ORDER: APPROVE FAULKNER TRAILS AT COBBLESTONE PRELIMINARY SUBDIVISION PLAT

Motion was made by Larry Gillespie, duly seconded by Chad McLarty, to approve the Faulkner Trails at Cobblestone preliminary subdivision plat.

The vote on the motion was as follows:

Supervisor Brent Larson, absent
Supervisor Larry Gillespie, voted yes
Supervisor David Rikard, voted yes
Supervisor Chad McLarty, voted yes
Supervisor Mike Roberts, voted yes

After the vote, President Roberts, declared the motion carried, this the 1st day of February, 2021.

Mike Roberts, President
Board of Supervisors

Sherry Wall, Chancery Clerk

Faulkner Trails at Cobbelstone

9 Lot - Residential Subdivision
+/- 10.04 Acres

OWNERS CERTIFICATE

I, John W. McCurdy, II managing member of Highway 30 Development, LLC., certify that I am the owner in fee simple of the +/- 10.04 acres of property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Faulkner Trails Subdivision and that no taxes have become due and payable. This the ________ day of ________________, 20____.

____
John W. McCurdy, II, Managing Member

NOTARY'S CERTIFICATE

State of ________________
County of ________________

Personally appeared before me, the undersigned authority in and for the said county and state, on this the ________ day of ________________, 20____ within my jurisdiction, the within named John W. McCurdy, II, who acknowledged that he is the managing member of Highway 30 Development, LLC., and owner in fee simple of the described +/- 10.04 acres as shown and subdivided on this plat of Faulkner Trails Subdivision, and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires

____

____
Notary Public

BUILDING SETBACKS AND UTILITY EASEMENT

Building Setbacks as shown on this Plat and are also to be dedicated as Utility Easements

RESTRICTIVE COVENANTS

The property located in Lafayette Co., Mississippi, as shown on this plat is subject to the restrictive covenants which are set out in instrument recorded in instrument number____________ of the deed records of Lafayette County, Mississippi.

____
Chancery Court Clerk

STATE OF MISSISSIPPI COUNTY OF LAFAYETTE

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 index and duly recorded in Plat Cabinet - ________, Slide - ________.

____
Chancery Court Clerk

ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, 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.

By ______________________

Engineer Jeffery W. Williams, PE No. 12627

SURVEYORS CERTIFICATE

This is to certify that I have drawn subject plat from an actual on the ground survey and from deeds of record and that the plat represents the information and that is true and correct to the best of my knowledge and belief.

By ______________________

Surveyor Richard S. Daniels, PLS No. 02922

PRELIMINARY

THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS PER LAFAYETTE COUNTY FLOOD INSURANCE MAP, COMMUNITY-PANEL NUMBER 28071C0175C, EFFECTIVE DATE NOVEMBER 26, 2010.

CERTIFICATE OF ACCEPTANCE

LAFAYETTE COUNTY PLANNING COMMISSION

Approved and recommended for acceptance by the LAFAYETTE COUNTY PLANNING COMMISSION, this the ________ day of ________________, 20____.

SIGNED ______________________
CHAIRMAN
LAFAYETTE COUNTY PLANNING COMMISSION

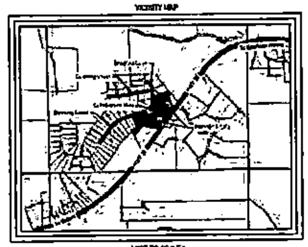
LAFAYETTE COUNTY BOARD OF SUPERVISORS

Accepted and approved by the Lafayette County Board of Supervisors, this the ________ day of ________________, 20____, by order of the Board of Supervisors.

SIGNED ______________________
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST ______________________
CHANCERY CLERK
LAFAYETTE COUNTY, MISSISSIPPI

VICINITY MAP



(NOT TO SCALE)

[illegible]

[illegible]

[illegible]

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Subdivision Plat For:
Faulkner Trails at Cobbelstone
A tract of land being a fraction of the South Half (S 1/2) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE

Scale: NTS
Date: [illegible]
File: [illegible]
Proj. No.: [illegible]
Drawn By: JCP
Checked By: JWW

Sheet Title
Signature Sheet

Sheet No.
2 of 2

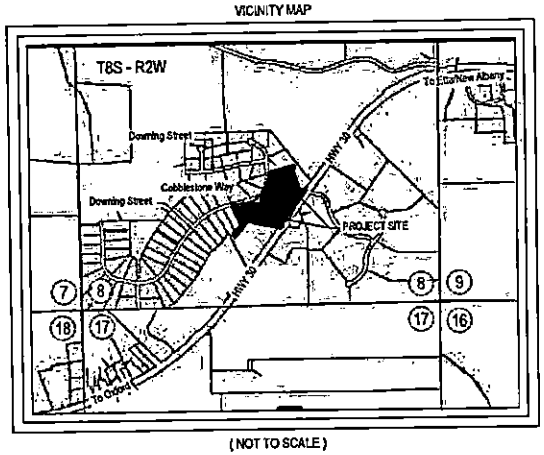
CONSTRUCTION PLANS FOR:

Faulkner Trails at Cobbelstone

Lafayette County, Mississippi

PRELIMINARY

VICINITY MAP

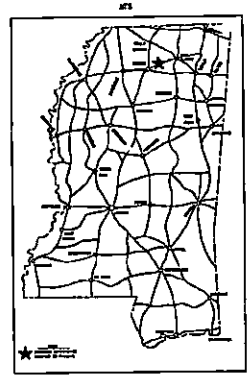


(NOT TO SCALE)

INDEX OF DRAWINGS

Sheet #	Sheet Name
C1.0	COVER
C2.0	SITE LAYOUT
C2.1	SITE LAYOUT WITH CONTOURS
C3.0	WATER PLAN
C4.0	EROSION CONTROL PLAN
C5.0	VEGETATION / TREE RETENTION
C10.0	EROSION CONTROL DETAILS
C10.1	WATER DETAILS
C11.0	MAPS

LOCATION MAP



DEVELOPER
Highway 30 Development, LLC.
[illegible]
Oxford, MS 38655

ENGINEER
Williams Engineering Consultants
720 N. Lamar Blvd. Suite A
Oxford, MS 38655

UTILITY
Regional Water Association, Inc.
Post Office Box 368
Oxford, MS 38655

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
[illegible]

Construction Plans For:
Faulkner Trails at Cobbelstone
A tract of land being a fraction of the South Half
(S 1/2) of Section 8, Township 8 South, Range 2 West,
Lafayette County, Mississippi

