

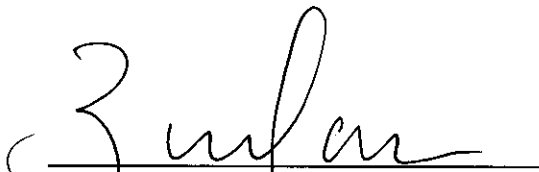
**ORDER: OPEN PUBLIC HEARING ON CONDITIONAL USE PERMIT REQUEST TO
DEVELOP FOUR-UNIT TOWN HOMES IN A COMMERCIAL MEDIUM DENSITY
(C-2) DISTRICT ON LAFAYETTE COUNTY PARCEL 133-08-006,
FIELDSTONE FARMS**

Motion was made by Scott Allen, duly seconded by Tim Gordon, to open Public Hearing on Conditional Use Permit request to develop four-unit town homes in a Commercial Medium Density (C-2) District on Lafayette County Parcell 133-08-006, Fieldstone Farms.

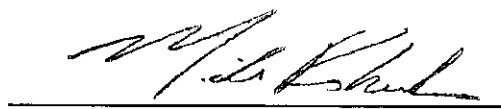
The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 18th day of February, 2025.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk



August 13, 2024

Brian Hill
c/o Joey Moore
286 CR 103
Oxford, MS 38655

RE: Notice of Approval
Requests: Request for City Utilities for 'Fieldstone Farms Phase 8'
Case #3118 (PPIN #4503)

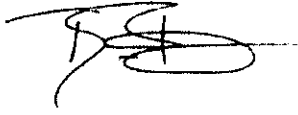
Dear Mr. Hill,

Please be advised that the Oxford Planning Commission in regular session on August 12, 2024 and have **approved** the request for City utilities for property located at Fieldstone Lane with the following conditions:

1. The applicant shall provide the City of Oxford with an executed Petition for Annexation.
2. Approval is contingent on the Lafayette County Planning Commission approving the development.
3. Approval is contingent on the Board of Aldermen agreeing to grant City Utilities outside of the City limits.
4. Approval is for the Site Plan as submitted.
5. Final approval of the proposed stormwater management facility by Engineering.
6. Satisfaction of all engineering comments of the construction drawings must be met before the sale of water and sewer taps.

Any required building, plumbing, gas and electrical permits must be obtained prior to the start of construction of any building proposed in your application. Please feel free to contact me directly with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'B. Requet', written over a horizontal line.

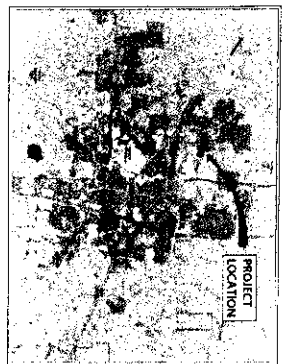
Ben Requet, AICP
Director of Planning

0
|
0



FIELD STONE FARMS - PHASE 8

LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
COVER SHEET	C-000
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UTILITY PLAN	C-501
WATER PLAN	C-502
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EROSION CONTROL PLAN	C-505
WATER DETAILS	C-601
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STEEL DRAINAGE DETAILS	C-603
EROSION CONTROL DETAILS	C-604

JM ENGINEERING
AND DESIGN, LLC
1601 20th Street
Lafayette, MS 39307

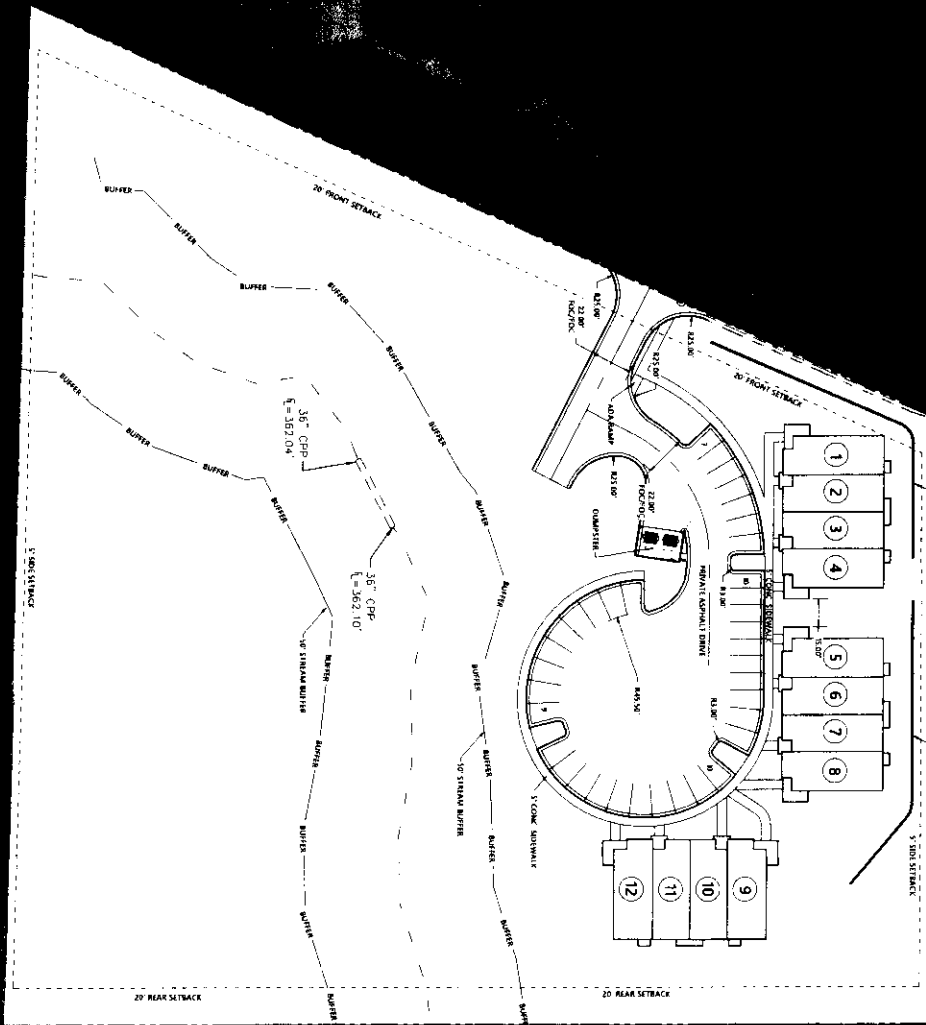


FIELD STONE FARMS - PHASE 8

LAFAYETTE COUNTY, MISSISSIPPI

C-000

DRAWN BY	RM
CHECKED BY	RM
PROJECT NO.	0001
DATE	02/27/2014
SCALE	
REVISION	09/27/2014

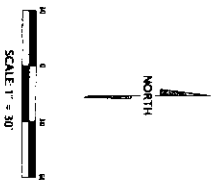


SITE DATA TABLE

PROPERTY AREA: 4.00 AC
 ZONING: R-2 MEDIUM DENSITY
 SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 20'
 BUILDING INFORMATION:
 12 - 3 BEDROOM UNITS
 PARKING PROVIDED: 24 SPACES

LEGEND

PROPERTY LINE
 ADJACENT PROPERTY LINE
 BUILDING SETBACK LINE
 EX. WATER LINE
 EX. SEWER LINE
 EX. STORM DRAIN
 EX. TREES
 PROPOSED WATER LINE
 PROPOSED SEWER LINE
 PROPOSED STORM DRAIN
 PROPOSED WATER METER
 PROPOSED SEWER MANHOLE

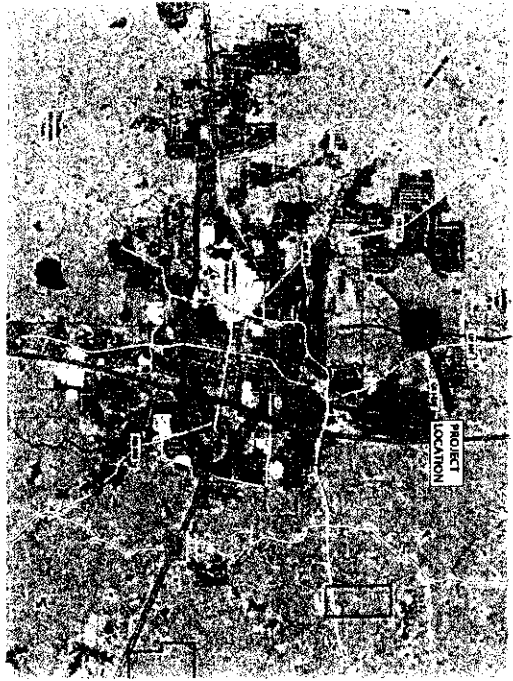


SITE PLAN
FIELD STONE FARMS - PHASE 8
 LAFAYETTE COUNTY, MISSISSIPPI

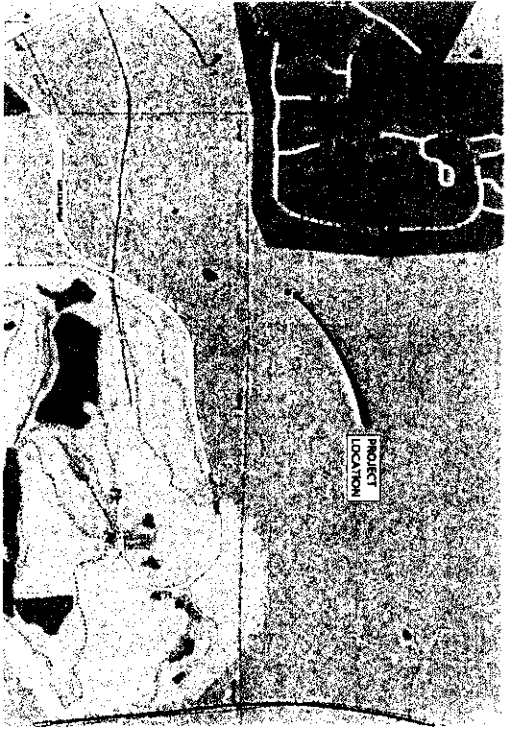
JM ENGINEERING AND DESIGN, LLC
 OXFORD, MS
 (601) 871-8803

