

*North*  
**SNOWDEN**  
 **FARMS**

**MASTER PLANNED  
DEVELOPMENT**

As approved at the April 28, 2025  
Southaven Planning Commission meeting and the  
May 20, 2025 Board of Mayor and Aldermen meeting

# PROJECT INTRODUCTION

With over 4,000 lf of direct frontage along the busy Goodman Road corridor and immediate proximity to the successful Snowden District in Southaven, MS, this 119-acre portion of the original Snowden Farms Planned Development is now poised for development.

The intent of this planned development amendment is to provide more master plan flexibility than the existing planned development approval documents. By doing so, fluctuation in market trends and demands can be seamlessly addressed through creative thinking and design without fear of a lengthy entitlement process.

Expectations relating to quality of site design and construction will remain high as set forth by the original planned development and the Snowden District requirements.

This pattern book was approved at the April 28, 2025 Southaven Planning Commission meeting and the May 20, 2025 Board of Mayor and Aldermen meeting.

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# COVER LETTER

February 3, 2025

Ms. Whitney Choat-Cook, AICP  
Director of Planning and Development  
City of Southaven  
8719 Northwest Drive  
Southaven, MS 38671

RE: Snowden Farms North P.D.

Dear Whitney,

On behalf of the current property owner, Bob White Land, LLC ET AL (The Snowden Family), we are pleased to submit this planned development amendment application for the referenced project. Of the original 610-acre Snowden Farms Planned Development approved in 2008, only 119.2 acres along the south line of Goodman Road between Tchulahoma Road and Getwell Road remain under ownership of the Snowden Family with exception of a 2.4-acre parcel at the NW corner of Nail Road at Getwell Road. That parcel, along with 21 acres recently purchased along Nail Road by Desoto District, LLC will remain governed by the existing Snowden Farms P.D. approved documents.

As has been the case since inception of the Snowden Farms Planned Development, the Snowden Family wishes not to develop the remaining property, but to sell their land to qualified developers and end users. This application represents a refinement of the original Snowden Farms concept to better address development patterns of recent years. It seeks to provide more design flexibility than the original master plan while adhering to the upscale intent of the original P.D. and the mandates of the City of Southaven Snowden District regulations.

As discussed in our pre-application meeting, if approved, the attached documents will establish allowed uses through reference to existing zoning classifications in the Southaven Zoning Ordinance, address major vehicular and pedestrian traffic flow within the development, recognize environmental constraints and identify logical areas for regional stormwater detention. This approach will allow market-driven development without the need to constantly amend future entitlement language.

The attached application identifies individual development areas, the boundary of each established by physical site features, transportation corridors and proximity to existing surrounding uses. Under this P.D. amendment, prospective end users will be expected to present a master plan for the entire individual development area impacted by the initial end user through the Southaven site plan approval process.

Legal justification for the requested amendment is neighborhood change in character as the Goodman Road corridor continues to transition from agricultural and low-density residential uses to intense commercial and mixed-use development.

We would appreciate a positive staff recommendation and ask that you contact us if there are questions or if you need additional information.

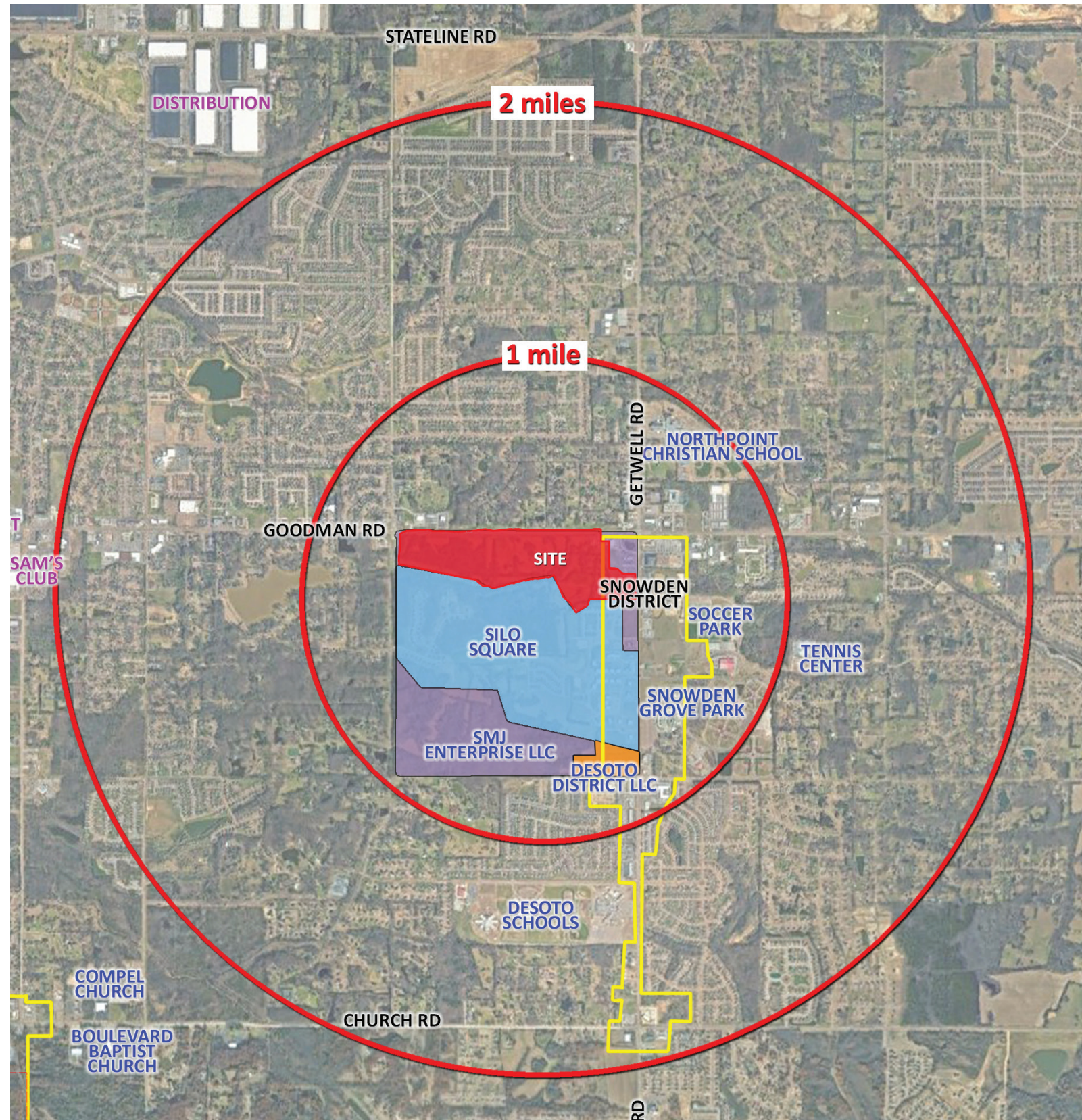
Sincerely,



Mike Davis, R.L.A  
Principal

Attachments

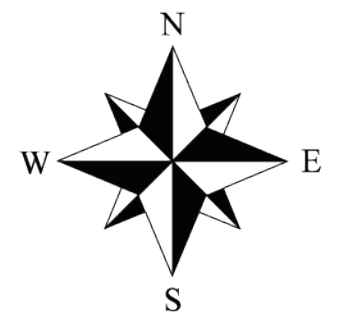




The proximity to major entertainment, dining, and sports centers make this area of Southaven a prime location for growth.

