

City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	April 24, 2023
Public Hearing Body:	Planning Commission
Applicant:	Pediatric Dental Group & Orthodontics c/o Patrick Haralson 1365 S Germantown Road Germantown, TN 38138
Total Acreage:	1.54 acres
Existing Zone:	Planned Unit Development (Silo Square)
Location of Design Review Application	West of Market Square Avenue, north of Front Street
Comprehensive Plan Designation:	Office

Staff Comments:

The applicant is requesting design review approval for a dental on lot 36 of Silo Square Commercial Subdivision. The following items were submitted:

Building Elevations:

The applicant is proposing a mixture of a brick, siding, EIFS, board & batten and standing seam metal for the building façade. The brick is proposed as painted in White Duck which is shown as the wainscot area for the building as well as the entire façade for the main entry portion of the building. This main entry point to building is designed with large paned window lines that go up two stories on both sides of the storefront. The entrance is designed with a covered metal awning and brick chimney. The siding is proposed as White Duck and is shown under the covered porch area of the main front elevation. The board and batten is also shown as White Duck and is utilized above the covered porch for the second floor area of the building façade on all four sides. Dormer windows are proposed along the front façade which also utilize the board and batten material. The EIFS is used on the side and rear elevation of the building and is shown to match the White Duck paint. The roof is a standing seam metal roof shown in a dark bronze. The dumpster enclosure is shown as painted brick with treated wood gates. Accent pieces along the building include fiberglass columns along the front elevations covered porch area with bronze outdoor hanging lanterns shown under the covered porch area between the columns and decorative wood brackets along the rooflines. The windows and storefronts are encased with a dark bronze to match the materials shown for the roof.

Landscaping:

This site has a the following materials proposed for landscaping including:

Shade trees: Red maple
Ornamental trees: Crape myrtle
Shrubs: Indian hawthorne

The applicant shows a streetscape along both Market Square Avenue and Front Street with a single red maple planted at a 1:50 with a triple row of the Indian hawthorns between. The parking lot medians show a single crape myrtle. The medians along the sidewalk area show a crape myrtle along with a circular planting of the Indian hawthorns. On the north corners of the site, the applicant is showing a single red map with a cluster of the Indian hawthorns.

The photometric submitted show a wall mounted vertical scone. The parking lot lighting has not been submitted by the applicant.

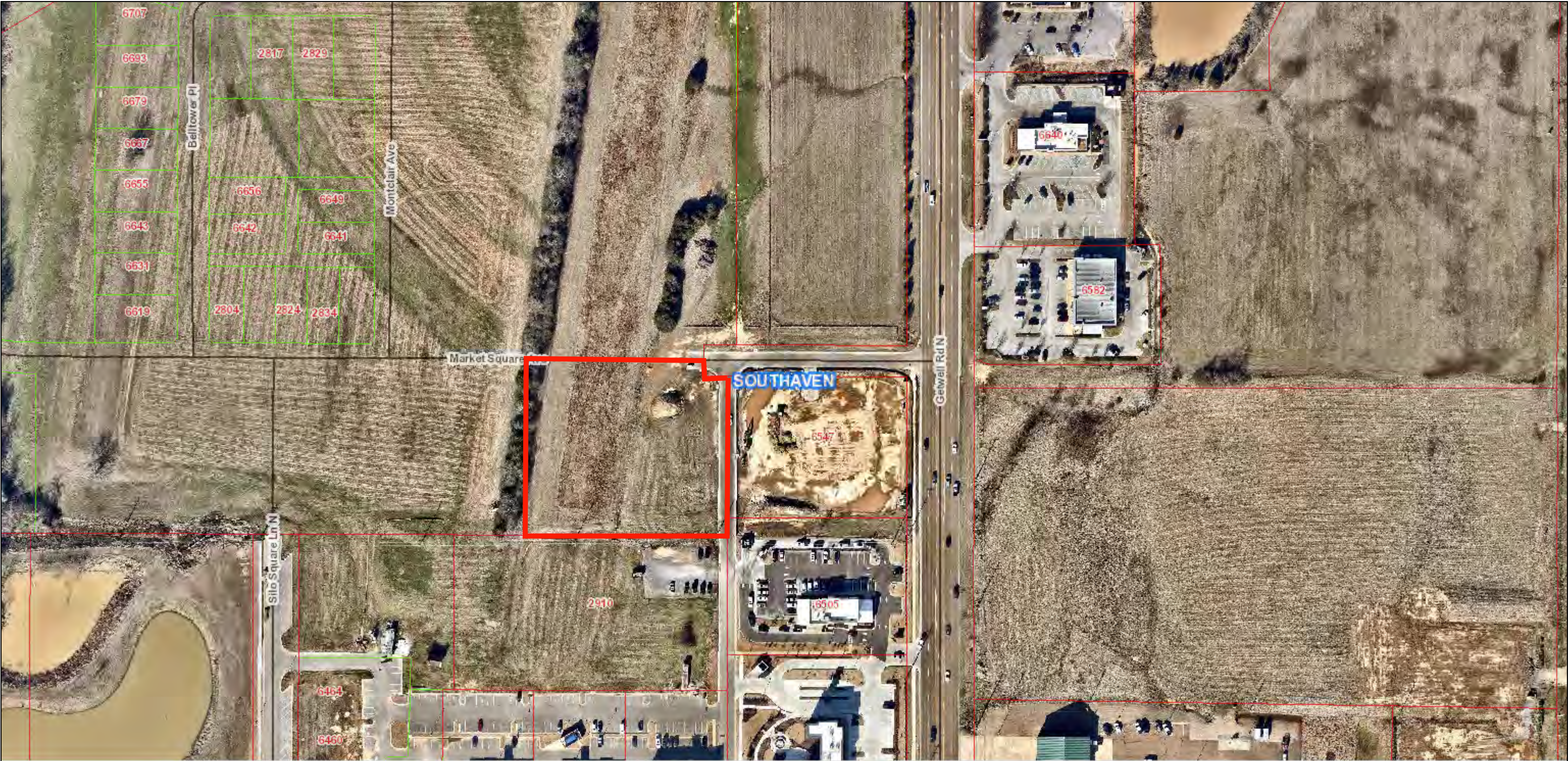
Staff Recommendations:

Staff is agreeable to the palette of colors and materials being proposed and has no comments on the elevation submittal.

Staff has some concerns with the landscaping as it is very basic and vague on the materials. Per our ordinance, all shade trees must meet the 3-3.5" caliper minimum, ornamentals must meet the 2-2.5" minimum or 8-10' height and shrubs must be 5 gallons. The applicant should increase the diversity of the materials used. Staff is agreeable to the red maples as they are used throughout the Silo Square area. Staff is also agreeable to using crape myrtles but the color and type need to be identified. It is also suggested that the applicant bring in more species or ornamentals including Sweetbay or Little gem magnolias, Yoshino cherry, Leland Cypress, etc. that allow for different bloom times as well as a steady green throughout the year. Additionally, staff is concerned with the Indian hawthorns since the last freeze. It is staff recommendation to stay away from this species of shrub and find more hearty replacements in the holly family. Staff would like to see a revision to the landscape plan.

The decorative lighting which is required should be addressed by the applicant and it should match the existing lighting for Silo Square. Staff recommends placement of three along Market Square Avenue in the streetscape design and one on each side of the entry points on Front Street.

Staff recommends approval with the above stated comments.



March 30, 2023

1:2,257

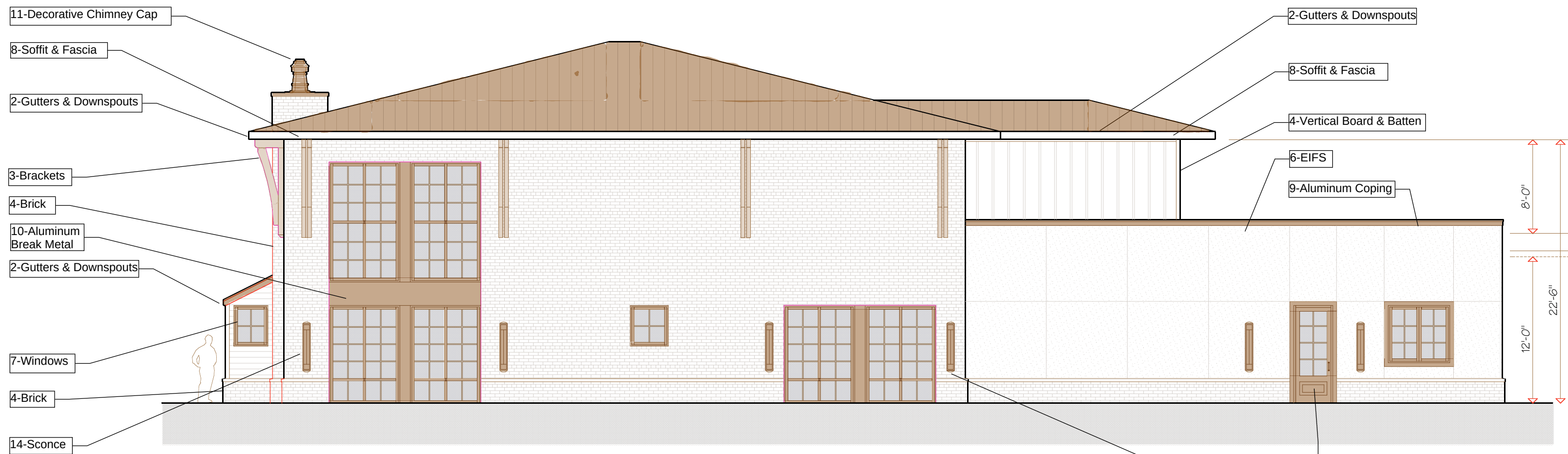
0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km



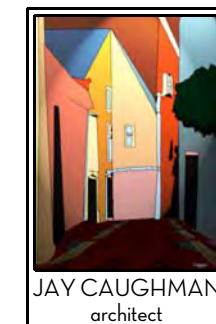
Front Elevation

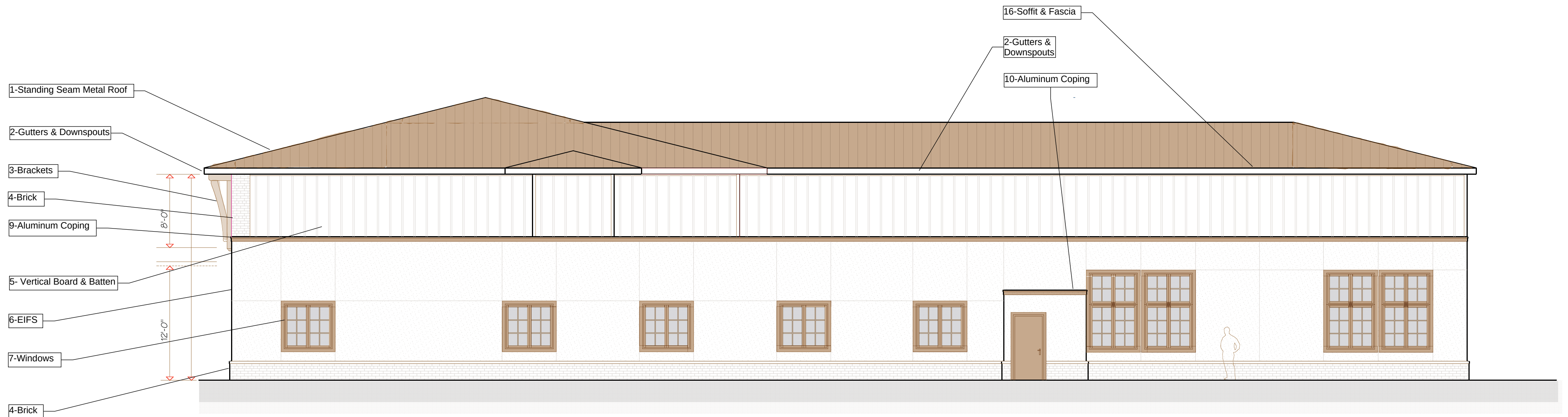
scale: 1/8" = 1'-0"



Side Elevation

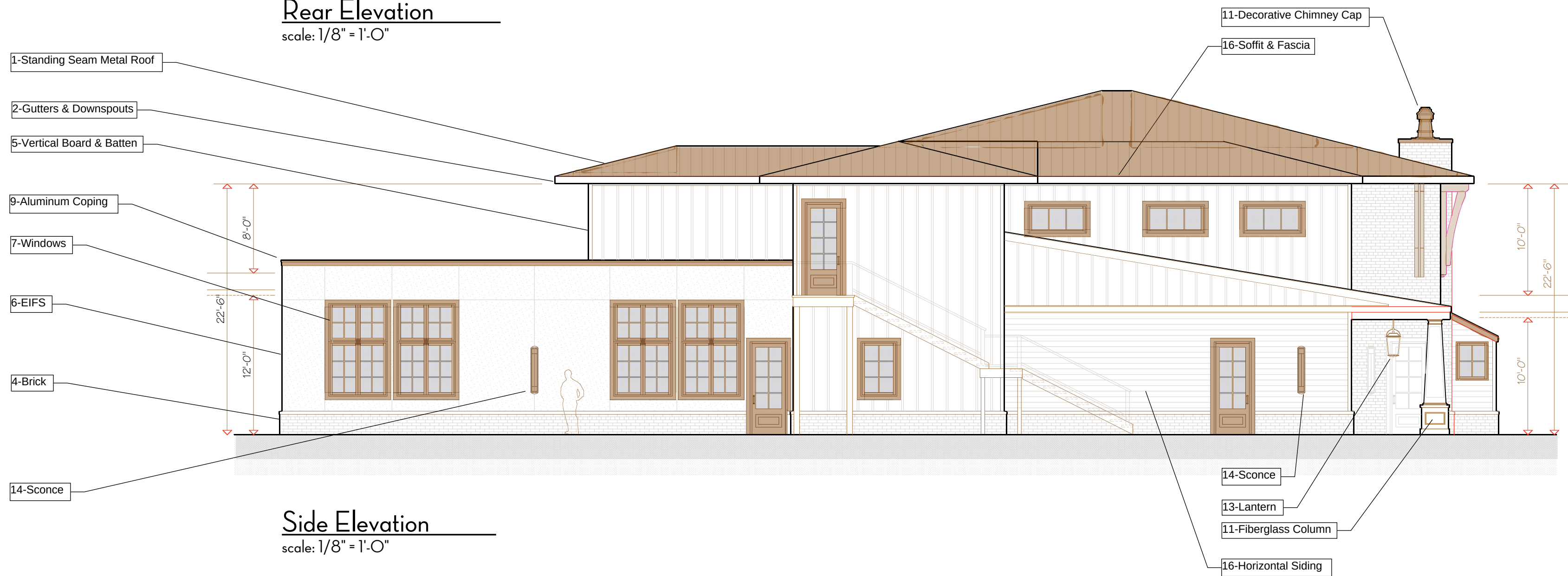
scale: 1/8" = 1'-0"





Rear Elevation

scale: 1/8" = 1'-0"



Side Elevation

scale: 1/8" = 1'-0"



Design Review Documents for
the Southaven, Mississippi
Planning Commission

PDGO Pediatric Dental Group
Silo Square, Lot 36
Southaven MS

Design Team:

Architecture:
Jay Caughman, Architect
Chattanooga TN 37408

Civil Engineering:
HSquared Engineering
Memphis TN 38117

Drawing Index:

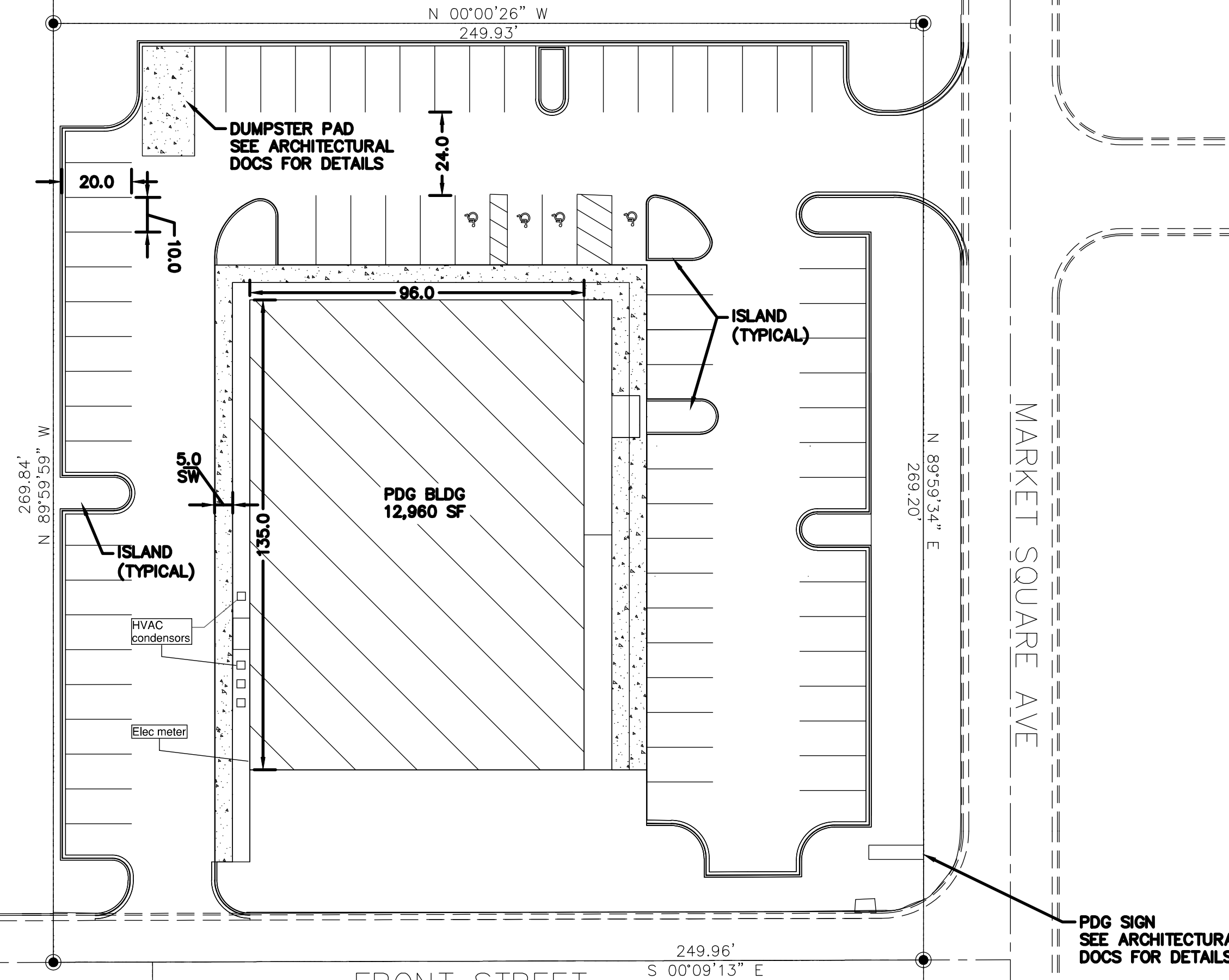
- A-01 Title Page
- C-01 Lot Plat & Layout
- C-02 Landscape Plan
- C-03 Lighting Plan
- C-04 Grading & Drainage Plan
- C-05 Utility Plan
- A-02 Exterior Elevations
- A-03 Exterior Elevations
- A-04 Monument Sign Elevations
- A-05 Exterior Finish Details
- A-06 Exterior Finish Details
- A-07 Exterior Finish Details
- A-08 Dumpster Enclosure Details



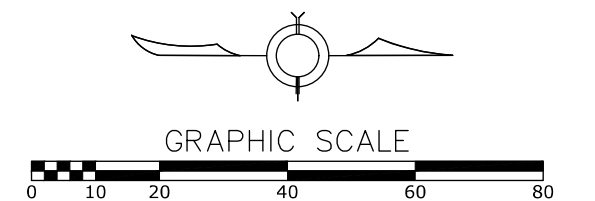
Lot Size: 67,366 SF
Building Size: 12,960 SF
Common Open Space: 15,079 SF
22.0% Common Open Space

Prop. Parking Spaces: 78 ADA
4 ADA Parking Spaces

Drive Isle: 24' minimum
Parking Spaces: 10'x20'
ADA Parking Spaces: 10'x20'
ADA Ramp Access: 10' wide
ADA Non-Ramp Access: 5' wide



PDG SIGN
SEE ARCHITECTURAL
DOCS FOR DETAILS



NOTICE TO DRAWING HOLDER
THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE OWNER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DRAWING INFORMATION			
PROJECT NO.:		XXXX	
FILENAME:			
SCALE:			
SURVEYED BY:			
DSGN:	JH	DATE:	06/2020
DRWN:	VE	DATE:	06/2020
CHKD:		DATE:	
QA/QC:		DATE:	

**PEDIATRIC DENTAL GROUP
SILO SQUARE
COMMERCIAL LOT 36**

SEAL:



LOT PLAT & LAYOUT

WORKING NUMBER:

DRAWING NUMBER:

C-01

Lot Size: 67,366 SF
Building Size: 12,960 SF
Common Open Space: 15,079 SF
22.0% Common Open Space



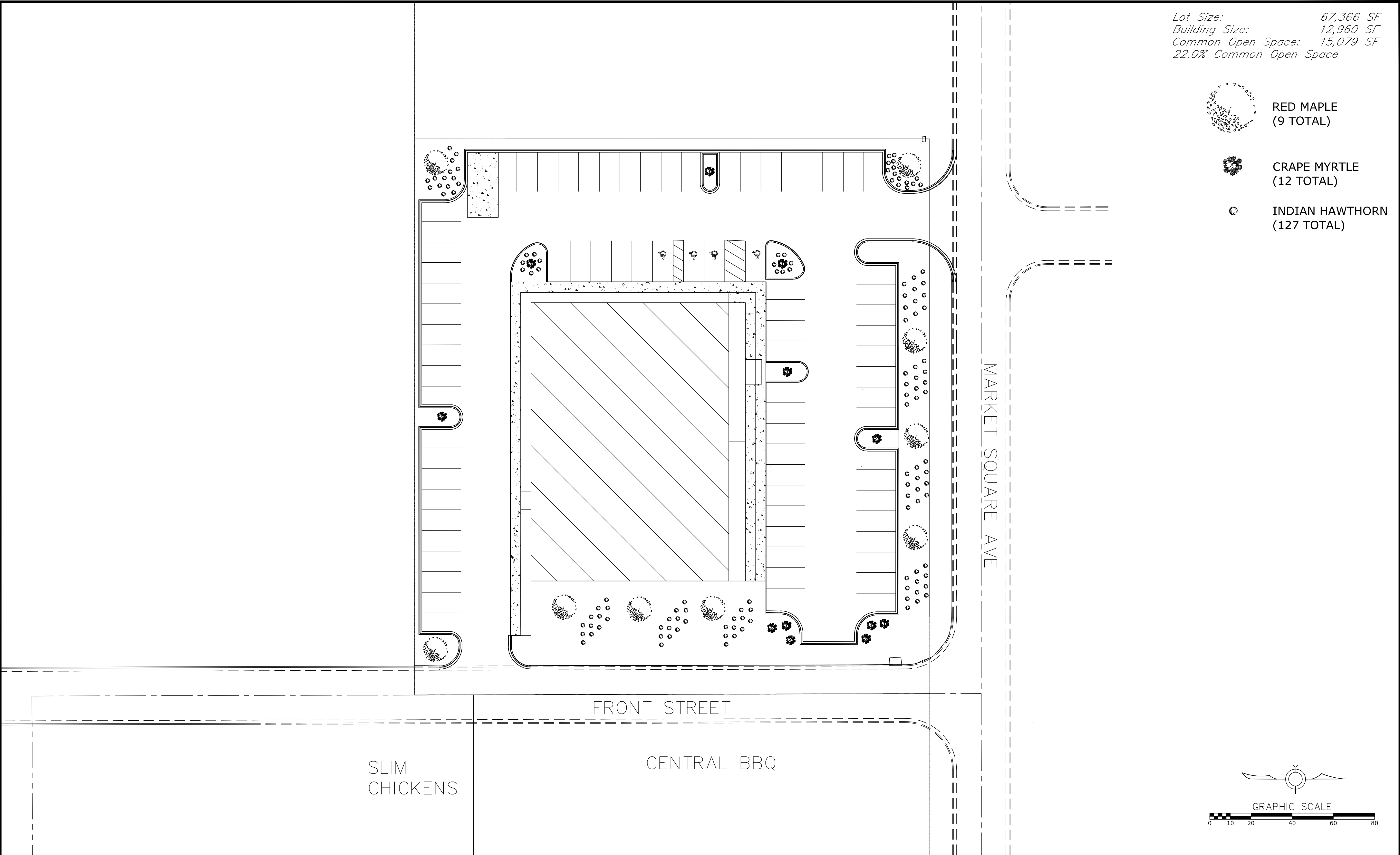
RED MAPLE
(9 TOTAL)



CAPE MYRTLE
(12 TOTAL)



INDIAN HAWTHORN
(127 TOTAL)



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					SCALE:						
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					DSGN:	JH DATE: 06/2020					
					DRWN:	VE DATE: 06/2020					
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PEDIATRIC DENTAL GROUP
SILO SQUARE
COMMERCIAL LOT 36

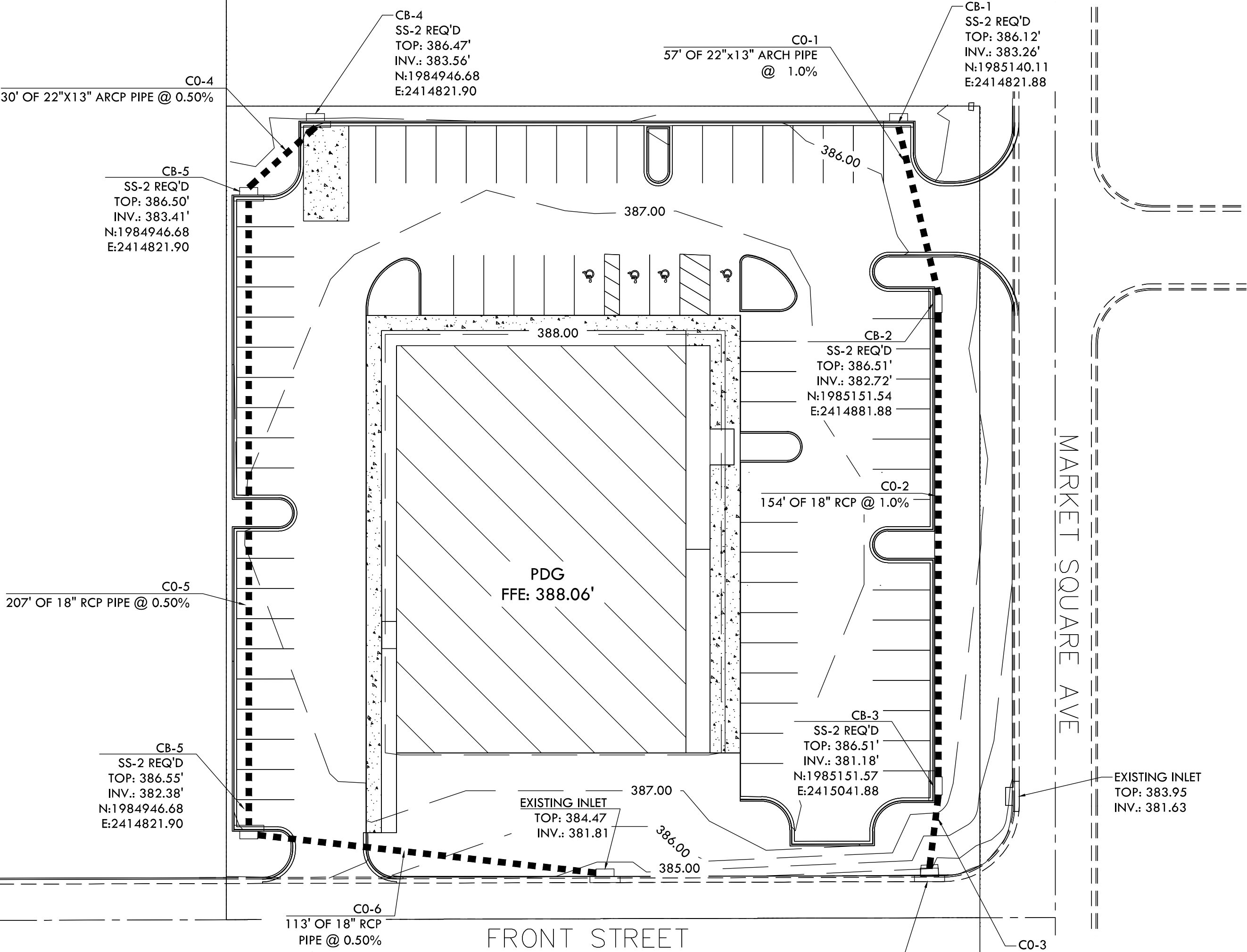
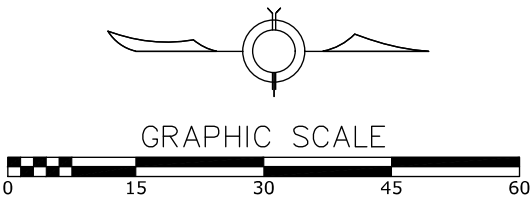
SEAL:

LIGHTING PLAN

WORKING NUMBER:

DRAWING NUMBER:

C-03



NOTICE TO DRAWING HOLDER
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DSGN:	JH	DATE:	06/2020
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**PEDIATRIC DENTAL GROUP
SILO SQUARE
COMMERCIAL LOT 36**

SEAL:

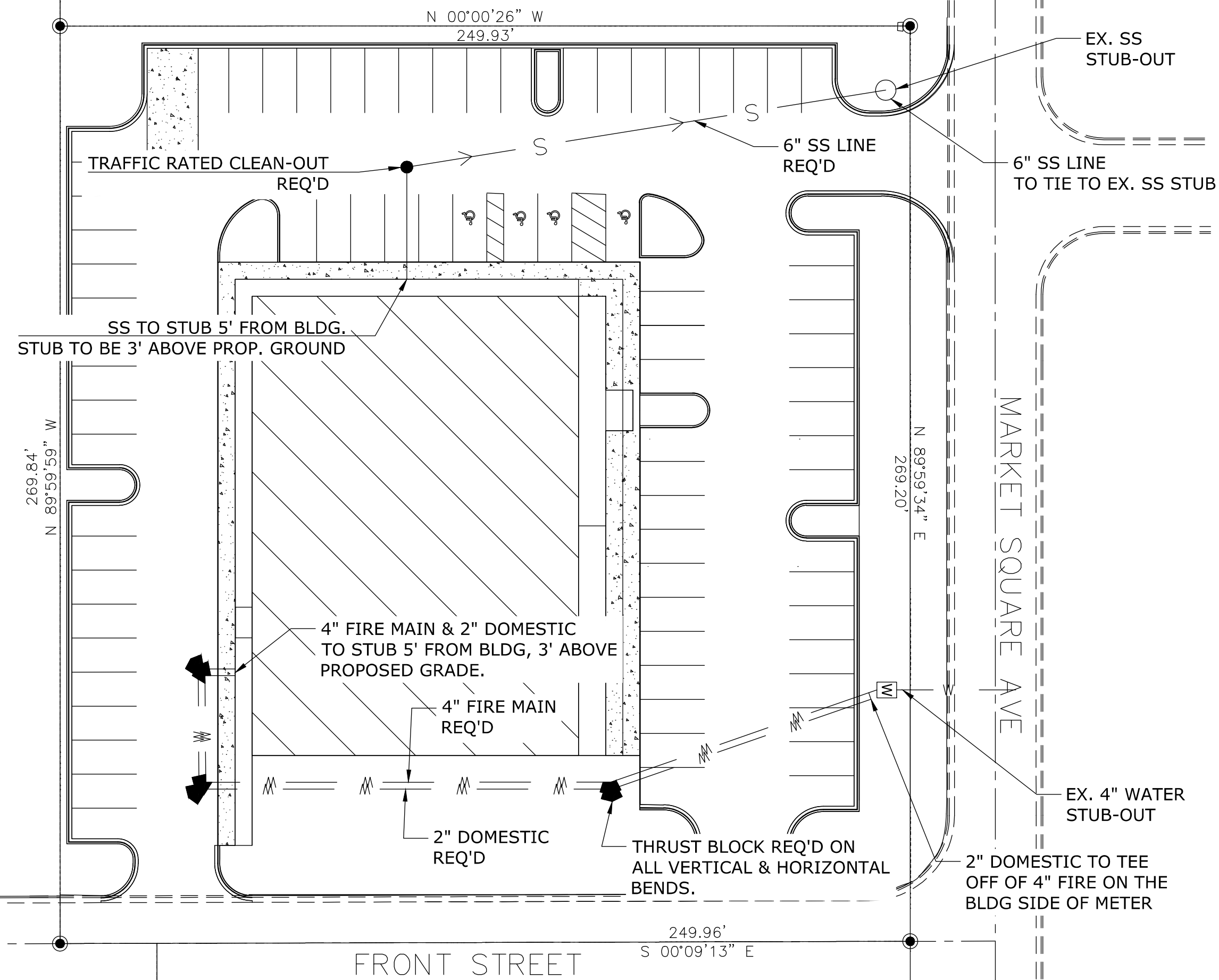
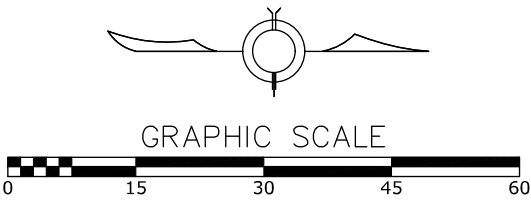


