



### Memorandum

**To:** Mayor and Board of Aldermen  
**From:** Judy Daniel, Director of Planning  
**Date:** June 20, 2017

**Re:** Planning Commission Case 2196  
Preliminary Plat for Cottages at Grove at Grand Oaks – Clubhouse Drive  
(a portion of PPIN #26136)

**Zoning:** (RA) Single Family Residential

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**Planners Comments:** This is a request for preliminary plat approval for a one lot subdivision on approximately 4.87 acres on Clubhouse Drive, just across the street from The Grand Oaks Country Club. The lot is to be used for a condominium development (the subject of a site plan in Case #2197 that was approved by the Planning Commission contingent upon approval of the Preliminary Plat). This site is generally level and cleared, with only a few existing trees. The Site Plan review committee reviewed this request with few comments and recommended approval.

**Recommendation:** Staff recommends approval of this Preliminary Plat with the following conditions:

1. A condominium owner's interest in any common area may not be severed from the interest in the full parcel.
2. Include language in the condominium covenants placing common responsibility all common areas with the Property Owners Association. This must be completed before any certificate of occupancy is issued:
  - a. The Common Area Parcels' Ad Valorem shall be assessed to each condominium owner on a Prorata Basis as part of each Lot Owner's Total Assessment.
  - b. Condominium owners shall each have a percentage of the Common Area as Tenants in Common and shall share equally in the Maintenance, Repair and Upkeep of both the common areas and Limited Common Element Areas.

- c. A condominium owner's interest in any common area may not be severed from the interest in the full parcel.
- 3. Prior to the issuance of any certificate of occupancy, a stamped recorded copy of the covenants be provided to the City of Oxford Planning Department.
- 4. Approval is for the preliminary plat as submitted.



**Case 2196**

**To:** Oxford Planning Commission  
**From:** Judy Daniel, AICP, Planning Director  
**Date:** June 12, 2017

**Applicant:** LT2, LLC.  
**Owner:** LT2, LLC.  
**Request:** Preliminary Plat Approval for 'The Cottages at the Grove at Grand Oaks, Phase 6A'  
**Location:** 3025 Fazio Drive (a portion of PPIN #26136)  
**Zoning:** PUD-RC

**Surrounding Zoning:** All surrounding zoning is Planned Unit Development (PUD)

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**Planners Comments:** This preliminary plat proposes a one lot subdivision on approximately 4.87 acres, on Clubhouse Drive, just across the street from The Grand Oaks Country Club. The lot is to be used for a condominium development (the subject of a site plan in Case #2197). This site is generally level and cleared, with only a few existing trees. The Site Plan review committee has reviewed this request and have recommended approval with the conditions noted below.

**Recommendation:** Staff recommends approval of the Preliminary Plat for The Cottages at Grand Oaks, Parcel 23B, Phase 6A, as submitted with the following conditions:

1. A condominium owner's interest in any common area may not be severed from the interest in the full parcel.
2. Include language in the condominium covenants placing common responsibility all common areas with the Property Owners Association. This must be completed before any certificate of occupancy is issued:
  - a. The Common Area Parcels' Ad Valorem shall be assessed to each condominium owner on a Prorata Basis as part of each Lot Owner's Total Assessment.
  - b. Condominium owners shall each have a percentage of the Common Area as Tenants in Common and shall share equally in the Maintenance, Repair and Upkeep of both the common areas and Limited Common Element Areas.

- c. A condominium owner's interest in any common area may not be severed from the interest in the full parcel.
- 3. Prior to the issuance of any certificate of occupancy, a stamped recorded copy of the covenants be provided to the City of Oxford Planning Department.
- 4. Approval is for the preliminary plat as submitted.

# The Cottages at The Grove at Grand Oaks Phase 6A LT2, LLC - Owner

## OWNER'S CERTIFICATE

I, Larry L. Britt, As Managing Member Of LT2, LLC, The Owner Of The Tract Of Land Herein Described, Certify That We Did Cause Said Land To Be Subdivided And Platted, As Shown On The Attached Plat Of The Cottages at The Grove At Grand Oaks Phase 6A, And The Streets Are Hereby Dedicated To The Use By The Public And/Or Private Utility Companies Which Serve This Development. Utility Easements Are Also Dedicated To The Public And/Or Private Utility Companies Which Serve This Development. such Dedication Is The Owner's Own Act And Deed Of Their Own Free Will.