Snowden Farms is located:

- 0.2 miles from Silo Square and Snowden Farms
- 0.8 miles from Snowden Grove Park
- 1.3 miles from Goodman Rd Commercial Corridor
- 2.5 miles Target
- 3 miles from Baptist Hospital
- 3.1 miles from Tanger Outlets
- 3.4 miles from Landers Center
- 5.9 miles from the International Airport



**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI DESIGNATING THE SNOWDEN DISTRICT**

**WHEREAS**, the City of Southaven ("City") was incorporated and established on April 15, 1980; and

**WHEREAS**, since the inception and incorporation of the City, the City has grown and expanded at a tremendous rate and the City's eastern portion now includes Getwell Road, specifically Getwell Road from Goodman Road south to Church Road; and

**WHEREAS**, the area noted above, commonly known as the Getwell Road Corridor is special and vital to the growth and well-being of the City as it includes successful business, high-end shopping, restaurants, an amphitheater, which hosts Grammy award winners and the nicest municipal park and baseball complex in the State of Mississippi; and

**WHEREAS**, the City Mayor and Board now desire to designate that area commonly referred to as the Getwell Road Corridor, specifically Getwell Road from Goodman Road south to Church Road, and as more fully and particularly defined in the map attached hereto as Exhibit A and incorporated as part of this Resolution, as the "Snowden District"; and

**WHEREAS**, the City Mayor and Board appreciate and acknowledge the importance and necessity of a thriving "Snowden District" for all citizens in the City; and

**WHEREAS**, the City Mayor and Board take pride in the "Snowden District" and desire to continue to sustain and improve the "Snowden District" by attracting unique eateries, park and recreational activities and private commercial and business investment; and

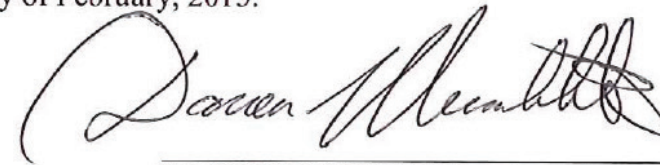
**NOW, THEREFORE, BE IT ORDERED** by the Mayor and Board of Aldermen of the City of Southaven, Mississippi as follows, to wit:

1. That the Getwell Road Corridor, specifically Getwell Road from Goodman Road south to Church Road, and as more fully and particularly defined in the map attached hereto as Exhibit A and incorporated as part of this Resolution, be designated as the "Snowden District" of the City of Southaven.
2. That in order to continue and maintain the aesthetics, entertainment aspect, parks and recreational areas, unique character and upscale nature of the "Snowden District" the City's officials shall continue to enforce, adhere and comply with the City's Comprehensive Plan and relevant zoning and planning requirements and high standards for development within the "Snowden District."
3. The Mayor and his designees are authorized to take any and all action, including preparing and distributing information about the "Snowden District" and the hanging of the Snowden District Banners, throughout the Snowden District, to effectuate the intent of this Resolution.

Following the reading of the foregoing resolution, Alderman Flores made the motion to adopt the Resolution and Alderman Ferguson seconded the motion for its adoption. The Mayor put the question to a roll call vote and the result was as follows:


Alderman William Brooks	YES
Alderman Kristian Kelly	YES
Alderman Shirley Beshears	YES
Alderman George Payne	YES
Alderman Joel Gallagher	YES
Alderman Scott Ferguson	YES
Alderman Raymond Flores	YES

RESOLVED AND DONE, this 17th day of February, 2015.


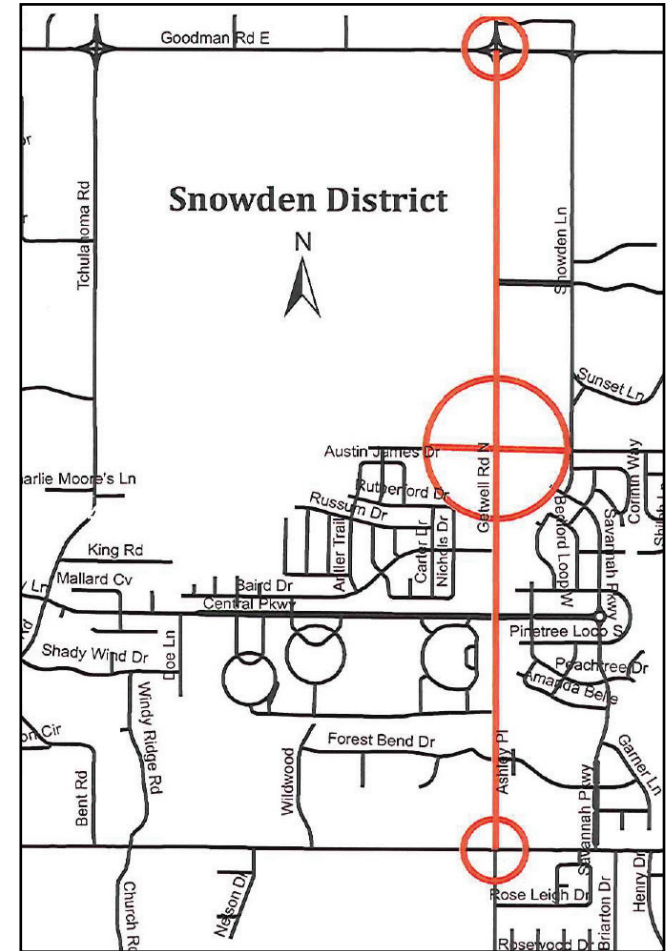


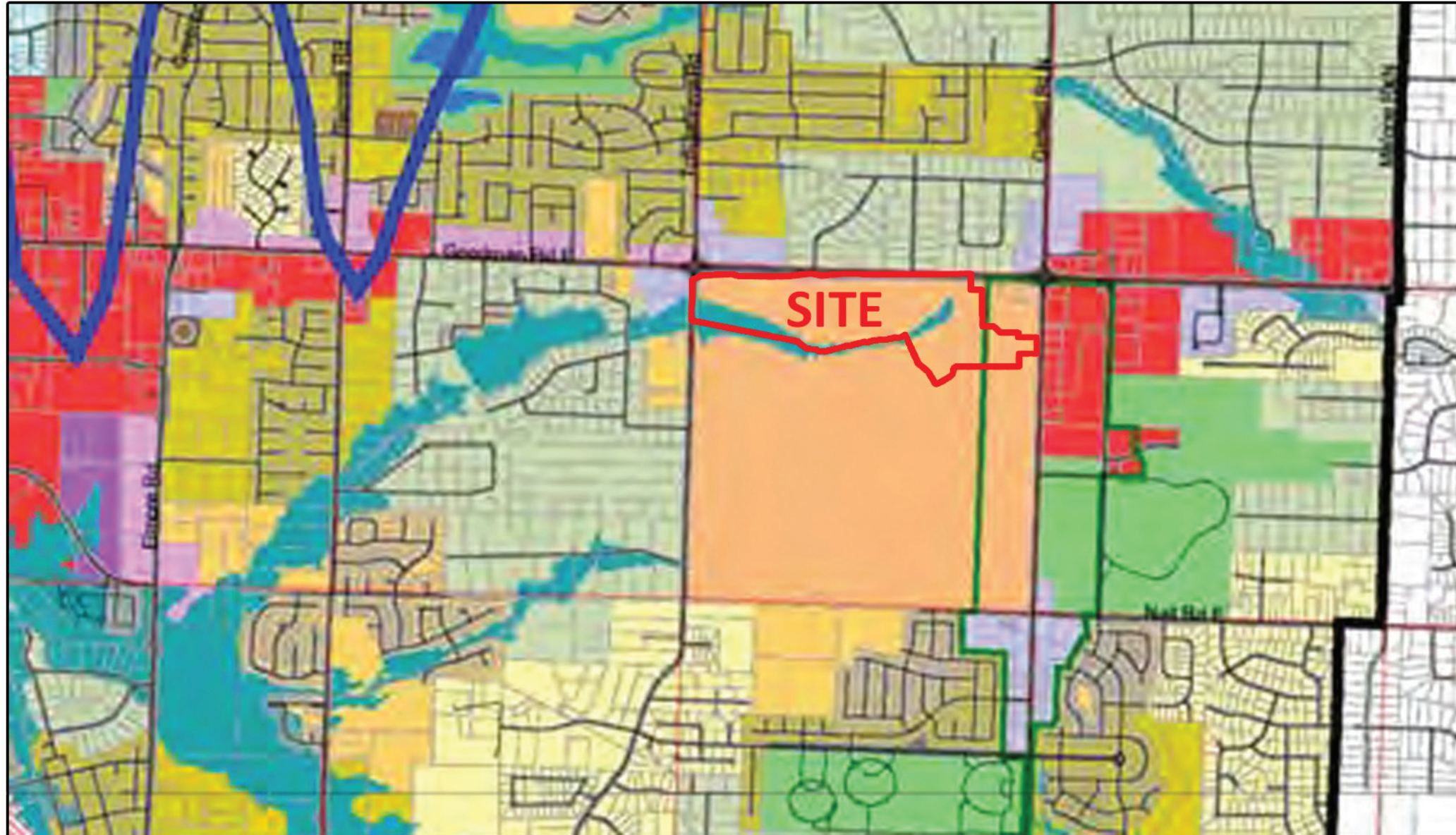
DARREN MUSSELWHITE, MAYOR

ATTEST:



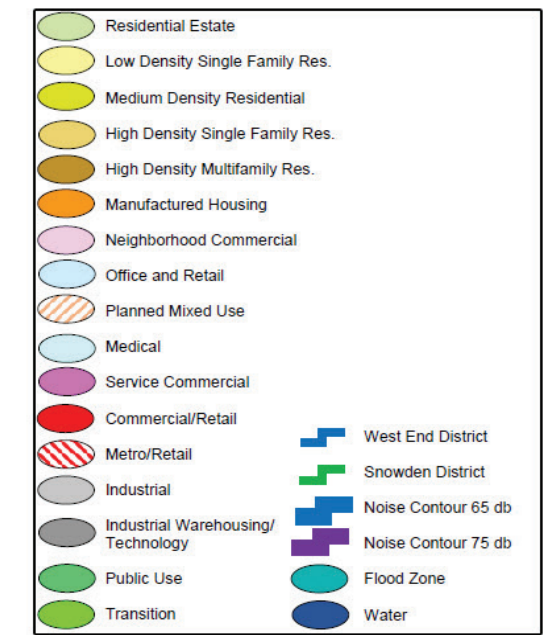
CITY CLERK

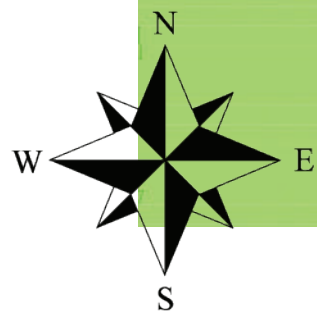


Future Land Use Map as found in the Southaven Comprehensive Plan "Experience 2040" on page 50.

Future Land Use Map 4.4



→ PUD

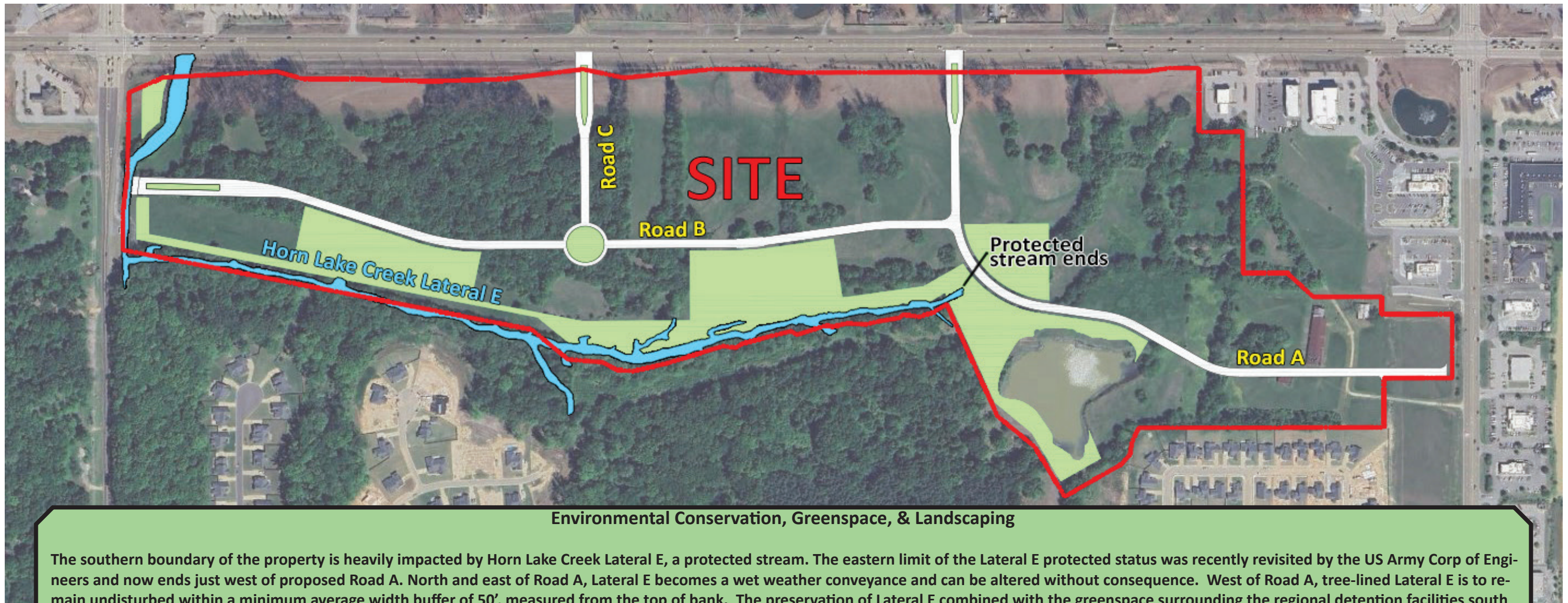


Snowden Farms is located in the PUD zoning district.



# EXISTING ZONING

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### Environmental Conservation, Greenspace, & Landscaping

The southern boundary of the property is heavily impacted by Horn Lake Creek Lateral E, a protected stream. The eastern limit of the Lateral E protected status was recently revisited by the US Army Corp of Engineers and now ends just west of proposed Road A. North and east of Road A, Lateral E becomes a wet weather conveyance and can be altered without consequence. West of Road A, tree-lined Lateral E is to remain undisturbed within a minimum average width buffer of 50', measured from the top of bank. The preservation of Lateral E combined with the greenspace surrounding the regional detention facilities south of Road B creates a continuous park of approximately 18 acres along the southern property boundary and in doing so establishes a wide buffer between the residential uses in Silo Square and the more intense uses envisioned along Goodman Road.

Entrance landscaping is provided in the street medians where Roads A and C intersect Goodman Road and where Road B intersects Tchulahoma Road. A landscaped roundabout is provided at the intersection of Roads B and C to slow traffic and create a visual terminus feature.

Streetscape, screening and buffering for individual projects within the planned development will adhere to City of Southaven requirements. The 20% minimum greenspace requirement by Southaven for all planned developments will be calculated using a combination of internal landscape within the individual projects and greenspace found in the common open space. A minimum of 10% greenspace will be provided within each individual project.

The City of Southaven Tree Ordinance will govern the planned development. Preservation of existing mature vegetation is encouraged and may be required by the City of Southaven, particularly in non-commercial areas of the site. Trees shall be preserved in large masses rather than individually. The City of Southaven may relax use density restrictions where tree preservation is prioritized.



