

The Town of Taylor Minutes of the Taylor Planning Commission February 26, 2019

The Planning Commission of the Town of Taylor, Mississippi, met at the Town Hall for a quarterly meeting on the 26th day of February, 2019, at 7:00 p.m. with the following members present: Chairman Larry Wills; Commissioners Sue Cook; Bill Beckwith. Commissioners Cindy Hale, Jared Spears and Edye Conkerton were absent. Also in attendance were Planning Administrator Jim Hamilton; Deputy Town Clerk Richard Williams; and citizens Campbell McCool, Kevin McLeod, and Alderman Lyn Roberts. Planning Consultant Bob Barber was absent.

The meeting was called to order by Chairman Wills, and the following business was done:

Adoption of the Agenda: Commissioner Cook moved to adopt the meeting agenda; motion was seconded by Commissioner Beckwith and passed unanimously.

Adoption of the Minutes from the Previous Meetings: Commissioner Beckwith moved to adopt the meeting minutes from December 18, 2018; motion was seconded by Commissioner Cook and passed unanimously.

Old Business: None.

New Business: Mr. Campbell McCool presented his applications for preliminary plat recommendation by the Planning Commission to the Board of Aldermen for Plein Air Phases VII and VIII and provided the proposed plats (see attached pages 3-6).

Mr. McCool first spoke of Phase VIII saying it contains one commercial lot to be Lot 28A on Easel Street east of the existing chapel building (Lot 29).

Mr. McCool then explained that Phase VII will be a residential area consisting of 16 Lots (68 – 83) on an extension of Resin Drive and including the new Calliope Way street. He stated that all of Plein Air's available lots have sold and this phase is needed to continue development.

Administrator's Report: Planning Administrator Hamilton presented Bob Barber's reports and recommendations on the Plein Air Phase VII and Phase VIII preliminary plat applications along with his own written recommendations, as well as certain updates and/or changes to the previously approved Phases V and VI. (see attached pages 7-10).

Mr. McCool indicated that the recommendation for the sidewalk along the north side of Phase VII along Easel Street would be included.

Mr. McCool and his engineer, Mr. McLeod questioned the recommendations as follows:

Requirement for amendment of Phase VI plat to show the change of right of way at the corner of Easel Street and Arabella should not be required as the construction of the curbs did not change the right of way as approved on the plat;

The requirements for green space and turnaround(s) and/or hookup of the south end of Arabella and its alley to Mosaic Drive would be evaluated for the most feasible choice to accomplish those;

The north end of the alley west of the new Calliope Way in Phase VII exits onto the extended Resin Street instead of ending with a small green space by design because of the temporary turn arounds required at the south end of that alley and the south end of Calliope Way.

Mr. Hamilton agreed that since the Phase VI plat depicts the right of way and not the finished street that the Phase VI plat would not need to be amended for the "bumped out" curb at the corner of Easel Street and Arabella. He insisted that the green space that had been removed from Phase V with the promise of "catching it in the next phase" was

**The Town of Taylor Minutes of the Taylor Planning Commission
February 26, 2019**

not done with the Phase VI approvals and that it must be addressed before approving any more development. Mr Hamilton said that the original green space at the north of the alley west of Calliope Way serves two purposes: blockage of the view of the backsides of the properties including their parking and their trash containers; and disallowing through traffic using the alley.

Chairman Wills restated the discussion in the form of a motion which would contain the Planning Commission's recommendations to the Town Board of Aldermen:

The application for Phase VIII preliminary plat approval should go forward to the Board of Aldermen subject to the requirement that there be a sidewalk along the north side of the phase along Easel Street;

The application for Phase VII preliminary plat approval should go forward to the Board of Aldermen subject to the requirements that:

1. The applicant will satisfy the recommendation to plat the green space "moved south" in Phase V in the amount of at least .41 acres;
2. "As built" construction drawings be supplied to the town of completed phases of the development which will include such features as the "bumped out" curb structure on Arabella;
3. The applicant will provide proper "turn around" capabilities and limit excessive through traffic on Arabella and the alley west of it;
4. The applicant will determine the best way to accomplish appropriate layout of the alley west of Calliope Way and the southern end of Calliope Way to provide proper "turn around" capabilities and limit excessive through traffic;
5. The applicant will comply with all of the infrastructure requirements in the Town of Taylor Planning and Development Ordinance including those recommended in Mr. Barber's report paragraphs 1, b, v, & vi attached.


Commissioner Cook moved to recommend approval of the applications for Plein Air Phase VII and Phase VIII with the conditions and requirements stated above. Commissioner Beckwith seconded the motion which passed unanimously.