**GRADING &
DRAINAGE PLAN**

WORKING NUMBER:

DRAWING NUMBER:

C-04



NOTICE TO DRAWING HOLDER
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DRWN:	VE	DATE:	06/2020
CHKD:		DATE:	
QA/QC:		DATE:	

**PEDIATRIC DENTAL GROUP
SILO SQUARE
COMMERCIAL LOT 36**

SEAL:



UTILITY PLAN

WORKING NUMBER:

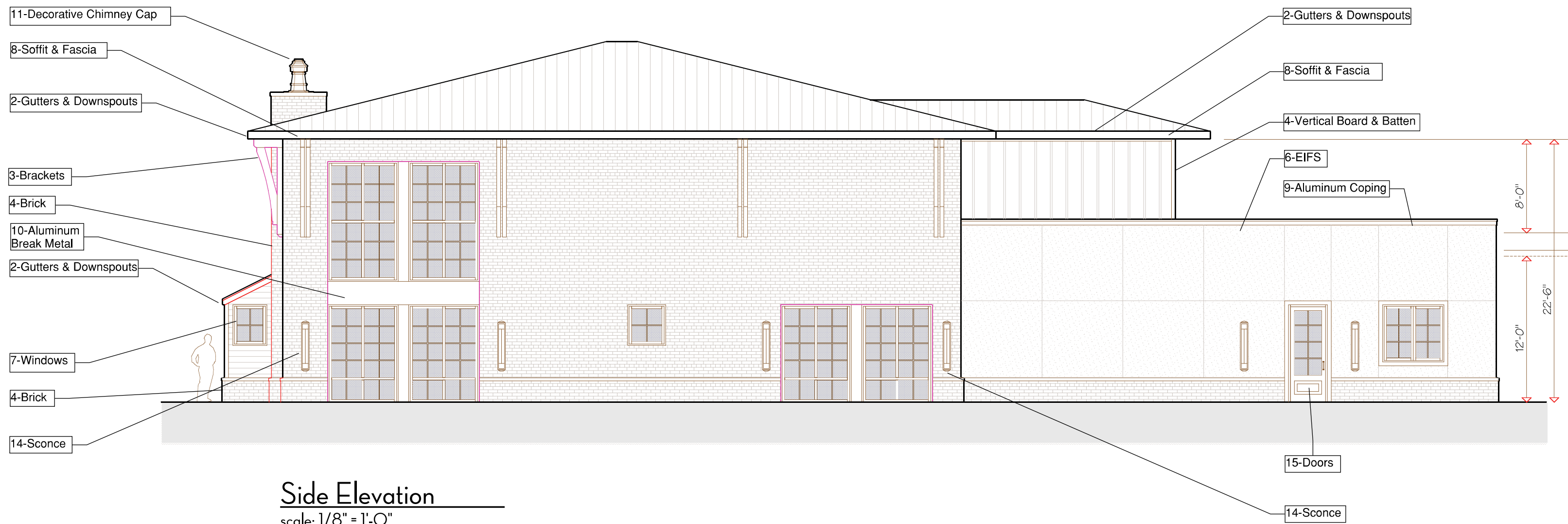
DRAWING NUMBER:

C-05



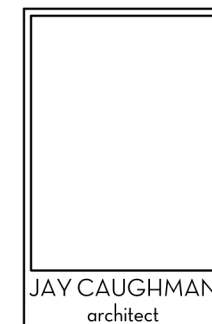
Front Elevation

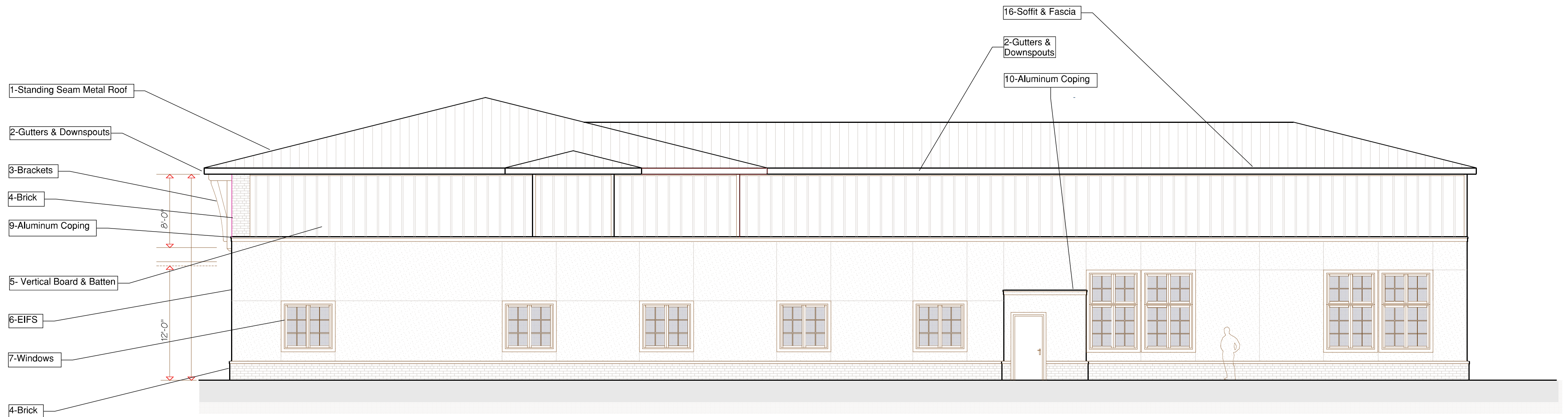
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Side Elevation

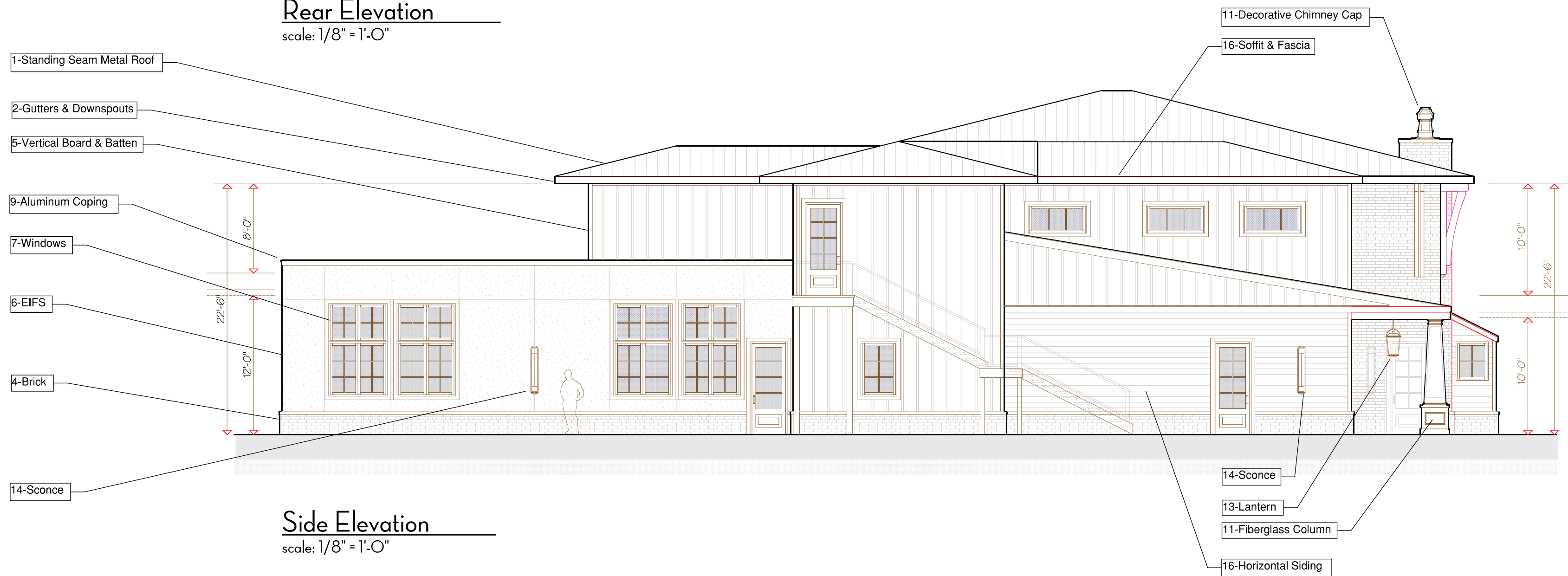
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Rear Elevation

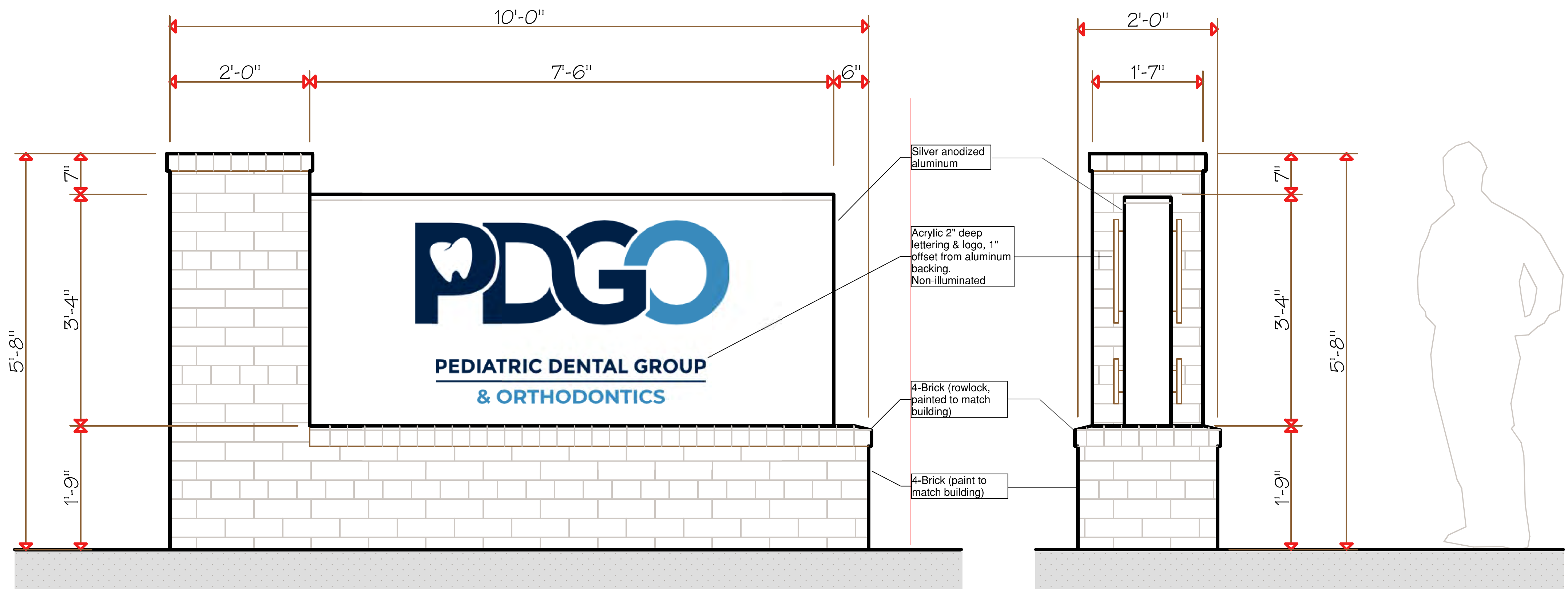
scale: 1/8" = 1'-0"



Side Elevation

scale: 1/8" = 1'-0"





Monument Sign
Front & Rear Elevation
scale: 1" = 1'-0"

Monument Sign
End Elevation
scale: 1" = 1'-0"

PDGO, Silo Square, Southaven, MS, Exterior Finishes:

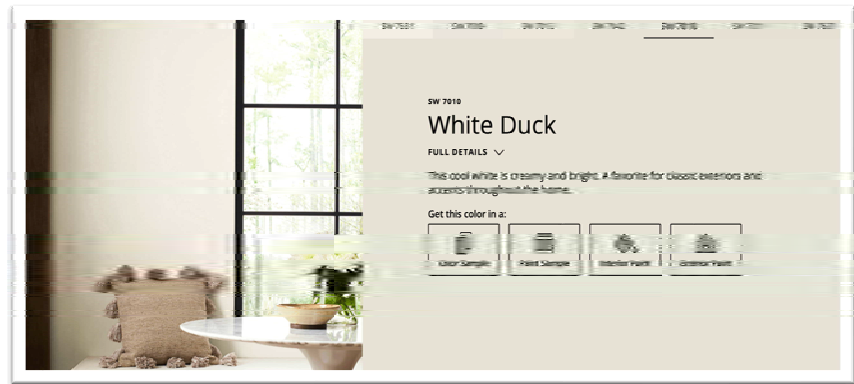
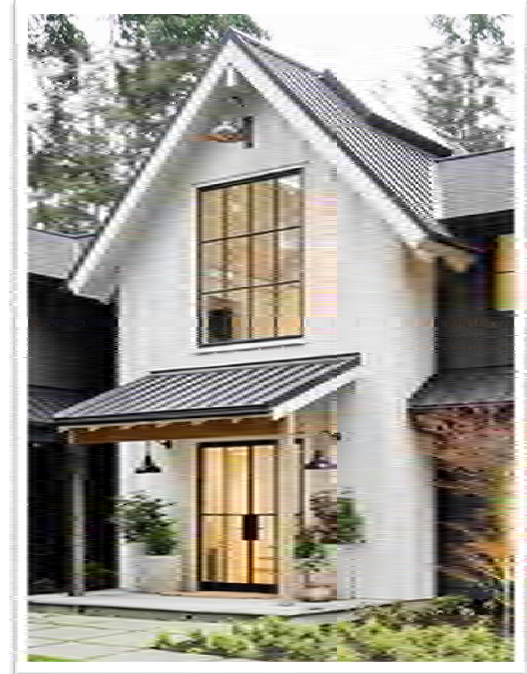
- 1 - **Standing Seam Metal Roof**
Standing Seam, Dark Bronze Metal Roofing, 16” panels, no exposed fasteners.



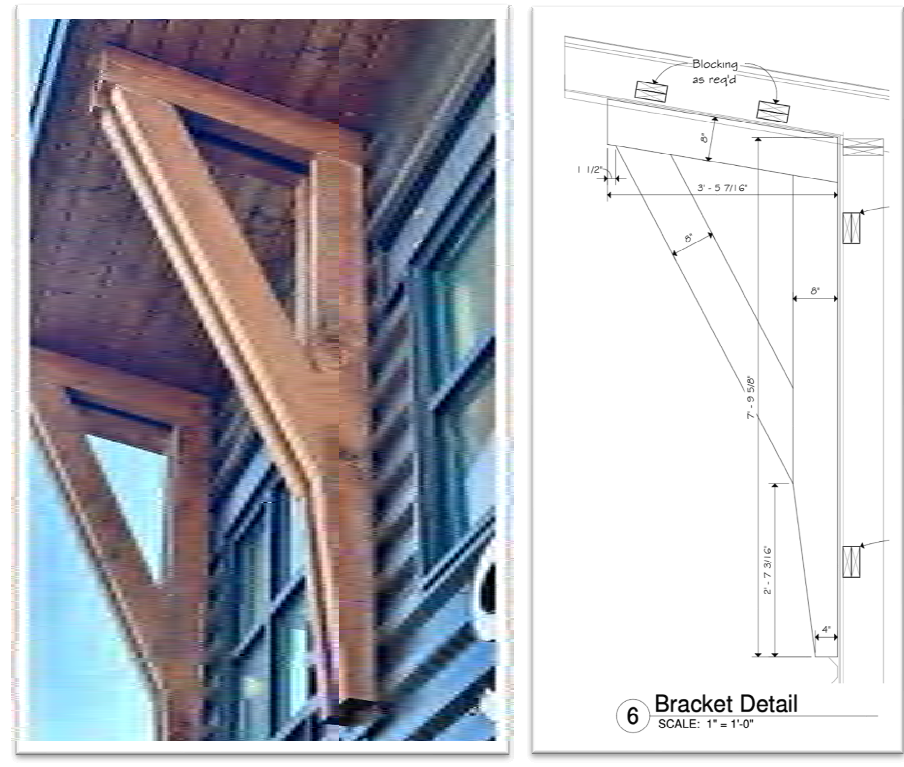
- 2 - **Gutters & Downspouts**
6” Mouth, Dark Bronze Gutter, Ogee profile with 4” Dark Bronze Round Downspout, Factory Painted.



- 5 - **Vertical Board & Batten**
Hardie Panel Board & Batten, Sherwin Williams, White Duck, SW7010
<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7010-white-duck>



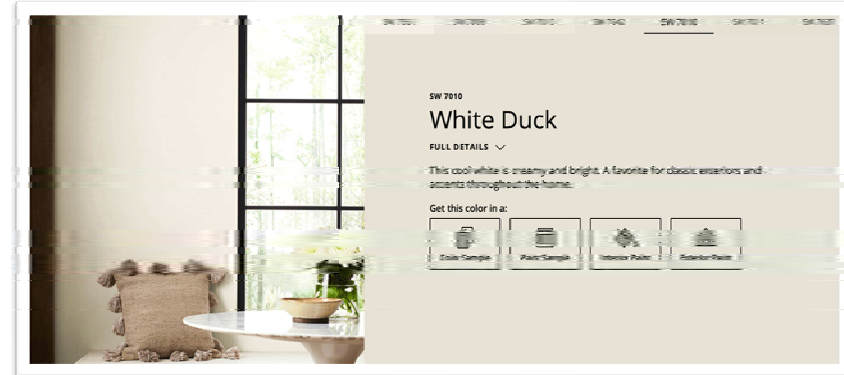
- 3 - **Heavy Timber Brackets**
Yellow Pine, Heavy Timber, Decorative Brackets, Stained, 10” wide



- 6 - **EIFS**
Dryvit or equal, Sandblast Finish Texture, Color: SW 6004, Mink
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6004>



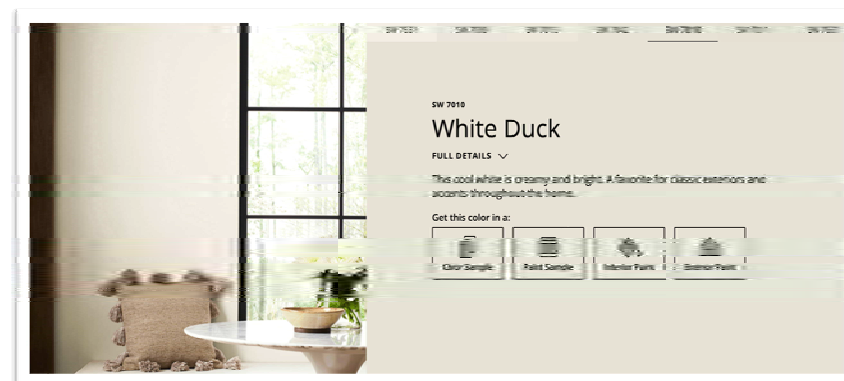
- 4 - **Brick**
Painted Brick, Sherwin Williams, White Duck, SW7010
<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7010-white-duck>



- 7 - **Windows**
Storefront Aluminum, Dark Bronze Frames with Muntins



- 8 - **Soffit & Fascia**
Smooth Hardie Board, Painted, , Sherwin Williams, White Duck, SW7010
<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7010-white-duck>



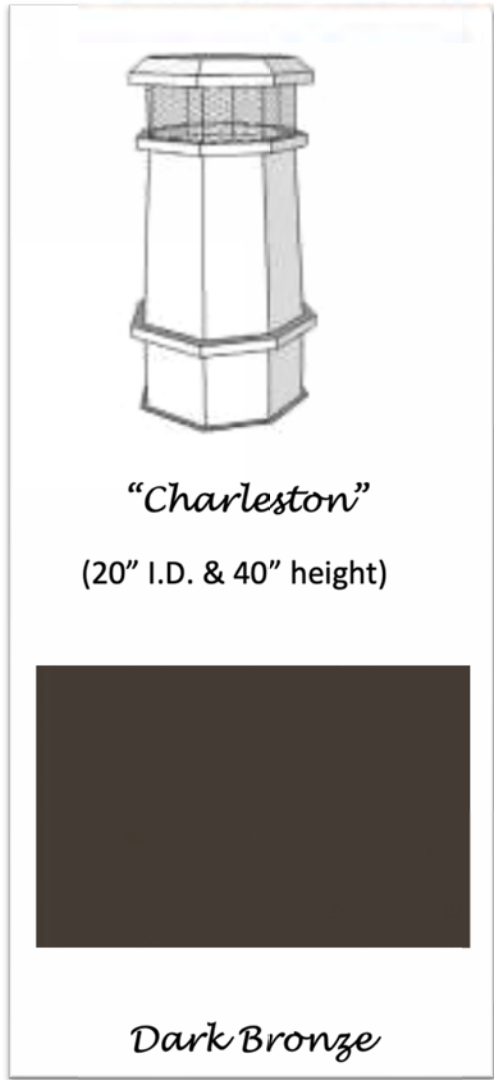
9 - **Aluminum Coping**
Dark Bronze, Factory Painted (to match gutters & downspouts)



10 - **Aluminum Break Metal**
Dark Bronze, Factory Painted (to match windows)



11 - **Chimney Cap, Decorative**
Steel Chimney Shroud, Dark Bronze, Decorative (non-vented)
<https://www.mason-lite.com/products/accessories/>



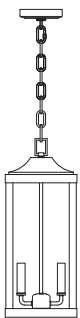
12 - **Fiberglass Column**
Structural Fiberglass Column, Painted. HB&G or equal.



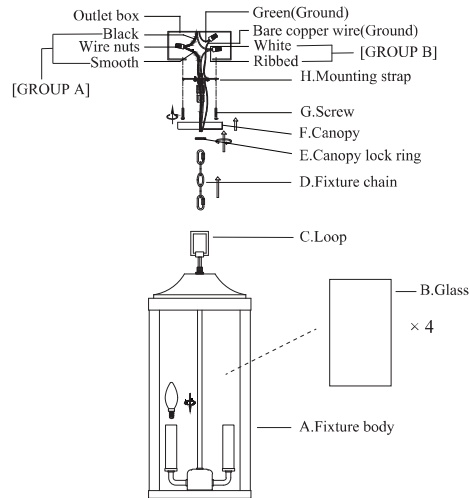
13 - **Lantern**
Bronze Outdoor Hanging Lantern, 8" wide x 20" tall, (2) 60 watt bulbs
https://www.wayfair.com/lighting/pdp/trent-austin-design-metzinger-black-2-bulb-20-h-outdoor-hanging-lantern-w008182688.html?pf_rd_id=1132856440



Instruction Manual
2-Light Pendant Lighting



Overview



Assembly Instruction

1. Attach bulbs, Glass (B) into Fixture body (A), fix Glass (B) with metal sheets
2. Screw Loop (C) to Fixture body (A).
3. Fix Mounting strap (H) to outlet box with Screw (G).
4. Link Loop (C) and Canopy (F) by Fixture chain (D).
5. Connect the wires according to the picture above.
(Please refer to the wiring instruction for details.)
6. Fix Canopy (F) to Mounting strap (H) with Canopy lock ring (E).

Wiring Instruction

1. Insert the green grounding screw into the hole with two raised dimples on the mounting bar. Wrap the ground wire from the fixture (if supplied) around the green grounding screw, then connect it to ground wire from the outlet box (if not fixed on the outlet box) using a wire connector(not supplied). If ground wire from the fixture is not supplied, wrap the ground wire (if not fixed on the outlet box) from the outlet box around the green grounding screw and tighten it.
2. Take note of the color of the wire(s) on your fixture. Identify which group your fixture wire(s) falls into and connect the wires according to the directions below:

[GROUP A]: Connect to Black House Wire	[GROUP B]: Connect to White House Wire
BLACK	WHITE
*PARALLEL WIRE (round & smooth)	*PARALLEL WIRE (square & ridged)
WHITE OR GREY WITH TRACER	WHITE OR GREY WITHOUT TRACER
BROWN, GOLD OR BLACK WITHOUT TRACER	BROWN, GOLD OR BLACK WITH TRACER

3. Take your fixture wire(s) from [Group A] and place evenly against the black wire from the outlet box. Do NOT twist wires together before using wire connectors.
4. Fit a wire connector over the wires and screw the connector clockwise until you feel firmness.
5. Try gently to pull the connector off the wires. If you can pull the connector off, carefully re-do steps 3 and 4 as above, and check again for a firm connection.
6. Connect the fixture wire from [Group B] to the white wire from the outlet box in the same manner. Make sure no bare wires can be seen outside wire connectors.

Product Specifications

Input voltage 120V
Rated power 60W MAX × 2
Lamp socket E12
Cord Length 5.9 ft.

Product Packaging

Fixture body × 1
Glass × 4
Loop × 1 & Fixture chain × 1
Mounting strap × 1 & Canopy × 1
Screw × 2 & Wire nut × 3
Lamp instruction × 1

Cleaning

To clean, wipe fixture with a soft cloth. Clean glass with a mild soap. Do not use abrasive materials such as scouring pads or powders, steel wool or abrasive paper.

Safety Information

Always switch off the electricity supply and allow to cool for 10 minutes before changing the light bulbs.

14 - **Sconce**
Eclipse Lighting, Aries, Slotted, 5.5" wide x 51" tall, Bronze Finish, 30 watt, 3000K

<https://archinterious.com/products/detail/2249-interior-wall-wash-lighting/342073-aries-2-series>

<https://eclipselightinginc.com/products/detail.php?p=51>



Aries

Narrow Rectangular Diffuser
Solid or Slotted Shield

SPECIFICATIONS

- DRIVER — Universal Volt (120-277v) electronic driver with 0-10V dimming is standard.
- BACKPLATE — 1/8" Ga. aluminum (AL).
- DIFFUSER — White translucent, fully enclosed non-yellowing 100% virgin acrylic, .125 Thick (.001").
- SHIELD — Solid Aluminum Opaque Shield with Optional Center-Cut Aperture along length of fixture — specify shield finish. Optional Color Window.
- FINISH — Corrosion and Weather resistant, extremely durable pre-treated oven baked polyester powder.
- GASKETING — High Temp., non-aging black EPDM and/or neoprene rubber around the entire lens perimeter & rear wire entrance hole to protect against dust, moisture & outside contaminants.
- FASTENERS — Stainless steel tamperproof screws — (2) to secure lens in place.
- LIGHT ENGINE — Energy Efficient Light Emitting Diode.
- MOUNTING — Use all or all 5/16" diameter holes for 1/4" diameter bolts for outdoor or indoor (in center access hole for Box mount). Must derate lamping for horizontal.
- COMPLIANCE — Built to comply with U.S. and Canadian safety standards. Suitable for wet locations.

We reserve the right to revise the design or components of any product without notice.

FORMING E	TYPE
PROJECT LOCATION	
APPROVED BY	

ORDERING INFO

Series	Size	Wattage	CCT	CRI	Voltage	Finish	Options
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ORDERING GUIDE:

SERIES

AT = Aries Series

SIZE

XL2 = 5 1/2" W x 26 1/2" x 4" D

XL3 = 5 1/2" W x 38" x 4" D

XL4 = 5 1/2" W x 51" x 4" D

WATTAGE

Refer to Chart below for Size / Wattage Compatibility:

LED15 = 15 Watt LED

LED30 = 30 Watt LED

COLOR TEMPERATURE (CCT)

3K = <3000K Range

4K = <4000K Range

5K = <5000K Range

COLOR RENDERING INDEX (CRI)

90CRI = 90 Color Rendering Index - STANDARD

90CRI = 90 Color Rendering Index

VOLTAGE

UNY = Universal Volt (120-277v) Electronic Driver

STANDARD FINISH

BF = Black Finish

RF = Bronze Finish

PNA = Painted Natural Aluminum

SGR = Silver Gray

WH = White Finish

PREMIUM UPCHARGE FINISH

CC = Custom Color (Visit www.ralcolor.com)

Provide RAL or Make-to-Match Color Chip

CONTROL OPTIONS

MANUAL CONTROL (Wall Switch or Control System)

Note: 0-10V 100%-30% is Standard

D7A = 0-10VDC LED Dimming Driver (100-10%)

D7B = 0-10VDC LED Dimming Driver (100-1%)

SHIELD OPTIONS

CW = Center Window

Color Options:

AM = Amber

BL = Blue

GN = Green

RD = Red

WH = White

CC = Custom Color (Consult factory)

BACK BOX OPTIONS

Note: for Surface Conduit and Integral Ex00

BBX2 = 20" x 2" Back Box

BBX3 = 18" x 2" Back Box

BBX4 = 17" x 2" Back Box

MISC. OPTIONS

FUS = Single Fusing

EMERGENCY / BATTERY OPTIONS000

No onsite Emergency Power (AC or DC) is provided

Meets California Energy Commission Title 20:

(C.E.C. 400-2014-009-CMF) Efficiency Standards

ELAW = Integral LED & Wall

RELEW = Remote LED 8 Watt

RELEW = Remote LED 16 Watt

ACCESSORY OPTIONS (order as a separate line)

9002 = Tamperproof Screwdriver

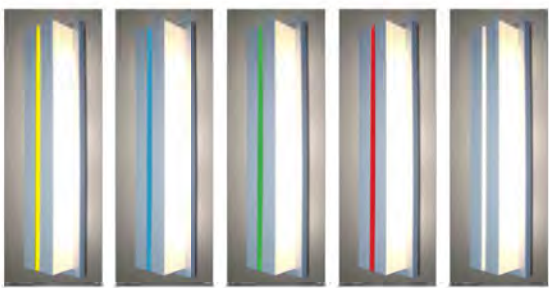
NOTES:

0 = Backbox (BB) Required. Adding Backbox is Non-ADA Compliant

0 = Universal mounting to interior applications require Back Box

0 = Max WWP length of the REX is 8 feet

0 = Field indication of the Battery Pack under direction of factory



SIZE / LED WATTAGE			
Fixture Size	XL2	XL3	XL4
Dimensions - W x H x D	5 1/2" x 26 1/2" x 4"	5 1/2" x 38" x 4"	5 1/2" x 51" x 4"
Light Emitting Diode	LED	LED15	LED30



9245 W. Washburn St. 1. Schiller Park, IL 60176
P: 647-260-8333 F: 647-260-4344 E: sales@eclipselightinginc.com I.W. eclipselightinginc.com

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Eclipse Lighting Inc.