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**AERIAL PHOTO**

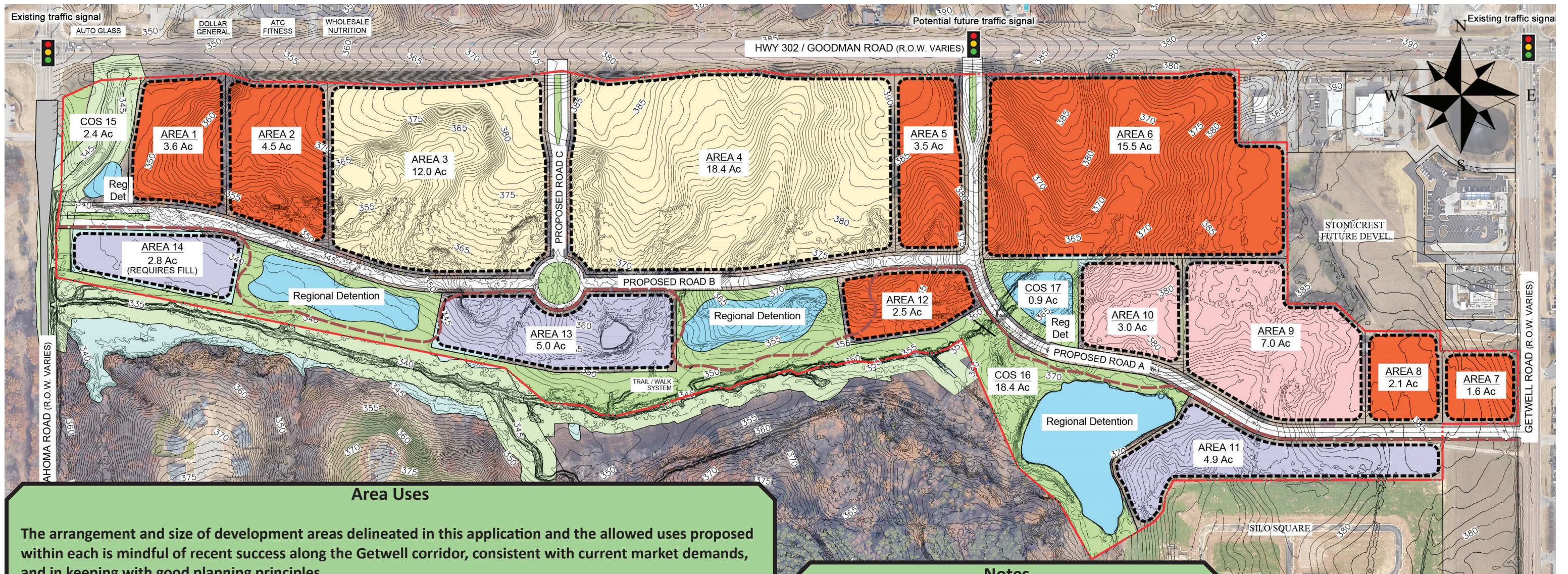
**6**





- Sewer: Provided by City of Southaven, 10"
- Water: Provided by City of Southaven, 12" line on south side of Goodman Rd & East side of Tchulahoma Rd.
- Gas: Provided by Atmos Energy
- Electric: Provided by Entergy Mississippi





**Area Uses**

The arrangement and size of development areas delineated in this application and the allowed uses proposed within each is mindful of recent success along the Getwell corridor, consistent with current market demands, and in keeping with good planning principles.

Generally, when compared to the original 2008 approved Snowden Farms plan, the proposed concept plan expands potential commercial uses at the west and east ends of the property and converts what was predominantly office use in the center of the project to a mixture of office, residential and active adult uses. Use areas are large enough to allow flexibility and promote creativity. All development areas are assigned multiple allowed uses to prevent a single use from being dominate.

Specifically, the eastern boundary of Areas 1 and 2 aligns with the corresponding commercial growth on the north side of Goodman. Areas 3 and 4 are envisioned as transitional, less intensive areas, including senior living, respecting the existing single-family developments north of Goodman Road. Areas 5, 6, 7, 8, and 12 have commercial viability as they border Road A, a future urban connector between Getwell Road and Goodman Road. Areas 9, 10, 11, 13, and 14 are transitional uses, likely office or medium density residential.

**Notes**

As the site develops it may be determined that areas shown on this plan for detention are larger than required. If so, detention areas may be reduced and adjacent uses increased slightly. Greenspace in this plan is currently 16.3%. This is calculated by including all COS and Horn Lake Lateral E that is within the property line as well as half the surface area of each detention pond.

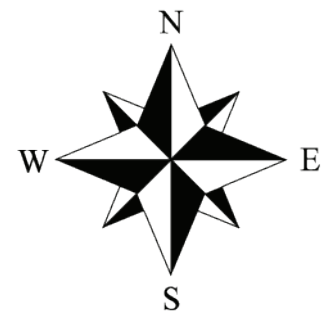
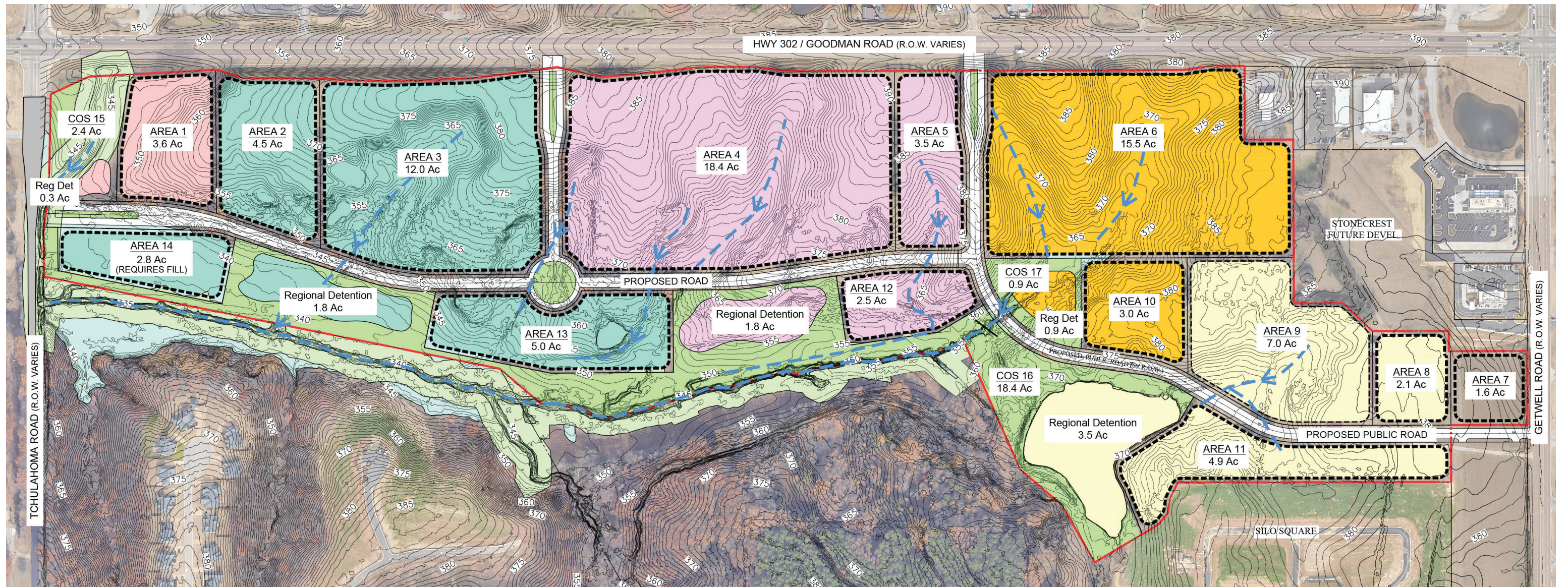
In addition, use area boundaries are approximate in nature and maybe slightly modified administratively.

- OFFICE / SOME TOWNHOUSE
- PRIMARILY COMMERCIAL
- RESIDENTIAL / SENIOR LIVING / TOWNHOUSE
- OFFICE / SENIOR LIVING / TOWNHOUSE
- GREEN SPACE



