



Project No.: PL-1756
Request: Request for Final Plat Approval for Jefferson Estates Subd., Section “E”
Location: Located on the Southeast corner of Holly Springs Road and Jaybird Road, at the eastern terminus of Jaxon Road
Applicant: Mr. Andrew Richardson of R&H Engineering, on behalf of Robert Reiner, the property-owner
Date: September 12th, 2023

INTRODUCTION:

Mr. Andrew Richardson of R&H Engineering, on behalf of Robert Reiner, the property-owner, is requesting Final Plat approval for Jefferson Estates Subdivision, Section “E.” The subject property will be the fifth section of the Jefferson Estates Subdivision and is the final section of that development. The property is located on the southeast corner of Holly Springs Road and Jaybird Road, at the eastern terminus of Jaxon Road in Section 21, Township 3 South, Range 7 West. The subject property is currently zoned “PUD,” Planned Unit Development.

DISCUSSION:

Jefferson Estates started out in unincorporated DeSoto County, when the property was originally rezoned from the “A,” Agricultural District to the “PUD,” Planned Unit Development District by the DeSoto County Board of Supervisors in 2003. The proposed development was annexed into the City of Hernando in 2005. The following is a brief history of the development up to this point:

1. Section “A” – 70 Residential Lots, 3 Common Open Space Lots
Recorded – May 30, 2007 – Plat Book 104, Pages 5-7
2. Section “B” – 43 Residential Lots, 1 Common Open Space Lot
Recorded – December 19, 2018 – Plat Book 126, Pages 14-15
3. Section “C” – 26 Residential Lots, 1 Common Open Space Lot
Recorded – August 24, 2020 – Plat Book 133, Pages 8-9
4. Section “D” - 21 Residential Lots, 1 Common Open Space
Recorded – 7/15/2021 – Plat Book 136, Pages 50-51

The proposed subdivision will be developed as Jefferson Estates Subdivision, Section "E," and will consist of 35 lots and 2 common open space lot. The residential lot sizes range from 10,000 sq. ft. up to 29,000 sq. ft., with the majority of the lots in the 12,000 – 16,000 sq. ft. range.

Access into Section "E" will be provided by the extension of Beauvoir Drive and Winterwood North. All of the streets in Section "E" will have a 50' R.O.W.

Each lot will have the required setbacks listed below which conform to the approved Preliminary Plan and the Restrictive Covenants requirements.

Front 25 feet
Side 5 feet total
Rear 20 feet

The minimum heated floor area for all residences in this development is 2,000 sq. ft., exclusive of garages, open porches, and basements. The restrictive covenants recorded with Section "A" were also attached to Sections "B" "C" and "D" through the recording of a "Declaration of Joinder." It is anticipated that the developer will use the same approach with Section "E."

STAFF COMMENTS:

1. This proposal substantially conforms to that of the preliminary plat.

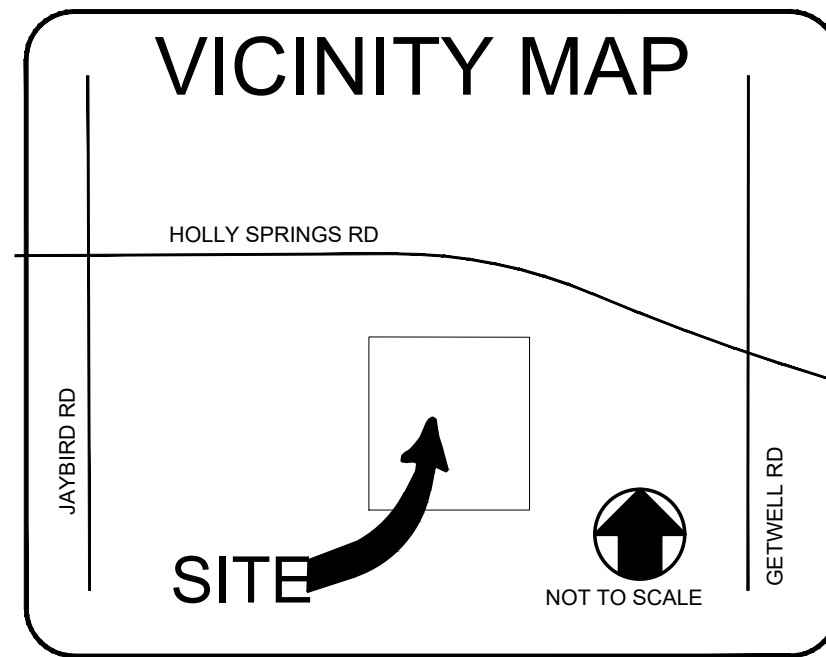
PROPOSED MOTION:

Motion to recommend Final Plat approval for Jefferson Estates Subdivision, Section "E," a 35-lot single family residential subdivision located on the southeast corner of Holly Springs Road and Jaybird Road, at the eastern terminus of Beauvoir Road in Section 21, Township 3 South, Range 7 West, based upon a finding that the submitted final plat generally conforms to the approved preliminary plan for the planned unit development, and generally meets 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 that phase shall be deeded over to the Homeowners Association with the recording of the final plat of that respective phase. 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.
2. The Homeowners Association covenants shall be submitted to and approved by Planning Staff prior to recording of the plat. The submitted covenants shall match the covenants that were recorded with Phases "A," "B," "C" and "D" of Jefferson Estates Subdivision. If amendments are requested by the developer, if the proposed changes are more restrictive than what is currently required by the previous sections of Jefferson 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 sections of Jefferson Estates Subdivision, then those changes must be approved by the Planning Commission.
3. 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."
 4. Improvements are to be the responsibility of the developer and not the responsibility of the City of Hernando.
 5. 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.
 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 (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. Grading, drainage, and engineering construction plans to be approved by the City Engineer and Public Works Director.
 10. 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.
 11. 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.
 12. Following Plat Approval, the Developer shall submit two (2) complete sets of construction plans for review and approval to the Office of Planning.
 13. 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.

14. Prior to submitting the plat for recording, the applicant shall coordinate with the Post Office the centralized delivery location of the mailboxes.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25'	21.03'	20.41'	N 24°31'07" W	48°11'23"
C2	50'	29.38'	28.96'	N 31°46'48" W	33°40'01"
C3	50'	54.3'	51.67'	N 16°09'44" E	62°13'04"
C4	50'	54.3'	51.67'	N 78°22'48" E	62°13'04"
C5	50'	24.3'	24.06'	S 56°35'25" E	27°50'29"
C6	25'	21.03'	20.41'	S 66°45'52" E	48°11'23"
C7	25'	39.08'	35.22'	S 44°21'30" W	89°33'52"
C8	800'	49.85'	49.84'	S 87°21'21" W	3°34'12"
C9	25'	39.14'	35.26'	N 49°34'44" W	89°42'03"
C10	25'	36.36'	33.24'	S 36°56'29" W	83°20'21"
C11	800'	23.53'	23.53'	S 77°46'05" W	1°41'08"
C12	750'	19.46'	19.46'	N 88°23'51" E	1°29'12"
C13	750'	102.36'	102.28'	N 83°44'39" E	7°49'12"
C14	750'	38.08'	38.07'	N 78°22'47" E	2°54'32"
C15	300'	15.54'	15.53'	N 06°12'43" W	2°58'02"
C16	25'	41.62'	36.98'	N 55°23'06" W	95°22'45"
C17	25'	42.91'	37.83'	N 27°45'08" E	98°20'47"
C18	350'	101.97'	101.61'	N 13°04'29" W	16°41'33"
C19	25'	30.3'	28.48'	N 56°08'24" W	69°26'18"
C20	25'	21.03'	20.41'	N 02°40'26" E	48°11'23"
C21	50'	16.54'	16.46'	N 17°17'32" E	18°57'11"
C22	50'	70.76'	65'	N 32°43'32" W	81°04'57"
C23	50'	57.41'	54.3'	S 73°50'32" W	65°46'56"
C24	25'	21.03'	20.41'	S 65°02'45" W	48°11'22"
C25	50'	60.6'	56.96'	N 56°08'24" W	69°26'18"
C26	50'	78.16'	70.44'	N 44°21'30" E	89°33'52"
C27	775'	165.23'	164.92'	N 83°01'59" E	12°12'56"
C28	325'	94.69'	94.35'	N 13°04'29" W	16°41'33"
C29	25'	39.27'	35.36'	N 45°51'33" W	90°00'00"
C30	40'	18.04'	17.89'	N 12°03'43" E	25°50'31"
C31	60'	27.06'	26.83'	N 12°03'43" E	25°50'31"
C32	35'	54.98'	49.5'	N 44°08'27" E	90°00'21"
C33	2178.73'	555.76'	554.25'	S 82°27'00" E	14°36'55"



