

MAJOR SUBDIVISION APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

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MAJSUB 22-04

(for office use only)



Pre-Development conference required prior to application submittal.

Please contact tanner.newman@tupeloms.gov or jenny.savely@tupeloms.gov.

Complete application to be submitted four (4) weeks prior to the next meeting of the Planning Committee. The meeting is held the first Monday of each month at 6:00 pm in City Hall Council Chambers on the second floor of Tupelo City Hall located at 71 East Troy Street, Tupelo Mississippi. Incomplete application may result in later meeting date.

Application Fee \$200.00 plus \$10.00 per lot. Fee must be paid before application can be processed.

Proposed Subdivision Name: SCRUGGS Commons PHASE

Proposed Residential Structure Type(s): N/A

Proposed Non-Residential Structure Type: COMMERCIAL

Location and/or existing parcel number(s) of proposed subdivision: 0845-18-001-00

(W OF NORTH GLOSTER) (NORTH OF I-22)

Project Acreage	<u>1.38</u>	Current Zoning	<u>AE RC</u>	Existing Structures	Y <u>(N)</u>
Number of Lots	<u>1</u>	Proposed Zoning	<u>R</u>	Demolition Required	Y <u>(N)</u>
Minimum Lot Size	<u>1.38 AC</u>	Current Land Use	<u>AC</u>	Clearing Required	Y <u>(N)</u>
Maximum Lot Size	<u>1.38 AC</u>	Proposed Land Use	<u>COMMERCE</u>	Cut/Fill Required	<u>(Y)</u> N
Chickasaw Review	Y N	Overlay District	Y <u>(N)</u>	Proposed Entrance Signage	Y <u>(N)</u>
Flood Zone	<u>(Y)</u> N	Historic District	Y <u>(N)</u>	Other Zoning Requests	Y <u>(N)</u>
Suspect Soils	Y <u>(N)</u>	Special Use Standards	Y <u>(N)</u>		

CONTACT	NAME	PHONE	EMAIL
Applicant	<u>JS LLC</u>	<u>662-255-1366</u>	<u>SCRUGGSTASONE@GMAIL.COM</u>
Current Property Owner	<u>JS LLC</u>	<u>662-255-1366</u>	<u>SCRUGGSTASONE@GMAIL.COM</u>
Engineer	<u>RONALD RAGLAND PC</u>	<u>662-401-1799</u>	<u>RAGLANDRON@GMAIL.COM</u>
General Contractor			

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code and that I have received, or retained, a copy of this application. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: [Signature]

Date: 11-10-22

Received by: Jenny Savely

FOR OFFICE USE ONLY

Date received: 11/10/22

PC Meeting Date: 12/5/22

[Signature]
[Signature]

Preliminary Plat

Where any preliminary plat requires modifications to standards of Section 12.11 by variance or flexible use, a Major Site Plan is required and may satisfy preliminary plat requirements.

The following items must be represented on all preliminary plats:

1. Total site area and area proposed for development
2. Existing lot lines/Property Boundaries, with metes and bounds
 - a. Including previously platted lines, municipal boundaries, county lines) ✓
3. Table of required setbacks
 - a. Front, side, rear, corner yard, building setbacks from buffer, buildable area per lot in square feet required
4. Existing utilities
 - a. Railroads, transmission lines, sewer lines, culverts and drainpipes, water lines, mains, and hydrants required
5. Existing features
 - a. Buildings, easements, adjacent property owners, adjacent streets and ROW, topographical contours, water features, other improvements, tree coverage area, drainage ways, streams an stream buffers, flood hazard areas, wetlands, natural or historic inventory sites required
6. Proposed lots (numbered, lined, with dimensions) ✓
7. Block length ✓
8. Cluster Mailbox location and access pattern (USPS requirement for all new subdivisions) ✓
9. Storm water runoff (measured at 10 year pre-development rate of flow and 25 yr post development rate of flow)
10. Storm water management (10 year pre-development flow rate required)
11. Buffer areas (if applicable)
 - a. Riparian Buffers (if applicable) NA
12. Tree Survey for identification of protected trees slated for removal OR Tree Removal Affidavit ✓
13. Private and public streets
 - a. Including ingress/egress, maneuvering areas, driving aisles and any dedicated streets ✓
 - b. Access routes and aprons (Number of access roads will be determined according to number of dwelling units)
14. Street lighting plan (City standards required for all City dedicated streets)
 - a. Intention for City or privately installed lighting (please note: the City will not install or maintain decorative lighting features)
15. Sidewalks (Continuous internal pedestrian walkways required with connection to public sidewalks where applicable)
16. Proposed Right of Way and easements
17. Open Space and/or parks with access and common ownership
18. Proposed parking areas with dimensions (if applicable)

1. dwg
Died

Lot 5 - Phase II
Died

PRELIMINARY PLAT

1. Total site area is shown on the plat
2. Existing lot lines are shown
3. Table of Setbacks is provided on plat
4. There were no utilities where lot 5 will be. Layout of proposed utilities was submitted to Tupelo Engineering Department and were installed on record drawings with applicable departments of municipality
5. There are no features to show on the plat. Fill material is at base flood elevation of 273 feet MSL. Buyer will fill additionally to provide 275 feet MSL floor elevation.
6. Lot #5 is the single lot in Phase 2
7. Block length is not applicable until exiting new roads are extended.
8. Cluster Mailbox location is to be determined location of which will be in phase 3
9. Post Development stormwater runoff will not be available until there is a footprint submitted for approval of building permit. Tupelo Engineering Department has the storm water computations approved by MDOT in year 2014.
10. 10 year storm water rate will not be indicated on the plat. Buyer will route runoff to an inlet provided at the northeast corner of Lot 5. Rational Formula is $Q=CiA$. Time of Concentration of 8 minutes equates to intensity of 6.5 inches per hour. C for flat turfed ground is 0.10. $Q=(0.1)(6.5)(1.38)=$ one cubic foot per second predevelopment.
11. Riparian buffer not applicable
12. No trees on site
13. No dwelling units applicable. Street dedication certificate is indicated.
14. Street lighting plan must be coordinated with Tombigbee Electric power Association.
15. Sidewalks will be a part of building permit requirements.
16. Rights of way are indicated
17. Open areas and landscaping to be determined with application for building permit
18. Parking layouts to be determined during building permit process.