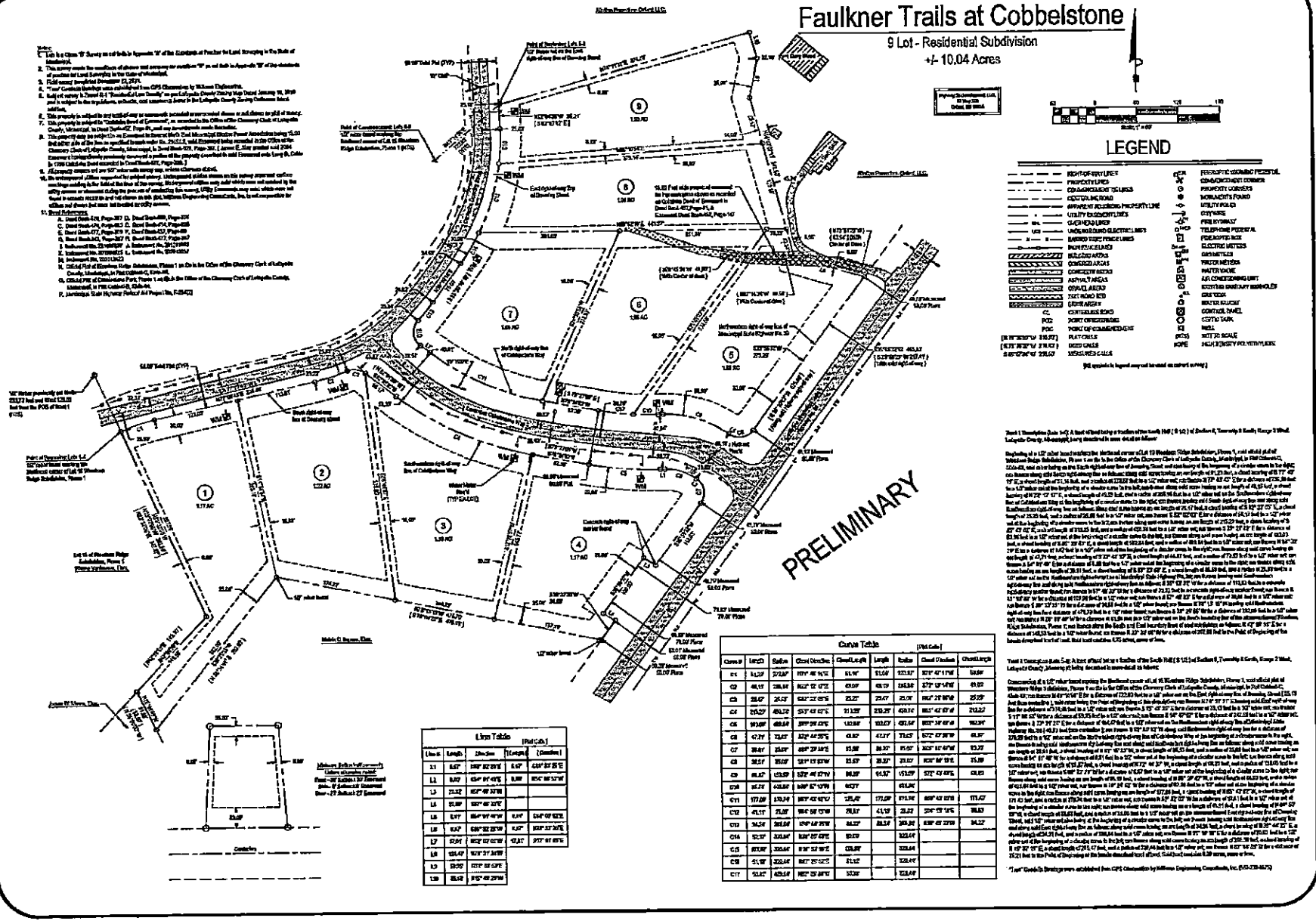
REVISION	DATE
	6-18-2021

Scale NTS
Date 01/18/2021
File [illegible]
Proj. No. 88-20404
Drawn By JCP
Checked By JMW
Sheet Title
Cover Sheet
Sheet No.
C1.0

Faulkner Trails at Cobbelstone

9 Lot - Residential Subdivision

+/- 10.04 Acres



Curve Table										
										[Field Calls]
Curve #	Length	Radius	Chord Direction	Chord Length	Delta	Tangent	Chord Bearing			
C1	9.42	272.00	N79° 48' 16"E	9.42	1°59'	4.71	N78° 51' 17"E			
C2	46.17	28.00	N62° 12' 12"E	41.50	94°19'	29.58	S77° 12' 14"E			
C3	23.47	25.00	S42° 32' 03"E	22.62	53°47'	12.70	N62° 25' 58"E			
C4	215.27	450.00	S57° 43' 03"E	213.23	27°24'	109.74	N81° 42' 03"E			
C5	101.00	400.00	S87° 29' 03"E	100.73	14°28'	50.74	N85° 31' 03"E			
C6	47.17	72.57	S32° 44' 25"E	46.30	37°21'	24.43	S57° 27' 38"W			
C7	39.41	25.00	S88° 29' 14"E	35.38	90°32'	25.07	N33° 31' 42"W			
C8	30.51	25.00	S31° 15' 03"W	28.67	70°00'	17.57	N35° 00' 13"E			
C9	66.67	153.00	S32° 44' 03"W	66.20	24°57'	33.97	S57° 43' 03"E			
C10	16.24	40.00	N88° 57' 19"W	16.07		8.24				
C11	177.00	170.00	N57° 43' 03"W	170.42	59°41'	97.78	N88° 43' 03"W			
C12	41.11	25.00	N84° 58' 17"W	36.81	94°12'	26.23	S24° 15' 14"E			
C13	34.34	200.00	N50° 48' 33"W	34.27	9°51'	17.21	N38° 43' 33"W			
C14	52.37	300.00	N38° 57' 03"E	52.30		26.24				
C15	80.00	300.00	N38° 57' 03"E	79.77		40.17				
C16	51.37	300.00	N47° 15' 52"E	51.31		25.72				
C17	52.47	400.00	N62° 15' 03"E	52.43		26.27				

Line Table				
				[Field Calls]
Line #	Length	Direction	[Length]	[Direction]
L1	5.67	N88° 52' 03"E	5.67	N88° 52' 03"E
L2	5.67	N84° 07' 03"E	5.67	N84° 07' 03"E
L3	21.32	N57° 43' 03"W		
L4	15.00	N87° 43' 03"E		
L5	5.67	N84° 07' 03"W	5.67	N84° 07' 03"E
L6	5.67	N88° 52' 03"W	5.67	N88° 52' 03"E
L7	12.91	N32° 17' 03"W	12.91	N57° 43' 03"E
L8	120.47	N57° 17' 14"W		
L9	19.00	N57° 18' 03"E		
L10	15.00	N32° 43' 03"W		

Construction Plans For:

Faulkner Trails at Cobbelstone

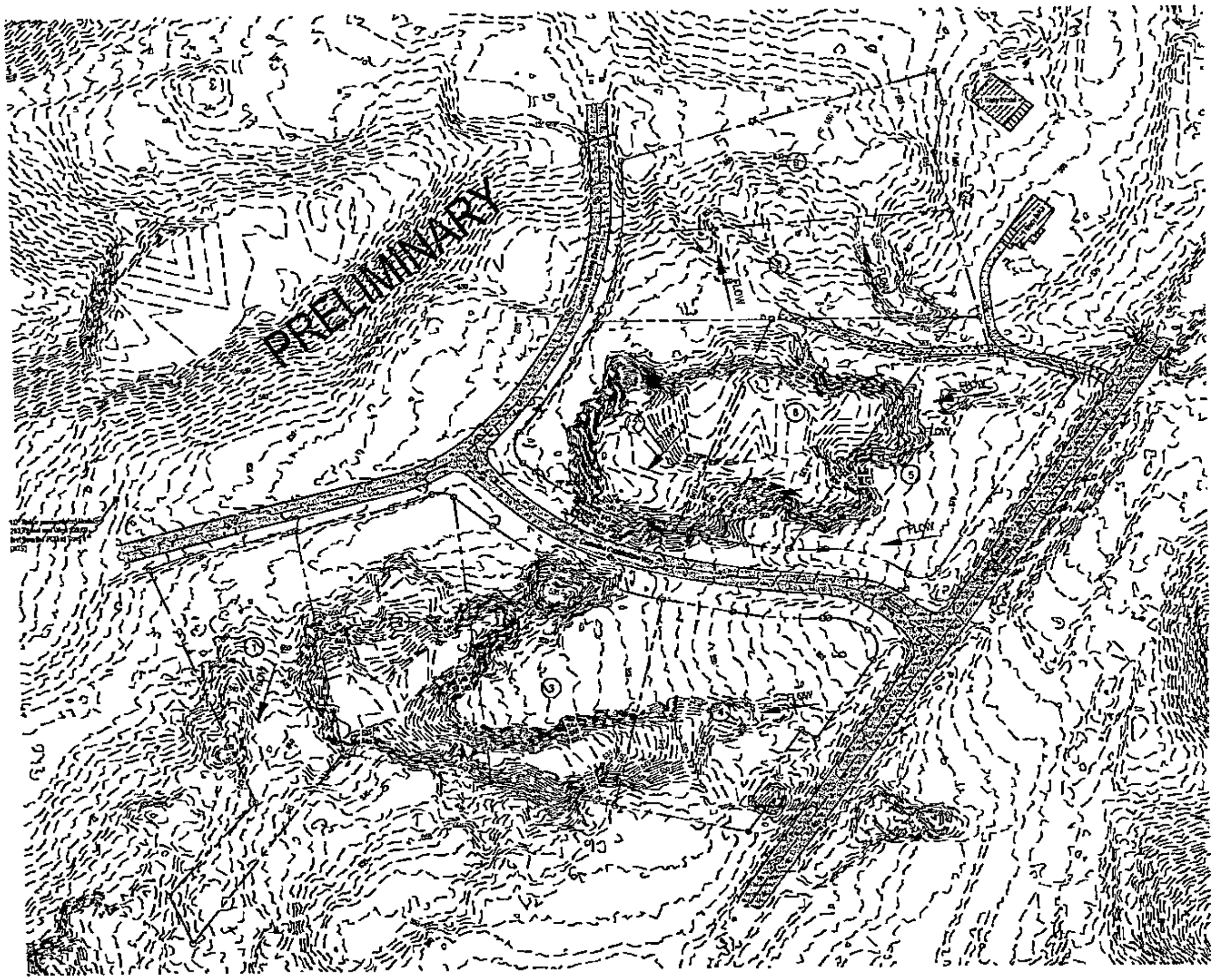
A tract of land being a fraction of the South Half (S 1/2) of Section 6, Township 8 South, Range 2 West, Lafayette County, Mississippi

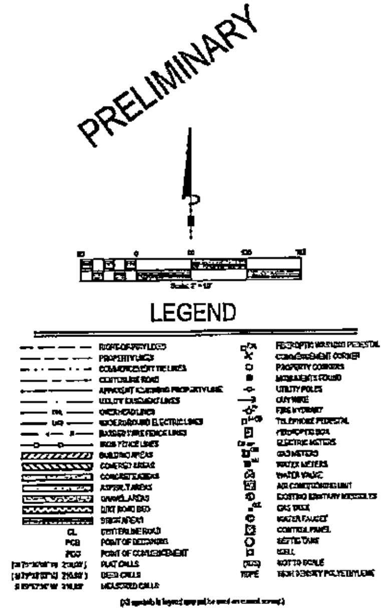
WILLIAMS ENGINEERING CONSULTANTS, INC.

Professional Engineers | Professional Land Surveyors

Site Layout

C2.0





DRIVEWAY PIPE SIZES (HDPE PIPE)		
LOT NO.	AREA	PIPE SIZE
1	0.27 AC	15"
2	0.52 AC	15"
3	0.15 AC	15"
4	0.12 AC	15"
5	0.11 AC	15"
6	0.19 AC	15"
7	0.11 AC	15"
8	0.21 AC	15"
9	0.29 AC	15"

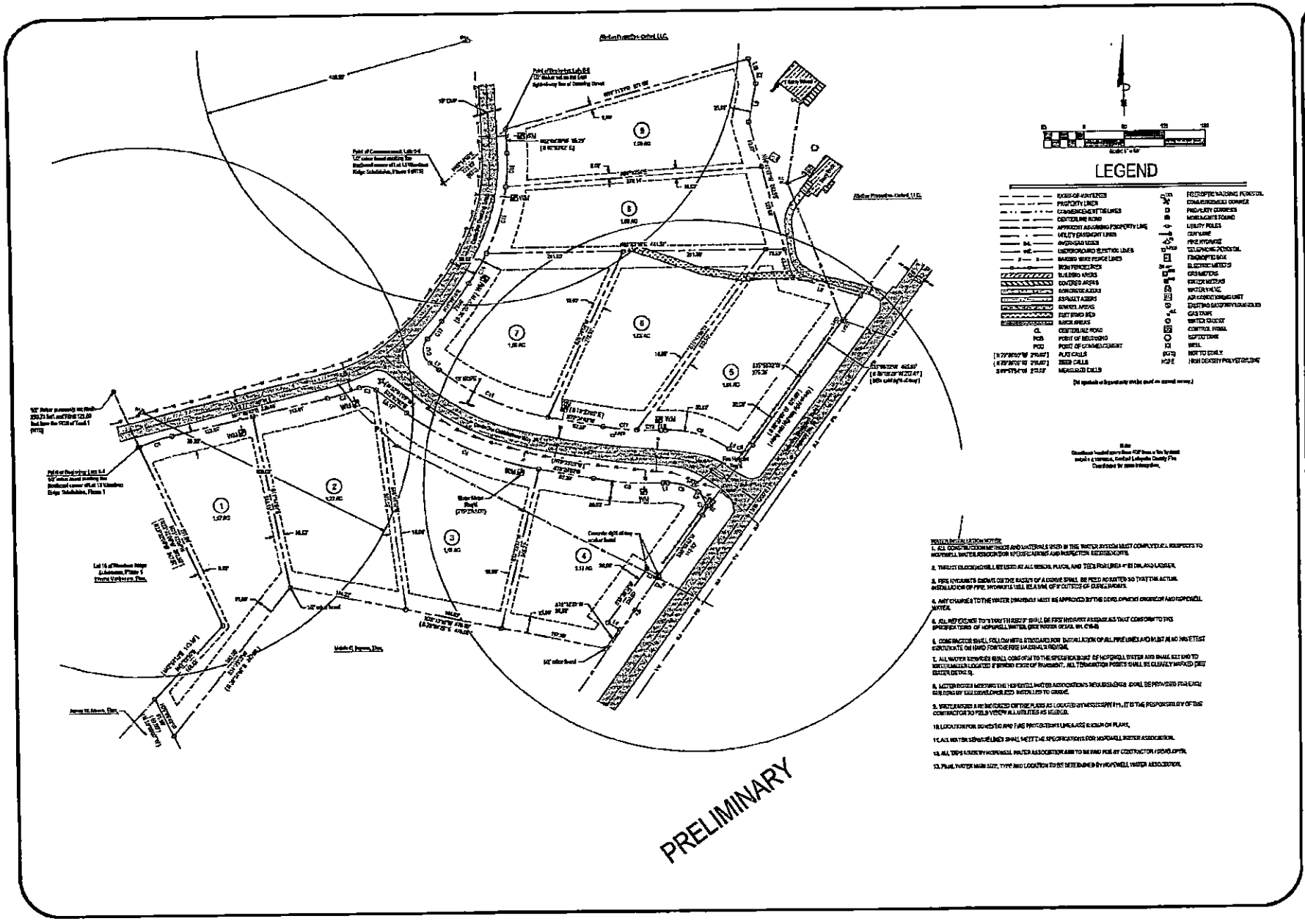
WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Construction Plans For:
Faulkner Trails at Cobblestone
A tract of land being a fraction of the South Half (S 1/2) of Section 6, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE
	1-18-2021

