

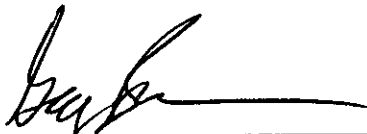
ORDER: APPROVE THE PROGRESS PARK PRELIMINARY AND FINAL SITE PLAN

Motion was made by John Morgan, duly seconded by Tim Gordon, to approve the Progress Park Preliminary and Final Site Plan.

The vote on the motion was as follows:

Supervisor Brent Larson, absent
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 5th day of May, 2025.



**Greg Bynum, Vice president
Board of Supervisors**



Mike Roberts, Chancery Clerk

PROGRESS PARK OXFORD, LLC - COMMERCIAL RENTAL DEVELOPMENT CR 101 LAFAYETTE COUNTY, MISSISSIPPI

PROJECT
LOCATION

VICINITY MAP

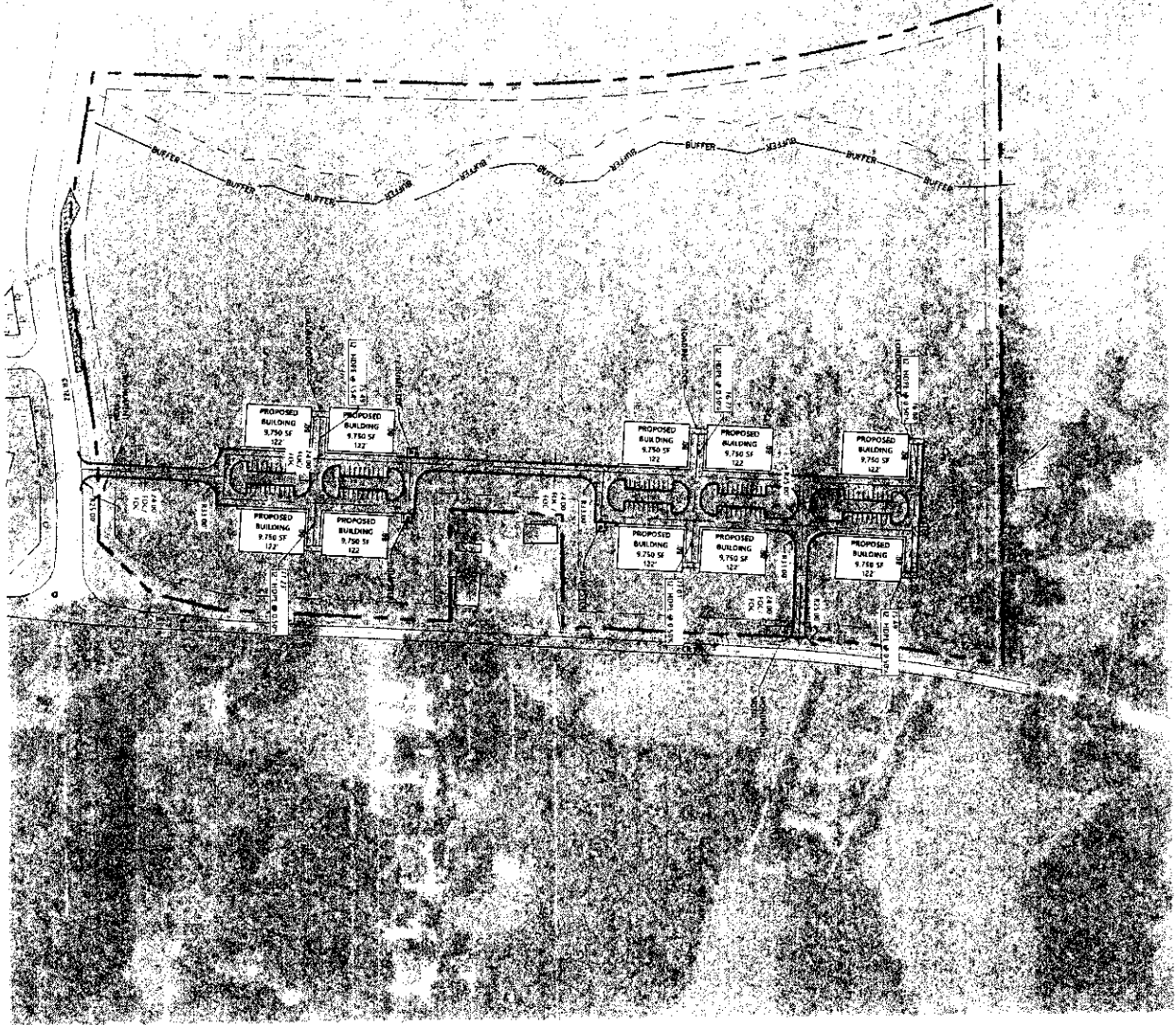
INDEX OF PLANS	
C-000	CORNER SHEET
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C-005	UTILITY PLAN
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C-054	LANDSCAPE DETAILS
C-055	UTILITY DETAILS
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C-064	LANDSCAPE DETAILS
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C-073	EROSION CONTROL DETAILS
C-074	LANDSCAPE DETAILS
C-075	UTILITY DETAILS
C-076	STORM DRAINAGE DETAILS
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C-078	EROSION CONTROL DETAILS
C-079	LANDSCAPE DETAILS
C-080	UTILITY DETAILS
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C-084	LANDSCAPE DETAILS
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C-098	EROSION CONTROL DETAILS
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C-100	UTILITY DETAILS

