



Project No.: PL-1752
Request: Request for Final Plat Approval for Winningham Estates, Subdivision, Section “E”
Location: North side of Nesbit Road, east of Winningham Drive, and west of U.S. Highway 51, in Section 25, Township 2 South, Range 8 West.
Applicant: Lloyd Miller, Jr. representing Winningham Estates, L.L.C.
Date: September 12th, 2023

INTRODUCTION:

Mr. Lloyd Miller, Jr., representing Winningham Estates, L.L.C., is requesting Final Plat Approval for Winningham Estates Subdivision, Section “E,” consisting of 26 single-family residential lots, located west of Andy’s Way, and west of Miller’s Way, in Section 25, Township 2 South, Range 8 West.

BACKGROUND:

Winningham Estates Subdivision was recommended for rezoning from the “AR,” Agricultural Residential District” to “PUD,” Planned Unit Development District by the Planning Commission on February 7, 2005, and subsequently by the Board of Aldermen on March 15, 2005.

Section “A” – 95 Residential Lots, 2 Common Open Space Lots
Recorded – October 2, 2007 – Plat Book 105, Pages 28-30

Phase B – 42 Residential Lots, 1 Common Open Space Lot
Recorded – January 31, 2017 – Plat Book 134, Pages 42-43

Phase “C” – 35 Residential Lots, 1 Common Open Space Lot
Recorded – April 8th, 2022 – Plat Book 141, Pages 12-13

Phase “D” – 26 Residential, 2 Common open Space Lots
Recorded – April 02, 2023 – Plat book 146, Pages 146-147

DISCUSSION:

The proposed subdivision will be developed as Winningham Estates Subdivision, Section “E,” and will consist of 26 residential lots. The minimum lot size for the development established in the approved project text is 10,000 sq. ft. The residential lot sizes in Section “E” range from 10,000 sq. ft. up to 24,000 sq. ft.

Access into Section "E" will be provided by the construction of new streets, stubbing from the existing Andy's Way and Miller's Way.

Each lot will have the required setbacks listed below which conform to the approved Planned Unit Development and the Restrictive Covenants requirements.

Front.....30 feet
Side15 feet total
Rear.....25 feet

The minimum heated floor area requirement for the Winningham Estates Subdivision is 1,800 sq. ft. for all homes. One and one-half and two-story homes must have a minimum of 1,500 sq. ft. on the first floor. All homes must be a minimum of 75% brick exterior with a two-car completely enclosed garage.

Section "A" of Winningham Estates was developed by Brad Sidle and Ken Gresham doing business as Winningham Development, L.L.C. Lloyd Miller, Jr., doing business as Winningham Estates, L.L.C. purchased the remaining lots and undeveloped acreage, and subsequently developed Section "B and C"

STAFF COMMENTS:

1. This proposal substantially conforms to that of the preliminary submittal.
2. Since the recording of Phase B, a construction entrance has been built, providing access to the active part of the development.
3. Tonight's decision will be heard at the 9-19-23 Board of Aldermen meeting.

PROPOSED MOTION:

Motion to recommend Final Plat approval for Winningham Estates Subdivision, Section "E," consisting of 26 single-family residential lots, North side of Nesbit Road, east of Winningham Drive, and west of U.S. Highway 51, in Section 25, Township 2 South, Range 8 West. West based upon a finding that the submitted final plat generally conforms the requirements of the City's codes and ordinances, subject to the following conditions:

1. A Homeowners Association is to be established prior to the recording of the final plat. Any buffer areas, retention basins, landscape areas, open areas, street medians, entrance signs, and any other common elements, proposed to be dedicated to the Homeowners Association in Section "E," **or any of the previous phases**, shall be deeded over to the Homeowners Association. A copy of the finalized incorporation papers and all deeds transferring common elements to the Homeowners Association shall be submitted to the staff for inclusion in the file. All common elements required in all previous sections of the development must be completed and dedicated to the Homeowners Association prior to the issuance of any building permits in Section "E"
2. The Homeowners Association covenants shall be submitted to and approved by Planning Staff prior to recording of the plat for Section "E" The submitted covenants shall match the covenants that were recorded with Section "D" of Winningham Estates Subdivision. If amendments are requested by the developer, if the proposed changes are more restrictive than what is currently required by the previous phases of Winningham Estates Subdivision, then those changes may be approved by the Planning staff. If the proposed changes are

less restrictive than what is currently required by the previous phases of Winningham Estates Subdivision, then those changes must be approved by the Planning Commission.

3. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
4. All landscaping in all common open space areas, natural areas, buffer areas, streetscape areas, medians, islands, and the entrance signage areas and such other associated improvements shall be installed/constructed prior to the issuance of any building permit within that respective phase of the development. Street trees may be bonded insuring their installation prior to the final inspection and occupancy of the residence upon each lot.
5. Following Plat Approval, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
6. The developer shall install drainage pipe, erosion control material, sewer mains and service, water mains, fire hydrants, and service, gas mains and service, curb and gutter for all streets, and gravel or soil cement base for the streets and one (1) layer of blacktop, 1½" thick, before the plat of the subdivision is recorded. A performance guarantee must be filed for the remainder of the improvements in an amount set by the City Engineer. This includes another 1½" of blacktop making a total of three inches (3") of blacktop surface and sidewalks. Prior to recording the final plat, all public improvements shall be installed, completed, and accepted by the City of Hernando.
7. Prior to the beginning of utility and improvement construction, the Developer shall enter into a Development Contract with the City of Hernando for the installation of all required Public Improvements. This is in accordance with Article VI Required Minimum Improvements, §B. Procedures for Posting or Release of Bonds of the City of Hernando's Land Subdivision Ordinance.
8. Sidewalks shall be installed on both sides of all streets.
9. Streetlights shall be installed at the developer's expense. Streetlight plans shall be submitted to the Office of Planning for City Engineer and Planning Director approval.
10. All utilities and services (electric, telephone, cable, etc.) are to be installed underground. The water service lines shall be installed with tracing wire at the top.
11. Prior to recording the final plat, the Developer shall submit for approval a schedule of Lot Numbers and associated street addresses to the Office of Planning. Corner lots shall include potential addresses for both streets.
12. prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.

OWNER'S CERTIFICATE

I, _____, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY 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 HERNANDO, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 2023.

OWNER OR AUTHORIZED REPRESENTATIVE _____

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THE _____ DAY OF _____, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AND AS ITS ACT AND DEED HEREBY EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSES MENTIONED ON THE DAY AND YEAR HERIN MENTIONED, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID LIMITED LIABILITY COMPANY SO TO DO.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

MORTGAGEES CERTIFICATE

MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY 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 HERNANDO, 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 _____, 2023.

TITLE _____ SIGNATURE OF MORTGAGEE _____

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

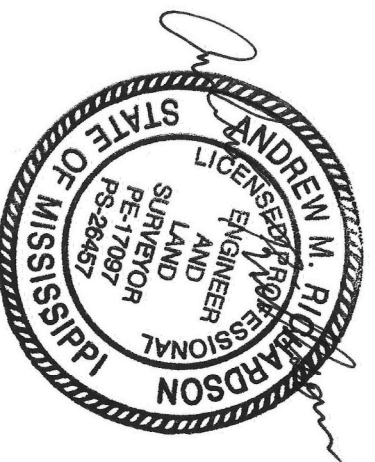
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THE _____ DAY OF _____, 2023, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ OF _____, WHO ACKNOWLEDGED THAT HERHE IS _____ AND THAT FOR AND ON BEHALF OF SAID BANK, AND AS ITS ACT AND DEED HEREBY EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS PLAN FROM AN ACTUAL ON THE GROUND SURVEY BY AND FROM DEEDS OF RECORD AND THAT THE PLAN REPRESENTS THE INFORMATION AND THAT IT IS TRUE AND CORRECT.

ANDREW M. RICHARDSON, P. E., P. S.