Sheet Title: Site Layout w/ Contours

Sheet No. C2.1



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

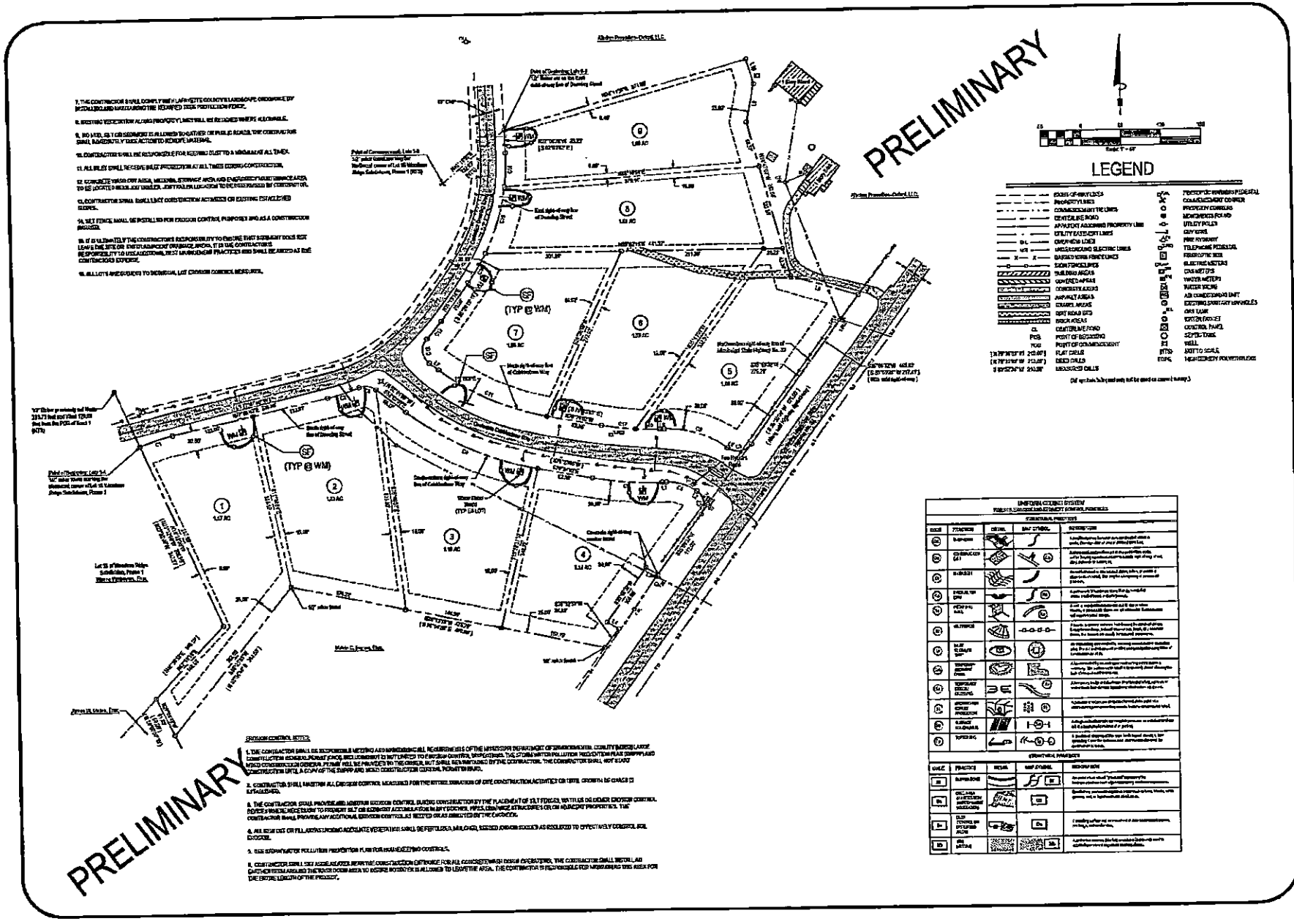
Construction Plans For:
Faulkner Trails at Cobbalstone
A tract of land being a Faulker of the South Half
(S 1/2) of Section 5, Township 8 South, Range 2 West,
Lafayette County, Mississippi

REVISIONS	DATE
	5-13-2021

Scale: 1" = 60'
Date: 01/05/2021
Drawn By: JCP
Checked By: JBW

Sheet Title:
Water Plan

Sheet No.:
C3.0



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

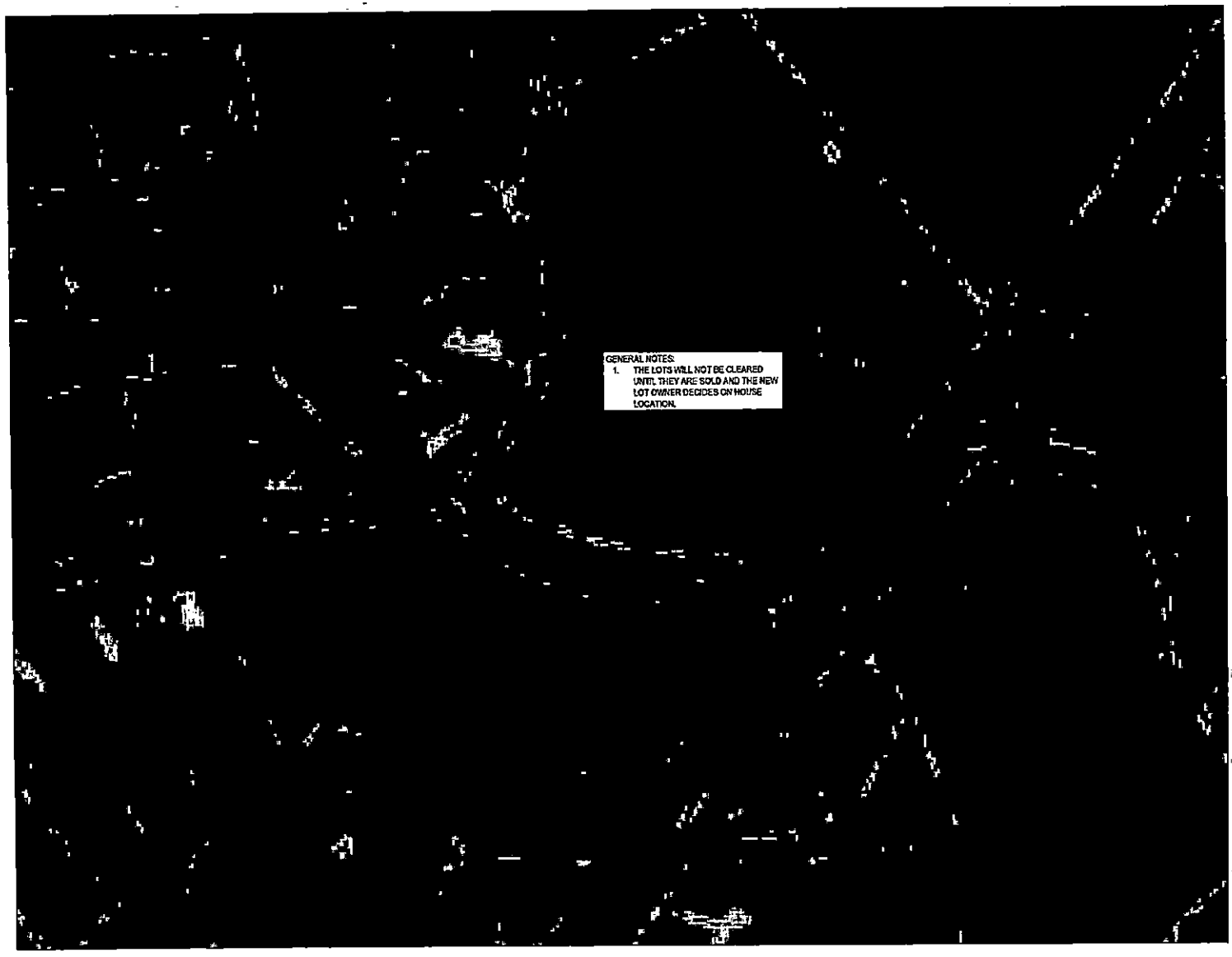
Construction Plans For:
Faulkner Trails at Cobbelstone
A tract of land being a section of the South Half
(S 1/2) of Section A, Township 8 South, Range 2 West,
Lafayette County, Mississippi