PROGRESS PARK OXFORD -
 COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (601) 960-8803

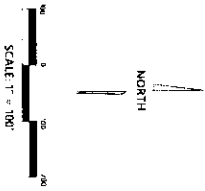
C-000

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/02/2024
SCALE	
REVISION	06/29/2023



PROPERTY AREA 40.09 AC
 ZONING A-2
 BUILDINGS TO
 BE PROVIDED: 100 UNITS

SITE DATA TABLE

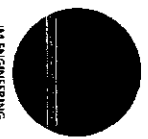


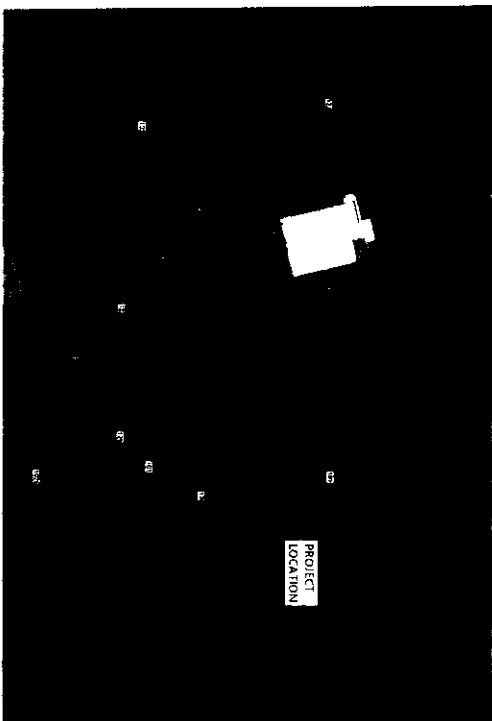
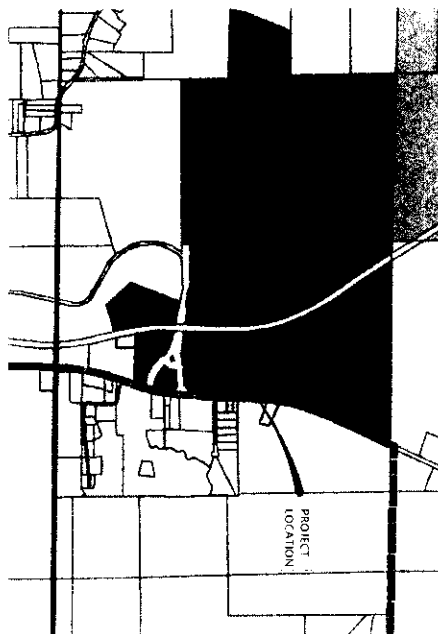
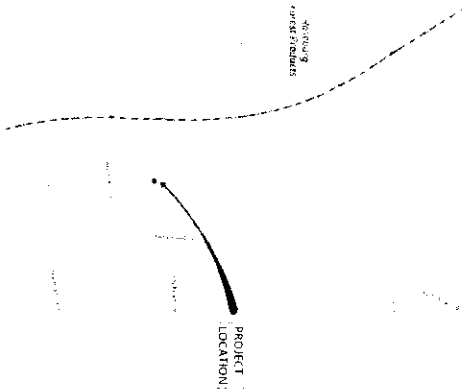
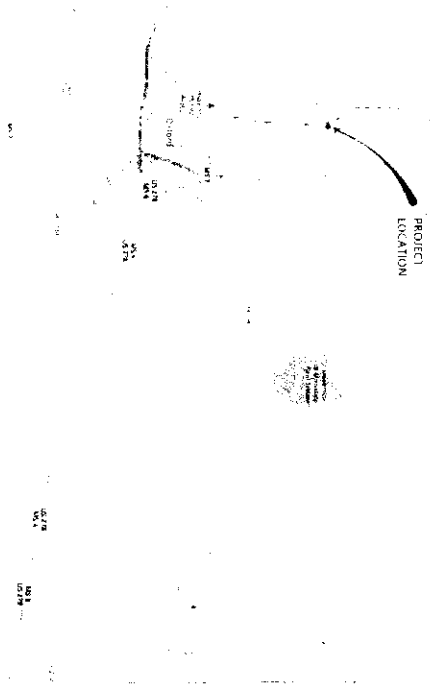
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DRAWN BY: JRM
 CHECKED BY: JRM
 PROJECT NO: 100
 DATE: 01/02/2024
 SCALE: 1" = 100'
 REVISION: 04/27/2025

