



Project No.: PL-1762

Item No.: 1

Request: Certificate of Appropriateness for the Construction of a New House in the Commerce Street District

Location: 2447 Elm Street

Applicant: Don and Terri Loosier

Date: September 14, 2023

INTRODUCTION:

Don and Terri Loosier are requesting Certificate of Appropriateness approval for the construction of a new house in the Commerce Street District located at 2447 Elm Street.

BACKGROUND:

The subject property is located on the west side of Elm Street and is currently vacant. The subject property is Lot 2 of The Historic Mansion Neighborhood of the Residential District at Hernando West Subdivision. The property is zoned Planned Unit Development (PUD) as part of the Hernando West Planned Development. The proposal has been submitted to the Hernando West Design Review Board and received preliminary approval. That letter is attached.

DISCUSSION:

General Description

- The applicant is proposing to build a two-story single-family dwelling, on a 24'' above grade foundation.
- The house will have a brick skirt around the bottom of the exterior with 8'' Hardie plank siding with 6'' exposure. (smooth face)
- All shutters are sized to match the window and have operable louvers
- Driveway access to the site is from Elm Street, and the garages is recessed from the front facade of the residence.
- The front door will be a double door.
- A full material board and large set of plans will be available at the meeting.

House Square Footage

First Floor3,574 sq.ft.
Second Floor1,073 s.f.
Total Heated4,647 s.f.
Porches and garages (Screened Porch) 2,303 s.f.
Total Area - Heated & Unheated6,950 s.f.

Massing Comparison

<u>Address</u>	<u>Square Footage</u>
480 W Commerce	3,432
490 Elm	3,044
564 W Commerce	6,664
491 W Valley	2,050
615 W Commerce	5,198
582 W Commerce	7,775
551 W Commerce	1,957
521 W Commerce	3,017

The proposed house is in the upper range of house sizes for the surrounding area.

STAFF COMMENTS:

1. The applicant has supplied preliminary plans for the house.
2. The applicant has supplied a material colors page as part of the application.
3. If approved, the applicant shall obtain a building permit prior to beginning construction.

STAFF RECOMENDATION:

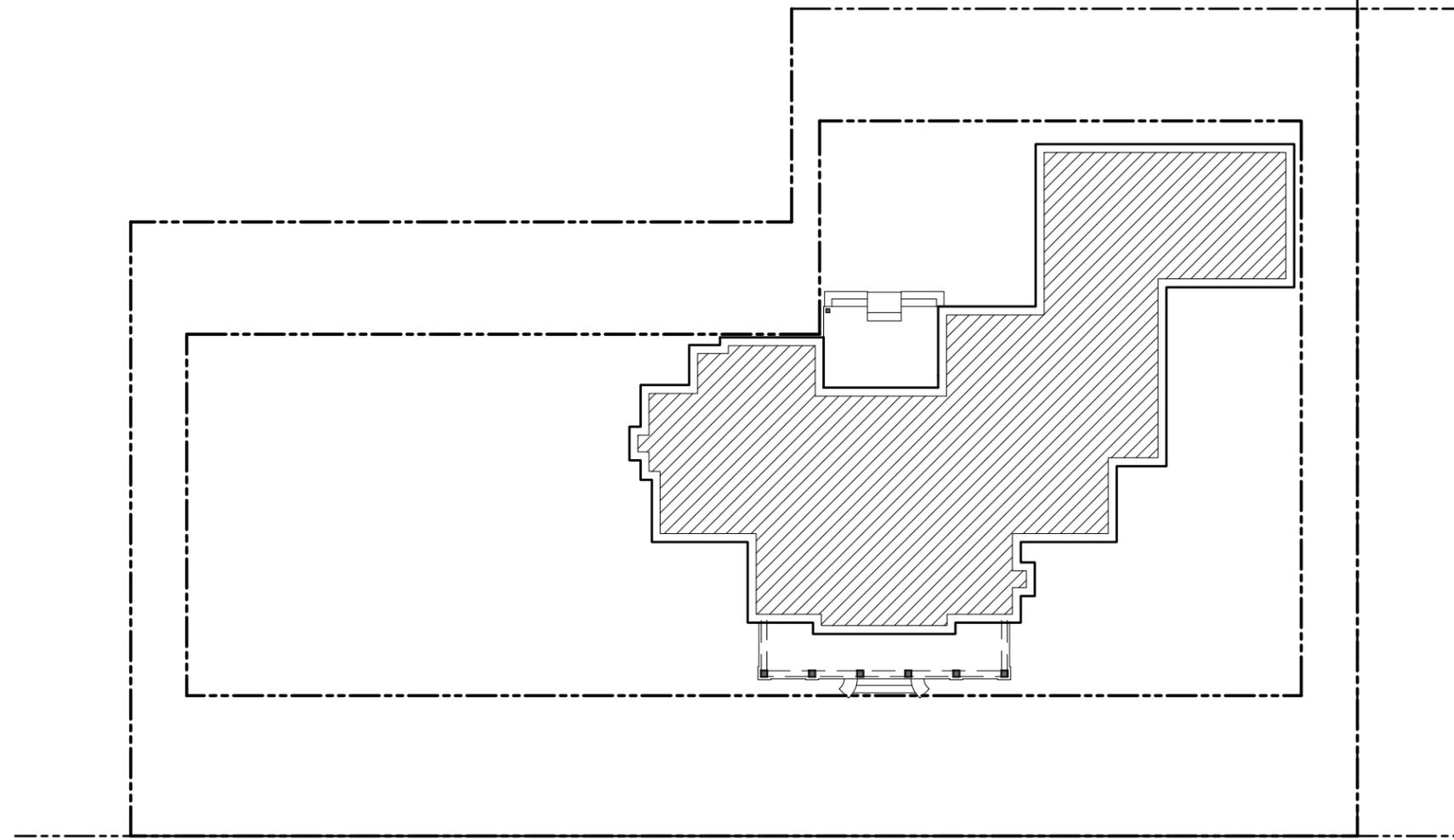
Because the design meets the requirements of the City’s Zoning Ordinance and the Historic Preservation Ordinance, Staff recommends approval subject to Staff Comments.

PROPOSED MOTION:

Because the sign meets the requirements of the City’s Historic Preservation Ordinance and the Zoning Ordinance, I move to grant Certificate of Appropriateness for the house to be constructed at 2447 Elm Street, subject to Staff Comments.

SITE PLAN FOR PERMIT TO BE PROVIDED BY LICENSED ENGINEER

NOT ACCURATE: NOT FOR CONSTRUCTION: GENERAL GUIDE



ELM STREET

NORTH STREET

Urban
ARCH
associates, p.c.

Stephen Skinner, AIA
498 S Main St.
Memphis, TN 38103
ph: 901.578.7173
fax: 901.578.5223
www.uarhomes.com

Loosier Residence

Hernando, MS



GENERAL SITE NOTES:

1. ALL SITE INFORMATION IS INTENDED FOR GENERAL REFERENCE ONLY. THE CONTRACTOR SHALL REVIEW, VERIFY, AND COORDINATE THIS INFORMATION WITH THE DEVELOPER AS WELL AS RECORDED SUBDIVISION PLAT. THE CONTRACTOR SHALL ALSO COORDINATE THIS INFORMATION WITH THE EXISTING SITE AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONCERNS PRIOR TO STARTING WORK.
2. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, TREES, AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL ADVISE THE OWNER / ARCHITECT OF ANY RECOMMENDED ADJUSTMENTS TO THE EXISTING LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
3. THE GENERAL CONTRACTOR SHALL HIRE A CIVIL ENGINEER / SURVEYOR TO DESIGN A SITE SPECIFIC SITE PLAN (WITH PROPOSED NEW CONSTRUCTION LOCATED) AND STAKE OUT THE NEW CONSTRUCTION LOCATION. THE CONTRACTOR SHALL ALSO HAVE THIS LOCATION APPROVED BY THE OWNER & ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
4. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER / ARCHITECT OF ANY PROPOSED CUT OR FILL REQUIRED TO PROPERLY PREP. THE SITE FOR NEW CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AS TO THE PROPOSED / REQUIRED REMOVAL OF ANY TREE(S) OVER 4" IN CALIPER PRIOR TO STARTING ANY SITE WORK.
6. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY SERVICES (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND COORDINATE THE APPROPRIATE EXTENSIONS AND CONNECTIONS TO THE AREA OF NEW CONSTRUCTION. ALL NEW UTILITY SERVICE CONNECTIONS MUST BE LOCATED OR SCREENED FROM PUBLIC VIEW. THE CONTRACTOR SHALL HAVE THE ARCHITECT VERIFY THAT THEIR LOCATION IS IN NO WAY VISUALLY OFFENSIVE OR VISIBLE FROM A PUBLIC WAY.
7. THE CONTRACTOR SHALL COORDINATE / VERIFY NEW LANDSCAPE DESIGN WITH THE OWNER'S LANDSCAPING CONSULTANT.
8. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL LANDSCAPING, HARDSCAPE, FENCINGS, ETC. AS NOTED ON THE LANDSCAPE PLAN AND SHALL COORDINATE THIS WITH THE DEVELOPER'S DESIGN GUIDELINES. THE CONTRACTOR SHALL ALSO VERIFY ANY REQUIRED LANDSCAPE ALLOWANCE WITH THE OWNER AND DEVELOPER'S DESIGN REVIEW GUIDELINES.

PLAN PURCHASE NOTES:

1. IT IS THE OWNER'S RESPONSIBILITY TO READ AND COMPLY WITH THIS PORTION OF THE AGREEMENT, ALONG WITH THAT NOTED IN THE SIGNED DESIGN SERVICES AGREEMENT, THE OWNER'S RECEIPT AND / OR SUBMITTAL OF THESE DOCUMENTS FOR PERMIT, REVIEW OR CONSTRUCTION IS CONSIDERED ACCEPTANCE OF THESE TERMS.
2. THE INFORMATION AND DETAIL FOUND IN THESE DRAWINGS IS ISSUED TO CONVEY DESIGN INTENT ONLY AND IS NOT INTENDED TO BE COMPLETE IN ALL AREAS. THIS INFORMATION IS ALSO PROTOTYPICAL IN NATURE, IS NOT SITE SPECIFIC, AND HAS NOT BEEN ENGINEERED. THE FOUNDATION PLAN, CONSTRUCTION DETAILS, FRAMING DIAGRAMS, AND FRAMING MEMBER SIZES REFERENCED HAVE NOT BEEN EVALUATED, DESIGNED, OR APPROVED BY A STRUCTURAL ENGINEER.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE SCOPE OF WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ENSURE CODE COMPLIANCE, PROPER STRUCTURAL DETAILINGS, WEATHERPROOF CONSTRUCTION, AND QUALITY CRAFTSMANSHIP.
4. AS A PROFESSIONAL COURTESY, ANY PROPOSED DEVIATION FROM THESE PLANS SHOULD BE VERIFIED WITH THE ARCHITECT PRIOR TO STARTING THAT PORTION OF WORK.
5. ANY REVISIONS OR MODIFICATIONS MADE TO THESE PLANS BY THE OWNER OR CONTRACTOR IS DONE SO AT THEIR OWN RISK.
6. PLANS PRODUCED BY URBANARCH ASSOCIATES, P.C. ARE PROTECTED BY FEDERAL COPYRIGHT LAWS. USING OR COPYING THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF URBANARCH ASSOCIATES, P.C. IS A VIOLATION OF FEDERAL LAW.
7. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEET OR EXCEED ALL RELEVANT CODES, STANDARDS, AND GUIDELINES.
8. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT SHOULD ANY CODE COMPLIANCE ISSUE OR MATERIAL / PRODUCT SELECTION CONFLICT WITH THE DESIGN INTENT INDICATED WITHIN THESE DOCUMENTS.
9. THESE DRAWINGS DO NOT INCLUDE ANY STRUCTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ENGINEERING. LOCAL ENGINEERS SHOULD PROVIDE THESE PLANS AND SERVICES AS REQUIRED.
10. THE OWNER / CONTRACTOR SHALL HAVE THESE PLANS REVIEWED, PRIOR TO THE START OF CONSTRUCTION, BY A LOCAL LICENSED STRUCTURAL ENGINEER TO ENSURE THAT THE DESIGN AS WELL AS ITS RELATED MATERIALS AND CONSTRUCTION COMPONENTS ADHERE TO ALL LOCAL BUILDING CODES AND CONSTRUCTION PRACTICES.
11. IT IS THE GENERAL CONTRACTOR AND OWNER'S RESPONSIBILITY TO REVIEW THESE DOCUMENTS AND VERIFY THE RELATIONSHIP AND ACCURACY OF THE MATERIALS, DETAILS AND DIMENSIONS AS NOTED. ANY DISCREPANCIES MUST BE COORDINATED WITH THE ARCHITECT PRIOR TO THE START OF WORK.
12. COST ESTIMATES ARE NOT INCLUDED IN THE SCOPE OF SERVICES. URBANARCH ASSOCIATES, P.C. DOES NOT WARRANT ANY INFORMATION RELATING TO COST OR BID AMOUNTS.

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JOB NO:
23024

DATE:
August 22, 2023

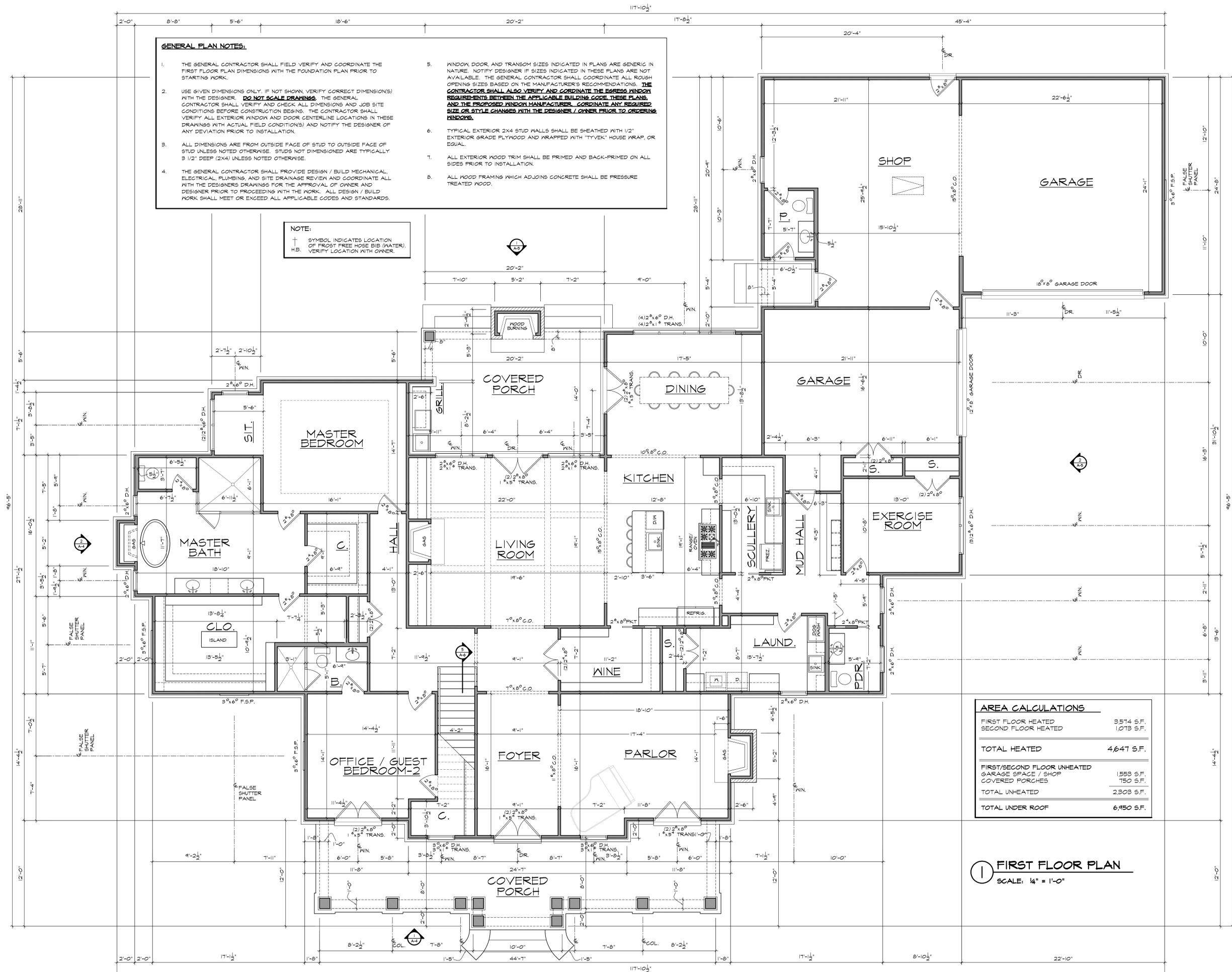


LOOSIER RESIDENCE
HERNANDO, MISSISSIPPI

Revisions:

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Project No: 23024
Date: 08-22-2023



- GENERAL PLAN NOTES:**
1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND COORDINATE THE FIRST FLOOR PLAN DIMENSIONS WITH THE FOUNDATION PLAN PRIOR TO STARTING WORK.
 2. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSION(S) WITH THE DESIGNER. **DO NOT SCALE DRAWINGS.** THE GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND JOB SITE CONDITIONS BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL VERIFY ALL EXTERIOR WINDOW AND DOOR CENTERLINE LOCATIONS IN THESE DRAWINGS WITH ACTUAL FIELD CONDITIONS) AND NOTIFY THE DESIGNER OF ANY DEVIATION PRIOR TO INSTALLATION.
 3. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE TYPICALLY 3 1/2" DEEP (2X4) UNLESS NOTED OTHERWISE.
 4. THE GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAINAGE REVIEW AND COORDINATE ALL WITH THE DESIGNER'S DRAWINGS FOR THE APPROVAL OF OWNER AND DESIGNER PRIOR TO PROCEEDING WITH THE WORK. ALL DESIGN / BUILD WORK SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS.
 5. WINDOW, DOOR, AND TRANSOM SIZES INDICATED IN PLANS ARE GENERIC IN NATURE. NOTIFY DESIGNER IF SIZES INDICATED IN THESE PLANS ARE NOT AVAILABLE. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ROUGH OPENING SIZES BASED ON THE MANUFACTURER'S RECOMMENDATIONS. **THE CONTRACTOR SHALL ALSO VERIFY AND COORDINATE THE EGRESS WINDOW REQUIREMENTS BETWEEN THE APPLICABLE BUILDING CODE, THESE PLANS, AND THE PROPOSED WINDOW MANUFACTURER. COORDINATE ANY REQUIRED SIZE OR STYLE CHANGES WITH THE DESIGNER / OWNER PRIOR TO ORDERING WINDOWS.**
 6. TYPICAL EXTERIOR 2X4 STUD WALLS SHALL BE SHEATHED WITH 1/2" EXTERIOR GRADE PLYWOOD AND WRAPPED WITH 'TYVEK' HOUSE WRAP, OR EQUAL.
 7. ALL EXTERIOR WOOD TRIM SHALL BE PRIMED AND BACK-PRIMED ON ALL SIDES PRIOR TO INSTALLATION.
 8. ALL WOOD FRAMING WHICH ADJOINS CONCRETE SHALL BE PRESSURE TREATED WOOD.

NOTE:
† SYMBOL INDICATES LOCATION OF FROST FREE HOSE BIB (WATER). VERIFY LOCATION WITH OWNER.

AREA CALCULATIONS

FIRST FLOOR HEATED	3,574 S.F.
SECOND FLOOR HEATED	1,073 S.F.
TOTAL HEATED	4,647 S.F.
FIRST/SECOND FLOOR UNHEATED	1,553 S.F.
GARAGE SPACE / SHOP	750 S.F.
COVERED PORCHES	750 S.F.
TOTAL UNHEATED	2,303 S.F.
TOTAL UNDER ROOF	6,950 S.F.