A-06

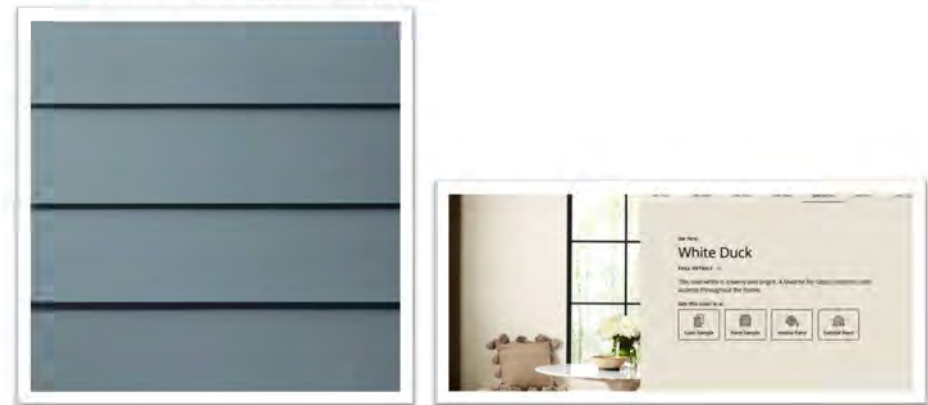
15 - **Doors**

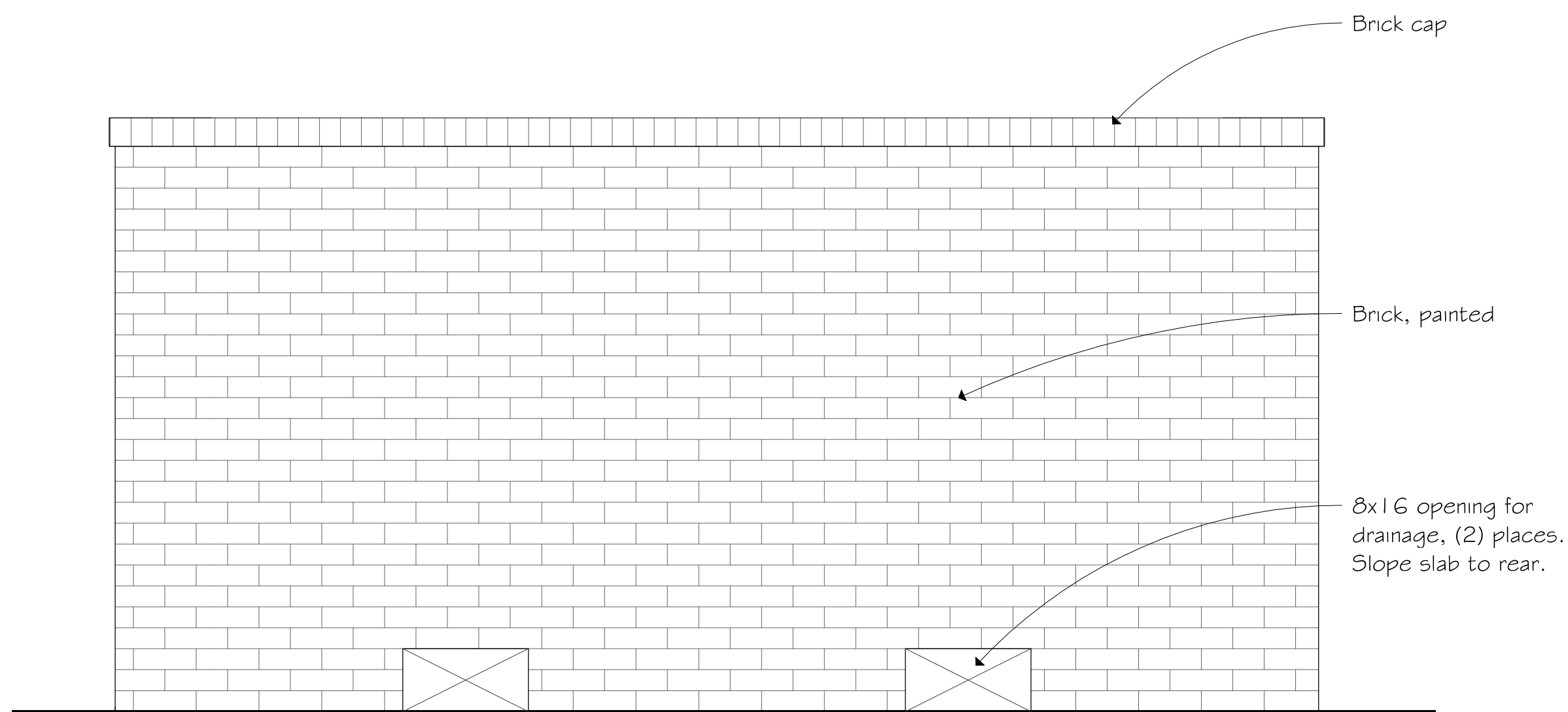
Aluminum Storefront, Dark Bronze, with Muntins & Panel



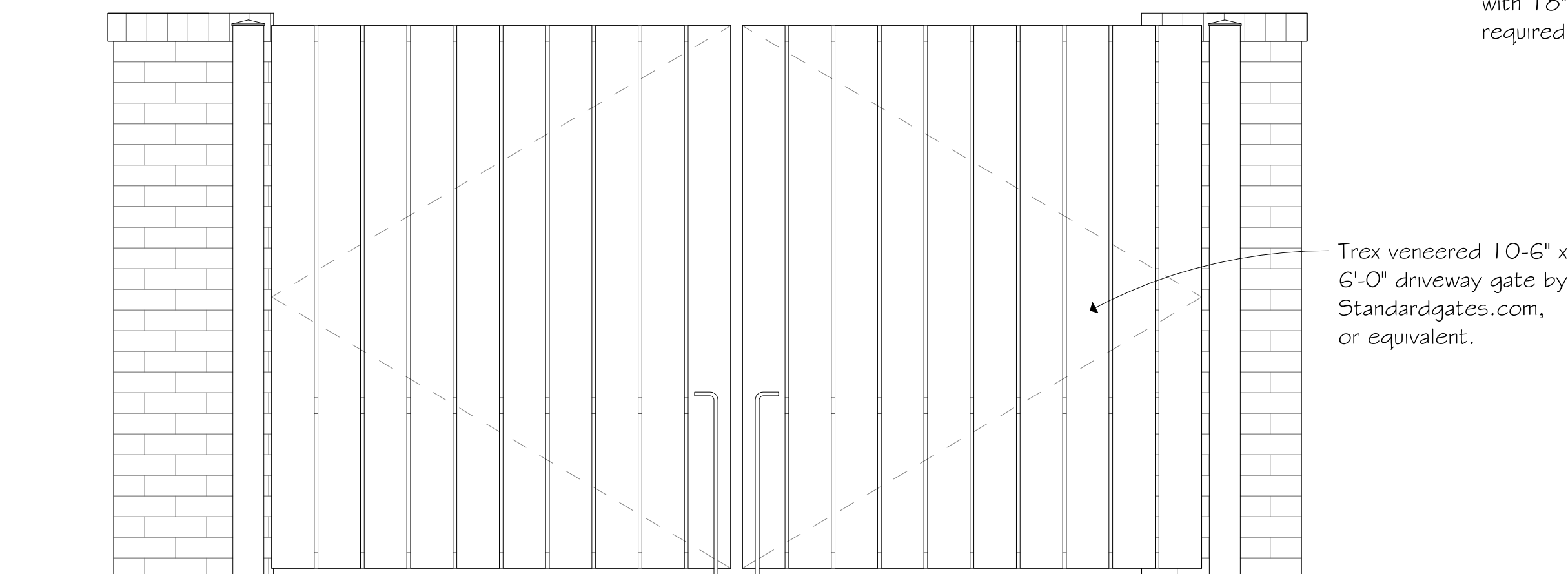
16 - **Horizontal Siding**

Hardie Board, Smooth, 7" Exposure, Painted
Sherwin Williams, White Duck, SW7010
<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7010-white-duck>

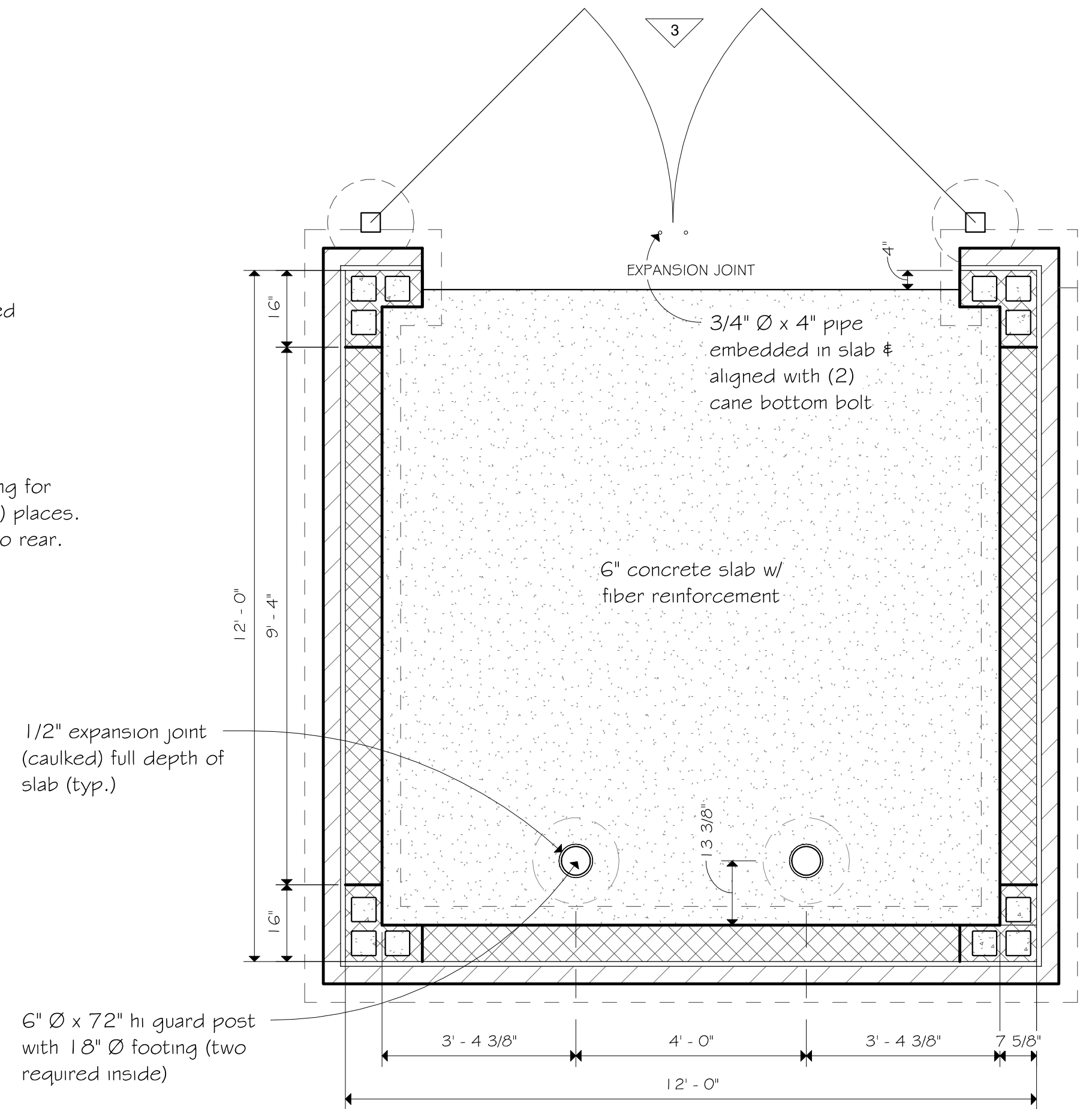




2 Dumpster Enclosure Elevation
SCALE: 3/4" = 1'-0"



3 Dumpster Enclosure Elevation
SCALE: 3/4" = 1'-0"



1 Large - Scale Plan
SCALE: 1/2" = 1'-0"



City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	SMJ Enterprise, LLC
Total Acreage:	1.62 acres
Existing Zone:	Residential Office (RO)
Location of Design Review Application	West side of Getwell Road, south of Forrest Bend Drive
Comprehensive Plan Designation:	Residential Office

Staff Comments:

The applicant is requesting design review approval for two office buildings and a small retail ice cream shop. The following items were submitted:

Building Elevations:

The applicant is proposing a mixture brick, stone and EIFS for the buildings.

Retail building: The applicant is using a neutral color stacked stone for the wainscot area on all four sides of the building. A rowlock course of gray brick is used above the wainscot to transition to the red brick shown to the roofline. There are two roof lines proposed, the first one is shown on the rear of the building going west as well as on a portion of the front elevation which is a residential style pitched roof with architectural shingles. The entry tower to the building is using a raised flat parapet roof with two shades of EIFS which are both light neutral tones of beige and gray. The ground mounted equipment on the rear of the building is shown screened with a tan six (6) foot vinyl privacy fence. The storefront, canopies, patio umbrellas and window encasements area proposed in a bright pink called Ice Plant which is a logo color for Baskins Robbins. Decorative sconces have been placed on each side of the storefront and tower windows.

Office building: The applicant is proposing to use the same masonry materials as submitted with the Baskin Robbins along with the addition of a white brick which would replace the EIFS material. The stone is again used for the wainscot area with the gray brick rowlock above. The red brick is used on all four sides of the building; however the applicant has incorporated the white brick around the main entrances to the building along with a pitched roof and a decorative window. The roofs are 6:12 pitched with architectural shingles and dormer windows located on the three sides without the main entrance. The windows are paned glass that match the height of the doors and carry nearly to the ground. Bricks soldier bricks are

shown both above and below the windows. Metal canopies with exposed cables are shown above the entrance doors which are shown in a dark bronze. This dark bronze is also used for the storefronts and coping at the roof line. Decorative sconces are used incrementally along the main front facades of the building.

Landscaping:

This site has a mixture of materials proposed for landscaping including:

Shade trees: None

Ornamental trees: Japanese Snowball 13'-15" tall, Foster holly 15'-20'

Shrubs: Abelia 2'-10' tall, gulfstream nandina 2'-3' tall, dwarf yaupon holly 3' tall and Carissa holly 2' tall

The applicant is showing a street scape along both Getwell Road and Forrest Bend Drive with a single line of the dwarf yaupon holly and foster hollies placed at a 1:40 OC. Along the south property line the applicant is showing a single line of the foster holly at a 1:40 OC. The parking lot medians show Japanese snowballs and sod. Around the dumpster the applicant shows a tight line of the nandinas and around the ground mounted HVAC the applicant shows a sight line of the Carissa holly. Additional plantings are shown along the front elevations of the buildings where there are small beds with a single line of the Carissa holly.

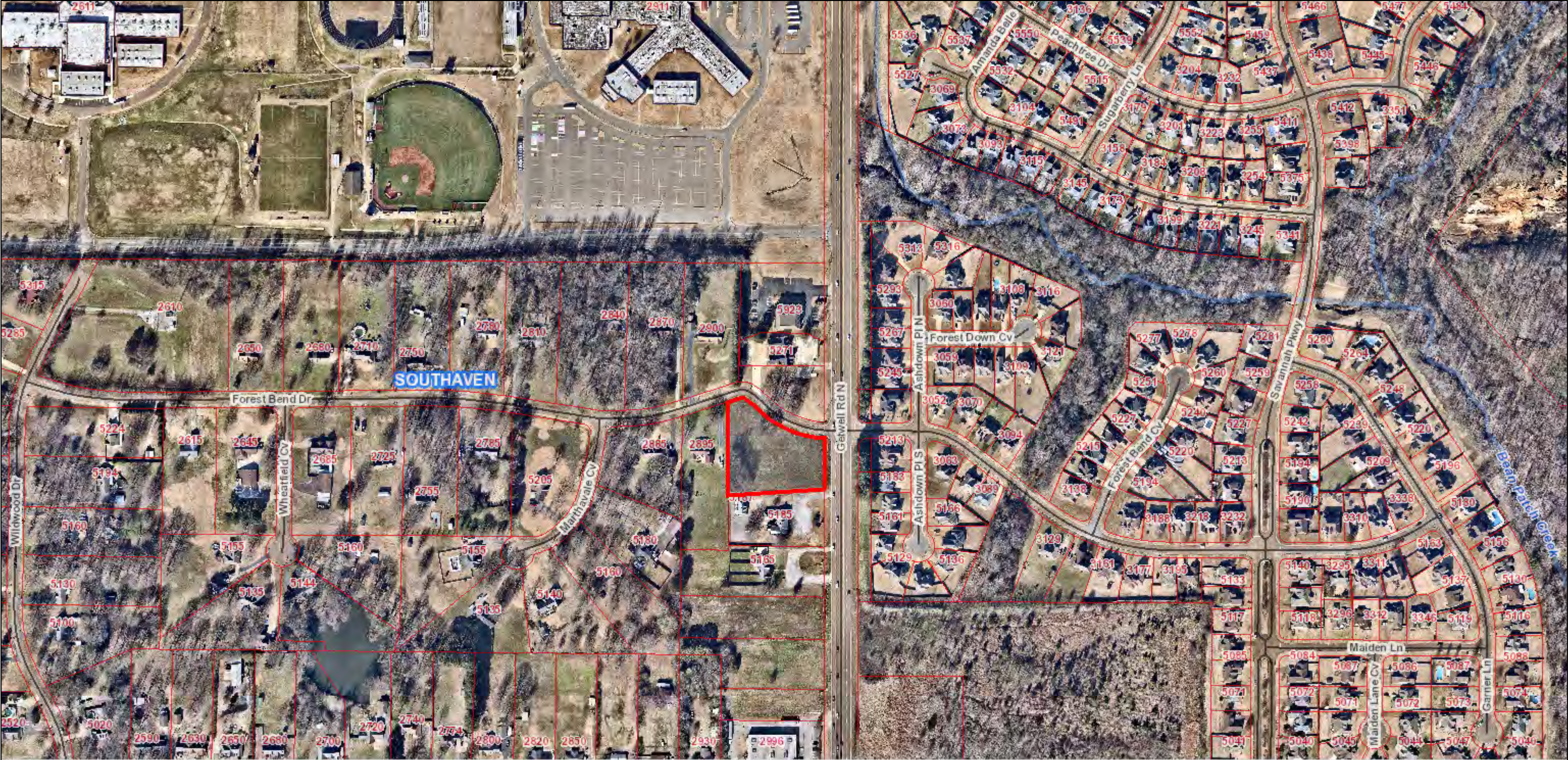
The photometric submittal shows four different fixtures for the site. The standard flat LED parking lot fixtures are shown on twenty five (25) foot poles and are located on the north and south end of the parking lot in the two medians. The decorative pole fixtures are similar to those approved with the MOGA building and are shown on both sides of the middle median areas on each side of the sidewalk and also along the perimeter of the building sidewalk area. Decorative string lights are shown on the interior of the courtyard area between the buildings and the black wall mount lights are shown between the door and window lines on all four sides of the building.

Staff Recommendations:

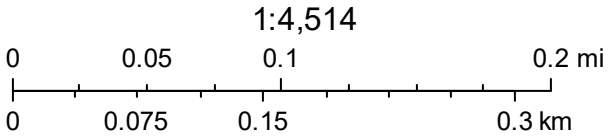
Staff likes the overall concept for the site. The Baskins Robbins, while designed somewhat different, has all of the components of the office buildings which ties them all together. The only comments staff has regarding the Baskin Robbins are:

1. The window encasements and storefronts should use a bronze or black instead of the pink. Staff believes there will be sufficient amounts of the pink with the canopies, umbrellas and signage.
2. The outdoor seating area needs to have a decorative fence line around it for safety. Staff would suggest a four (4) foot wrought iron in this area.
3. The landscaping shown provides a good mixture and design; however the applicant has not identified any shade tree species. Since staff is requesting a revision for the west side of the site which allows for more green space, it would be staff suggestion to incorporate some maples to provide a bright fall color into the area along Forrest Bend and along the rear of the site. Staff would request that the plant sizes be adjusted to meet the requirements set forth in the ordinance which require shade trees at 3-3.5", ornamental at 2-2.5" and shrubs at 5 gallon minimums.

Staff believes the buildings to be very attractive and compliment both the retail in the front as well as the residential homes behind the site. Staff has no further comments and recommends approval with comments.



May 2, 2023



Neeraj Kumar
B. Arch., M. Arch., M.C.R.P., LEED AP (BD+C)
ARCHITECT (MS License No. 5279)
Telephone: 901.603.8765
E-Mail: designgroup50@yahoo.com



OFFICE / BASKIN ROBBINS

LOT 52, PART OF
WILDWOOD WEST SUBDIVISION,
DESOTO COUNTY, MS

SITE PLAN REVIEW SET



LIST OF DRAWINGS

- CS001 COVER SHEET
- LANDSCAPE:**
- L001 LANDSCAPE PLAN
 - L002 ENLARGED LANDSCAPE PLAN & DETAILS
- ARCHITECTURAL:**
- A100 SITE PLAN
 - A103 ROOF PLAN
 - A300 ELEVATIONS - BASKIN ROBBINS
 - A300.1 COLORED ELEVATIONS - BASKIN ROBBINS
 - A301 ELEVATIONS - OFFICE BUILDING-A
 - A301.1 COLORED ELEVATIONS - OFFICE BUILDING-A
 - A302 ELEVATIONS - OFFICE BUILDING-B
 - A302.1 COLORED ELEVATIONS - OFFICE BUILDING-B
- ELECTRICAL:**
- E100 PHOTOMETRIC PLAN
 - E101 SITE PLAN-ELECTRICAL
 - E102 LIGHT FIXTURES-ELECTRICAL

VICINITY MAP



SHEET NUMBER

CS001

L001

LANDSCAPE CALCULATION

LOT 52:

LOT AREA - 1.62 ACRES (70,568.73 SF)
TOTAL PROPOSED BUILT-UP AREA - 0.21 ACRES (9350 SF)

FAR: $\frac{9350}{70,568.73} = 0.13$

BUILDING SETBACK:

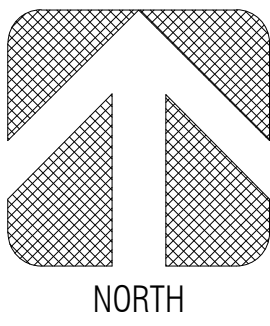
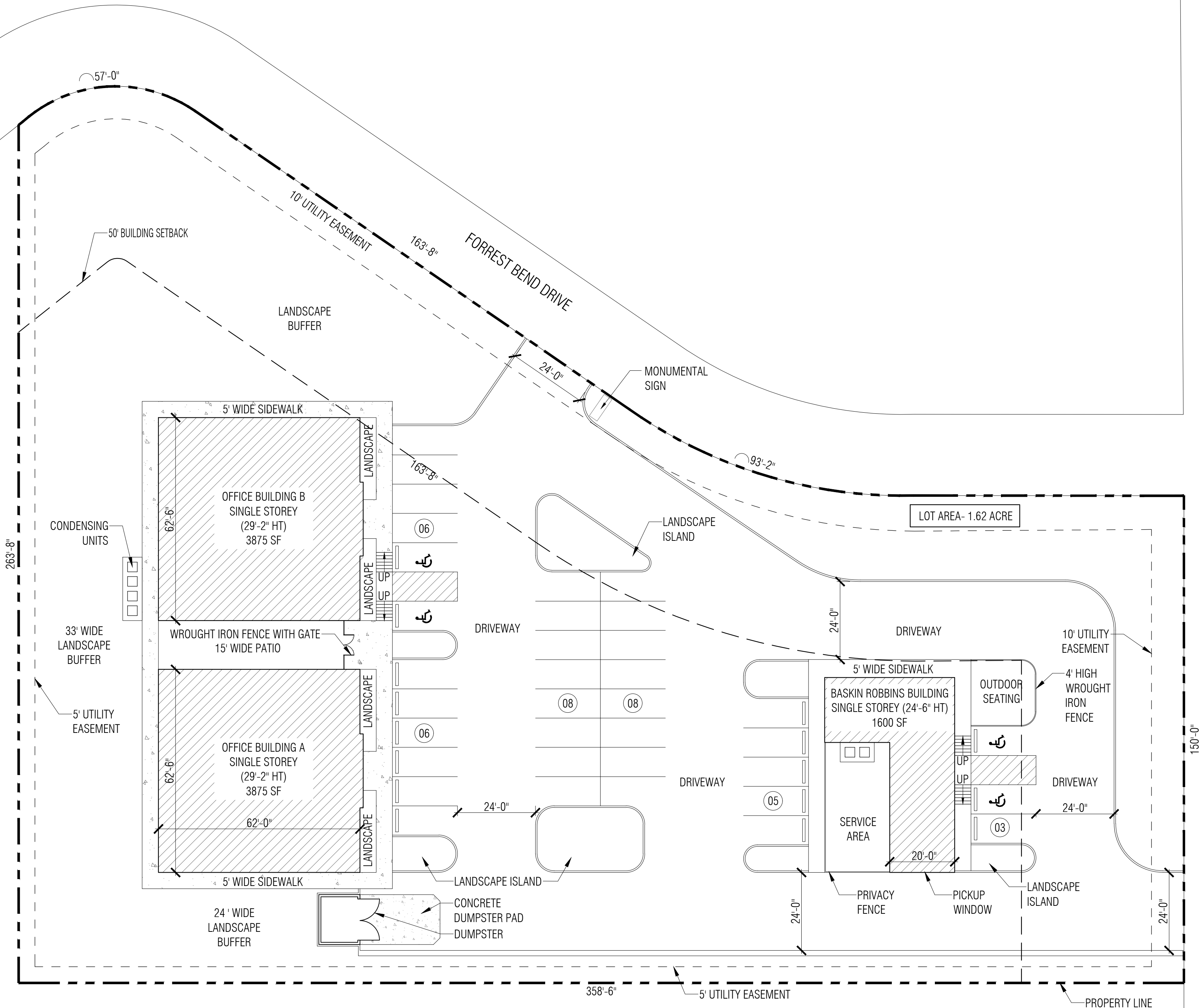
NORTH SIDE - 50' BUILDING SETBACK (WITH 10'-0" UTILITY EASEMENT)
EAST SIDE - 50' BUILDING SETBACK (WITH 10'-0" UTILITY EASEMENT)
SOUTH SIDE - 5'-0" UTILITY EASEMENT
WEST SIDE - 5'-0" UTILITY EASEMENT

D

C

B

A



TOTAL NUMBER OF STANDARD PARKING REQUIRED (SEC.13-7B) : $\frac{1610}{300} + \frac{7750}{300} = 32$
TOTAL NUMBER OF STANDARD PARKING PROVIDED : 35
TOTAL NUMBER OF HANDICAPPED PARKING REQUIRED : 2
TOTAL NUMBER OF HANDICAPPED PARKING PROVIDED : 4

4B PARKING COUNT REQUIREMENT

4A VICINITY MAP

NEERAJ KUMAR
B. Arch., M. Arch., M.C.R.P., LEED AP (BD+C)
ARCHITECT (MS License No. 5279)

Telephone: 901.603-8765
E-Mail: designgroup50@yahoo.com

OWNER NAME AND ADDRESS

OFFICE /
BASKIN ROBBINS

LOT 52, WILDWOOD WEST
SUBDIVISION, DESOTO
COUNTY, MS

SEAL



MAY 18,2023

CONSULTANTS NAME:

NO.	DATE	ISSUE \ REVISION
01	03-29-2023	DRC REVIEW
02	04-25-2023	SITE PLAN REVIEW
03	05-18-2023	DRC REVIEW
04	05-18-2023	SITE PLAN REVIEW

DRAWING NAME

SITE PLAN

DRAWING NUMBER:

A100

1A SITE PLAN
SCALE: 3/64" = 1'-0"

City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	Mittal Kidney & Dialysis c/o Sanjeev Mittal 300 S. Walnut Bend Road Suite 12 Cordova, TN 38018
Total Acreage:	0.561 acres
Existing Zone:	Planned Commercial (C-4)
Location of Design Review Application	South of Clarington Road, east side of Clarington Cove
Comprehensive Plan Designation:	Medical office
Staff Comments: The applicant is requesting design review approval for a medical office to be located on lot 15 of the Airways Garden Commercial Subdivision. The following items were submitted: <u>Building Elevations:</u> The applicant is proposing a mixture of brick and stone for the building façade. The wainscot portion of the building is shown in facial front stone called Oklahoma Multi Color Chop. A limestone band is proposed above this area to define the breaking up of material from the stone to the brick which extends from the wainscot area up to the roofline. The brick is a neutral color-Steel gray. The buildings main elevation includes three focal point, two of which are shown on the ends with storefront access and faux chimneys. The middle point of the building also provides a raised roofline with an accent window. All three of the focal point areas area shown as 100% stone to further break up the building. The west elevation also incorporates a faux chimney on a portion of the façade with accent windows and a solid area of the stone. The remaining elevations do not incorporate these break up areas; however, they do show a window line with paneless glass and an accent band to match the wainscot material. The storefronts show double doors with arched windows above the stained wood. The roof is a residential style pitched line with architectural shingles and dormer windows on the north and south elevations. Above the dormer windows as well as the main doorways, the applicant is changing from the shingles over to a metal shown in dark bronze braced with exposed timber. All storefront and window lines are shown in dark bronze.	

Landscaping:

This site has a mixture of materials proposed for landscaping including:

Shade trees: Green Pillar pin oak and Red Sunset maples @ 3- 3.5" caliper;

Ornamental trees: Liberty red holly, Japanese Snowbell and Foster holly @ 2-2.5" caliper;

Shrubs: Dwarf Yaupon holly, Carissa holly, and Kaleidescope abelia with a 3' height minimum and Mary Nell holly with a 6-8' height minimum.

The applicant is showing a streetscape along Clarrington Cove with three shade trees alternating between the maple and the pin oak. Between the shade trees, the applicant is showing a single row shrub line with intervals of the Dwarf Yaupon holly, Carissa holly and the abelia. The landscape area along the east property line where the office sits adjacent to residential properties, the applicant has provided a staggered row of all three ornamental trees which, by species, are evergreen providing year round screening. The single median incorporated on site includes a Japanese snowbell with a cluster of the Carissa holly. Mary Nell holly area shown in the green space next to the main entry door. The dumpster enclosure shows a tight line of the Mary Nell holly to provide screening per the ordinance.

The photometric submittal incorporates the Pemco acorn lighting for the parking lot areas which meets the decorative requirements set forth in the ordinance. Additional lighting includes lantern style wall mounts along the main façade on each side of the entrances and security lighting for the remainder of the building.

Staff Recommendations:

Staff is agreeable to the palette of colors and materials being proposed. The applicant has designed this building with the residential neighbors in mind. The appearance provides both a commercial quality as well as a residential one. Staff has no comments on the elevations.

The landscaping proposed is a good mixture with the proper sizing per city ordinance. The only comments staff has would be that:

1. The shrubs around the dumpster enclosure should be replaced with evergreen ornamental trees to provide the height and width for screening;
2. There should be a masonry wall with shrubs around the ground mounted equipment for screening purposes.

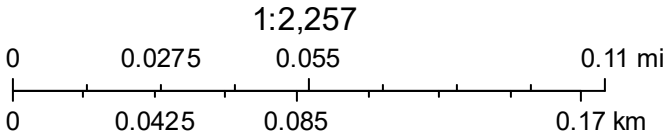
The applicant has done a great job with the proposed lighting and location. Staff has no comments.

Staff recommends approval with the comments above.





May 2, 2023





FRONT (NORTH ENTRY) ELEVATION



WEST (SIDE / END) ELEVATION



REAR (SOUTH ENTRY) ELEVATION



EAST (SIDE / END) ELEVATION



ROOFING
GAF 'WEATHERED WOOD' HEAVYWEIGHT
ASPHALT SHINGLES
DARK ANODIZED BRONZE STANDING
SEAM METAL ROOF



PRIMARY EXTERIOR WALLS
ACME BRICK - STEEL GRAY MODULAR
STONE - TBK OKLAHOMA MULTI-
COLOR CHOP



SECONDARY EXTERIOR WALLS
DOOR/WINDOW LINTELS - LIMESTONE
ALUM. STOREFRONT- DARK ANODIZED
BRONZE
ALUM. CLAD WINDOWS - DARK ANODIZED
BRONZE
DOORS / TIMBER STAIN - OLYMPIC
STAIN JACOBEBAN
WOOD FASCIA / TRIM / EAVES -
SHERWIN WILLIAMS SW 7055
'ENDURING BRONZE'

NO.	DATE	REVISION



MITTAL



KIDNEY & DIALYSIS

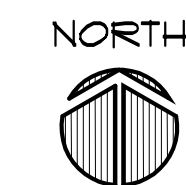
A NEW DENTAL CLINIC FOR

MITTAL KIDNEY & DIALYSIS

LOT 5 - CLARINGTON COVE
SOUTHAVEN, MISSISSIPPI



AERIAL SITE PHOTO



NO. DATE REVISION

A NEW DENTAL CLINIC FOR
MITTAL KIDNEY & DIALYSIS
LOT 5 - CLARINGTON COVE
SOUTHAVEN, MISSISSIPPI



WALKERarch
LLC

ARCHITECTURE
PLANNING
SCENIC DESIGN

105 N. CENTER ST., SU. 207
COLLIERVILLE, TN
38017

6815 TALISMAN COVE
MEMPHIS, TN
38119
901.299.7410
www.walkarch.com

SHEET TITLE

SD TITLE
SHEET

DATE

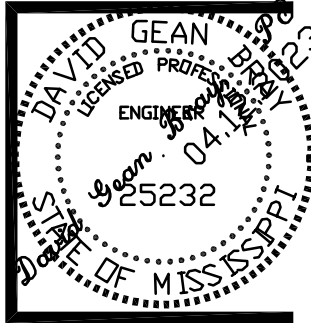
28 MAR, 2023

PROJECT NO.