NOTES:

- MINIMUM SETBACKS ARE AS FOLLOWS:
 A. 25' FRONT YARD, UNLESS OTHERWISE SHOWN
 B. 5' MIN. SIDE YARD
 C. 20' REAR YARD
- A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE. A 5 FEET WIDE UTILITY EASEMENT IS REQUIRED ALONG EACH SIDE AND REAR OF EACH LOT LINE.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF HERNANDO.
- THIS PROPERTY IS NOT LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0230H, DATED MAY 5, 2014.
- IRON PINS ARE SET ON THE REAR PROPERTY CORNERS. CHISEL MARKS ARE MADE ON THE CURB AT THE EXTENDED PROPERTY LINE AND ARE FOR REFERENCE ONLY.
- ALL BEARINGS ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES (MS ZONE WEST, NAD 83) GRID NORTH BY GPS OBSERVATION.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE PROPER COMPACTION AND SOIL CONDITIONS, THERE MAY BE EXISTING UNSUITABLE SOIL CONDITIONS THAT WERE NOT DISCOVERED DURING THE CONSTRUCTION PROCESS. IT IS THE SOLE RESPONSIBILITY OF EACH LOT OWNER OR BUILDER TO EXAMINE THEIR LOT FOR THE SUITABILITY OF SOILS TO CARRY THE ANTICIPATED LOADS.
- FINISH FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT HIGHER THAN THE TOP OF CURB AT THE MIDPOINT OF EACH LOT.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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 ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF HERNANDO 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____.

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 _____, 20____, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ A _____ LIMITED LIABILITY COMPANY, AND THAT FOR AND ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, 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 BY SAID CERTIFICATE SO TO DO.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

HERNANDO PLANNING COMMISSION

APPROVED BY THE HERNANDO PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____ CHAIRMAN

SECRETARY _____

HERNANDO MAYOR & BOARD OF ALDERMEN

APPROVED BY THE HERNANDO MAYOR AND BOARD OF ALDERMEN ON THIS THE _____ DAY OF _____, 20____.

CITY CLERK _____ MAYOR _____

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 INDEXES AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

CHANCERY COURT _____

CERTIFICATE OF SURVEYOR

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

MORTGAGEE'S CERTIFICATE

_____, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF HERNANDO 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____.

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 _____, 20____, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____ AND THAT FOR AND ON BEHALF OF THE SAID BANK AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