Witness My Hand And Signature This \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Larry L. Britt, Managing Member

\_\_\_\_\_  
Notary Public

LT2, LLC  
3888 Majestic Oaks  
Oxford, Ms 38655

## SURVEYOR'S CERTIFICATE

I Certify That The Within Plat Of The Cottages at The Grove At Grand Oaks Phase 6A In Lafayette County, Mississippi Is A True And Correct Representation Of Said Subdivision And That I Signed And Delivered It As My Own Act And Deed.

Witness My Hand And Signature This \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Christopher Windham  
Mississippi PS No. 02948

## ENGINEER'S CERTIFICATE

I Certify That The Cottages at The Grove At Grand Oaks Phase 6A In Lafayette County, Mississippi, Is In Conformance With The Design Requirements Of The Subdivision Regulations And Specific Conditions Imposed On This Development, And Takes Into Account All Applicable Federal, State, And Local Laws And Regulations.

Witness My Hand And Signature This \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Kevin W. McLeod  
Mississippi PE No. 15151

## CITY ENGINEER'S CERTIFICATE

I Certify That LT2, LLC Has Complied With One Of The Following Alternatives for The Cottages at The Grove At Grand Oaks Phase 6A:

- All Improvements Have Been Installed by The Sub-Divider In Accordance With The Requirements Of These Regulations And With The Action Of The Board Of Aldermen, Giving Approval Of The Preliminary Plat, And Accepting Maintenance Of Utilities And Streets.
- A Bond, Certified Check Or Irrevocable Letter Of Credit Has Been Posted By The Sub-Divider Which Is Available To The City In A Sufficient Amount To Ensure Completion Of All Required Improvements,

As Of This \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Bart Robinson  
City Engineer, City Of Oxford

## CITY OF OXFORD, COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

Approved And Recommended For Acceptance By The City Of Oxford Planning Commission, This

The \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chairman,  
City Of Oxford Planning Commission

## CITY OF OXFORD, COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

Approved And Accepted By The City Of Oxford Board Of Aldermen,

This The \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
George G. Patterson  
Mayor, City Of Oxford

## COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

Personally Appeared Before Me, Sherry Wall, Chancery Clerk, In And For Lafayette County, Mississippi, Larry L. Britt, Managing Member Of LT2, LLC, Who Executed The Herein Owner's Certificate That Was Signed And Delivered Of His Own Free Act And Deed. And Also Appeared Christopher Windham, Professional Surveyor, Who Executed The Attached Surveyor's Certificate And Acknowledged That It Was Signed And Delivered As His Own Free Act And Deed.

Witness My Hand And Signature This The \_\_\_\_\_ Day Of \_\_\_\_\_, 2017

\_\_\_\_\_  
Sherry Wall  
Chancery Clerk

## COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

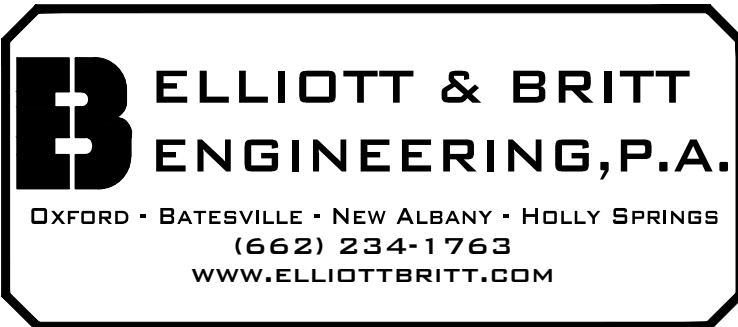
I, Sherry Wall, Chancery Clerk, In And For Lafayette County, Mississippi, Hereby Certify That This Instrument Was Filed For Record In My Office At \_\_\_\_\_ O'clock On The \_\_\_\_\_ Day Of \_\_\_\_\_, 2016, And Was Duly Recorded In Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_.

Witness My Hand And Signature This The \_\_\_\_\_ Day Of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Sherry Wall  
Chancery Clerk

## RESTRICTIVE COVENANTS

Recorded In Instrument No. \_\_\_\_\_, Of The Land Records In The Chancery Clerk's Office Of Lafayette County, Mississippi.