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

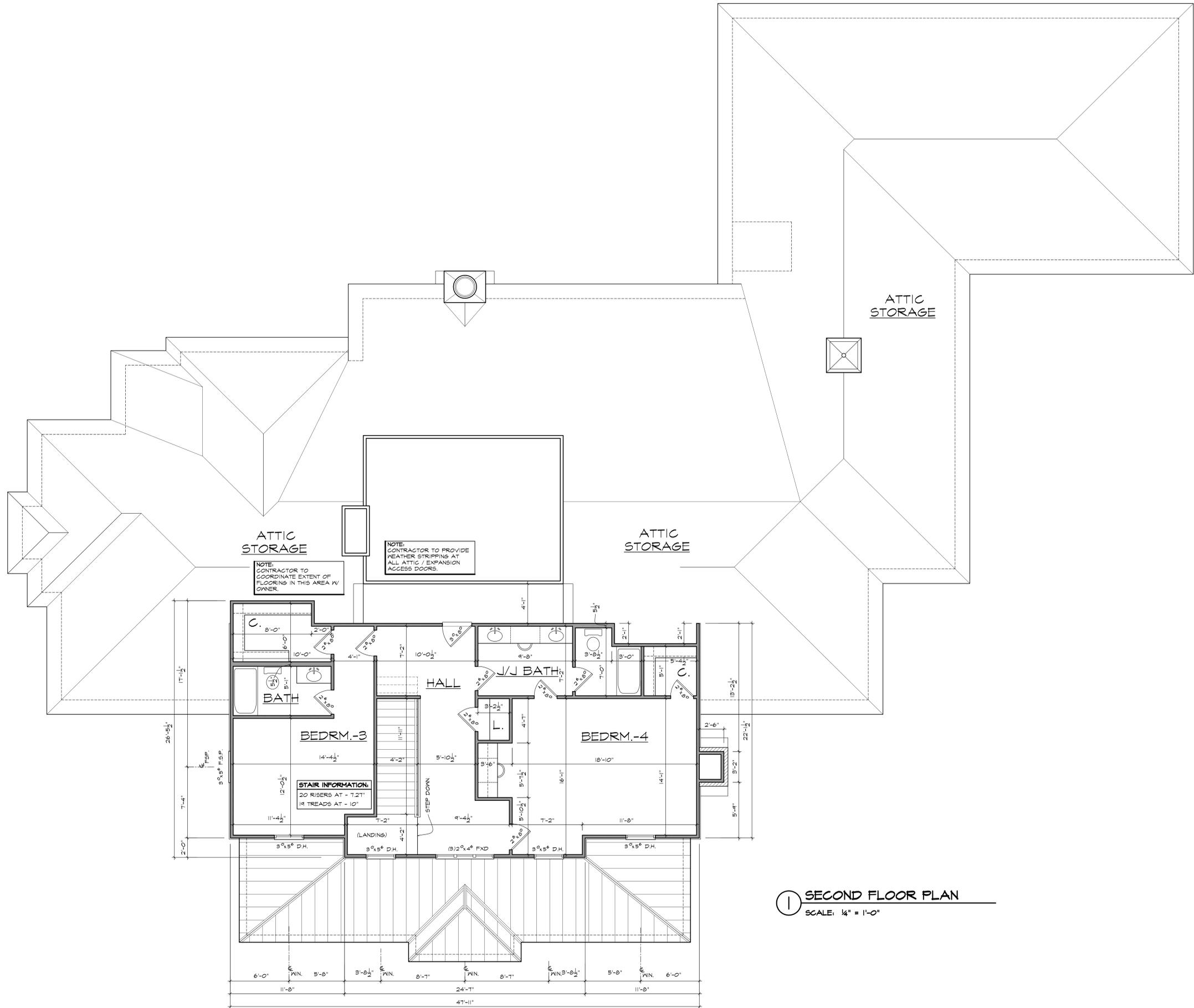


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1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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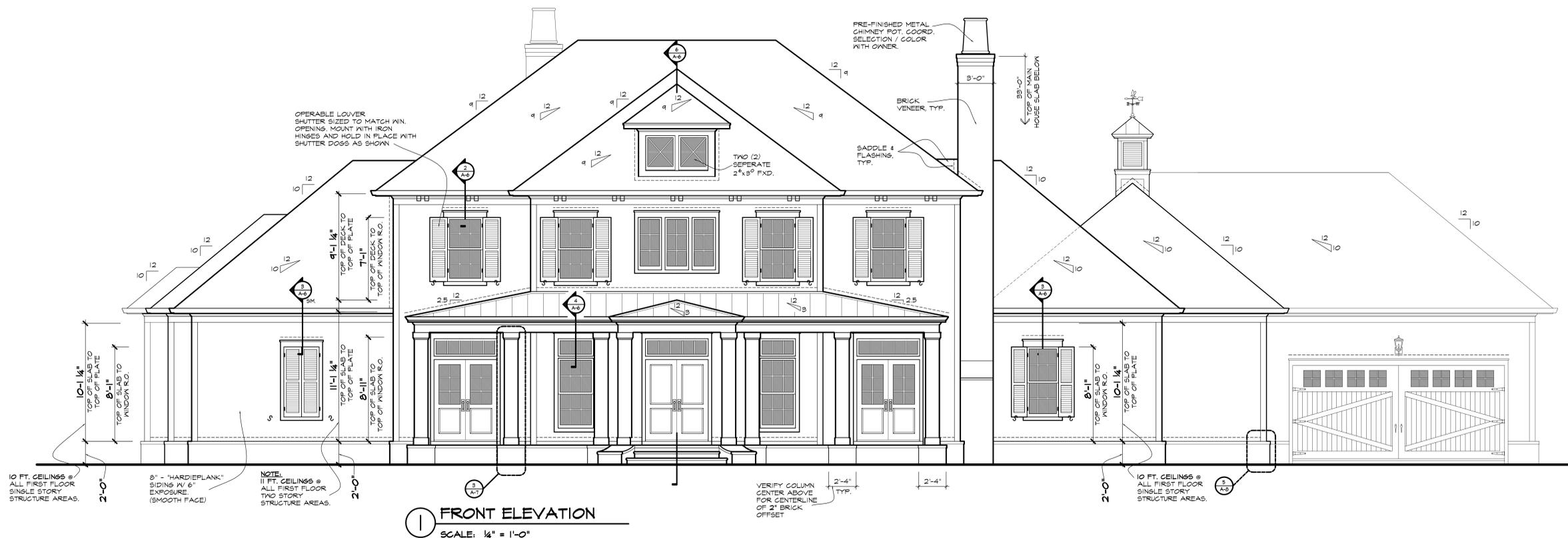
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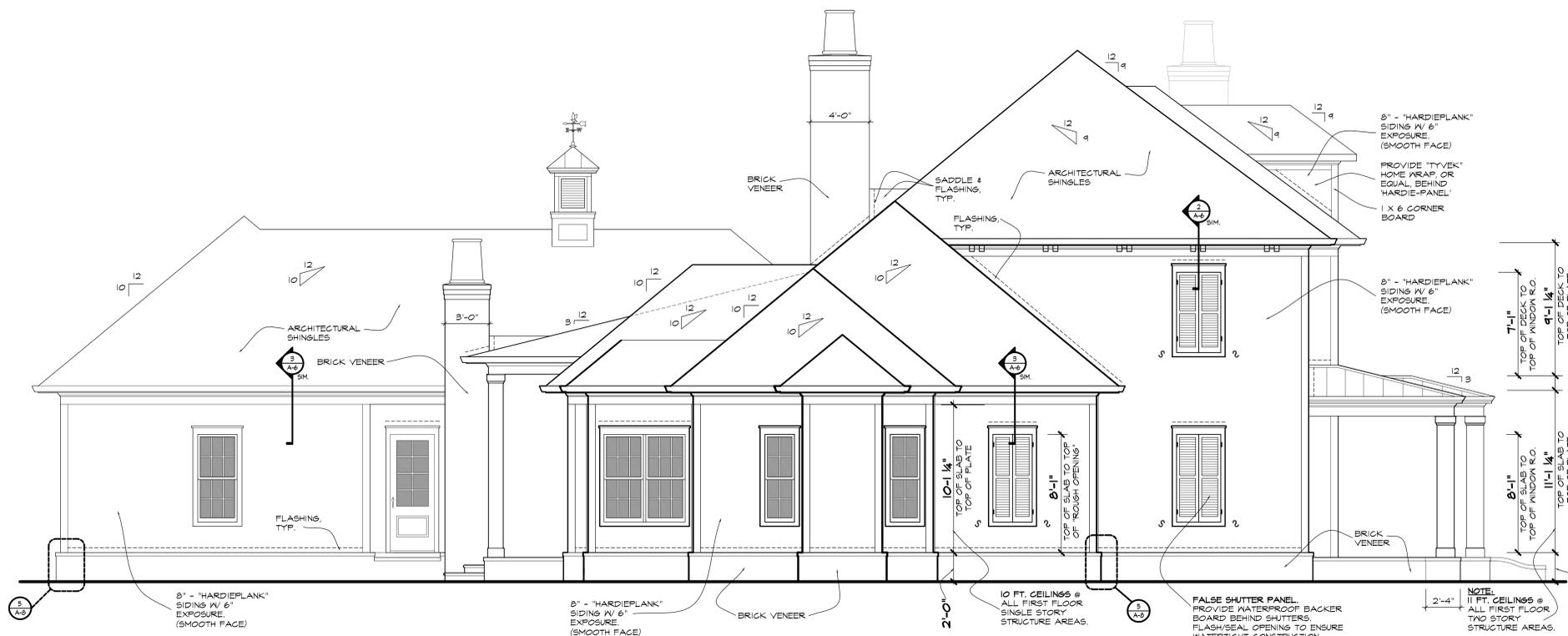
A-4



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

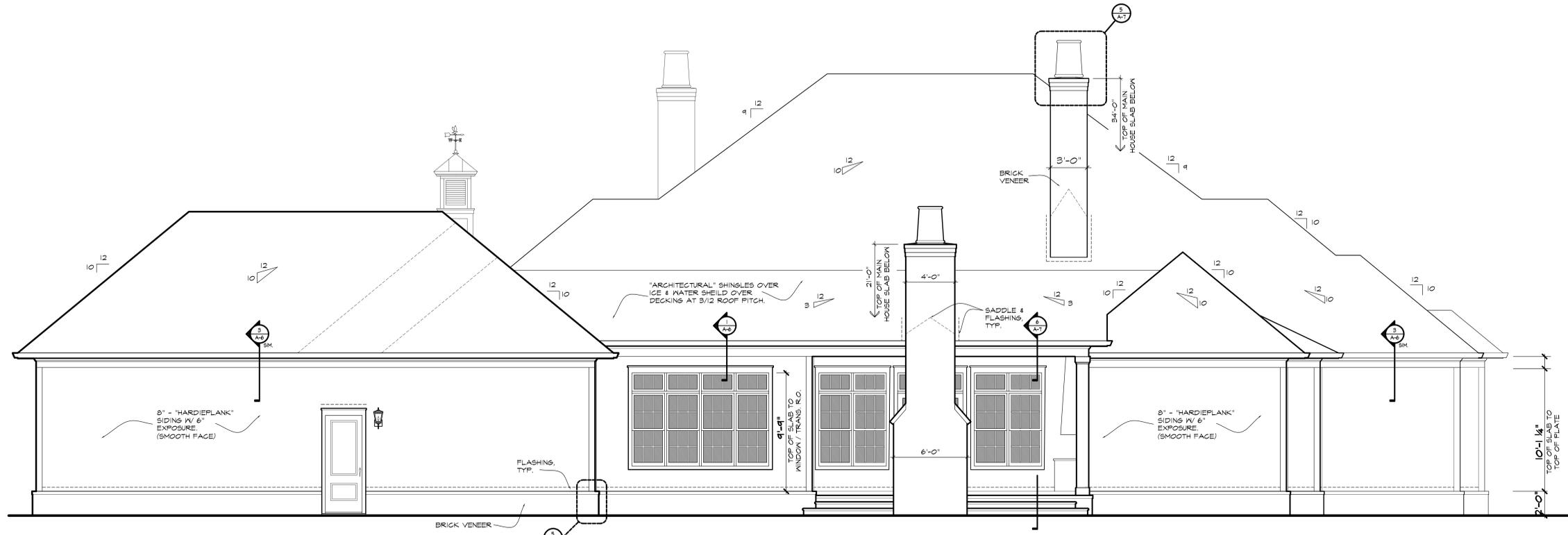
- ALL MECHANICAL AND PLUMBING VENTS ARE TO BE GROUPED TOGETHER IN THE ATTIC, WHENEVER POSSIBLE, IN ORDER TO LIMIT THE NUMBER OF ROOF PENETRATIONS.
- ALL ROOF PENETRATIONS MUST BE PAINTED TO MATCH OR BLEND IN WITH THE ROOF COLOR.
- THE CONTRACTOR SHALL ENSURE THAT ROOF PENETRATIONS ARE NOT VISIBLE FROM THE FRONT OR SIDE ELEVATIONS.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL DOWN SPOUTS WITH THE DESIGNER WHEN NOT SPECIFICALLY LOCATED ON THE ELEVATIONS.
- ALL DOWN SPOUTS SHALL BE ROUND. COORDINATE GUTTER AND DOWN SPOUT LOCATION AND MATERIAL / FINISH WITH THE DESIGNER PRIOR TO INSTALLATION.
- DOWN SPOUTS ARE NEVER TO BE LOCATED ON A COLUMN.
- WHEN NOT USED AS A DESIGN FEATURE, ALL DOWN SPOUTS ARE TO BE PRE-FINISHED OR PAINTED TO MATCH THE COLOR OF THE VENEER MATERIAL THAT THEY ARE FASTENED TO.
- ALL VISIBLE FLASHING MUST BE COPPER.
- COPPER STEP FLASHING MUST BE INSTALLED AS NOTED ON THE ELEVATIONS.
- PERMANENTLY FIXED, FACTORY APPLIED, MUNTINS OR GRILLS ARE TO BE USED ON THE EXTERIOR OF ALL WINDOWS AND DOORS AS INDICATED ON THE ELEVATIONS. THESE MUNTINS MUST BREAK THE REFLECTIVE PLAIN OF THE EXTERIOR GLAZING.
- 2" BRICK MOLD OR SIMULATED CASING MUST BE USED AROUND ALL EXTERIOR WINDOWS AND DOORS OR AS OTHERWISE NOTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT THE EXACT GARAGE DOOR DESIGN AND FINISH TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' SAMPLE WALL OF THE BRICK/STONE VENEER ALONG WITH TYPICAL GORGE AND ROOFING MATERIAL. THE CONTRACTOR SHALL COORDINATE THE SELECTION OF THESE MATERIALS AND FINISHES WITH THE DESIGNER AND OWNER.