CITY OF HERNANDO CERTIFICATE
HERNANDO PLANNING COMMISSION

APPROVED BY THE HERNANDO, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 2023.
CHAIRPERSON _____
SECRETARY _____

HERNANDO MAYOR & BOARD OF ALDERMEN
APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI, ON THIS THE _____ DAY OF _____, 2023, MINUTE BOOK _____, PAGE _____
MAYOR _____
CITY CLERK _____

CITY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2023, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

CITY CLERK _____

CHANCERY CLERK'S CERTIFICATE
STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2023, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

CHANCERY CLERK _____

GENERAL NOTES:

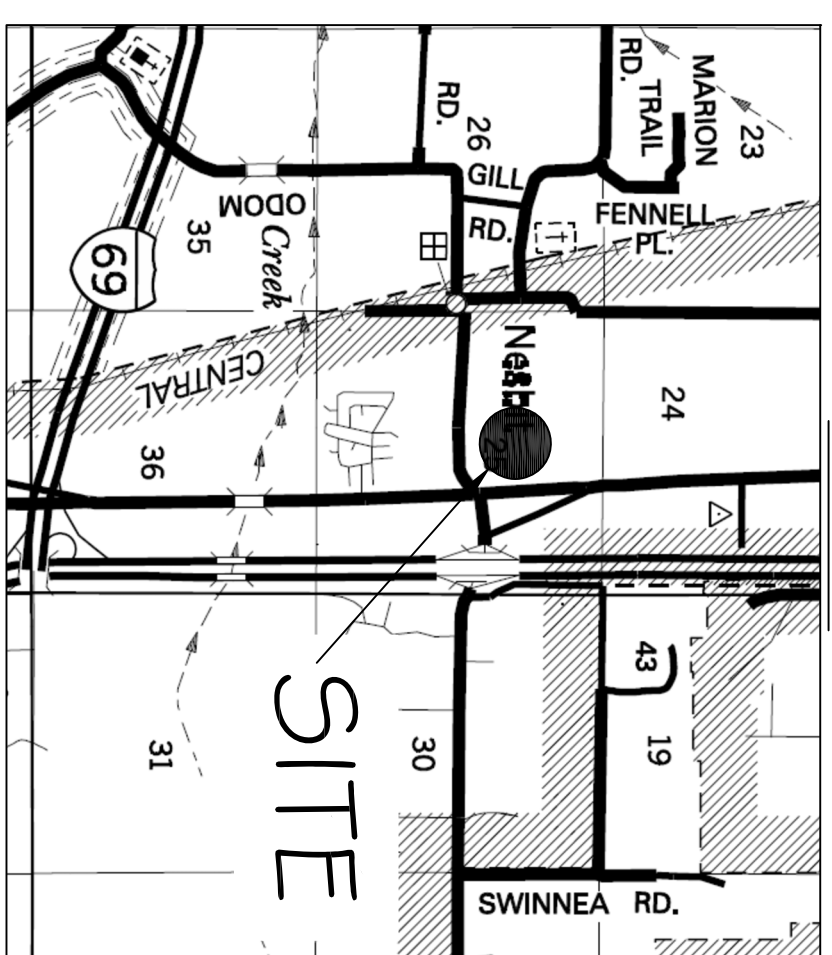
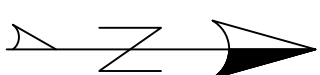
- MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT YARD: 30 FEET
SIDE YARD: 15 FEET TOTAL
REAR YARD: 25 FEET
- A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG ALL STREET RIGHTS-OF-WAY. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG REAR PROPERTY LINES AND A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG SIDE PROPERTY LINES. ANY VARIANCES WILL BE OTHERWISE NOTED AND DIMENSIONED.
- THIS PROPERTY IS NOT LOCATED IN A FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM NO. 28033CO070H, EFFECTIVE MAY 5, 2014 AND FIRM NO. 28033CO090H, EFFECTIVE MAY 5, 2014
- 1/2" REBARs ARE SET AT ALL PROPERTY CORNERS, UNLESS9 OFFSETS ARE NOTED AND DIMENSIONED.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.23	250.00	4.87	N87°09'21"W	21.23