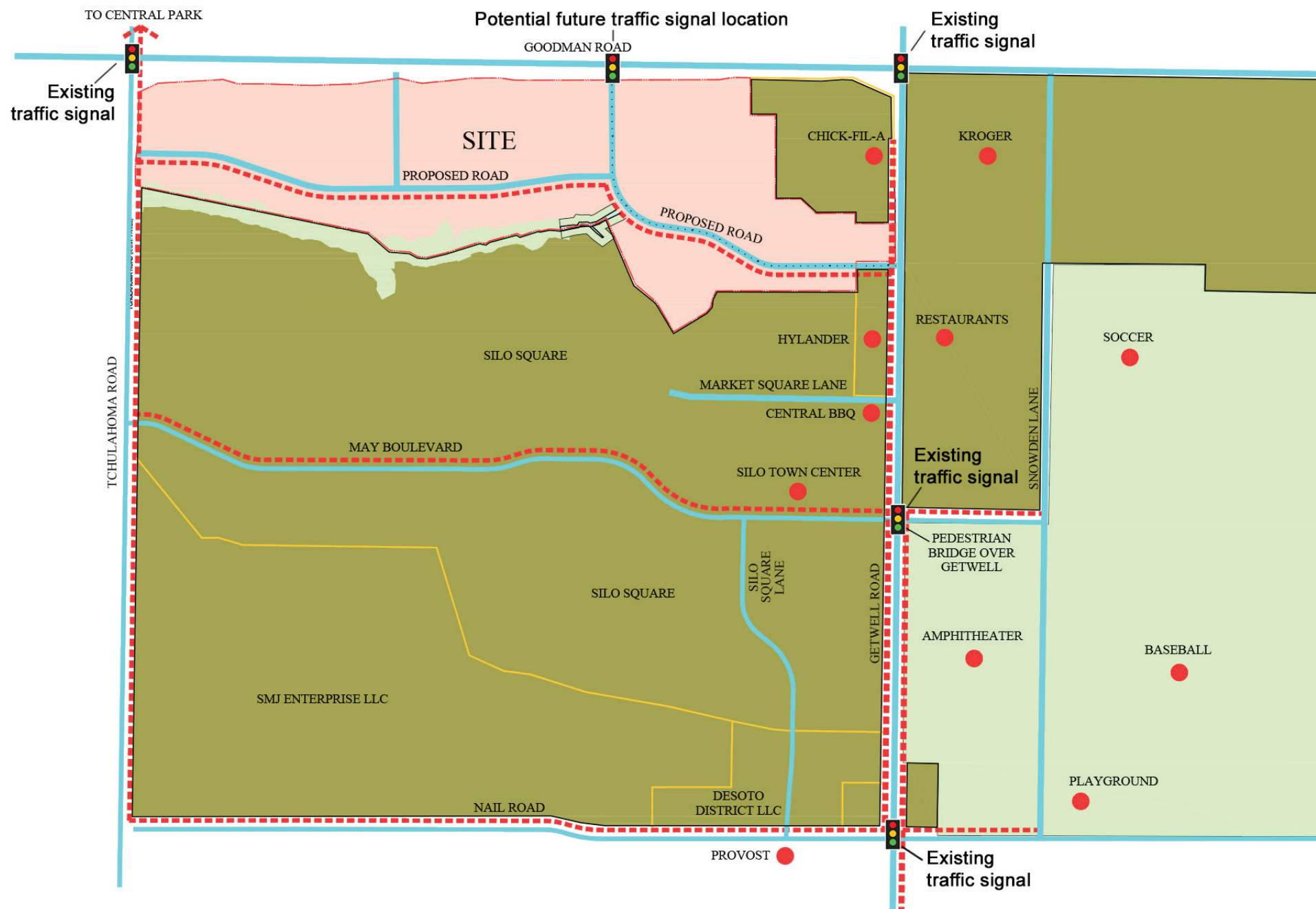
**CONCEPTUAL LAND USE PLAN**





### Stormwater Management

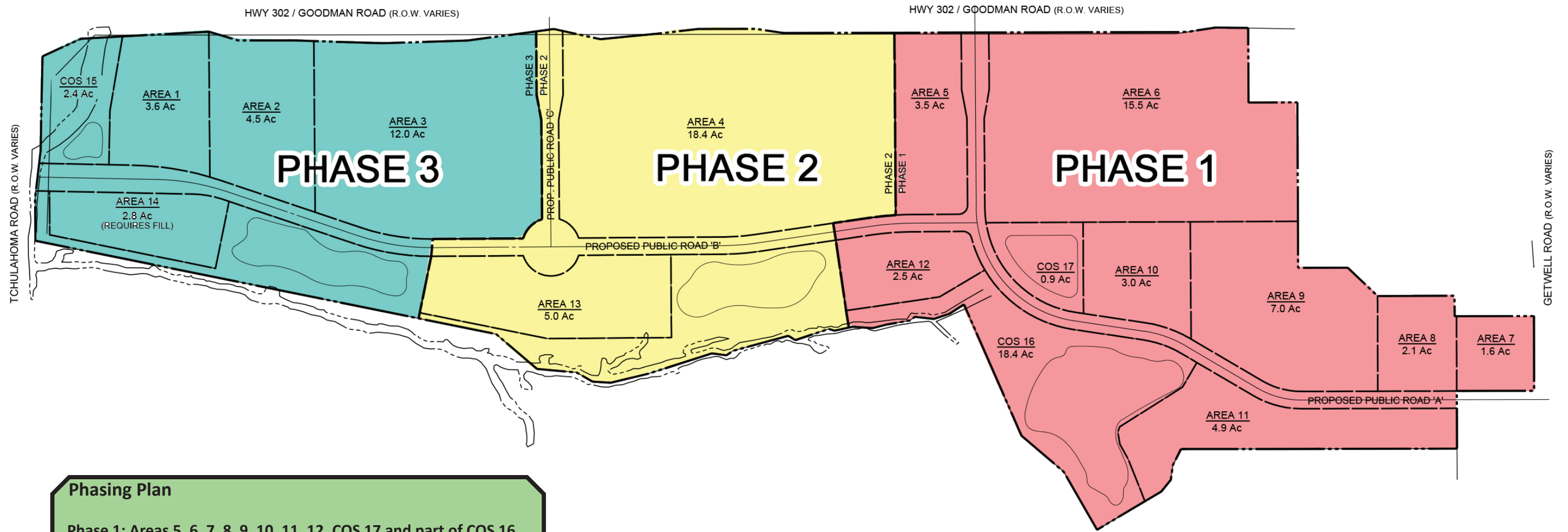
Each development area is assigned a regional detention location based on existing site drainage patterns. The timing of detention facility construction must correspond with initial construction within each development areas unless otherwise directed by the city engineer. Detention pond surface and storage areas shown on this drawing are based on average non-pervious areas typically found in mixed-use developments. Detention facilities located within common open space will be maintained by the property owner's association.



### Vehicular and Pedestrian Circulation

This planned development amendment conceptually establishes two major public collector road locations to ensure circulation between Getwell Road and Goodman Road and between Getwell Road and Tchulahoma Roads. These corridors will help alleviate current traffic congestion at the Getwell/Goodman intersection and adequately serve future internal users. The location of the future Goodman Road intersection shown on the attached plan has been preliminarily approved by the Mississippi Department of Transportation (MDOT) per the attached letter as a potential traffic signal location, once warranted. No additional intersections on Goodman Road, including right-in right-out movements, will be allowed without MDOT and City of Southaven approval. Additional public and/or private roads will likely be necessary within the property as development dictates.

Public roads shown on this plan are envisioned as 3-lane fully improved facilities with a continuous center turn lane. A landscape median may be added in locations where the turn lane is unnecessary. Public roads are required to have sidewalks on both sides, per City of Southaven regulations. Walking trails around or adjacent to the regional detention facilities can be substituted for the required sidewalks. The required sidewalk system will provide uninterrupted internal/external pedestrian circulation from the City of Southaven public trail system on Tchulahoma Road to the sidewalk system along Getwell Road and, thus, a direct connection to Central Park and the Snowden Grove Park athletic and entertainment facilities.