SITE PLAN
 PROGRESS PARK OXFORD -
 COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 837-1803



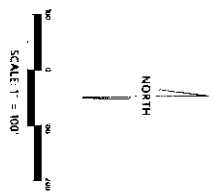
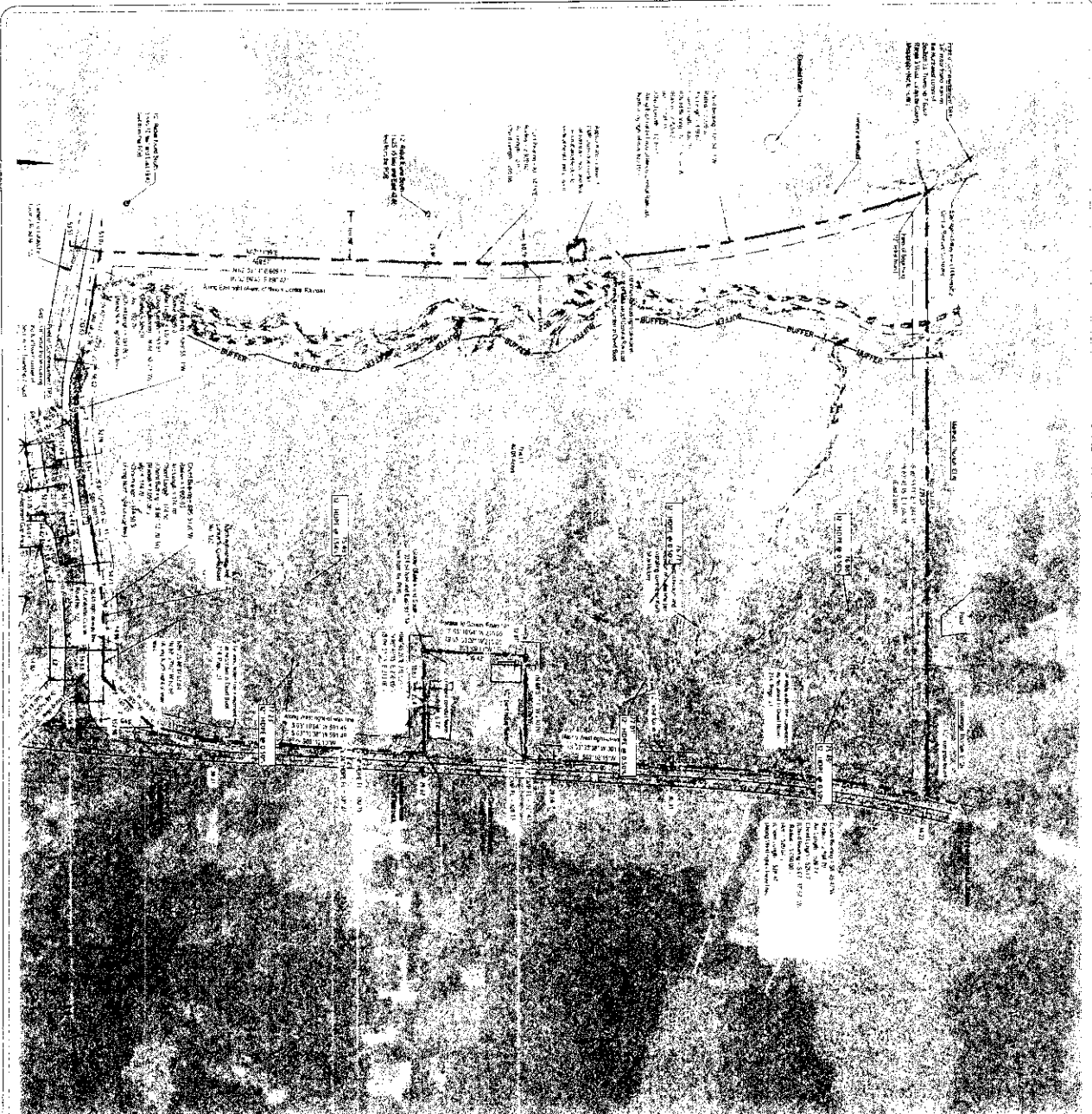