5/23/2021	DATE
	5-28-2021

Scale: 1" = 60'
Date: 5/23/2021
Project No.: 53-21304
Drawn By: JCP
Checked By: JWB

Sheet Title:
Erosion Control Plan

Sheet No.:
C4.0



WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

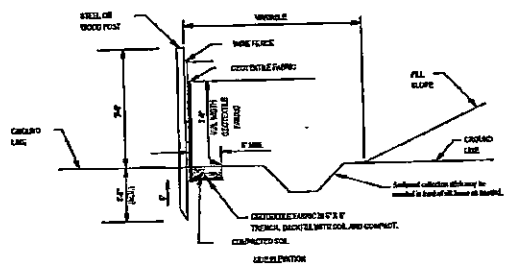
Construction Plans For:
Faulkner Trails at Cobbelstone
A tract of land being a fraction of the South Half (S 1/2) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

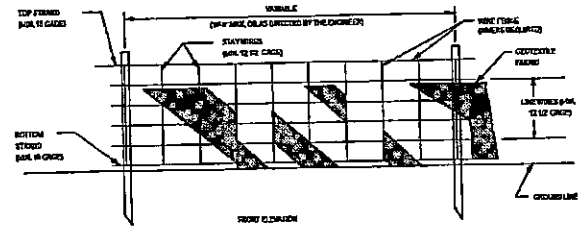
REVISION	DATE
	1-16-2021

Scale: NTS
Date:
File:
Proj. No.:
Drawn By: JCP
Checked By:

Sheet Title:
Vegetation / Tree Retention

Sheet No.
C5.0

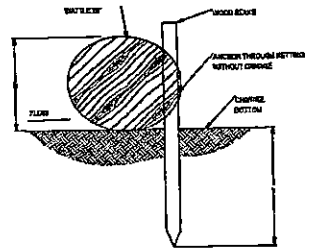




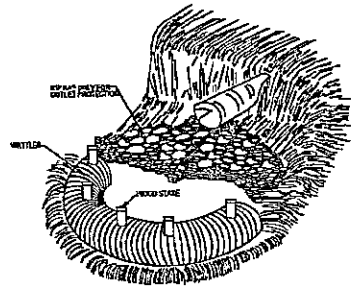
TEMPORARY SILT FENCE

NOTES:

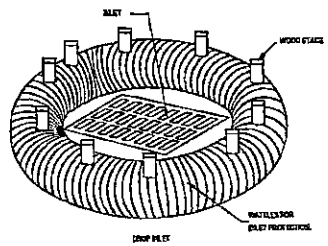
1. WIRE SHALL BE MINIMUM OF 16" (12" HIGH) AND SHALL HAVE A MINIMUM OF 5 LINE WIRES WITH 12" (12" SPACING).
2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED SECURELY TO THE WIRE AS DIRECTED BY THE ENGINEER.
3. STEEL POST SHALL BE 8-FT IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL HAVE A MINIMUM OF 6-FT IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POSTS WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
4. GEOTEXTILE FABRIC BEARING THE TYPE, MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED INSTEAD WIRE FENCE.



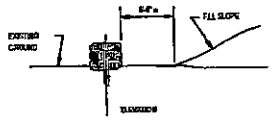
WATTLE DETAIL

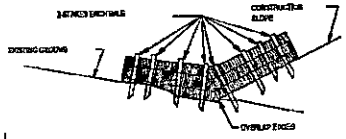


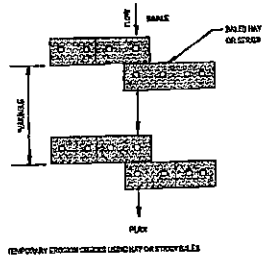
CULVERT



DROP INLET



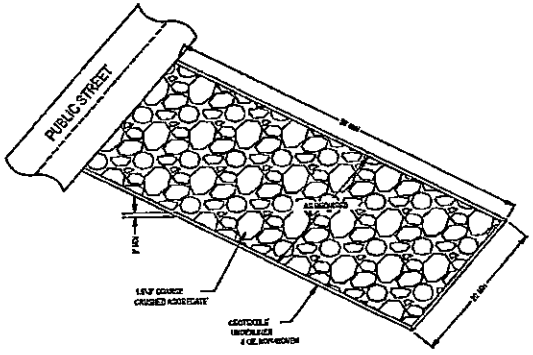




TEMPORARY EROSION CHECKS USING HAY OR STAKES/BALES

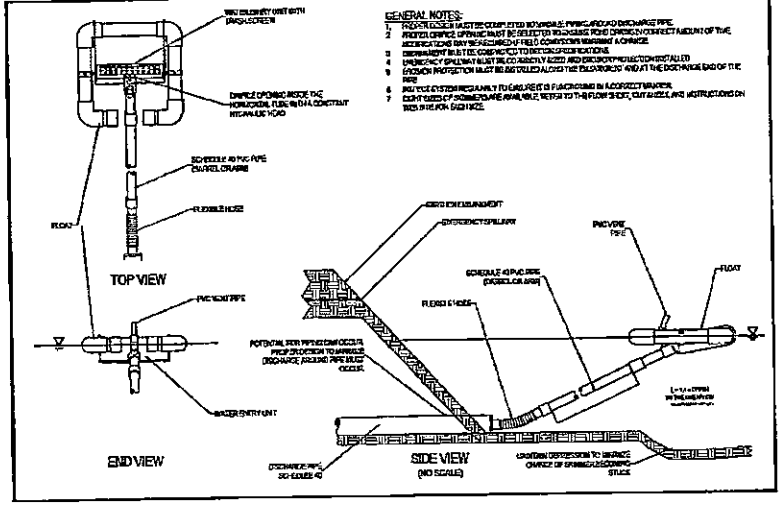
FALL OF DITCH (%)	DISTANCE (ft)
0-1	100'
1-2	50'
>3	25'

NOTE: EMBED ALL EDGES IN A TRENCH INTO GROUND AND STAKE (2" X 2" X 36") SECURELY.



CONSTRUCTION ENTRYS DETAIL

NOTES: DETAILS PROVIDED ARE MINIMUM REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND IMPLEMENTING SUCH ADDITIONAL MEASURES AS MAYBE REQUIRED TO ENSURE SEDIMENT CONTROL.