**Phasing Plan**

**Phase 1:** Areas 5, 6, 7, 8, 9, 10, 11, 12, COS 17 and part of COS 16 (including Proposed Road A and part of Road B).

**Phase 2:** Areas 4, 13 and part of COS 16 (including Proposed Road C, part of Road B, and roundabout).

**Phase 3:** Areas 1, 2, 3, 14, COST 15, and part of COS 16 (includes part of Proposed Road B).



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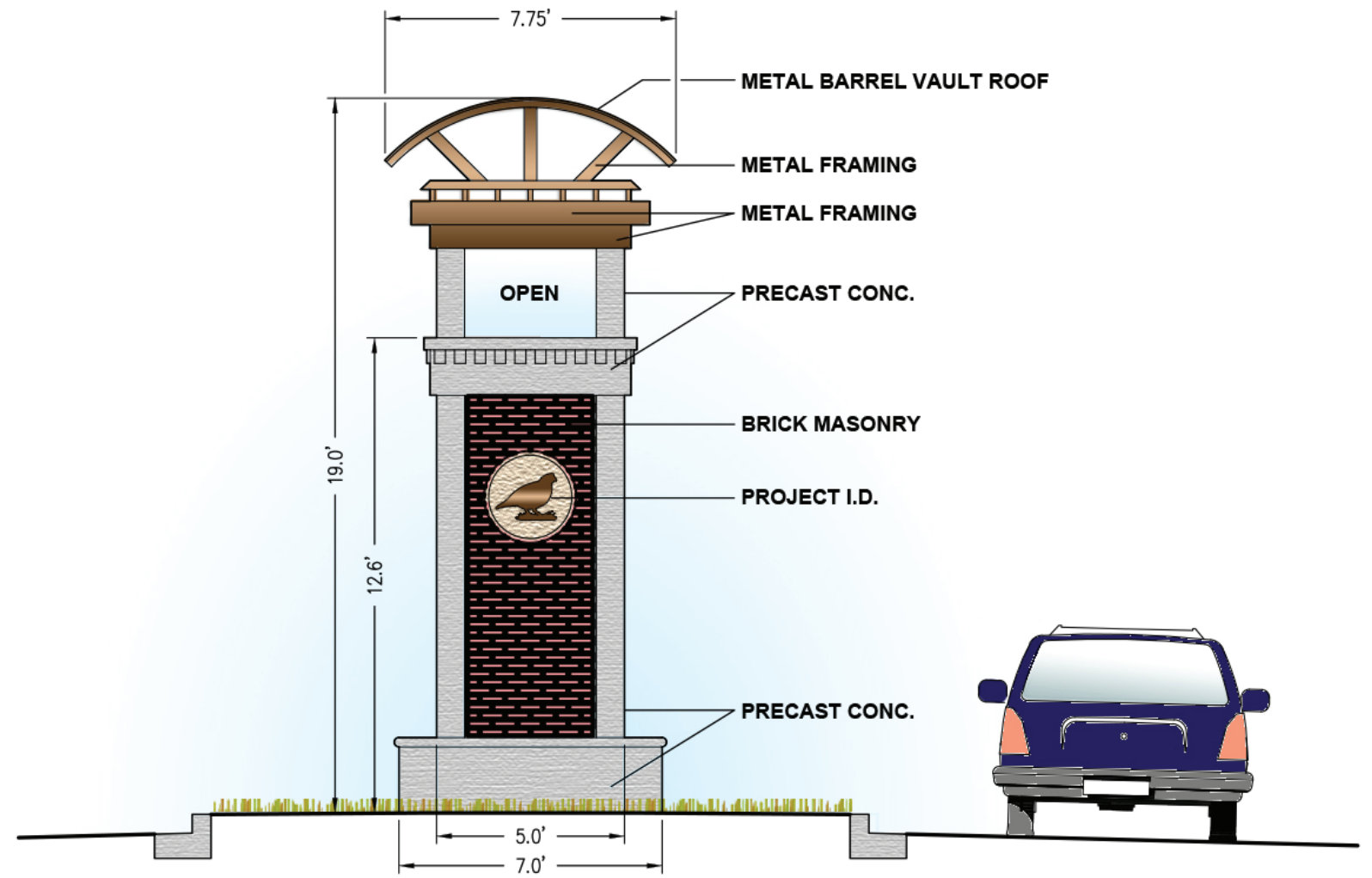
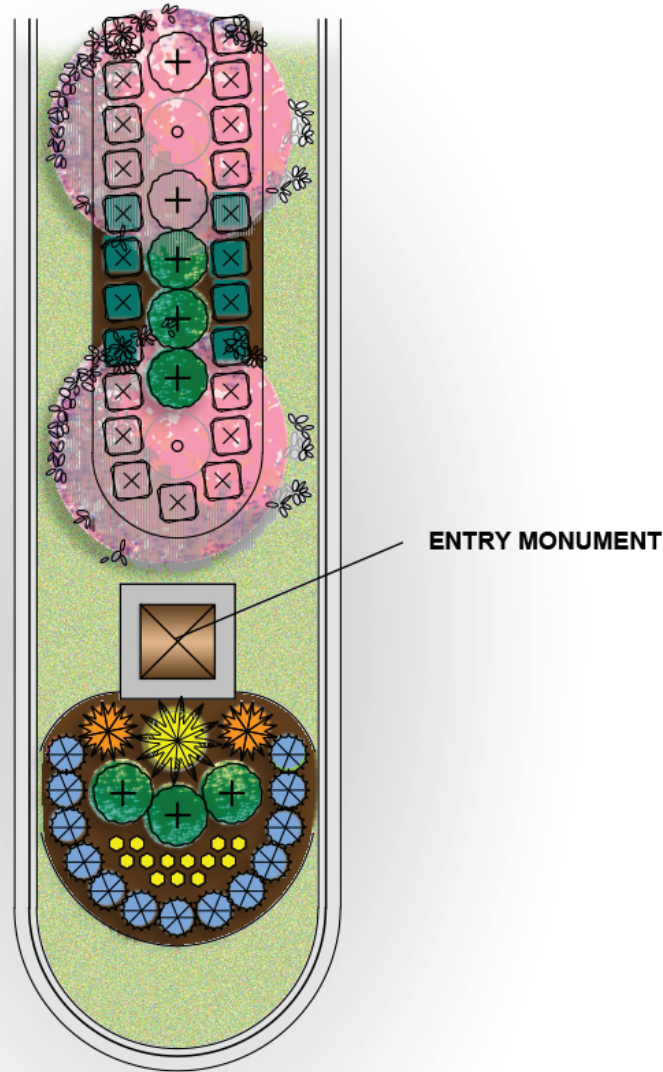
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# PROJECT PHASING

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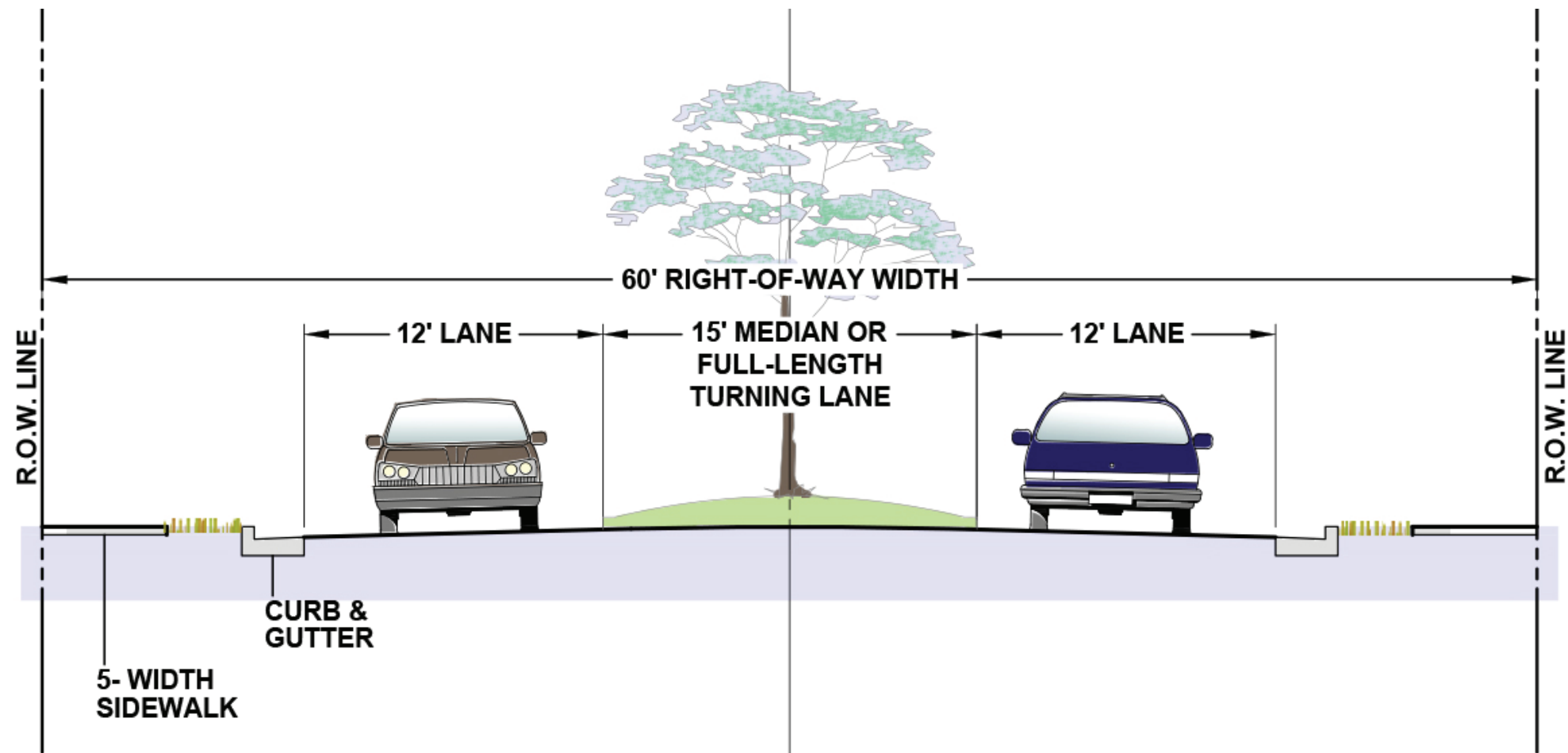
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# CONCEPTUAL ENTRY TREATMENT