22-065

SHEET NO.

T.1



NO.	DATE	REVISION

A NEW DENTAL CLINIC FOR
MITTAL KIDNEY & DIALYSIS
LOT 5 - CLARINGTON COVE
SOUTHAVEN, MISSISSIPPI

THE
BRAY
FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN
38134

dgray@comcast.net

SHEET TITLE

LANDSCAPE PLAN

DATE

28 MAR., 2023

PROJECT NO.

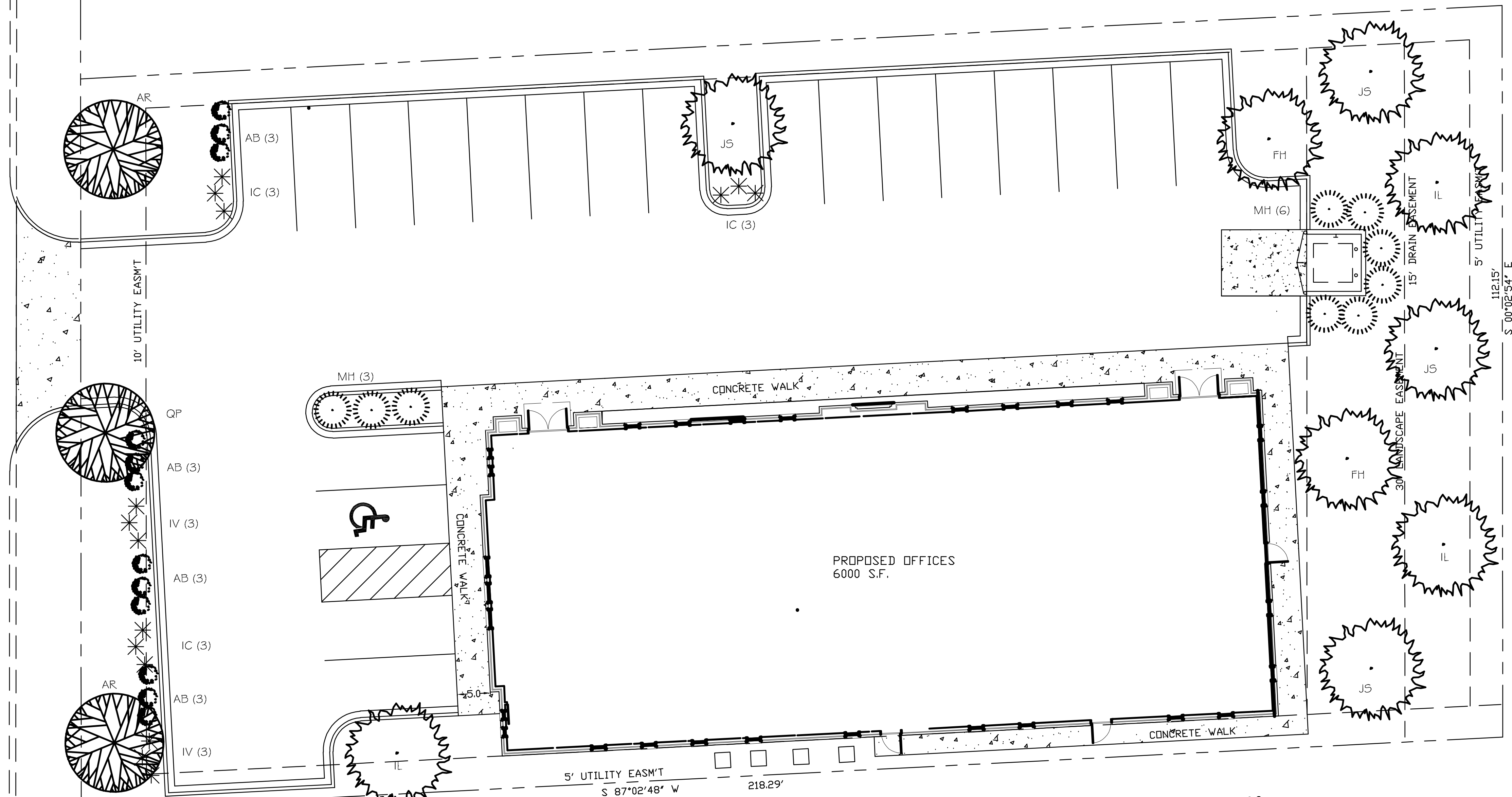
22-065

SHEET NO.

C2.0

CLARINGTON COVE

TOTAL R/W 50'

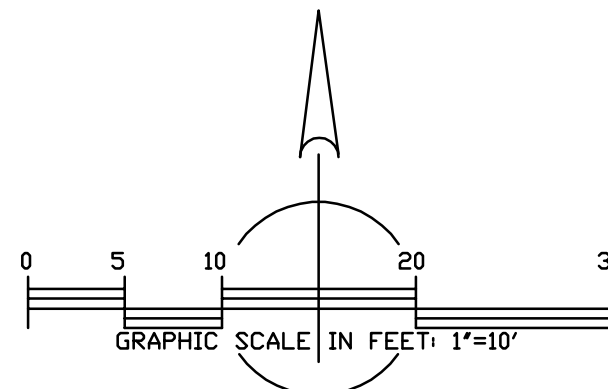
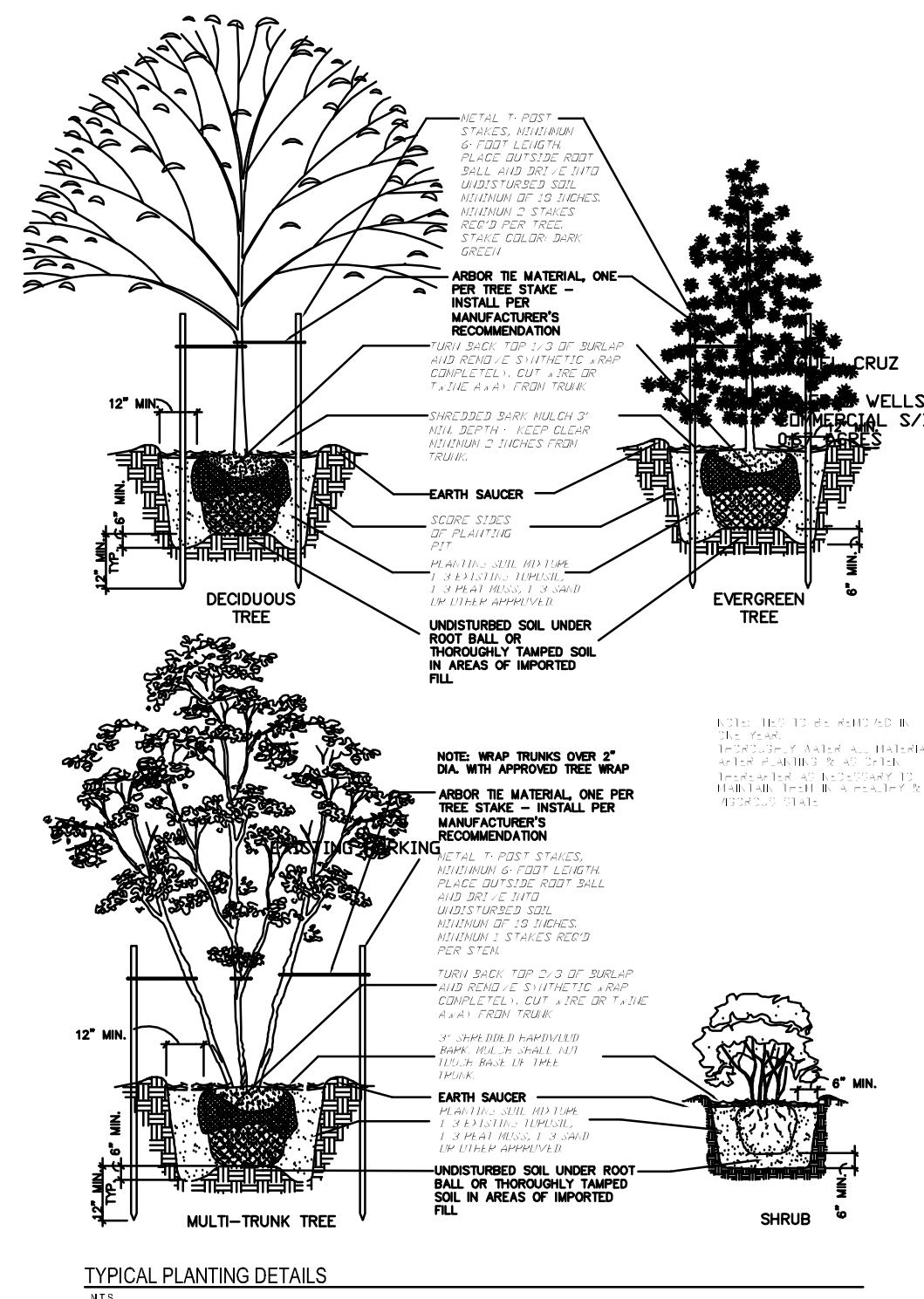


PLANTING NOTES

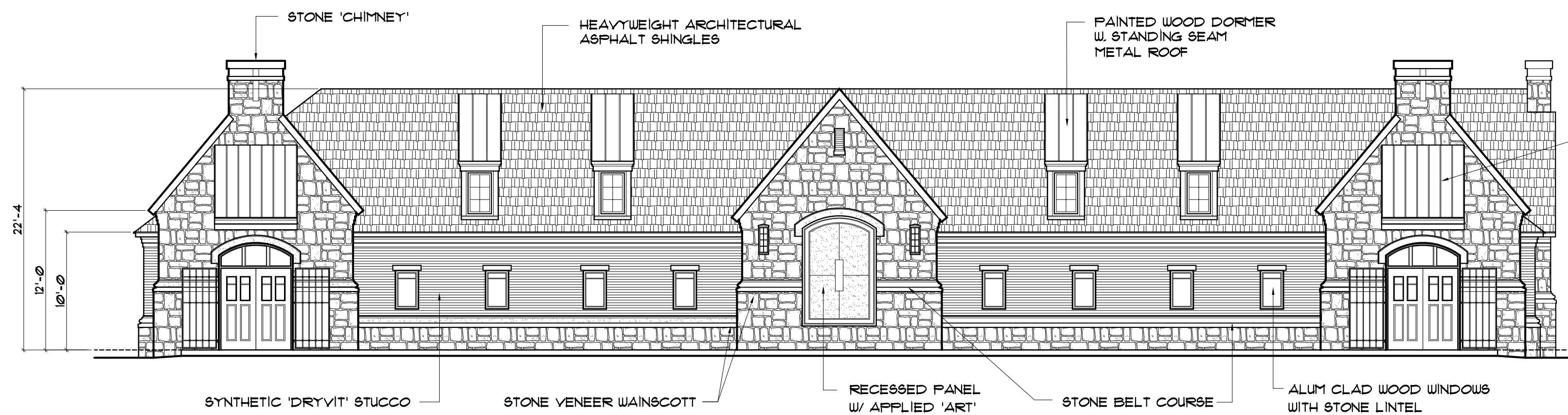
- Plants shall be nursery grown and material shall conform to the latest edition of American Standard for nursery stock (ANSW-560.1), as published by the American Association of Nurserymen.
- Roots balls shall conform to A.A.N. Standards. Only natural fiber burlap will be acceptable for wrapping.
- Ball depths on some trees in a single group may vary. In general, 1/2 the ball should be above grade. But, if depths vary, all trees in a group should set so that the base of the trunks will appear to be at the same relative elevation above grade.
- Plant locations to staked in field and approved by Owner prior to installation.
- Planting plans shall govern quantities. Any discrepancies or omissions in lists of materials should be reported to the Owner.
- Substitution of plant materials specified can only occur by prior approval of Owner and the City of Olive Branch.
- The landscape contractor shall furnish, install and/or dig, ball, burlap and transplant all plant materials listed on the plant schedule. Bare-root planting is not permitted for any tree or shrub.
- Landscape contractor to guarantee plant materials for two growing seasons following substantial completion per specifications.
- Establish plant bed configurations. Owner to approve bed layout in field. Prepare plant beds per specifications.
- In event of planting beds and mulch being required, the contractor shall install black fiber mesh under the mulch to prevent weed growth.
- Contractor shall provide a minimum 2" of landscape grade topsoil to the entire site.
- Verification of total quantities as shown on the plant list shall be the responsibility of the planting contractor and the total quantities shall be as required on the planting plan.
- B&B as Listed under "Root" in the plant list indicated balled and burlapped.
- All plants shall bear the same relationship to finished grade as it bore to grade in nursery.
- Typical planting backfill mixture shall consist of 1 part ground pine bark to 4 parts existing soil with "Agriform" 20-1-5 formulation (or equal) at manufacturer's rate.
- All root balls removed from containers shall be scarified prior to backfilling.
- Tree wrap is to be used on thin bark species only (such as maples). The landscape architect shall be sole judge of which species should be wrapped if there is any question.
- No deciduous or evergreen trees will be accepted if there is more than one leader unless the tree is specified as multi-trunk.
- Lawn areas to be seed as provided below, except as noted elsewhere on drawing.
- Seeds of common Bermuda grasses are often used to establish home lawns, sports fields and utility turfs. Bermuda grass seed blends include Enviro-Bermuda ('Mohawk', 'Sydney' and 'Panama' or 'Yuma'), LaPrima ('SR9554' and 'LaPaloma'), Oasis ('Blackjack', 'Savannah' and 'Sundevil II') and Triangle ('Mohawk', 'Sultan' and 'Sydney').
- Seeding Schedule:
Fall/Winter (Oct-Mar) 75%-Un-Hulled Bermuda Grass Seed 25% Gulf Annual Ryegrass 5-20 lbs per 1,000 Square Feet
Spring/Summer (Apr-Sept) 100% Blended Hulled Bermuda Grass Seed 2-3 lbs/1,000 Square Feet
20. Lawn areas damaged by Contractor shall be reseeded and established at no additional cost to owner.

SYM	QTY	Common Name	Botanical Name	Size	Spacing	Remarks
		Trees				
QP	2	Green Pillar Pin Oak	Quercus palustris 'Pinnareen'	3-3.5" Cal	as shown	Central leader
AR	1	Red Maple	Acer rubrum 'Red Sunset'	3-3.5" Cal	as shown	Central leader
IL	3	Liberty Red Holly	Ilex x 'Liberty'	2-2.5" Cal	n/a	Full
JS	4	Japanese Snowbell	Styax japonicus	2-2.5" Cal	n/a	Uniform
FH	2	Foster Holly	Ilex x Foster #2	2-2.5" Cal	n/a	Uniform
		Shrubs				
IV	6	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3-foot ht.	3' o.c.	Dense
IC	9	Canessa Holly	Ilex cornuta 'Canessa'	3-foot ht.	3' o.c.	Dense
AB	12	Abeia	Kalmdecense Abeia	3-foot ht.	3' o.c.	Dense
MH	6	Mary Nell Holly	Ilex x Mary Nell	6-8" H	n/a	Full to ground

IRRIGATION TO BE BY HOSE DIB.
ALL DISTURBED NATURAL AREAS TO BE SOODED.



1"=10'



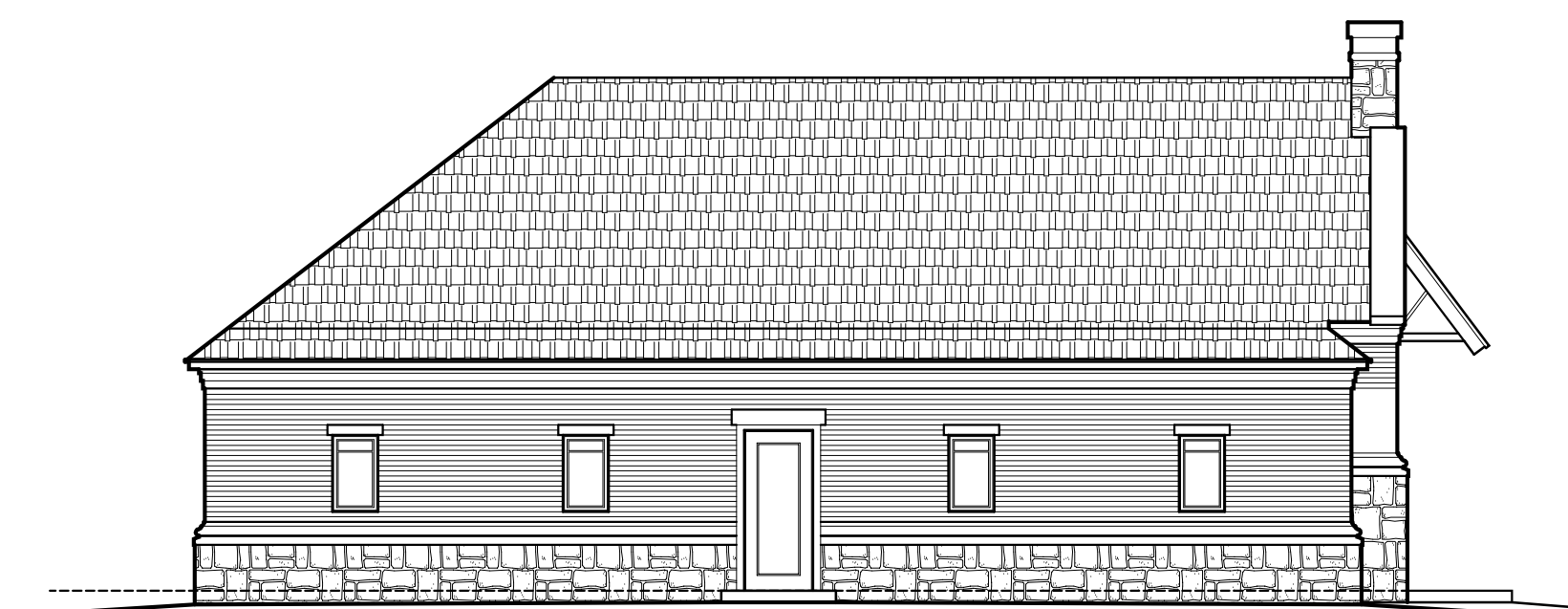
FRONT (NORTH ENTRY) ELEVATION



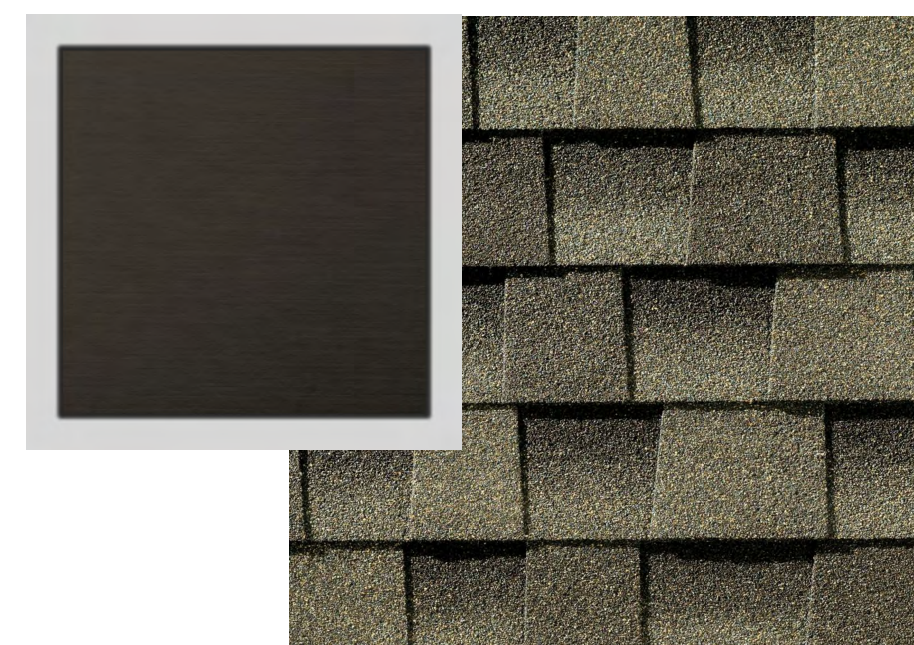
WEST (SIDE / END) ELEVATION



REAR (SOUTH ENTRY) ELEVATION



EAST (SIDE / END) ELEVATION



ROOFING
GAF 'WEATHERED WOOD' HEAVYWEIGHT ASPHALT SHINGLES
DARK ANODIZED BRONZE STANDING SEAM METAL ROOF

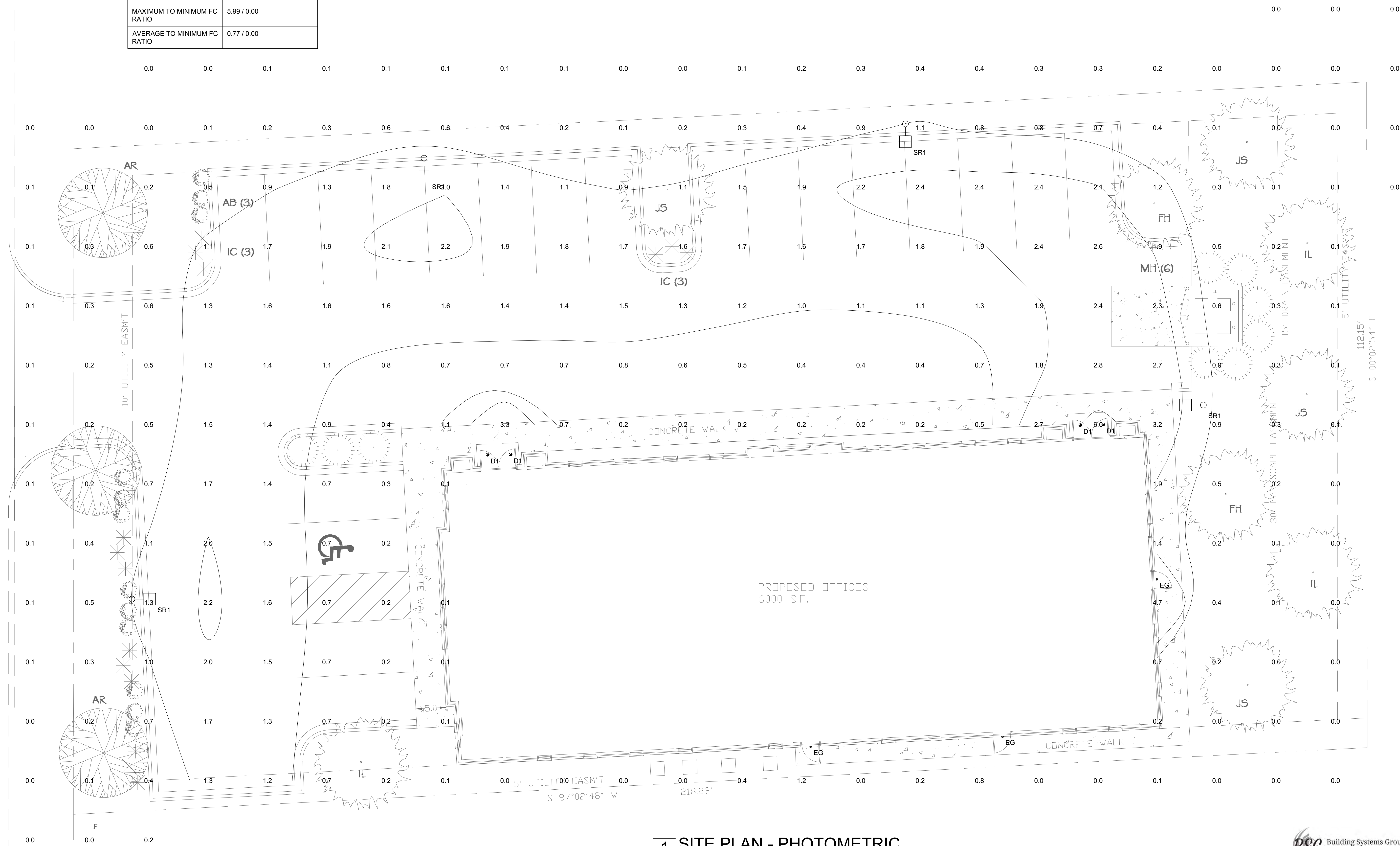


PRIMARY EXTERIOR WALLS
ACME BRICK - STEEL GRAY MODULAR
STONE - TBK OKLAHOMA MULTI-COLOR CHOP



SECONDARY EXTERIOR WALLS
DOOR/WINDOW LINTELS - LIMESTONE
ALUM. STOREFRONT- DARK ANODIZED BRONZE
ALUM. CLAD WINDOWS - DARK ANODIZED BRONZE
DOORS / TIMBER STAIN - OLYMPIC STAIN JACOBEOAN
WOOD FASCIA / TRIM / EAVES - SHERWIN WILLIAMS SW 7055 'ENDURING BRONZE'

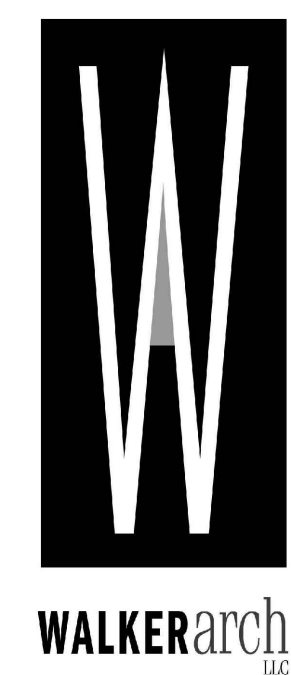
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.77
MAXIMUM FOOT-CANDLES	6.0
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	5.99 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.77 / 0.00



1 SITE PLAN - PHOTOMETRIC
1/8" = 1'-0"

NO.	DATE	REVISION

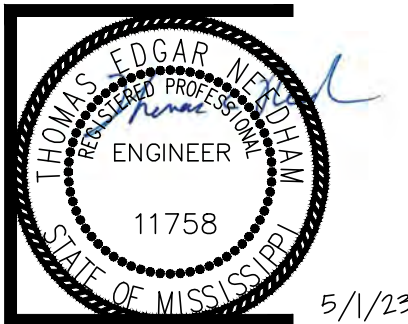
A NEW DENTAL CLINIC FOR
MITTAL KIDNEY & DIALYSIS
LOT 5 - CLARINGTON COVE
SOUTHAVEN, MISSISSIPPI



**ARCHITECTURE
PLANNING
SCENIC DESIGN**
105 N. CENTER STREET #207
COLLIERVILLE, TN 38017
6815 TALISMAN COVE
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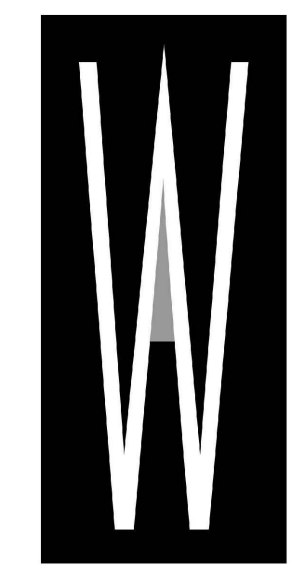
SHEET TITLE
SITE PLAN - PHOTOMETRIC
DATE
01 MAY 2023
PROJECT NO.
22-065
SHEET NO.
E1.0

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	INPUT VA	VOLTS	NOTE 1	QUANTITY
D1		6IN LDN, 3500K, 500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CRI80	CHAIN HUNG	Lithonia Lighting, LDN6 35/05 LO6AR LD ELSD	5.83	120V 1P 2W	90 MINUTE BATTERY	4
EG		OUTDOOR EMERGENCY LIGHT	WALL	DUAL-LITE, PGN Series	17.7	120V 1P 2W	PHOTOCELL	3
SR1		RSX LED Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution with HS shield	POLE	Lithonia Lighting, RSX1 LED P1 40K R3 HS	51.34	120V 1P 2W		4



NO. DATE REVISION

A NEW DENTAL CLINIC FOR
MITTAL KIDNEY & DIALYSIS
 LOT 5 - CLARINGTON COVE
 SOUTHAVEN, MISSISSIPPI



WALKERarch
 LLC

ARCHITECTURE
 PLANNING
 SCENIC DESIGN

105 N. CENTER STREET #207
 COLLIERVILLE, TN 38017

6815 TALISMAN COVE
 MEMPHIS, TN 38119

901.299.7410
 www.walkerarch.com

SHEET TITLE

FLOOR PLAN -
 ELECTRICAL
 LIGHTING

DATE

01 MAY 2023

PROJECT NO.

22-065

SHEET NO.

E1.1



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are sealed by tension springs.
 Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out), No. 12 AWG conductors, rated for 90°C.

Accommodates 12" x 24" joist spacing.
 Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
 Max ceiling thickness 1-1/2".

OPTICS — LEDs are bonded to a 3-step 500K, 80 CRI minimum, 90 CRI optional.
 LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/M and 55° cutoff to source and source image.
 Self-shielded anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
 70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS and DOT. Please refer to www.aaculbrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.aaculbrands.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-use environment and application.
 All values are design or typical values, measured under laboratory conditions at 25°C.
 Specifications subject to change without notice.

A+ Capable options indicated by this color background.

ORDERING INFORMATION Load times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT E210

LDN6 Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish	Voltage
LDN6 6" round	27/ 2700K	65 500 lumens	LD6 Downlight	LS Semi-specular	MVOLT Multi-volt
	30/ 3000K	07 750 lumens	LD6 Wallwash	WR ² White	120V 120V
	35/ 3500K	10 1000 lumens		BR ³ Black	277 277V
	40/ 4000K	15 1500 lumens			347 ⁴ 347V
	50/ 5000K	20 2000 lumens			

Driver	Options
C210 0-10V driver dims to 10%	S1 ⁵ Single fuse
C21 0-10V driver dims to 1%	TYW ⁶ White painted flange
D10 Minimum dimming 10%	TBR ¹ Black painted flange
D1 Minimum dimming 1%	EL ¹ Emergency battery pack with integral test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDBS
D10 Minimum dimming 1% driver for use with JOT	ELR ⁴ Emergency battery pack with remote test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDBS
E210 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 10%	ELSD ⁴ Emergency battery pack with self-diagnostics, integral test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDBS
E21 0-10V eLED driver with smooth and flicker-free deep dimming performance down to 1%	ETOWC ² Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDBS
EDAB eLED DALI SOLDRIVE dim to dark	ETOWC ² Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDBS
	NPP160 ⁷ nLight [®] network power/relay pack with 0-10V dimming for non-eLED drivers (C210, C21)
	NPP160ER ⁷ nLight [®] network power/relay pack with 0-10V dimming for non-eLED drivers (C210, C21). ER controls features on emergency circuit.

Accessories: Order as separate catalog number.