GENERAL NOTES:

1. PROPER DOSER MUST BE COMPUTED TO VARIABLE PERIODICALLY DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO CHANGE POND CHANGE TO CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. SEDIMENT MUST BE CONTROLLED TO DESIGN PRESERVATIONS.
4. EMERGENCY SPILLWAY MUST BE CLEAR AND FREE OF POTENTIAL DEBRIS.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE DISCHARGE AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECTION SYSTEM REGULARLY TO ENSURE IS FUNCTIONING IN A CORRECT MANNER.
7. DEPTH GAGES OF SEDIMENT ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEETS AND INSTRUCTIONS ON THIS SHEET FOR DISCHARGE.

PRELIMINARY

1. THE OWNER OR OWNER'S ENGINEER INCLUDING SHALL MONITOR RUNOFF FROM THE PROJECT SITE DURING AND IMMEDIATELY FOLLOWING RAINFALL AND SHALL TAKE CORRECTIVE ACTION AS NECESSARY WITHIN 24 HOURS OF DISCOVERY OF A PROBLEM OR AS SOON AS FIELD CONDITIONS ALLOW.
2. ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY CALENDAR WEEK.
3. EROSION DAMAGED GRASS SHALL BE PLANTED ON ALL SLOPES, REGRADED, RE-SEEDED IF SUCCESSOR GROWTH AND COVERAGE FAILURES THE NECESSITY.
4. GROUND INFORMATION FOR VEGETATIVE PRACTICES REQUIRED FOR EROSION CONTROL SHALL CONSIST OF PLANNING AND POLYGONS THE SOIL WITH TREATMENTS TO BE PLANTED OR SEEDED WITH RESTORED.
5. PRIOR TO CONSTRUCTION, TEMPORARY SILT FENCE SHALL NEEDS DRILLED WHERE APPLICABLE. FOR THE DURATION OF CONSTRUCTION ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES, WHICH MEASURES DESCRIBED IN A DETAILED SITE APPROPRIATE VEGETATIVE PRACTICES, DESIGNS AND MECHANICAL AND STRUCTURAL PRACTICES, (I.E. TOP SOIL) MUST BE INITIATED WITHIN SEVEN CALENDAR DAYS.
6. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE CONTROL.
7. ADDITIONAL STABILIZATION PRACTICES COULD BE FOUND IN THE PLANNING AND DEVELOPMENT MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.
8. THE PURCHASER SHALL BE RESPONSIBLE TO MAINTAIN THE PROPERTY IN SUCH A CONDITION AS TO PREVENT OFF-SITE DAMAGE FROM EROSION, SEDIMENT DEPOSITS AND STORMWATER. THIS REQUIREMENT WILL BE IN EFFECT FROM THE BEGINNING OF SITE PREPARATION AND CONTINUED THROUGH THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. PURCHASER ACKNOWLEDGES AND AGREES THAT RESULTS IN SITE RESPONSIBILITY FOR DAMAGE OTHERWISE THAN BY THE SURVEYED BY PURCHASER OR IS VIEW PROPERTY OWNERS OR INJURIES AS A RESULT OF SITE PREPARATION WORK CAUSED OVER BY PURCHASER AND HIS HEIR SUCCESSOR/ACTORS. PURCHASER AGREES TO HOLD SELLER HARMLESS FROM ANY SUCH DAMAGES SUSTAINED BY CONTRACTOR THEREOF.
9. IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE SEDIMENT AND CONSTRUCTION DEBRIS DOES NOT EXIT THE SITE.

SOURCES FOR NOTES: MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AND ROADS AND BRIDGES, CONSTRUCTION AND MISSISSIPPI PLAN BASED ON THE DESIGN MANUAL FOR THE CONTROL OF PRODUCTS, SEDIMENT, AND STORMWATER.

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

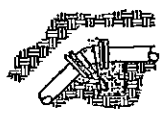
Construction Plans For:
Faulkner Trails at Cobblestone
A tract of land being a Section of the South Half (S 1/2) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE
	1-14-2021

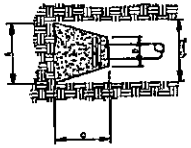
Scale: N/A
Date: 01/12/2021
Field Bk.: 23-20406
Drawn By: JCP
Checked By: JWH

Sheet Title:
Erosion Control Details

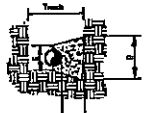
Sheet No.:
C10.0



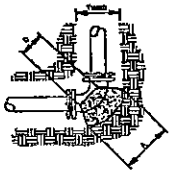
VERTICAL BEND - ANCHORED



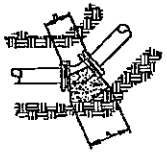
CAP



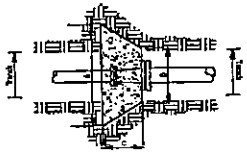
TYPICAL SECTION



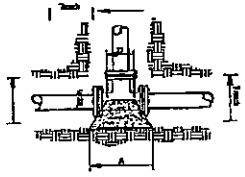
90° BEND



45° 22.5° AND 11.25° BENDS



REDUCER



TEE

90° BEND		PIPE DIAMETER						
		3"	4"	6"	8"	10"	12"	16"
DIMENSION	A	14"	16"	23"	34"	42"	48"	66"
	B	14"	18"	23"	36"	42"	48"	66"
	C	17"	12"	16"	23"	28"	32"	44"
	D	6"	8"	11"	14"	18"	20"	32"
	E	8"	8"	12"	16"	18"	18"	28"

45° BEND		PIPE DIAMETER						
		3"	4"	6"	8"	10"	12"	16"
DIMENSION	A	12"	16"	20"	24"	30"	36"	48"
	B	12"	16"	18"	24"	30"	36"	48"
	C	7"	8"	12"	17"	20"	24"	32"
	D	8"	8"	11"	12"	16"	18"	28"
	E	8"	8"	11"	12"	16"	18"	28"

22 1/2° BEND		PIPE DIAMETER						
		3"	4"	6"	8"	10"	12"	16"
DIMENSION	A	8"	12"	16"	18"	24"	28"	36"
	B	8"	12"	14"	18"	24"	28"	36"
	C	8"	8"	11"	12"	16"	18"	28"
	D	8"	8"	11"	12"	16"	18"	28"
	E	8"	8"	11"	12"	16"	18"	28"

11 1/4° BEND		PIPE DIAMETER						
		3"	4"	6"	8"	10"	12"	16"
DIMENSION	A	8"	10"	12"	14"	18"	20"	26"
	B	8"	10"	11"	12"	16"	18"	26"
	C	8"	8"	8"	10"	14"	14"	18"
	D	8"	8"	11"	12"	16"	18"	28"
	E	8"	8"	11"	12"	16"	18"	28"

CAP		PIPE DIAMETER						
		3"	4"	6"	8"	10"	12"	16"
DIMENSION	A	12"	16"	20"	18"	28"	42"	54"
	B	12"	16"	22"	23"	38"	42"	54"
	C	10"	12"	16"	20"	24"	28"	38"
	D	8"	8"	11"	12"	16"	18"	28"
	E	8"	8"	11"	12"	16"	18"	28"