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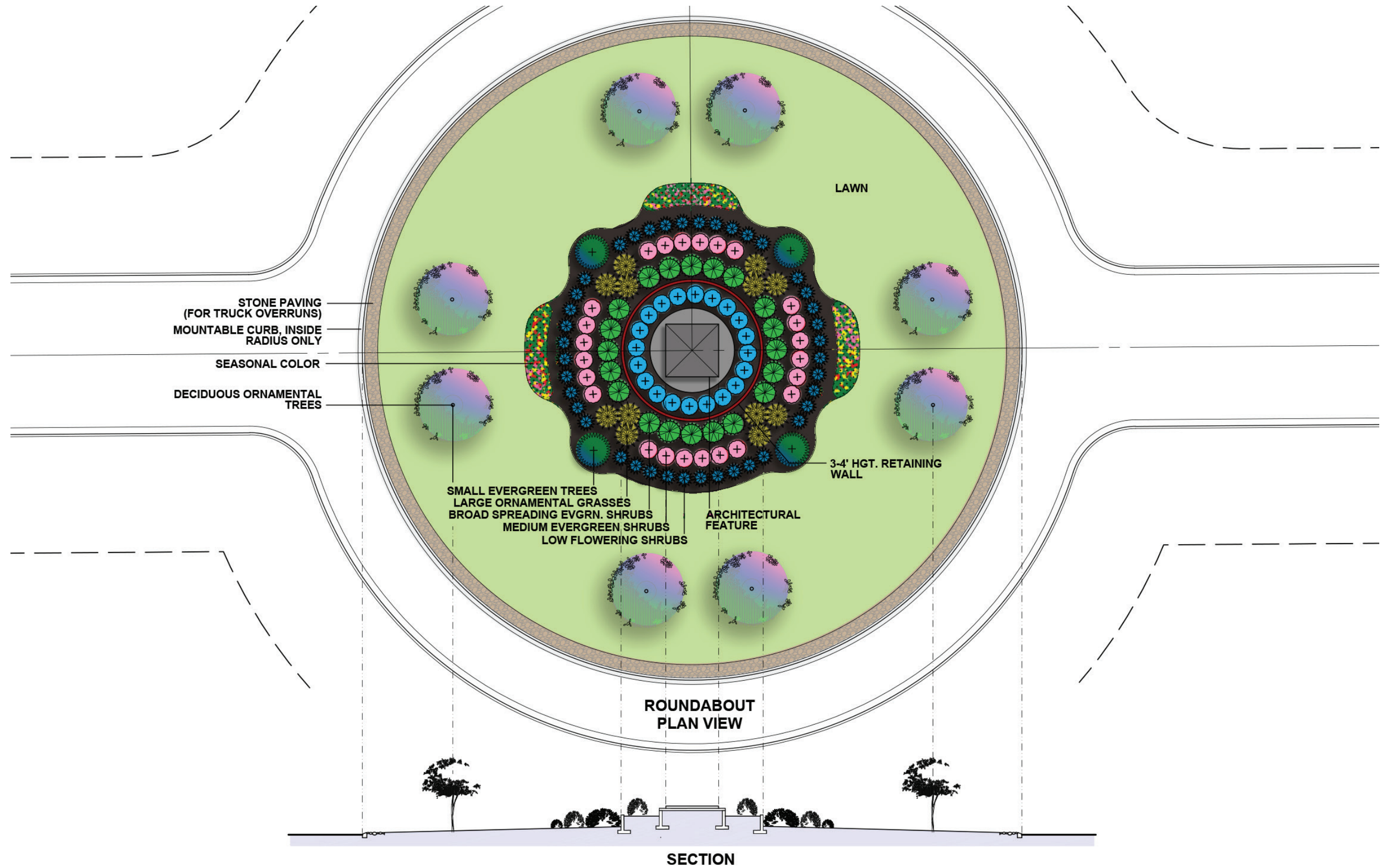
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# STREET DESIGN





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# TRAFFIC CIRCLE

15





**Architectural Guidelines**  
(Governed by the City of Southaven Snowden District regulations)

Residential Development shall be characterized by the following:

- Traditional Architecture
- Neutral, earth tone colors.
- Quality building materials.
- Proper front elevation proportions.
- Minimum roof pitches of 6/12 for predominate roof lines.
- Limited use of front load garages.
- Front load garages set back from the front building line at least 10' (except for Townhouses)
- Window mullions.
- Properly scaled columns.
- 12" Minimum soffits.
- Hidden mechanical equipment from street view.
- Fences returns a minimum of 10' behind front building lines.
- Architectural shingles.
- Front porches where possible.
- Proper placement of structures on corner lots.
- Proper disbursement of floor plans.
- Max block length of 1400 lf.
- Convenient and attractive mail kiosk treatment.



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Assisted Living

**Commercial Development shall be characterized by the following:**

- Upscale design.
- Clean modern or traditional architecture.
- Quality building materials.
- Attractive store fronts.
- Proper front/side elevation transparency.
- Masonry trash enclosures.
- Mechanical and service areas screened from public view.
- Human scale lighting with minimum spillage over property lines.
- Complimentary light fixture and sign packages.
- Proper streetscape and internal landscaping.
- Properly dispersed parking to minimize large uninterrupted paved areas.
- Buildings pushed to streets where appropriate.

I. Uses Permitted:

A. Areas 1, 2, 5, 6, 7, 8, and 12: The uses permitted shall be in accordance with the Planned Commercial (C-4) District and Office District (OD) with the additional allowed uses of:

1. Bed and Breakfast
2. Catering Establishment
3. Coffee Kiosks
4. Merchandise showroom
5. News stand
6. Nursery school / Daycare / preschool
7. Pet daycare
8. Restaurants with indoor seating and with drive-thru along the Goodman Rd frontage (pursuant to ordinance requirements).
9. Veterinary clinic with boarding and day service
10. Limited amount of loft apartments on retail with quantity to be dictated by Southaven planning department (Lofts allowed in Areas 5, 6, 7, 8, and 12 only). See bulk regulations for allowed maximum quantities.

Area 6 has the additional use of:

1. Big box categories A & B (with maximum allowed at 50,000 SF). Up to 25,000 SF by right, and 25,001-50,000 SF by CUP

The following uses shall not be permitted:

1. Automobile dealerships (new or used) or automobile rental offices
2. Automobile dealerships (new or used) or automobile rental offices
3. Carwash
4. Carwash as an accessory to a convenience store
5. Carnival
6. Cemetery, mausoleum, columbarium, memorial park
7. Contractor's storage (indoor)
8. Convenience food store
9. Donation boxes
10. Gas pumps as an accessory to convenience store
11. Lounges, bars, taverns and similar establishments
12. Outdoor stales and storage
13. Radio/TV tower, antenna, earth station greater than 35' in height
14. Specifically in Area 1 and 7 Smoke shop / vape store / head shop not allowed

B. Areas 11 and 13: The uses permitted shall be in accordance with the use regulations of the Office District (OD) and Residential Multifamily 8 (RM-8) for townhouses. In Area 11 only, the townhouses shall be permitted only in the western half. The following uses shall not be permitted:

1. Radio/TV tower, antenna, earth station greater than 35' in height

C. Area 14: The uses permitted shall be in accordance with the use regulations of the Office District (OD). The following uses shall not be permitted:

1. Radio/TV tower, antenna, earth station greater than 35' in height

D. Areas 9 and 10: The uses permitted shall be in accordance with the use regulations of Office District (OD) and Residential Multifamily 8 (RM-8) for townhouses. Additionally, a senior living facility or retirement community shall be allowed.