SITE MAPS
PROGRESS PARK OXFORD -
COMMERICAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 801-8903

DRAWN BY: JIM
 CHECKED BY: JIM
 PROJECT NO: XXXX
 DATE: 07/02/2024
 SCALE:
 REVISION: 06/28/2025

C-101



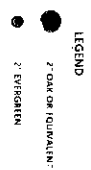
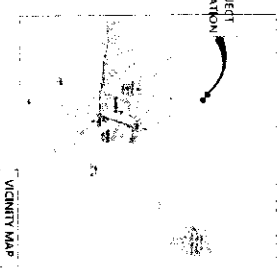
C-200

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CHECKED BY	MM
PROJECT NO.	XXXX
DATE	07/02/2024
SCALE	1" = 100'
REVISION	04/29/2025

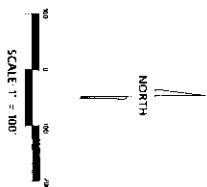
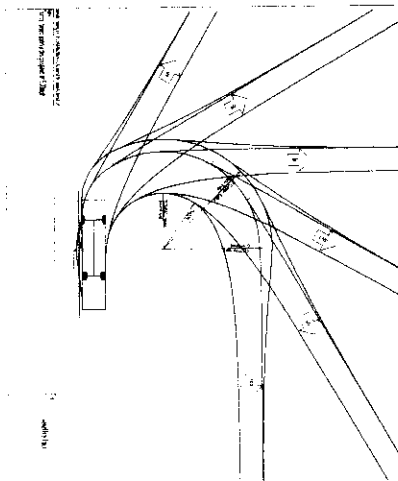
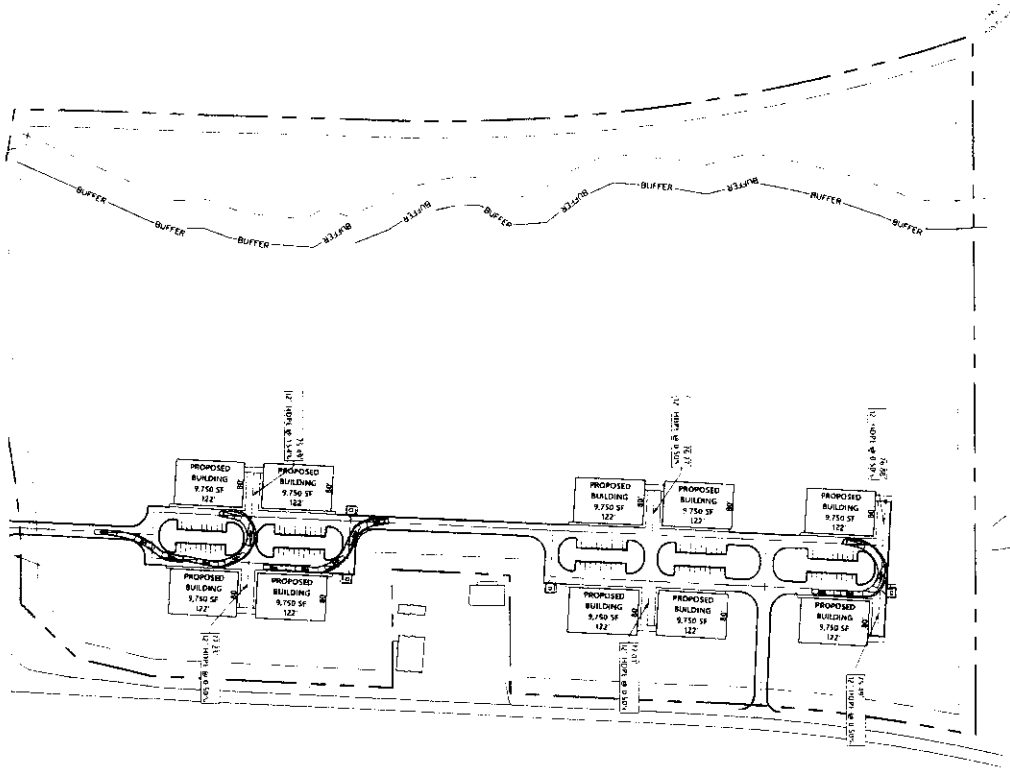
EXISTING CONDITIONS
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