C2	29.04	250.00	6.66	N81°23'42"W	29.02
C3	40.22	200.00	11.52	S83°49'41"E	40.15
C4	39.27	25.00	90.00	S33°04'03"E	35.36
C5	16.52	125.00	7.57	S15°43'06"W	16.51
C6	20.15	250.00	4.62	S17°11'42"W	20.15
C7	75.28	250.00	17.25	S6°15'32"W	75.00
C8	79.17	250.00	18.14	S11°26'26"E	78.84
C9	50.47	325.01	8.90	S16°03'51"E	50.42
C10	135.19	325.01	23.83	S0°18'03"W	134.22
C11	1.61	445.00	0.21	S12°14'48"W	1.61
C12	85.97	445.00	11.07	S6°36'30"W	85.83
C13	85.25	445.00	10.98	S4°24'51"E	85.12
C14	85.13	445.00	10.96	S15°22'57"E	85.00
C15	50.03	445.00	6.44	S24°05'01"E	50.00
C16	53.56	445.00	6.90	S30°45'08"E	53.53
C17	51.51	411.49	7.17	N28°28'05"W	51.47
C18	109.73	175.00	35.93	S60°04'25"E	107.94
C19	144.78	56.00	143.02	S66°21'39"W	110.01
C20	22.37	25.00	51.26	S20°28'58"W	21.63
C21	71.35	118.80	34.41	S29°47'10"W	70.28
C22	45.04	75.00	34.41	S30°39'51"W	44.37
C23	43.60	25.00	99.93	N82°1'00"W	38.28
C24	159.60	395.00	23.15	N13°09'24"W	156.52
C25	90.20	395.00	13.08	N4°57'37"E	90.00
C26	5.90	395.00	0.86	N1°55'48"E	5.90
C27	79.27	375.01	12.11	N6°10'15"E	79.13
C28	60.06	375.01	9.18	N4°28'25"W	60.00
C29	74.94	375.01	11.45	N14°47'15"W	74.82
C30	104.32	200.00	29.89	N5°34'12"W	103.14
C31	35.36	200.00	10.13	N14°26'19"E	35.32
C32	21.53	175.00	7.05	N15°27'27"E	21.52
C33	39.27	25.00	90.00	N56°55'57"E	35.36
C34	336.72	420.00	45.93	N10°36'47"W	327.77
C35	199.97	350.01	32.73	N4°08'43"W	197.26
C36	133.06	244.89	31.13	N4°07'39"W	131.43
C37	44.12	246.37	10.26	N17°48'11"E	44.06
C38	45.24	225.00	11.52	S83°49'41"E	45.17