PS1055CP	FMC Power Sentry battery pack, T20 compliant, field installable, 10W constant power
EAC-SSM-375	Compact interruptible emergency AC power system
EAC-SSM-125	Compact interruptible emergency AC power system
GRAB6-IZ	Over-sized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (SD, 100, 150, 200, 250, 300). Ex: SCA6 100

DOWNLIGHTING

LDN6

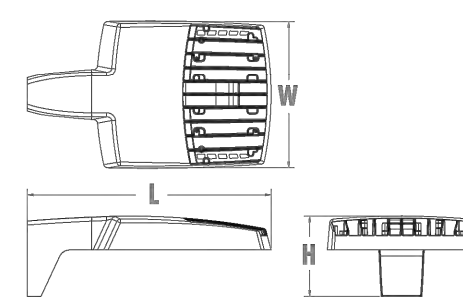


RSX1 LED Area Luminaire



Specifications

EPA (ft ² /60"):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount):	22.0 lbs (10.0 kg)



FIXTURE TYPE SR1

Catalog Number	
Notes	
Type	

For the full list of notes, see the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information				EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD			
RSX1 LED							
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting		
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ¹	SPA	Square pole mounting (3.0" min. S2 pole for 1 at 90°, 3.5" min. S2 pole for 2, 3, 4 at 90°)	
	P2	40K 4000K	R3 Type 3 Wide	RVOLT (247V-480V) ¹	RPA	Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)	
	P3	50K 5000K	R5 Type 5 Short	RVOLT (277V-480V) ¹	MA	Mast arm adapter (fits 2-3/8" OD horizontal truss)	
	P4		R4 Type 4 Wide	(see specific voltage for uses as noted)	IS	Adjustable slipfitter (fits 2-3/8" OD truss) ⁴	
			R5 Type 4 Short	120 ¹ 277 ¹	WBA	Wall bracket ¹	
			R5 Type 5 Wide ¹	208 ¹ 347 ¹	WBASC	Wall bracket with surface conduit box	
			R5S Type 5 Short ¹	240 ¹ 480 ¹	AASP	Adjustable tilt arm square pole mounting ⁴	
			AFR Automotive Front Row		AAR	Adjustable tilt arm round pole mounting ⁴	
			AFR90 Automotive Front Row Right Rotated		AARW	Adjustable tilt arm with wall bracket ⁴	
			AFR180 Automotive Front Row Left Rotated		AWWC	Adjustable tilt arm wall bracket and surface conduit box ⁴	

Options	Finish
Shipped Installed	
HS House-side shield ¹	DOBRO Dark Bronze
PE Photocatalytic, button style ^{4,5}	DBLXO Black
PER7 Seven-wire twist-lock receptacle only (no controls) ^{1,4,5,6,7}	DNAXO Natural Aluminum
SF Single Size (120, 277, 347) ¹	DNWDO White
DF Double Size (208, 240, 480) ¹	DOBDO Textured Dark Bronze
SPD20KV 20KV Surge pack (10KV standard)	DBLBD Textured Black
FAO Field adjustable output ⁴	DNAXDO Textured Natural Aluminum
DNG 0-10V dimming control on back of housing for external control (control exposed separately)	DWAGDO Textured White
Shipped Separately (requires some field assembly)	
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	
NLAI2Z PIRRM nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{1,3,5,6,8}	
BAA Buy American ¹ Not Compliant	
CCE Casual Construction ¹	
*Note: NLAI2Z PIRRM with nLight AIR can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	
EGS External glare shield ¹	
EGFY External glare full view (360° around light aperture) ¹	
BSF Bird spikes ^{1,4}	



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (5378) • www.aaculbrands.com
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Lithonia RSX1 Area LED
 Rev. 01/1/23
 Page 1 of 9

TYPE EG

PG

Emergency LED Sconce

EMERGENCY LIGHTING



FEATURES

- Emergency unit for indoor/outdoor architectural applications
- Sturdy, ADA compliant, vandal-resistant, die-cast aluminum construction
- Four long-life, 6550K, high-output LEDs configured in redundant pairs
- Wide area illumination pattern with no heads to aim
- Maintenance-free nickel-cadmium battery with fully automatic charger
- Temperature range: 0°C to 50°C (32°F to 122°F), w/heater: -30°C to 50°C (-22°F to 122°F)
- UL 924 Wet location Listed
- U.S. Patent No. D627,916.

ORDERING INFORMATION

PG	MODEL	FINISH	OPTIONS
		W White	HTR Battery Heater
		Z Dark Bronze	Add suffix to model
		P Platinum	
		S Silver	
		B Black	

ELECTRONICS

- 120/277 60 Hz VAC operation, test switch and LED AC-On indicator light
- Spectron[®] self-test/self-diagnostic circuitry
- Transformer isolation, surge, transient and low voltage disconnect protection
- Standard electrical box and conduit entry provisions
- Reverse polarity, short circuit and AC lockout protection

POWER CONSUMPTION

MODEL WITHOUT HEATER	120VAC	2.78 Watts	MODEL WITH HEATER	120VAC	15.2 Watts
	277VAC	2.88 Watts		277 VAC	15.7 Watts
Power factor, average: .60 (lagging)			Power factor, average: .97 (lagging)		

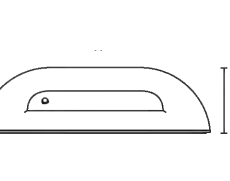
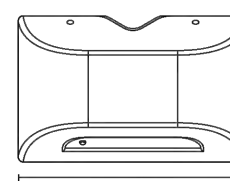
MULTIPLE UNIT SPACING

Mounting Height: 9'
 Illuminated Path Depth: 6'
 Outdoor Reflectance: 0/30/10
 Indoor Reflectance: 80/50/20



	INDOOR	OUTDOOR
1 FC Average (W x D)	33' X 10'	27' X 10'
1 FC Minimum (W x D)	10' X 10'	9' X 10'

	INDOOR	OUTDOOR
1 FC Average	44'	33'
1 FC Minimum	16'	15'



Building Systems Group
 Engineers Planners Consultants
 Mechanical Plumbing Electrical Fire Protection Engineering
 Phone: 901.299.6399 Email: Joanna.BSG@bsg.com

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	SMJ Enterprise
Total Acreage:	2.085 acres
Existing Zone:	Planned Unit Development (Top of Sip)
Location of Subdivision Application	West side of Snowden Lane, north of May Blvd.
Comprehensive Plan Designation:	Mixed Use
Staff Comments: The applicant is requesting subdivision approval for Top of the Sip Subdivision, Phase 1, lots 1 & 2 on the west side of Snowden Lane, north of May Blvd. The application shows lot 1 encompassing 0.948 acres and lot 2 with 1.137 acres. A full circulation twenty four (24) foot ingress/egress is shown on the plat which is shared width on both the north and south future development sections. There is also an extension of the proposed ingress/egress going south from this lot running parallel with Snowden Lane and turning to access Snowden Lane at another point of entry into the site. The setbacks have been identified on the proposed plat and match the PUD bulk regulations previously approved.	
Staff Recommendations: The proposed plat is compliant with the requirements set forth in the ordinance regarding commercial subdivisions. Staffs only question would be the build out of the ingress/egress which are shown partially on future development sites. Will these roads be built to their full width with this project? There have been situations where developments only build out the 50% on their lots and sometimes that is acceptable to staff; however, this site needs to adjust for the entire width so that proper two way accessibility is achievable. Staff has no further comments and recommends approval pending compliance.	

OWNER CERTIFICATE

WE, SMJ ENTERPRISE , LLC, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF DEVELOPMENT AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF SOUTHAVEN, MISSISSIPPI FOR PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE DAY OF 20 .

MID-SOUTH OUTLET SHOPS, LLC
BY: MID-SOUTH OUTLET HOLDINGS, LLC, ITS SOLE MEMBER
BY: PEMBROKE ACQUISITION COMPANY, LLC, ITS MANAGER

BY:

NAME VICE PRESIDENT
TITLE

SIGNATURE

NOTARY'S CERTIFICATE

INCORPORATED IN THE STATE OF
COUNTY OF

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS THE DAY OF , 20 ,
WITHIN MY JURISDICTION, THE WITHIN NAMED ,
WHO ACKNOWLEDGED THAT HE IS OF SMJ ENTERPRISE, LLC,
AND THAT FOR AND ON BEHALF OF SAID OWNER, AND AS ITS ACT AND DEED, HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID OWNER TO DO SO. GIVEN MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE DAY OF 20

SIGNATURE NOTARY PUBLIC MY COMMISSION EXPIRES SEAL

SURVEYOR'S CERTIFICATE

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

PLS # DATE SEAL

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS, AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY:

MISSISSIPPI CERTIFICATE NO.

SOUTHAVEN PLANNING COMMISSION

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION ON THIS THE DAY OF 20 .

ATTEST

CHAIRMAN

SOUTHAVEN MAYOR AND BOARD

APPROVED BY THE SOUTHAVEN MAYOR AND BOARD OF ALDERMAN ON THIS THE DAY OF , 20 .

CITY CLERK

MAYOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M., ON THE DAY OF , 20 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK , PAGE .

CHANCERY COURT CLERK

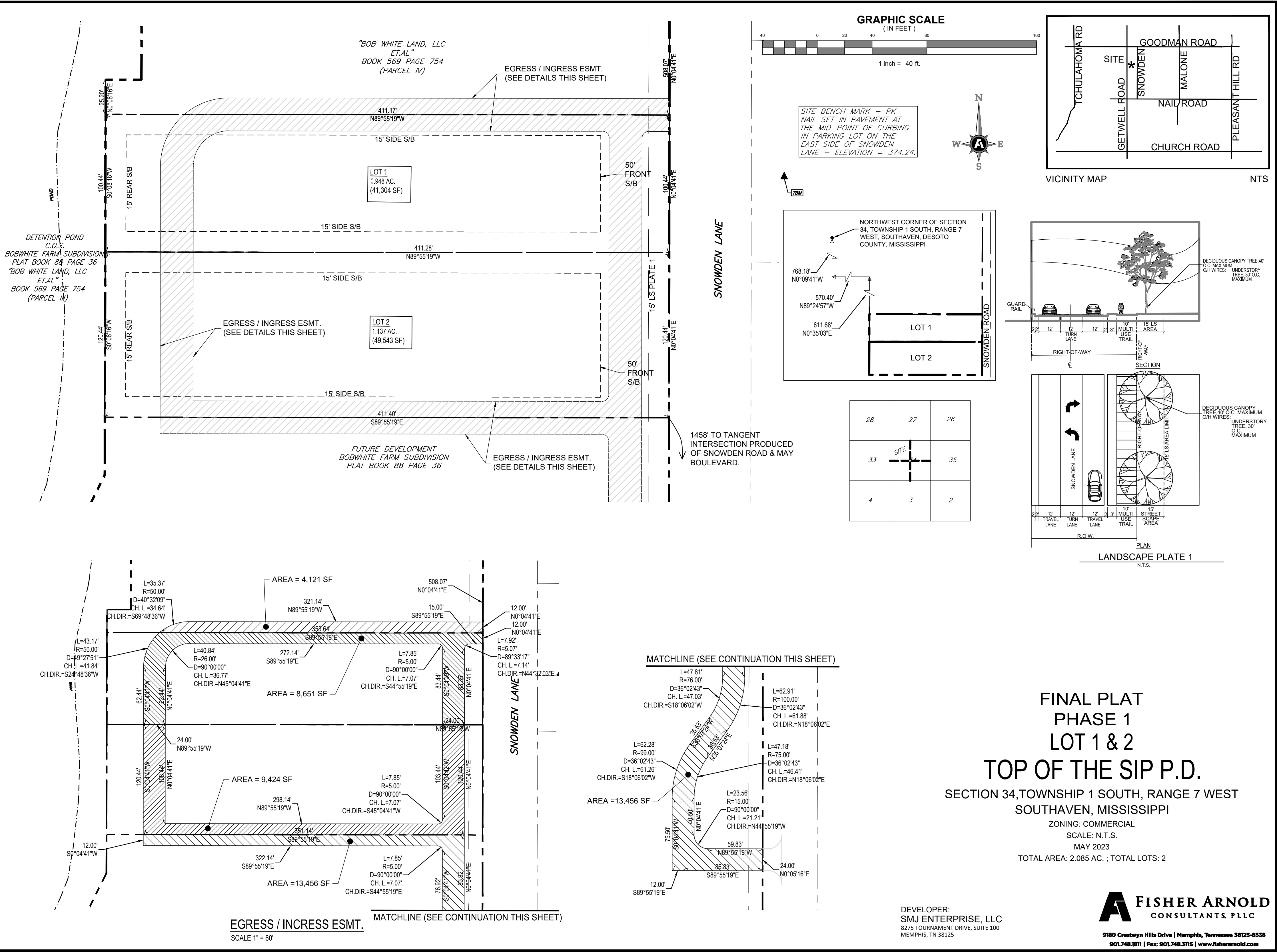
FINAL PLAT
PHASE 1
LOT 1 & 2
TOP OF THE SIP P.D.
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST
SOUTHAVEN, MISSISSIPPI

ZONING: COMMERCIAL
SCALE: N.T.S.
MAY 2023
TOTAL AREA: 2.085 AC. ; TOTAL LOTS: 2

DEVELOPER:
SMJ ENTERPRISE, LLC
8275 TOURNAMENT DRIVE, SUITE 100
MEMPHIS, TN 38125

FISHER ARNOLD
CONSULTANTS, PLLC

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com



City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	SMJ Enterprise, LLC
Total Acreage:	2.085 acres
Existing Zone:	Planned Unit Development (Top of the Sip)
Location of Design Review Application	West side of Snowden Lane, north of May Blvd.
Comprehensive Plan Designation:	Commercial/recreational

Staff Comments:

The applicant is requesting design review approval for two retail buildings in the Top of the Sip Subdivision. The following items were submitted:

Building Elevations:

The applicant is proposing a mixture of brick and metal paneling for both buildings. The brick is shown in two shades of gray with the lighter gray being used for the building façade up to the storefront and window line. Above this line the applicant brings in the darker gray band where the proposed tenant signage is shown. The metal paneling is a dark charcoal color and is used as a roof material. As shown in the submittal, the roof itself is a flat roofline except along the front elevation there the applicant increases the height and slants the roofline to create a decorative accent piece where additional signage is proposed. The metal carries down the front of the building between the window lines in multiple bands to create an accent along the façade. Along the east and west sides of the building, there are brick planters incorporated along the wall line to further break up the color palette with greenery. Between the two buildings, the designer has shown a courtyard area with a water feature. Also in this area, the applicant shows the ground mounted equipment which has been screened from the road side view via a matching brick wall with the accent metal bands in the center. A second layer of the brick wall has been added on the opposite side of the equipment to shield the customers from the area as well. Additional mechanical equipment has been proposed as roof mounted and the applicant noted that this equipment will be properly screened from view with materials to match the building. The entrances to the buildings are situated in the courtyard area and are shown with floor to ceiling window lines with flat metal canopies to match the roof material. Strung accent lights are shown crisscrossed on the interior of the courtyard tying the two buildings together with accent light. The dumpster enclosure is proposed to be constructed with CMU block and brick cladding matching the materials of the main building.

Landscaping:

This site has a mixture of materials proposed for landscaping including:

Shade trees: Armstrong Freeman Maple @ 3.5" caliper, October Glory Maple and Shademaster Honey Locust @ 2.5" caliper

Ornamental trees: Natchez Crape Myrtle @ 1" caliper per trunk and Acoma Crape Myrtle with an 8' minimum height

Shrubs: Compact Inkberry 18" min, Dwarf Japanese holly 24" min, Dwarf Yaupon holly 18", Grey Owl juniper 18", Hameln Fountain grass 3 gallon, Shenandoah Switch grass 3 gallon

Additional materials: Creeping lily turf, Happy Returns daylilies and Red Hot Return daylilies

The applicant is showing a simple line of Armstrong Freeman Maples in a mulched bed along the linear frontage of Snowden Lane. The building elevation along this side shows the incorporation of both switch grasses layered in the brick planting beds. Between the buildings where the applicant is showing the screen wall, the designer is incorporating a line of crape myrtle and the compact inkberry shrubs. On the interior of the courtyard there are tree grates shown between building entry points with Acoma crape myrtles. On the west side of the building the applicant has a large plaza area while also incorporates tree grates which have the Shademaster Honey locust. Additional planter boxes are shown in this area along the building perimeter with the switch grass to mimic the east side of the building. There are also beds shown within the plaza area between the locust trees which incorporate daylilies and the creeping turf. The parking lot medians have two proposed templates. The medians shown in the middle of the parking lot run in a direct line with the courtyard area and the designers have made this a focal point view for the customers. These beds show a detailed plan with the crape myrtles, Japanese holly and both fountain grasses surrounding a sidewalk which carries from the building courtyard through all of the medians and connecting to the walking trail along the detention pond. The outside perimeter medians show a mixture of the October glory maples, Grey Owl juniper and the Hameln fountain grass. The dumpster area is not showing a landscape detail.

The photometric submittal shows four different fixtures for the site. The standard flat LED parking lot fixtures are shown on twenty five (25) foot poles and are located on the north and south end of the parking lot in the two medians. The decorative pole fixtures are similar to those approved with the MOGA building and are shown on both sides of the middle median areas on each side of the sidewalk and also along the perimeter of the building sidewalk area. Decorative string lights are shown on the interior of the courtyard area between the buildings and the black wall mount lights are shown between the door and window lines on all four sides of the building.

Staff Recommendations:

Staff is agreeable to the palette of colors and materials being proposed. This building has a modern feel to it but the designer, as shown in the submittal, took elements and colors from the surrounding areas and incorporated it into the overall design of these buildings. Staff has worked closely with the design team and believes the revisions made and the elements incorporated represent the overall area well. Staff has no comments.

Staff has several concerns with the landscape plan and has redlined the submittal plans to show the requested revisions. In summary, staff would like to see the materials revised to show less crape myrtle and more evergreen materials. Staff would also like to see the crape myrtles in the courtyard area changed out to Yoshino cherry which would reduce the amount of shedding to an early Spring season only and would also alternate bloom times against the crape myrtles giving a longer flowering season to the site. The crape myrtles proposed along the screening wall areas should be changed out to an evergreen material so that year round screening is achieved. Staff would like to see a much more in depth streetscape design for Snowden Lane. Although these buildings are oriented away from Snowden Lane, it is still the most visible line for the vehicular site. Staff would suggest a planting bed on both sides of the ingress/egress areas, and an alternating line of materials to include a single maple tree and a cluster of three crape myrtles. An additional meandering line of shrubbery mixture should be placed in between the tree plantings or as a backdrop. The north side of the north building will also be up against the main access drive so it concerns staff that a driver's first view will be the back of a building and a sidewalk. It would be staff's recommendation to carry the planter boxes with the fountain grass along this elevation to give a faux front appearance. The dumpster enclosure is required to have a tight line of screening on three sides which the applicant needs to incorporate into the design. The overall sizing needs to be addressed the meet the minimum requirements set forth in the ordinance.

The applicant has done a great job with the proposed lighting and location. Staff has no comments.

Staff has submitted the redline copy of the landscape plan to the applicant to make the proper adjustments. Staff has no further comments and recommends approval.



SUITE SERENITY + COMMERCIAL

TOP OF THE SIP PLANNED DEVELOPMENT
DESOTO COUNTY, MISSISSIPPI

05/01/23 DESIGN REVIEW BOARD

Urban
ARCH
associates, pc



BRICK BAND DETAIL

THE IDEA WITH THE SELECTED COLORS IS THAT THERE IS A GRADIENT TRANSITION FROM THE GROUND TO THE DARK TOP.

THE REQUIRED WAINSCOT IS IN THE LIGHTEST COLOR BRICK AND IS DIVIDED BY A 1" EXTRUDED HORIZONTAL BRICK BAND.

THE BRICK BANDS TRANSITION EACH COLOR CHANGE.

ALL MORTER WILL MATCH ITS SURFACE BRICK COLOR.



FORMED METAL PANEL



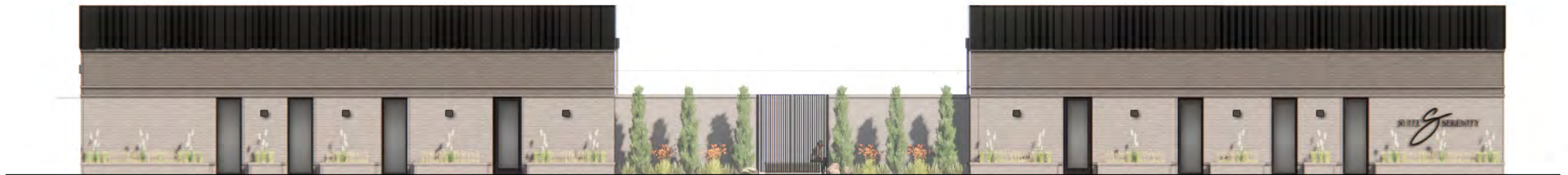
DARK GREY BRICK



LIGHT GREY BRICK



COMMERCIAL ELEVATION (SOUTH)



SNOWDEN LANE ELEVATION (EAST)



FRONT ELEVATION (WEST)



FRONT COURTYARD RENDERING

Urban**ARCH**

FUTURE
DEVELOPMENT
ABOVE THIS
PROPERTY LINE

SHARED DUMPSTER
ENCLOSURE:
TO BE CMU CONSTRUCTION
WITH BRICK CLADDING TO
MATCH NEW BUILDINGS

FUTURE
DEVELOPMENT
BELOW THIS
PROPERTY LINE

SUITE SERENITY
BUILDING: MECHANICAL
UNITS TO BE SCREENED
ON ROOF

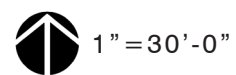
UTILITY SCREENED
AREA TO BLEND WITH
BUILDING DESIGN
AND TO HOUSE ALL
TRANSFORMERS AND
METERS.

COMMERCIAL TENANT
BUILDING : MECHANICAL
UNITS TO BE SCREENED
ON ROOF

SHARED COURTYARD WITH WATER FEATURE

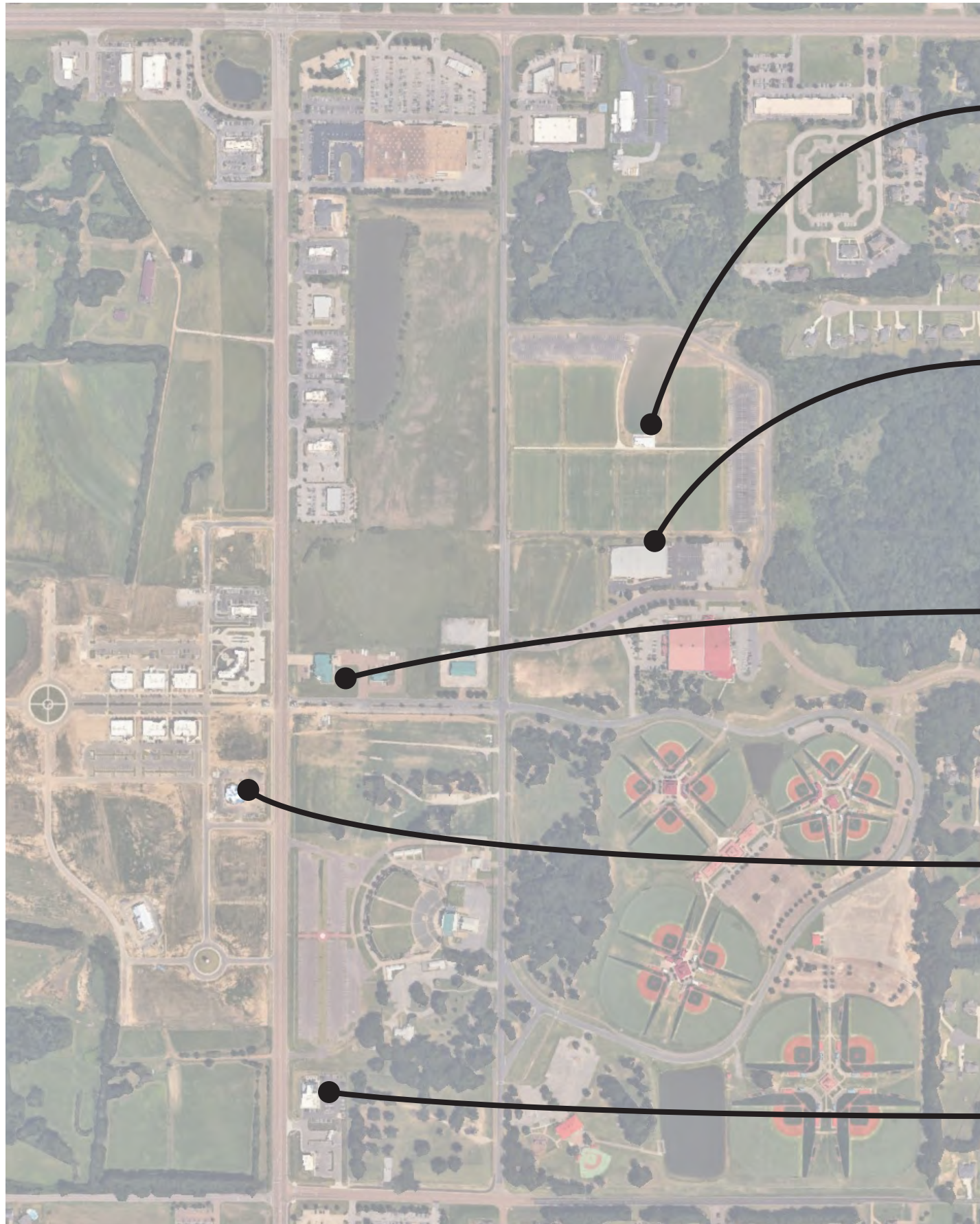
PROPERTY LINES

SNOWDEN LANE



ARCHITECTURAL SITE PLAN

Urban**ARCH**



METAL "TOP" WITH ANGLED ROOF



DUAL COLOR HORIZONTAL FACADE



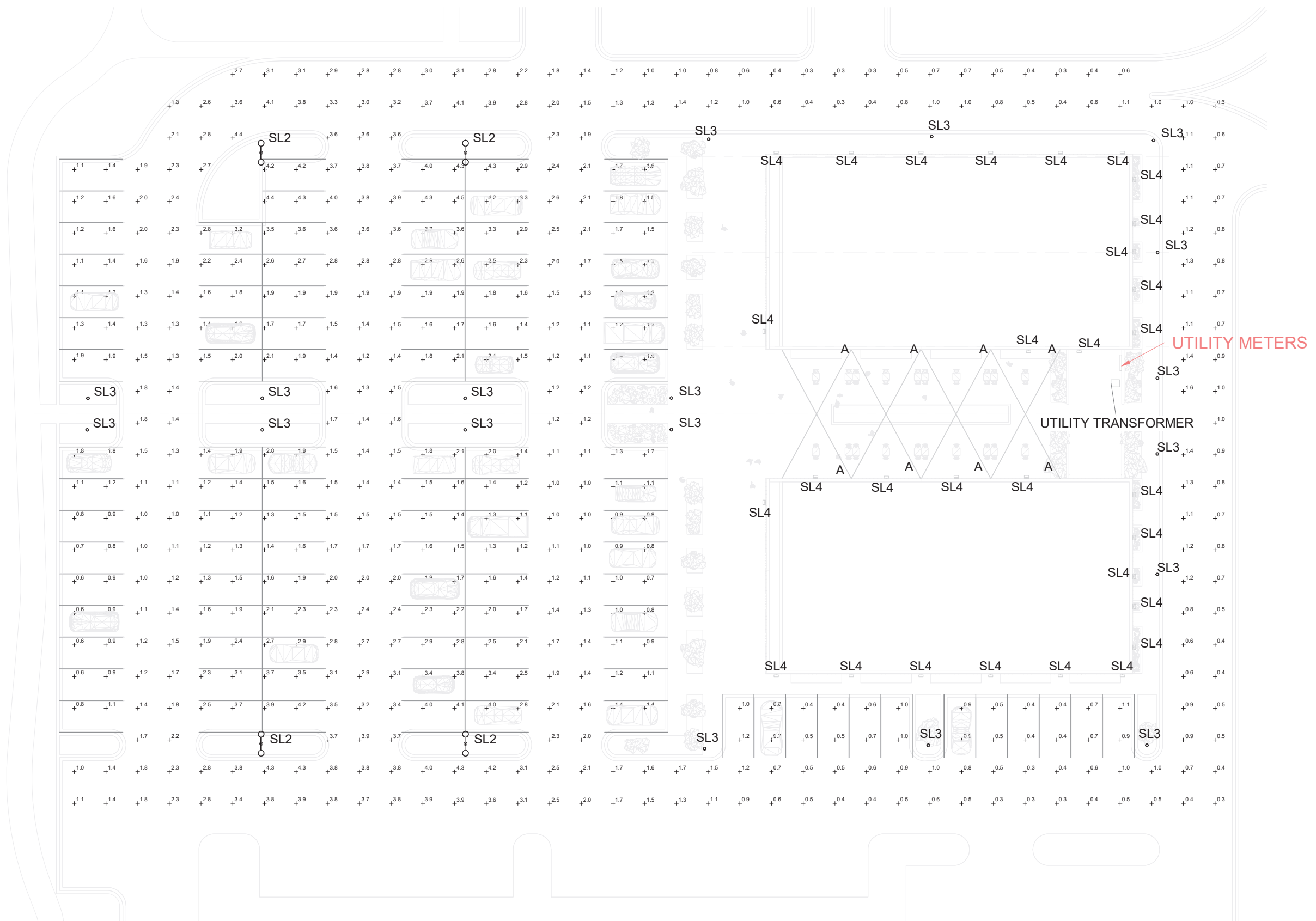
BRICK WITH WAINSCOT BANDING



BLACK & WHITE COLOR PALETTE



GREY BRICK AT WAINSCOT LEVEL



1"=30'-0"

SITE PHOTOMETRICS PLAN - ELECTRICAL

ELECTRICAL FIXTURE SCHEDULE							
GENERAL NOTES							
1. FOR FIXTURE TYPES ENDING IN OR BEGINING WITH "E", PROVIDE LIGHTING MANUFACTURER RECOMMENDED EMERGENCY BATTERY BACKUP CAPABLE OF 90 MINUTE RUNTIME. FOR EMERGENCY FIXTURES BEING SWITCHED, THE INTEGRAL BATTERY PACK TO BE CONNECTED TO UNSWITCHED "SENSING" CIRCUIT AND SWITCHED "NORMAL" CIRCUIT, UOI.							
2. COORDINATE ALL FINISH TYPES WITH ARCHITECT.							
3. UNLESS OTHERWISE NOTED, PROVIDE 3500K COLOR TEMPERATURE FOR INTERIOR FIXTURES AND 4000K COLOR TEMPERATURE FOR EXTERIOR FIXTURES.							
4. THE ARCHITECT/ENGINEER RESERVES THE RIGHT TO REJECT ANY AND ALL FIXTURES NOT PRE-APPROVED BY ARCHITECT/ENGINEER 10 DAYS PRIOR TO BID.							
Type Mark	Lamp	Description	Mounting	Manufacturer	Model	Electrical Data	Notes
A	LED	CABLE LIGHT	SWAYED	TARGETTI	INT CL 1 FC 24 24	120 V/1-30 VA	
SL2	LED	SITE LIGHTING	POLE	LITHONIA	DSX1 LED P4 40K 70CRI TFTM MVOLT SPA DBLXD	120 V/1-120 VA- 120 V/1-120 VA	PROVIDE 25' SQUARE POLE
SL3	LED	LIGHT BUILDING ELEMENT	POLE	BEGA	84 991 K4 BLK	120 V/1-54 VA	PROVIDE 13' POLE
SL4	LED	UP DOWN WALL WASHER	WALL	BEGA	24 135 K4 BLK	120 V/1-39 VA	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	4.5 fc	0.3 fc	15.0:1	6.0:1



KEY FEATURES

- Low voltage cable light for indoor / outdoor lighting applications, perfect for tension mounting, taut or swayed.
- 16 gauge conductive cable with factory attached sockets.
- Available in full dynamic 24 bit color changing RGB, individually addressable spheres for dramatic full color lighting effects.
- Lamp spacing available in 12" OC and 24" OC.
- Flat base can be easily mounted against a wall or ridged surface.
- Max continuous length: 75' max per run (12" OC)
150' max per run (24" OC)
- Multiple dimming options available, see power supply selections.

DIMENSIONAL DRAWING



DETAILS

Spacing	12" or 24" OC Socket Spacing
Color Temp	RGB dynamic color changing
Wattage	1W per socket
Installation	Attach to aircraft cable (sold separately) and to be secured with cable ties (provided by others). Optional cable wrap encases aircraft cable and INTELLISTRAND cable for a clean one wire look (see page 3).
Weight	0.25lbs/socket
Power Supply	Listed Class 2 output, 24V DC power supply required
IP Rating	IP65
Certifications	cETLus Class 2 VwE Listed 400709 Tested in accordance with ULM-79-08 Energy efficient for California installations
Warranty	5 year warranty

INSTALLATION EXAMPLES



FIXTURE DATA

Model	Efficacy lm/Wt	lm/Bulb	Wt/ Globes
RGB	40.91	45	11

PRODUCT CODE	TYPE	WATTAGE	COLOR TEMP	SOCKET SPACING	VOLTAGE	CONNECTION CABLE / END CAP / POWER SUPPLY
IN - INTELLISTRAND	CL - Cable Light	1 - 1W	FC - RGB	12 - 12" OC 24 - 24" OC	24 - 24V DC	

Fixture is project specific and manufactured to order; longer lead times may be expected based on a project by project basis. Consult factory for more information.