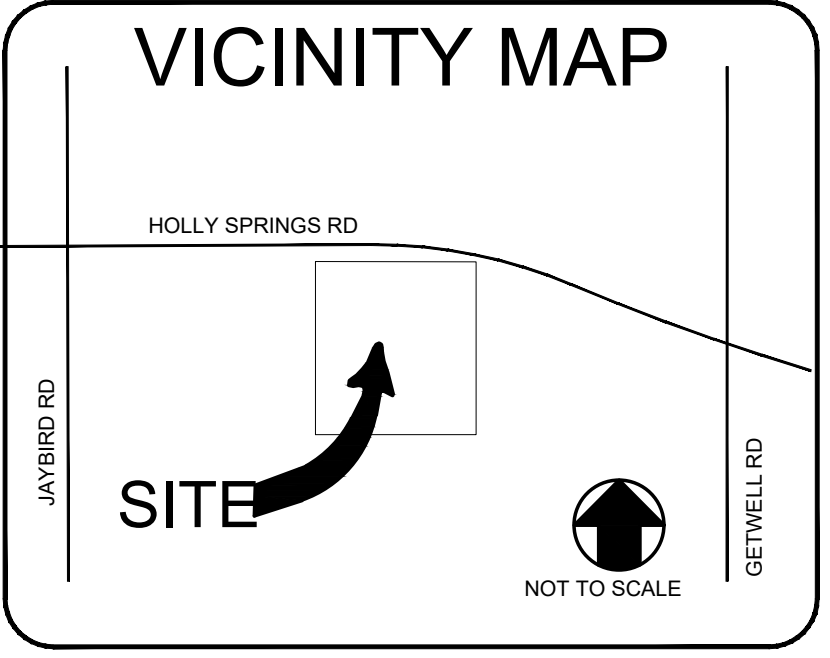
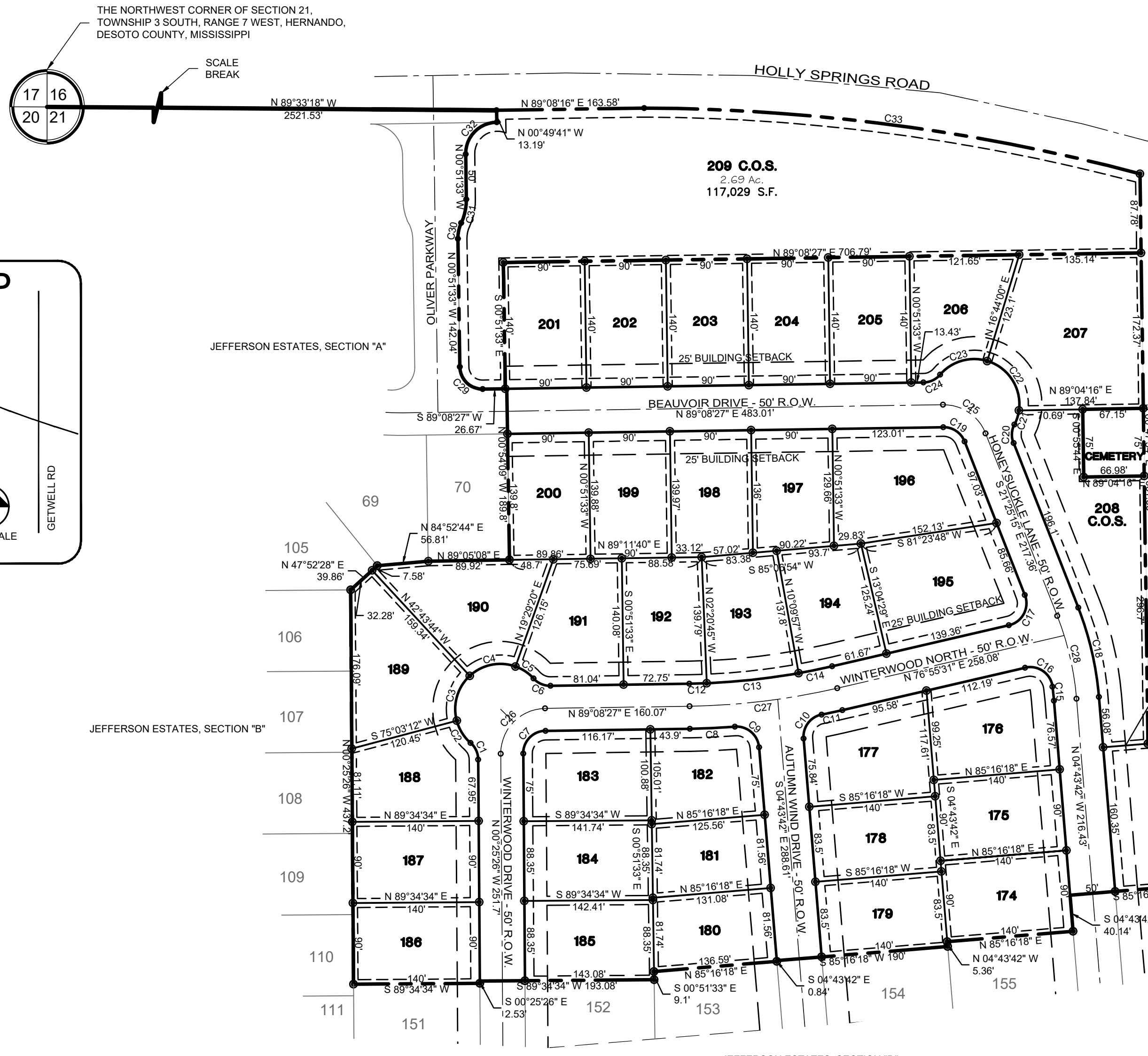
FINAL PLAT OF
SECTION "E"
JEFFERSON ESTATE
P.U.D.
SECTION 21 , TOWNSHIP 3 SOUTH, RANGE 7 WEST
HERNANDO MS
SCALE: 1" = 100'
SEPTEMBER 2023

