



# OXFORD

PLANNING  
DEPARTMENT

## Memorandum

**To:** Mayor and Board of Alderman  
**From:** Robert Baxter, AICP; Senior Planner  
**Date:** August 2, 2022  
**RE:** Request approval for a Final Plat for Case #2860, MFM Development, for 'Colonnade Crossing – Phase 2', for property located North of MS HWY 30, East of White Oak Lane, West of Ferndale Blvd (PPINS #4562 & #4563)

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This request is for a final plat for Colonnade Crossing – Phase 2. This is a single-lot subdivision of +/-1.6 acres for Lot 11 of Colonnade Crossing. The applicant is proposing to construct an athletic facility with a gym and office space on this lot. The proposed lot meets the dimensional requirements of the zoning.

Engineering provided comments in the Staff report related to Water & Sewer, Sidewalks, and Stormwater Management. The analysis of the water model with the addition of Colonnade Crossing has been completed. The developer is going to have to make improvements to the existing 6" line serving Colonnade Crossing and may have to make a connection to a 12" main as well in order to have adequate supply within the development. This work is not necessary in order to provide service to this initial phase (2) of Colonnade Crossing but will be required prior to full build out. A second pressure booster station is also required to ensure adequate pressure at Oxford Commons following full build out of this development but the City currently has plans underway to complete that project independently.

At the May 9, 2022 Planning Commission meeting, the Planning Commission unanimously recommended approval of the request for Final Plat for 'Colonnade Crossing – Phase 2' with the conditions that are listed in the staff report.

**Recommendation:** Staff recommends approval of the requested Final Plat 'Colonnade Crossing – Phase 2' with the following conditions:

1. A copy of the covenants for the subdivision are to be submitted to the Planning Department prior to permitting. (Planning)
2. Approval is contingent on approval from the Mississippi Department of Transportation (MDOT) for access to Highway 30 and upon completion of all improvements required by the MDOT. (Engineering)



## OXFORD

PLANNING  
DEPARTMENT

### Case 2860

**To:** Oxford Planning Commission  
**From:** Robert Baxter, AICP; Senior Planner  
**Date:** May 9, 2022

**Applicant:** MFM Development  
**Owner:** Same  
**Request:** Final Plat Approval for 'Colonnade Crossing – Phase 2'  
**Location:** North of MS HWY 30, East of White Oak Lane, West of Ferndale Blvd. (PPINs #4562 & #4563)  
**Zoning:** (SCO) Suburban Corridor District

#### Surrounding Zoning:

**North:** (SCO) Suburban Corridor District  
**East:** (SCO) Suburban Corridor District  
**South:** (TNB) Traditional Neighborhood Business District  
**West:** (SCO) Suburban Corridor District

**Case History:** [Case #2630: Preliminary Plat](#)

**Planning Comments:** The subject property is located in the Colonnade Crossing Subdivision located at the northwest corner of Concordia Ave and Bainbridge St. The applicant is proposing to construct an athletic facility with a gym and office space on this property, the site plan of which is the subject of Case #2859. This request is for Final Plat Approval for a single lot that measures +/- 1.60 acres. The proposed lot meets the dimensional requirements of the underlying zoning. Subdivision covenants have not yet been received, and will be required prior to the issuance of permits.

**Engineering Comments:** Phase 2, Lot 11 is the lot previously referred to as Phase 3, Lot 14 on the preliminary plat (Case 2630) at the northwest intersection of Bainbridge and Concordia. Bainbridge and Concordia are both proposed as public right-of-way. Public right-of-way for Concordia terminates at the intersection though a Cross-Access Easement is provided for future potential access to adjacent property as required.

## Water and Sewer

Water and sewer were previously approved as part of the preliminary plat, Case #2630. The following is from that case:

*Water will be provided by two proposed connections on Molly Barr. The City will own and maintain the water mains within the public streets and up to the water meter connections. Stubouts for future development are provided throughout. The City has requested an analysis from our consultant for water modeling to be sure that these connections do not create issues within our pressure boosted zone that serves the area. If it is determined that the connections cannot be made as shown, an alternate plan will be required.*

*Sewer will be provided through a combination of gravity and forced sewer with two lift stations located in the development. The lift stations will be constructed to City of Oxford standards with the intent of being dedicated to the City at such time as the flow through the lift stations meets the threshold for City ownership and maintenance. Staff has also requested that the gravity sewer line be extended beyond the anticipated need for the remainder of the Colonnade Crossing property to provide a connection to Hurricane Lane (CR 178). Staff will be requesting funds be allocated by the Board of Alderman from Oxford Utilities' Water and Sewer fund to provide for this connection at the time the roadway is constructed to allow for future gravity flow sewer on Hurricane Lane.*