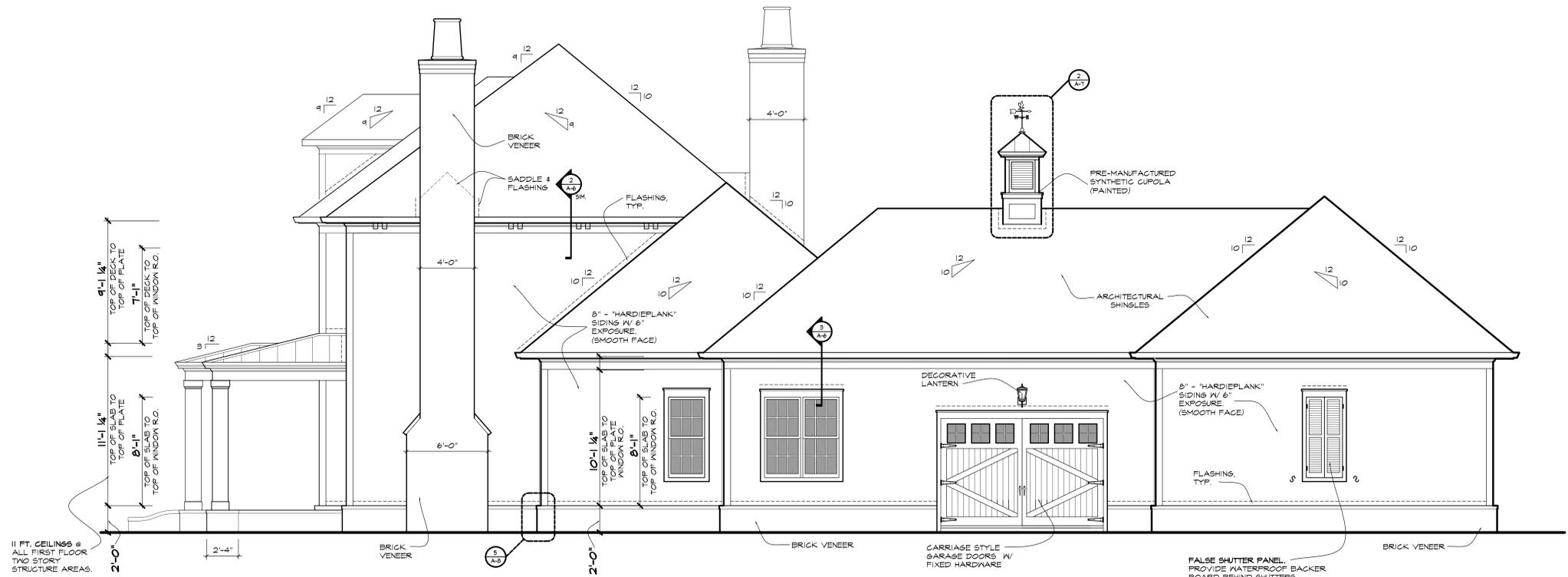
2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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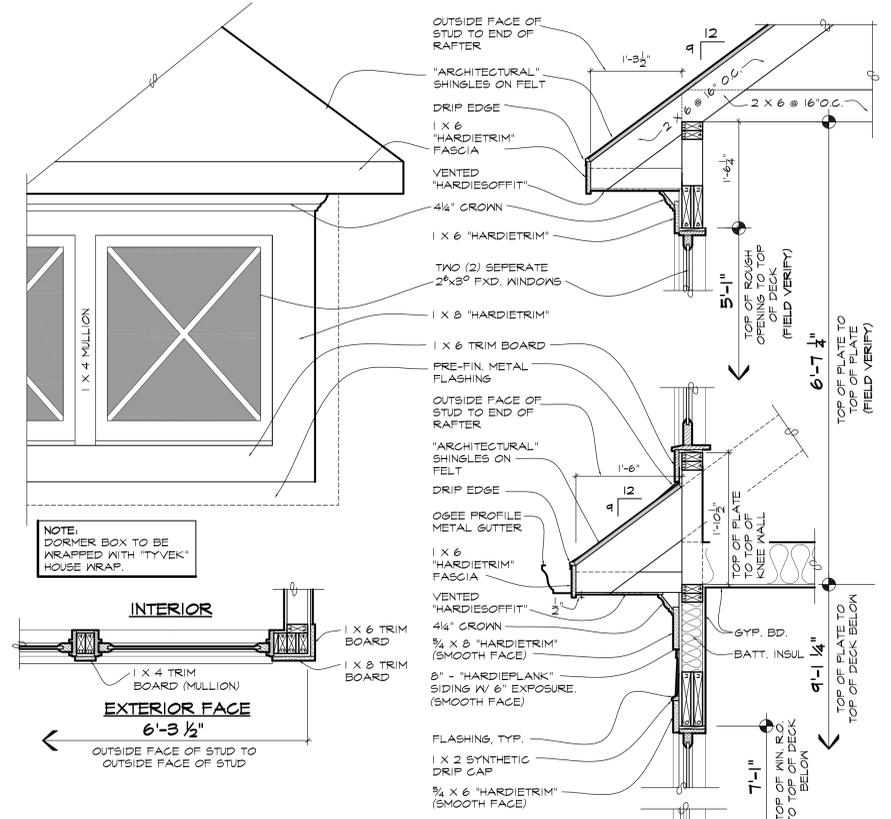
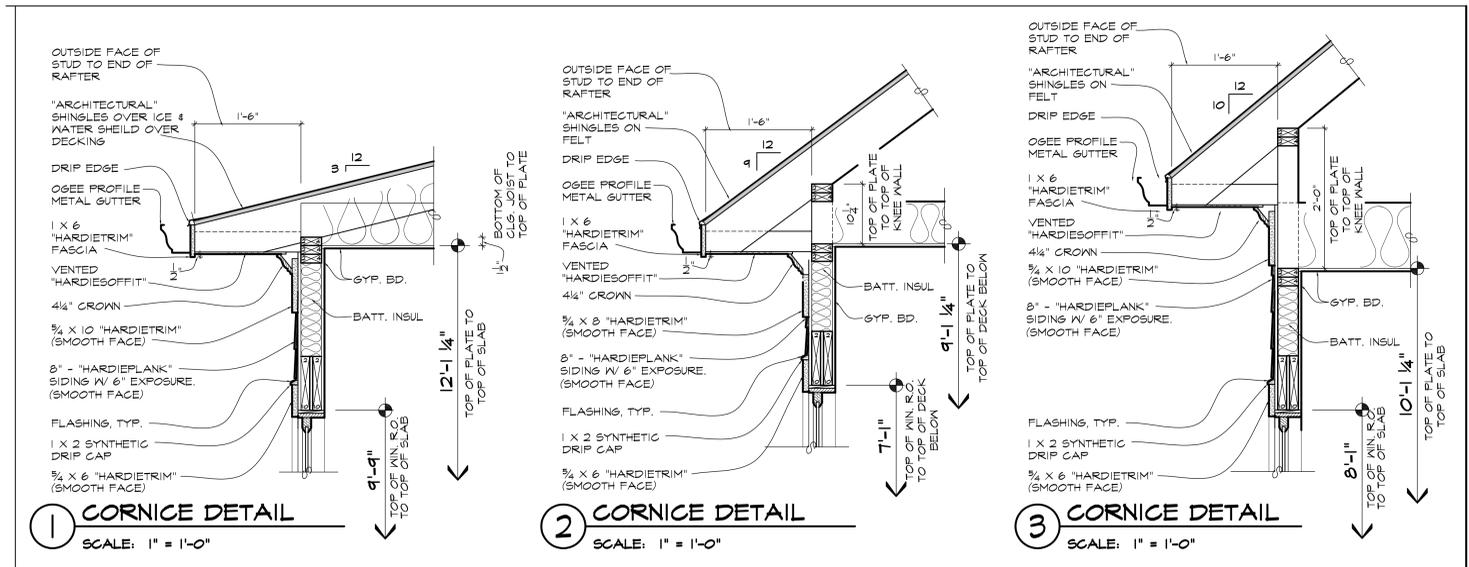