Clerk Report: Deputy Clerk Williams reported that: 2 residential building permits were issued since the last meeting: Cases 20181018-01 & 20181128-01; and 5 Certificates of Occupancy were issued since the last meeting: Cases 20180314-02, 20180313-03, 20180314-01, 20180621-01, & 20180125-02; and that the two applications for preliminary Plein Air Phase VII (Case 20190213-01) and Phase VIII (Case 20180213-02) being considered above were received.

Public Comment: None

Set next meeting date: The Planning Commission will meet again on or before June 25, 2019 at 7:00 p.m.

Adjournment: Commissioner Beckwith moved that the meeting be adjourned, Commissioner Cook seconded the motion and the meeting was adjourned.


Richard Williams, Deputy Clerk

PLEIN AIR PHASE VII

OWNER'S CERTIFICATE

I, CAMPBELL MCCOOL, IN MY CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, OWNER OF THE HEREIN DESCRIBED PROPERTY, HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS FOR USE BY ALL APPLICABLE UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION. I ALSO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY SHOWN TO THE TOWN OF TAYLOR, MISSISSIPPI. THE REAR ALLEYS ARE HEREBY RESERVED FOR USE AS REAR ACCESS FOR THE RESIDENTIAL LOTS. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY DESCRIBED HEREIN, THIS THE _____ DAY OF _____, 2019.

MAIN STREET TAYLOR, LLC
BY CAMPBELL MCCOOL, MANAGING MEMBER

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED CAMPBELL MCCOOL, IN HIS CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, BEING AUTHORIZED SO TO DO.
GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE _____ DAY _____, 2019.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

TOWN PLANNING COMMISSION APPROVAL CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAN WAS APPROVED BY THE TOWN OF TAYLOR PLANNING COMMISSION IN SESSION ON _____ (DATE)

ATTEST:

CHAIRMAN, TOWN OF TAYLOR PLANNING COMMISSION
LAFAYETTE COUNTY, MISSISSIPPI

TOWN CLERK
TAYLOR, MISSISSIPPI

TOWN APPROVAL CERTIFICATE
STATE OF MISSISSIPPI
TOWN OF TAYLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAN WAS APPROVED BY THE BOARD OF ALDERMEN IN SESSION ON _____ (DATE)

ATTEST:

MAYOR
TAYLOR, MISSISSIPPI

TOWN CLERK
TAYLOR, MISSISSIPPI

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

CHANCERY COURT CLERK _____

RESTRICTIVE COVENANTS

THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI, AS INSTRUMENT NO. _____ DATED _____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CLASS "B" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND COUNTY SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY: _____ (SEAL)(DATE)
MISSISSIPPI CERTIFICATE NO. _____

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

BY: _____ (SEAL)(DATE)
MISSISSIPPI CERTIFICATE NO. _____

DESCRIPTION:
Plein Air Phase VII

A tract of land located in the Southeast Quarter (SE ¼) of Section 26, Township 9 South, Range 4 West, in the Town of Taylor, Lafayette County, Mississippi, said tract contains 3.56 acres, more or less, and is more particularly described as follows:

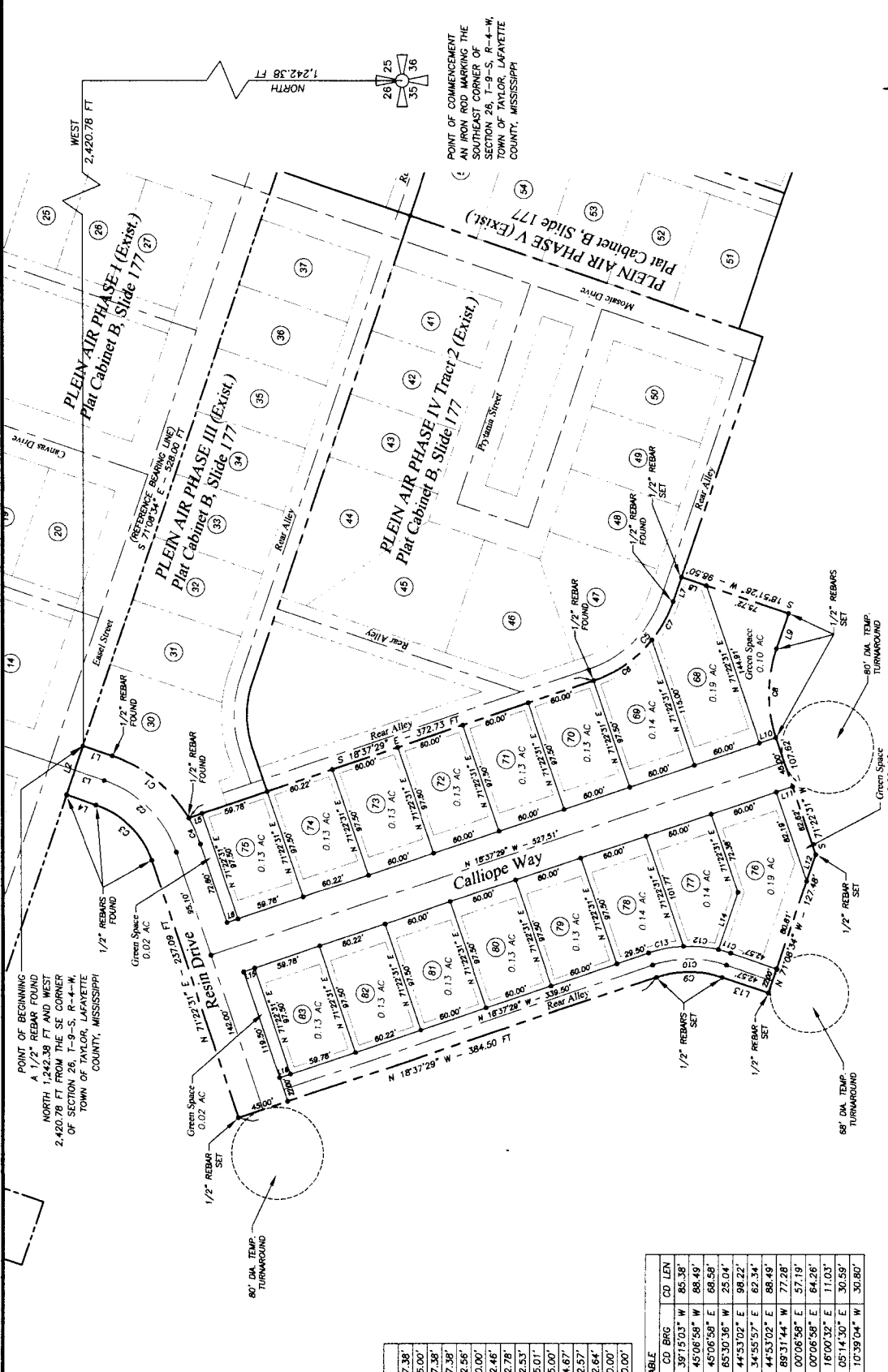
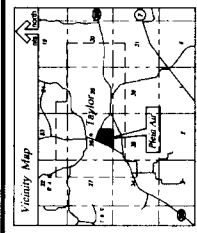
Beginning at a ½" rebar found on the south right-of-way line of Easel Street and eight feet from the corner of the same, also being 240.00 feet west of Section 26, Township 9 South, Range 4 West, Town of Taylor, Lafayette County, Mississippi; run thence S 18°51'26" W, along the east right-of-way line of Resin Drive, for a distance of 27.38 feet to a ½" rebar found at the beginning of a circular curve to the right; run thence along said circular curve for a distance of 87.20 feet to a ½" rebar found, said curve having a radius of 122.50 feet, a chord bearing of S 39°15'03" W, and a chord length of 85.38 feet; run thence S 18°37'29" E, leaving said east right-of-way line of Resin Drive, for a distance of 372.73 feet to a ½" rebar found at the beginning of a circular curve to the left; run thence along said circular curve for a distance of 101.74 feet to a ½" rebar found, said curve having a radius of 111.00 feet, a chord bearing of S 44°53'02" E, and a chord length of 98.22 feet; run thence S 71°08'34" E for a distance of 22.46 feet to a ½" rebar set; run thence S 18°51'26" W for a distance of 98.50 feet to a ½" rebar set; run thence N 71°08'34" W for a distance of 32.53 feet to a ½" rebar set at the beginning of a circular curve to the left; run thence along said circular curve for a distance of 78.62 feet to a ½" rebar set, said curve having a radius of 122.50 feet, a chord bearing of N 89°31'44" W, and a chord length of 77.28 feet; run thence S 71°22'31" W for a distance of 107.62 feet to a ½" rebar set; run thence N 71°08'34" W for a distance of 127.48 feet to a ½" rebar set; run thence N 18°51'26" E for a distance of 42.57 feet to a ½" rebar set at the beginning of a circular curve to the left; run thence along said circular curve for a distance of 58.22 feet to a ½" rebar set, said curve having a radius of 89.00 feet, a chord bearing of N 00°06'58" E, and a chord length of 57.19 feet; run thence N 18°37'29" W for a distance of 384.50 feet to a ½" rebar set on the north right-of-way line of Resin Drive; run thence N 71°22'31" E, along said north right-of-way line of Resin Drive, for a distance of 237.09 feet to a ½" rebar found at the beginning of a circular curve to the left; run thence along said circular curve for a distance of 71.04 feet to a ½" rebar found, said curve having a radius of 77.50 feet, a chord bearing of N 45°06'58" E, and a chord length of 68.58 feet; run thence N 18°51'26" E for a distance of 27.38 feet to a ½" rebar found on the south right-of-way line of Easel Street; run thence N 71°08'34" W, along said south right-of-way line of Easel Street, for a distance of 45.00 feet to the Point of Beginning, said tract containing 3.56 acres, more or less.