Since the approval of the preliminary plat, our water consultant has stated that a complete analysis for all requested water connection locations cannot be made until the uses and water usage are known, or at least estimated with some degree of assurance. Usage demand estimates totaling approximate 100,000 gallons per day were submitted by the design engineer to the City's Engineering Department on April 29, 2022 and forwarded to the City's water consultant for integration into the City's water model system. These estimates are based on the engineer's assumptions regarding future development in consideration of the zoning and potential allowed uses. Staff has assured the design engineer that estimates provided for demand are NOT considered as binding the use for a lot in any way. Conversely, approval of lots or phases within Colonnade Crossing based on the estimated demand provided do not prevent future considerations or requirements for improvements or alternate connection points. As the development progresses, the demand model will be updated and an evaluation regarding impacts to the boosted portion of the City's water system will be made. Additional/alternate water connection locations or other improvements beyond those shown in the related construction plans may be required now or at some point in the future and will be the owner/developer's responsibility to provide. Staff does not have a timeline on when the current evaluation will be complete, but anticipates it will be timely as the construction plans provided in summer 2020 were added to the model at that time.

The final plat cannot be approved by the Board of Alderman until the impacts and requirements are known. As the Commission is aware, an approved Final Plat assures a future property owner that they have access to City infrastructure. The City ensures that this infrastructure is available by means of a performance bond or the inspection and acceptance of installed infrastructure. As of this report, there has not been a final inspection on any phase of Colonnade Crossing and there is not yet a bond in place for Phase 2. One of these requirements will be fulfilled at the time of approval by the Board, but the costs cannot be known until the impacts are known.

## Traffic/Access

Traffic and access to the larger subdivision were addressed and approved as part of the preliminary plat, Case #2630. The approved access to the subdivision was from two (2) intersections with Molly Barr Road (Highway 30) and from Hurricane Lane. The Molly Barr intersections had acceleration and deceleration lanes with three approach lanes. Since that preliminary plat approval, a roadway project is currently underway to replace the two conventional intersections with roundabouts instead. The concept of the roundabout improvements were included as part of Case #2695 Site Plan Approval for 'C-Store Colonnade Crossing Lot #1' and Case #2786 Final Plat Approval for 'Colonnade Crossing Subdivision – Phase 1'. Upon completion, access to the subdivision will be from the roundabouts or from Hurricane Lane.

#### Sidewalks

All streets to be dedicated to the City will have sidewalks along the frontage with lots. Additionally, there will be a sidewalk along the subdivision's frontage with Molly Barr Road (Highway 30).

#### Stormwater Management

The development proposes to manage stormwater through a large detention pond in the northeast corner. The stormwater management facilities of this subdivision shall be owned and maintained by the owner's association and/or by the property owner(s) of the lots. In the event, any lot becomes subdivided into additional lots or individual site plans said site plans conforming to the City's Land Development Code, each property owner shall own their pro-rata share, by area percentage of their lot, of the regional detention system. Since the preliminary plat approval, MDEQ has approved the stormwater management pond. Staff has approved the technical design of the stormwater management plan but since this is a large site with phasing and the pond will serve as a sediment basin throughout all phases, final approval and certification of the stormwater management will not occur until the final phase.

**Recommendation:** Staff recommends approval of the requested Final Plat for 'Colonnade Crossing - Phase 2' with the following conditions:

1. Approval of the Final Plat for 'Colonnade Crossing – Phase 2' by the Mayor and Board of Aldermen is required. (Planning)
2. A copy of the covenants for the subdivision are to be submitted to the Planning Department prior to permitting. (Planning)
3. The final plat approval shall not be heard by the Mayor and Board of Alderman until analysis of the water system is completed, accepted and approved by the City Engineer or an alternative plan is accepted and approved by the City Engineer. (Engineering)
4. Approval is contingent on approval from the Mississippi Department of Transportation (MDOT) for access to Highway 30 and upon completion of all improvements required by the MDOT. (Engineering)

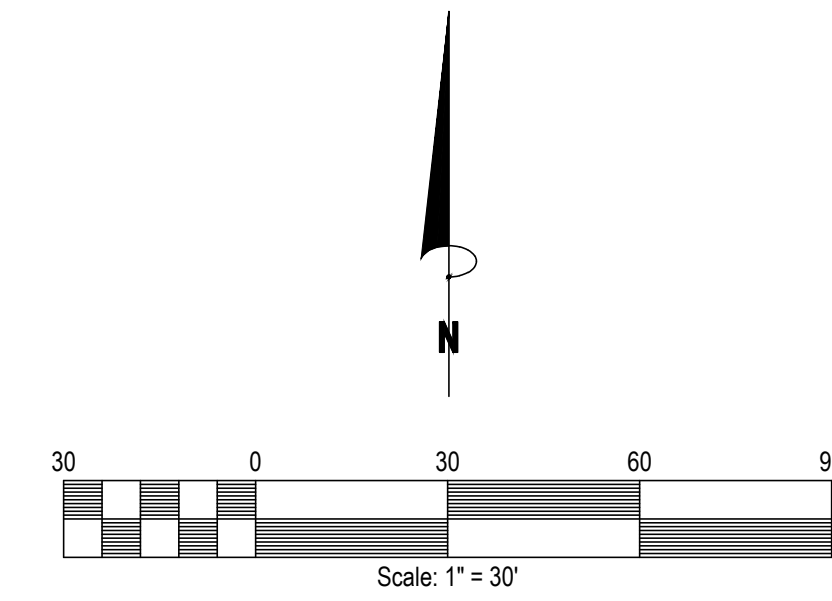
5. Water service cannot be guaranteed in the locations shown in the construction plans due to the City's pressure boosted system and the owner/developer's inability to provide estimates of water usage needs. It will be the owner/developer's responsibility to provide an acceptable connection location for water service as determined by the City of Oxford in consideration of our water model results, which cannot be generated until the owner/developer provides adequate demand information. (Engineering)
  
