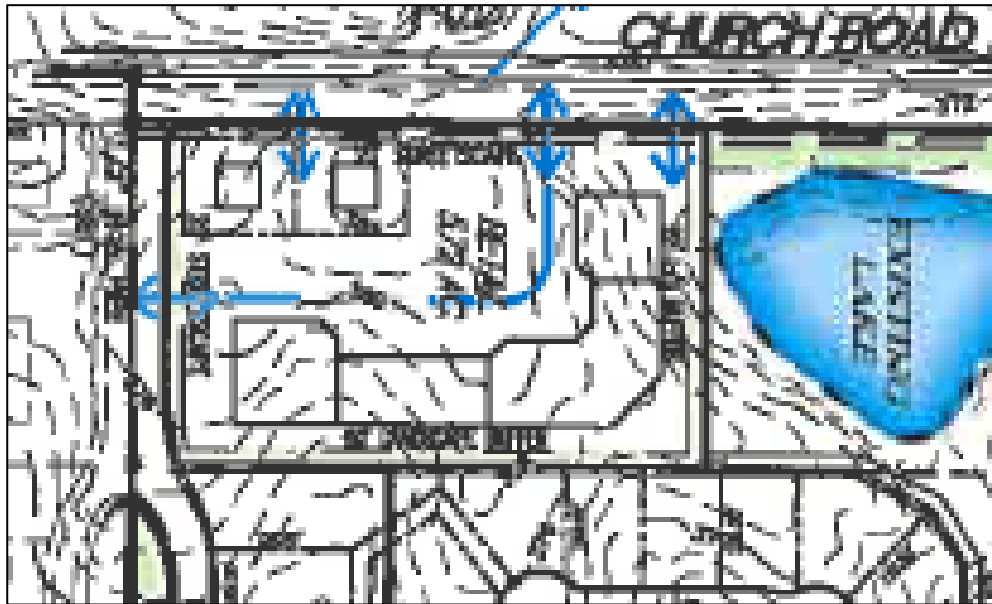
Applicant Pleasant Hill Land & Development Co, Inc. is attempting to meet the vesting timeline by obtaining final plat approval and having a plat recorded by September 30, 2025.

The Robinson Crossing PUD was not limited to a use list. It also incorporated a “Master Plan” map series. Parts of the map series, with Area 9 enlarged, is below:

Land Use Plan – Exhibit F



Preliminary Site Plan – Exhibit G



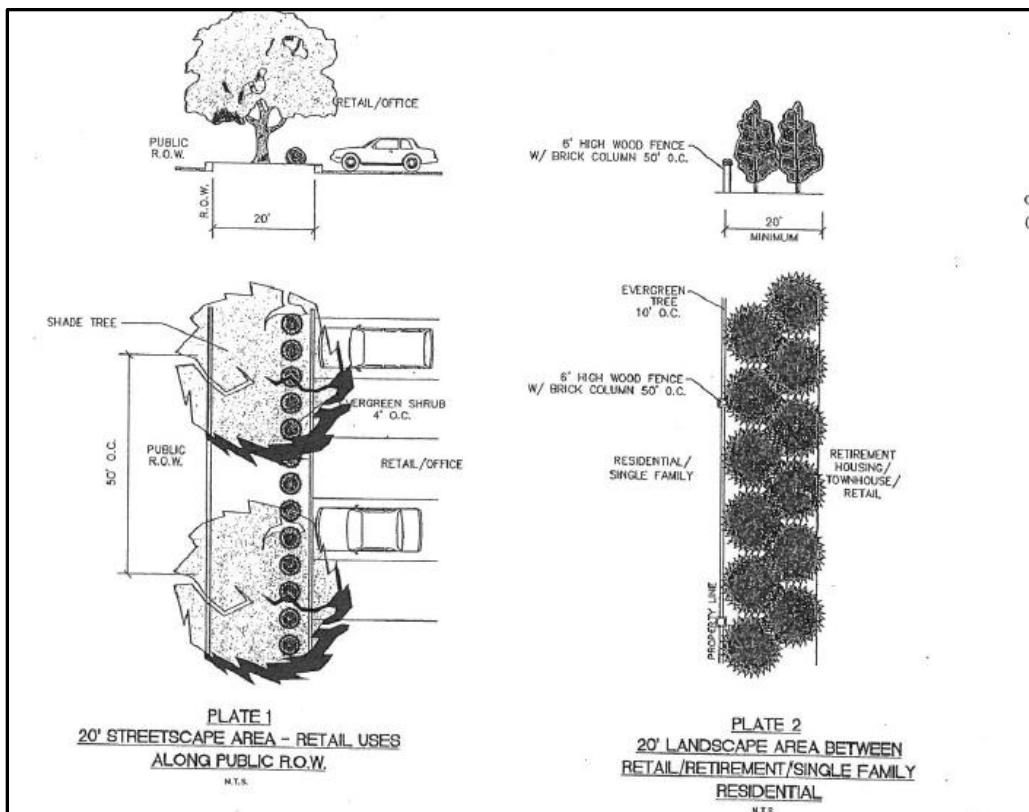
Site Plan with Aerial Photograph – Exhibit H



Master Plan Illustration – Exhibit I



In the PUD Project Text, Area 9 also had bulk regulations, including setbacks and a maximum floor area ratio of 25%, which means only ¼ of the area of any lot may be developed with a building footprint. There were also 20' wide landscape buffer plates included in the PUD that are applicable to the project perimeter. The plate on the left side is applicable to the Church and Malone Road frontages and the one on the right will be required along the south and east sides of the subdivision. In addition to plantings, it includes a 6' wooden fence with columns.



While the PUD did not contain specific architectural requirements, it does make reference to the need for a “Declaration of Covenants, Conditions, and Restrictions” (CCR’s) and for an “Owners Association...to assure that developments within the neighborhood are complete to the high standards...” The single-family residential parts of Robinson Crossing have been developed in this manner, with CCR’s that maintained high quality residential homes. However, draft CCR’s for the proposed commercial subdivision were not included in the application.

ANALYSIS:

1) Scope of Review

The review of subdivision plat applications is not focused on a specific potential use of a piece of property, which may change with time. For this reason, property owners can and often legally subdivide property without a particular use of the proposed lots in view. Each parcel of land in the City of Olive Branch has a specified zoning district. The use of the property is determined by the list of permitted and/or conditional uses that are specified in the Zoning Ordinance for the zoning district in which the property is classified or stipulated in the project text for planned developments. Therefore, the future land use of proposed lots pursuant to approved zoning cannot be the basis to deny the subdivision of this property.

Subdivision plats address two main issues, which define the scope of their review and approval:

- (i) The partitioning of the property such that the proposed lot sizes, their configuration, the setbacks of any buildings thereon, etc. conform with applicable zoning regulations – in this case, compliance with the project text and associated preliminary development plan for Robinson Crossing Planned Development.
- (ii) The availability and sufficiency of subdivision infrastructure, mainly utilities, stormwater management facilities, and streets to service each of the proposed lots.

2) Partitioning of the Property

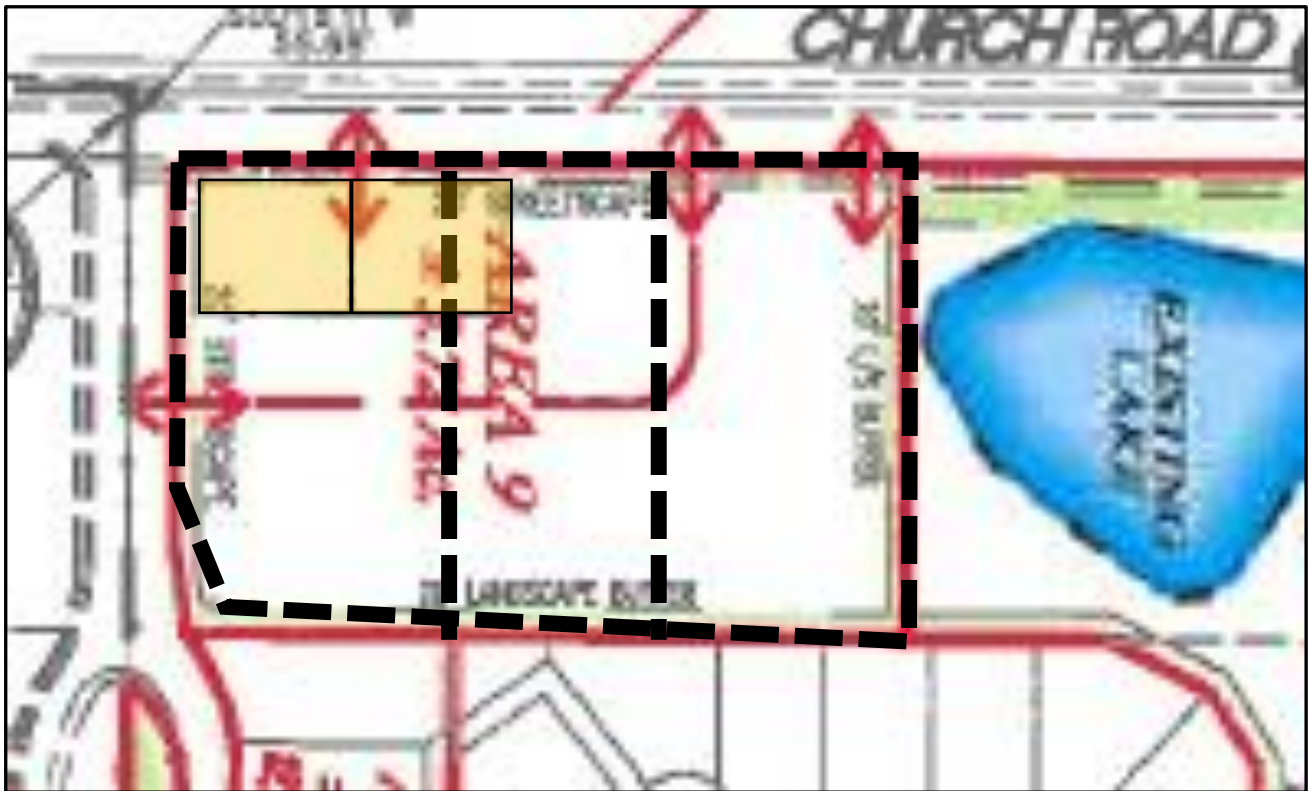
2.1. PUD Compliance, Zoning, & Lot Configuration

Prospective use of any lot is determined by zoning and in this case, the Robinson Crossing PUD allows for the use of a convenience store - without the requirement to obtain a conditional use permit if the vesting timeline is met - and a carwash as an accessory use to it.

However, the PUD's 2004 Master Plan map series has a lot layout, building configuration, and stormwater management system that is different than the 3-lot design on the proposed Final Plat. Proposed Lots 1 and 3 are greater than 2 acres in size and exceed 200' in width. Lot 2 is 1.65+/- acres and is 175' wide. All the lots are more than 400' deep.