AM ENGINEERING
 AND DESIGN, LLC
 6602 801 001





**JM ENGINEERING
AND DESIGN, LLC**
OXFORD, MS
(662) 901-9803

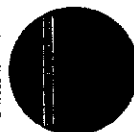


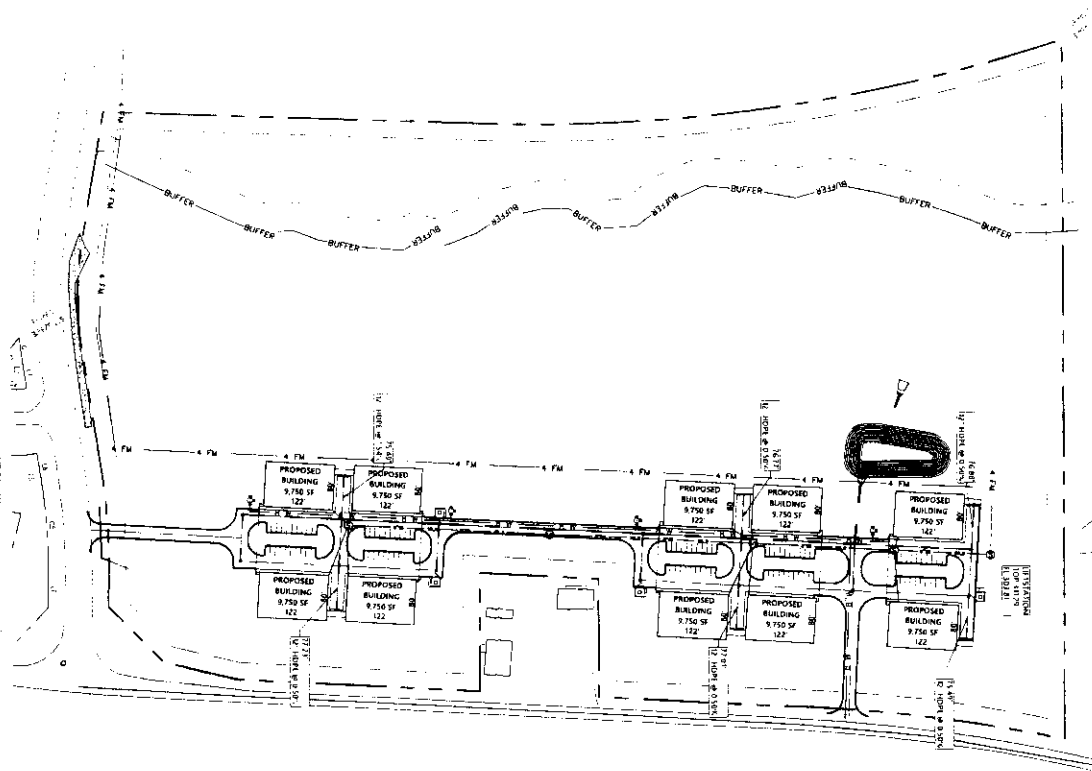
C-400

DRAWN BY: RMM
 CHECKED BY: RMM
 PROJECT NO.: 10000
 DATE: 07/25/2024
 SCALE: 1" = 100'
 VERSION: 04/23/2025

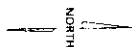
FIRE TRUCK ACCESS PLAN
 PROGRESS PARK OXFORD -
 COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 900-8803





SCALE 1" = 100'