Preliminary Plat For:

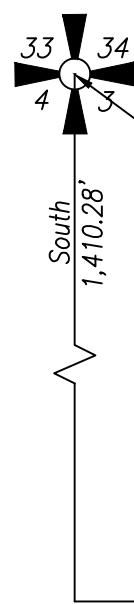
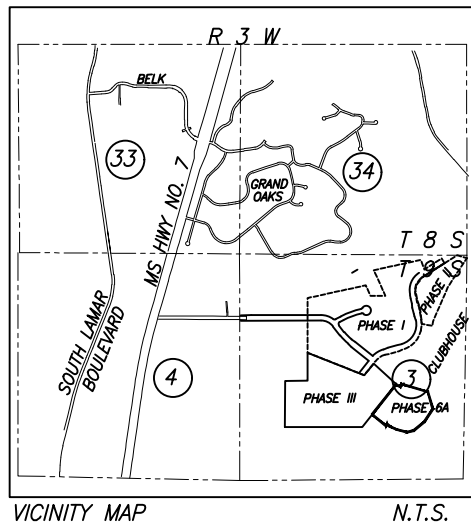
The Cottages at  
The Grove at Grand Oaks  
Phase 6A

LT2, LLC - Owner  
City of Oxford, Lafayette County, Mississippi

DRAWN
ALC
CHECKED
KWM
ENGINEER
KWM
DATE
5.5.17

Sheet

1 of 2



POINT OF COMMENCEMENT  
18" Oak Tree Commonly  
Accepted as the Northwest  
Corner of Section 3, Township  
9 South, Range 3 West,  
City of Oxford, Lafayette  
County, Mississippi

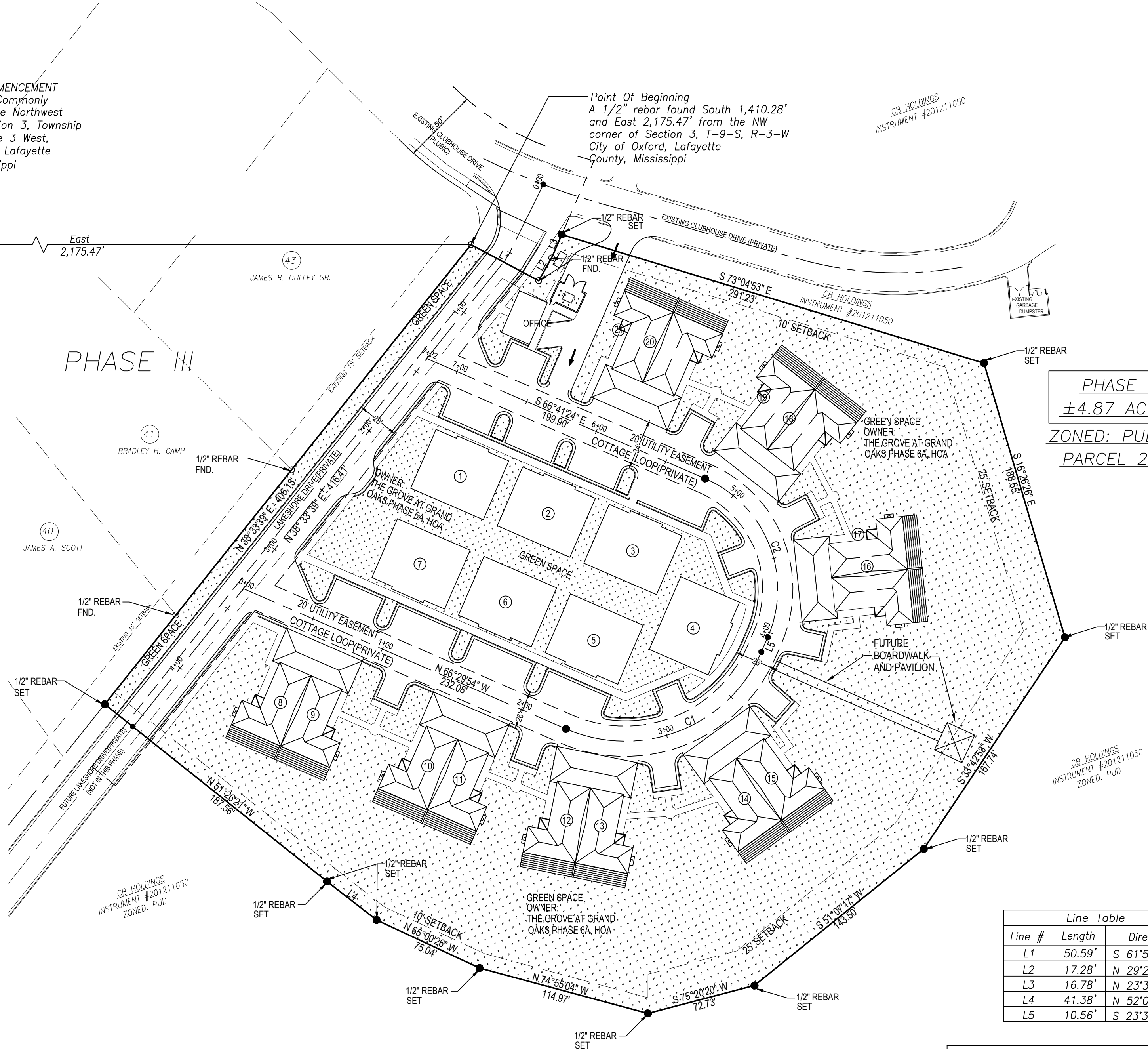
Point Of Beginning  
A 1/2" rebar found South 1,410.28'  
and East 2,175.47' from the NW  
corner of Section 3, T-9-S, R-3-W  
City of Oxford, Lafayette  
County, Mississippi