6. Prior to the request for Final Plat being heard by the Board of Alderman, a performance bond in an amount to be approved by Engineering Staff must be received. (Engineering)

PRELIMINARY

# Colonnade Crossing Subdivision, Phase 2

+/- 1.93 Acres

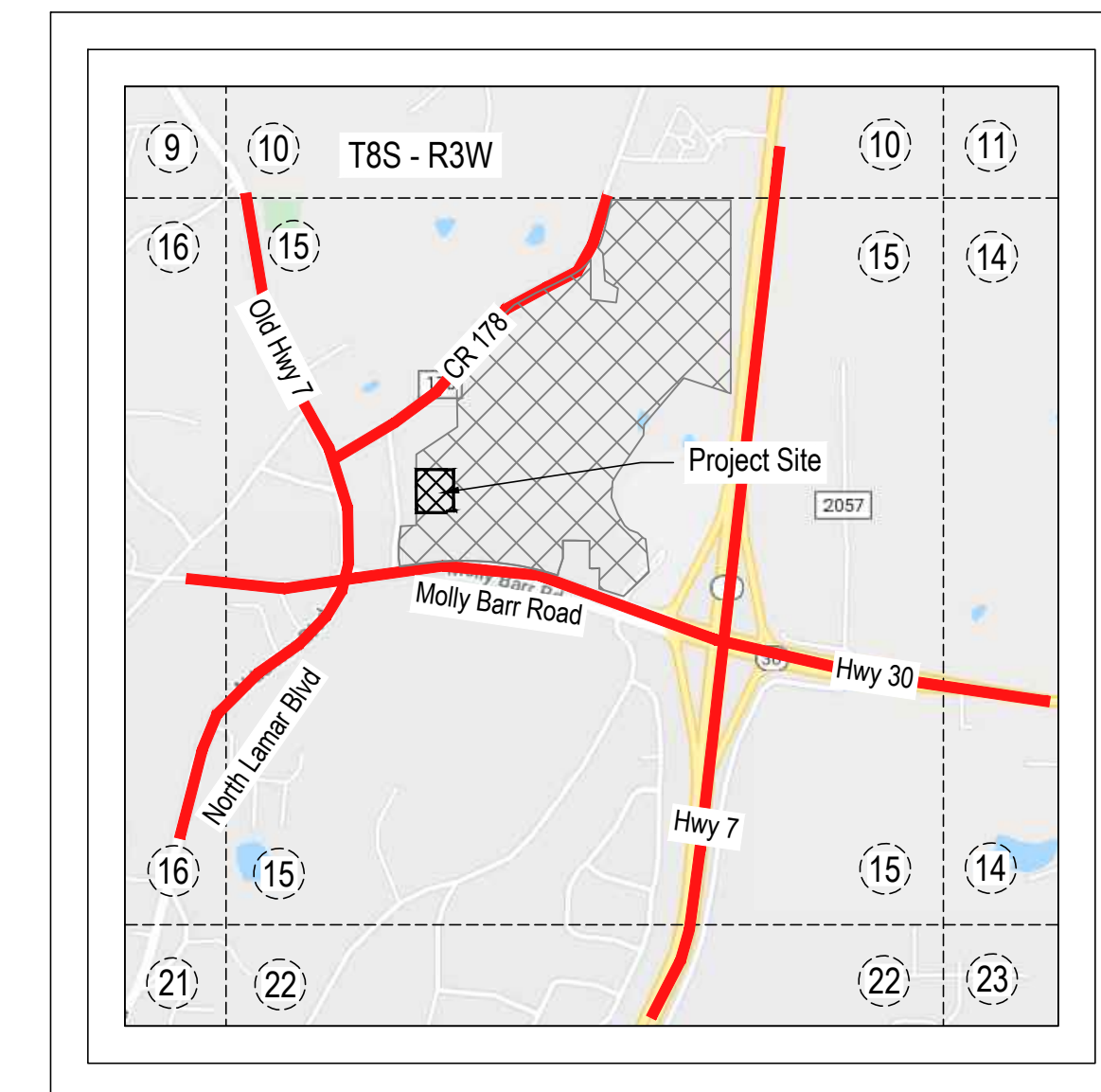
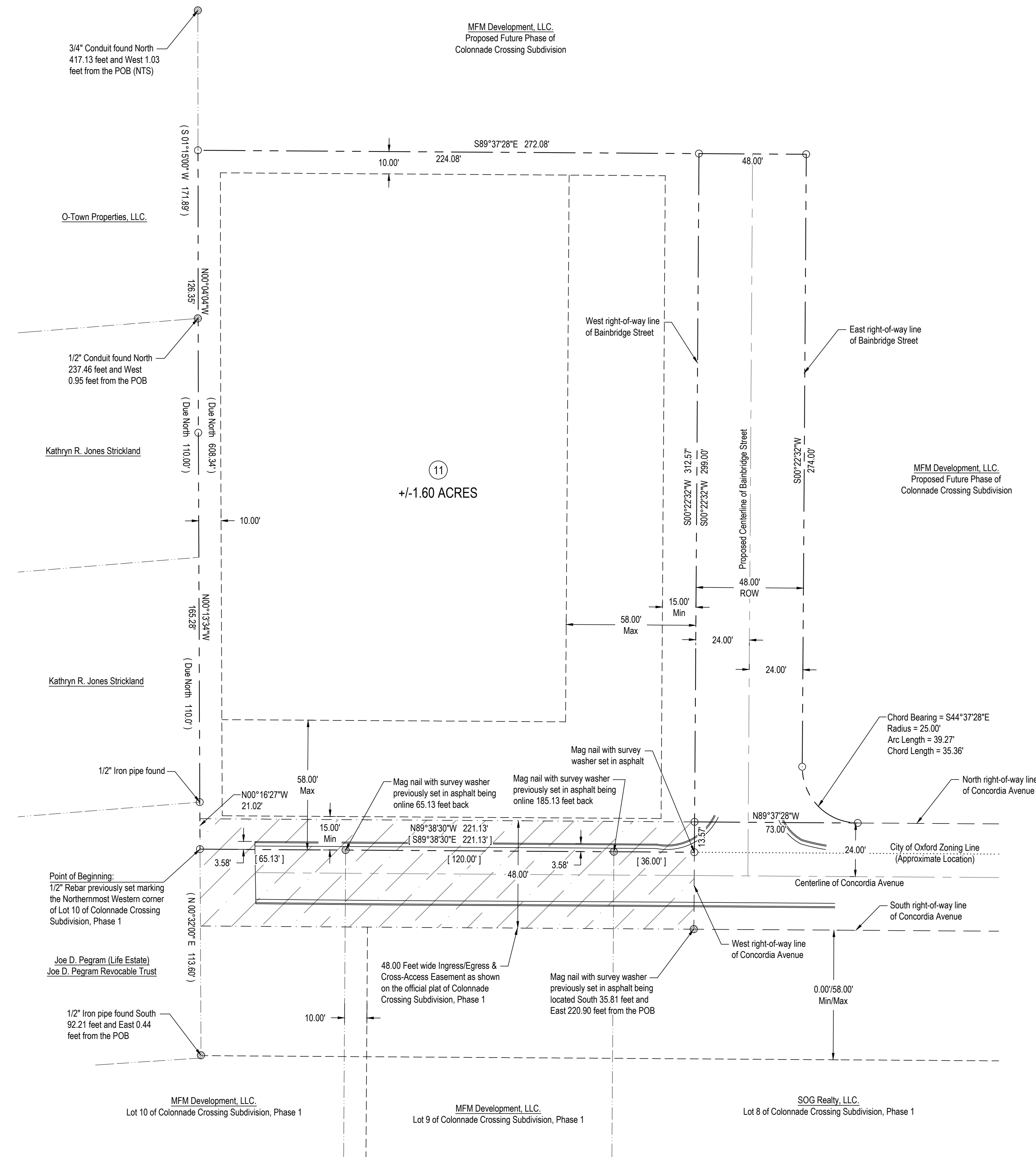
MFM Development, LLC.  
93 Hwy 328  
Oxford, MS 38655