ZONING: P.U.D.
TOTAL AREA: 17.33 AC ±
TOTAL LOTS: 35 +2 OPEN SPACE

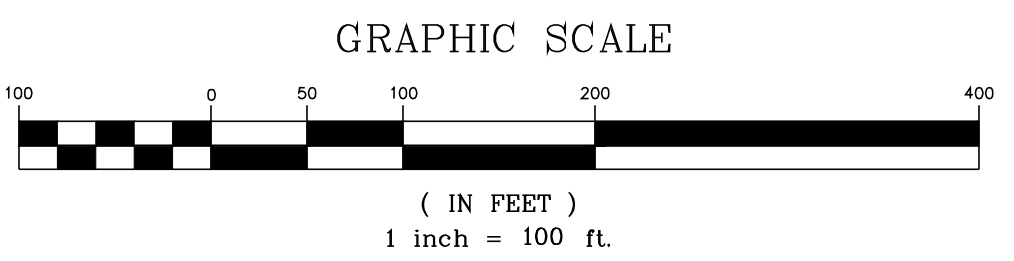
DEVELOPER
REINER DEVELOPMENT, LLC
5863 SCOTT BLVD.
HORN LAKE, MS 38637

LONNIE BARHAM SURVEYING, LLC
LONNIE BARHAM SURVEYING, LLC
3051 POAGVILLE ROAD
COLDWATER, MS 38618

Area	Sq. Feet	Acres
173	20,645.86	0.47
174	12,600.00	0.29
175	12,600.00	0.29
176	15,133.76	0.35
177	14,944.20	0.34
178	11,690.00	0.27
179	11,690.00	0.27
180	10,915.23	0.25
181	10,465.37	0.24
182	12,261.21	0.28
183	14,053.14	0.32
184	12,552.79	0.29
185	12,612.10	0.29
186	12,600.00	0.29
187	12,600.00	0.29
188	13,341.59	0.31
189	16,548.43	0.38
190	15,726.33	0.36
191	13,787.93	0.32
192	12,657.34	0.29
193	12,971.95	0.30
194	12,709.21	0.29
195	18,850.72	0.43
196	19,307.42	0.44
197	11,954.67	0.27
198	12,485.63	0.29
199	12,593.42	0.29
200	12,572.43	0.29
201	12,598.45	0.29
202	12,600.00	0.29
203	12,600.00	0.29
204	12,600.00	0.29
205	12,600.00	0.29
206	12,850.29	0.30
207	25,864.50	0.59
208	29,098.51	0.67