Parcel Area Table

LOT	Area
177	24318.43 S.F.
178	22547.43 S.F.
179	20792.98 S.F.
180	19912.28 S.F.
181	20366.29 S.F.
182	13450.66 S.F.
183	14785.32 S.F.
184	11940.96 S.F.
185	11346.43 S.F.
186	14175.01 S.F.
187	15934.20 S.F.
188	23198.83 S.F.
189	14876.20 S.F.
190	14564.11 S.F.
191	16831.16 S.F.
192	19984.81 S.F.
193	10947.06 S.F.
194	197991.74 S.F.
195	13751.20 S.F.
196	13647.61 S.F.
197	12563.19 S.F.
198	12577.88 S.F.
199	11552.89 S.F.
200	13020.93 S.F.
201	11622.90 S.F.
202	10899.87 S.F.
203	10237.38 S.F.
204	12932.28 S.F.



SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI

(NOT TO SCALE)

**WINNINGHAM ESTATES
SUBDIVISION
SECTION "E"**

FINAL PLAT
CLASS "B" SURVEY

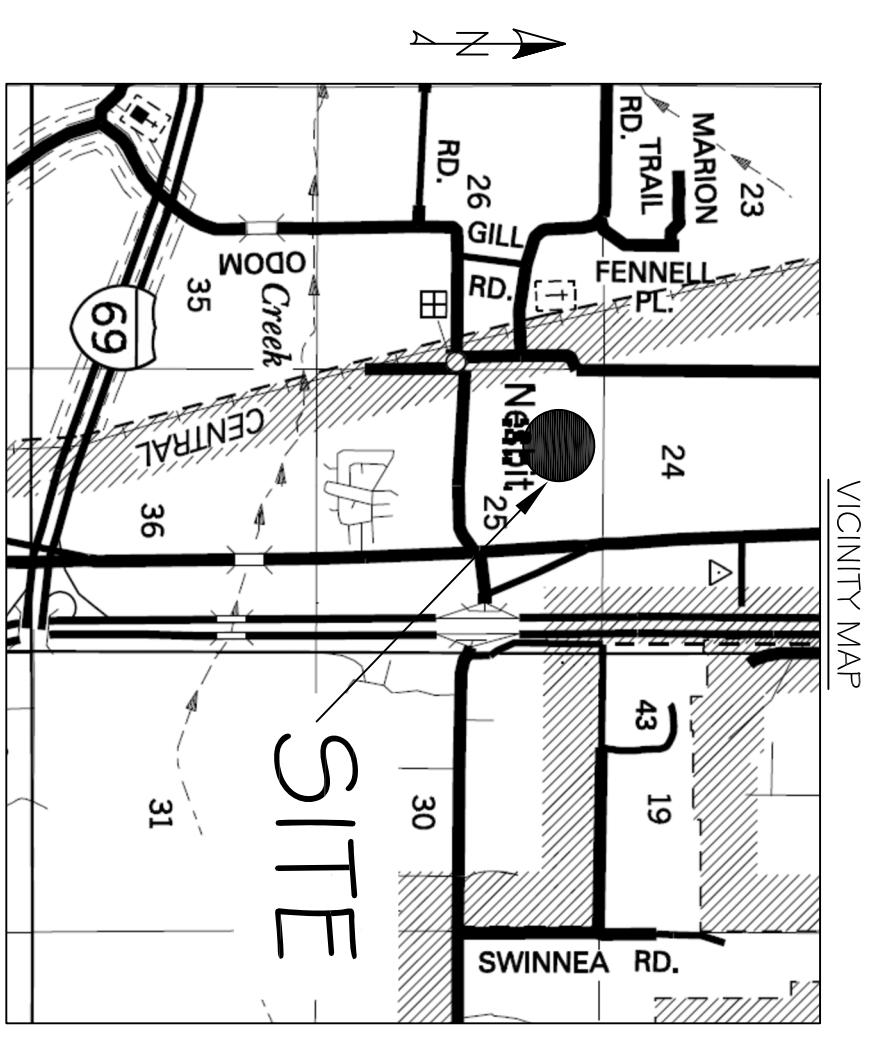
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST;
DESOTO COUNTY MISSISSIPPI

SCALE 1" = 100'
AUGUST 2023
ZONING: PUD
TOTAL AREA: 15.66 ACRES
RESIDENTIAL LOTS: 26
COMMON OPEN SPACES: 2

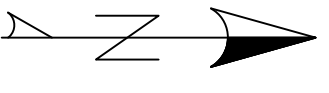
DEVELOPER:
WINNINGHAM ESTATES
SUBDIVISION, LLC
5740 GETWELL
BUILDING 8B
SOUTHAVEN, MISSISSIPPI 38672



ENGINEERING & SURVEYING, LLC
231 W. CENTER STREET
HERNANDO, MS 38632
PHONE: 901-605-1739
901-494-1272



(NOT TO SCALE)
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI



MISSISSIPPI STATE
PLANE GRID NORTH
(NAD-83, WEST ZONE)
(PER GPS OBSERVATION)