DRAWN BY	RAM
CHECKED BY	RAM
PROJECT NO.	XXXX
DATE	02/12/2014
SCALE	1" = 30'
REVISION	09/12/2014

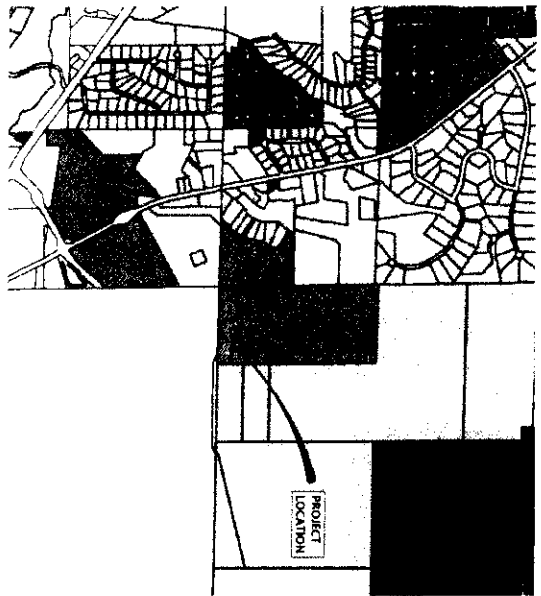
C-100



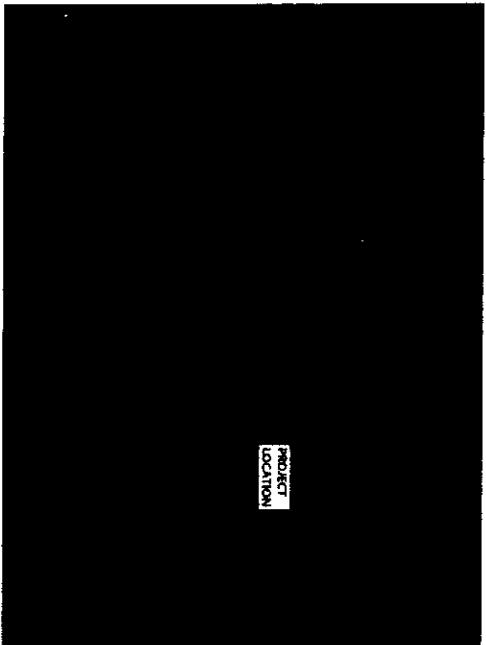
OVERALL LOCATION MAP



LOCATION MAP



ZONING MAP (ZONING: R-2)



AERIAL MAP

JM ENGINEERING
AND DESIGN, LLC
CANTON, MS
(662) 851-9803

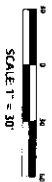
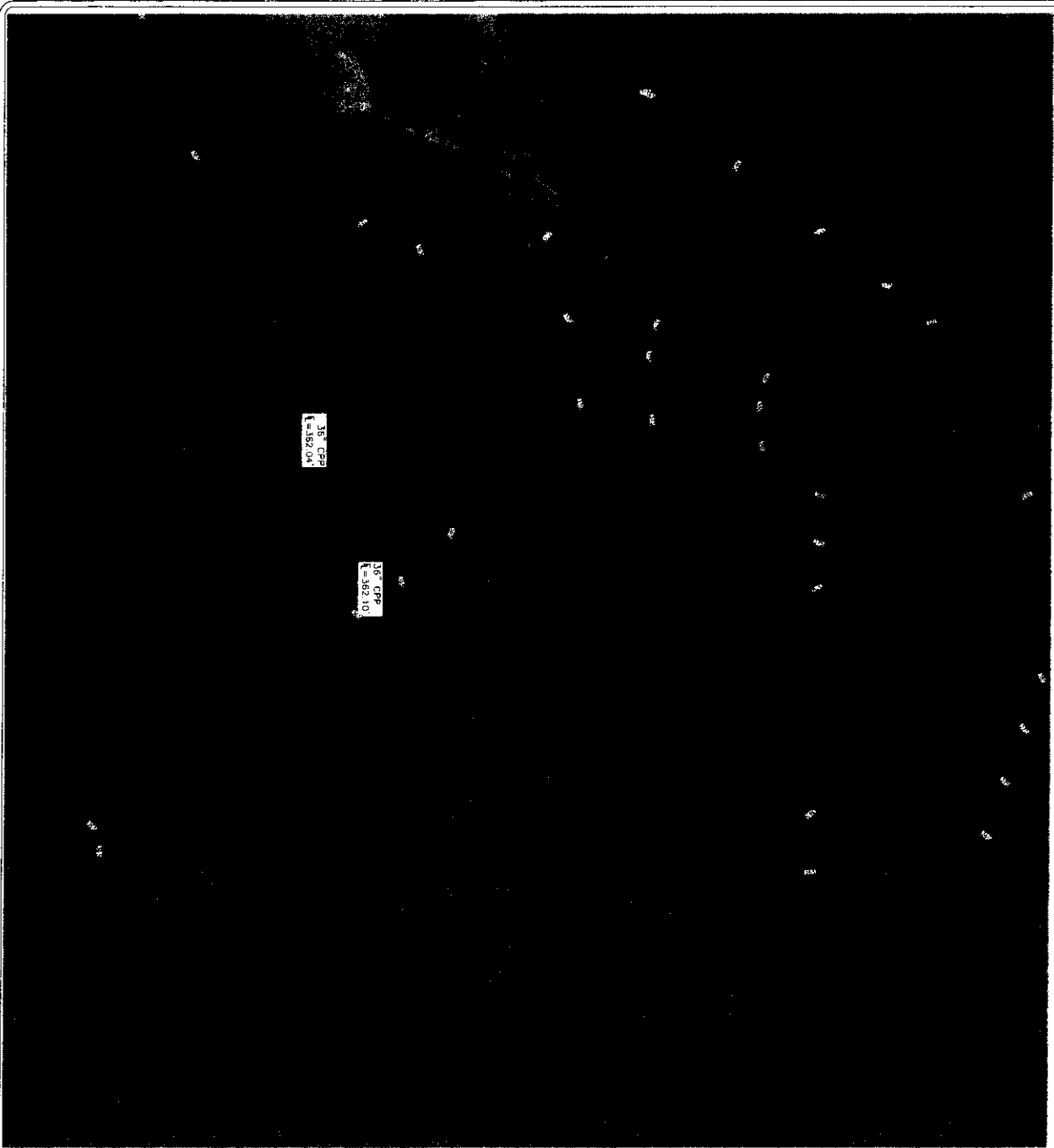


SITE MAPS

FIELD STONE FARMS - PHASE 8
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	RM
CHECKED BY	RM
PROJECT NO.	1878
DATE	02/17/2024
SCALE	
REVISION	09/17/2024