E. Areas 3 and 4: The uses permitted shall be in accordance with the use regulations of Residential Multifamily 8 (RM-8) for townhouses and the Residential-6, 8, and 10 (R-6, R-8, and R-10) for single family homes. Additionally, a senior living facility or retirement community shall be allowed.

II. Site Development Regulations.

A. Bulk regulations:

1. Areas 1, 2, 5, 6, 7, 8, and 12: Shall follow the bulk zoning regulations of the C-4 District.
2. Areas 9, 10, 11, and 13: Shall follow the bulk zoning regulations of OD and Residential Multifamily 8 (RM-8) for townhouses.
3. Area 14: Shall follow the bulk zoning regulations of OD.
4. Areas 3 and 4: Shall follow the bulk zoning regulations of Residential Multifamily 8 (RM-8) for townhouses. The single-family homes shall have a density to be determined at each submittal.

B. In Areas 3 and 4: Single family residential shall have a minimum heated square feet at 2,000 SF. Square footage will increase appropriately as lot size increases.

C. In Areas 3, 4, 9, 10, 11, and 13: A maximum total of 100 townhouses are allowed within Snowden Farms North Planned Development. Townhomes must be in clusters as part of a multifaceted detailed master plan. Townhomes shall have a minimum heated square feet at 1,700 SF.

D. In Areas 9 and 10: Building heights for senior living facilities may be a maximum of 5 stories.

E. Areas 5, 6, 7, 8, and 12: A maximum total of 50 lofts are allowed within Snowden Farms North Planned Development.

F. Setbacks, building heights, and density within each development area may be modified administratively by the Southaven Planning Department in accordance with the Southaven Snowden District regulations.

G. Use area boundaries are approximate in nature and maybe slightly modified administratively.

III. Roadways, Access, Parking, and Circulation:

A. All proposed public roads shall be dedicated in accordance with the City of Southaven Design Standards.

B. All proposed public roads shall be a 60' ROW consisting of three-lanes with a median turn lane.

C. Pedestrian circulation within the planned development shall include sidewalks on both sides of public streets including a trail system adjacent to the creek buffer zone.

D. Proposed Road A shall be constructed as follows: Development in Areas 5, 6, or 12 shall require total construction of Road A from Goodman to Getwell Rd. Development of all other areas along Road A along the entire frontage of the affected area and back to either Getwell Rd or Goodman Rd.

E. The location of the future Goodman Road intersection shown in the Pattern Book has been preliminarily approved by the Mississippi Department of Transportation (MDOT) as a potential traffic signal location, once warranted. No additional intersections on Goodman Road, including right-in right-out movements, will be allowed without MDOT and City of Southaven approval. Additional public and/or private roads will likely be necessary within the property as development dictates.

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

- A. The Southaven Tree ordinance shall apply.
- B. All Common Open Space including the 50' buffer along Lateral E of Horn Lake Creek 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 in said area.
- C. All healthy trees shall be preserved within the 50' buffer of the Horn Lake Creek measured from top of bank.
- D. A tree survey shall be required at the time of development of each area. The City of Southaven, however, may allow delineation of mass tree save areas.
- E. Landscaping of parking lots shall comply with City of Southaven's regulations.
- F. Landscape Plate A-3 or equivalent shall be along all public roads.
- G. All dumpsters shall be enclosed in masonry with a metal gate, screened from view of public right of ways, and screened with evergreen landscaping.
- H. Loading docks and utility meters, junction boxes, transformers, and other utilities appurtenances shall be screened from public view.
- I. Parking lot lighting shall adhere to Southaven Design Review requirements.

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.
- D. External illumination shall adhere to Southaven Design Review requirements.

VI. Drainage Facilities and Services:

- A. Lateral E of Horn Lake Creek is considered waters of the state and a 50' buffer is required from TOB.
- 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. As the site develops it may be determined that areas shown on this plan for detention are larger than required. If so, detention areas may be reduced and adjacent uses increased slightly. Greenspace in this plan is currently 16.3%. This is calculated by including all COS and Horn Lake Lateral E that is within the property line as well as half the surface area of each detention pond.

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 must 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 be in accordance with the Southaven Snowden District regulations and the Southaven Design Review Manual.

Use	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 7	Area 8	Area 9	Area 10	Area 11	Area 12	Area 13	Area 14
Uses permitted with the Planned Commercial (C-4) District	X	X		X	X	X	X				X			
Bed and Breakfast	X	X		X	X	X	X				X			
The following that are not specifically listed in Code: Catering Establishment, Coffee Kiosks, Merchandise showroom, News stand	X	X		X	X	X	X				X			
Nursery school / Daycare / preschool	X	X		X	X	X	X				X			
Pet daycare	X	X		X	X	X	X				X			
Restaurants with indoor seating and with drive-thru along the Goodman Rd frontage ^	X	X		X	X	X	X				X			
Veterinary clinic with boarding and day service	X	X		X	X	X	X				X			
Big box categories A & B (with maximum allowed at 50,000 SF)*					X									
Doctor or General Office	X	X		X	X	X	X	X	X	X	X			X
Loft Apartments ^^	X	X		X	X	X	X				X			
Senior Living			X	X	X			X	X				X	
Townhouses (2,000 SF lot) ^^^			X	X				X	X	X		X	X	X
Single Family Detached			X	X								X		

\* Up to 25,000 SF by right, and 25,001-50,000 SF by CUP

^ Drive-thru subject to SUP

^^ Maximum of 50 lofts in PD

^^ Maximum of 100 townhomes in PD

**From BMA Minutes:**

**FINAL OUTCOME BY PLANNING COMMISSION:**

Commission agrees with all comments and recommendations stated in staff report. Additionally, the commission agrees that all areas of residential will need to come back for formal approval to review proposed density, number of lots, amenities and square footages to determine the need. All text regarding these areas should identify this formal process. The commission also agrees to cap any future proposed numbers for townhomes and loft style apartments in mixed use buildings to 50 lofts and 100 TH's as opposed to the already allowed 240 units. This shall also be required to submit for formal review AND the townhomes must be scattered throughout the overall site instead of being concentrated in one or two areas. They shall be used as an infill product.

Alderman Payne made the motion to approve the application by Bob White Farms, LLC Crossroads Church on the above stated comments and recommendations of the Planning Commission as set forth above. Motion was seconded by Alderman Jerome.

Having received a majority of affirmative votes, Mayor Musselwhite declared that the motion was carried on the 20<sup>th</sup> day of May, 2025.

A copy of the staff report, GIS MAP, and original zoning are attached and fully incorporated into these minutes.



**John Caldwell**  
Northern District Commissioner  
**James M. Turner**  
District 2 Engineer  
P. O. Box 660  
Batesville, MS 38606-0660  
Telephone (662) 563-4541  
FAX (662) 563-0138



**Brad White**  
Executive Director  
**Brian D. Ratliff**  
Deputy Executive Director/Chief Engineer  
**Lisa M. Hancock**  
Deputy Executive Director/Administration  
GoMDOT.com

November 13, 2023

Mr. Mike Davis, R.L.A.

Principal

The Reaves Firm, Inc.

6800 Poplar Avenue, Suite 101

Memphis, TN 38138

RE: Snowden Farms P.U.D.

Dear Mr. Davis,

Thanks for the opportunity to examine your plans for the above captioned project. This office agrees that the proposed access point onto SR 302 opposite Timber Trail is acceptable. This location is a sufficient distance from the signal at Getwell Road and provides adequate sight distance. This office would view this as an acceptable location for a signal when future warrants are met.

Future expansion westward in this development would likely require additional access onto SR 302. MDOT would recommend that this be located opposite Country Oaks Drive. Access along SR 302 should be limited to these two locations. Access to individual parcels would have to be provided by interior roadways.

James M. Turner

District Engineer

*Transportation: The Driving Force of a Strong Economy*



**The Reaves Firm**  
INCORPORATED  
Planning  
Engineering  
Landscape Architecture  
Land Surveying

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*North*  
**SNOWDEN**  
  
**FARMS**