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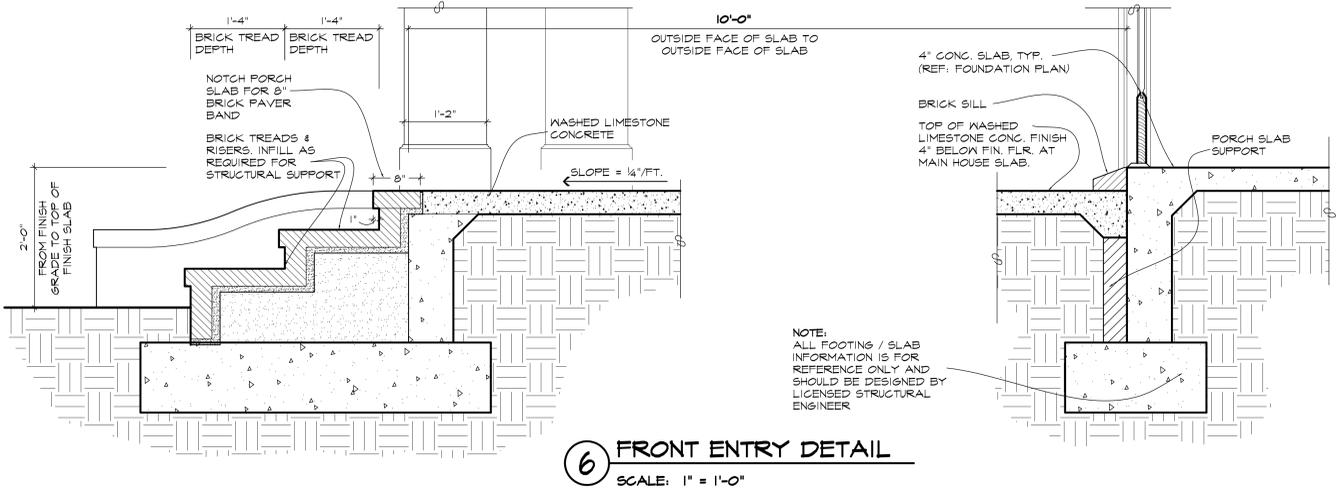
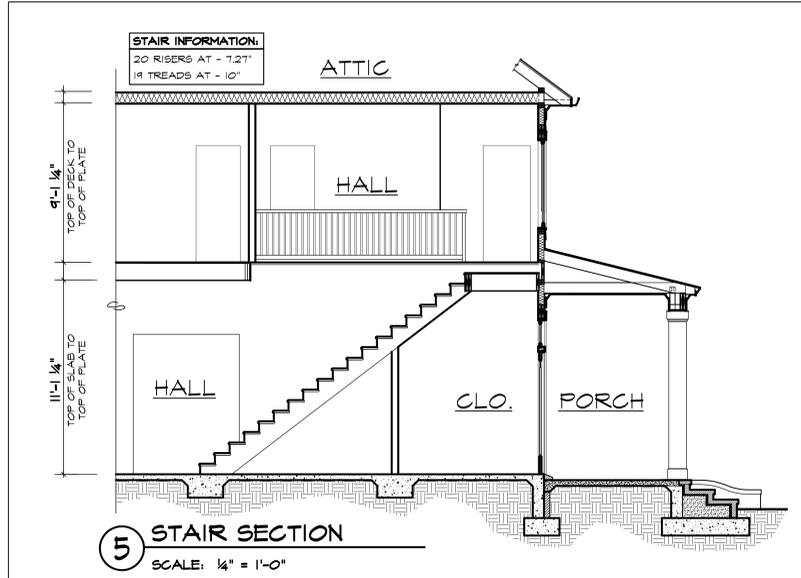
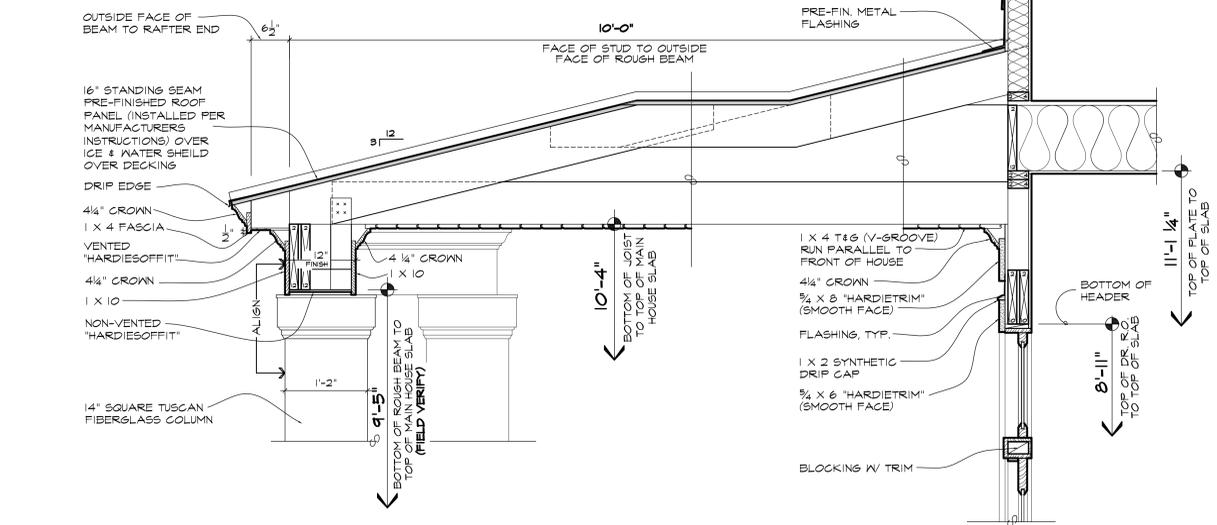
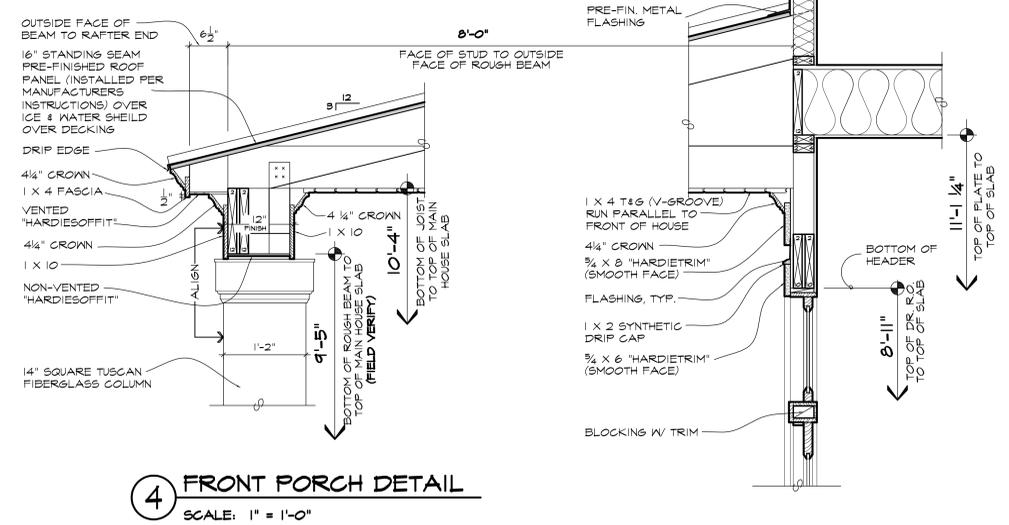
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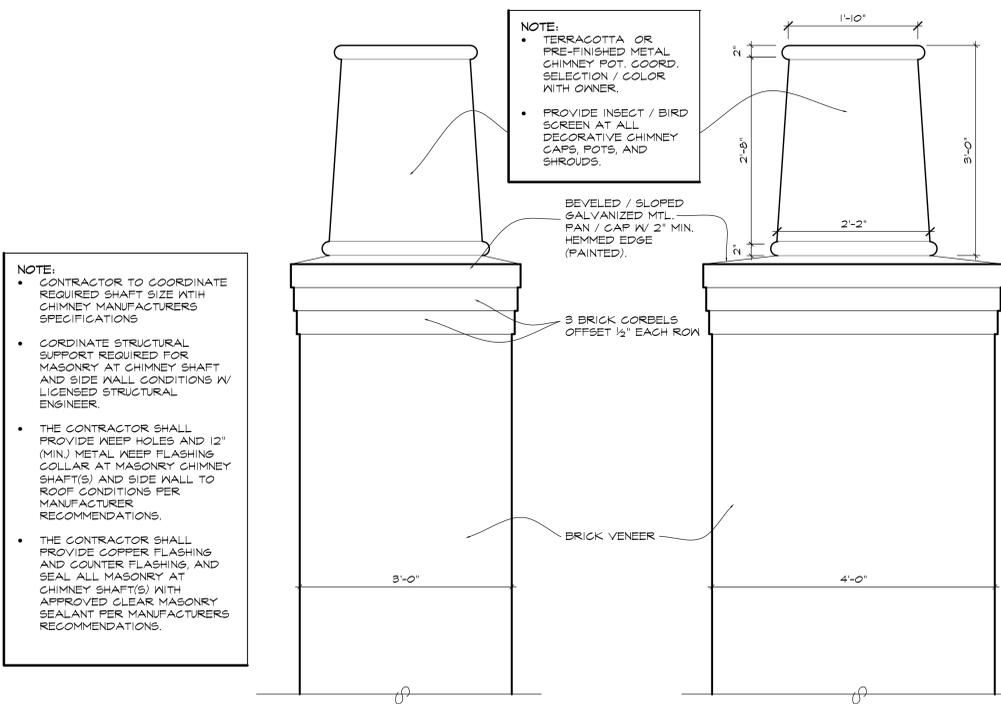
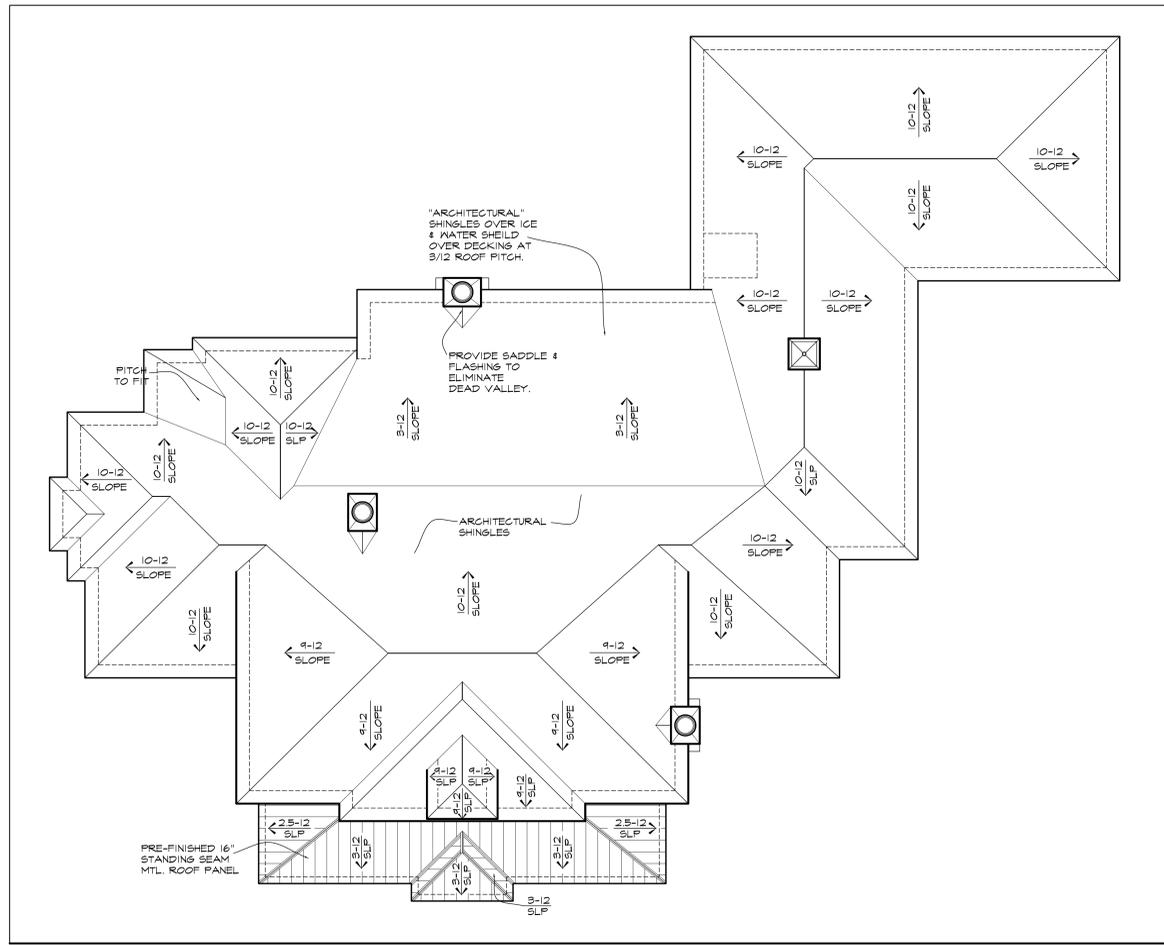
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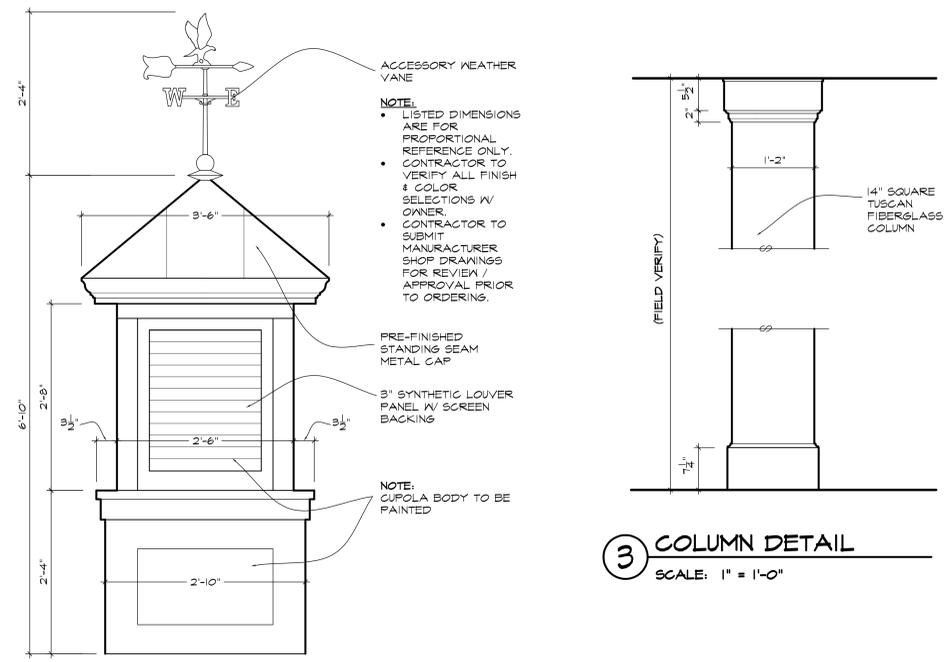