FIXTURE TYPE A

INTELLISTRAND CABLE LIGHT



FIXTURE TYPE SL2



D-Series Size 1 LED Area Luminaire



Specifications

EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (831.1 mm)
Width:	14.26" (362.0 mm)
Height H1:	7.88" (200.0 mm)
Height H2:	2.73" (69.3 mm)
Weight:	34 lbs (15.3 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P4 40K 70CRI TFTM MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P4	40K	70CRI	TFTM	MVOLT	SPA	
Series	Light	Color temperature	Color Rendering Index	Configuration	Voltage	Mounting	
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	TSM Type V medium	MVOLT (120V-277V) ¹	Shipped included
	P1 P6	30K 5000K	70CRI	T1S Type I short	TSLG Type V low glare	MVOLT (347V-480V) ^{1,2}	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 5000K	70CRI	T2M Type II medium	TSW Type V wide	XVOLT (277V-480V) ³	RPN Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control		SPAS Square pole mounting #5 drilling
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare	BLC4 Type IV backlight control		RPN5 Round pole mounting #5 drilling
	P5			T4M Type IV medium	LECO Left corner cutoff		SPASN Square narrow pole mounting #8 drilling
	Rotated optics			T4LG Type IV low glare	RCCO Right corner cutoff		WBA Wall bracket
	P10 ¹ P12 ¹		27K 2700K	80CRI	TFTM Forward throw medium		WA Medium adapter (mounts on 2.3/8" OD horizontal beam)
	P11 ¹ P13 ¹		30K 5000K	80CRI			
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Customization options:		Power options:		Finish options:	
Shipped installed		PER7 Seven-pin receptacle only (controls ordered separately) ⁽¹⁾⁽²⁾		Shipped installed	
NLTAR2 PIRHN	Right 40' pin 2 enabled with 3-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2k lux ⁽¹⁾⁽²⁾	FAD	Field adjustable output ⁽¹⁾⁽²⁾	SPD20KV	20KV surge protection
PIR	High/Low motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2k lux ⁽¹⁾⁽²⁾	BL30	3-level switched dimming, 30% ⁽¹⁾⁽²⁾	HS	Houses by design (black finish standard) ⁽¹⁾
PER	RPN5 round pole mounting only (controls ordered separately) ⁽²⁾	BL50	5-level switched dimming, 50% ⁽¹⁾⁽²⁾	L90	Left rotated optic ⁽¹⁾
PER5	Five-pin receptacle only (controls ordered separately) ⁽¹⁾⁽²⁾	DMG	0-10V dimming wires pulled outside fixture (for use with an external remote, ordered separately) ⁽¹⁾	R90	Right rotated optic ⁽¹⁾
		DS	Dual switching ⁽¹⁾⁽²⁾	CEE	Central Connection ⁽¹⁾
				HA	SPH Amplifier (optional) ⁽²⁾
				Shipped separately	
				EGSR	Extended Tower Shield (optional, field install required, machine housing fresh)
				RSDB	Red Spikes (field install required)
				DBLXD	Back Recessed
				DBLAD	Back
				DBHSD	Housing Aluminum
				DBHWD	White
				DBHBD	Backward dark bronze
				DBLBD	Backward black
				DBHATD	Backward natural aluminum
				DBHWD	Backward white

ELECTRICAL FIXTURE TYPES

FIXTURE TYPE SL3

Light Building Element - unshielded

BEGA

Application

Light Building Elements are luminous design features for public areas. These luminaires are ideally suited for delineating and structuring interior and exterior spaces such as landscape areas, plazas, building entrances, and atria.

Materials

Luminaire housing and pole constructed of extruded and die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
White acrylic diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 57 lbs.

EPA (Effective projection area): 6.46 sq. ft.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40°C
Maximum ambient temperature	35°C
LED module wattage	46.8W
System wattage	54.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	7,351 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature

- ☒ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: ☒ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



Light Building Element - unshielded

	LED	A	B	C
84991	46.8W	5 1/2"	57"	152"



Light Building Element - unshielded

84991 46.8W 5 1/2" 57" 152"

LED 46.8W 5 1/2" 57" 152"

A 5 1/2" B 57" C 152"

84991 46.8W 5 1/2" 57" 152"

LED 46.8W 5 1/2" 57" 152"

A 5 1/2" B 57" C 152"

84991 46.8W 5 1/2" 57" 152"

LED 46.8W 5 1/2" 57" 152"

A 5 1/2" B 57" C 152"

84991 46.8W 5 1/2" 57" 152"

LED 46.8W 5 1/2" 57" 152"

A 5 1/2" B 57" C 152"

FIXTURE TYPE SL4

Wall luminaire - light emission on two sides

BEGA

Application

Wall washer with light output both up and down. This luminaire is ideally suited for the even illumination of vertical mounting surfaces. Arranged individually or in groups, they are a great design element for a host of lighting applications.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Clear safety glass with optical texture
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 6.6 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	33.6W
System wattage	39.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	2,052 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature

- ☒ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors: ☒ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



Wall Luminaire - Light emission on two sides

	LED	A	B	C
24135	33.6W	7"	7"	6 1/2"

Type:

BEGA Product: 24135 K4 BLK

Project:

Modified:



Wall Luminaire - Light emission on two sides

24135 33.6W 7" 7" 6 1/2"

LED 33.6W 7" 7" 6 1/2"

A 7" B 7" C 6 1/2"

24135 33.6W 7" 7" 6 1/2"

LED 33.6W 7" 7" 6 1/2"

A 7" B 7" C 6 1/2"

24135 33.6W 7" 7" 6 1/2"

LED 33.6W 7" 7" 6 1/2"

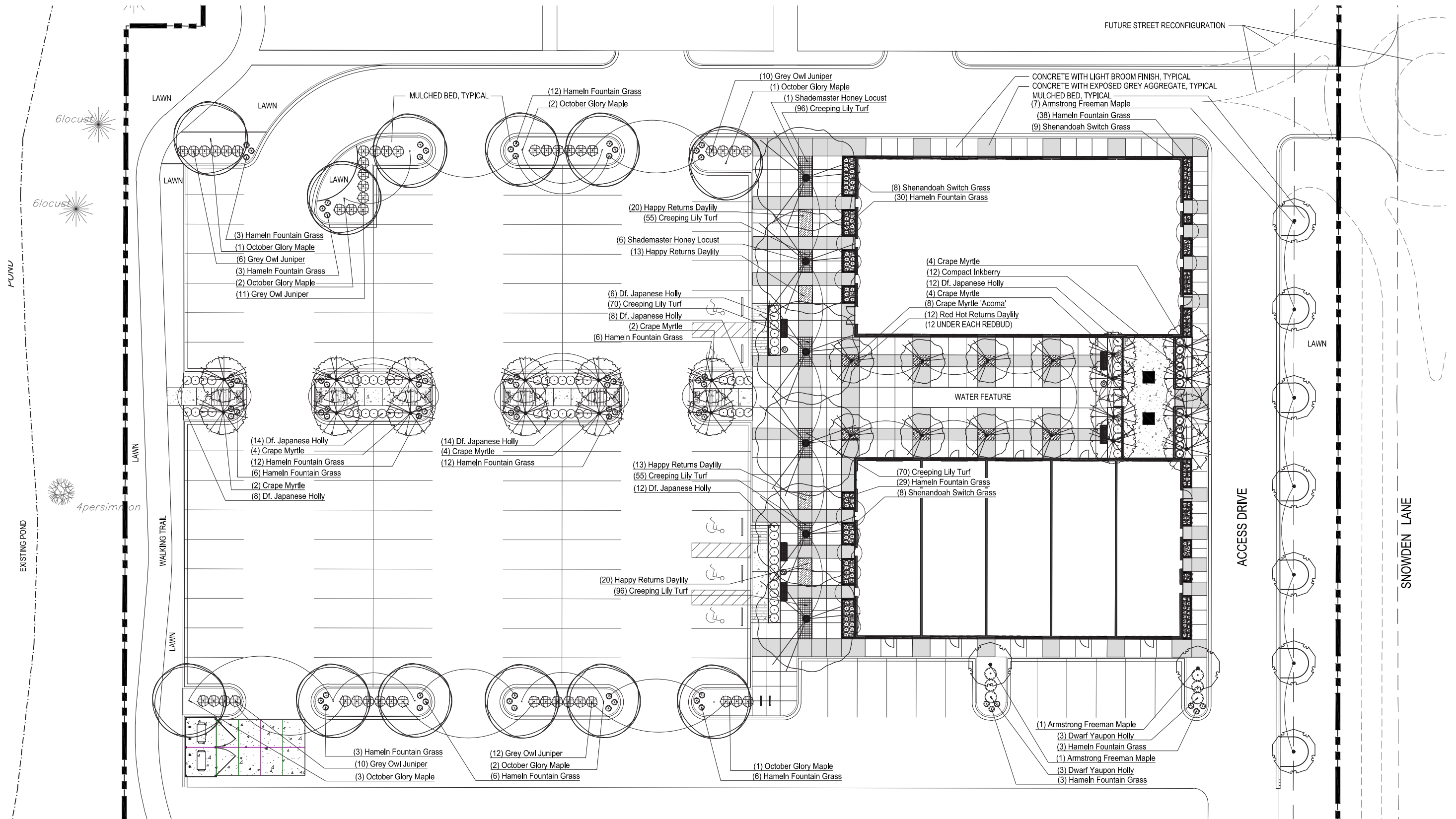
A 7" B 7" C 6 1/2"

24135 33.6W 7" 7" 6 1/2"

LED 33.6W 7" 7" 6 1/2"

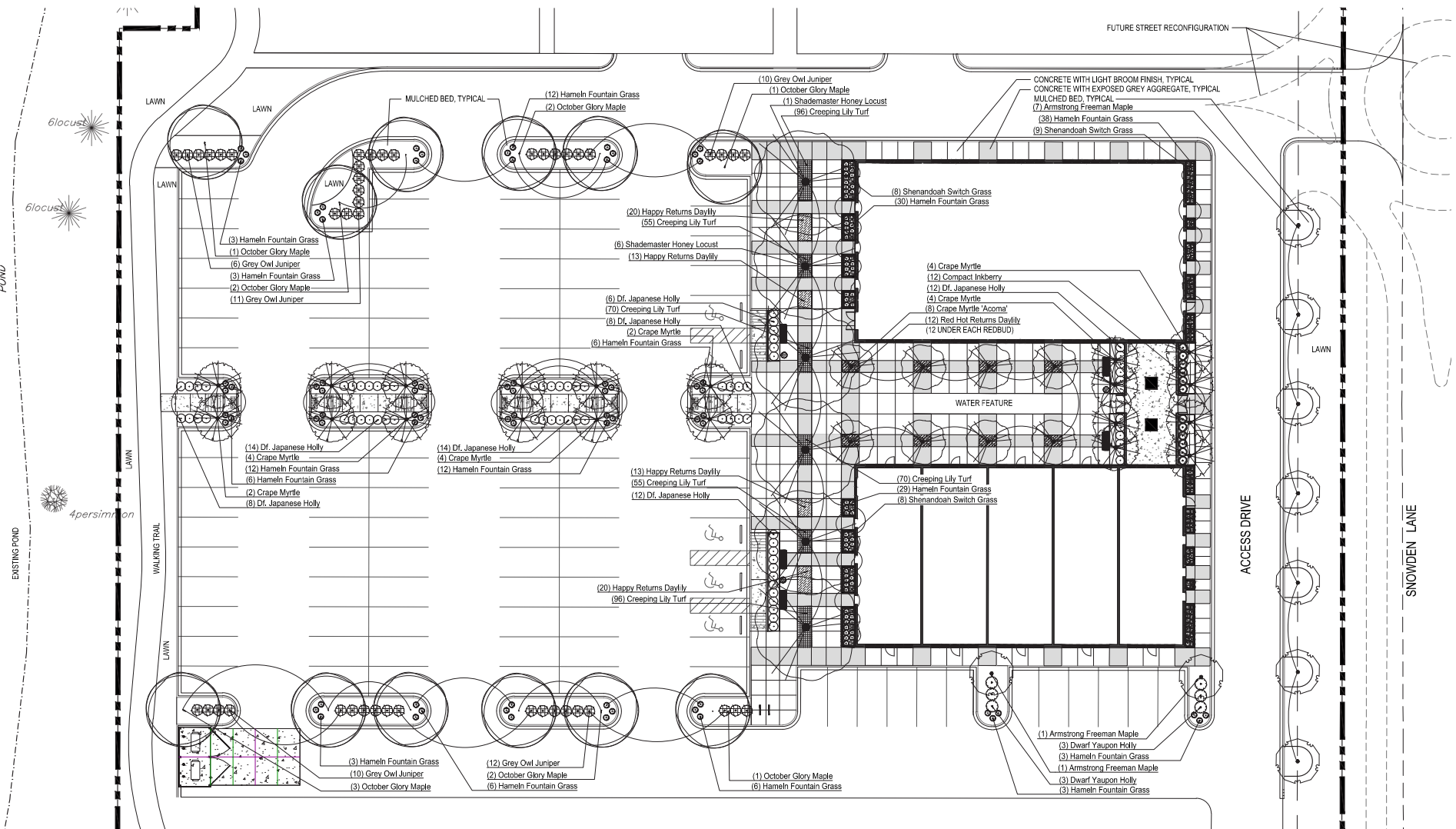
A 7" B 7" C 6 1/2"

ELECTRICAL FIXTURE TYPES



PLANTING PLAN

LANDSCAPE PLANTING PLAN

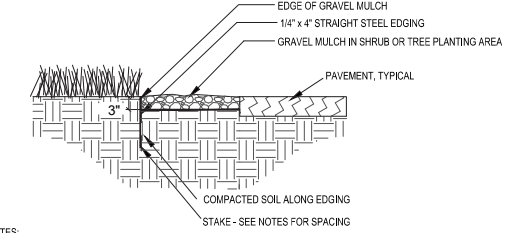


PLANTING PLAN

- SITE FURNISHING AND FOUNTAIN NOTES:**
1. BENCHES SHALL BE DUMOR MODEL 472, IPE WOOD SLATS, COLOR TO BE SELECTED BY ARCHITECT, PROVIDE SURFACE MOUNT.
 2. LITTER RECEPTACLES SHALL BE DUMOR MODEL 474, NO COVER, IPE WOOD SLATS, COLOR TO BE SELECTED BY ARCHITECT.
 3. BWC RACKS SHALL BE DUMOR MODEL 283, COLOR TO BE SELECTED BY ARCHITECT, SURFACE MOUNTED.
 4. PLANTER WALLS AND FOUNTAIN WALLS TO BE BRICK TO MATCH BUILDING WITH CAST CONCRETE CAP, FOUNTAIN TO INCLUDE THREE (3) LOW AERATOR BUBBLER JETS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE FOUNTAIN FOR APPROVAL.
- PLANTING NOTES:**
1. LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY START OF PLANTING INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DAMAGES TO SUCH UTILITIES INCURRED BY HIS COMPANY.
 2. THE LANDSCAPE CONTRACTOR SHALL LOCATE A SOURCE FOR ALL PLANTING MATERIALS PRIOR TO A SUBMITTING BID. PLANT SOURCES SHALL BE IDENTIFIED ON THE CONTRACTOR'S BID.
 3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY OR ALL PLANTING MATERIALS WHICH IN HER OPINION DOES NOT APPEAR TO BE FIT FOR THIS PLANTING INSTALLATION.
 4. THE LANDSCAPE CONTRACTOR CANNOT SUBSTITUTE ANY PLANT MATERIAL WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXCEPT FOR SUBSTITUTING LARGER SIZED PLANTS OF THE SAME QUALITY SPECIFIED WITHOUT ADDITIONAL COST TO THE OWNER, NO UNDERSIZED PLANT MATERIAL WILL BE ACCEPTED.
 5. ALL PLANT MATERIALS SHALL CONFORM TO THE "AMERICAN STANDARD" FOR NURSERY STOCK" SPECIFICATIONS, LATEST EDITION.
 6. ALL SHRUB AREAS AND PARKING ISLANDS TO BE MULCHED, SEE SPECIFICATIONS.
 7. WHERE FENCE IS SHOWN ADJACENT TO SHRUB AREAS, THE MULCH SHALL EXTEND 6 INCHES BEYOND FENCE LINE SO THAT FENCE IS COMPLETELY WITHIN MULCHED BED.
 8. ALL DISTURBED AREAS OUTSIDE MULCH BORDERS SHALL BE SODED EXCEPT WHERE OTHERWISE SPECIFIED.
 9. ALL MULCHED BEDS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
 10. ALL SLOPES 3:1 OR GREATER TO BE SODED.
 11. THE PLANT SCHEDULE IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE AND IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY, THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.

GENERAL NOTES

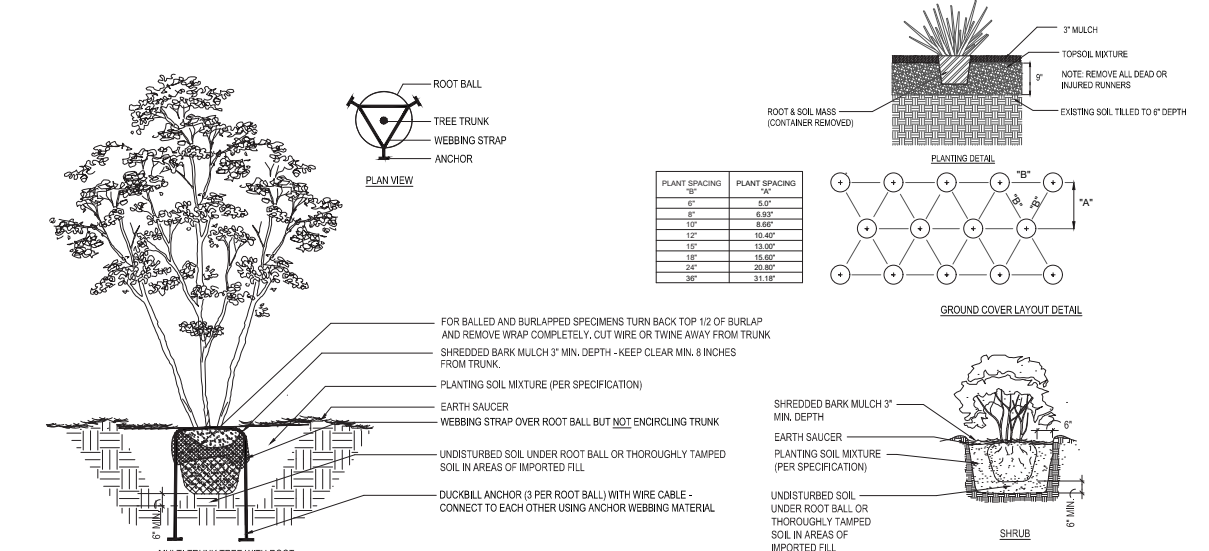
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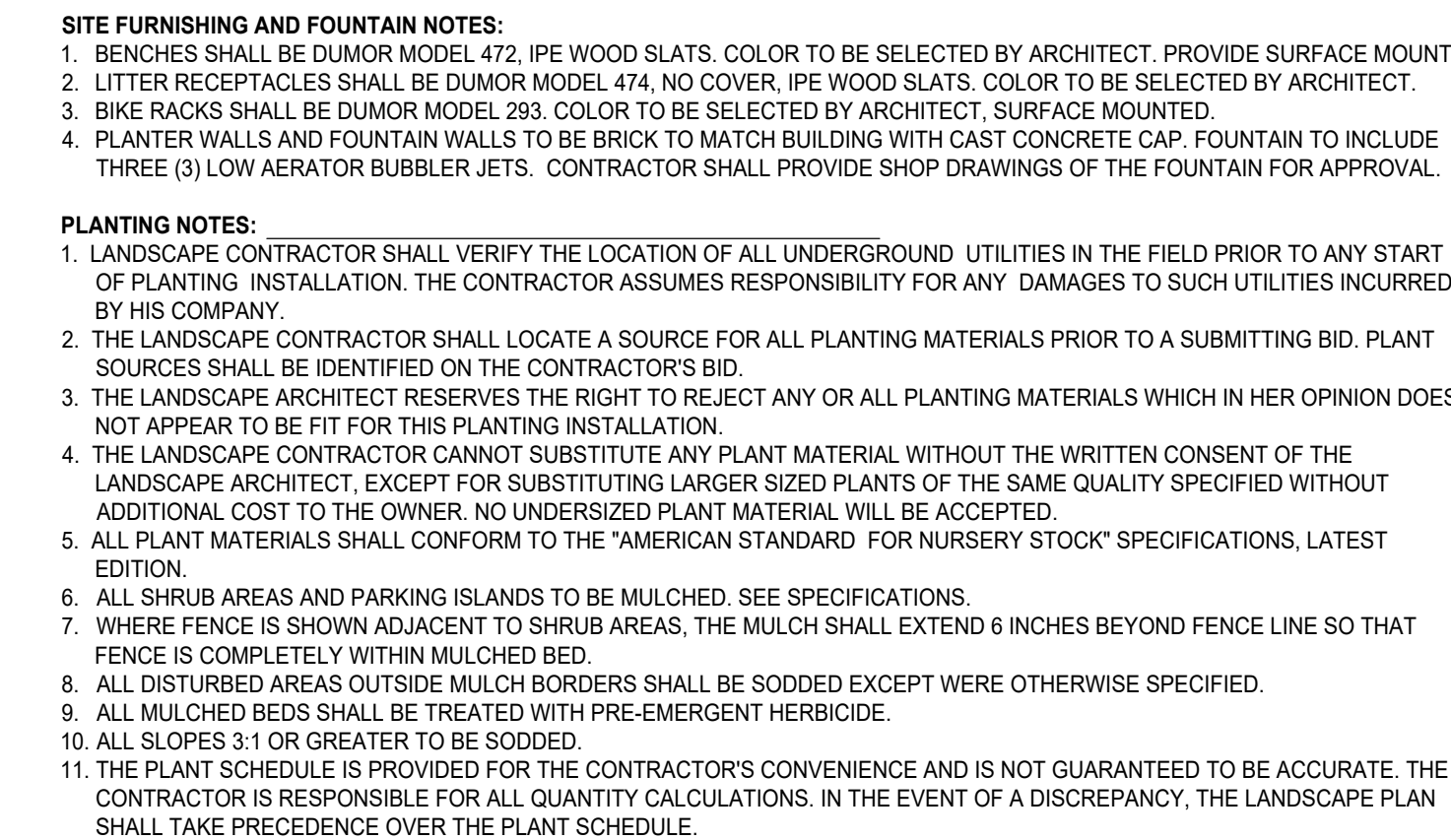
- NOTES:**
1. TOP OF METAL EDGING TO BE PLACED AT TOP OF MULCH LAYER, COMPACT SOIL AGAINST METAL EDGING AND USE METAL STAKES TO SECURE IN PLACE. PROVIDE METAL EDGING ALONG ALL EDGES OF MULCH. PLACE STAKES 5'-0" ON CENTERS ON STRAIGHT SEGMENTS, AT CHANGES IN DIRECTION, AND 3'-0" ON CENTERS ON CURVED SECTIONS OF EDGING.
 2. GRAVEL MULCH TO BE 2"-3" CAROLINA CREEK ROCK FROM BOB'S TIE YARD (901) 794-5633, OR 2"-1 1/2" RIVERSTONE GRAVEL FROM NATURE'S EARTH PRODUCTS (901) 377-6340, OR APPROVED EQUAL.
 3. GRAVEL MULCH TO BE PLACED IN ALL SHRUB AND TREE MULCH AREAS SHOWN ON THE PLANS. MINIMUM DEPTH MUST BE AT LEAST 3 INCHES. DO NOT PLACE WEED CONTROL FABRIC UNDER GRAVEL MULCH.

GRAVEL PLANTING AREA MULCH DETAIL

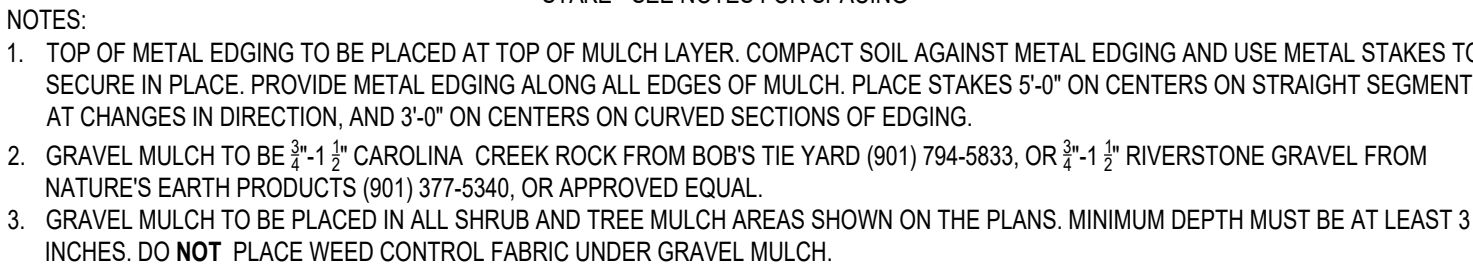
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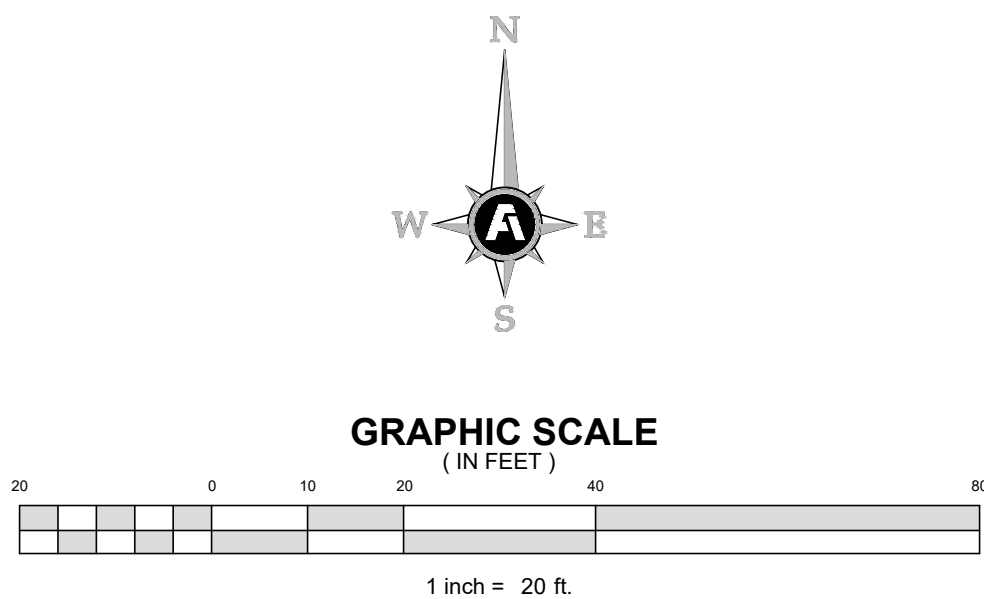
NOT TO SCALE

SCALE: 1" = 20'-0"



REEFS	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE	REMARKS
9	Armstrong Freeman Maple	<i>Acer x freemanii</i> 'Armstrong'	B & B	3.5" Cal		Matched specimens, min. 5' clear trunk
12	Crape Myrtle	<i>Lagerstroemia x</i> 'Natchez'	B & B	1" cal. avg. ea. stem		Matched specimens, min. 4 stems
14	Lighttower Yaupon Holly	<i>Ilex vomitoria</i> 'Lighttower'	B & B	1" cal. avg. ea. stem		Matched specimens, min. 3 stems
12	October Glory Tree	<i>Acer rubrum</i> 'October Glory'	B & B	2" Cal		Matched specimens, min. 4' clear trunk
6	Shademaster Honey Locust	<i>Gleditsia triacanthos</i> inermis 'Shademaster'	B & B	2.5" Cal		Matched specimens, min. 5' clear trunk
7	Taylor Eastern Redcedar	<i>Juniperus virginiana</i> 'Taylor'	B & B		6' ht.	Matched specimens, full to ground
SHRUBS	COMMON NAME	BOTANICAL NAME	CONDITION	SPR.	HT.	REMARKS
12	Compact Inkberry	<i>Ilex glabra</i> 'Compacta'	--		18" min.	Dense, matching specimens, full to ground
79	Df. Japanese Holly	<i>Ilex crenata</i> 'Compacta'	--		24"	Dense, full specimens
6	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Nana'	--	18" spread		Dense, matching specimens, full to ground
95	Grey Owl Juniper	<i>Juniperus virginiana</i> 'Grey Owl'	--	18" spread	18" min.	Dense, matching specimens, full to ground
214	Hamelin Fountain Grass	<i>Pennisetum alopecuroides</i> 'Hamelin'	3 gal			Dense, full matching specimens
34	Shenandoah Switch Grass	<i>Panicum virgatum</i> 'Shenandoah'	3 gal			Dense, full specimens
17	Sky Pencil Japanese Holly	<i>Ilex crenata</i> 'Sky Pencil'	--		24" min.	Dense, matching specimens, full to ground
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT	SPACING		REMARKS
442	Creeping Lily Turf	<i>Liriope spicata</i>	4" pot	10" on centers		Dense, 4 dips per pot
88	Happy Returns Daylily	<i>Hemerocallis x</i> 'Happy Returns'	1 gal	18" on centers		Dense, full plants
136	Mondo Grass	<i>Ophiopogon japonicus</i>	4" pot	8" on centers		Min. 4 dips per pot
96	Red Hot Returns Daylily	<i>Hemerocallis x</i> 'Red Hot Returns'	1 gal	18" on centers		
137	Seasonal color	Owner's choice	4" pot	8" on centers		Dense, full plants

NOT TO SCALE

[illegible]

PHASE 1
TOP OF THE SIP P.D.
DEVELOPER: SMJ ENTERPRISE, LLC
ENGINEER: FISHER ARNOLD

SITE BENCH MARK - PK NAIL SET IN PAVEMENT AT THE MID-POINT OF CURBING IN PARKING LOT ON THE EAST SIDE OF SNOWDEN LANE - ELEVATION = 374.24.

SHEET 1 OF 1
DIVISION OF ENGINEERING

LANDSCAPE PLAN

23001P-057 GETWELL RD. & SNOWDEN LN.
SOUTHAVEN, MISSISSIPPI

SURVEY: HARRIS & ASSOC. DATE: 02/23 PROJECT NO.: SMJENTPR
DESIGN BY: FA DATE: 04/23 TASK NO.: 0005LD
DRAWN BY: FA DATE: 04/23 SCALE: 1" = 20'

REVIEWED BY:

CITY ENGINEER

DATE _____

City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	April 24, 2023
Public Hearing Body:	Planning Commission
Applicant:	Onyx Hospitality 940 Church Road West Suite B 662-402-8282
Total Acreage:	4.05 acres
Existing Zone:	Diamonds of Snowden PUD
Location of Subdivision Application	East side of Snowden Lane, north of Pine Tar Alley
Comprehensive Plan Designation:	Commercial
Staff Comments: The applicant is requesting subdivision approval to revise lot 5 of Diamonds of Snowden Grove Subdivision on the east side of Snowden Lane, north of Pine Tar Alley. The applicant recently got approved for a hotel on the north end of the property, which the applicant is requesting to carve out as lot 5a which encompasses 2.72 acres. Lot 5b, which is shown having 1.33 acres is vacant presently and the applicant would like to market it for a complementary business. There is an identified twenty (20) foot drainage easement which crosses both lots but does allow for buildable space on the new lot 5b as shown on the plat. Access to the site will come from the lot 5a extension down to Pine Tar Alley as well as a shared curb cut approved with the site design of lot 5a prior to this application. As stated in the report requirements regarding lot 5a, the linear footage for Snowden Lane along lot 5b will have to be addressed by the applicant once the final typical section has been approved by the city, which will require the applicant to pay in lieu of per city requirements.	
Staff Recommendations: The proposed plat is compliant with the requirements set forth in the ordinance regarding commercial subdivisions. Staff has no comments and recommends approval as submitted.	