**WINNINGHAM ESTATES
SUBDIVISION
SECTION "E"**

FINAL PLAT
CLASS "B" SURVEY
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 8 WEST;
DESOTO COUNTY MISSISSIPPI

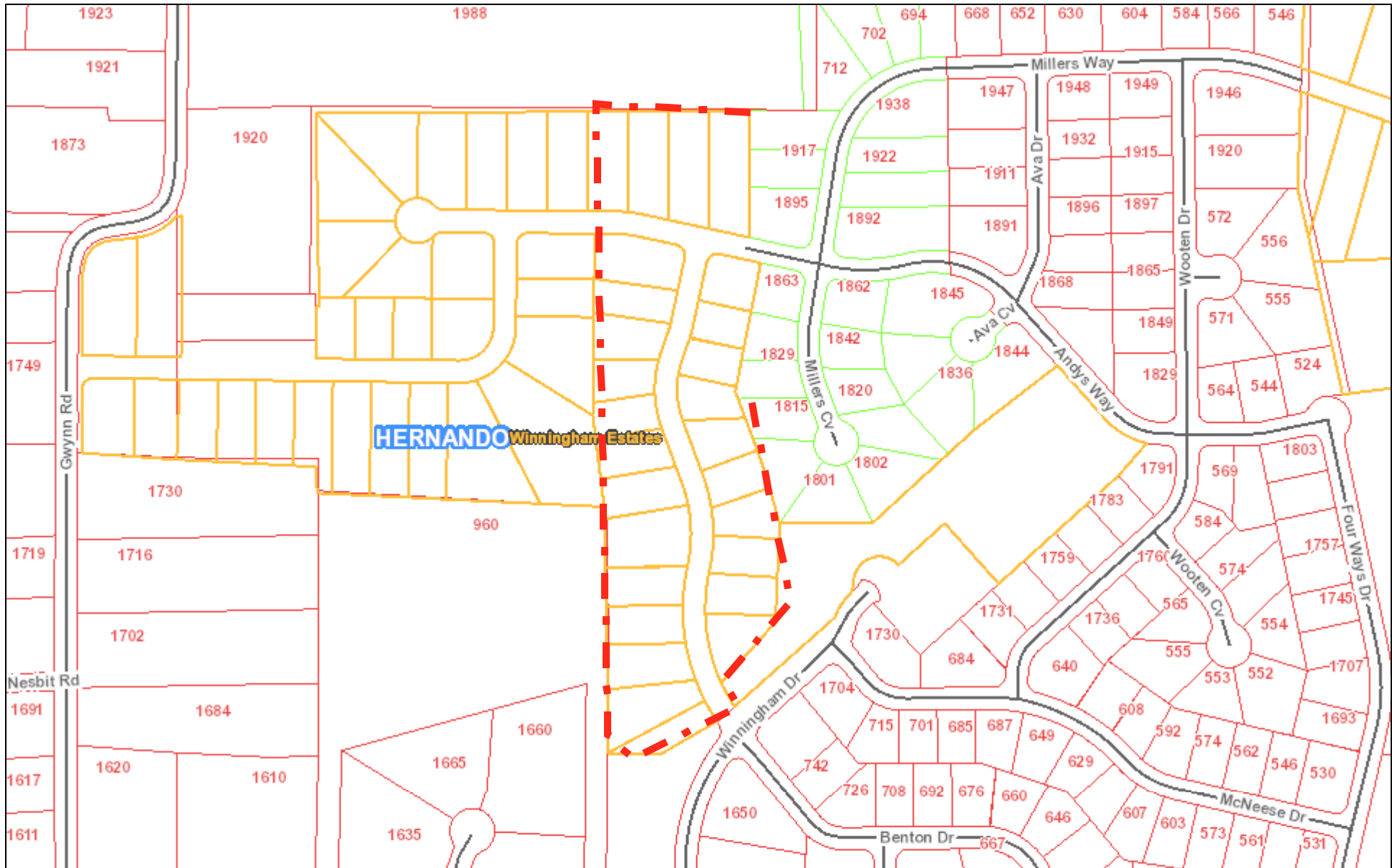
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DEVELOPER:
WINNINGHAM ESTATES
SUBDIVISION, LLC
5740 GETWELL
BUILDING 8B
SOUTHAVEN, MISSISSIPPI 38672