NOTE
ALL EXTERIOR SIDING AND ASSOCIATED TRIM, CASING, ETC. TO BE "SMOOTH FACE", TYP.



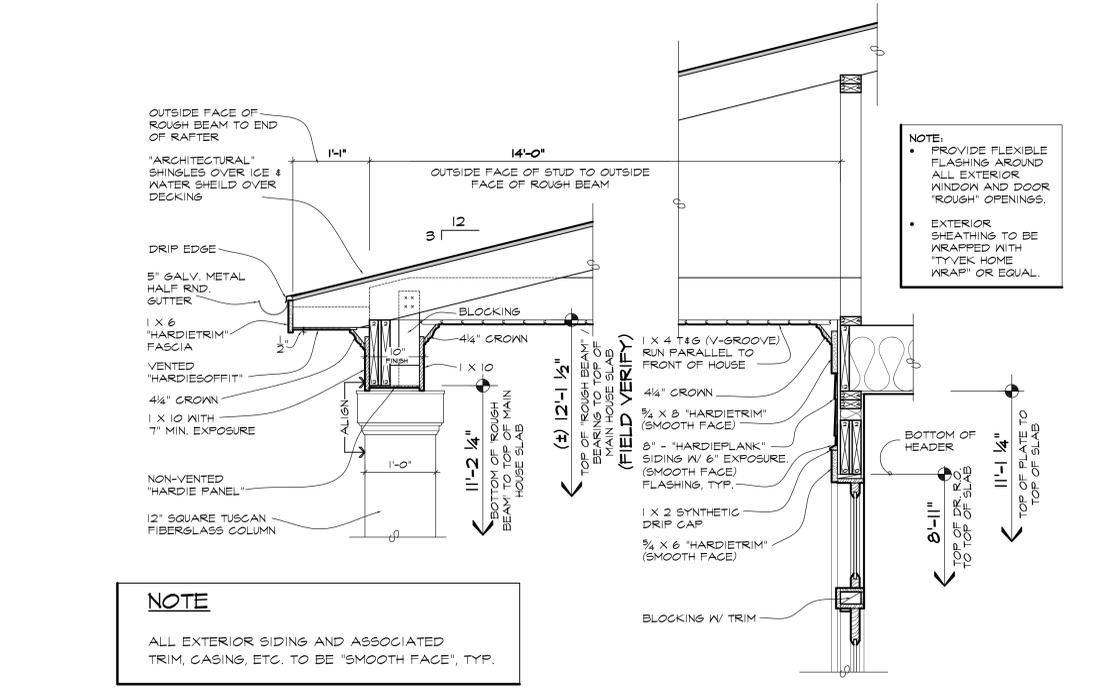


5 BRICK CHIMNEY ELEVATION / DETAIL
SCALE: 1" = 1'-0"

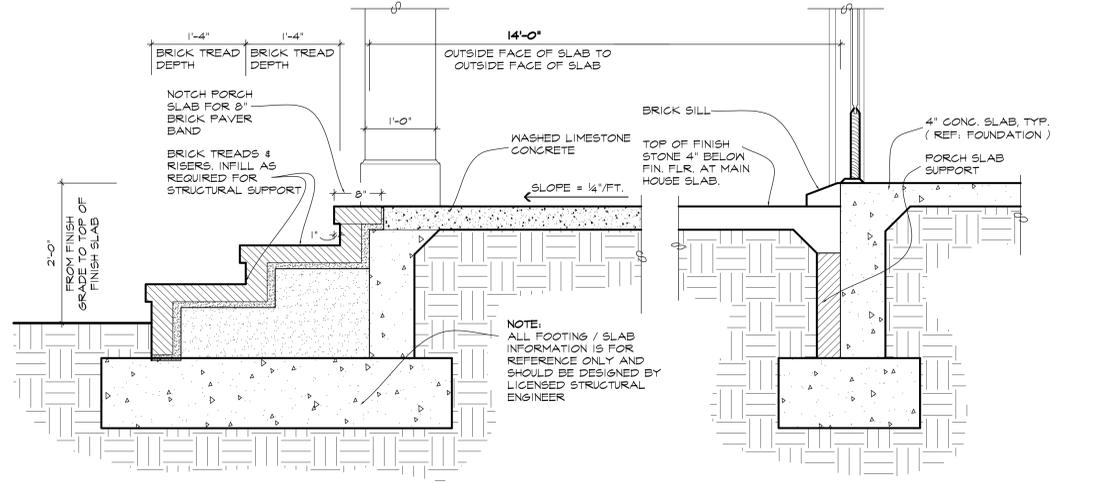


2 PRE-MANUFACTURED SYNTHETIC CUPOLA
SCALE: 1" = 1'-0"

3 COLUMN DETAIL
SCALE: 1" = 1'-0"



NOTE
ALL EXTERIOR SIDING AND ASSOCIATED TRIM, CASING, ETC. TO BE "SMOOTH FACE", TYP.



6 REAR PORCH DETAIL
SCALE: 1" = 1'-0"



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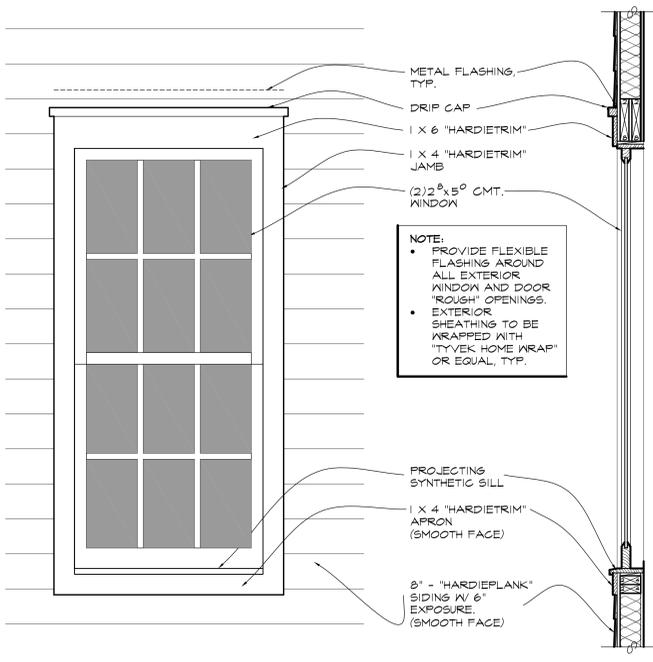


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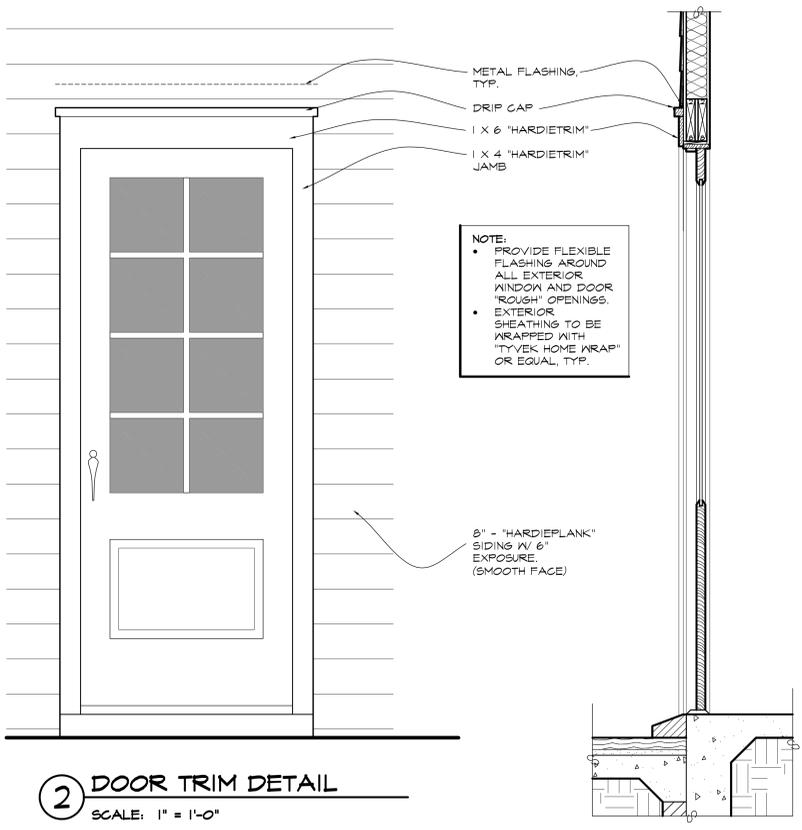
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NOTE:

- PROVIDE FLEXIBLE FLASHING AROUND ALL EXTERIOR WINDOW AND DOOR "ROUGH" OPENINGS.
- EXTERIOR SHEATHING TO BE WRAPPED WITH "TYVEK HOME WRAP" OR EQUAL, TYP.