Preliminary Plat of Subdivision:
Plein Air Phase VII
Town of Taylor, Lafayette County, Mississippi

ELLIOTT & BRITT
ENGINEERING, P.A.
OXFORD - BAYEVILLE - NEW ALBANY - HOLLY SPRING
(662) 234-1763
WWW.ELLIOTTERITT.COM

DRAWN	AWM
CHECKED	AWM
DESIGNED	AWM
DATE	2.12.19

Sheet
1 of 2

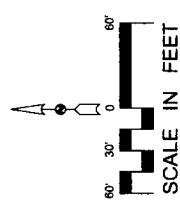


LINE TABLE

LINE	BEARING	DISTANCE	AREA
L1	S 18°51'26" W	27.38'	
L2	N 71°08'34" W	45.00'	
L3	N 18°51'26" E	27.38'	
L4	N 18°51'26" E	27.38'	
L5	S 18°37'29" E	12.56'	
L6	N 18°37'29" W	10.00'	
L7	S 71°08'34" E	22.46'	
L8	N 18°51'26" E	22.78'	
L9	N 71°08'34" W	32.53'	
L10	N 18°37'29" W	15.01'	
L11	N 18°37'29" W	15.00'	
L12	N 71°08'34" W	24.67'	
L13	N 18°51'26" E	42.57'	
L14	N 71°08'34" W	52.64'	
L15	N 18°37'29" W	10.00'	
L16	N 18°37'29" W	10.00'	

CURVE TABLE

LEN	RAD	CD	BRG	CD	LEN
C1	87.20'	122.50'	S 39°15'03" W	85.38'	
C2	91.66'	100.00'	S 45°06'58" W	88.49'	
C3	71.04'	77.50'	N 45°06'58" W	68.59'	
C4	25.08'	122.50'	S 65°30'38" W	25.04'	
C5	101.74'	111.00'	S 44°53'02" E	98.22'	
C6	63.19'	111.00'	S 34°55'57" E	62.34'	
C7	91.66'	100.00'	S 44°53'02" E	88.49'	
C8	78.62'	122.50'	N 89°31'44" W	77.28'	
C9	58.22'	89.00'	N 00°06'58" E	57.19'	
C10	65.42'	100.00'	N 00°06'58" E	64.26'	
C11	11.04'	111.00'	N 16°00'32" E	11.03'	
C12	30.68'	111.00'	N 05°14'30" E	30.59'	
C13	30.90'	111.00'	N 10°39'04" W	30.80'	



2 of 2

Preliminary Plat of Subdivision:
Plein Air Phase VII
 Town of Taylor, Lafayette County, Mississippi

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 (662) 234-1753
 WWW.ELLIOTTBRITT.COM

Cambell, McCool
 DB 518, Page 518
 DB 518, Page 521

- NOTES:**
- This survey was prepared without the benefit of a Title Search and based on limited research by the surveyor or documents furnished by the client or owner.
 - This Property is subject to all Lafayette County rules and regulations.
 - This Property is subject to all road and utility easements and rights-of-way or record, Recorded or Unrecorded.
 - Utility Easements shall be 15 feet on the front, and 5 feet on the rear and side lot lines.
 - Easements on all front lot lines.
 - This survey is a Class "B" survey as defined in the Flood Insurance Rate Map (FIRM) No. 280710265C, Page 28.
 - This Property is a Class "B" survey as defined in Appendix "A" of the Standards of Practice for Surveying in the State of Mississippi.
 - This survey meets the conditions of closure, and accuracy for Condition "A", as set forth in Appendix "B" of the Standards of Practice for Surveying in the State of Mississippi.
 - Bearings Established: GPS Observation (Geoid)
 - All of the survey calls are either deed calls or measured calls established by this survey.
 - 1/2" Rebar, as described, is a 1/2" reinforcement bar. 1/2" Rebar set at all corners unless otherwise noted.
 - Date of field survey: January, 2019.

PLEIN AIR PHASE VIII

OWNER'S CERTIFICATE

I, CAMPBELL MCCOOL, IN MY CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, OWNER OF THE HEREBY DESCRIBED PROPERTY, HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS FOR USE BY ALL APPLICABLE UTILITY COMPANIES, INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION. I ALSO HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY SHOWN TO THE TOWN OF TAYLOR, MISSISSIPPI. THE REAR ALLEYS ARE HEREBY RESERVED FOR USE AS REAR ACCESS TO THE RESIDENTIAL LOTS. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY DESCRIBED HEREIN, THIS THE ____ DAY OF _____, 2019.