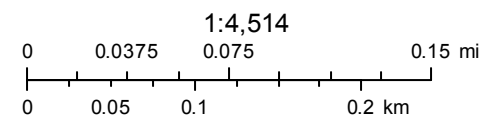


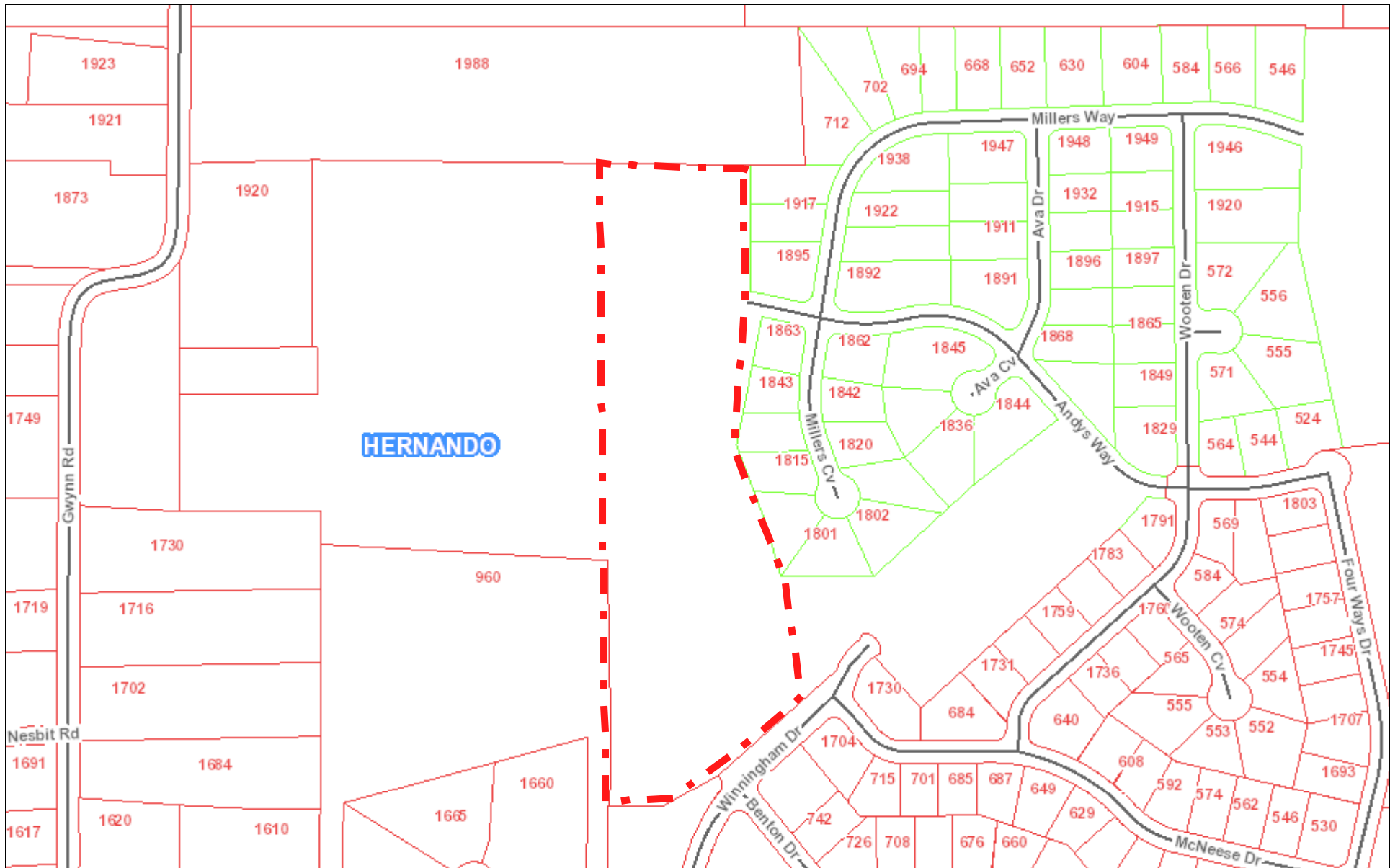
ENGINEERING & SURVEYING, LLC
231 W. CENTER STREET
HERNANDO, MS 38632
PHONE: 901-605-1739
901-494-1272

JAMES M SMITH
BK 762 PG 756



September 6, 2023





September 5, 2023