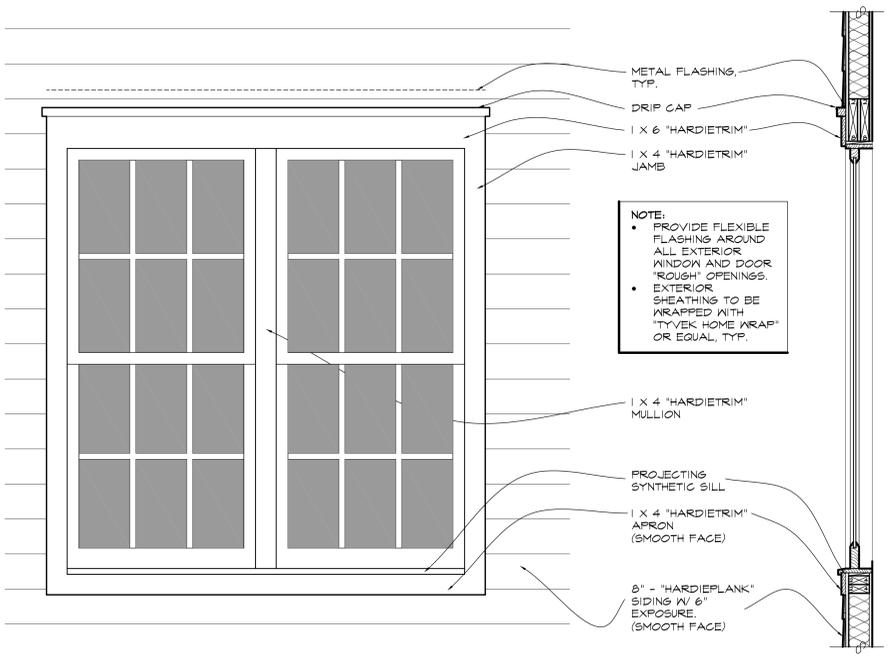
1 WINDOW TRIM DETAIL
SCALE: 1" = 1'-0"



NOTE:

- PROVIDE FLEXIBLE FLASHING AROUND ALL EXTERIOR WINDOW AND DOOR "ROUGH" OPENINGS.
- EXTERIOR SHEATHING TO BE WRAPPED WITH "TYVEK HOME WRAP" OR EQUAL, TYP.

2 DOOR TRIM DETAIL
SCALE: 1" = 1'-0"

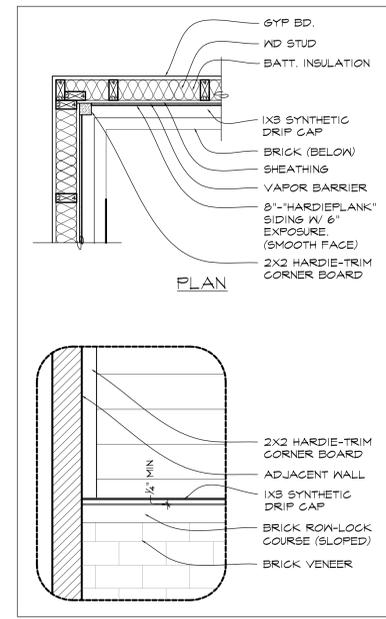


NOTE:

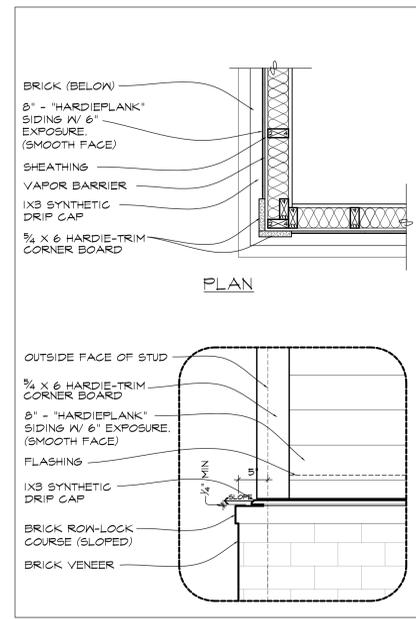
- PROVIDE FLEXIBLE FLASHING AROUND ALL EXTERIOR WINDOW AND DOOR "ROUGH" OPENINGS.
- EXTERIOR SHEATHING TO BE WRAPPED WITH "TYVEK HOME WRAP" OR EQUAL, TYP.

3 WINDOW TRIM DETAIL
SCALE: 1" = 1'-0"

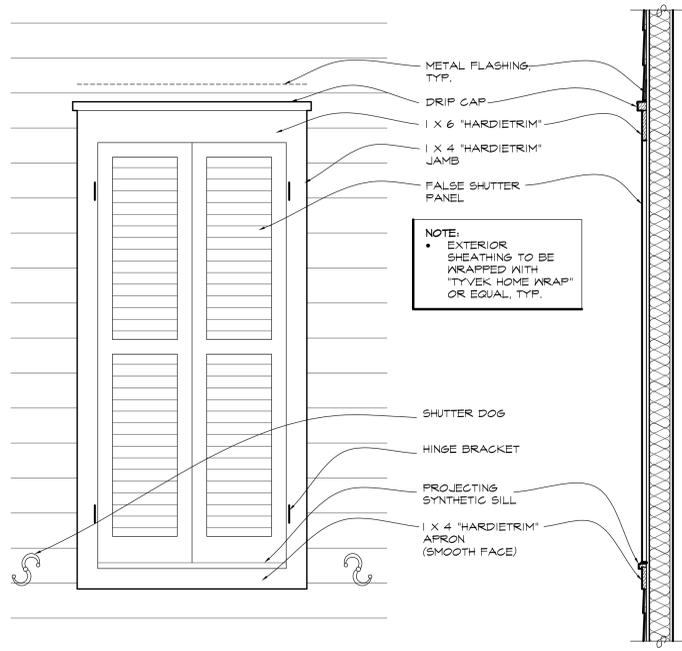
NOTE
ALL EXTERIOR SIDING AND ASSOCIATED TRIM, CASING, ETC. TO BE "SMOOTH FACE", TYP.



4 INSIDE CORNER TRIM DETAIL
SCALE: 1" = 1'-0"



5 OUTSIDE CORNER TRIM DETAIL
SCALE: 1" = 1'-0"



NOTE:

- EXTERIOR SHEATHING TO BE WRAPPED WITH "TYVEK HOME WRAP" OR EQUAL, TYP.

2 FALSE SHUTTER PANEL DETAIL
SCALE: 1" = 1'-0"



Hernando West Design Review 8/17/23

Owners:

Don and Terri Loosier
3039 Fossil Hill Drive
Hernando, MS 38632

Property Location: Region I, Phase 1, Lot 2
Hernando Mansion Neighborhood District of the Residential District at Hernando West
Region I, Phase 1, Lot 2

Property Description: Single-Family Detached

Architect: Urban ARCH, Associates, P.C.
498 S. Main Street
Memphis, TN 38103

Plan Title: Loosier Residence, Hernando West, Hernando, MS
For Review Only Plans dated, A-1 dated, 7/14/2023, all other pages dated
7/05/2023.
"Design Review" 8 Sheets including void site plan

Engineer/Surveyor: Mendrop Engineering Resources
854 Wilson Drive, Unit A
Ridgeland, MS 39157

Plan: (Not Titled, attached to this review and dated by DRC)
HW.Lot 2 Model Site Plan 23_08_11

Mr. and Mrs. Loosier,

The plans referenced above have been reviewed for compliance with the Intent of the Design Guidelines outlined in the approved Hernando West Pattern Book, last approved as amended April 16, 2019 (Amendment to Master Plan) and The Declaration of Easements, Covenants &

Hernando West, LLC
P.O. Box 276
2540 Highway 51 South
Hernando, MS 38632

Restrictions for the Residential District at Hernando West Including the Historic Mansion Neighborhood of the Residential District at Hernando West.

In an effort to avoid unnecessary expenses that might occur if only a "Final Set of Construction Documents" were produced and submitted to the DRC for approval, the Design Review Committee (DRC) has agreed to review architectural "Preliminary Plans" and Preliminary Lot Plans" to prevent the applicant/owner and architect from making decisions that might not meet the intent of the design guidelines and to allow the Applicant when necessary to move forward with the Hernando Historic Commission.

The subject lot is within the Elm Street Historic District and therefore requires a separate review and approval from the from the City of Hernando Historic Preservation Commission.

DRC COMMENTS:

The plans provided while preliminary in nature ("not for construction") **have been found to meet the intent of the Hernando West Design Guidelines.** Specifically, the architectural style and relationship to the lot and surrounding neighborhood is found to be appropriate excepting the "garage door design".

Please provide an updated image of an alternative garage door design for review and approval by the DRC.

A formal Hernando West Certificate of Appropriateness Application (HWCoA) from Hernando West will be forwarded to your Architect to be completed and submitted to the DRC acknowledging that the "Qualified Architect...has reviewed and deemed the design to be in conformance with the Pattern Book guidelines" (H.W. Pattern Book, page 62.) Please submit the Final Construction documents (sheets A-1 thru A-8) along with the completed HWCoA to the DRC when completed. Once executed by the DRC, the HWCoA will be sent to the city and becomes a part of the required Building Permit Application for homes in Hernando West.