The PUD's 2004 Master Plan Map series also depicts a 3-lot subdivision of the 5.92+/- acres. But in contrast, it shows one large lot on which a linear, neighborhood commercial center building was sited. The building was planned for the south part of the 5.92+/- acres and separates two small commercial outparcel lots located at the hard corner at the intersection from the planned single-family area. Combined, the two lots scale out to be just over $\frac{3}{4}$ acre, with 125' of depth. Although the map series is not labeled, it would appear the smaller outparcel lots were planned for the convenience store and the accessory carwash. In 2004, the scale of both convenience stores and carwashes was smaller than it is today. For example, carwashes often had a drive-in bay with depth for a single vehicle, in which the automated equipment moved while the vehicle remained stationary. In contrast, many of the carwashes built more recently have tunnels and an automated track to bring a line of vehicles through multiple modes of washing, cleaning, coating, and drying. The number of vacuum stations to clean the interior of vehicles has also expanded substantially.

The Project Text has a general statement that makes it clear that parts of the map series are general and conceptual and that adjustments were to be expected as the project developed. But it specifically states that, "...*final plans for each phase will be required*" and that the Developer will submit for approval, "...*a final site plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases...*" In the development phasing section of the Project Text, it specifically notes that a final site plan/plat is required for each phase and that it must comply with the regulations and, "...*to establish that it substantially conforms to the conditions of the Outline Plan...*" In the exhibit, below, the proposed plat (black dash line) is superimposed over the Outline Plan, with the two smaller "lots" highlighted in yellow. It does not appear to conform.



The City’s standard subdivision regulations also cite requirements for the Final Plat to conform to the approved Preliminary Plat, which is the Outline Plan in the case of the Robinson Crossing PUD. The City’s regulations for final plats in planned commercial districts have several additional requirements, including the submission of deed restrictions. In this case, deed restrictions could address architectural and signage issues which would help to ensure future development on the lots appropriately related to the high-quality architecture in the adjacent single-family neighborhood.

2.2. Setbacks & Landscape Buffers

The setbacks are appropriately reflected on the Final Plat as they appear in the PUD Project Text: 50’ front (along Church & Malone), 15’ interior side, and 60’ abutting residential (south & east sides). The Final Plat also correctly shows the 20’ wide landscape buffer along the project perimeter. The landscape plate along the south side abutting the single-family homes includes a 6’ wooden fence with brick columns 50’ on center.

3) Availability and Sufficiency of Subdivision Infrastructure to Service Proposed Lots

3.1. Utilities & Stormwater

Utilities are available to the site and appear to be sufficiently sized to support future development. There is a 12-inch water main on Malone Rd. and a natural gas line runs along both Malone and Church Roads. There is a sewer manhole in the southwest corner of the subject property.

There is a proposed shared stormwater detention pond shown on the Proposed Plat along the rear of Lots 1 & 2 with a connecting 15’ wide shared drainage easement through what appears to be a low part of Lot 3 to an area that was shown to have an existing lake on the 2006 Master Plan series. It appears this lake has since been drained, but it may still be classified as a wetland and an ACOE permit may be required. The proposed stormwater management system, which conflicts with the planned location of a neighborhood commercial center building from the 2006 PUD Master Plan, would be subject to review by the City’s Engineering Department.

3.2. Access & Circulation

The proposed plat depicts a 36' wide shared cross-access easement to provide connectivity between the lots. The easement shows an ingress/egress driveway connection to Malone Rd. at one location and to Church Rd. at two. This is a reduction of one ingress/egress driveway from the 2006 Outline Plan, which shows 3 driveway connections to Church Rd.

The subject property is at the intersection of Church Rd and Malone Rd. Church Road is a “minor arterial.” This road class is intended to carry large volumes of traffic for statewide or regional travel. It is a five lane section line road. Malone Road segments inside the City are classified as a “major collector.” The Comp Plan anticipates the extension of Malone southward to College Rd. When Malone is extended, it might remain a major collector or could be reclassified to a minor arterial road if the Board of Aldermen determines appropriate. Both Malone and Church are section line roads; therefore, the subject property is at the intersection of two section line roads one of which is an arterial and the other a collector. The subject property is not a neighborhood commercial site at the intersection of two local roads, but rather, neighborhood commercial at that intersection of an arterial and a collector street.

NEXT STEPS:

The Planning Commission’s recommendation on the Final Plat will be forwarded to the Board of Aldermen to review at the June 17, 2025, meeting. Like the Planning Commission meeting, this would not be a public hearing matter. A Final Plat will need to be recorded before any building permits could be issued.

ALTERNATIVE MOTIONS:

Alternatives are offered for the consideration of the Planning Commission.

Motion to Approve:

Should the Planning Commission find the Final Plat reasonably conforms to the Robinson Crossing PUD 2006 Outline Plan and/or other aspects of the PUD’s Map Series and Project Text, finding the deviations in lot sizes are not substantial, recommend the Board of Aldermen approve the application.

If the Planning Commission were to recommend approval, the following conditions are suggested:

1. Improvements to be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future applications shall comply with the City’s land development regulations and the requirements of the PUD Project Text. This includes submission of Conditions, Covenants, and Restrictions (CCR’s) to address building architecture, including materials, colors, screening of all rooftop or ground mounted equipment, and restrictions on the number, size, and materials used for signage. These CCR’s will be reviewed and approved by the City’s Planning & Development Department before the Final Plat is recorded.
3. Move the shared access easement extending north-to-south on Lot 1 eastward such that the easement touches the western side property line of Lot 2 or is evenly located on Lots 1 and 2.
4. Driveway access from and to Church Rd for all three lots shall be limited to the shared access easements from and to this road.
5. The parking lot on Lot 2 shall be interconnected with the parking lot on Lot 3 in the Church Rd front of the lots.
6. Civil site plans for grading, drainage, driveway and utilities on the lots to be approved by the City Engineering Dept. Architectural renderings, landscape, and lighting plans to be approved by the City’s Planning & Development Department.
7. Church Rd. sidewalks are waived, but the Malone Road sidewalk is required and shall be extended to the intersection.
8. Streetlight plans to be submitted to the City Engineer for approval.
9. Unless otherwise noted, all utilities and services (electric, telephone, cable, etc.) to be installed underground.


Motion to Deny:

Should the Planning Commission find the Final Plat does not conform to the Robinson Crossing PUD 2006 Outline Plan, and/or other aspects of the PUD’s Map Series and Project Text, recommend the Board of Aldermen deny the application. This would require the Applicant to either revise the Final Plat to match the Outline Plan or to file for an Amendment to the Robinson Crossing PUD, which would be reviewed at advertised public hearings.

Recommend further that any Amendment filed for the PUD should include a rendered site plan for the lots, and full architectural elevations for proposed buildings, which would specify materials, colors, signage, etc.

Motion to Table:

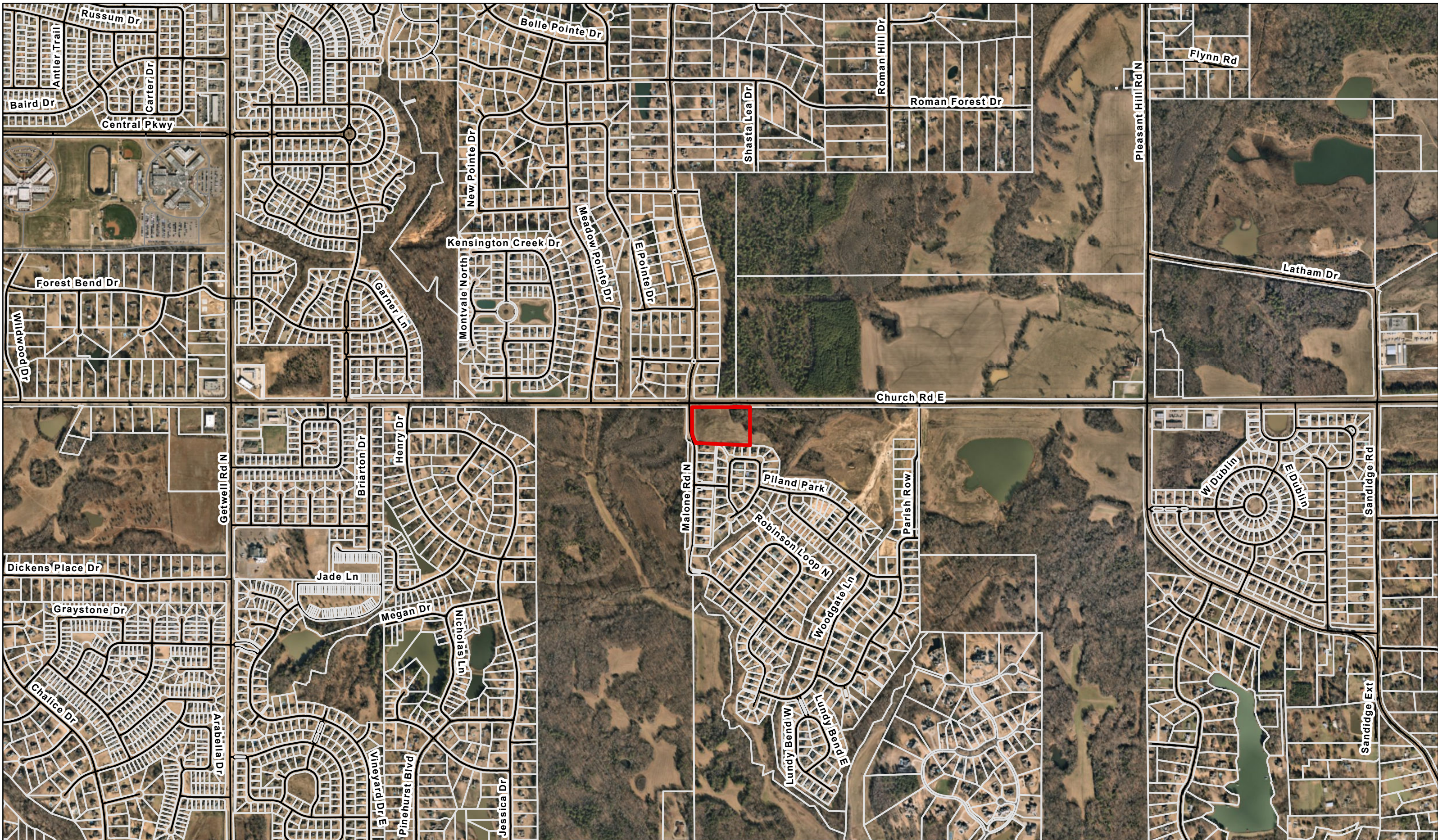
If Applicant Pleasant Hill Land & Development Co, Inc. was amenable to revising the current application with the benefit of receiving feedback from Planning Commissioners, the Planning Commission maintains the option to table the item.

STAFF REPORT PREPARED BY: Venard Asongayi, CFM, AICP  **DATE:** 06/04/2025

MOTION BY: _____ **SECOND BY:** _____



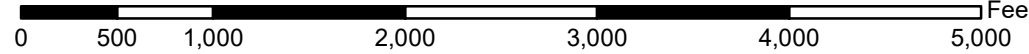
	DORR	JONES	LEWIS	REMAK	SENGER	SINGH	STRATTON
VOTE	_____	_____	_____	_____	_____	_____	_____
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____



Robinson Crossing Area 9 Commercial S/D

2025 Imagery Map

1 inch = 1,000 feet

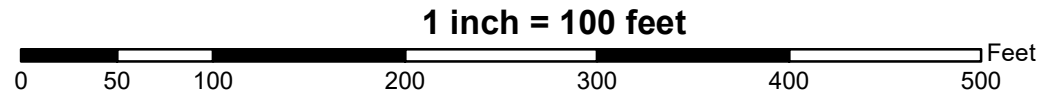




Robinson Crossing Area 9 Commercial S/D

Utilities Map

- MANHOLE
- SEWER GRAVITY
- SEWER FORCE MAIN
- HYDRANTS
- WATER VALVES
- WATER MAIN
- GAS VALVES
- GAS MAIN



CERTIFICATE OF MINOR SUBDIVISION

PURSUANT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL TO BE CLASSIFIED AS A MINOR SUBDIVISION BY THE STAFF DURING THE PRE-APPLICATION CONFERENCE HELD ON _____ DATE OF _____, 20____ AND CONFIRMED BY THE CITY PLANNING COMMISSION ON _____ DATE OF _____, 20____.