## LEGEND

	RIGHT-OF-WAY LINES		INLET
	PROPERTY LINES		SECTION CORNER
	SECTION TIE		PROPERTY CORNERS
	CENTERLINE ROAD		MONUMENTS FOUND
	APPARENT ADJOINING PROPERTY LINE		EASEMENT CORNERS
	OVERHEAD LINES		BENCHMARKS
	UNDERGROUND ELECTRIC LINES		UTILITY POLES
	SEWER LINES		GUY WIRE
	WATER LINES		LIGHT POLES
	UNDERGROUND FIBER OPTICS		FIRE HYDRANT
	GAS LINES		TELEPHONE BOX
	BARBED WIRE FENCE LINES		TELEPHONE PEDESTAL
	TRACE OF BARBED WIRE FENCE LINE		ATT POST
	RIGHT-OF-WAY FENCE LINES		ELECTRIC BOX
	CHAIN LINE FENCE LINES		ELECTRIC METERS
	WIRE MESH FENCE LINES		GAS METERS
	BUILDING AREAS		WATER METERS
	COVERED AREAS		WATER VALVE
	CONCRETE AREAS		AIR CONDITIONING UNIT
	ASPHALT AREAS		EXISTING SANITARY MANHOLES
	GRAVEL AREAS		SPOT ELEVATION
	WOOD AREAS		TREES
	LANDSCAPE AREAS		SEWER WARNING SIGN
	BRICK AREAS		CLEANOUT
	OVERLAP/GAP AREAS		WATER LINE T MARKING
	EASEMENT AREAS		STUBOUT
	SEWER EASEMENT AREAS		GAS VALVE
	FINISHED FLOOR		SANITARY SEWER MANHOLE
	POB POINT OF BEGINNING (N 79°36'00" W 210.00')		DEED CALLS
	POC POINT OF COMMENCEMENT (S 89°57'34" W 210.00')		MEASURED CALLS
	FL FLOW LINE (N 79°36'00" W 210.00')		PLAT CALLS

(All symbols in legend may not be used on current survey.)