If you have any questions or concerns, feel free to contact me at any time. (1-833-364-9378)



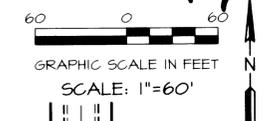
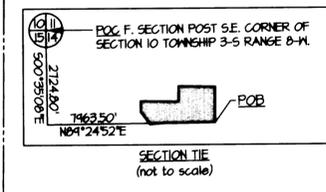
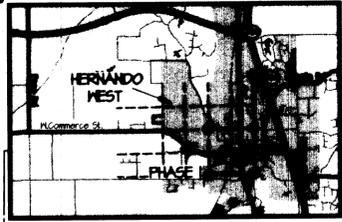
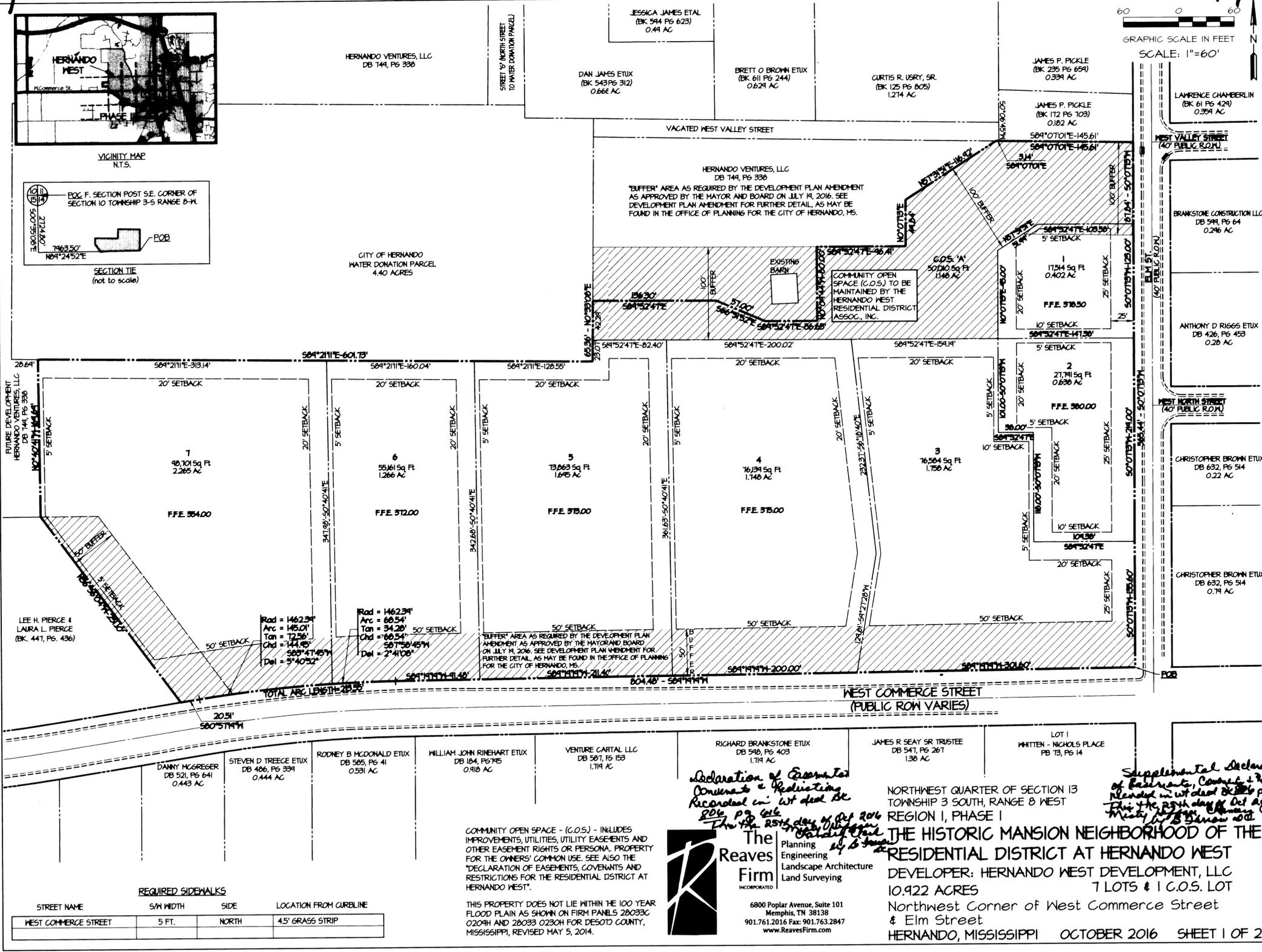
Steven Katz

On Behalf of the Hernando West Design Review Committee & Founder

Cc: Urban ARCH
Austin Cardosi, Planning Director City of Hernando

Via Email

Hernando West, LLC
P.O. Box 276
2540 Highway 51 South
Hernando, MS 38632



REQUIRED SIDEWALKS

STREET NAME	S/M WIDTH	SIDE	LOCATION FROM CURBLINE
WEST COMMERCE STREET	5 FT.	NORTH	4.5' GRASS STRIP

COMMUNITY OPEN SPACE - (C.O.S.) - INCLUDES IMPROVEMENTS, UTILITIES, UTILITY EASEMENTS AND OTHER EASEMENT RIGHTS OR PERSONA. PROPERTY FOR THE OWNERS' COMMON USE. SEE ALSO THE 'DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL DISTRICT AT HERNANDO WEST'.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANELS 28033C 0204H AND 28033 0230H FOR DESOTO COUNTY, MISSISSIPPI, REVISED MAY 5, 2014.

The Reaves Firm
INCORPORATED
6800 Poplar Avenue, Suite 101
Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

Planning
Engineering
Landscape Architecture
Land Surveying

DECLARATION OF EASEMENTS, COVENANTS & RESTRICTIONS RECORDED IN LOT 1 DEED BK 206 PG 646
DATE 25th day of Oct 2016
By: [Signatures]

Supplemental Declaration of Easements, Covenants & Restrictions
Recorded in West Coast 28033 pg 609
This is the 25th day of Oct 2016
Meaty, Jr & Simon, et al

NORTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 8 WEST
REGION 1, PHASE I
THE HISTORIC MANSION NEIGHBORHOOD OF THE RESIDENTIAL DISTRICT AT HERNANDO WEST
DEVELOPER: HERNANDO WEST DEVELOPMENT, LLC
10.922 ACRES
Northwest Corner of West Commerce Street & Elm Street
HERNANDO, MISSISSIPPI OCTOBER 2016 SHEET 1 OF 2

DANNY MCGREGOR DB 521, PG 641 0.443 AC
STEVEN D TREECE ETUX DB 486, PG 331 0.444 AC
RODNEY B McDONALD ETUX DB 585, PG 41 0.531 AC
WILLIAM JOHN RINEHART ETUX DB 184, PG 715 0.910 AC
VENTURE CARTAL LLC DB 501, PG 153 1.714 AC
RICHARD BRANKSTONE ETUX DB 540, PG 403 1.714 AC
JAMES R SEAY SR TRUSTEE DB 541, PG 267 1.30 AC
LOT 1 WHITTEN - NICHOLS PLACE PG 73, PG 14

LEE H. PIERCE & LAURA L. PIERCE (BK. 441, PG. 436)

FUTURE DEVELOPMENT HERNANDO VENTURES, LLC DB 144, PG 330

HERNANDO VENTURES, LLC DB 144, PG 330

CITY OF HERNANDO WATER DONATION PARCEL 4.40 ACRES

HERNANDO VENTURES, LLC DB 144, PG 330

JESSICA JAMES ETAL (BK 544 PG 623) 0.44 AC
DAN JAMES ETUX (BK 543 PG 312) 0.666 AC
BRETT O BROWN ETUX (BK 611 PG 244) 0.624 AC
CURTIS R. USRY, SR (BK 125 PG 805) 1.274 AC
JAMES P. PICKLE (BK 235 PG 654) 0.334 AC
JAMES P. PICKLE (BK 172 PG 103) 0.182 AC
LAWRENCE CHAMBERLIN (BK 61 PG 424) 0.334 AC
BRANKSTONE CONSTRUCTION LLC DB 541, PG 64 0.246 AC
ANTHONY D RIGGGS ETUX DB 426, PG 453 0.28 AC
CHRISTOPHER BROWN ETUX DB 632, PG 514 0.22 AC
CHRISTOPHER BROWN ETUX DB 632, PG 514 0.74 AC

Owner's Certificate

Hernando West Development, LLC, owner of the property shown hereon, hereby adopts this as our plan of subdivision and dedicates the right-of-way for the roads as shown on the plat of the subdivision to the public use forever and reserve for the public utilities the utility easements shown on the plat. I hereby certify that we are the owners in fee simple of the property and that no taxes have become due and payable. This the 19th day of October, 2016.

Sarah K. Steen, manager
Signature Sarah K. Steen, A. Manager

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 this 19th day of October, 2016, within my jurisdiction, the within named Sarah K. Steen, manager, Hernando West Development, LLC, who acknowledged that (he) (she) is a Manager of Hernando West Development, LLC, a Mississippi 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 instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN under my hand and official seal of office this 19th day of October, 2016.

GINA M. ARENDS
Notary Public
My Commission Expires Dec. 18, 2018

Signature
Notary Public

Lien Holder's Certificate

Mississippi Land Bank hereby certifies that it is the mortgagee in fee simple of the platted property shown hereon, and hereby consents and agrees to this plat and plan of development as submitted by the owner of the property and to dedication of the rights of ways for the roads as shown on the plat of the subdivision to the public use forever and to the reservation for the public utilities the utility easements as shown on the plat.

This the 19th day of October, 2016.

MISSISSIPPI LAND BANK

BY: J. Hunter Taylor
J. HUNTER TAYLOR
ASSISTANT VICE PRESIDENT
Mississippi Land Bank

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 this 19th day of October, 2016, within my jurisdiction, the within named Hunter Taylor, who acknowledged that he is Assistant Vice President of Mississippi Land Bank, and that for and on behalf of the said bank, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said bank to do so.

GIVEN under my hand and official seal of office this 19th day of October, 2016.

GINA M. ARENDS
Notary Public
My Commission Expires Dec. 18, 2018

Signature
Notary Public

Lien Holders' Certificate

Hernando Ventures, LLC and Kudzu Ventures, LLC, hereby certify that they are the second mortgagees in fee simple of the platted property shown hereon, and hereby consent and agree to this plat and plan of development as submitted by the owner of the property and to dedication of the rights of ways for the roads as shown on the plat of the subdivision to the public use forever and to the reservation for the public utilities the utility easements as shown on the plat.

This the 19th day of October, 2016.

HERNANDO VENTURES, LLC

KUDZU VENTURES, LLC

BY: William A. Brown
A MANAGER

BY: William A. Brown
A MANAGER

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 this 19th day of October, 2016, within my jurisdiction, the within named William A. Brown who acknowledged that (he) (she) is a Manager of Hernando Ventures, LLC and Kudzu Ventures, LLC, both Mississippi limited liability companies, and that for and on behalf of said limited liability companies, and as their act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability companies to do so.

GINA M. ARENDS
Notary Public
My Commission Expires Dec. 18, 2018

Signature
Notary Public

Certificate of Survey

This is to certify that I have surveyed the subdivision shown hereon, and that the plat of same accurately shows the survey and the same is correct.

Signature
Notary Public

Approved by the City of Hernando, Mississippi, Planning Commission on the 9 Day of August, 2016.

Attest: Mayor & City Clerk

Approved by the Mayor and Board of Alderman on the 16 Day of August, 2016.

Mayor & City Clerk

CITY OF HERNANDO, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 9:57 o'clock A.M., on the 21 day of October, 2016 and was immediately entered upon the proper index and duly recorded in plat book number, page.



Signature
City Clerk

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I hereby certify that the subdivision plat shown hereon was filed for record in my office at 2:10 o'clock P.M., on the 21 day of October, 2016 and was immediately entered upon the proper index and duly recorded in plat book number 119, page 19-20.

Signature
Chancery Court Clerk



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NORTHWEST QUARTER OF SECTION 13
TOWNSHIP 3 SOUTH, RANGE 8 WEST
REGION 1, PHASE 1
THE HISTORIC MANSION NEIGHBORHOOD OF THE
RESIDENTIAL DISTRICT AT HERNANDO WEST
DEVELOPER: HERNANDO WEST DEVELOPMENT, LLC
10.922 ACRES 7 LOTS & 1 C.O.S. LOT
Northwest Corner of West Commerce Street
& Elm Street
HERNANDO, MISSISSIPPI OCTOBER 2016 SHEET 2 OF 2