DATE OF EXECUTION

DATE OF EXECUTION

CITY PLANNING STAFF

CHAIRMAN, CITY PLANNING COMMISSION
OLIVE BRANCH, MISSISSIPPI

OWNER'S CERTIFICATE

I, (WE), THE UNDERSIGNED, OWNER(S) OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

(SIGNED)

NAME & ADDRESS

SOURCE OF TITLE: D.R. _____, PAGE _____

NOTARY'S CERTIFICATE (FOR OWNER)

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 20____.

WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGES THE HE/SHE IS _____ OF _____, A _____, AND THAT FOR AND ON BEHALF OF _____, AND AS ITS ACT AND DEED, HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HEREIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC

MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE

_____, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPTS THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION FOR PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

(SIGNED)

TITLE _____ NAME _____

BANK NAME _____

NOTARY'S CERTIFICATE (FOR MORTGAGEE)

_____, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE DAY OF _____, 20____. WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGES THE HE/SHE IS _____ OF _____, AND THAT FOR AND ON BEHALF OF SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____, ON THE _____ DAY OF _____, 20____, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

(SIGNED)

NAME, CLERK

DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN DEED RECORD BOOK

_____, PAGE _____, ON THIS _____ DAY OF _____, 20____.

(SIGNED)

NAME, CLERK

CERTIFICATE OF ENGINEERING ACCURACY

I, J. BYRON HOUSTON, 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 SUBDIVISION REGULATIONS OF THE CITY OF OLIVE BRANCH, MISSISSIPPI HAVE BEEN FULLY COMPLIED WITH.

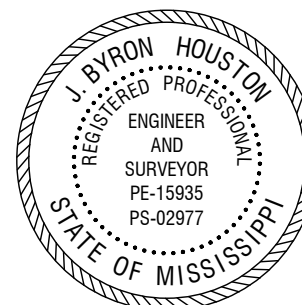
(SIGNED)

DATE OF EXECUTION

J. BYRON HOUSTON, P.E., P.S.

REGISTERED PROFESSIONAL ENGINEER

NO. 15935, MISSISSIPPI



CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI SUBDIVISION REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE OLIVE BRANCH CITY PLANNING COMMISSION AT A MEETING HELD ON 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.

DATE OF EXECUTION

CHAIRMAN, CITY PLANNING COMMISSION
OLIVE BRANCH, MISSISSIPPI

SECRETARY

CITY ENGINEER

_____, PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF OLIVE BRANCH, MISSISSIPPI, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMEN AT A MEETING HELD ON 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 TWELVE (12) MONTHS HEREAFTER.

DATE OF EXECUTION

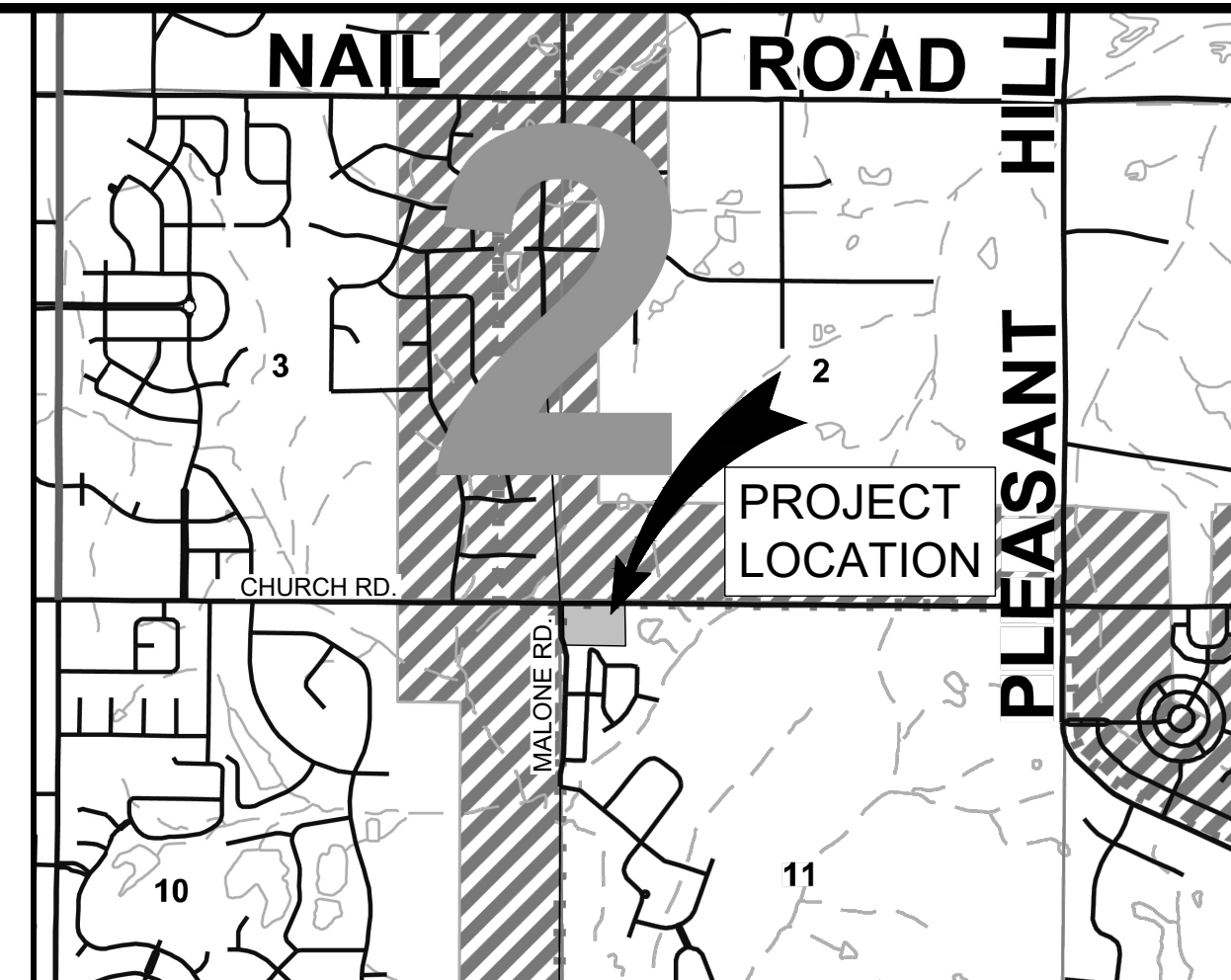
MAYOR, CITY OF OLIVE BRANCH, MISSISSIPPI

CITY CLERK

OWNER:

PLEASANT HILL LAND & DEVELOPMENT CO., INC.
3606 BRIDGFORTH ROAD
OLIVE BRANCH, MS 38654

LOT 1 - 2.18 ACRES
LOT 2 - 1.65 ACRES
LOT 3 - 1.89 ACRES
TOTAL - 5.72 ACRES



OLIVE BRANCH, MISSISSIPPI

SCALE: 1" = 2000'

SHEET 1 OF 2

FINAL PLAT FOR
AREA 9 OF ROBINSON CROSSING
COMMERCIAL SUBDIVISION
5.72 AC. ± BEING IN THE N/W 1/4 OF SECTION 11,
T-2-S, R-7-W,
DESOTO COUNTY, MS

DRAWN BY: MSK

CHECKED BY: JBH

DATE: 6/4/25

C:\Users\SHANEK~1\AppData\Local\Temp\AcPublish_13108\ROBINSON CROSSING - TOPO.dwg



PROJECT TEXT AND PRELIMINARY DEVELOPMENT PLAN FOR ROBINSON CROSSING PLANNED DEVELOPMENT

high standards anticipated by the residents of DeSoto County and to assure that all features and amenities of the neighborhood which are considered to be common assets are continuously maintained in a quality manner.

- F. The community will be developed so that it not only preserves and protects, but also in fact enhances surrounding property. Robinson Crossing will reflect sensitivity to adjacent land uses and encourage the highest quality development of the adjacent properties.
- G. It is anticipated that as the common areas of the community are developed, their Final Plans may incorporate water, landscaping, walking trails, and other design features which will contribute to an overall positive aesthetic appearance and provide for passive recreational alternatives for residents within the community.

III. USES PERMITTED

- A. **Areas 1**
Single-Family Detached Dwellings shall be permitted and regulated in the R-12 Single-Family Residential District as modified herein. Minimum area of lots shall be 12,000 square feet.
- B. **Areas ~~1~~, 2 and 3**
Single-Family Detached Dwellings shall be permitted and regulated in the R-20 Single-Family Residential District as modified herein. Minimum area of lots shall be 20,000 square feet.
- C. **Area 4**
Single-Family Detached Dwellings shall be permitted and regulated in the R-8 Single-Family Residential District as modified herein. Minimum area of lots shall be 8,000 square feet.
- D. **Areas 5 and 7**
Single-Family Detached Dwellings shall be permitted and regulated in the R-12 Single-Family Residential District as modified herein. Minimum area of lots shall be 12,000 square feet.

- E. **Area 6**
Single-Family Detached Dwellings shall be permitted and regulated in the R-10 Single-Family Residential District as modified herein. Minimum area of lots shall be 10,000 square feet.
- F. **Area 8**
Retirement oriented housing to include single-family attached, detached zero lot line and townhouse condominium at 10 units per acre as regulated in the R-6 Residential Single-Family District as modified herein. The minimum area of lots for single-family detached dwellings shall be 8,000 square feet.
- G. **Area 8a**
Uses shall be permitted and regulated in the "O" Office District as modified herein.
- H. **Area 9**
Uses shall be permitted and regulated in the "C-4" Planned Commercial District as modified herein. The following uses shall be permitted:
 - Art studio
 - Bakery, retail
 - Bank, financial services, savings and loans
 - Beauty/barber shop
 - Book store
 - Convenience store
 - Car wash as an accessory to convenience store
 - Doctor's office
 - Drug store or pharmacy
 - Dry cleaning pickup station
 - Music/dance studio
 - Office
 - Personal service establishment
 - Photo finishing
 - Photo finishing pickup station
 - Photography studio
 - Print shop not exceeding 2,500 square feet

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Prepared For:
Pleasant Hill Land and Development Company, Inc.
1607 Main Street
Southaven, MS 38671

ROBINSON CROSSING
A PLANNED RESIDENTIAL DEVELOPMENT
DESOTO COUNTY, MISSISSIPPI

Planning/Landscape Architecture
DALHOFF THOMAS DAWS
6825 Lenox Park Drive • Suite 100
Memphis, Tennessee 38115
P-901-766-1600 F-901-766-1606



REVISED
JULY 1, 2005

2

Right-of-way Dedication for Major Arterial Roads: Church Road, Malone Road,	2.22 AC
Total Development Area	231.60 AC
Retail Area	5.72 AC
Net Neighborhood Acreage	225.88 AC
Neighborhood Open Space (C.O.S. 1-8)	36.51 AC/16.16%
Overall Density	2.43 2.44 DU/AC

The land use density is based on gross residential and open space acreage. The total development density is ~~2.43~~ **2.44** dwelling units per acre. The actual acreage of development areas may vary slightly subject to final design and final engineering.