C-101



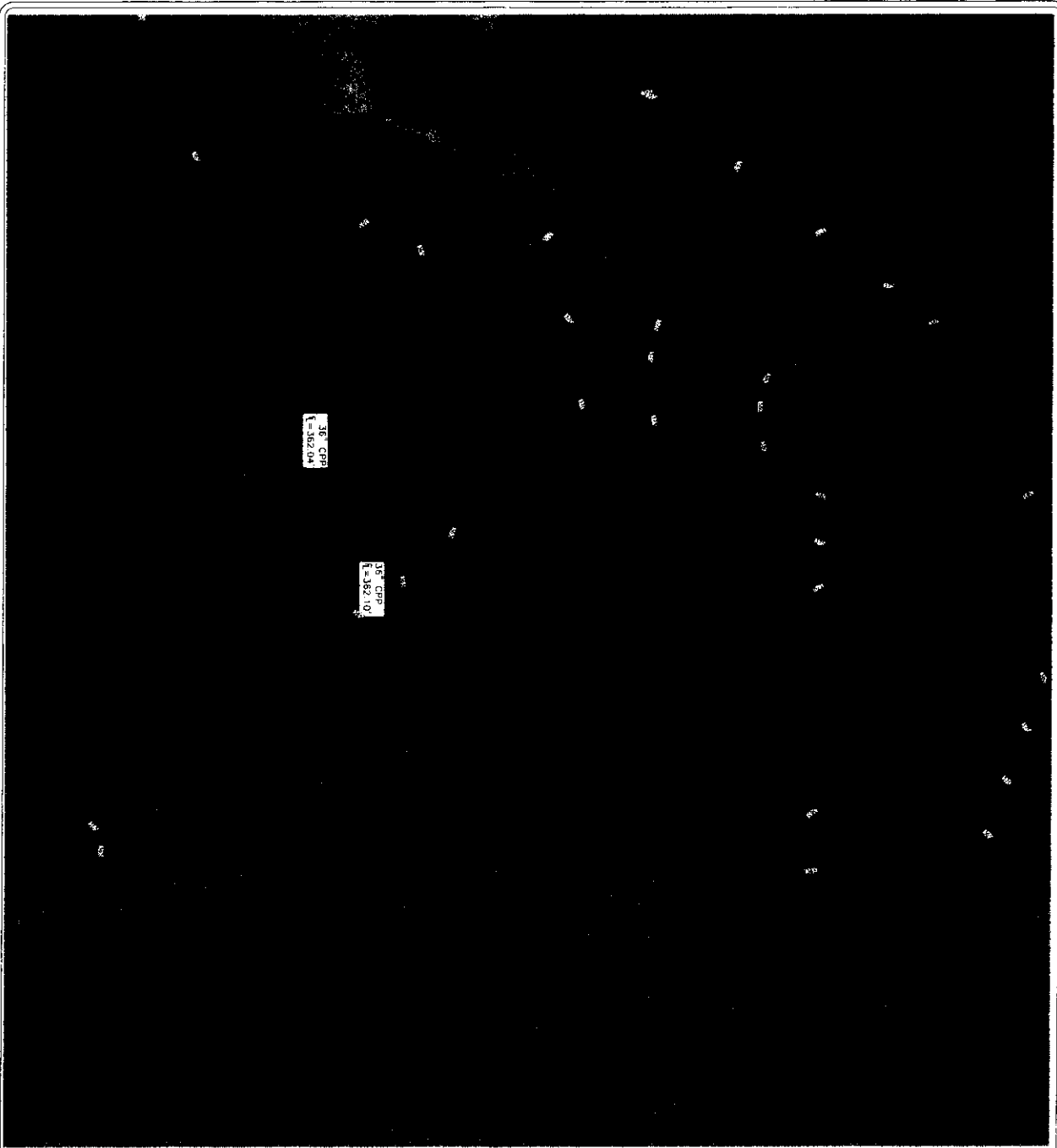
C-200

EXISTING CONDITIONS
FIELD STONE FARMS - PHASE 8
 LAFAYETTE COUNTY, MISSISSIPPI

**JM ENGINEERING
 AND DESIGN, LLC**
 OXFORD, MS
 (662) 807-4801



DESIGNED BY	JM
CHECKED BY	JM
PROJECT NO.	3000
DATE	02/27/2024
SCALE	1" = 30'
REVISION	09/17/2024



TREE SURVEY
5.00 AC OF HANLEY WOODS FOREST

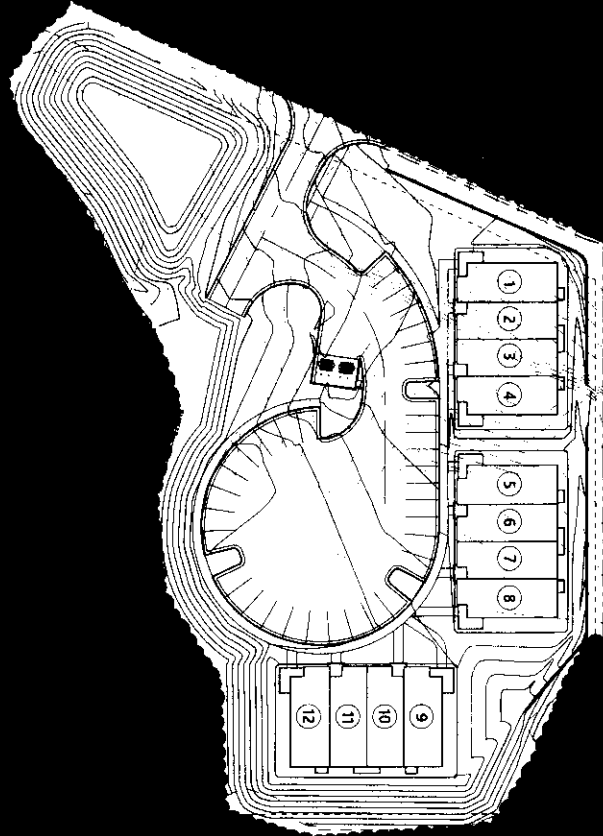


JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 807-4803

TREE SURVEY
FIELD STONE FARMS - PHASE 8
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO	1000
DATE	02/17/2014
SCALE	1" = 30'
REVISION	09/17/2014

C-201



FIELD STONE FARMS - PHASE 8
RESIDENTIAL DEVELOPMENT

A note stating that the land is being developed with a number of lots has been determined to be required per acre is 2.00 acres per acre. The number of lots to be developed is 12 and the total area is 24.00 acres. The number of lots to be developed is 12 and the total area is 24.00 acres. The number of lots to be developed is 12 and the total area is 24.00 acres.

Lot 1 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 2 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 3 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 4 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 5 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 6 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 7 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 8 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

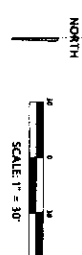
Lot 9 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 10 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 11 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

Lot 12 - 2.00 AC
 Total Area: 2.00 AC
 Total Area to be Developed: 2.00 AC
 Total Area to be Developed: 2.00 AC

TOTAL LOT AREA TO BE DEVELOPED FOR THIS PROJECT - 24.00 AC
TOTAL LOT AREA TO BE DEVELOPED FOR THIS PROJECT - 24.00 AC
TOTAL LOT AREA TO BE DEVELOPED FOR THIS PROJECT - 24.00 AC

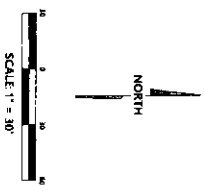
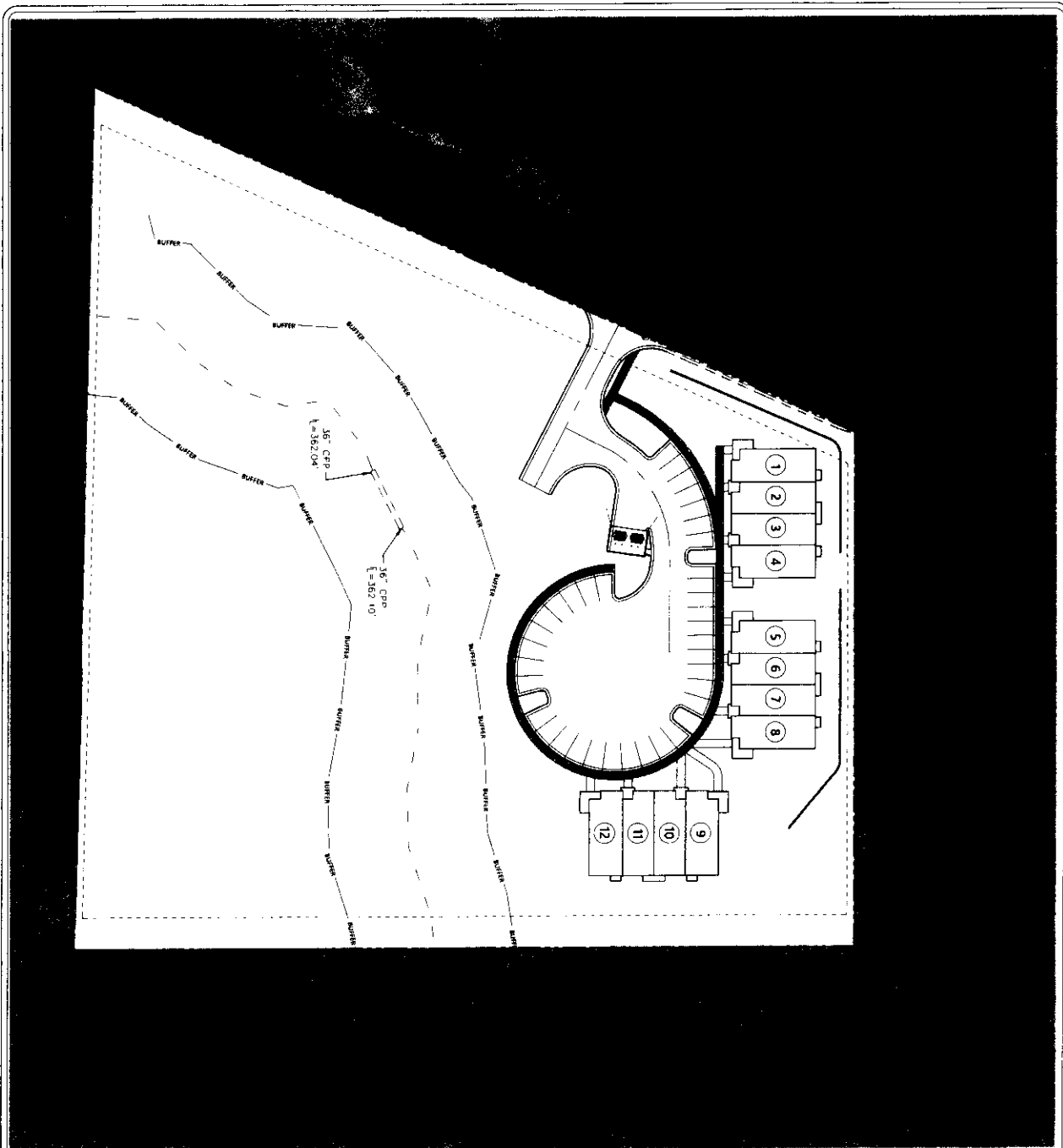


**JM ENGINEERING
 AND DESIGN, LLC**
 OXFORD, MS
 (601) 801-8888

TREE MITIGATION
FIELD STONE FARMS - PHASE 8
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JMM
CHECKED BY	JMM
PROJECT NO.	2000
DATE	02/17/2024
SCALE	1" = 30'
REVISION	09/17/2024

C-202



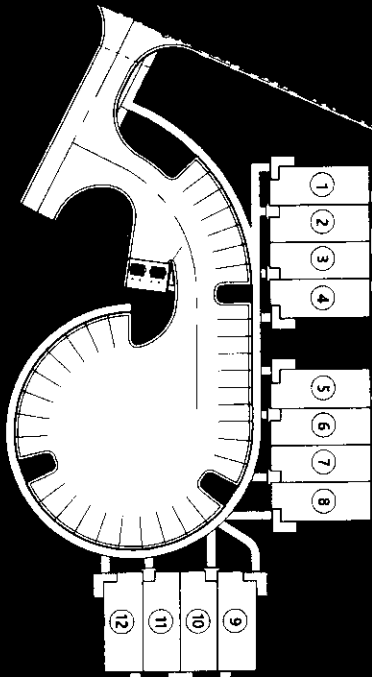
COMPLETE STREET PLAN
FIELD STONE FARMS - PHASE 8
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 901-8803

