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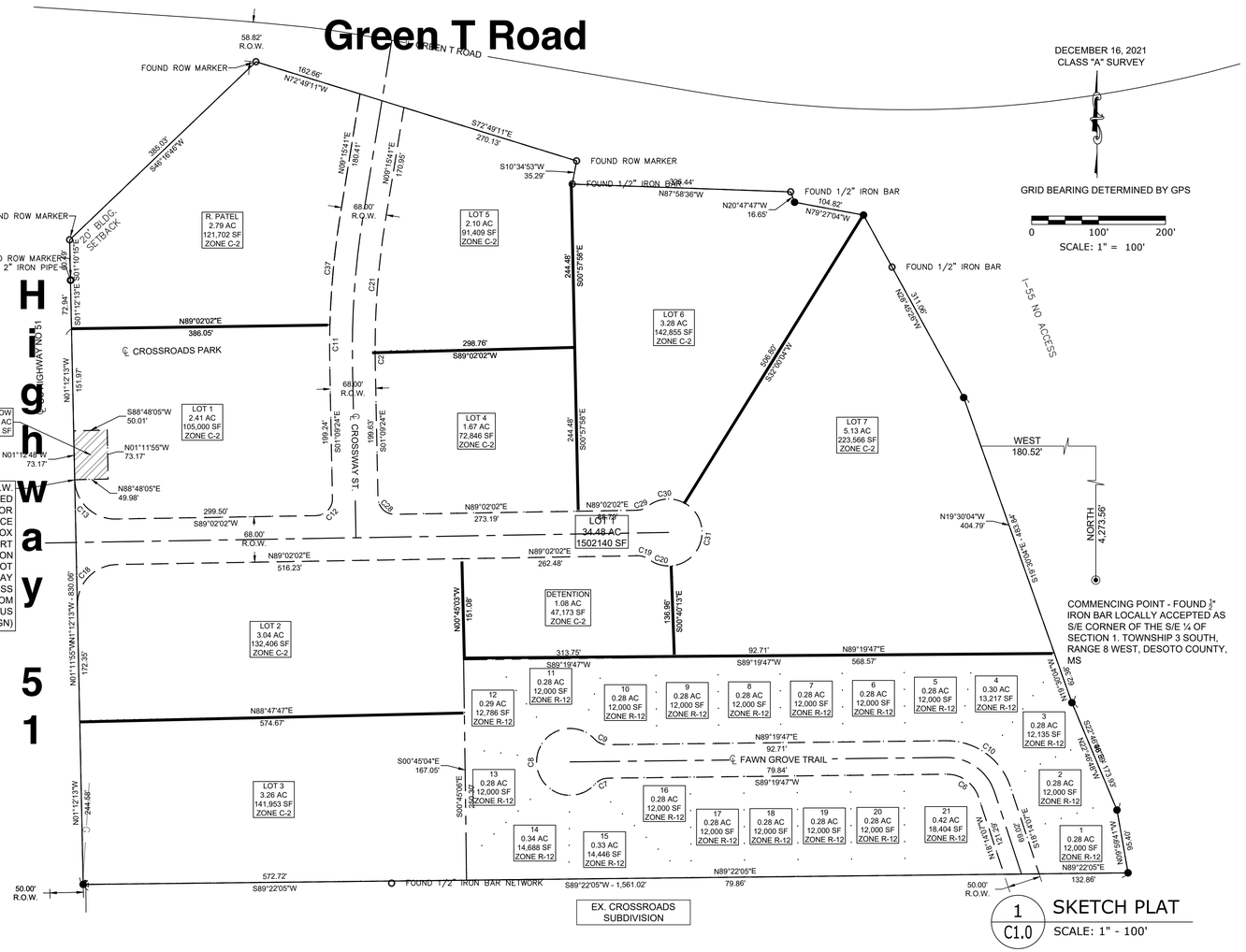
Green T Road

DECEMBER 16, 2021
CLASS "A" SURVEY

GRID BEARING DETERMINED BY GPS

SCALE: 1" = 100'



1 / C1.0 SKETCH PLAT
SCALE: 1" - 100'

COMMENCING POINT - FOUND ½" IRON BAR LOCALLY ACCEPTED AS S/E CORNER OF THE S/E ¼ OF SECTION 1. TOWNSHIP 3 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MS

CURVE TABLE					
ID	L	RAD	DELTA	CL	CB

COMMERCIAL LOT (1-6) BUILDING SETBACKS
50' FRONT YARD
0' SIDE YARD
20' REAR YARD

RESIDENTIAL LOTS (7-55) BUILDING SETBACKS
25' FRONT YARD
5' SIDE YARD MIN. (SUM OF 15' TOTAL)
20' REAR YARD
15' SIDE STREET YARD

DRAINAGE & UTILIITY EASEMENTS
40' FROM LINES ADJOINING STREETS
10' FROM REAR LOT LINES
5' FROM SIDE LOT LINES

COMMERCIAL LOT INTERIOR LINES SHALL DEFINE THE CENTERLINE OF A 50-FOOT WIDTH EASEMENT FOR SHARED ACCESS FOR COMMON PROPERTY OWNERS.