B. Maximum Building Setback for Residential Uses:

1. Areas 1, 2, and 3 Area 1	
Single-Family Detached Uses	
Minimum Front Yard Setback	40 feet
Front Yard Build to line	30 feet
Front Porch Encroachment Zone	Max. 8 feet
Minimum Side Yard Setback	15 feet
	Min. 3 feet Total of 8 feet
Minimum Rear Yard Setback	25 18 feet
4. 2. Areas 1, 2, and 3	
Single-Family Detached Uses	
Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	25 feet
2. 3. Area 4	
Single-Family Detached Uses	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	3-foot minimum with overall minimum of 8 feet
Minimum Rear Yard Setback	20 feet

3. 4. Areas 5 and 7	
Single-Family Detached Uses	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	3-foot minimum with overall minimum of 8 feet
Minimum Rear Yard Setback	20 feet

4. 5. Area 6	
Single-Family Detached Uses	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	3-foot minimum with overall minimum of 8 feet
Minimum Rear Yard Setback	20 feet

5. 6 Area 8	
Retirement Housing to include: Single-Family Attached, Single-Family Detached, Townhouse/Condominium	
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback: Single-Family Detached	3-foot minimum with overall minimum of 8 feet
Single-Family Attached	
Zero yard and opposite common wall	10 feet
Townhouse	10 feet
Minimum Rear Yard Setback: Single-Family Attached/Detached	20 feet
Townhouse	20 feet

Drawing File: \\s:\projects\1607\1607.dwg
 Plot Date: 7/1/2005 10:00 AM
 Plot Size: 11x17
 Plot Scale: 1"=100'
 Plot Orientation: Landscape
 Plot Title: 1607 Main Street
 Plot Path: \\s:\projects\1607\1607.dwg

Prepared For:
Pleasant Hill Land and Development Company, Inc.
 1607 Main Street
 Southaven, MS 38671

ROBINSON CROSSING
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 DESOTO COUNTY, MISSISSIPPI

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 P-901-766-1600 F-901-766-1606



REVISED
 JULY 1, 2005

C. Minimum Building Setback for Non-Residential Uses

1. **Area 9**
 Commercial Uses
 Minimum Front Yard Setback 50 feet
 Minimum Side Yard Setback
 60 feet abutting a Residential District
 25 feet abutting a Commercial District
 Interior Side Yard 15 feet within interior
 Minimum Rear Yard Setback:
 Interior, within site 15 feet
 Abutting residential 60 feet

Retail Centers constructed as a contiguous building can be developed without the provision for any building side and rear yard setbacks and planting screen between non-residential uses.

2. **Area 8a**
 Office Uses
 Minimum Front Yard Setback 50 feet
 Setback Adjacent to Retail 30 feet
 Setback Adjacent to Residential 40 feet

D. Maximum heights shall be as follows:

1. Residential Uses 35 feet
2. Commercial Uses 40 feet
3. Area 8a - Office Use 35 feet

E. Design standards for single-family detached residences:

1. For Areas 1, 2, 3, and 7 - The minimum heated square footage of a 1 or 2-story house will be 3,000 square feet. These areas are exclusive of open porches, garages, and basements.

2. For Areas 5 and 6 - The minimum heated square footage of a 1 or 2-story house will be 2,400 square feet. These areas are exclusive of open porches, garages, and basements.
3. For Area 8 (if developed as Single-Family Development) The minimum heated square footage will be 1,800 square feet. These areas are exclusive of open porches, garages, and basements.
4. Two-car garages shall be included in the construction of all single-family detached residences. All homes shall be constructed as 2/3 brick or masonry finish.

V. ROADWAYS, ACCESS, PARKING, AND CIRCULATION

- A. Church Road shall be dedicated 53 feet from the centerline in accordance with the DeSoto County Subdivision Design Standards at the time final plans of contiguous developments are approved.
- B. Malone Road shall be dedicated 40 feet from the centerline. Where existing trees are to be retained, Malone Road shall be dedicated 97 feet from the centerline with the first 50 feet to be included as a median to retain existing trees. For typical roadway section incorporating median, see Plate 3.
- C. All internal public streets shall be dedicated and improved in accordance with the DeSoto County Subdivision Design Standards, as modified herein.
- D. Roadways within Areas 1, 2, and 3 and the major arterial roads shall be constructed without curb and gutter improvements. For typical roadway section, see Plate 2.
- E. Parking and loading spaces shall be in accordance with the Zoning Regulations requirements.
- F. All dedicated public improvements required herein shall be made to the specifications of DeSoto County.

Prepared For: Pleasant Hill Land and Development Company, Inc. 1607 Main Street Southaven, MS 38671

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Pleasant Hill Land and Development Company, Inc.
 1607 Main Street
 Southaven, MS 38671

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REVISED
 JULY 1, 2005

- C. Signage for Area 8a shall be in conformance with the "O" Office District Regulations.
- D. The minimum sign setback from any public right-of-way shall be 15 feet, excluding directional and traffic signs.
- E. Portable and temporary signs shall not be permitted except temporary construction and realtor signs shall be permitted.

VIII. DRAINAGE FACILITIES AND SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of DeSoto County. As designed, the post development flow shall not exceed the pre-development flow. Other required environmental protection agency (EPA) structures, such as silt fences, hay bale walls, etc. will be used to minimize silt run-off during construction.
- B. A Storm Water Pollution Prevention Plan (SWPP) will be filed with the state authorities prior to commencement of construction.
- C. The drainage plan submitted to the County Engineer must include a written determination from the Mississippi Department of Health and Environment regarding their jurisdiction over watercourses on this site.
- D. All public storm drainage shall require a public easement.
 - 1. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by "Reserved for Stormwater Retention" shall not be used as a building site or filled without first obtaining written permission from the County Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file

in the County Engineer's office. Such maintenance shall include, but is not limited to, removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.

IX. SANITARY SEWER

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Site Plan is submitted for review and approval. The City of Southaven will provide sanitary sewer service.
- B. The Developer, in accordance with specifications of DeSoto County and the State of Mississippi, shall provide all sewer lines within the development.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the County Engineer.

X. WATER SERVICE

- A. Public water shall be provided by Pleasant Hill Water Association.
- B. All water services shall be constructed in compliance with DeSoto County and the State of Mississippi regulations.

XI. DEVELOPMENT PHASING

- A. It is anticipated that the project will be developed in phases together with a proposed timetable as illustrated on Exhibit J, Preliminary Development Phasing Plan. It is understood that the Preliminary Phasing Plan is subject to change by way of market demands and the general overall economy.

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REVISED
 JULY 1, 2005

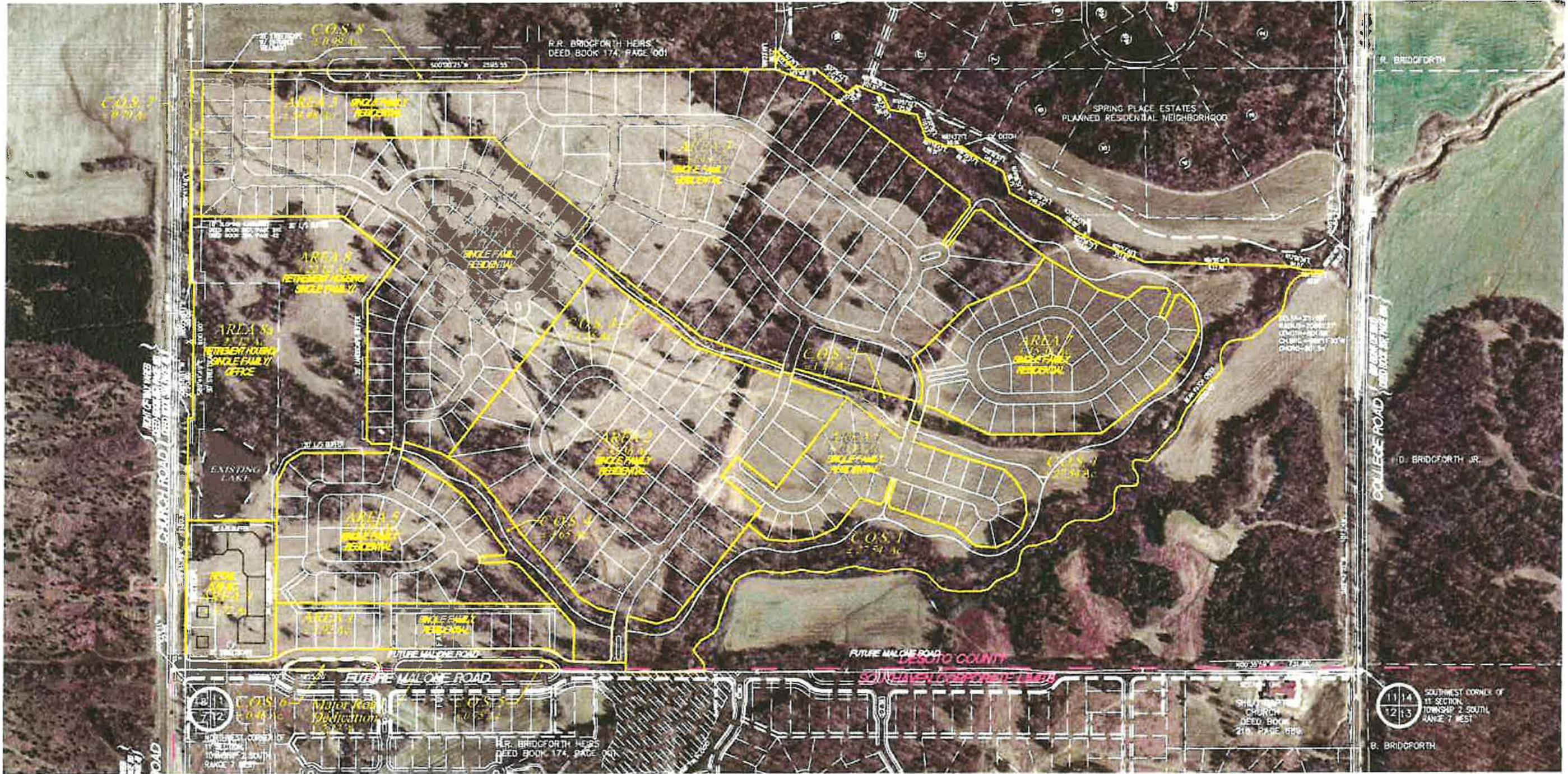
Prepared For:
Pleasant Hill Land and Development Company, Inc.
 1607 Main Street
 Southaven, MS 38671

ROBINSON CROSSING
 A PLANNED RESIDENTIAL DEVELOPMENT
 DESOTO COUNTY, MISSISSIPPI

Planning/Landscape Architecture
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SITE PLAN WITH AERIAL PHOTOGRAPH EXHIBIT H