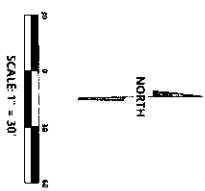


DRAWN BY	MM
CHECKED BY	MM
PROJECT NO.	0006
DATE	02/27/24
SCALE	1" = 30'
REVISION	09/12/2024

C-300



IMPERVIOUS AREA DATA TABLE
 PROPERTY AREA: 5.99 AC (257,800 SQ. FT.)
 ZONING: R-2
 IMPERVIOUS AREA PROPOSED: 20.7% (64,254 SQ. FT.)
 GREENSPACE: [REDACTED]

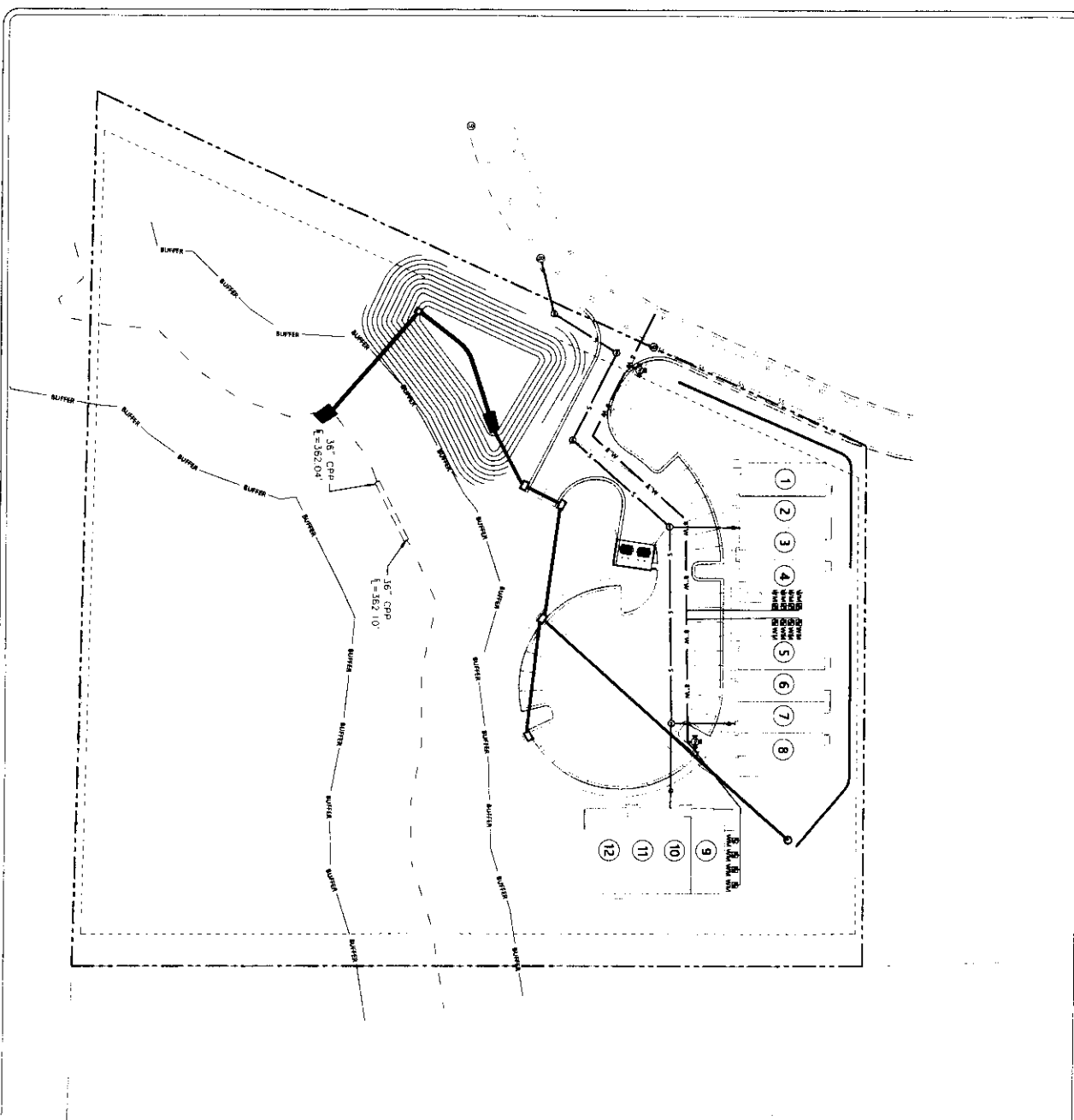


C-400

GREENSPACE PLAN
FIELD STONE FARMS - PHASE 8
 LAFAYETTE COUNTY, MISSISSIPPI

**JM ENGINEERING
 AND DESIGN, LLC**
 OXFORD, MS
 (662) 907-8803

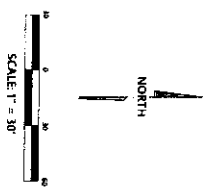
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CHECKED BY	JEM
PROJECT NO.	XXXX
DATE	02/07/2024
SCALE	1" = 30'
REVISION	09/27/2024



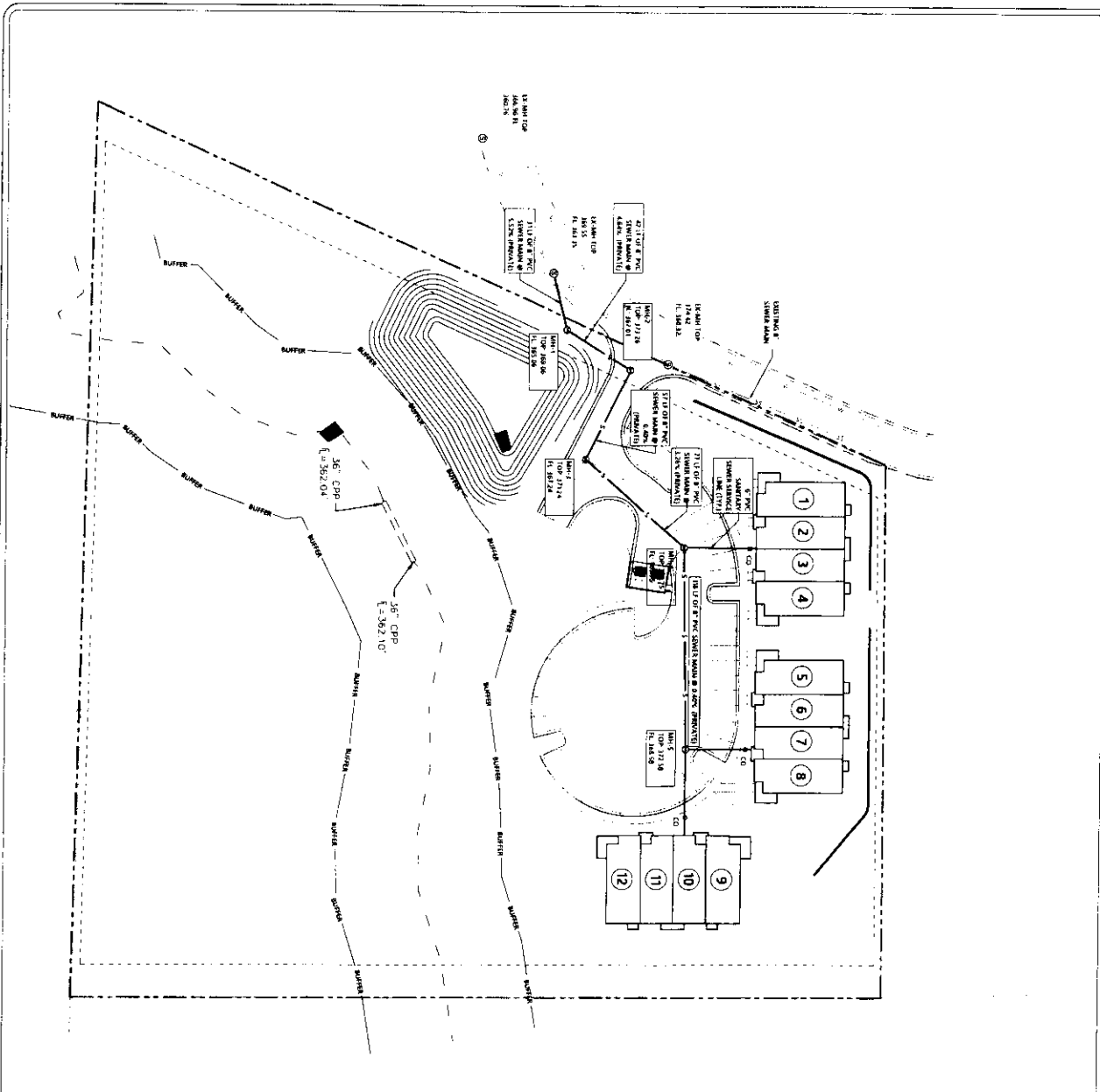
LEGEND

---	PROPERTY LINE
-.-.-	ADJACENT PROPERTY LINE
----	BUILDING SETBACK LINE
---	EX WATER LINE
---	EX SEWER LINE
---	EX STORM DRAIN
---	EX TEES
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED STORM DRAIN
---	PROPOSED WATER METER
---	PROPOSED SEWER MANHOLE
W.M. 12	
S.M. 12	

NOTE: 12 WATER METERS AND SEWER TAPS REQUIRED FROM CITY OF OXFORD.