VICINITY MAP  
(NTS)

WILLIAMS ENGINEERING CONSULTANTS, INC.  
Professional Land Surveyors

720 NORTH LAMAR BOULEVARD, SUITE A  
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655  
662.236.9675

Subdivision Plat For:  
Colonnade Crossing Subdivision, Phase 2  
A tract of land being a fraction of  
Section 15, Township 8 South, Range 3 West,  
City of Oxford, Lafayette County, Mississippi

REVISION	DATE

Scale:	1" = 30'
Date:	02/03/2022
Proj. No.:	SV-193266
Drawn By:	JCP
Checked By:	RSD

Sheet Title:  
Subdivision  
Plat



PRELIMINARY

# Colonnade Crossing Subdivision, Phase 2

+/- 1.93 Acres

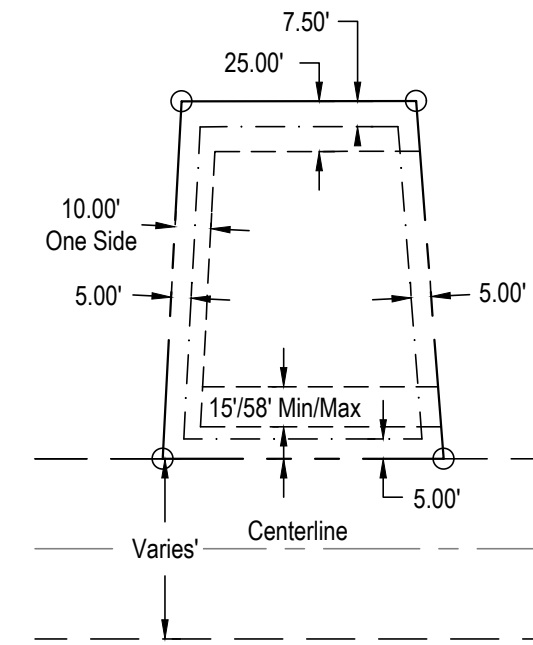
MFM Development, LLC.  
93 Hwy 328  
Oxford, MS 38655

PRELIMINARY

**Notes:**

- This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
- This survey meets the conditions of closure and accuracy for condition "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
- Field survey completed February 2, 2022.
- "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
- Subject survey is Zoned SCO "Suburban Corridor District" as per City of Oxford Interactive Zoning Map Adopted March 19, 2019 and is subject to the regulations, setbacks, and easements found in the City of Oxford Land Development Code latest addition.
- This property is subject to any right-of-way or easements recorded or unrecorded shown or not shown on plat of survey.
- All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
- This site is under construction and physical features are subject to change. Underground utilities are in the process of being installed.
- Apparent deed overlap along the West line of Lot 11 excluded from this survey as requested by client.
- Deed References:

- A. Deed Book-405, Page-207 B. Deed Book-234, Page-368 C. Deed Book-210, Page-50 D. Deed Book-418, Page-231
- E. Deed Book-324, Page-282 F. Deed Book-246, Page-509 G. Deed Book-160, Page-400 H. Deed Book-520, Page-172
- I. Deed Book-324, Page-267 J. Deed Book-298, Page-93 K. Deed Book-387, Page-227 L. Deed Book-184, Page-149
- M. Deed Book-418, Page-231 N. Deed Book-520, Page-625 O. Deed Book-418, Page-231 Q. Deed Book-387, Page-230
- R. Deed Book-372, Page-619 S. Deed Book-520, Page-330 T. Deed Book-372, Page-619 U. Will Book-14, Page-014
- V. Instrument No. 201701046 W. Instrument No. 201109483 X. Instrument No. 201404518 Y. Instrument No. 201406016
- Z. Instrument No. 201403126 AA. Instrument No. 201010037 BB. Instrument No. 201010038
- CC. Instrument No. 201409034 DD. Instrument No. 201702430 EE. Instrument No. 201702586
- FF. Instrument No. 201509412 GG. Instrument No. 201407300 HH. Instrument No. 200606804
- II. Instrument No. 201602929 JJ. Instrument No. 201403126 KK. Instrument No. 201104974
- LL. Deed Book-164, Page-477 MM. Deed Book-489, Page-545 NN. Deed Book-489, Page-543
- OO. Instrument No. 200901521 PP. Instrument No. 201606793 QQ. Instrument No. 201904700
- RR. Instrument No. 201710615 SS. Instrument No. 201807607 TT. Instrument No. 201907609
- UU. Instrument No. 202011930 VV. Instrument No. 202011931 WW. Instrument No. 202011932
- XX. Instrument No. 202103516 YY. Instrument No. 202111059 ZZ. Instrument No. 202111058
- AAA. Instrument No. 202200320 BBB. Instrument No. 201909047
- CCC. Mississippi State Highway Federal Aid Project No. F-019-2(9)
- DDD. Previous survey for Tom Fowlkes by WEC dated 10/03/2017 with Project No. SV-173048
- EEE. Previous survey for Shady Creek Properties, LLC. by WEC dated 05/04/2018 with Project No. SV-183146
- FFF. Previous survey for Shady Creek Properties, LLC. by WEC dated 04/26/2018 with Project No. SV-183142
- GGG. Official Plat of Colonnade Crossing Subdivision, Phase 1 on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-118.