Created with
 AutoCAD 2004
 Plot Date: 7/1/2005
 Plot Time: 10:00 AM
 Plotter: HP DesignJet 5000
 Plot Scale: 1" = 100'
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ROBINSON CROSSING
 A PLANNED RESIDENTIAL DEVELOPMENT
 DESOTO COUNTY, MISSISSIPPI

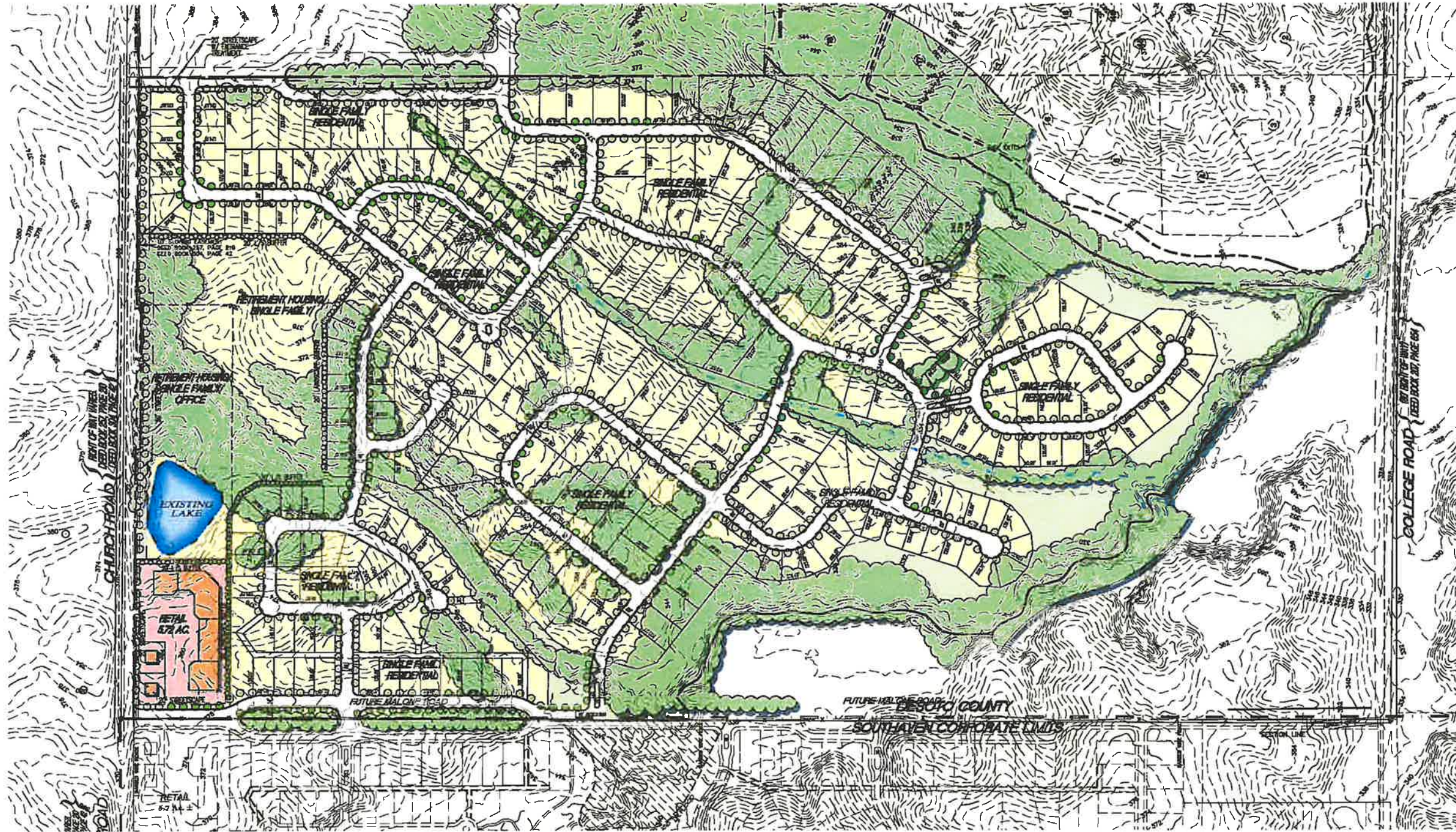
REVISED
JULY 1, 2005

DATA PROVIDED BY PROPERTY OWNER AND TAKEN FROM AVAILABLE COUNTY MAPPING, TAX MAPS, USGS MAPS, AND FEMA MAPPING. THIS INFORMATION IS USED AS A PLANNING TOOL ONLY. THIS DOCUMENT IS THE PROPERTY OF DALHOFF THOMAS DAWS AND MAY NOT BE REPRODUCED WITHOUT PRIOR CONSENT.

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 Memphis, Tennessee 38115
 P-901-766-1600 F-901-766-1606



MASTER PLAN ILLUSTRATION EXHIBIT I



Created by: [unreadable]
 1. [unreadable]
 2. [unreadable]
 3. [unreadable]
 4. [unreadable]
 5. [unreadable]
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 8. [unreadable]
 9. [unreadable]
 10. [unreadable]

**REVISED
JULY 1, 2005**
 NORTH
 GRAPHIC SCALE
 SCALE BY FOOT
 1" = 200'

DATA PROVIDED BY PROPERTY OWNER AND TAKEN FROM AVAILABLE COUNTY
 MAPS, TAX MAPS, USGS MAPS, AND FEMA MAPPING. THIS INFORMATION IS
 USED AS A PLANNING TOOL ONLY. THIS DOCUMENT IS THE PROPERTY OF
 DALHOFF THOMAS DAWSON AND MAY NOT BE REPRODUCED WITHOUT PRIOR
 CONSENT.

Prepared For
Pleasant Hill Land and Development Company, Inc.
 1807 Main Street
 Southaven, MS 38871

ROBINSON CROSSING
 A PLANNED RESIDENTIAL DEVELOPMENT
 DESOTO COUNTY, MISSISSIPPI

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**ADDENDUM TO THE ROBINSON CROSSING PLANNED DEVELOPMENT (PUD)
PROJECT TEXT AND MASTER PLAN
July 11, 2023**

I. Development History:

The Robinson Crossing Planned Development (PUD) was originally approved in 2003 as the “ Annabelle “ PUD. As part of a 2005 text amendment, the name was changed to Robinson Crossing PUD along with other minor changes. The PUD for Robinson Crossing development has seven areas proposing single family residential lots as part of the project, one area along Church Road as retail commercial and one area along Church Road as senior housing lots. The retail commercial and the senior housing lot sections of the PUD have not been developed. Also, one section of single family lots called Section “I” containing 43 lots has not been developed. A 9-lot single family lot Section “H” has been approved by the City of Olive Branch but no final plat has been filed. Construction of the road and the utilities to serve Section “H” has been started but not complete at this time. Over the years, the property within the Robinson Crossing PUD were approved in sections for development by the DeSoto County Board of Supervisors. Following the 2021 annexation, the Planning Commission and the Board of Aldermen of Olive Branch approved Sections “F” and “G” for residential lot development. At the time of approval of the Sections “F”, “G” and “H”, a question of the side yard set-backs allowed for the single family homes on the larger lots in the PUD were in question by the City of Olive Branch as to the PUD Project Text concerning the set-backs. The DeSoto County Board of Supervisors had approved a change in the setbacks but the PUD Project Text had not been changed. The Developer and the City of Olive Branch agreed that a Project Text amendment to the Robinson Crossing PUD is needed to clear up the discrepancy.

II. Background:

During the development of the Robinson Crossing Subdivision, the developer (Pleasant Hill Land and Development Co.) ask the DeSoto County Board of Supervisors to grant approval of a 29 foot wide asphalt surface street within the subdivision that would provide for two travel lanes and one 5 foot walking or bike lane. In one Section, approval was granted to have two 11-foot travel lanes and two 4 foot walking or bike lanes. This street construction pattern would allow an area for walking in the subdivision without the construction of concrete walks on each

**ADDENDUM TO THE ROBINSON CROSSING PLANNED DEVELOPMENT (PUD)
PROJECT TEXT AND MASTER PLAN**

July 11, 2023

lot. The DeSoto County Board of Supervisors were also ask by the developer and were granted a request of change the minimum side yard set backs for houses on 20,000 square foot lots from 15 feet on each side to a minimum of 5 feet one side with a total of at least 25 feet. The developer had requested to construct larger houses on the lots than were required in the covenants but still meet the requirement of side load garages. All parties agreed that this could be accomplished if the 5 foot minimum set back on one side was granted rather than having a minimum of 15 feet on both sides. That change is the side setbacks should accommodate the side load garage requirement.

As mentioned in the previous paragraph, several different road designs and walking arrangements have been used in the development. This amendment to the Robinson Crossing PUD will adopt five road plans and walking designs for the subdivision.

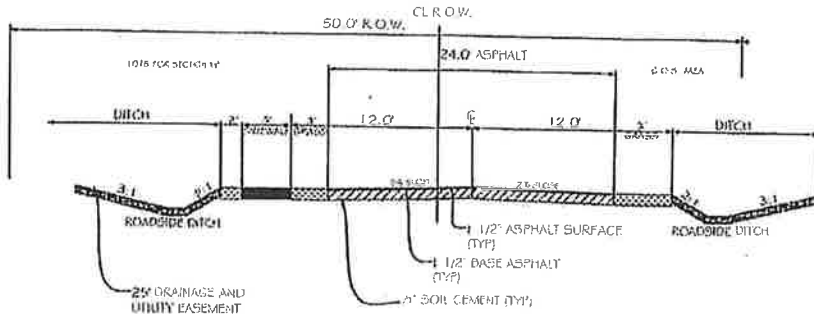
III. Purpose and Intent:

1. The purpose of this Addendum No 1 is to modify the Robinson Crossing PUD Project Text to clarify the proposed Amendment to allow the side yard setback for the house constructed on a lot having a minimum of 20,000 square feet in size to have a minimum of 5 feet on one side with a total of at least 25 feet.
2. The purpose of Amendment No. 2, is to provide a color – coded drawing of all subdivision streets and show the associated street cross sections including the sidewalk requirements that area required by the City. Included in the amendment will be the road cross sections that will apply to the street construction for the PUD. Also, add a footnote stating that “ There will be appropriate transitions made between the various cross sections at intersections to ensure there are contiguous and uninterrupted pedestrian pathways”.
3. The purpose of this Amendment No. 3 is to clarify that the Amendments will now take precedence and supersedes the 2005 Project Text in the event of a conflict in future development of Robinson Crossing PUD.

Respectfully Submitted by: Pleasant Hill Land and Development Co.