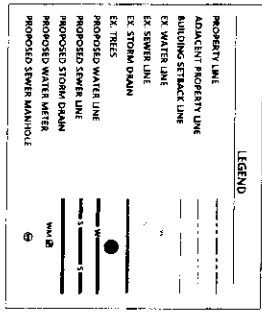


<p>C-500</p>	<p>UTILITY PLAN FIELD STONE FARMS - PHASE 8 LAFAYETTE COUNTY, MISSISSIPPI</p>	<p>JM ENGINEERING AND DESIGN, LLC 1000 W. 10th St. Oxford, MS 38655</p>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DRAWN BY</td> <td style="width: 25%;">JMM</td> </tr> <tr> <td>CHECKED BY</td> <td>JMM</td> </tr> <tr> <td>PROJECT NO.</td> <td>3282</td> </tr> <tr> <td>DATE</td> <td>02/17/2014</td> </tr> <tr> <td>SCALE</td> <td>1" = 30'</td> </tr> <tr> <td>REVISION</td> <td>06/17/2014</td> </tr> </table>	DRAWN BY	JMM	CHECKED BY	JMM	PROJECT NO.	3282	DATE	02/17/2014	SCALE	1" = 30'	REVISION	06/17/2014			
DRAWN BY	JMM														
CHECKED BY	JMM														
PROJECT NO.	3282														
DATE	02/17/2014														
SCALE	1" = 30'														
REVISION	06/17/2014														

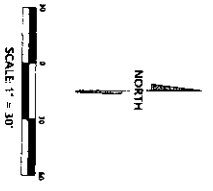



SEWER NOTES

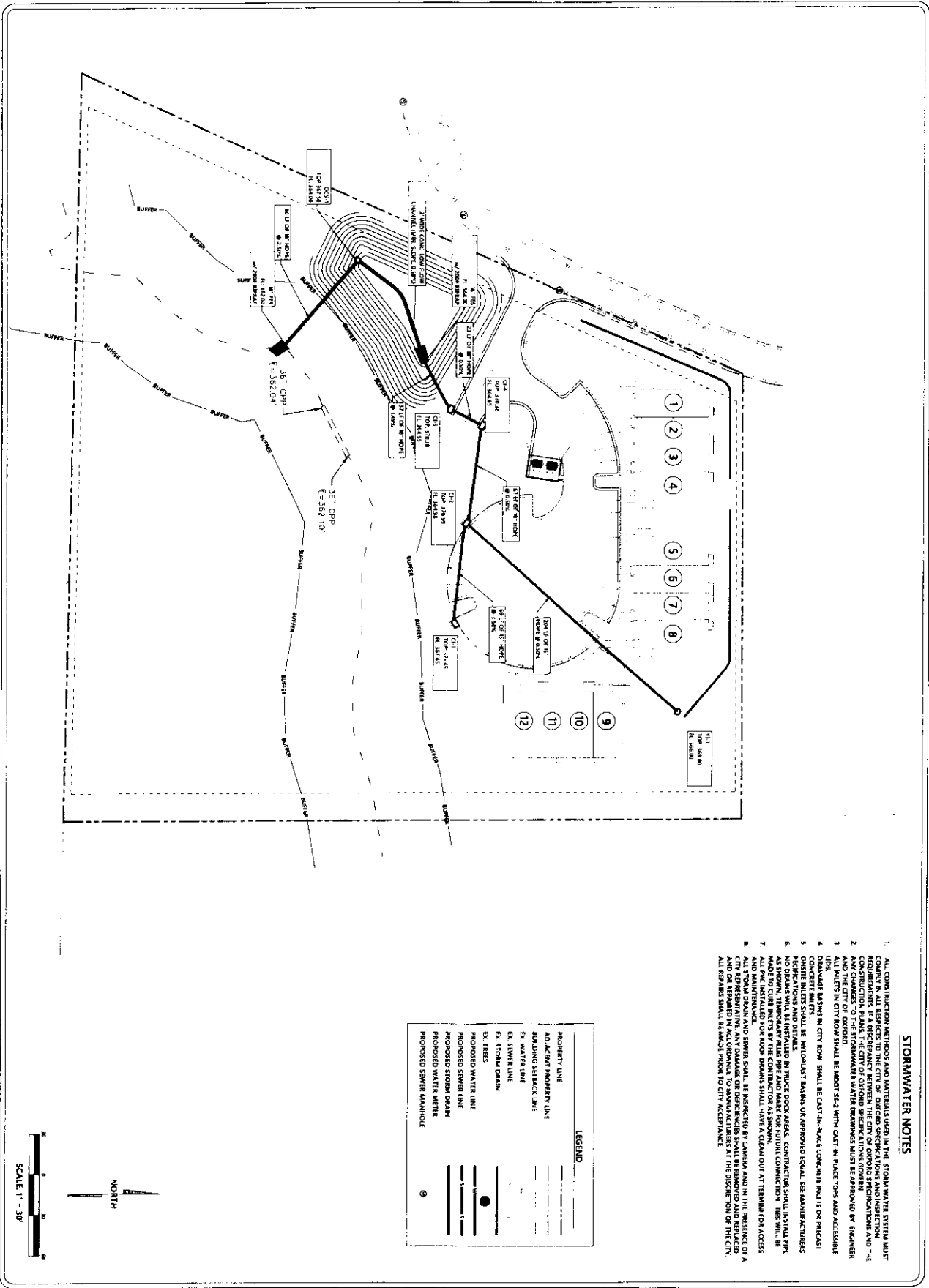
1. SANITARY SEWER SHALL BE LINED AT LEAST 18 IN. DIAMETER AND BE VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE SEWER SHALL BE INSTALLED IN THE SEWER MAIN SHALL BE A MINIMUM OF 18 IN. DIAMETER AND SHALL BE A MINIMUM OF ONE FOOT ABOVE THE WATER MAIN ON CONCRETE.
2. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC DOW-28 SEWER SERVICES SHALL BE CONSTRUCTION AND MATERIALS FOR THE CITY OF OXFORD SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND OTHERWISE DIRECTED BY THE ENGINEER.
3. SEWER SERVICES SHALL BE EXTENDED TO A DISTANCE OF 5' MINIMUM BEHIND BACK OF CONTRACTOR SHALL MAKE SEWER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISEL 5" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
4. COORDINATE WITH ALL OTHER UTILITIES AND SHALL BE SPACED BY FROM WATER SERVICES WHERE PRACTICAL.
5. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A PROFESSIONAL ENGINEER. ALL REPAIRS SHALL BE MAJOR FROM TOP TO BOTTOM AND SHALL BE REPAIRED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS AT THE DISCRETION OF THE CITY AND OR REPAIRED IN ACCORDANCE TO CITY ACCEPTANCE.
6. ALL REPAIRS SHALL BE MAJOR FROM TOP TO BOTTOM AND SHALL BE REPAIRED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS AT THE DISCRETION OF THE CITY AND OR REPAIRED IN ACCORDANCE TO CITY ACCEPTANCE.
7. CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 90 DAYS. NO PIPE DEFLECTION TEST SHALL BE PERFORMED ON ALL REPAIRS. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 90 DAYS. NO PIPE DEFLECTION TEST SHALL BE PERFORMED WITHOUT MECHANICAL VIBRATION DEVICES.



NOTE
 1. 1/2 SEWER TAPS REQUIRED FROM CITY OF OXFORD.
 2. WATER AND SEWER FEES WILL BE ASSESSED PER UNIT.



<p>C-502</p>	<p>SANITARY SEWER PLAN FIELD STONE FARMS - PHASE 8 LAFAYETTE COUNTY, MISSISSIPPI</p>	 <p>JM ENGINEERING AND DESIGN, LLC OXFORD, MS (601) 937-8803</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DRAWN BY</td> <td style="width: 25%;">RJA</td> </tr> <tr> <td>CHECKED BY</td> <td>AWJ</td> </tr> <tr> <td>PROJECT NO.</td> <td>XXXX</td> </tr> <tr> <td>DATE</td> <td>02/02/2024</td> </tr> <tr> <td>SCALE</td> <td>1" = 30'</td> </tr> <tr> <td>REVISION</td> <td>09/27/2024</td> </tr> </table>	DRAWN BY	RJA	CHECKED BY	AWJ	PROJECT NO.	XXXX	DATE	02/02/2024	SCALE	1" = 30'	REVISION	09/27/2024
DRAWN BY	RJA														
CHECKED BY	AWJ														
PROJECT NO.	XXXX														
DATE	02/02/2024														
SCALE	1" = 30'														
REVISION	09/27/2024														

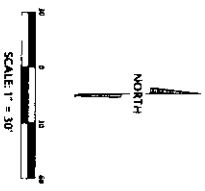


STORMWATER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORMWATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OREGON SPECIFICATIONS AND INSPECTION DEPARTMENT. THE CITY OF OREGON SPECIFICATIONS AND THE CONSTRUCTION MANUAL FOR THE CITY OF OREGON SHALL BE REFERENCED FOR ANY CHANGES TO THE STORMWATER WATER DRAWINGS MUST BE APPROVED BY ENGINEERS AND THE CITY OF OREGON.
2. ALL TRENCHES IN CITY ROW SHALL BE ADJUSTED TO 5:1 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE UPS.
3. DAMAGE MARKING IN CITY ROW SHALL BE CAST-IN-PLACE CONCRETE PAVES OR PRECAST CONCRETE INLETS SHALL BE INSTALLED IN TRUCK ROADS PER THE CONTRACTOR SHALL INSTALL PIPE AND MANHOLES TO BE INSTALLED IN TRUCK ROADS SHALL BE CAST-IN-PLACE CONCRETE SHALL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN.
4. ALL STORM DRAIN AND SEWER SHALL BE INSERTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND REPAIRS SHALL BE MADE TO THE CITY'S RESPONSIBILITY.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING SETBACK LINE	---
5% WATER LINE	---
EXISTING STORM DRAIN	---
EXISTING TRENCH	---
PROPOSED WATER LINE	---
PROPOSED STORM DRAIN	---
PROPOSED WATER METER	○
PROPOSED SEWER MANHOLE	⊙