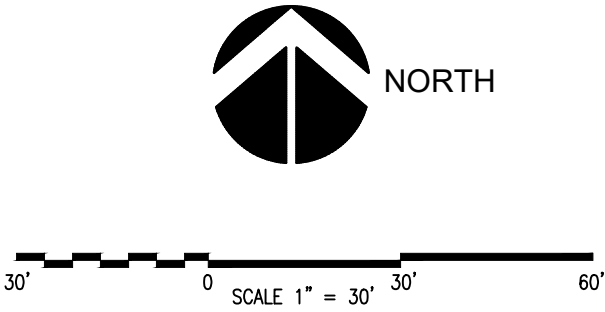
LINE BEARING		DISTANCE	
L1	S 61°51'40" W	8.25	
L2	S 61°51'40" W	82.40	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00	45.86	45.83	S 65°36'53" W	17°30'26"
C2	350.00	45.86	45.83	S 65°36'53" W	17°30'26"
C3	310.00	156.23	154.59	S 76°17'57" W	28°52'34"
C4	28.00	139.08	135.20	N 44°30'22" W	89°30'48"

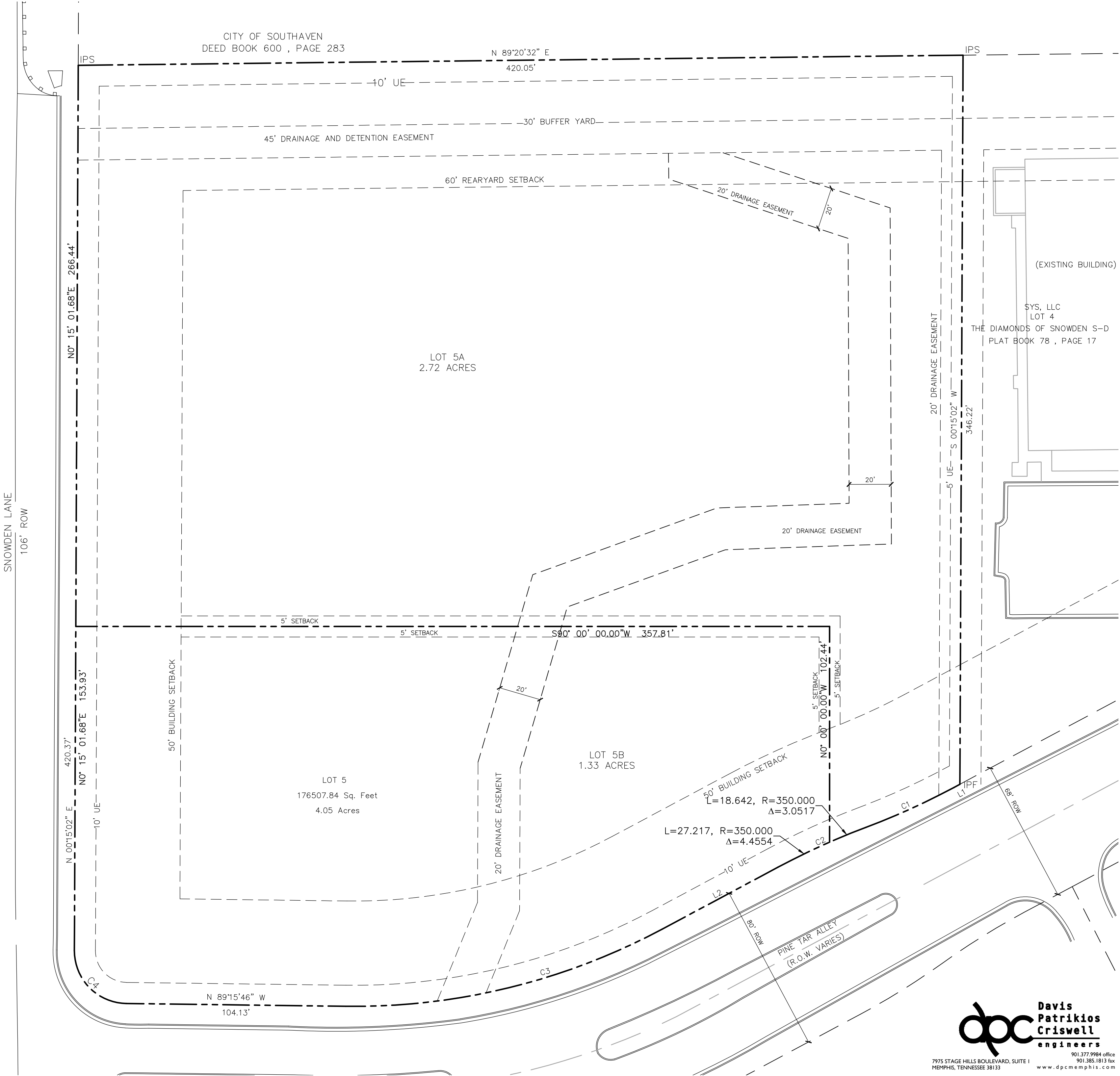
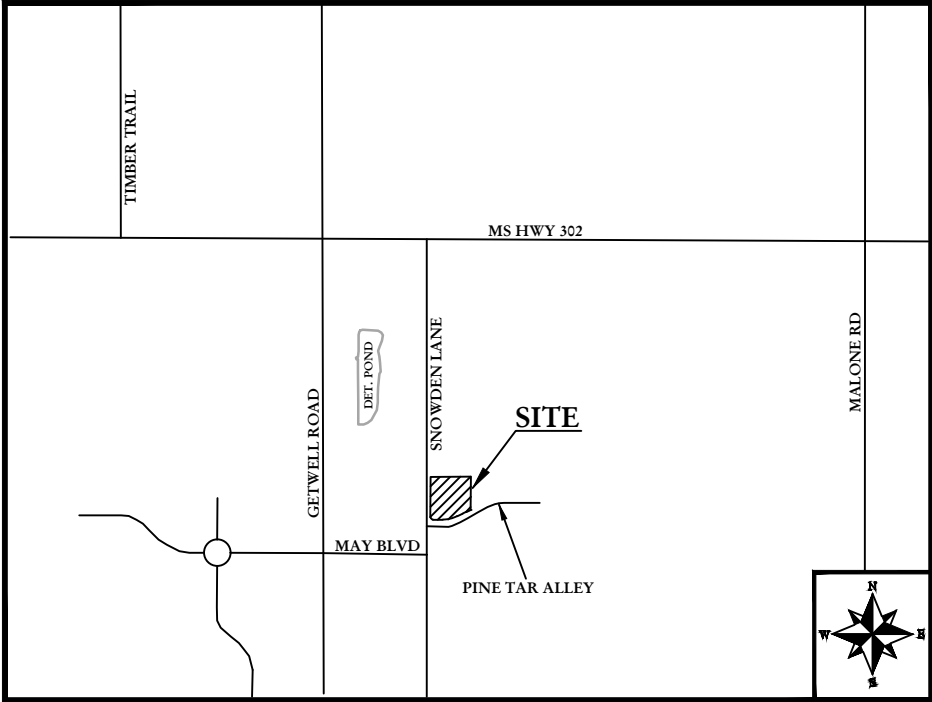
Owner/Developer:
Onyx Hospitality

Engineer:
Davis Patrikios Criswell, Inc.
7975 Stage Hills Blvd, Suite 1
Memphis, TN 38133

SITE DATA	
TOTAL AREA:	4.05 AC
LOT 5A AREA:	2.72 AC
LOT 5B AREA:	1.33 AC
ZONING:	PUD
REQUIRED BUILDING SETBACKS:	
FRONT (S.W):	50 FEET
SIDE (E):	0 FEET
REAR (N):	60 FEET



LOT 5 – THE DIAMONDS OF
SNOWDEN SUBDIVISION
4.05 ± ACRES
RECORDED IN PLAT BOOK 78 PAGE 17
IN THE OFFICE OF CHANCERY CLERK
IN DESOTO COUNTY MISSISSIPPI.
LOCATED IN: SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST,
CITY OF SOUTHAVEN, COUNTY OF DESOTO, STATE OF MISSISSIPPI.
VICINITY MAP (N.T.S.)



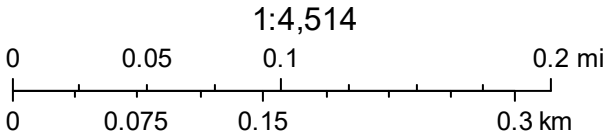
City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	Lifestyle Communities 1074 Thousand Oaks Suite 1 Hernando, MS 38632 662-429-2662
Total Acreage:	1.69 acres
Existing Zone:	Planned Unit Development (Silo Square)
Location of Subdivision Application	West side of Silo Square Lane South, north of Wildflower Lane
Comprehensive Plan Designation:	Mixed Use/Office
Staff Comments: The applicant is requesting subdivision approval for lot 39 of Silo Square Commercial Area 1, Phase 1 on the west side of Silo Square Lane South, north of Wildflower Lane. The lot encompasses 1.69 acres and has direct access to Silo Square Lane South. Per the master plan in the PUD, this area is shown for office space. The road has already been constructed and a final lift of asphalt has been installed and the road has been accepted by the city of Southaven as a public road.	
Staff Recommendations: The applicant needs to address the setbacks on the plat either in the form of a general note or located on the lot dimensions. Otherwise, this application is compliant with the commercial subdivision regulations set forth in the ordinance. Staff has no further comments and recommends approval with stated changes.	



May 17, 2023



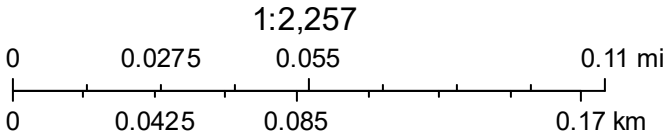
City of Southaven
Office of Planning and Development
Subdivision Staff Report



Date of Hearing:	May 22, 2023
Public Hearing Body:	Planning Commission
Applicant:	City of Southaven 8710 Northwest Drive Southaven, MS 38671
Total Acreage:	3.75 acres
Existing Zone:	Planned Commercial (C-4)
Location of Subdivision Application	North side of May Blvd., east of Getwell Road
Comprehensive Plan Designation:	Commercial/recreational
Staff Comments: The applicant is requesting subdivision approval to further subdivide lot 2 of Bobwhite Farms Subdivision on the north side of May Blvd., east of Getwell Road. The existing lot shows 3.75 acres and the applicant is requesting to further subdivide it into 2 lots with lot 2a showing 1.94 acres and lot 2b showing 1.81 acres. At present time, the city fire station #4 is located on the proposed lot 2a and the east precinct for the police is situated on lot 2b. There is no dedication necessary for both Getwell Road and May Blvd.	
Staff Recommendations: This is a city owned property and the subdivision applicant for this request is the city of Southaven. Since staff is the applicant, there will be no recommendation. Staff request approval based on the requirements set forth in the ordinance and staff comments in this report.	



May 8, 2023



SOUTHAVEN MARKETPLACE, LLC
2ND REVISION, LOT 13
OF BOBWHITE FARMS SUBDIVISION
PLAT BOOK 113, PAGE 49
DEED BOOK 724, PAGE 572

SET 1/2"x18"
REBAR & CAP

FUTURE 25' x 355' INGRESS-EGRESS
EASEMENT (PLAT BOOK 113, PAGE 49)

C=N89°56'53"E 917.14'
M=S8917°16'E 917.00'

FOUND 1/2"
REBAR

C=S01°31'58"E
M=S00°12'22"W 499.21'

PARCEL 107834000 00014.02
10.51+ ACRES
CITY OF SOUTHAVEN
DEED BOOK 682, PAGE 38

M=N00°46'20"W
M=N00°13'48"W 500.70'

GETWELL ROAD
106' RIGHT OF WAY

FOUND 1/2"
REBAR

C=S89°56'42"E
M=S89°22'46"W 652.87'
5' UTILITY EASEMENT

SET 1/2"x18"
REBAR & CAP

C=S89°56'42"E
M=N89°22'46"W 260.90'

FOUND 1/2"
REBAR

C=N00°46'20"W 250.00'
M=N00°13'48"W 250.00'

10' UTILITY EASEMENT

LOT 2
163,318+ SQ. FEET
3.749+ ACRES

M=N00°00'00"E 249.99'

5' UTILITY EASEMENT

LOT 2A
65,305+ SQ. FEET
1.488+ ACRES

C=S00°31'58"E
M=S00°12'22"W 249.99'

SET 1/2"x18"
REBAR & CAP

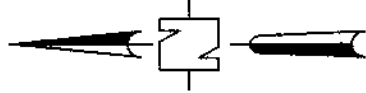
5' UTILITY EASEMENT
M=N89°22'46"W 652.87'
C=N89°56'42"W

SET 1/2"x18"
REBAR & CAP

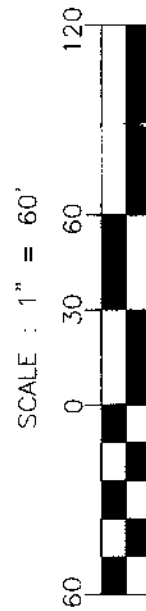
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C=N89°56'42"W

FOUND 1/2"
REBAR

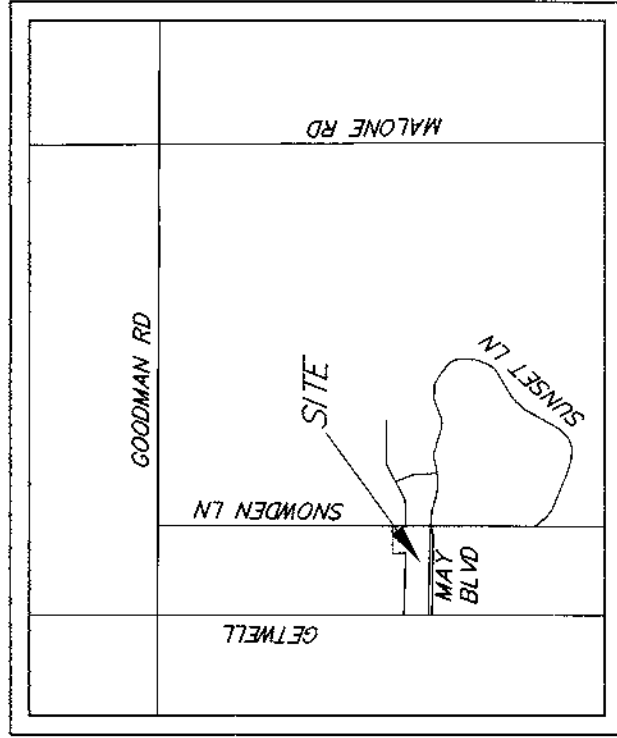
MAY BOULEVARD
CITY OF SOUTHAVEN
DEED BOOK 569, PAGE 754



BEARINGS REFERENCED TO THE
MISSISSIPPI STATE PLANE
COORDINATE SYSTEM
NAD83, GRID 12A
BY RTK GPS OBSERVATION
SCALE FACTOR: 0.999966179
CONVERGENCE ANGLE: 00°13'38.4"
AT THE NORTHWEST CORNER OF
LOT 2.



VICINITY MAP



NOTES

1. WATER SERVICE WILL BE AVAILABLE FROM THE CITY OF SOUTHAVEN.
2. SEWER SERVICE WILL BE AVAILABLE FROM THE CITY OF SOUTHAVEN.
3. 1/2" x 18" IRON RODS SET ON ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
4. THIS IS A CLASS "A" SURVEY.

THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA ACCORDING TO
FEMA FLOOD INSURANCE RATE MAP NUMBER 28033C0083H, DATED MAY 5, 2014.

FINAL PLAT

FIRST REVISION TO LOT 2 OF
"LOTS 1 & 2, BOBWHITE
FARMS SUBDIVISION"

RECORDED IN PLAT BOOK 62, PAGE 34

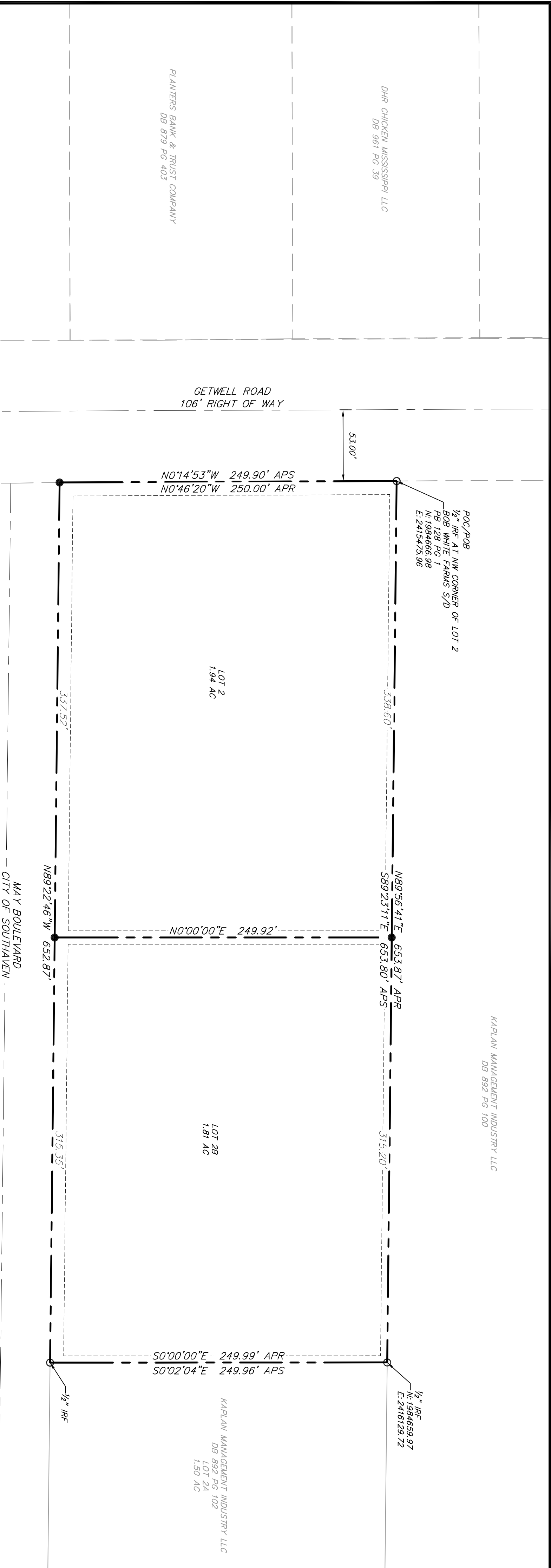
ZONING: C-4 2 LOTS AREA: 5.2463 ACRES
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST

DEVELOPER:
CITY OF SOUTHAVEN
8710 NORTHWEST DRIVE
SOUTHAVEN, MS 38671

ENGINEER:
CIVIL-LINK, LLC
5779 GETWELL ROAD, BLDG. B,
SOUTHAVEN, MS 38672
662.510.2169

FEMA MAP NO: 28033C0083H FEMA MAP DATE: MAY 5, 2014

DATE: APRIL 2, 2019 SCALE: 1" = 60' SHEET 1 OF 4



NOTES

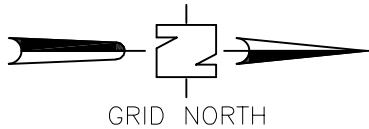
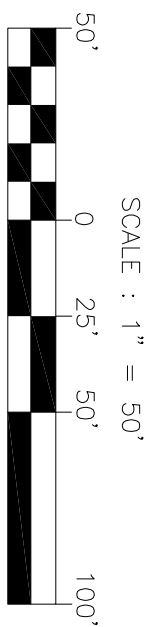
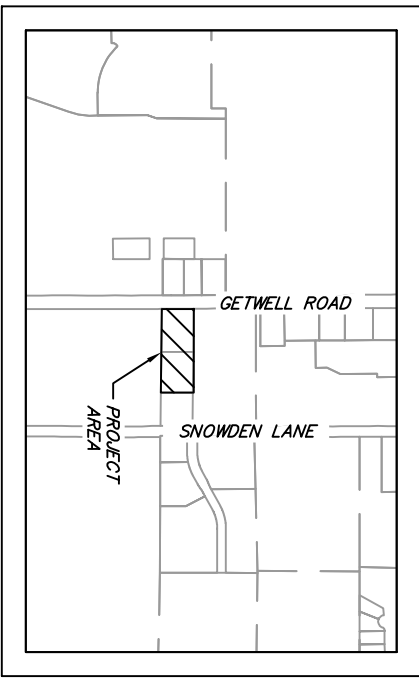
1. THE PROPOSED USE OF ALL THE LAND IN THE SUBDIVISION IS COMMERCIAL BUILDINGS.
2. WATER SERVICE WILL BE PROVIDED BY CITY OF SOUTHAVEN.
3. SEWER SERVICE WILL BE PROVIDED BY CITY OF SOUTHAVEN.
4. UTILITY EASEMENTS:
 - 10' FRONT YARD
 - 5' SIDE YARD
 - 5' REAR YARD
5. THIS PROPERTY IS NOT LOCATED IN FEMA IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP 2803C00084H.
6. 1/2" x 18" IRON RODS WITH CIVIL-LINK CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

SURVEY DATA

1. CLASS "B" SURVEY
2. FIELD SURVEY COMPLETED ON 1/02/2023
3. DRAWING COMPLETED ON 1/11/2023
4. REFERENCE MATERIALS:
 - 4.1. PLANTERS BANK & TRUST COMPANY DB 879 PG 403
 - 4.2. DHR CHICKEN MISSISSIPPI LLC DB 961 PG 39
 - 4.3. KAPLAN MANAGEMENT INDUSTRY LLC DB 892 PG 100
 - 4.4. KAPLAN MANAGEMENT INDUSTRY LLC DB 892 PG 102
 - 4.5. CITY OF SOUTHAVERN DB 412 PG 792
5. NORTH REFERENCE:
GEOID MODEL G2018U7, GPS RTK, NAD83, MS STATE PLANE WEST COORDINATES SHOWN
ARE MS STATE PLANE WEST,
SCALE FACTOR: 0.999966179050
CONVERGENCE ANGLE: 0° 13' 38.3639868"

LEGEND

PROPERTY LINE		P.O.B. = POINT OF BEGINNING
ADJACENT PROPERTIES	— — — — —	P.O.C. = POINT OF COMMENCEMENT
FENCE	— — — — —	R.O.W. = RIGHT OF WAY
UTILITY EASEMENT	— — — — — x — — — — —	S/D = SUBDIVISION
DRAINAGE EASEMENT	-----	I/R/F = IRON ROD FOUND
CENTER LINE ROAD	— — — — —	APR = AS PER RECORD
1/2" X 18" IRON ROD SET	●	APS = AS PER SURVEY
MONUMENT FOUND	○	PB = PLAT BOOK
		PG = PAGE
		DB = DEED BOOK
		U.E. = UTILITY EASEMENT
		FF = FINISH FLOOR ELEVATION
		IRS = IRON ROD SET

VICINITY MAP
NOT TO SCALE

\\CLM\CROSERVER\CIVIL\CIVIL LINK ENGINEERING\PROJECTS\CITY OF SOUTHAVEN\BOB WHITE FARMS SUBDIVISION\200 DESIGN\DRAWINGS\SURVEY PLATS\FINAL PLAT

CITY OF SOUTHAVEN
DB 412 PG 792

Civilink

"CONNECTING RESOURCES"

5779 GETHSEL RD. BLDG. B
SOUTHAVEN, MS 38672
OFFICE 662-510-2169
FAX 662-510-2170
WWW.CIVILINK.COM

FINAL PLAY
SECOND REVISION TO LOT 2
OF LOTS 1 & 2 BOB WHITE
FARMS SUBDIVISION
DESOTO COUNTY, MISSISSIPPI

January 12, 2023
ZONING = C-4
TOTAL AREA = 3.75 ACRES
2 LOTS
S34 R7W

CIVIL-LINK PROJECT NUMBER: 110921-050
SURETY: CIVIL-LINK
DEVELOPER: CITY OF SOUTHAVEN

1 OF 2

Office of Planning and Development

Planned Unit Development Staff Report

Planning Commission:
May 22, 2023
Applicant:
Representative:
Location:
North side of Stateline Road, east of Getwell Road
Total Acreage:
15.79 Acres
Existing Zoning:
Planned Commercial (C-4)
Staff Findings:
The applicant is requesting to rezone 70 acres on the north side of Stateline Road, east of Getwell Road from AG to PUD. The following criteria has been submitted: Areas A & B = 11.6 Ac Areas A: Consists of 5.5 acres located at the northwest end of the site. This area is proposed under the bulk regulations of the Planned Commercial area with the exclusion of 1. Auto dealerships (new or used) 2. Big box retail all categories 3. carwash 4. carwash as an accessory to a convenience store 5. carnival 6. cemetery, mausoleum, columbarium, memorial park 7. convenience food store 8. donation boxes 9. dry cleaning full service and/or pick up 10. gas pumps as an accessory to a convenience store 11. kennels 12. liquor stores 13. lounges, bars, taverns 14. radio/tv towers Please see revised conditions submitted on 5-3-23 where there is no request for 45' max height nor max size of 150,000 sf. Area B is proposed to include the allowance of mini storage. Maximum building height is requested at 45' and maximum building size is requested at 150,000 sq. ft. 3.3 acres Area C: Consists of 2.6 acres and is located on the hard corner of Stateline Road and Getwell Road. This area is proposed under the bulk regulations of Neighborhood Commercial with the exclusion of: 1. Big box retail all categories 2. Convenience food stores

3. Dry cleaning full service and/or pick up
4. Outdoor sales and storage
5. Radio/tv towers

Areas D & G: Consists of 29.5 acres located on the interior space east of area A of the overall site up to the state line. This area is proposed under the bulk regulations of Planned Business park with the additional allowances of:

1. Bookstore
2. Doctors office
3. contractor storage (indoor)
4. contractor storage (outdoor screened)
5. potential 55+ residential

No single warehouse building shall exceed 80,000 sq. ft.

11.3 acres

Areas E & F: Consists of ~~9.3~~ acres located along the linear frontage of Stateline Road. This area is proposed under the bulk regulations of Residential Office and Office, with the exclusion of:

1. Big box category A (25,000 sq. ft.)
2. Radio/TV towers
3. Dry cleaning pickup

Staff Final Recommendations:

This property has had many concepts submitted to staff over the years with the majority of them requesting for big box warehousing or high density residential. It has always been staff's opinion that both of those uses have a negative impact to the surrounding area and every proposed project has been rejected. When the applicant came to staff about this property, their main purpose was to purchase a site for their business, ServPro to locate, which can be seen as a heavy commercial/office use. Staff believes the area chosen for that business, which is north of the TVA lines along the Memphis border to be a good use and a proper transition to the existing development north of the stateline.

In further discussions with the applicant, staff requested that they incorporate office parcels along Stateline Road and boulevard entryways with a streetscape design to protect the existing residential areas to the south. Staff also expressed the city's desire to limit the commercial uses on the corner and remove the allowance of gas stations, car washes, etc. The applicant agreed to these requests without hesitation.

As for the interior of the site, both staff and the applicant see this as an area which could be used for either an office campus or contractor showrooms with storage which is something missing in our existing market. This allowance requires customer areas and office space while incorporating screened indoor and/or outdoor storage on the rear of a lot. The final area which is shown as Area G is north of the future east/west road where the applicant is showing transitional small footprint warehouses. The existing surrounding warehouses have footprints of 500,000-1,000,000 per building, which is not something staff wants to see here. The applicant has proposed a maximum of 80,000 sq. ft. To provide comparison

on this size, a standard Lowes or Home Depot has a footprint of 110,000 to 120,000 sq. ft. so the maximum footprint of this area, which is much smaller, would restrict the user significantly and will allow sites for the mom and pop type businesses as opposed to the standard warehouse tenants.

The applicant is also requesting a mini storage with office/security space in Area B. Staff struggled with this use but can see the positives in that this type of use is quiet, secure and has minimal traffic which is something that must be considered. It can also be screened well from Getwell Road by placing an attractive office space up front and pushing the storage to the interior of the site with heavy screening.

Staff does have a couple of concerns with the proposed text provided:

1. Staff does not see a 55+ residential development as a viable concept here so it would be the recommendation to remove this from the potential uses;
2. The maximum building height standard for C-4 areas is already set at forty (40) feet. Staff does not see a benefit to increasing the height to the requested ~~forty five (45)~~ feet. The height of a building can create a negative skyline and staff must take that into account due to the surrounding residential areas;
3. Staff would like clarification as to why there is a request for ~~150,000 sq. ft. building~~ size? If this request is for the ServPro site only then staff would like that clarified and it should be approved only for that user. Staff does not want speculative users to come in with a big box concept on that site;
4. Staff is pleased to see that the gas stations, car washes, liquor stores and big boxes have all been removed from the allowable use list. Additional uses that staff would like to see removed vape stores/smoke shops and hotels.
5. Staffs wants to ensure that any truck traffic due to deliveries, contractor loading etc. are limited to accessibility on Getwell going North only. Due to the proximity of Getwell Road and it being a truck route, staff does not believe this to be a huge issue but requiring the accesses on Stateline Road to be boulevards and designing them narrower to deter truck access will further eliminate trucks from trying to access Stateline Road. Additional directive design should also be put in place to direct any truck traffic to Getwell Road.
6. The applicant will be required to dedicated and improve Stateline Road from the CL north. The proposed improvements will be determined by the city engineer and the option of payment in lieu of will be considered.

Staff believes the overall design and modified uses are an acceptable submittal with the above comments. Each individual lot will come before both the Planning Commission and the Board of Alderman for final design approval which allows for further protections to the surrounding areas. It should be noted that the office lots along Stateline Road must take on a more residential appearance to help transition from the homes to the south into a more commercialized area. Staff appreciates the signage details and that they take into account the residential areas around the site.

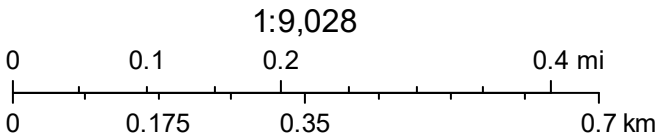
Staff recommends approval with the above stated comments.

Please see revised conditions submitted on 5-3-23 where there is no request for 45' max height

Please see revised conditions submitted on 5-3-23 where there is no request for max size of 150,000 sf.