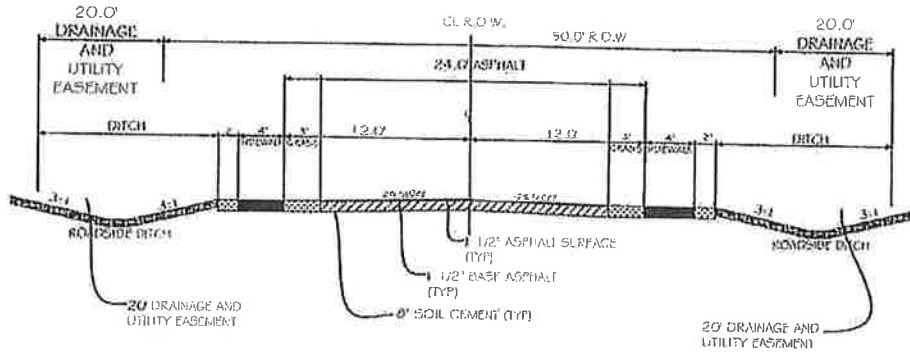
ADDENDUM TO THE ROBINSON CROSSING PUD PROJECT TEXT AND MASTER PLAN

**ROBINSON CROSSING
STREET CROSS SECTIONS
REVISED PLATE 2**



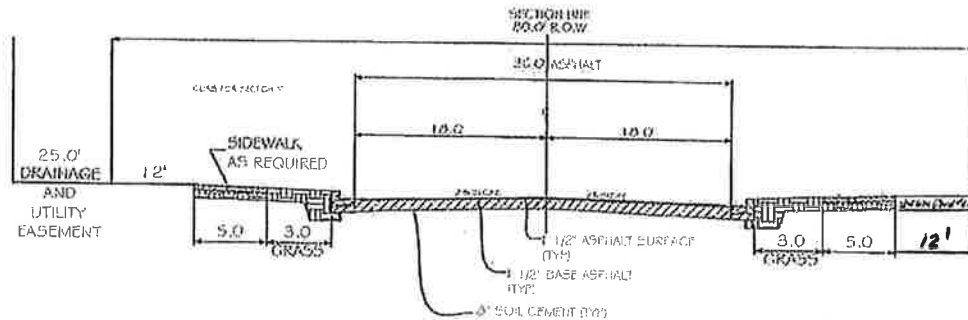
**50' R.O.W. STREET CROSS SECTIONS
URBAN RESIDENTIAL STREET
PARISH ROW**

STREET CROSS SECTION "A"



**50' R.O.W. STREET CROSS SECTIONS
URBAN RESIDENTIAL STREET
WOODGATE LANE**

STREET CROSS SECTION "B"

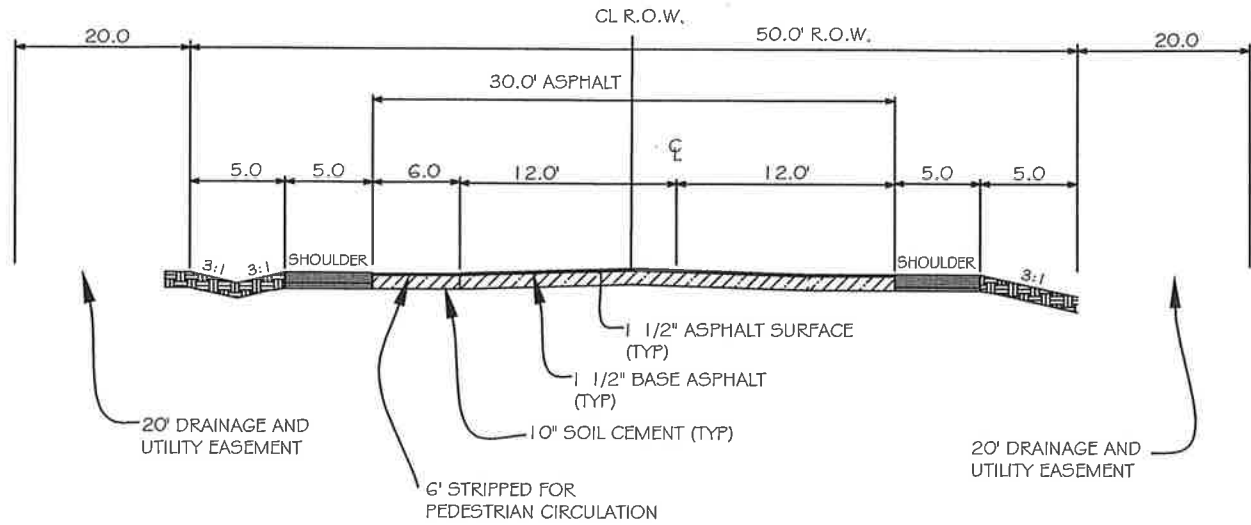


**40' R.O.W. STREET CROSS SECTIONS
URBAN RESIDENTIAL STREET
PARISH ROW
STA: 10+50 TO 14+40**

STREET CROSS SECTION "C"

Aug 2023

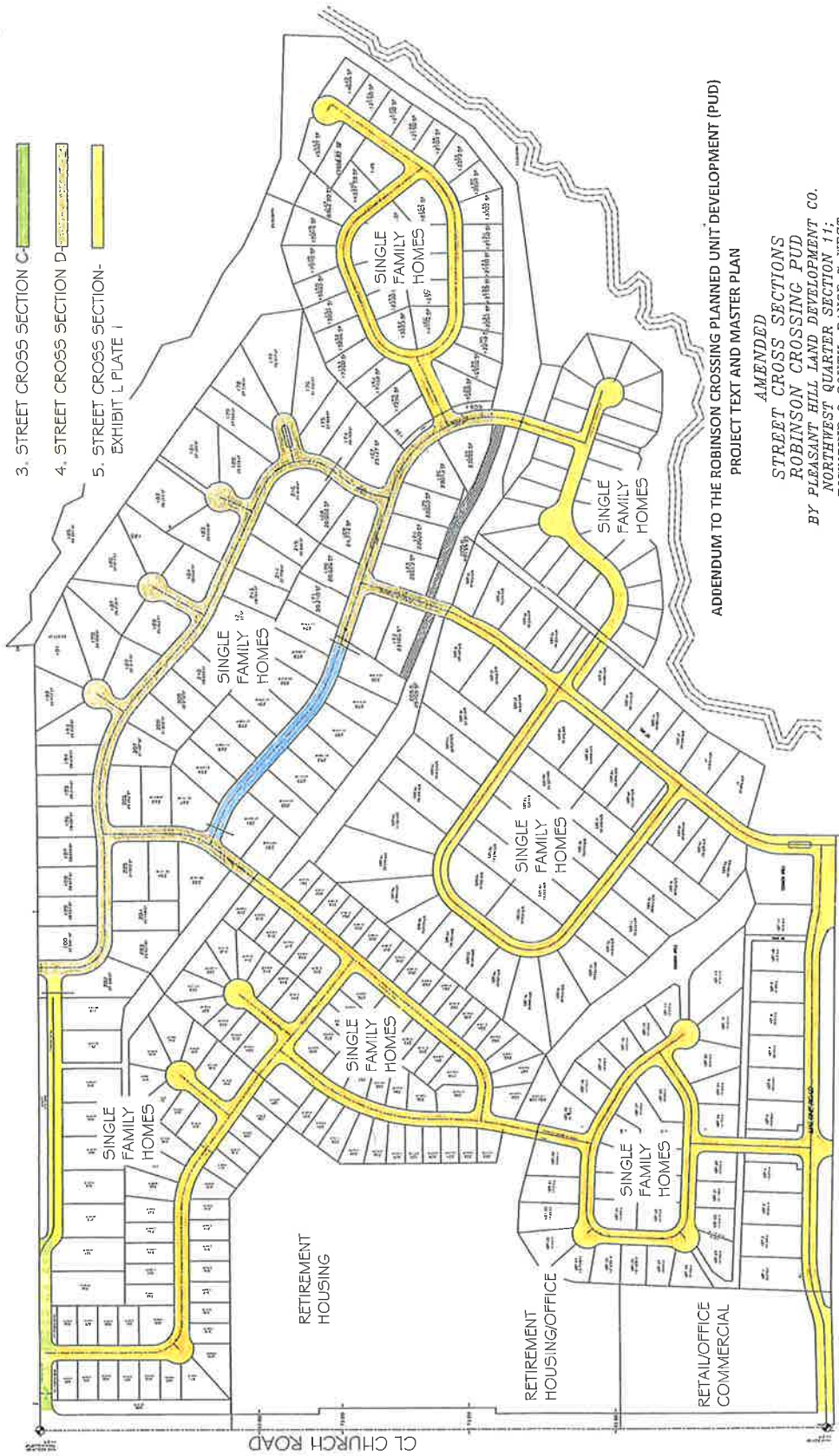
ADDENDUM TO THE ROBINSON CROSSING PUD
PROJECT TEXT AND MASTER PLAN



PARISH ROW
SECTION "C" PHASE III AREA 3
STREET CROSECTION "D"

Aug. 2023

- 1. STREET CROSS SECTION A-
- 2. STREET CROSS SECTION B-
- 3. STREET CROSS SECTION C-
- 4. STREET CROSS SECTION D-
- 5. STREET CROSS SECTION-
EXHIBIT L PLATE 1



ADDENDUM TO THE ROBINSON CROSSING PLANNED UNIT DEVELOPMENT (PUD)
PROJECT TEXT AND MASTER PLAN

AMENDED
STREET CROSS SECTIONS
ROBINSON CROSSING PUD
BY PLEASANT HILL LAND DEVELOPMENT CO.
NORTHWEST QUARTER SECTION 11;
TOWNSHIP 2 SOUTH, RANGE 7 WEST

REPORT TO THE PLANNING COMMISSION

CAPTION/SUBJECT: Application for a Final Plat of Taylor Estates, submitted by Byron Houston, Houston Engineering, PLLC, on behalf of property owners, Billy Hall and Dorothy Lowry. The request is to create 8 residential lots from 15.02 +/- acres. The subject property is zoned A-R, Agricultural-Residential District, and is located at the southeast corner of Davidson Rd and Stateline Rd E. (File # SD25-0012).

EXHIBIT:
1) Final Plat

EXECUTIVE SUMMARY

The applicant, J. Byron Houston, P.E., P.L.S., on behalf of property owners Billy Don Hall and Dorothy Dell Lowry, submit for consideration a final plat for an 8-lot subdivision of an un-platted 15.02 +/- ac property located at the southeast corner of the intersection of Davidson Rd and Stateline Rd E. The property is zoned AR Agricultural Residential, which permits single family residential dwellings. The proposed lots are presently vacant, and all lots exceed the required minimum 1 acre in area. Utility lines are readily available in the vicinity of the property, with an 8" gravity sewer line, a 4" sewer force main, and a 6" water main located along Davidson Rd. There is also an 8" water main and 4" water main located along Stateline Rd. All infrastructure completion (if required) shall be the responsibility of the developer of the lots. No variances, deviations, and/or waivers are applicable to the plat. Staff recommends approval subject to various conditions.



Fig. 1: Aerial View of Subject Property

Development in some areas of the property should be restricted by drainage channels as shown in Figures 2 and 3 below.