STORM DRAINAGE PLAN

FIELD STONE FARMS - PHASE 8

LAFAYETTE COUNTY, MISSISSIPPI

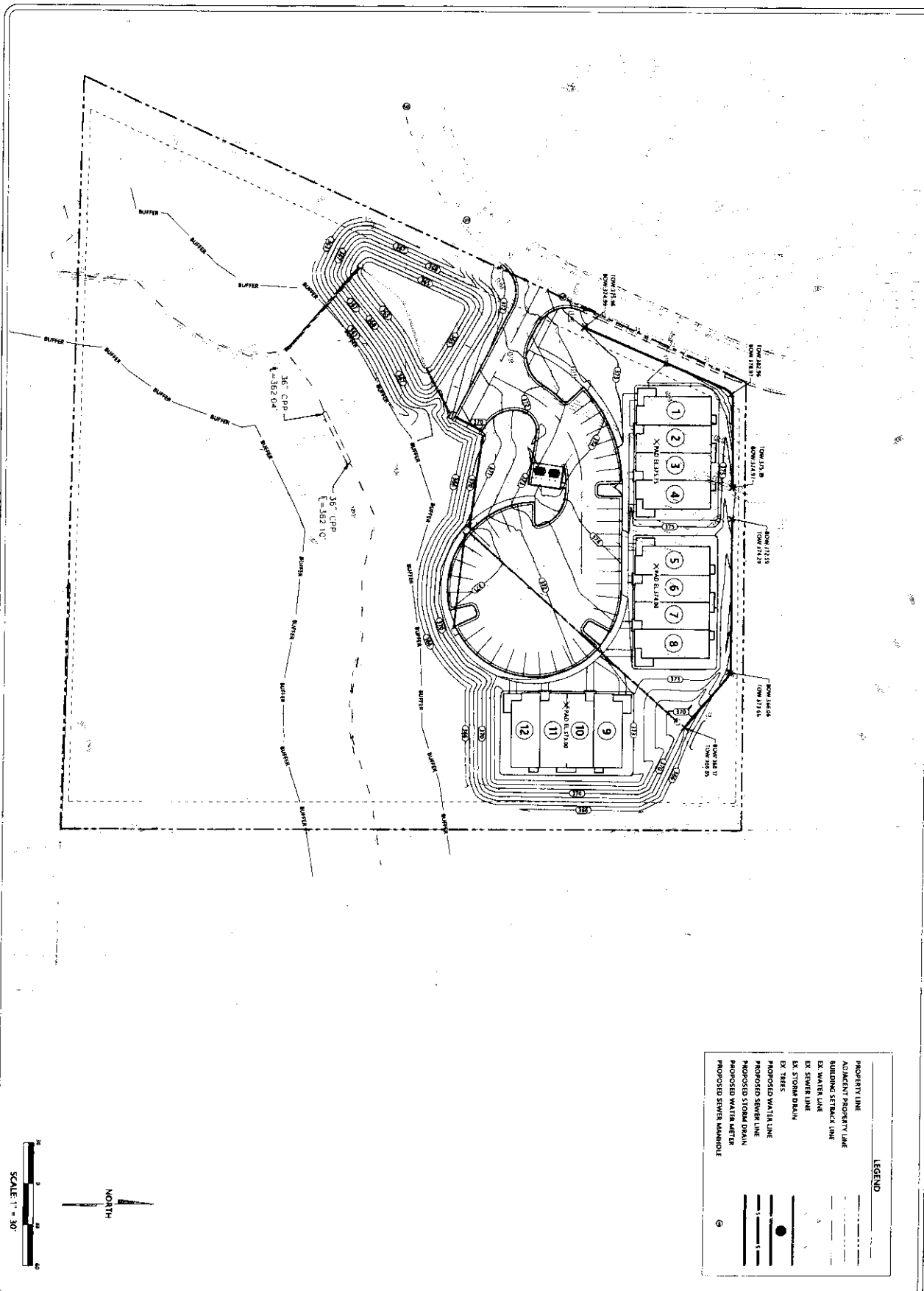
JM ENGINEERING AND DESIGN, LLC

OREGON, MS

(502) 281-1803

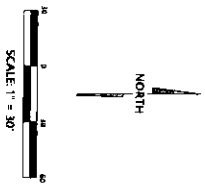
C-503

DESIGNED BY	RM
CHECKED BY	RM
PROJECT NO.	XXXX
DATE	02/12/2014
SCALE	1" = 30'
REVISION	09/12/2014



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BUILDING FOOTPRINT	▭
EX. WATER LINE	---
EX. SEWER LINE	---
EX. STORM DRAIN	---
EX. TREES	●
PROPOSED WATER LINE	---
PROPOSED SEWER LINE	---
PROPOSED STORM DRAIN	---
PROPOSED WATER METER	○
PROPOSED SEWER MANHOLE	⊙



C-600

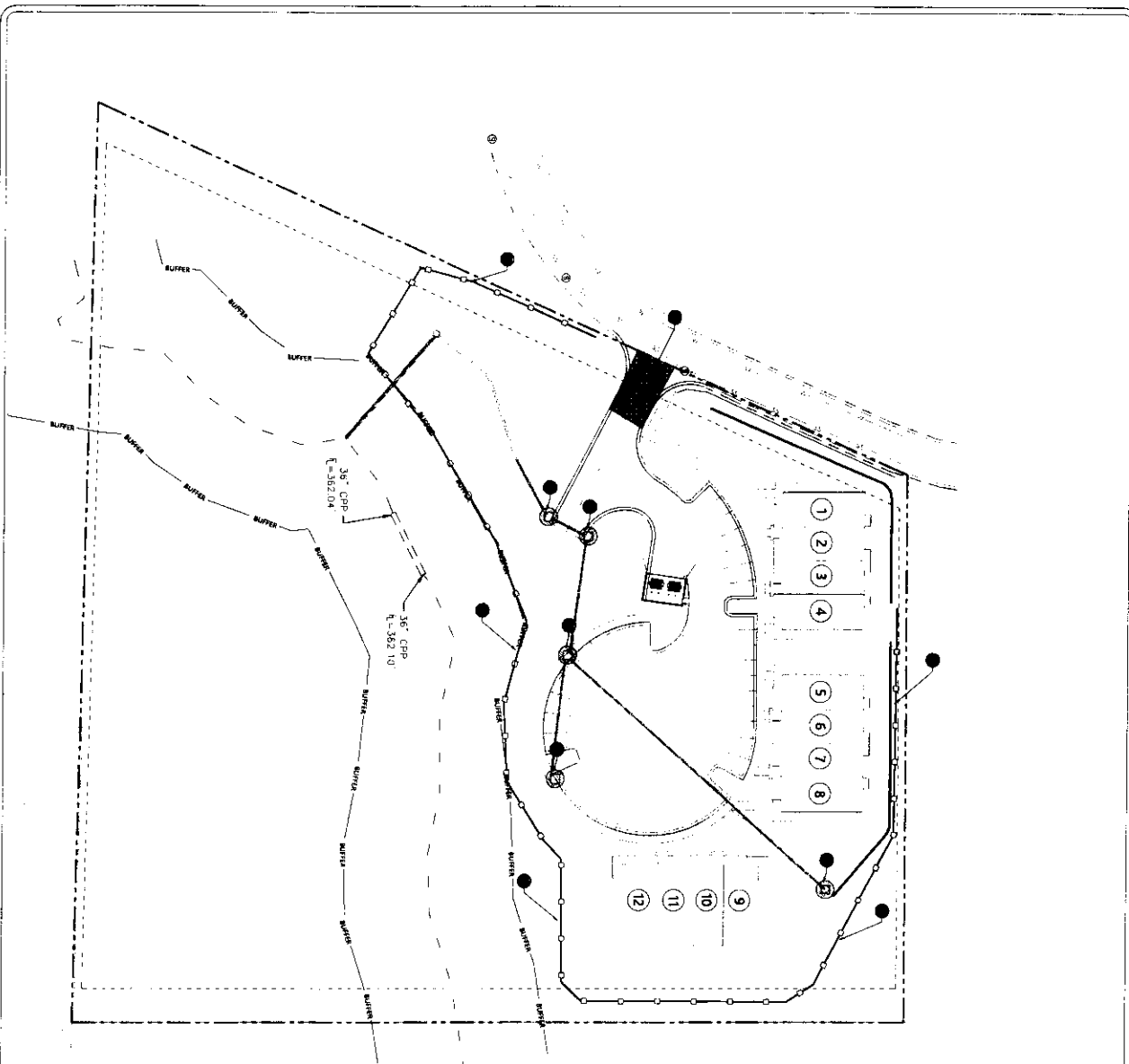
GRADING PLAN

FIELD STONE FARMS - PHASE 8

LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
 OXFORD, MS
 (601) 817-8800