REDUCERS		DIMENSION				
LARGE	SMALL	A	B	C	D	E
4"	3"	12"	12"	12"	12"	12"
6"	3"	18"	18"	14"	20"	18"
6"	4"	18"	20"	14"	20"	18"
8"	4"	20"	20"	16"	22"	22"
8"	6"	20"	22"	16"	22"	22"
10"	4"	22"	22"	18"	24"	24"
10"	6"	22"	22"	18"	24"	24"
10"	8"	22"	22"	18"	24"	24"
12"	4"	24"	24"	20"	26"	26"
12"	6"	24"	24"	20"	26"	26"
12"	8"	24"	24"	20"	26"	26"
12"	10"	24"	24"	20"	26"	26"
16"	6"	28"	28"	24"	30"	30"
16"	8"	28"	28"	24"	30"	30"
16"	10"	28"	28"	24"	30"	30"
16"	12"	28"	28"	24"	30"	30"
18"	8"	30"	30"	26"	32"	32"
18"	10"	30"	30"	26"	32"	32"
18"	12"	30"	30"	26"	32"	32"
18"	16"	30"	30"	26"	32"	32"
20"	12"	32"	32"	28"	34"	34"
20"	16"	32"	32"	28"	34"	34"
20"	18"	32"	32"	28"	34"	34"
24"	16"	36"	36"	32"	38"	38"
24"	18"	36"	36"	32"	38"	38"
24"	20"	36"	36"	32"	38"	38"

TEES		DIMENSION				
RUN	BRANCH	A	B	C	D	E
3"	3"	18"	18"	12"	8"	8"
4"	3"	18"	18"	12"	8"	8"
4"	4"	18"	18"	12"	12"	8"
6"	3"	18"	18"	12"	18"	18"
6"	4"	18"	18"	12"	18"	18"
6"	6"	18"	18"	12"	18"	18"
8"	4"	22"	22"	16"	18"	18"
8"	6"	22"	22"	16"	18"	18"
8"	8"	22"	22"	16"	18"	18"
10"	4"	24"	24"	18"	24"	18"
10"	6"	24"	24"	18"	24"	18"
10"	8"	24"	24"	18"	24"	18"
10"	10"	24"	24"	18"	24"	18"
12"	4"	24"	24"	18"	24"	18"
12"	6"	24"	24"	18"	24"	18"
12"	8"	24"	24"	18"	24"	18"
12"	10"	24"	24"	18"	24"	18"
12"	12"	24"	24"	18"	24"	18"
16"	6"	30"	30"	24"	30"	24"
16"	8"	30"	30"	24"	30"	24"
16"	10"	30"	30"	24"	30"	24"
16"	12"	30"	30"	24"	30"	24"
16"	16"	30"	30"	24"	30"	24"
18"	8"	32"	32"	26"	32"	26"
18"	10"	32"	32"	26"	32"	26"
18"	12"	32"	32"	26"	32"	26"
18"	16"	32"	32"	26"	32"	26"
18"	18"	32"	32"	26"	32"	26"
20"	12"	34"	34"	28"	34"	28"
20"	16"	34"	34"	28"	34"	28"
20"	18"	34"	34"	28"	34"	28"
24"	16"	38"	38"	32"	38"	32"
24"	18"	38"	38"	32"	38"	32"
24"	20"	38"	38"	32"	38"	32"

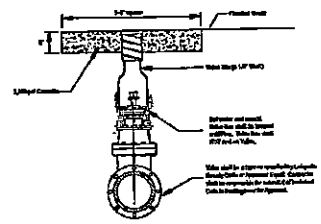
NOTE:

THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

BENDS FOR VERTICAL GRADE CHANGES SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE EXCEEDS.

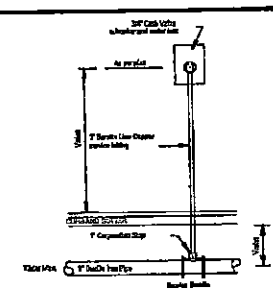
BENDS FOR HORIZONTAL GRADE CHANGE SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE EXCEEDS.

ALL THE VES, FITTINGS, TYPE AND USHER MATERIALS USED FOR THE CONSTRUCTION OF WATER SUPPLY SHALL MEET LAFAYETTE COUNTY SPECIFICATIONS.



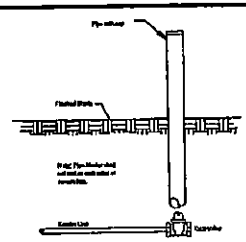
VALVE AND BOX ASSEMBLY

NTS



TYPICAL SERVICE INSTALLATION - COTTAGE PRIVATE SERVICE

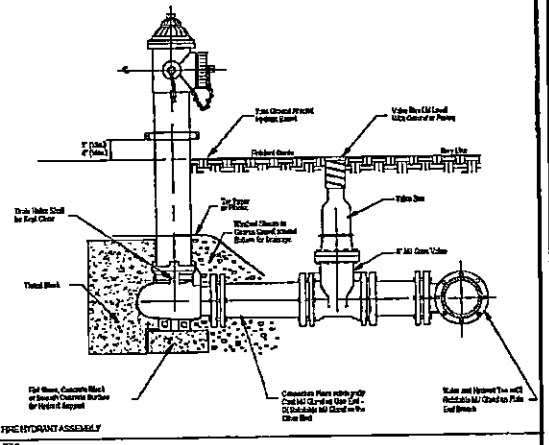
NTS



PIPE MARKER DETAIL for WATER SERVICE

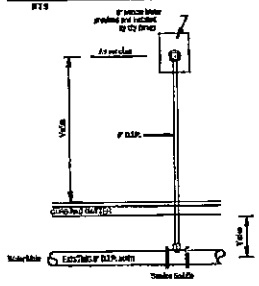
NTS

PRELIMINARY



FIRE HYDRANT ASSEMBLY

NTS



MASTER METER - INSTALLATION DETAIL

NTS

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

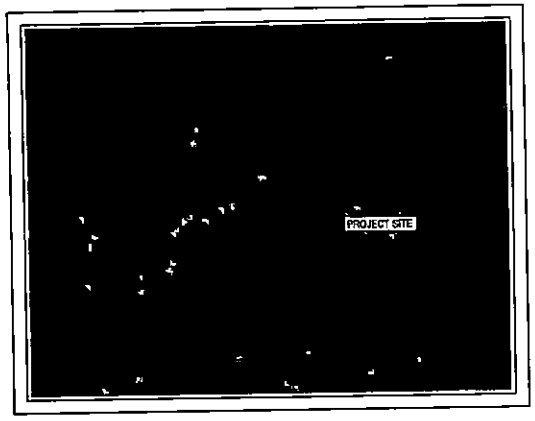
Combination Plans For:
Faulkner Trails at Cobblestone
A tract of land being a fraction of the South Half (S 1/2) of Section 6, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE
	5-18-2023

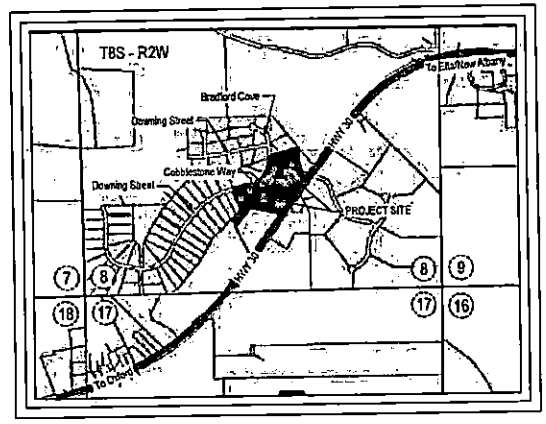
Scale: NTS
Date: 04/18/2023
Project No.: 1804024
Drawn By: JCH
Checked By: JMW