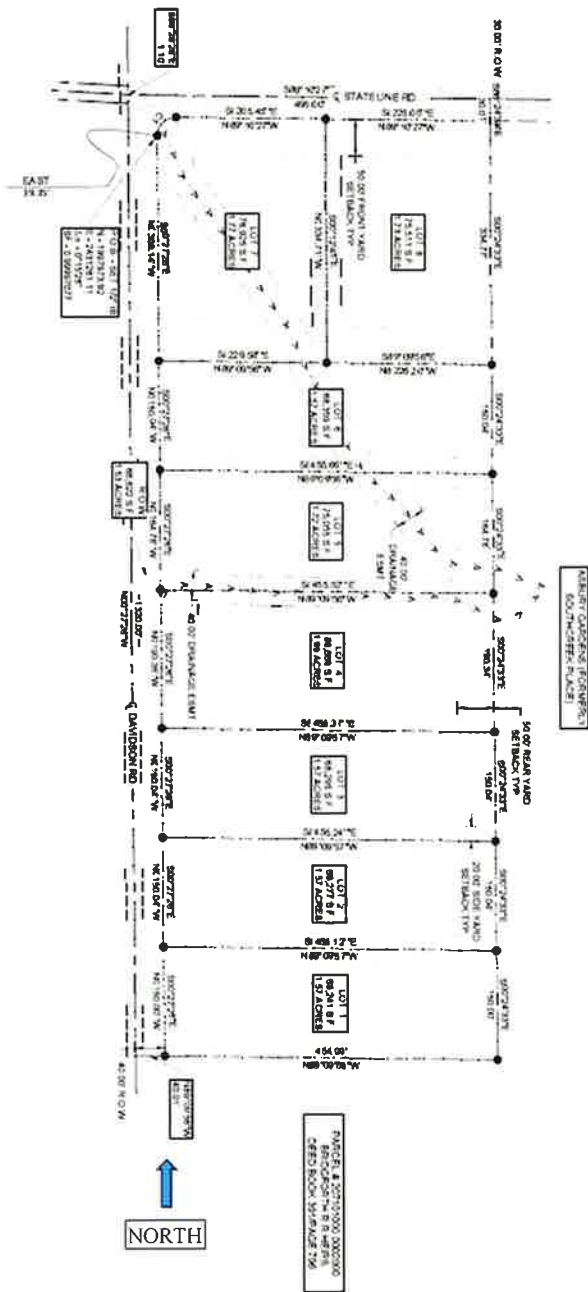


Fig. 2: Proposed Final Plat



Fig. 3: Firmette Panel with Drainage Arrows

1. BACKGROUND:

General Information			
Applicants	J. Byron Houston, P.E., P.L.S. for Billy Don Hall and Dorothy Dell Lowry		
Applicant's Status	Surveyor and Agent of Property Owner		
Current Zoning of Property	A-R, Agricultural Residential		
Requested Action	Approve final plat for Taylor Estates		
Purpose	Create eight lots from a single unplatted parcel		
Location	Southeast corner of Stateline Rd E and Davidson Rd		
Size of Parent Parcel	± 15.02 acres		
Existing Land Use	Vacant Land		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	A-R	Single Family Residential
	East	R-3	Single Family Residential
	South	R-3	Church
	West	A-R	Single Family Residential
Future Land Use Designation	Suburban Neighborhood		
Applicable Regulations	Zoning Ordinance and Subdivision Regulations		

2. ANALYSIS:

2.1. Zoning

Item	Zoning Requirement	Proposed Lots
Minimum Lot Size	1 acre	± 1.68 ac
Front Setback	50 ft	Future buildings will have to meet the minimum front yard setback requirement on Davidson and Stateline Rds
Side Setback	20 ft	Future buildings will have to meet the minimum side yard setback requirement.
Rear Setback	50 ft	Future buildings will have to meet the minimum rear yard setback requirement.
Minimum width at building setback line	110 ft	150.00 ft for Lot 1 to 225.05 ft for Lot 8
Maximum Density	1 dwelling unit per acre(du/ac)	Gross Density: 0.53 du/ac. Only one dwelling unit would be permitted on each proposed lot.

2.2. Utilities

There is an 8” gravity sewer line, a 4” sewer force main, and a 6” water main located along Davidson Rd. There is an existing sewer pump station on the east side of Davidson Rd approximately 820 ft south of the Davidson Rd/Stateline Rd E intersection. There is also an 8” water main and 4” water main located along Stateline Rd. with an existing fire hydrant at the intersection of Davidson and Stateline Rds.

2.3. Transportation

The proposed lots have public street frontage on Stateline and Davidson Rds. A potential grant through the MTPO (Metropolitan Transportation Planning Organization) would enable the expansion of Davidson Rd. The roads have open swale ditches on either side, and there are no sidewalks in the vicinity of the property. Sidewalks are not required in the A-R zoning district.

2.4. Bond

No construction of public infrastructure is required; hence, financial guarantee for infrastructure completion is not necessary before recordation of the plat.

2.5. Variances and Deviations

The applicant does not request a variance or deviation from the standards of the Zoning Ordinance and/or Subdivision Regulations as may be applicable to the subject property. Staff does not find that a variance or deviation is necessary.

2.6. Waivers

No waiver of required subdivision infrastructure improvement is applicable to this subdivision request.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the plat will be forwarded to the Board of Mayor and Aldermen for consideration. If approved by the Board, the plat would need to be recorded. Once the plat has been recorded, lots may be sold or building permit(s) issued for proposed development(s) on the lots in accordance with the applicable City’s land development regulations.

4. STAFF RECOMMENDATION

Staff recommends approval of the final plat of “Taylor Estates” subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. Future development on the lots shall comply with the applicable requirements of the City’s various land development regulations.
3. All stormwater improvements must be approved by the City Engineer.
4. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
5. Add the design minimum Finished Floor Elevations (FFE) of each lot.
6. The final plat must be recorded before a building permit may be issued for any development on the proposed lots.

7. Minor edits are applicable to the Final Plat as may be required by City regulations and deemed necessary by City staff.

PREPARED BY *Leeds Jan* DATE: *6/4/2025*
CHECKED FOR SUBMISSION TO THE PLANNING COMMISSION BY: *Asingoti* DATE: *6/4/2025*
MOTION BY: _____ SECOND BY: _____



	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____

OWNER'S CERTIFICATE
 I, _____ OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY OWN PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAN OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVE _____

SIGNATURE OF OWNER(S) OR AUTHORIZED REPRESENTATIVE _____

NOTARY'S CERTIFICATE

STATE OF _____ COUNTY OF _____
 PERSONALLY APPEARED BEFORE ME, _____ THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 20____, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAN TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

BY: _____ TITLE _____

NOTARY'S CERTIFICATE

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 20____, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THAT THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME

JAMES BYRON HOUSTON, P.E.-13935 P.S.-02977 DATE _____
 P.O. BOX 3087, OXFORD, MS 38655

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON _____

OLIVE BRANCH MAYOR AND BOARD OF ALDERMAN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE _____ DAY OF _____, 20____, MINUTE BOOK, PAGE _____.

MAYOR _____

CITY CLERK _____

DESOTO COUNTY CHANCERY CLERK'S OFFICE
 STATE OF MISSISSIPPI
 COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., ON THE _____ DAY OF _____, 20____, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED WITH PLAT BOOK NUMBER _____, PAGE _____.

CHANCERY COURT CLERK _____

LOT #	AREA/A.C.
1	1.57
2	1.57
3	1.57
4	1.58
5	1.72
6	1.57
7	1.77
8	1.73
R.O.W.	1.53
TOTAL	15.02

- BUILDING SETBACKS
 50' FRONT YARD
 20' SIDE YARD
 50' REAR YARD
- DRAINAGE EASEMENTS
 20' FROM DITCH CENTERLINE
 40' TOTAL WIDTH
- DRAINAGE & UTILITY EASEMENTS
 20' FROM FRONT & REAR LOT LINES
 15' FROM SIDE LOT LINES

GENERAL NOTES

- THE LOCATION OF ALL UTILITIES ARE APPROXIMATE.
- UTILITIES
 WATER - CITY OF OLIVE BRANCH
 SANITARY SEWER - DESOTO COUNTY
 ELECTRIC POWER - NORTH-EAST MS EPA
 TELECOM - AT&T (1-888-944-0447)
 NATURAL GAS - CITY OF OLIVE BRANCH

OWNER:

BILLY DON HALL
 485 NORTH CANTON CLUB CIRCLE
 JACKSON, MS 39211

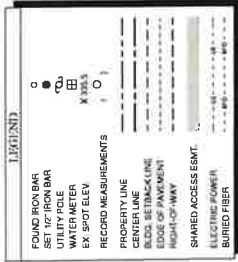


OLIVE BRANCH, MISSISSIPPI

SCALE: 1" = 2000'

SURVEY NOTES

- OWNER OF RECORD OF PROPERTY SURVEYED BILLY DON HALL
- PROPERTY ADDRESS STATELINE AND DAVIDSON ROAD, OLIVE BRANCH, MS
- THIS PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF OLIVE BRANCH AND IS SUBJECT TO ZONING OR USE REGULATIONS PER THE CITY OF OLIVE BRANCH.
- BEARINGS ARE RELATIVE TO NAD83 MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE). COORDINATES SHOWN HEREON ARE GRID COORDINATES EXPRESSED IN U.S. FOOT.
- AREA OF PROPERTY SURVEYED 15.02 ACRES, MORE OR LESS.
- THE ENTIRE AREA OF THE PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FIRM COMMUNITY PANEL NO. 28033C0085H DATED MAY 5, 2014
- ALL STRUCTURES BUILT ON LOTS 4, 5, 6 & 7 MUST BE ABOVE ELEVATION 348.00



SHEET 1 OF 1

FINAL PLAT FOR
 TAYLOR ESTATES SUBDIVISION
 15.02 AC. ± BEING IN THE NW 1/4 OF
 SECTION 19,
 T-1-S, R-6-W,
 OLIVE BRANCH, MS

DRAWN BY: JBH CHECKED BY: JBH DATE: 5/16/25

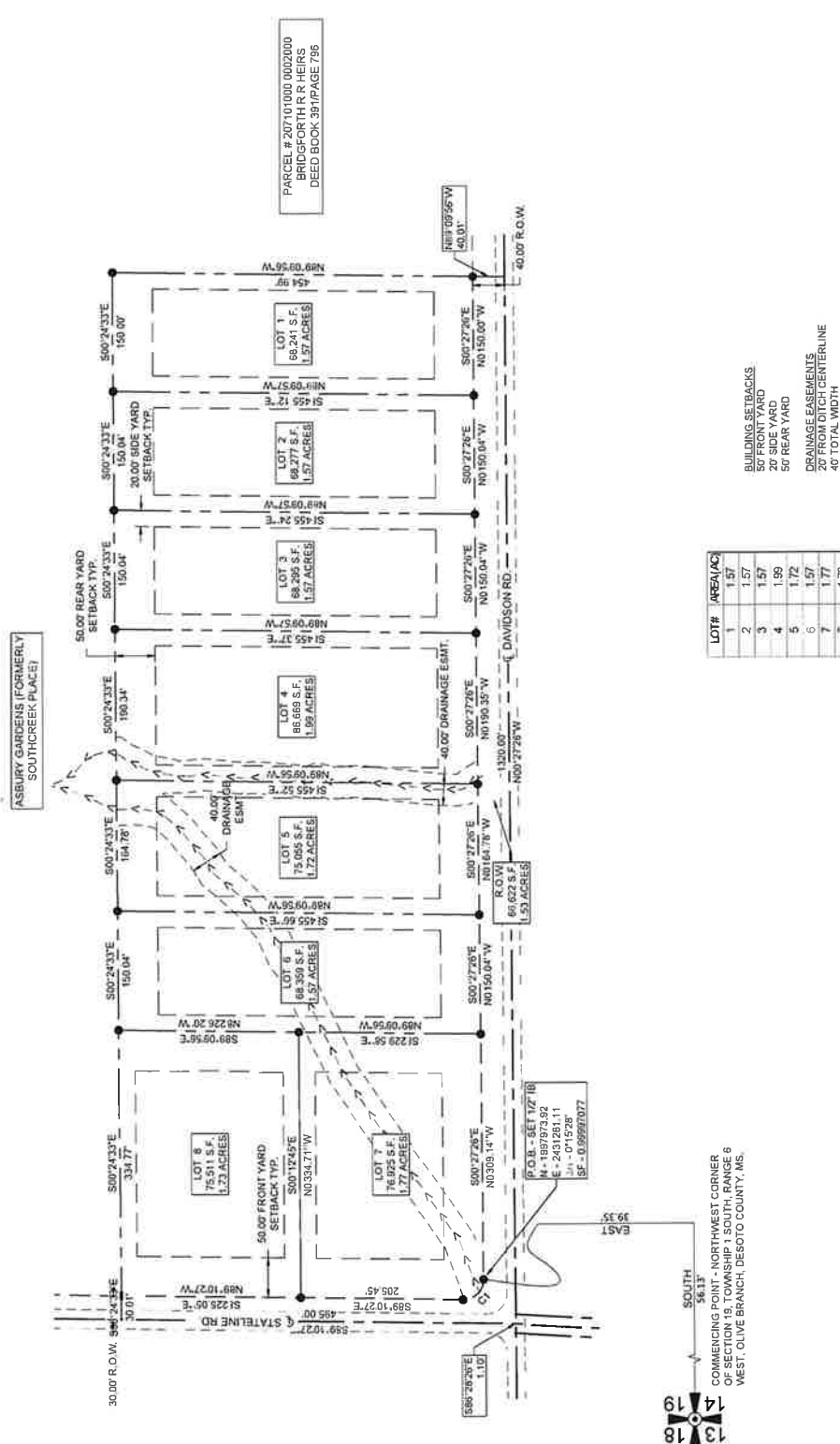
Z:\Shared\Clients\197 Eubanks Bailey\25004 StateLine-Davidson Road\dwg\Sheet\LAYOUT_OPTION 1.dwg