DESIGNED BY	JMK
CHECKED BY	JMK
PROJECT NO.	0000
DATE	02/12/2024
SCALE	1" = 30'
REVISION	09/12/2024



- EROSION CONTROL GENERAL NOTES**
1. EROSION CONTROL SYSTEMS REQUIRED SPECIFIED BY THE INSURER OR RECORD SURVEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 3. ALL EROSION CONTROL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND SHALL BE REPAIRED IMMEDIATELY UPON NOTIFICATION BY THE ENGINEER.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 5. TEMPORARY EROSION CONTROL STRUCTURES SHALL BE MAINTAINED TO PREVENT CONTINUED EROSION AND TO PROTECT THE EROSION CONTROL SYSTEMS FROM DAMAGE.
 6. EROSION CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT CONTINUED EROSION AND TO PROTECT THE EROSION CONTROL SYSTEMS FROM DAMAGE.
 7. EROSION CONTROL STRUCTURES SHALL BE MAINTAINED TO PREVENT CONTINUED EROSION AND TO PROTECT THE EROSION CONTROL SYSTEMS FROM DAMAGE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
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 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	36\"/>

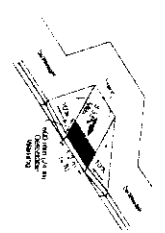
DESIGNED BY	JHM
CHECKED BY	JHM
PROJECT NO.	0000
DATE	02/22/2024
SCALE	1" = 30'
REVISION	09/17/2024

EROSION CONTROL PLAN	
FIELD STONE FARMS - PHASE 8	
LAFAYETTE COUNTY, MISSISSIPPI	

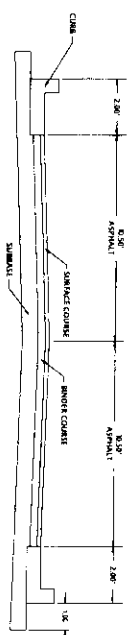
JM ENGINEERING AND DESIGN, LLC	
OXFORD, MS	
(601) 871-4803	

GENERAL NOTES:
 1. SEE PLAN FOR DIMENSIONS AND LOCATIONS.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
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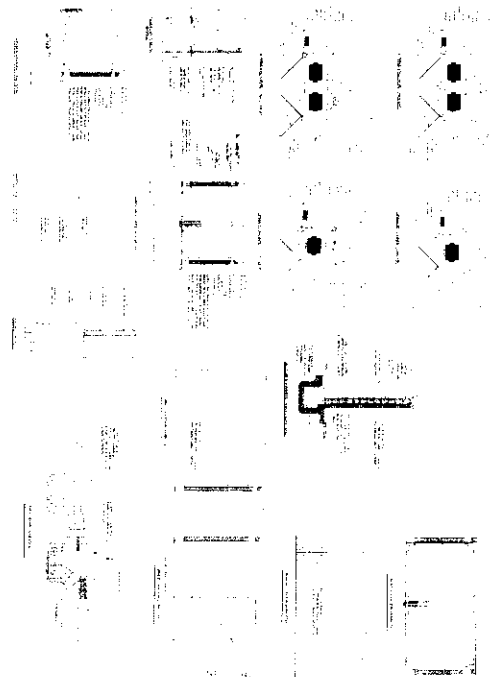


ADA CURB RAMP DETAIL

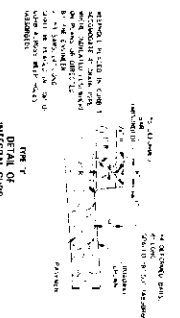


TYPICAL SECTIONS - PARKING AND INTERIOR DRIVES

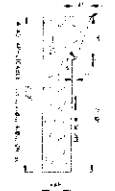
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.
 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
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DUMPSTER DETAIL



DETAIL OF HEADER CURB



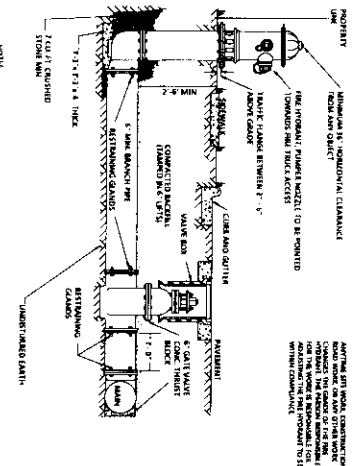
DETAIL OF COMBINATION CURB

SITE DETAILS
 FIELD STONE FARMS - PHASE 8
 LAFAYETTE COUNTY, MISSISSIPPI

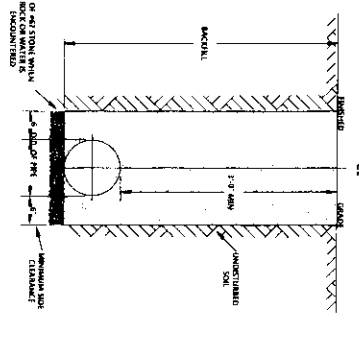
JM ENGINEERING
 AND DESIGN, LLC
 DORRIS, MS
 (601) 801-8801

DRAWN BY	RJM
CHECKED BY	RJM
PROJECT NO.	XXXX
DATE	02/12/2014
SCALE	AS SHOWN
REVISION	09/12/2014

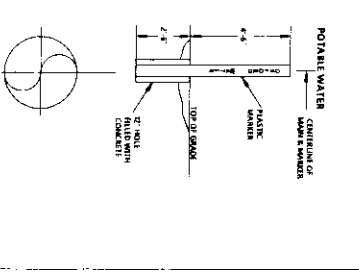
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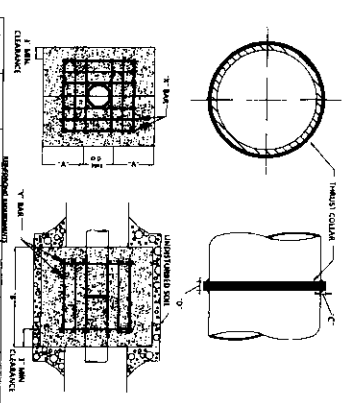
NOTES:
 1. THE CONCRETE SHALL BE 4000 PSI STRENGTH PORTLAND CEMENT MORTAR CONCRETE WITH 4% AIR ENTRAINMENT.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 4. THE MANHOLE SHALL BE CONSTRUCTED TO BE 12\"/>



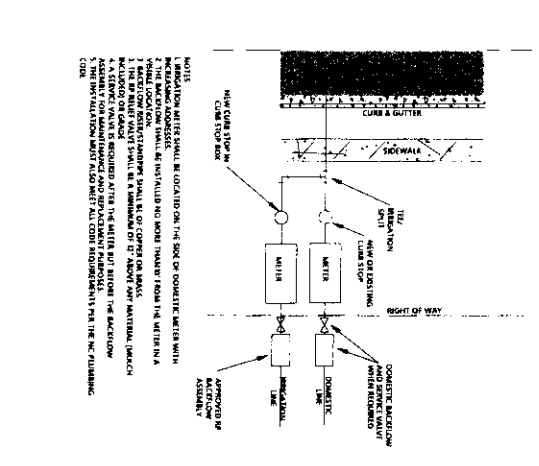
NOTES:
 1. THE MANHOLE SHALL BE CONSTRUCTED TO BE 5\"/>



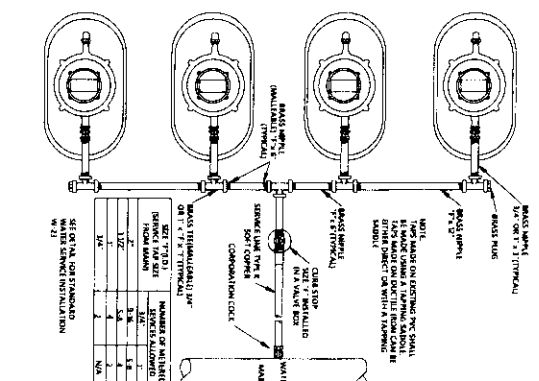
NOTES:
 1. POURABLE WATER MATERIAL TO BE BLUE M COLOR.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 4. THE PIPE SHALL BE CONCRETE WITH 4% AIR ENTRAINMENT.