Minimum Setbacks/Easements  
Unless otherwise noted:  
Front Build-to - 15'58" Min/Max - 5' Easement  
Side - 10' One Side Setback - 5' Easement  
Rear - 25' Setback - 7.50' Easement

**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT I HAVE DRAWN SUBJECT PLAT FROM AN ACTUAL ON THE GROUND SURVEY AND FROM DEEDS OF RECORD AND THAT THE PLAT REPRESENTS THE INFORMATION AND THAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: \_\_\_\_\_  
SURVEYOR: RICHARD S. DANIELS, PLS NO. 02922

**ENGINEERS CERTIFICATE:**

I CERTIFY THAT COLONNADE CROSSING SUBDIVISION, PHASE 2 IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

BY: \_\_\_\_\_  
ENGINEER: JOHN J. GRANBERRY, PE NO. 18894

**CITY ENGINEER'S CERTIFICATE**

I CERTIFY THAT \_\_\_\_\_ HAS COMPLIED WITH ONE OF THE FOLLOWING ALTERNATIVES FOR COLONNADE CROSSING SUBDIVISION, PHASE 2:

- ALL IMPROVEMENTS HAVE BEEN INSTALLED BY THE SUB-DIVIDER IN ACCORDANCE WITH THE REQUIREMENTS OF THESE REGULATIONS AND WITH THE ACTION OF THE BOARD OF ALDERMEN, GIVING APPROVAL OF THE PRELIMINARY PLAT, AND ACCEPTING MAINTENANCE OF UTILITIES AND STREETS.
- A BOND OR CERTIFIED CHECK HAS BEEN POSTED BY THE SUB-DIVIDER WHICH IS AVAILABLE TO THE CITY IN A SUFFICIENT AMOUNT TO ENSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

AS OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REANNA MAYORAL,  
CITY ENGINEER, CITY OF OXFORD

**CITY OF OXFORD PLANNING COMMISSION APPROVAL:**

CITY OF OXFORD  
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD PLANNING COMMISSION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
CHAIRMAN  
CITY OF OXFORD PLANNING COMMISSION

**CITY OF OXFORD BOARD OF ALDERMEN APPROVAL:**

CITY OF OXFORD  
COUNTY OF LAFAYETTE  
STATE OF MISSISSIPPI

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF OXFORD, BOARD OF ALDERMEN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
ROBYN TAINNEHILL  
MAYOR, CITY OF OXFORD

ATTEST: \_\_\_\_\_  
CITY CLERK

**FILING CERTIFICATION BY CHANCERY CLERK:**

PERSONALLY APPEARED BEFORE ME, SHERRY WALL, CHANCERY CLERK, IN AND FOR LAFAYETTE COUNTY, MISSISSIPPI, WHO EXECUTED THE ATTACHED OWNERS CERTIFICATE THAT WAS SIGNED AND DELIVERED OF HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND SIGNATURE ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
SHERRY WALL - CHANCERY CLERK  
COUNTY OF LAFAYETTE  
STATE OF MISSISSIPPI

I, SHERRY WALL, CHANCERY CLERK IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS DULY RECORDED IN PLAT CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_.