HOUSTON ENGINEERING
 Engineering, Surveying, and Environmental Services
 P.O. Box 3087
 Oxford, Mississippi 38655
 Phone: (662) 647-1312
 www.houstonenr.com

MAY 7, 2025
CLASS "B" SURVEY



ALL BEARINGS ARE REFERENCED TO U.S. STATE PLANE NAD 83 MISSISSIPPI WEST ZONE (2302). THE CONVERGENCE ANGLE (0° 15' 28") AND COMBINED SCALE FACTOR (0.9999717) AND WAS DETERMINED AT THE POINT OF BEGINNING.



PARCEL # 207101000 0002000
BRIDGFORTH R R HEIRS
DEED BOOK 351/PAGE 795

LOT#	AREA/AC
1	1.57
2	1.57
3	1.57
4	1.59
5	1.72
6	1.57
7	1.77
8	1.73
ROW	1.53
TOTAL	15.02

- BUILDING SETBACKS
 - 30' FRONT
 - 20' SIDE YARD
 - 50' REAR YARD
- DRAINAGE EASEMENTS
 - 40' TOTAL WIDTH
- DRAINAGE & UTILITY EASEMENTS
 - 20' FROM FRONT & REAR LOT LINES
 - 10' FROM SIDE LOT LINES

OWNER:

BILLY DON HALL
495 NORTH CANTON CLUB CIRCLE
JACKSON, MS 39211

SURVEY NOTES

- OWNER OF RECORD OF PROPERTY SURVEYED BILLY DON HALL
- PROPERTY ADDRESS: STATELINE AND DAVIDSON ROAD, OLIVE BRANCH, MS
- THIS PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF OLIVE BRANCH, MISSISSIPPI. ANY CHANGES SUBJECT TO ZONING OR USE REGULATIONS PER THE CITY OF OLIVE BRANCH.
- BEARINGS ARE RELATIVE TO MADS3 MISSISSIPPI STATE PLANE COORDINATE SYSTEM (WEST ZONE). COORDINATES SHOWN HEREON ARE GRID COORDINATES EXPRESSED IN U.S. FEET.
- AREA OF PROPERTY SURVEYED 15.02 ACRES, MORE OR LESS.
- THE ENTIRE AREA OF THE PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FIRM COMMUNITY PANEL NO. 28033C082H DATED MAY 5, 2014
- ALL STRUCTURES BUILT ON LOTS 4, 5, 6 & 7 MUST BE ABOVE ELEVATION 349.00

GENERAL NOTES

- THE LOCATION OF ALL UTILITIES ARE APPROXIMATE
- UTILITIES - CITY OF OLIVE BRANCH
 - SANITARY SEWER - OLIVE BRANCH
 - ELECTRIC POWER - NORTH-EAST MS EPA
 - TELECOM - AT&T (1-888-944-9447)
 - NATURAL GAS - CITY OF OLIVE BRANCH

LEGEND

- RECORDED BARRING A DISTANCE
- CONTOUR
- SPRINKLER
- UTILITY POLE
- WATER METER
- E.K. SPOT ELEV.
- UTILITY EASEMENT
- CENTER LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY
- UTILITY EASEMENT
- UTILITY EASEMENT
- BURIED FIBER

SHEET 2 OF 2

FINAL PLAT FOR
TAYLOR ESTATES SUBDIVISION
15.02 AC. ± BEING IN THE NW 1/4 OF SECTION 19,
T-1-S, R-6-W,
TATE COUNTY, MS

DRAWN BY: IBH
CHECKED BY: IBH
DATE: 5/16/25

Z:\Shared\Clients\197 Eubank\Baley\25004 StateLine-Davidson Road\dwg\Bale\LAYOUT OPTION 1.dwg

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Application for a Final Plat for Caroline’s Corner Subdivision, submitted by Everette West, West Surveying, LLC, on behalf of property owners Miranda Strafuss Collins, Miranda Marie Bridal, Mark Strafuss and Carolyn Strafuss. The request is to create a single commercial lot of 0.952+/- acres. The subject property is zoned C-3, General Commercial District, and is located at the southeast corner of Goodman Rd E and Hwy 178, known as 9369 Goodman Rd.

EXHIBITS:

- 1. Aerial Map
- 2. Utility Map
- 3. Final Plat

EXECUTIVE SUMMARY: Everette West, West Surveying, LLC, on behalf of property owners Miranda Strafuss Collins, Miranda Marie Bridal, Mark Strafuss and Carolyn Strafuss requests approval of a final subdivision of 0.952 +/- acres. There is an existing 2 story wood sided building on the property currently used as a retail shop. The suggested lot is zoned C-3 General Commercial District. It is the intent of the property owners to remodel the landscaping along with adding a Greenhouse and flower garden to the site to be used to compliment the Bridal bouquet. Except for front and rear setbacks of the existing building that do not meet current requirements the plat meets both Zoning and Subdivision Regulation requirements. Staff recommends approval of the final plat subject to multiple conditions.



Figure 1: Aerial View of Subject Property

1. **BACKGROUND:** Everette West, West Surveying, LLC, on behalf of property owners Miranda Strafuss Collins, Miranda Marie Bridal, Mark Strafuss and Carolyn Strafuss requests approval of a final subdivision plat for a 0.952 +/- acre un-platted parcel currently used as a retail shop. The property is zoned C-3 General Commercial District and has an existing ± 2,000 sq. ft. 2 story building on site. To fulfill City regulatory requirements, the subject property must be platted and recorded. In a pre-application meeting, the applicant explained to staff that the intended use of the property is to refurbish the landscaping adding a Greenhouse and flower garden to the site to be used to compliment the Bridal bouquet.

2. **ANALYSIS**

2.1 **Zoning and Lot**

The subject property is located at the southeast corner of Goodman Rd E and Hwy 178, known as 9369 Goodman Rd. The C-3 zoning district, has the following minimum yard requirements:

Area and Yard	Requirement	Current	Plat
Minimum Lot Width	None	296.17 ft	Meets Requirement
Front Yard Setback	50 ft	28 ft	Existing
Side Yard Setback	None	3 ft	Meets Requirement
Rear Yard Setback	20 ft	3 ft	Existing

2.2 **Utilities**

As Shown in Exhibit 2, all existing utility lines (gas, water, and electric) are available within the general vicinity of the property along Old Goodman Rd. Where necessary, it shall be the responsibility of the developer to extend all utilities infrastructure to service the lot in conformity with the subdivision development standards of the City of Olive Branch.

2.3 **Transportation**

Access to the site will be from Old Goodman Rd. A paved driveway connects the access point to the existing parking lot and building. The plat does show driveway and the parking lot. During the Pre-Application meeting Fire Inspector Captain Jason Coad affirmed that it complies with the City’s Fire Code to make the site firetruck-accessible.

2.4 **Bond**

No construction of new public road(s) and/or utility infrastructure is required before the recordation of this plat. Therefore, the provision of a financial guarantee for public infrastructure completion is not applicable.

2.5 **Variances and Deviations**

The applicant does not request a variance or deviation from the standards of the Zoning Ordinance and/or Subdivision Regulations as may be applicable to the subject property. Staff does not find that a variance or deviation is necessary.

2.6 **Waivers**

A five-foot sidewalk may be waived along the entire street frontage of the subject property, as there are no sidewalks present along the south side of Old Goodman Rd. Therefore, a waiver of subdivision infrastructure improvement is applicable to this subdivision request.

3. **NEXT STEPS:** Upon recommendation by the Planning Commission, the plat will be forwarded to the Mayor and Board of Aldermen for consideration. If approved by the said Board, the plat would need to be recorded.

4. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the final plat and recommend same to the Board of Aldermen subject to the following:

1. All lot improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. All accessible vehicular areas, including parking stalls and associated drive aisles upon the subject property shall be paved.
3. Future development on the lot shall comply with the applicable requirements of the City's various land development regulations
4. The construction of sidewalks along Old Goodman Rd. frontage of the property are waived.
5. Setbacks for the existing building on the property are hereby permitted as they are at the time of approval of this plat. If the building were demolished in the future, a new building on the lot shall be required to meet applicable setback requirements.
6. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

PREPARED BY: Jeremiah S. McCloskey DATE: 6/4/25
 CHECKED FOR SUBMISSION TO THE COMMISSION BY: Asong DATE: 6/4/2025
 MOTION BY: _____ SECOND BY: _____

	DORR	JONES	REMAK	LEWIS	SENGER	SINGH	STRATTON
VOTE	_____	_____	_____	_____	_____	_____	_____
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____

EXHIBIT 1 AERIAL MAP



6/2/2025, 8:14:12 AM

- Addresses <all other values>
- Tax Parcels
- Roads
- State Highways
- Local
- Private



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

City of Olive Branch
 Disclaimer: The City of Olive Branch, its employees, agents and personnel, MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY WHETHER EXPRESS OR

EXHIBIT 2 UTILITY MAP



6/2/2025, 8:15:27 AM

- GAS MAIN LINES
 - Not Field Verified
 - Field Verified
- SEWER GRAVITY MAIN
 - Not Field Verified
 - Field Verified
- SEWER MAIN LINES
 - Not Field Verified
 - Field Verified
- WATER MAINS
 - Not Field Verified
 - Field Verified
- ROADS
 - Local
 - State Highways
 - Private
- ADDRESSES
 - Tax Parcels
 - Parcels
- HYDRANTS
 - Hydrant
- SEWER MANHOLE
 - Manhole
- WATER SERVICE LINES
 - Water Service Line

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, City of Olive Branch

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