CB HOLDINGS  
INSTRUMENT #201211050

SCALE 1" = 50'

### NOTES:

1. THE COMMON AREA PARCELS' AD VALOREM SHALL BE ASSESSED TO EACH UNIT'S OWNER OF PHASE 6A OF "THE GROVE AT GRAND OAKS" ON A PRORATA BASIS AS PART OF EACH UNIT OWNER'S TOTAL ASSESSMENT FOR HOME OWNER ASSOCIATION FEES.
2. UNIT OWNERS OF PHASE 6A OF "THE GROVE AT GRAND OAKS" SHALL EACH HAVE A PERCENTAGE OF THE COMMON AREA AS TENANTS IN COMMON AND SHALL SHARE EQUALLY IN THE MAINTENANCE, REPAIR, AND UPKEEP OF BOTH THE COMMON AREA AND LIMITED COMMON ELEMENT AREA IN HOME OWNER ASSOCIATION FEES.
3. A UNIT OWNER'S INTEREST IN THE COMMON AREA MAY NOT BE SEVERED FROM THE INTEREST IN THE UNIT.
4. THIS PROPERTY IS SUBJECT TO ALL CITY OF OXFORD SUBDIVISION REGULATIONS.
5. THIS PROPERTY IS SUBJECT TO ALL ROAD AND UTILITY EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
6. ALL SETBACKS WILL ALSO SERVE AS UTILITY AND DRAINAGE EASEMENTS TO TO BE MAINTAINED BY LT2, LLC AND HOME OWNER'S ASSOCIATION.
7. BUILDING SETBACKS:  
FRONT-30 FEET, REAR-25 FEET, SIDES-10 FEET.
8. THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 2807C0259C, PANEL NO. 259, EFFECTIVE DATE NOVEMBER 26, 2010.
9. THIS PROPERTY IS A CLASS "B" SURVEY AS SET FORTH IN ACCURACY FOR CONDITION "A" AS SET FORTH IN APPENDIX "B" OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
10. THIS SURVEY MEETS THE CONDITIONS OF CLOSURE AND APPENDIX "A" OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI.
11. BEARINGS ESTABLISHED: GPS OBSERVATION (GEODETIC)
12. ALL OF THE SURVEY CALLS ARE EITHER DEED CALLS OR MEASURED CALLS ESTABLISHED BY THIS SURVEY.
13. 1/2" REBAR, AS DESCRIBED, IS A 1/2" REINFORCEMENT BAR.
14. DATE OF FIELD SURVEY: 10-15-16.
15. MAINTENANCE, GROOMING, WATERING AND GENERAL UPKEEP OF THE PARKING LOT, GRASSED AREAS, AND PRIVATE STREETS WILL BE MAINTAINED BY THE PROPOSED HOME OWNERS ASSOCIATION AS ESTABLISHED BY COVENANTS.



PHASE 6A  
±4.87 ACRES  
ZONED: PUD-RC  
PARCEL 23B

CB HOLDINGS  
INSTRUMENT #201211050  
ZONED: PUD

Line Table		
Line #	Length	Direction
L1	50.59'	S 61°52'40" E
L2	17.28'	N 29°24'17" E
L3	16.78'	N 23°37'33" E
L4	41.38'	N 52°09'54" W
L5	10.56'	S 23°30'05" W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	153.94	98.00	S 68°30'06" W	138.59
C2	125.14	79.50	S 21°35'39" E	112.62

**B ELLIOTT & BRITT**  
**E N G I N E E R I N G, P. A.**  
OXFORD • BATESVILLE • NEW ALBANY • HOLLY SPRINGS  
(662) 234-1763  
WWW.ELLIOTTBRITT.COM

Preliminary Plat For:  
**The Cottages at  
The Grove at Grand Oaks  
Phase 6A**  
LT2, LLC - Owner  
City of Oxford, Lafayette County, Mississippi

DRAWN  
ALC  
CHECKED  
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5.5.17

Sheet  
**2 of 2**