WITNESS MY HAND AND SIGNATURE ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
SHERRY WALL - CHANCERY CLERK

**NOTES (PER CLIENT):**

- ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE LOT OWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE OWNER'S ASSOCIATION.
- ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
- THERE IS A 5' UTILITY EASEMENT AROUND ALL FRONT AND SIDE PROPERTY LINES AND A 7.5' UTILITY EASEMENT ALONG ALL REAR PROPERTY LINES ON ALL LOTS UNLESS OTHERWISE NOTED.
- THE CITY OF OXFORD DOES NOT OWN OR MAINTAIN ANY STORM DRAINAGE PIPES LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE OWNER'S ASSOCIATION SHALL OWN AND MAINTAIN ALL STORM DRAINAGE PIPES LOCATED OUTSIDE OF THE RIGHT-OF-WAY.
- OWNERS OF ALL LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF COLONNADE CROSSING SUBDIVISION OWNER'S ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORDS INST. # \_\_\_\_\_ OF THE PUBLIC RECORDS OF LAFAYETTE, MISSISSIPPI.
- COMMON OPEN SPACES (COS) A, B, C, (AS SHOWN ON THE OFFICIAL PLAT OF COLONNADE CROSSING SUBDIVISION, PHASE 1) AND ALL STRUCTURES, LANDSCAPING, WALKING TRAILS, BIKE TRAILS, PATHWAYS, RETAINING WALLS, ETC. SHALL BE MAINTAINED BY COLONNADE CROSSING SUBDIVISION OWNER'S ASSOCIATION.
- ALL AREAS OF RIGHT-OF-WAY (R.O.W.) SHOWN HEREIN ARE PUBLIC.
- ALL LOTS LOCATED WITHIN THIS SUBDIVISION ARE SUBJECT TO ADDITIONAL SUBDIVISION PER METES AND BOUNDS DESCRIPTIONS, PROVIDED THAT PARCELS CREATED BY THE SUBDIVISION CONFORM TO THE CITY OF OXFORD'S LAND DEVELOPMENT CODE FOR APPROPRIATE ZONING AND SITE PLAN REGULATIONS, AS APPLICABLE. BY THE ACCEPTANCE OF THE DEED TO ANY LOT OF THE SUBDIVISION, THE LOT OWNERS OF SAID LOTS SHALL ACKNOWLEDGE NOTICE OF AND HEREBY WAIVE ANY PRESENT OR FUTURE OBJECTIONS TO ANY FURTHER DEVELOPMENT PLANS OF OTHER LOTS LOCATED WITHIN THIS SUBDIVISION AND TO ANY AMENDMENTS THAT MAY BE REQUIRED TO THE FILED PLAT HEREIN AND/OR COVENANTS OF THE SUBDIVISION BY THE DEVELOPER FOR THE DEVELOPMENT OF SAID LOTS AS HEREIN SET OUT.
- THE STORM WATER DETENTION SYSTEMS LOCATED ON COMMON OPEN SPACE (COS) C OF THIS SUBDIVISION SHALL BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION AND/OR BY THE PROPERTY OWNER(S) OF THE LOTS. IN THE EVENT ANY LOT BECOMES SUBDIVIDED INTO ADDITIONAL LOTS OR INDIVIDUAL SITE PLANS, SAID SITE PLANS CONFORMING TO THE CITY'S LAND DEVELOPMENT CODE, EACH PROPERTY OWNER SHALL OWN THEIR PRO RATA SHARE, BY AREA PERCENTAGE OF THEIR LOT, OF THE REGIONAL DETENTION SYSTEM. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING AND REPAIR OF DRAINAGE STRUCTURES. THE CITY SHALL HAVE A RIGHT OF ACCESS TO USE THE DRIVES, PARKING AREAS AND YARDS OF THIS PROPERTY TO MAKE INSPECTIONS OF THE STORM WATER DETENTION FACILITY TO ENSURE THAT SAID MAINTENANCE HAS BEEN PROPERLY PERFORMED. IN THE EVENT THAT THE PROPERTY OWNER(S) HAVE NOT PROPERLY PERFORMED MAINTENANCE ON THE FACILITY, TO THE EXTENT THAT THE FACILITY POSES A THREAT TO PUBLIC HEALTH, SAFETY OR WELFARE, THE CITY SHALL RETAIN THE RIGHT TO PERFORM EMERGENCY REPAIRS TO THE FACILITY. THE COST OF ANY SUCH REPAIRS WILL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND MAY BE ADDED AS A LIEN ON THE NEXT YEAR'S TAX BILL.
- THE STORMWATER DETENTION POND LOCATED ON (COS) C (AS SHOWN ON THE OFFICIAL PLAT OF COLONNADE CROSSING SUBDIVISION, PHASE 1) IS FOR REGIONAL DETENTION TO SERVE ALL LOTS OF ALL PHASES OF COLONNADE CROSSING SUBDIVISION.
- THE AREA OF PUBLIC SEWER EASEMENT LOCATED WITHIN PROPOSED FUTURE PUBLIC RIGHT-OF-WAY(R.O.W.) SHALL REVERT TO PUBLIC R.O.W. AS CITY ACCEPTS SAID R.O.W. IN FUTURE PHASES OF DEVELOPMENT. THE AREA OF PUBLIC SEWER EASEMENT LOCATED OUTSIDE OF FUTURE R.O.W. SHALL REMAIN A PERPETUAL SEWER EASEMENT OWNED BY THE CITY.