May 2, 2023



Monahan Farms



**MASTER PLANNED
DEVELOPMENT**

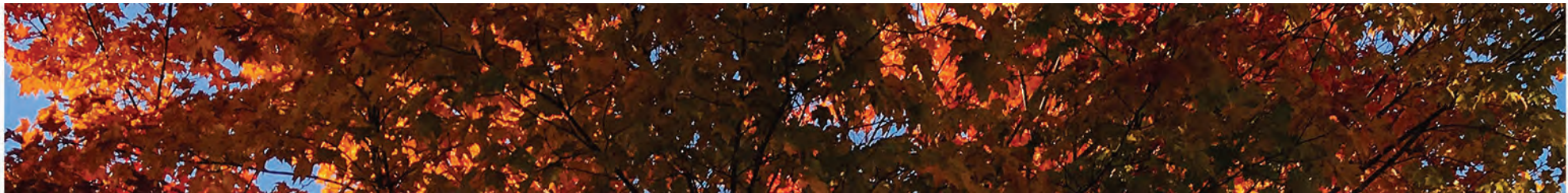
PRESENTED TO SOUTHAVEN PLANNING COMMISSION (MAY 22, 2023)

PROJECT INTRODUCTION

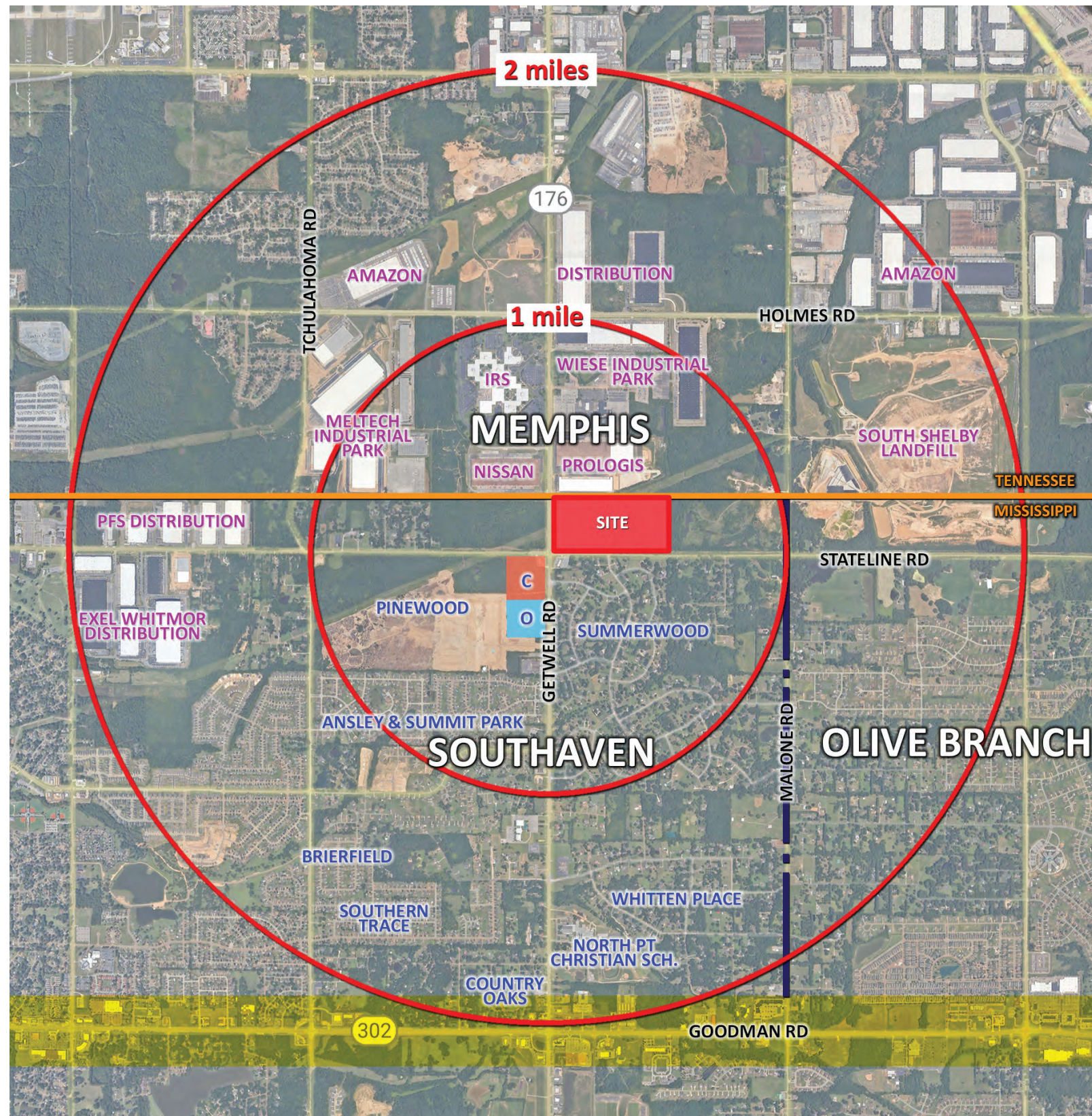
Monahan Farms is envisioned as a transitional development, providing a logical stepdown zoning approach from the truck-heavy warehousing district of South Memphis to the single-family residential of north Southaven. As a planned development, the 70-acre tract will provide commercial opportunities along busy Getwell Road, a business center in the interior of the site perfect for limited distribution and small business and office opportunity along Stateline Road to act as a buffer for the existing single-family developments to the south. An internal public street system will direct most of the internal traffic back to Getwell Road, while providing limited access to Stateline Road. Architecturally, the development will adhere to the Getwell Road Corridor requirements and be guided by recorded covenants.

TABLE OF CONTENTS

1	Aerial Vicinity Map
2	Existing Zoning
3	Existing Site Conditions
4	Current Aerial Photo
5	Existing Utilities
6	2040 Comprehensive Plan
7	Conceptual Land Use Plan
8-9	Conditions



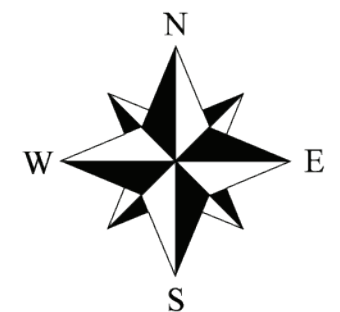
The Reaves Firm
INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Situated at the Tennessee/ Mississippi state line, Monahan Farms is flanked primarily by Memphis industrial uses to the north and Southaven single-family uses to the south.

The site is:

- .5 miles west of the Republic South Shelby Class I Landfill
- 2 Miles north of the Goodman Road Commercial Corridor
- 1.5 Miles east of major warehouse development along Stateline Road in Southaven
- 250 feet south of a 330,000 sf warehouse in Memphis



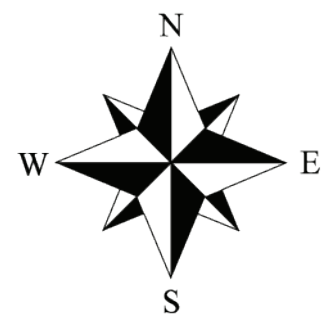
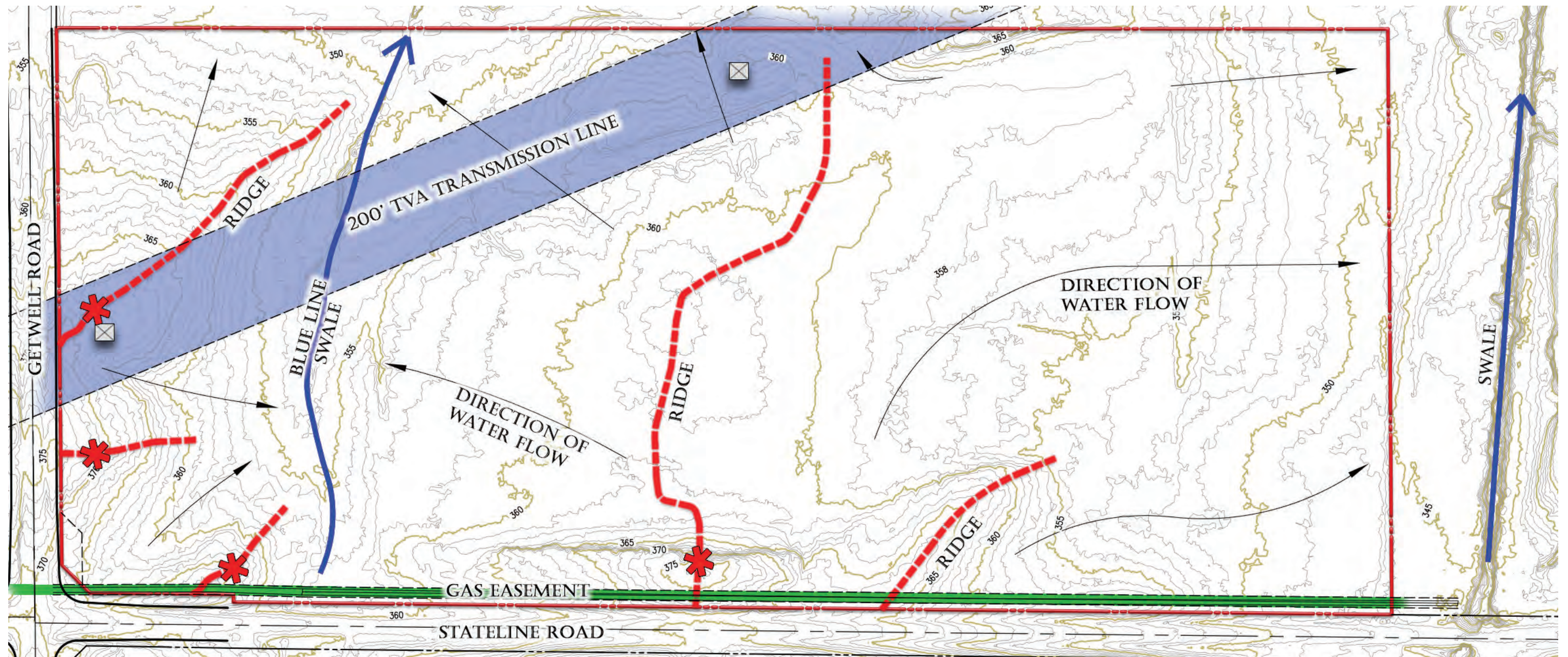
Monahan Farms

AERIAL VICINITY MAP

1



The Reaves Firm
INCORPORATED
Planning
Engineering
Landscape Architecture
Land Surveying
6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Legend

-  High Point on a Ridgeline
-  Direction of Water Movement
-  Swale

Monahan Farms

EXISTING SITE CONDITIONS

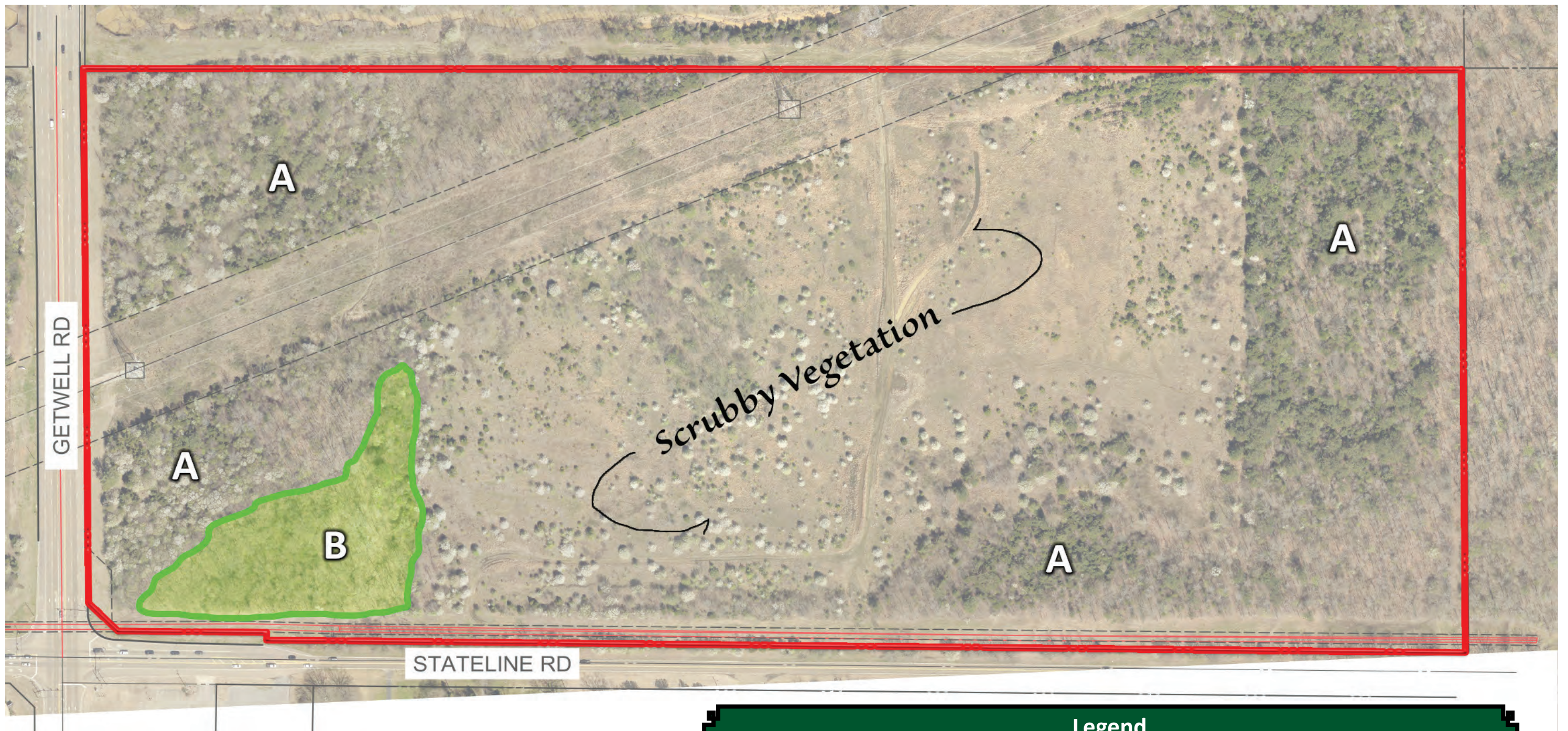
3



The Reaves Firm
INCORPORATED

Planning
Engineering
Landscape Architecture
Land Surveying

6800 Poplar Ave, Ste 101 | Memphis, TN 38138
901.761.2016 | www.reavesfirm.com



Legend

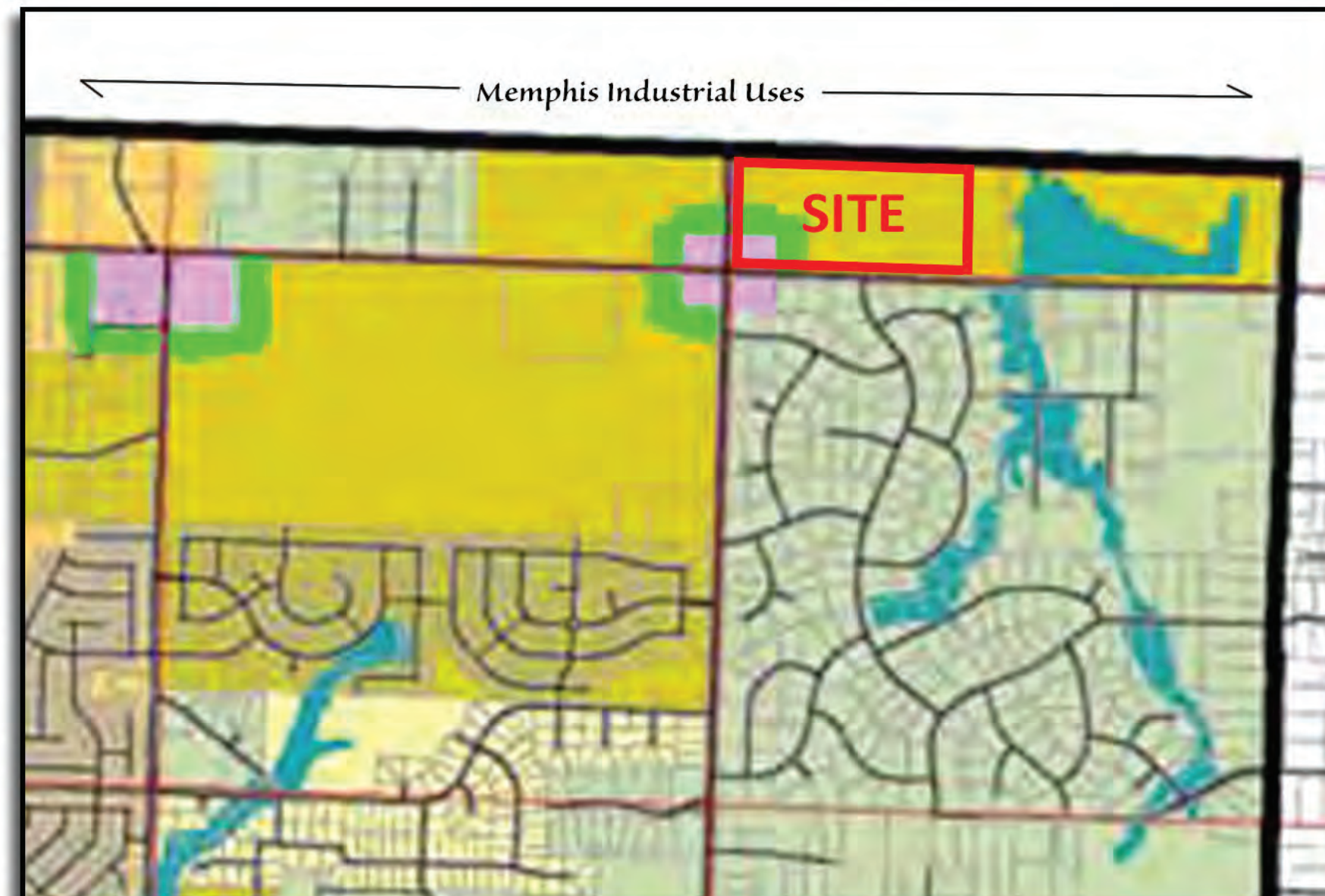
A - Natural tree area (less than 20 years old) with wild pear, pine, cedar, sweetgum, sycamore, elm, oak.

B - Natural tree area (20-40 years old) with sweetgum, sycamore, elm, oak.

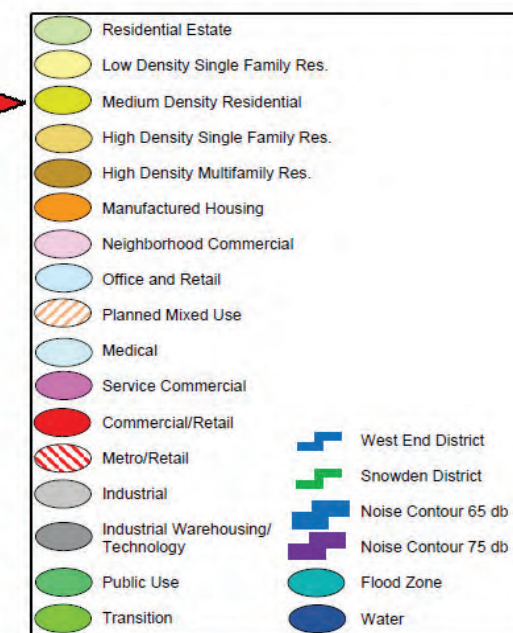


LEGEND

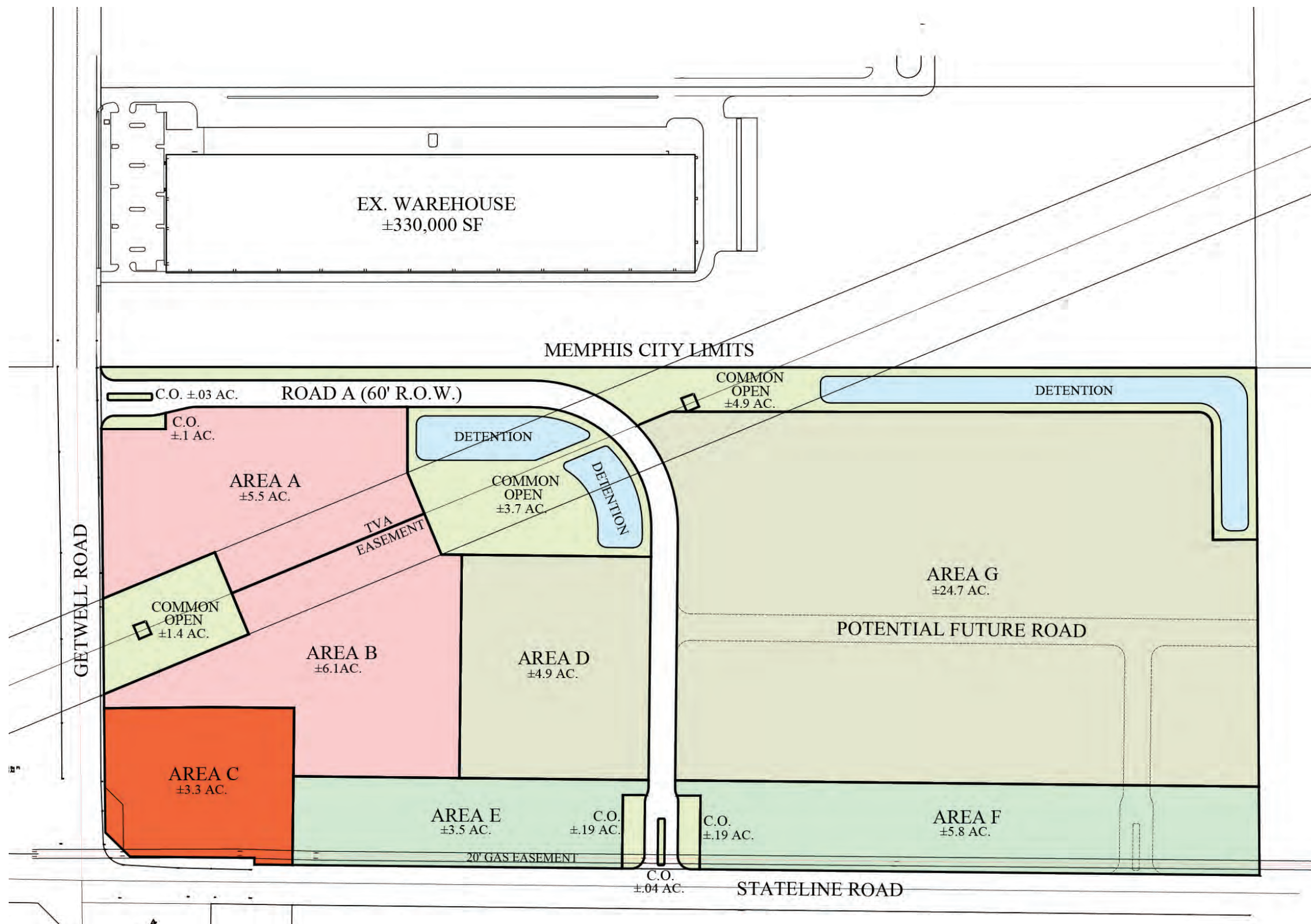
-  Three Phase Electric
-  City of Southaven sanitary sewer lift station
-  Water: Provided by City of Southaven, 12" line on south side of Stateline Rd.



Future Land Use Map 4.4



Future Land Use Map as found in the Southaven Comprehensive Plan "Experience 2040" on page 50.



- Areas**
- Area A-Planned Commercial Uses (SERVPRO plans to build a facility on this area)
 - Area B-Planned Commercial Uses (A mini-storage facility is planned for this area)
 - Area C-Neighborhood Commercial Uses
 - Area D-Planned Business Park Uses
 - Area E-Residential Office/Office Uses
 - Area F-Residential Office/Office Uses (Alternate use could be +55 active adult community)
 - Area G-Planned Business Park Uses (Alternate use could be +55 active adult community)
 - Division of the property will be market driven within the constraints of the associated zoning category.

I. **Uses Permitted:**

A. Area A & B: The uses permitted shall be in accordance with the use regulations of the Planned Commercial (C-4) District with the additional allowed uses of mini-warehouse / storages. The following uses shall not be permitted:

- 1. Automobile dealerships (new or used) or automobile rental offices
- 2. Big box: Categories A, B, & C
- 3. Carwash
- 4. Carwash as an accessory to a convenience store
- 5. Carnival
- 6. Cemetery, mausoleum, columbarium, memorial park
- 7. Convenience food store
- 8. Donation boxes
- 9. Dry cleaning establishment, full-service laundry
- 10. Dry cleaning/laundry establishment, pick up/delivery only
- 11. Gas pumps as an accessory to convenience store
- 12. Kennel
- 13. Liquor store
- 14. Lounges, bars, taverns and similar establishments
- 15. Radio/TV tower, antenna, earth station greater than 35’ in height

B. Area C: The uses permitted shall be in accordance with the Neighborhood Commercial (C-1) District. The following uses shall not be permitted:

- 1. Big box: Category A
- 2. Convenience food store
- 3. Dry cleaning/laundry establishment, pick up/delivery only
- 4. Outdoor stales and storage
- 5. Radio/TV tower, antenna, earth station greater than 35’ in height

C. Area D & G: The uses permitted shall be in accordance with the use regulations of the Planned Business Park (PBP) with the additional allowed uses of bookstore, doctor’s office, Contractor’s storage (indoor), Contractor’s yard or storage, outdoor (screened) and with the additional use in Area G of a 55 and over active adult community (contingent on available sewer capacity).

D. Area E & F: The uses permitted shall be in accordance with the use regulations of the Residential Office (RO) and Office District (OD) with the additional use in Area F of a 5 and over active adult community (contingent on available sewer capacity). The following uses shall not be permitted:

- 1. Big box category A
- 2. Radio/TV tower, antenna, earth station greater than 35’ in height
- 3. Dry cleaning/laundry establishment, pick up / delivery only

II. **Site Development Regulations:**

A. Bulk regulations:

- 1. Area A & B: Shall follow the bulk zoning regulations of the C-4 District. Only the sales office for the mini-storage facility shall be visible from Getwell Road and the mini-storage warehouses shall be screened from public view.
- 2. Area C: Shall follow the bulk zoning regulations of the C-1 District.
- 3. Area E & F: Shall follow the bulk zoning regulations of Residential Office (RO).
- 4. Area D & G: Shall follow the bulk zoning regulations of the Planned Business Park (PBP) District. No single warehouse building shall exceed 80,000 gross SF in size.
- 5. Area F & G: If the 55 and over active adult community is developed as single family residential, no single-family unit shall have a minimum heated unit size of less than 1,800 SF.

III. **Roadways, Access, Parking, and Circulation:**

- A. All proposed public roads shall be dedicated in accordance with the City of Southaven Design Standards and shall be a 60’ ROW consisting of two driving lanes and a turn lane.
- B. Pedestrian circulation within the planned development shall include sidewalks on both sides of public streets.
- C. During development of Area A, the segment of Road A adjacent to Area A shall be developed to the east end of Area A. The remainder of Road A shall be constructed with development of either Area D or Area G, whichever is developed first.
- D. Stateline Road shall be improved per the Southaven Subdivision Ordinance.

IV. **Landscaping, Lighting, Screening, and Open Space:**

- A. The Southaven Tree ordinance shall apply.
- B. All Common Open Space shall be maintained by a property or homeowner’s association and covenants, conditions, and restrictions (CCR’s) shall be recorded prior to the recording of the first final plat of the development.
- C. A tree survey shall be required at the time of development of each area.
- D. Landscaping of parking lots shall comply with City of Southaven’s regulations.

- E. Landscape Plate A-3 or equivalent shall be along Road A. Landscape Plate: “Stateline Road Typical No. 1” shall be along Stateline Road.
- F. All dumpsters shall be enclosed in masonry with a metal gate, screened from view of public right of ways, and screened with evergreen landscaping.
- G. Loading docks and utility meters, junction boxes, transformers, and other utilities appurtenances shall be screened from public view.
- H. This PD requires 20% greenspace. Greenspace not shown on the preliminary overall master plan shall be addressed during site plan review of individual development areas.

V. Signage:

- A. Signage for each area shall comply with City of Southaven’s regulations. Signage types not permitted include: video or digital signs and signs that make noise or exude smoke-like substance. Signs cannot be in the shape of a motif such as a boot or a hamburger. Nationally recognized corporate logo signs, however, are permitted.
- B. Ground mounted signs shall have a masonry base.
- C. Internally illuminated signage shall be white. Externally illuminated signage can be the developer’s choice.

VI. Drainage Facilities and Services:

- A. The developer is required to have an environmental assessment done on each section for wetlands and waterways.
- B. Stormwater detention shall be provided on a regional basis and maintained privately, either by individual property owners or by a property owner association.
- C. Actual footprints of the detention areas shall be determined during final development layouts and designed as visual amenities.

VII. Sanitary Sewer:

- A. The sanitary sewer system shall be designed and constructed by the developer according to state and city regulations and specifications.
- B. Sewer plans shall be submitted for review to the City Engineer during the final phase of the site plan.

VIII. Water Service / Utilities:

- A. Public water system shall be designed and constructed by the developer according to the state and city regulations and specifications.
- B. Water service lines shall be installed with tracing wire at the top.
- C. All utilities shall be below ground except for three-phase electric power.

IX. Architectural Requirements:

- A. Architectural design shall adhere to the Getwell Road Corridor requirements and be in accordance with the Southaven Design Review Manual.

Monahan Farms PD Conditions

I. Uses Permitted:

A. Area A & B: The uses permitted shall be in accordance with the use regulations of the Planned Commercial (C-4) District with the additional allowed uses of mini-warehouse / storages. The following uses shall not be permitted:

1. Automobile dealerships (new or used) or automobile rental offices
2. Big box: Categories A, B, & C
3. Carwash
4. Carwash as an accessory to a convenience store
5. Carnival
6. Cemetery, mausoleum, columbarium, memorial park
7. Convenience food store
8. Donation boxes
9. Dry cleaning establishment, full-service laundry
10. Dry cleaning/laundry establishment, pick up/delivery only
11. Gas pumps as an accessory to convenience store
12. Kennel
13. Liquor store
14. Lounges, bars, taverns and similar establishments
15. Radio/TV tower, antenna, earth station greater than 35' in height

B. Area C: The uses permitted shall be in accordance with the Neighborhood Commercial (C-1) District. The following uses shall not be permitted:

1. Big box: Category A
2. Convenience food store
3. Dry cleaning/laundry establishment, pick up/delivery only
4. Outdoor stales and storage
5. Radio/TV tower, antenna, earth station greater than 35' in height

C. Area D & G: The uses permitted shall be in accordance with the use regulations of the Planned Business Park (PBP) with the additional allowed uses of bookstore, doctor's office, Contractor's storage (indoor), Contractor's yard or storage, outdoor (screened) and with the additional use in Area G of a 55 and over active adult community (contingent on available sewer capacity).

D. Area E & F: The uses permitted shall be in accordance with the use regulations of the Residential Office (RO) and Office District (OD) with the additional use in Area F of a 55 and over active adult community (contingent on available sewer capacity). The following uses shall not be permitted:

1. Big box category A
2. Radio/TV tower, antenna, earth station greater than 35' in height
3. Dry cleaning/laundry establishment, pick up / delivery only

II. Site Development Regulations:

A. Bulk regulations:

1. Area A & B: Shall follow the bulk zoning regulations of the C-4 District. Only the sales office for the mini-storage facility shall be visible from Getwell Road and the mini-storage warehouses shall be screened from public view.
2. Area C: Shall follow the bulk zoning regulations of the C-1 District.
3. Area E & F: Shall follow the bulk zoning regulations of Residential Office (RO).
4. Area D & G: Shall follow the bulk zoning regulations of the Planned Business Park (PBP) District. No single warehouse building shall exceed 80,000 gross SF in size.
5. Area F & G: If the 55 and over active adult community is developed as single family residential, no single-family unit shall have a minimum heated unit size of less than 1,800 SF.

III. Roadways, Access, Parking, and Circulation:

- A. All proposed public roads shall be dedicated in accordance with the City of Southaven Design Standards and shall be a 60' ROW consisting of two driving lanes and a turn lane.
- B. Pedestrian circulation within the planned development shall include sidewalks on both sides of public streets.
- C. During development of Area A, the segment of Road A adjacent to Area A shall be developed to the east end of Area A. The remainder of Road A shall be constructed with development of either Area D or Area G, whichever is developed first.
- D. Stateline Road shall be improved per the Southaven Subdivision Ordinance.

IV. Landscaping, Lighting, Screening, and Open Space:

- A. The Southaven Tree ordinance shall apply.
- B. All Common Open Space shall be maintained by a property or homeowner's association and covenants, conditions, and restrictions (CCR's) shall be recorded prior to the recording of the first final plat of the development.
- C. A tree survey shall be required at the time of development of each area.
- D. Landscaping of parking lots shall comply with City of Southaven's regulations.
- E. Landscape Plate A-3 or equivalent shall be along Road A. Landscape Plate: "Stateline Road Typical No. 1" shall be along Stateline Road.
- F. All dumpsters shall be enclosed in masonry with a metal gate, screened from view of public right of ways, and screened with evergreen landscaping.

- G. Loading docks and utility meters, junction boxes, transformers, and other utilities appurtenances shall be screened from public view.
- H. This PD requires 20% greenspace. Greenspace not shown on the preliminary overall master plan shall be addressed during site plan review of individual development areas.

V. Signage:

- A. Signage for each area shall comply with City of Southaven's regulations. Signage types not permitted include: video or digital signs and signs that make noise or exude smoke-like substance. Signs cannot be in the shape of a motif such as a boot or a hamburger. Nationally recognized corporate logo signs, however, are permitted.
- B. Ground mounted signs shall have a masonry base.
- C. Internally illuminated signage shall be white. Externally illuminated signage can be the developer's choice.

VI. Drainage Facilities and Services:

- A. The developer is required to have an environmental assessment done on each section for wetlands and waterways.
- B. Stormwater detention shall be provided on a regional basis and maintained privately, either by individual property owners or by a property owner association.
- C. Actual footprints of the detention areas shall be determined during final development layouts and designed as visual amenities.

VII. Sanitary Sewer:

- A. The sanitary sewer system shall be designed and constructed by the developer according to state and city regulations and specifications.
- B. Sewer plans shall be submitted for review to the City Engineer during the final phase of the site plan.

VIII. Water Service / Utilities:

- A. Public water system shall be designed and constructed by the developer according to the state and city regulations and specifications.
- B. Water service lines shall be installed with tracing wire at the top.
- C. All utilities shall be below ground except for three-phase electric power.

IX. Architectural Requirements:

- A. Architectural design shall adhere to the Getwell Road Corridor requirements and be in accordance with the Southaven Design Review Manual.