Sheet Title:
Water Details

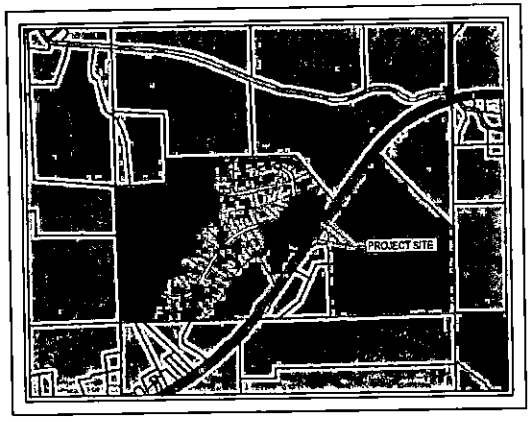
Sheet No.:
C10.1



AERIAL PHOTO OF SURROUNDING AREAS

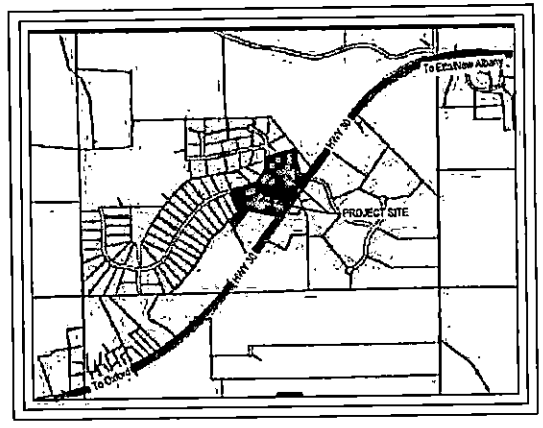


GENERAL MAP OF SURROUNDING AREAS



ZONING MAP OF SURROUNDING AREAS

PRELIMINARY



TAX MAP OF SURROUNDING AREAS

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Construction Plans For:
Faulkner Trails at Cobbelstone
A tract of land being a fraction of the South Half
(S 1/2) of Section 8, Township 8 South, Range 2 West,
Lafayette County, Mississippi

REVISION	DATE
	5/15/2021

Scale NTS
Date 01/18/2020
File
Proj.No. 5040-03438
Drawn By JCP
Checked By JWM

Sheet Title
Maps

Sheet No.
C11.0

Faulkner Trails at Cobbelstone

9 Lot - Residential Subdivision

+/- 10.04 Acres

PRELIMINARY

PRELIMINARY

LEGEND

- RIGHT-OF-WAY LINES
- PROPERTY LINES
- COMMENCEMENT TIE LINES
- CENTERLINE ROAD
- APPARENT RELIGHING / PROPERTY LINE
- UTILITY EASEMENT LINES
- OVERHEAD LINES
- UNDERGROUND ELECTRIC LINES
- BARBED WIRE FENCE LINES
- IRON FENCE LINES
- BUILDING AREAS
- COVERED AREAS
- CONCRETE AREAS
- ASPHALT AREAS
- GRAVEL AREAS
- DIRT ROAD AREA
- BRICK AREAS
- CL CENTERLINE ROAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PLAT CALLS
- DEED CALLS
- BEARINGS CALLS
- FOUND IRON PIN MARKING PERIMETER
- COMMENCEMENT CORNER
- PROPERTY CORNERS
- MONUMENTS FOUND
- UTILITY POLES
- GUY WIRE
- FIRE HYDRANT
- TELEPHONE POTENTIAL
- FIBER OPTIC BOX
- ELECTRIC METERS
- GAS METERS
- WATER METERS
- WATER VALVE
- AIR CONDITIONING UNIT
- EXISTING SANITARY MANHOLES
- GAS TANK
- WATER FACILITY
- CONTROL PANEL
- SEPTIC TANK
- WELL
- (1"=50') NOT TO SCALE
- HDPE HIGH DENSITY POLYETHYLENE

(all symbols to be used may not be used on actual survey)

DRIVEWAY PIPE SIZES (HDPE PIPE)		
LOT NO.	AREA	PIPE SIZE
1	0.27 AC	15"
2	0.32 AC	15"
3	0.15 AC	15"
4	0.12 AC	15"
5	0.11 AC	15"
6	0.18 AC	15"
7	0.11 AC	15"
8	0.21 AC	15"
9	0.26 AC	15"

Line Table (Plat Calls)				
Line #	Length	Direction	Length	Direction
L1	1.07'	N00° 22' 33" E	0.41'	N01° 39' 33" E
L2	6.89'	S54° 07' 07" E	0.92'	N36° 07' 53" E
L3	13.92'	N07° 48' 07" W		
L4	30.84'	N07° 48' 07" E		
L5	6.97'	N54° 07' 07" W	6.97'	S54° 07' 07" E
L6	6.67'	S74° 12' 07" W	6.67'	N68° 33' 35" E
L7	17.97'	N02° 07' 07" W	17.97'	S02° 07' 07" E
L8	100.67'	N02° 07' 07" W		
L9	31.28'	N11° 08' 53" E		
L10	31.78'	N10° 42' 37" W		

Curve Table (Plat Calls)								
Curve #	Length	Radius	Chord Direction	Chord Length	Length	Radius	Chord Direction	Chord Length
C1	31.32'	20.00'	S07° 42' 11" E	28.28'	31.38'	20.00'	S07° 42' 11" E	28.28'
C2	49.48'	300.00'	S12° 19' 07" E	49.42'	49.53'	300.00'	S12° 13' 44" E	49.48'
C3	26.42'	25.00'	S32° 22' 07" E	25.23'	26.47'	25.00'	S32° 21' 39" E	25.28'
C4	215.25'	420.00'	S13° 07' 07" E	212.92'	215.29'	420.00'	S13° 42' 07" E	213.02'
C5	100.00'	420.00'	S55° 07' 07" E	99.78'	100.00'	420.00'	S54° 24' 48" W	99.78'
C6	42.71'	71.00'	S71° 07' 07" E	42.07'	42.71'	71.00'	N72° 42' 53" W	42.07'
C7	30.47'	25.00'	S55° 23' 07" E	28.72'	30.47'	25.00'	N57° 07' 07" W	28.72'
C8	30.47'	25.00'	S54° 07' 07" W	28.72'	30.47'	25.00'	S54° 07' 07" E	28.72'
C9	39.27'	25.00'	N02° 07' 07" W	35.37'	39.27'	25.00'	S37° 07' 07" E	35.37'
C10	36.28'	420.00'	N00° 57' 07" W	36.27'		420.00'		
C11	177.28'	370.00'	N02° 07' 07" W	175.60'	177.28'	370.00'	N02° 07' 07" E	175.60'
C12	49.17'	70.00'	N04° 08' 07" W	48.17'	49.17'	70.00'	N04° 07' 07" E	48.17'
C13	34.32'	200.00'	S02° 49' 07" E	34.32'	34.32'	200.00'	S02° 49' 07" W	34.32'
C14	82.12'	370.00'	N06° 07' 07" E	82.02'		370.00'		
C15	108.83'	370.00'	N06° 32' 07" E	108.39'		370.00'		
C16	91.02'	370.00'	N02° 39' 07" E	91.02'		370.00'		
C17	83.07'	370.00'	N02° 55' 07" W	82.89'		370.00'		

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors
2200 NORTH HIGHLAND ROAD, SUITE A
P.O. BOX 1187 OXFORD, MISSISSIPPI 38655
662.234.0013

Subdivision Plat For:
Faulkner Trails at Cobbelstone
A tract of land being a fraction of the South Half (S 1/2) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 50'
Date: 01/04/2023
File: 08-03-2023 FINAL Development Plat Sec 8 T8S R2W Cobbelstone
Proj No.: 08-8-2023
Drawn By: JCP
Checked By: AWW

Sheet Title:
Subdivision Plat

Sheet No.:
1 of 2