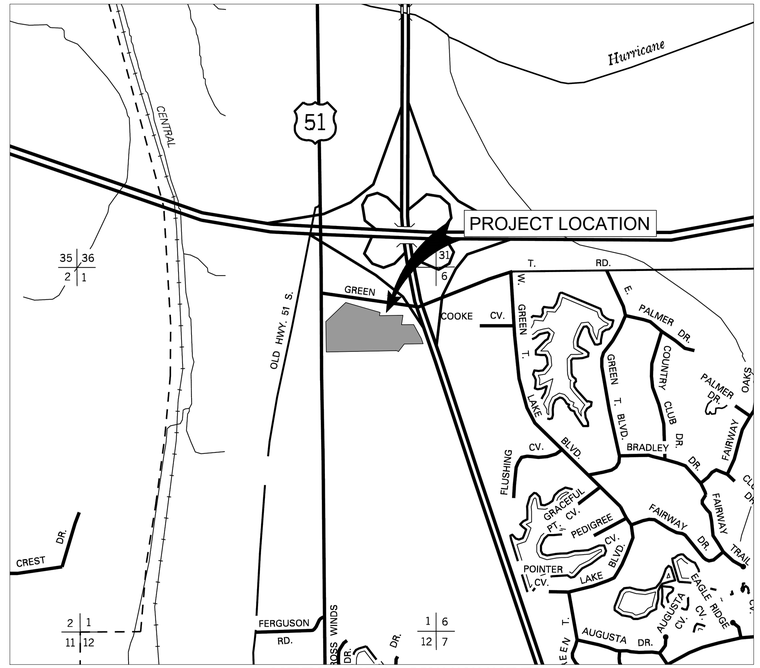
GENERAL NOTES
1. THE LOCATION OF ALL UTILITIES ARE APPROXIMATE.

2. UTILITIES:
WATER - CITY OF HERNANDO
SEWER - CITY OF HERNANDO
TELEPHONE- BELLSOUTH
ELECTRIC - ENTERGY

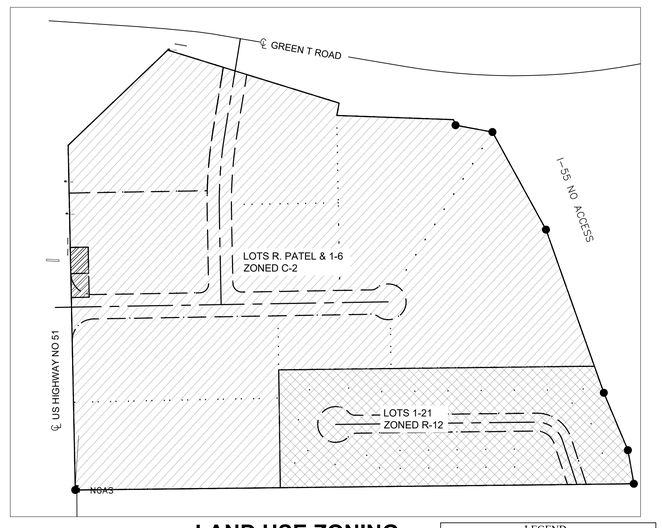
3. PROPERTY IS ZONED C-2 (14.56 ACRES) AND R-12 (19.92 ACRES) ACCORDING TO GIS INFORMATION FOUND AT HTTP://WWW.DESOTOMS.INFO/.

4. 1. ACCORDING TO FIRM COMMUNITY PANEL NO. 28033C 0230 G, DATED JUNE 4, 2007, THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

5. C.O.S. 1 SHALL BE LOCATION FOR CLUSTER MAILBOX PER CITY OF HERNANDO REQUIREMENTS.



HERNANDO, MISSISSIPPI
SCALE: 1" = 2000'



LAND USE ZONING
SCALE: 1" = 200'

LEGEND

FOUND IRON BAR	o
SET 1/2" IRON BAR	●
UTILITY POLE	
WATER METER	
EX. SPOT ELEV.	X 335.5
50' SHARED ACCESS ESMT	
PROPERTY LINE	
CENTER LINE	
EDGE OF PAVEMENT	
RIGHT-OF-WAY	
UTILITY EASEMENT	
BUILDING SETBACK	
BURIED FIBER	BFO

Rev. No.	DATE	DESCRIPTION	BY	APVD
A	4/23/25	ISSUE FOR REVIEW	MSK	JBH
E				

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RON PATEL
CROSSROADS COMMERCIAL SUBDIVISION
US HWY 51 S., HERNANDO, MS 38651
SKETCH PLAT

SCALE:	AS SHOWN
JOB NO.:	221-143.002
DATE:	DEC. 2021
DSGN.:	B. HOUSTON
DWG. BY:	B. HOUSTON
CHK.:	B. HOUSTON
APVD.:	B. HOUSTON

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

C1.0
SHEET 1 OF 1