- NOTES:
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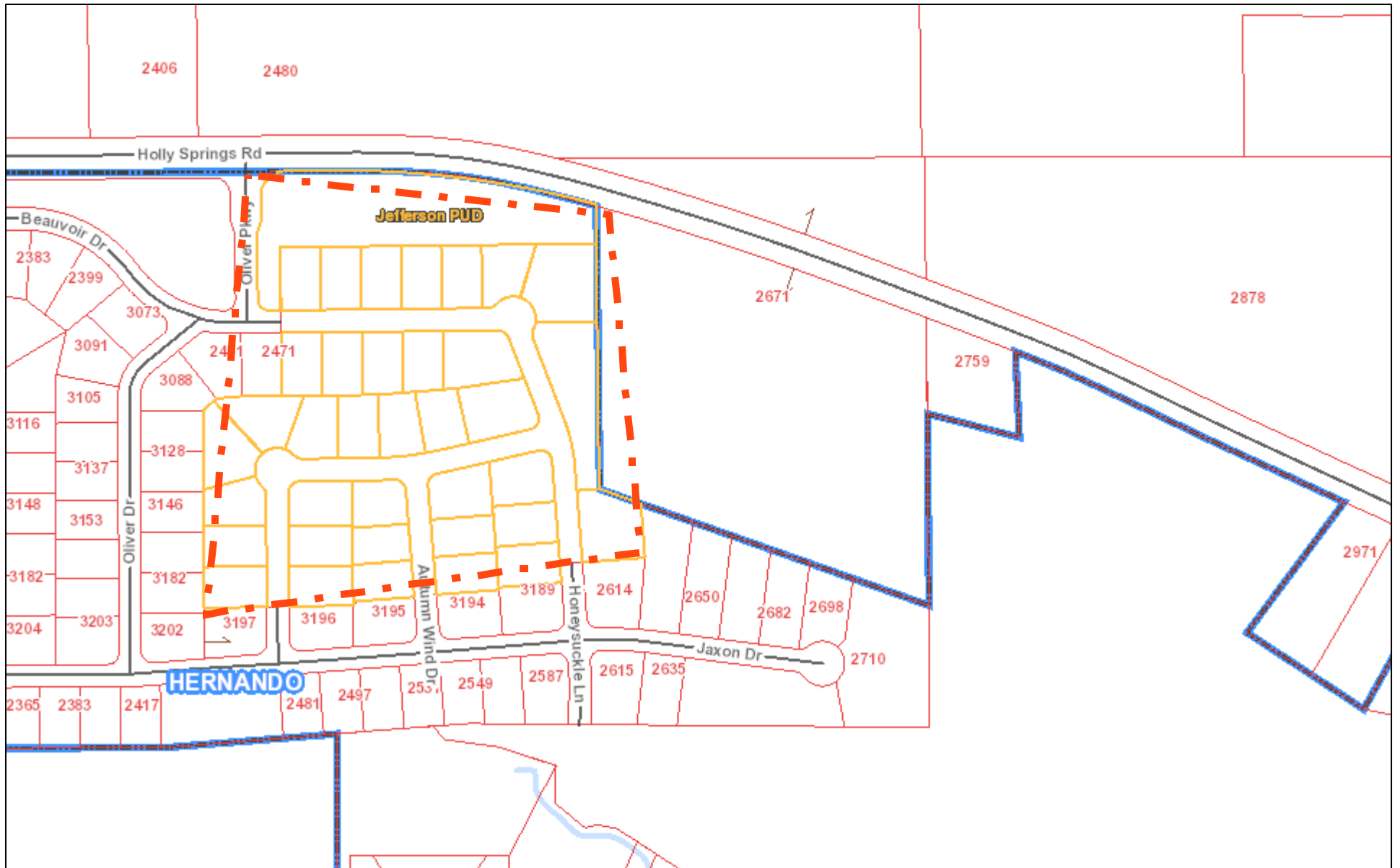


FINAL PLAT OF
SECTION "E"
JEFFERSON ESTATE
P.U.D.
SECTION 21 , TOWNSHIP 3 SOUTH, RANGE 7 WEST
HERNANDO MS
SCALE: 1" = 100'
SEPTEMBER 2023

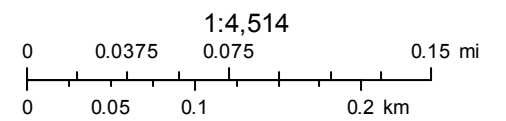
ZONING: P.U.D.
TOTAL AREA: 17.33 AC ±
TOTAL LOTS: 35 + 2 OPEN SPACE