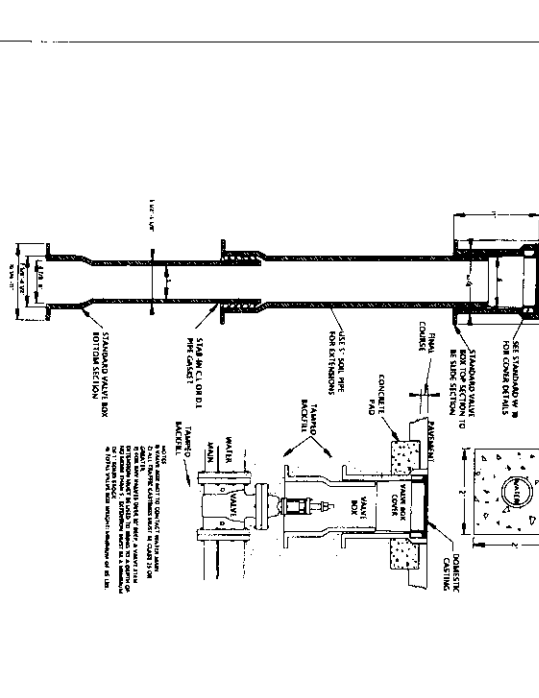
ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1.00	CU YD
2	STEEL	1.00	LB
3	PIPE	1.00	LINEAL FT
4	WALKER	1.00	EA
5	VALVE	1.00	EA
6	GRATE	1.00	EA
7	FRAMING	1.00	EA
8	MANHOLE	1.00	EA
9	PIPE	1.00	LINEAL FT
10	VALVE	1.00	EA
11	GRATE	1.00	EA
12	FRAMING	1.00	EA
13	MANHOLE	1.00	EA
14	PIPE	1.00	LINEAL FT
15	VALVE	1.00	EA
16	GRATE	1.00	EA
17	FRAMING	1.00	EA
18	MANHOLE	1.00	EA
19	PIPE	1.00	LINEAL FT
20	VALVE	1.00	EA
21	GRATE	1.00	EA
22	FRAMING	1.00	EA
23	MANHOLE	1.00	EA
24	PIPE	1.00	LINEAL FT
25	VALVE	1.00	EA
26	GRATE	1.00	EA
27	FRAMING	1.00	EA
28	MANHOLE	1.00	EA
29	PIPE	1.00	LINEAL FT
30	VALVE	1.00	EA
31	GRATE	1.00	EA
32	FRAMING	1.00	EA
33	MANHOLE	1.00	EA
34	PIPE	1.00	LINEAL FT
35	VALVE	1.00	EA
36	GRATE	1.00	EA
37	FRAMING	1.00	EA
38	MANHOLE	1.00	EA
39	PIPE	1.00	LINEAL FT
40	VALVE	1.00	EA
41	GRATE	1.00	EA
42	FRAMING	1.00	EA
43	MANHOLE	1.00	EA
44	PIPE	1.00	LINEAL FT
45	VALVE	1.00	EA
46	GRATE	1.00	EA
47	FRAMING	1.00	EA
48	MANHOLE	1.00	EA
49	PIPE	1.00	LINEAL FT
50	VALVE	1.00	EA
51	GRATE	1.00	EA
52	FRAMING	1.00	EA
53	MANHOLE	1.00	EA
54	PIPE	1.00	LINEAL FT
55	VALVE	1.00	EA
56	GRATE	1.00	EA
57	FRAMING	1.00	EA
58	MANHOLE	1.00	EA
59	PIPE	1.00	LINEAL FT
60	VALVE	1.00	EA
61	GRATE	1.00	EA
62	FRAMING	1.00	EA
63	MANHOLE	1.00	EA
64	PIPE	1.00	LINEAL FT
65	VALVE	1.00	EA
66	GRATE	1.00	EA
67	FRAMING	1.00	EA
68	MANHOLE	1.00	EA
69	PIPE	1.00	LINEAL FT
70	VALVE	1.00	EA
71	GRATE	1.00	EA
72	FRAMING	1.00	EA
73	MANHOLE	1.00	EA
74	PIPE	1.00	LINEAL FT
75	VALVE	1.00	EA
76	GRATE	1.00	EA
77	FRAMING	1.00	EA
78	MANHOLE	1.00	EA
79	PIPE	1.00	LINEAL FT
80	VALVE	1.00	EA
81	GRATE	1.00	EA
82	FRAMING	1.00	EA
83	MANHOLE	1.00	EA
84	PIPE	1.00	LINEAL FT
85	VALVE	1.00	EA
86	GRATE	1.00	EA
87	FRAMING	1.00	EA
88	MANHOLE	1.00	EA
89	PIPE	1.00	LINEAL FT
90	VALVE	1.00	EA
91	GRATE	1.00	EA
92	FRAMING	1.00	EA
93	MANHOLE	1.00	EA
94	PIPE	1.00	LINEAL FT
95	VALVE	1.00	EA
96	GRATE	1.00	EA
97	FRAMING	1.00	EA
98	MANHOLE	1.00	EA
99	PIPE	1.00	LINEAL FT
100	VALVE	1.00	EA



NOTES:
 1. THE CONCRETE SHALL BE 4000 PSI STRENGTH PORTLAND CEMENT MORTAR CONCRETE WITH 4% AIR ENTRAINMENT.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 4. THE MANHOLE SHALL BE CONSTRUCTED TO BE 12\"/>



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 3. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
 4. THE MANHOLE SHALL BE CONSTRUCTED TO BE 12\"/>

WATER DETAILS

FIELD STONE FARMS - PHASE 8

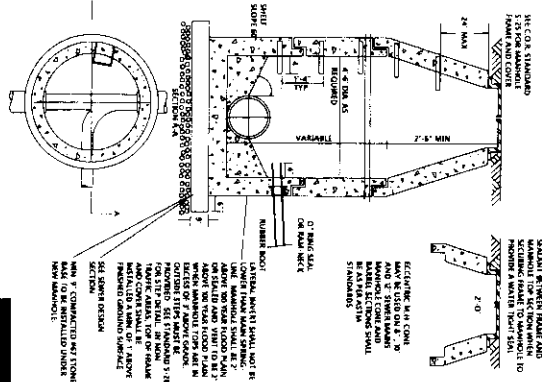
LAFAYETTE COUNTY, MISSISSIPPI

DATE: 02/12/2024
 PROJECT NO: XXXX
 SCALE: 3/8" = 1'-0"
 REVISION: 02/12/2024

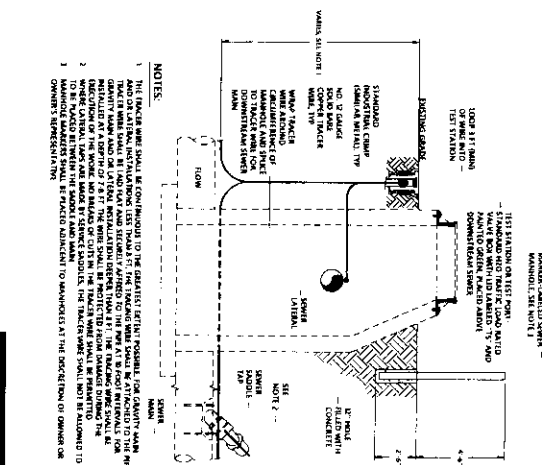
DESIGNED BY: JRM
 CHECKED BY: JRM
 DRAWN BY: JRM

JM ENGINEERING AND DESIGN, LLC
 OXFORD, MS
 (601) 807-8803

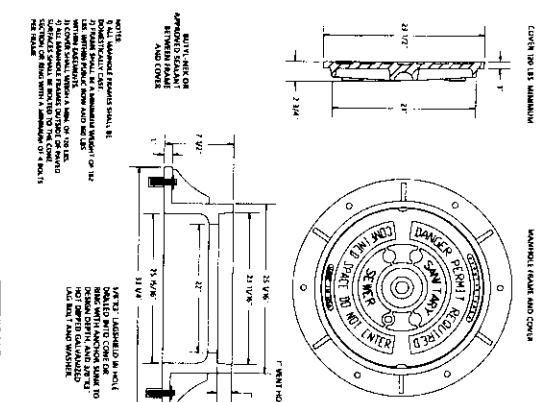
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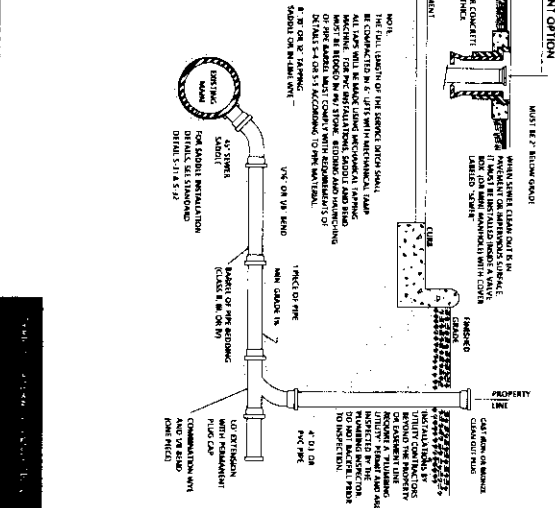
MANHOLE RINGS SHALL BE CAST IN PLACE CONCRETE AND SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND. THE MANHOLE SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND. THE MANHOLE SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND.



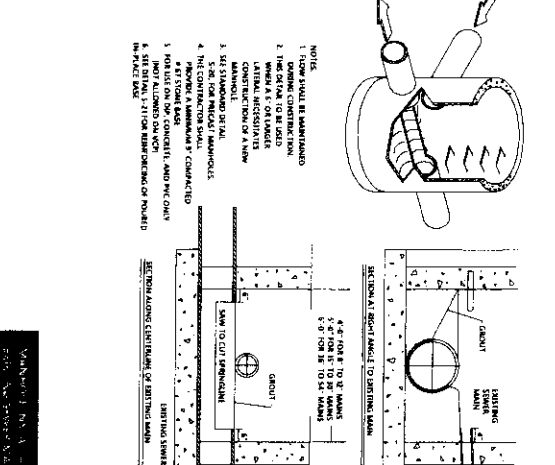
MANHOLE RINGS SHALL BE CAST IN PLACE CONCRETE AND SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND. THE MANHOLE SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND. THE MANHOLE SHALL BE SET ON A 4" MINIMUM THICKNESS OF 150# GRADE SAND.



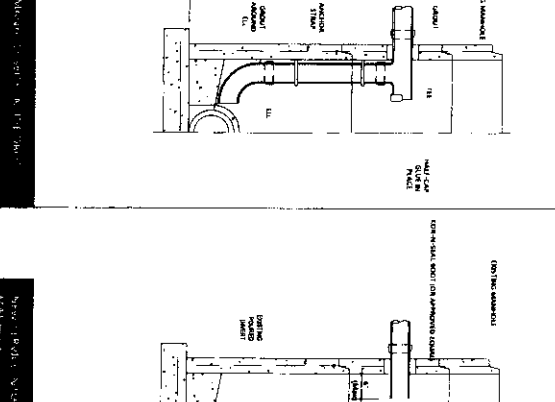
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SEWER DETAILS
FIELD STONE FARMS - PHASE 8
LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
DURHAM, MS
(662) 807-8803

C-802

DESIGNED BY: JMM
CHECKED BY: JMM
PROJECT NO: 2000
DATE: 02/22/2024
SCALE: 1/8" = 1'-0"
REVISION: 08/12/2024