Description: A tract of land being a fraction of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi; being described in more detail as follows:

Beginning at a 1/2" rebar previously set marking the Northernmost Western corner of Lot 10 of Colonnade Crossing Subdivision, Phase 1, official plat of Colonnade Crossing Subdivision, Phase 1, on file in the office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-118; run thence N 00° 16' 27" W for a distance of 21.02 feet to a 1/2" iron pipe found; run thence N 00° 13' 34" W for a distance of 165.29 feet to a 1/2" rebar set; run thence N 00° 04' 04" W for a distance of 126.35 feet to a 1/2" rebar set; run thence S 89° 37' 28" E for a distance of 272.00 feet to a 1/2" rebar set on the East right-of-way line of Bainbridge Street (24.00 feet from proposed centerline), passing through and leaving West right-of-way line 48.00 feet back; run thence along said East right-of-way line as follows: S 00° 22' 32" W for a distance of 274.00 feet to a 1/2" rebar set (24.00 feet from proposed centerline) at the beginning of a circular curve to the left; run thence along said curve having an arc length of 39.27 feet, a chord bearing of S 44° 37' 28" E, a chord length of 35.36 feet, and a radius of 25.00 feet to a 1/2" rebar set on the North right-of-way line of Concordia Avenue (24.00 feet from centerline); run thence N 89° 37' 28" W leaving said East right-of-way line of Bainbridge Street and along the North right-of-way line of said Concordia Avenue for a distance of 73.00 feet to a 1/2" rebar previously set on the aforementioned West right-of-way line of Bainbridge Street (24.00 feet from proposed centerline of Bainbridge Street and 24.00 feet from centerline of Concordia Avenue); run thence S 00° 22' 32" W leaving said West right-of-way line of Bainbridge Street and North right-of-way line of Concordia Avenue and along the West right-of-way line of Concordia Avenue for a distance of 13.57 feet to a mag nail with survey washer previously set in asphalt; run thence N 89° 38' 30" W leaving said West right-of-way line for a distance of 221.13 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.93 acres, more or less.

\*True\* Geodetic Bearings were established from GPS Observation by Williams Engineering Consultants, Inc. (662-236-9675)

Date: February 3, 2022

Richard S. Daniels, PLS No. 02922

**OWNERS CERTIFICATE:**

I, J.W. McCURDY, MANAGING MEMBER OF MFM DEVELOPMENT, LLC, AND AS OWNER OF THE PLATTED COLONNADE CROSSING SUBDIVISION, PHASE 2, CERTIFY THAT I DID CAUSE SAID LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN ON THIS PLAT OF COLONNADE CROSSING SUBDIVISION, PHASE 2. UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION. SUCH SUBDIVISION AND DEDICATION IS THE OWNER'S OWN ACT AND DEED OF HIS OWN FREE WILL.

WITNESS MY HAND AND SIGNATURE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
J.W. McCURDY  
MANAGING MEMBER OF MFM DEVELOPMENT, LLC.

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITHIN MY JURISDICTION, THE WITHIN NAMED J.W. McCURDY, MANAGING MEMBER OF MFM DEVELOPMENT, LLC, WHO ACKNOWLEDGED THAT HE IS THE OWNER OF THE PLATTED COLONNADE CROSSING SUBDIVISION, PHASE 2, AND THAT IN SAID REPRESENTATIVE CAPACITY, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

**MORTGAGEE'S CERTIFICATE:**

I, BENJAMIN BURRELL, VICE PRESIDENT OF BANCORPSOUTH BANK OF 201 SOUTH SPRING STREET TUPELO, MISSISSIPPI, MORTGAGEE OF THE PROPERTY HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE UTILITY EASEMENTS AS SHOWN ON THIS SUBDIVISION PLAT TO THE CITY OF OXFORD AND LAFAYETTE COUNTY, 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 \_\_\_\_\_, 20\_\_\_\_.

SIGNED: \_\_\_\_\_  
BENJAMIN BURRELL, VICE PRESIDENT  
BANCORPSOUTH BANK - CORPORATE BANKING DIVISION  
201 SOUTH SPRING STREET - TUPELO, MISSISSIPPI

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

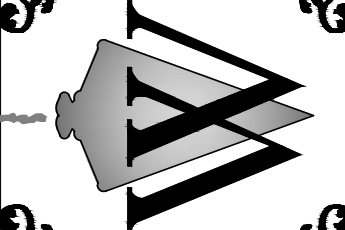
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITHIN MY JURISDICTION, THE WITHIN NAMED BENJAMIN BURRELL, WHO ACKNOWLEDGED THAT HE IS THE VICE PRESIDENT OF BANCORPSOUTH BANK AT 201 SOUTH SPRING STREET, TUPELO, MISSISSIPPI, AND THAT IN SAID REPRESENTATIVE CAPACITY, EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED TO DO SO.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

WILLIAMS ENGINEERING CONSULTANTS, INC.  
Professional Engineers | Professional Land Surveyors

720 NORTH LAMAR BOULEVARD, SUITE A  
P.O. BOX 1197 OXFORD, MISSISSIPPI 38655  
662.236.9675



Subdivision Plat For:  
Colonnade Crossing Subdivision, Phase 2  
A tract of land being a fraction of  
Section 15, Township 8 South, Range 3 West,  
City of Oxford, Lafayette County, Mississippi

REVISION	DATE

Scale: NTS

Date: 02/03/2022

Proj. No.: SV-193266

Drawn By: JCP

Checked By: RSD

Sheet Title:

Signature Sheet

Sheet No.:

PRELIMINARY