MAIN STREET TAYLOR, LLC
BY CAMPBELL MCCOOL, MANAGING MEMBER

NOTARY'S CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE AND COUNTY AFORESAID, THE WITHIN NAMED CAMPBELL MCCOOL, IN HIS CAPACITY AS MANAGING MEMBER OF MAIN STREET TAYLOR, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, BEING AUTHORIZED SO TO DO.
GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE ____ DAY _____, 2019.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

TOWN PLANNING COMMISSION APPROVAL CERTIFICATE
STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAN WAS APPROVED BY THE TOWN OF TAYLOR PLANNING COMMISSION IN SESSION ON _____ (DATE)

ATTEST:

CHAIRMAN, TOWN OF TAYLOR PLANNING COMMISSION
LAFAYETTE COUNTY, MISSISSIPPI

TOWN CLERK
TAYLOR, MISSISSIPPI

TOWN APPROVAL CERTIFICATE
STATE OF MISSISSIPPI
TOWN OF TAYLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAN WAS APPROVED BY THE BOARD OF ALDERMEN IN SESSION ON _____ (DATE)

ATTEST:

MAYOR
TAYLOR, MISSISSIPPI

TOWN CLERK
TAYLOR, MISSISSIPPI

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT FILE _____, AT SLIDE _____.

CHANCERY COURT CLERK

RESTRICTIVE COVENANTS

THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, MISSISSIPPI, AS INSTRUMENT NO. _____ DATED _____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CLASS "B" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND COUNTY SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY: _____ (SEAL)(DATE)
MISSISSIPPI CERTIFICATE NO. _____

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

BY: _____ (SEAL)(DATE)
MISSISSIPPI CERTIFICATE NO. _____

DESCRIPTION:
Plein Air Phase VIII

A tract of land located in the Southeast Quarter (SE 1/4) of Section 26, Township 9 South, Range 4 West, in the Town of Taylor, Lafayette County, Mississippi, said tract contains 1.86 acres, more or less, and is more particularly described as follows:

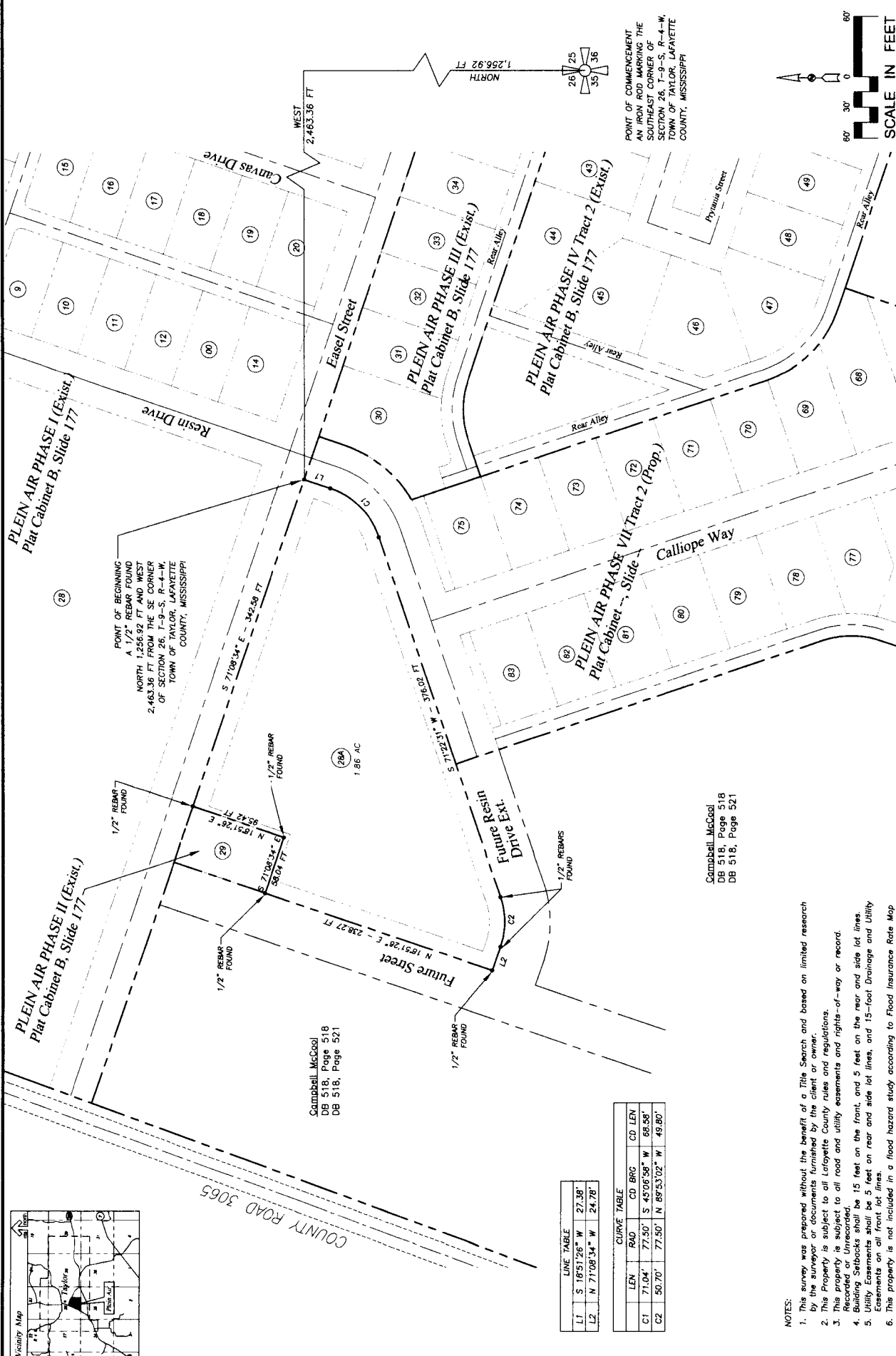
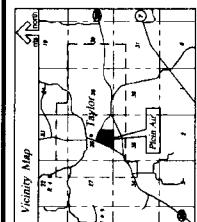
Beginning at a 3/4" rebar found on the south right-of-way line of Esasel Street and 1,256.82 feet north of an iron rod found marking the Southeast Corner of Section 26, Township 9 South, Range 4 West, Town of Taylor, Lafayette County, Mississippi; run thence S 18°51'26" W, along the west right-of-way line of Resin Drive, for a distance of 27.38 feet to a 1/2" rebar found at the beginning of a circular curve to the right; run thence along said circular curve for a distance of 71.04 feet to a 1/2" rebar found, said curve having a radius of 77.50 feet, a chord bearing of S 45°06'59" W, and a chord length of 68.58 feet; run thence S 71°22'31" W for a distance of 376.02 feet to a 1/2" rebar found at the beginning of a circular curve to the right; run thence along said circular curve for a distance of 50.70 feet to a 1/2" rebar found, said curve having a radius of 77.50 feet, run thence N 71°08'34" W for a distance of 24.78 feet to a 1/2" rebar found on the east right-of-way line of a future street; run thence N 18°51'26" E, along said east right-of-way line of a future street, for a distance of 238.27 feet to a 1/2" rebar found; run thence S 71°08'34" E, leaving said east right-of-way line of a future street, for a distance of 58.04 feet to a 1/2" rebar found; run thence N 18°51'26" E for a distance of 95.42 feet to a 1/2" rebar found on the south right-of-way line of Esasel Street; run thence S 71°08'34" E, along said south right-of-way line of Esasel Street, for a distance of 342.58 feet to the Point of Beginning, said tract containing 1.86 acres, more or less.

DRAWN	AWM
CHECKED	AWM
ENGINEER	AWM
DATE	2.12.19

Preliminary Plat of Subdivision:
Plein Air Phase VIII
Town of Taylor, Lafayette County, Mississippi



Sheet
1 of 2



POINT OF BEGINNING
A 1/2" REBAR FOUND
NORTH 1,256.92 FT AND WEST
2,463.36 FT FROM THE SE CORNER
OF SECTION 26, T-9-S, R-4-W,
TOWN OF TAYLOR, LAFAYETTE
COUNTY, MISSISSIPPI

Cambell, McCool
DB 518, Page 518
DB 518, Page 521

LINE	TABLE	W	E
L1	S 18°51'26"	27.30'	
L2	N 71°08'34"		24.76'

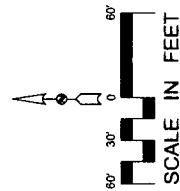
CURVE	TABLE	CD	BRG	CD	LEN
C1	71.04'	77.50'	S 45°06'58"	W	68.58'
C2	50.70'	77.50'	N 89°53'02"	W	49.80'

Cambell, McCool
DB 518, Page 518
DB 518, Page 521

NOTES:

- This survey was prepared without the benefit of a Title Search and based on limited research by the surveyor or documents furnished by the client or owner.
- This Property is subject to all Lafayette County rules and regulations.
- This property is subject to all road and utility easements and rights-of-way or record, Recorded or Unrecorded.
- Building Setbacks shall be 15 feet on the front, and 5 feet on the rear and side lot lines. Easements on all front lot lines.
- Utility Easements shall be 5 feet on rear and side lot lines, and 15-foot Drainage and Utility Easements on all front lot lines.
- This Property is included in a flood hazard study according to Flood Insurance Rate Map No. 220707055C, 4, Class "B", surveyed and set forth in Appendix "A" of the Standards of Practice for Surveying in the State of Mississippi.
- This Property is included in a flood hazard study according to Flood Insurance Rate Map No. 220707055C, 4, Class "B", surveyed and set forth in Appendix "A" of the Standards of Practice for Surveying in the State of Mississippi.
- This survey meets the conditions of closure and accuracy for Condition "A", as set forth in Appendix "B" of the Standards of Practice for Surveying in the State of Mississippi.
- Bearings Established: GPS Observation (Geodetic)
- All of the survey calls are either deed calls or measured calls established by this survey.
- 1/2" Rebar, as described, is a 1/2" reinforcement bar. 1/2" Rebar set at all corners unless otherwise noted.
- Date of field survey: January 2019.

POINT OF COMMENCEMENT
AN IRON ROD MARKING THE
SOUTHEAST CORNER OF
SECTION 26, T-9-S, R-4-W,
TOWN OF TAYLOR, LAFAYETTE
COUNTY, MISSISSIPPI



DRAWN	MM
CHECKED	MM
EXAMINER	MM
DATE	2/12/19

Preliminary Plat of Subdivision:
Plein Air Phase VIII
Town of Taylor, Lafayette County, Mississippi

ELLIOTT & BRITT
ENGINEERING, P.A.
OXFORD • BATESVILLE • NEW ALBANY • HOLLY SPRINGS
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WWW.ELLIOTTBRITT.COM

TOWN OF TAYLOR PLANNING COMMISSION REPORT

[Redacted]

CASE NAME: Preliminary Plat Approval – Sections VII and VIII of Plein Air
PROPOSAL: Revision of Preliminary Plat for Sections VII and VIII
LOCATION: Plein Air Community

[Redacted]

DATE OF REPORT: February 25, 2019
APPLICANT: Campbell McCool
REPRESENTATIVE: Same
MEETING DATE: February 26, 2019

[Redacted]

PRIOR ACTION: Preliminary plats previously approved based on Master Plan

PROJECT DESCRIPTION: Project proposes to revise the preliminary plats

SITE DESCRIPTION: n/a

VICINITY INFORMATION:

Direction	Planned Use	Current Use
North	Plein Air	Residential
East	Plein Air	Vacant
South	Plein Air	Plein Air
West	Plein Air	Residential

AGENCIES CONTACTED: None

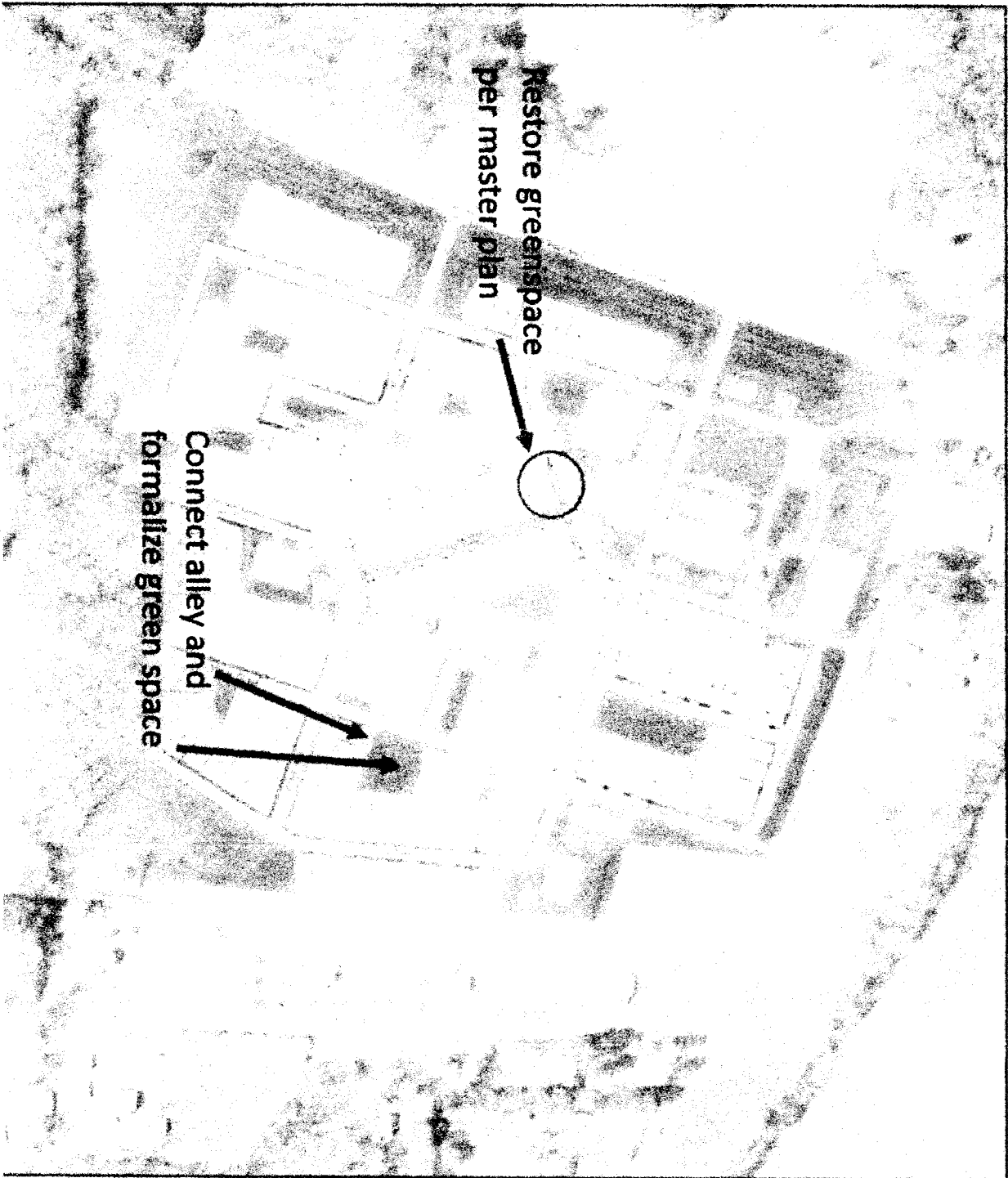
FINDINGS AND RECOMMENDATIONS:

1. Phase VII Application

- a. Master Plan Compliance - Street layout generally complies with approved Master Plan except for the alley extension on west side of plat. The master plan does not allow the alley to directly connect from Resin Drive.
- b. Recommendations
 - i. Eliminate the direct alley connection to Resin Drive in compliance with the Master Plan
 - ii. Reconfigure alley access by extending alley from the south end of the Phase VII to the rear of the lots *w/ option to*
 - iii. Provide temporary turnarounds at the termini of streets and alleys
 - iv. The following outstanding items should be corrected in relation to the prior approvals for Phases V and VI:
 1. The right of way of Arabella was constructed differently than show on the recorded plat for Phase VI. Plat should be refiled to reflect accurate right of way.
 2. Alley should be extended to connect to Mosaic as depicted on original plan, *or turn around in Ph VII*
 3. .41 acres of green space on south end of the Phase V plat should be formalized.
 - v. All infrastructure must be in place except for final lift of asphalt paving on streets (bond or letter of credit will be required) for final plat approval.
 - vi. Construction Plans must be submitted to and approved by the town engineer as provided in section 9.7 of the Town of Taylor planning and development ordinance before construction can be started

2. Phase VIII Application

- a. Master Plan Compliance
 - i. The lot represented in Phase VIII is compliant with the approved Master Plan layout. However, sidewalk has not been constructed on Easel Street as required by the subdivision regulations.
- b. Recommendations
 - i. Sidewalk should be constructed on Easel Street prior to approval of final plat



Recommendations as to approval of revised preliminary plats for Phase VII and VIII of Plain Air submitted by Main Street Taylor, LLC.

Revised preliminary Plat for phase VIII of Plein Air:

Approve revised preliminary plat with the following conditions before final plat approval.

Sidewalk on Easel Street must be built as indicated on sheet C1.1 of the original preliminary plat of the development.

Revised preliminary Plat for phase VIII of Plein Air:

Approve revised preliminary plat with the following conditions before final plat approval.

1. An amended plat for phase VI must be filed and approved to depict Arabella Street as built and to extend the ally out to Mosaic as depicted on original plat and to include at least .41 acres of green space on south end of the phase V plat. Green space must be developed. No fee for filing this plat
2. A temporary gravel turn circle must be built at south end of Arabella Street. This does not have to be shown on the plat so that it can removed without further amending the plat.
3. On the phase VII plat there will be no need for gravel turn around on east end of Resin. (street now extends only one lot)
4. The small green space on the North end of the west side ally must be retained as shown on the original plat and access this ally will be from the south end as originally planned. This could be accomplished by building a short section of Octavia from Calliope to the ally or by building a temporary turn around at the end of Calliope and connecting it to the ally with temporary gravel road. Either will be acceptable.
5. Any temporary turn arounds and roads would not need to be indicated on the final plat but would need to be in place for final plat approval.
6. All infrastructure must be in place except for final lift of asphalt paving on streets (bond or letter of credit will be required) for final plat approval.
7. Construction Plans must be submitted to and approved by the town engineer as provided in section 9.7 of the Town of Taylor planning and development ordinance before construction can be started.

James E Hamilton

Mayor/ Planning Director