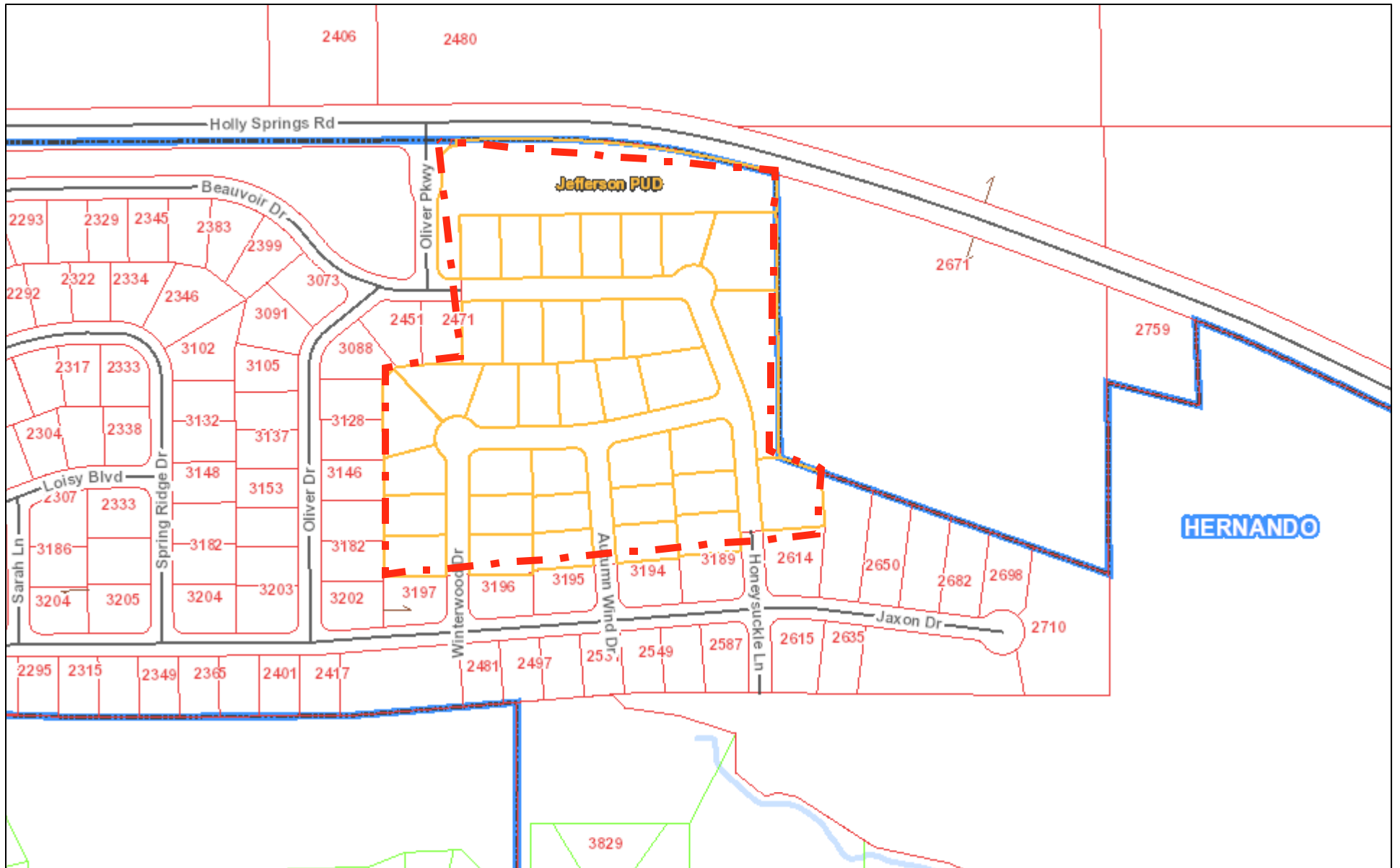
DEVELOPER
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3051 POAGVILLE ROAD
COLDWATER, MS 38618



September 6, 2023





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