

HISTORIC  
**STARKVILLE**

MISSISSIPPI'S COLLEGE TOWN

**THE CITY OF STARKVILLE**  
**DEVELOPMENT REVIEW COMMITTEE**  
CITY HALL, 101 E. LAMPKIN STREET  
STARKVILLE, MISSISSIPPI 39759

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**COMMITTEE MEMBER COMMENTS**

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**TO:** CHR, LLC

**FROM:** Buddy Sanders, City Planner

**SUBJECT:** "SHAGY HOUND" SITE PLAN REVIEW, LOCATED AT THE INTERSECTION OF YELLOW JACKET LANE AND LOUISVILLE STREET IN A C-2 ZONING DISTRICT; WARD 4

**DATE:** JANUARY 9, 2014

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The following information is provided to assist you in expediting your plan approval process. These comments are from the Development Review Committee, which represent the various City Departments and area utility providers that are involved in the review of your plans.

**Community Development/Planning: Buddy Sanders, City Planner**  
**(662) 323-2525, ext. 131**     [b.sanders@cityofstarkville.org](mailto:b.sanders@cityofstarkville.org)

Landscape plan required per Ordinance 2013-04

Tree islands required.

**Atmos Energy: Wade Shultice, Project Specialist**  
**662-323-2742**     [wade.shultice@atmosenergy.com](mailto:wade.shultice@atmosenergy.com)

**AT&T: Karon Scott, Manager OSP Planning & Engineering Design**  
**662-327-8319 662-327-8320 ks4849@att.com**

**Community Development Department/Development: Joyner Williams, Building Official/ADA Coordinator**  
**662-323-8012, ext. 132**     [jo.williams@cityofstarkville.org](mailto:jo.williams@cityofstarkville.org)

**Community Development Department/Engineering Division: Edward Kemp, PE, City Engineer**  
**662-323-2525, ext. 111**     [e.kemp@cityofstarkville.org](mailto:e.kemp@cityofstarkville.org)

1. Provide additional dimensions on the site plan including: curb radii for driveways, drive aisle width, parking space width (typ) and parking space length (typ)
2. Provide a sidewalk to each primary entryway to each building that connects with the street sidewalk
3. Provide retaining wall details.
4. Provide a guardrail on top of the retaining wall if it exceeds 30"

5. Provide spot elevations on the sidewalk for construction purposes to insure it meets ada standards
6. Provide spot elevations for where the sidewalk crosses the driveway to insure it meets ada standards
7. Provide a curb cut on the north side of the Louisville street driveway to allow for future tie in.
8. Need to discuss access points on Louisville and Yellowjacket
9. Stormwater related comments:

#### Pre-development

- a. Show critical flow path for existing/pre-development conditions. This can be shown on the drainage plan sheet or an accompanying exhibit in the stormwater calculations report.
- b. Kinematic wave equation for determining tc is not applicable for paths greater than 300 ft. in length. Flows are considered as shallow-concentrated after 300 ft. Revise tc calculations to demonstrate this.
- c. Use consistent IDF curve throughout. MDOT Fig 7-4C recommended.

#### Post-development

- d. Show critical flow path for proposed/post-development conditions.
- e. There are two basins in the post-development scenario. Show calculations for each of the 2 basins (east and west) so that the total runoff flow rate can be confirmed for the 2- and 10-year storms.
- f. Calculations of tc should be consistent with the type of flow that is occurring (i.e. sheet/overland, shallow-concentrated, and closed-conduit). The flow path maybe a combination of multiple flow types.

#### Pond

- g. Show how rainfall intensity and tc values were obtained for determining the spillway flow rate for the 100-year storm.

#### General Comments

- h. State whether or not site is in a floodplain, and if so state the base flood elevation.
- i. Drainage system should be designed to bypass the existing flow from all upstream areas for the 100-year event. Suggested swale on northern edge of site to prevent routing upstream drainage through pond.
- j. Indicate pipe flow velocities and peak flows for the 25-year event. Indicated pipe capacities based on the size, type and slope proposed. A chart on the drainage plan or as a supplement to the stormwater calculations report will suffice.
- k. As-builts of the pond will be required prior to the issuance of a Certificate of Occupancy
- l. An erosion control permit will be required prior to commencement of construction

#### Additional Stormwater comments:

1. Provide note on grading plan indicating that proposed drainage facilities function properly during receiving stream high-water events.

2. Provide note on grading plan indicating that safe capacities of downstream receiving streams are not exceeded by proposed onsite stormwater runoff.

**Fire Department: Mark McCurdy, Fire Marshal**  
662-323-2962    [mmccurdy@cityofstarkville.org](mailto:mmccurdy@cityofstarkville.org)

- Total Project Phase 1 & 2 No issues, but want to make sure that phase 1 has the two entrance/exits on Yellow Jacket Drive built to prevent a dead end or one of the entrance/exit on Louisville St. Also there may be a need to install a new hydrant in phase two by the North Louisville St. Entrance/Exit.

**MetroCast: Mitch Douglas, Plant Manager**  
662-323-1615, ext. 17    [mdouglas@metrocast.com](mailto:mdouglas@metrocast.com)

**Police Department: John Outlaw, Chief**  
662-323-2700    [policechief@cityofstarkville.org](mailto:policechief@cityofstarkville.org)

**Public Services Department: Charles Box**  
662-323-3505    [cbox@cityofstarkville.org](mailto:cbox@cityofstarkville.org)

The plans look good but we are going to want to change the water lay-out which we will discuss at the meeting. As for the sewer we are going to T V line that goes toward lot to check for condition. After this is done we will determine what needs to be installed.

**Sanitation & Environmental Services Department: Emma Gandy**  
662-323-2652    [sanitation@cityofstarkville.org](mailto:sanitation@cityofstarkville.org)

**Starkville Electric Department: Jason Horner, System Engineer**  
662-323-3133, ext. 114    [jasonh@starkvilleelectric.com](mailto:jasonh@starkvilleelectric.com)