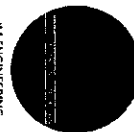


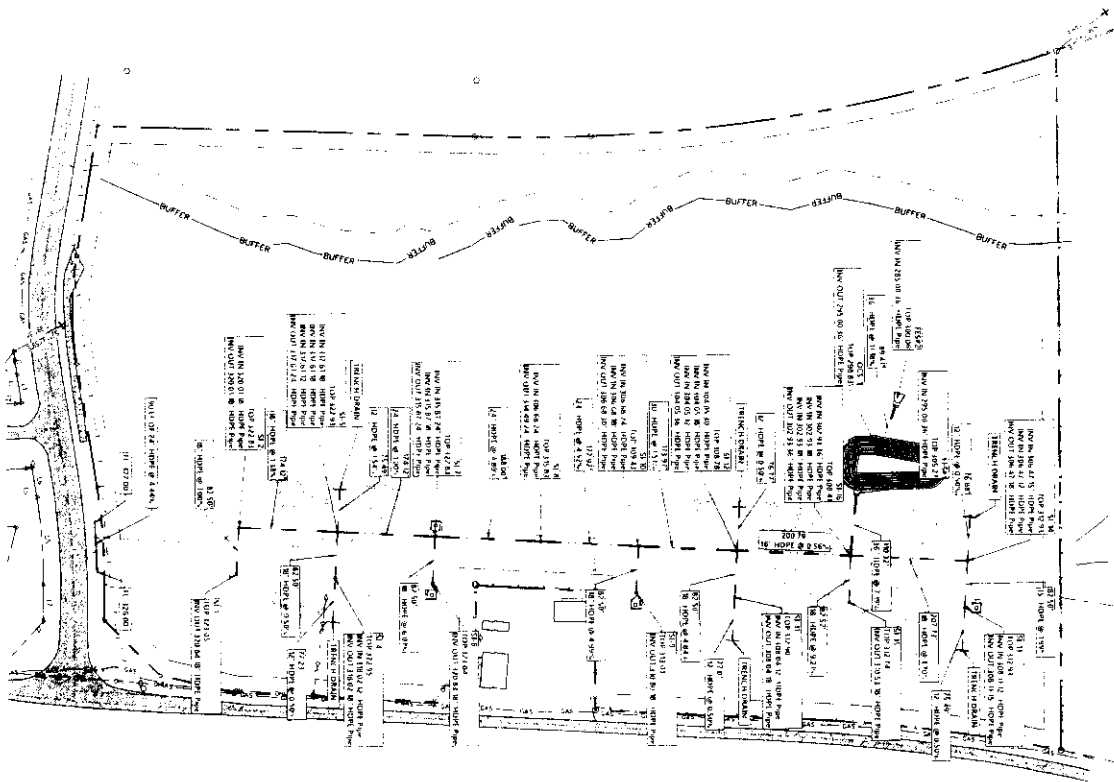
C-500

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/02/2024
SCALE	1" = 100'
REVISION	04/27/2025

UTILITY PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

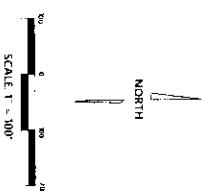
JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 931-9861





SOUTH ENTRANCE DRIVE PIPE CALCULATIONS

STATION	PIPE SIZE	PIPE LENGTH	PIPE MATERIAL	PIPE WEIGHT	PIPE COST	PIPE TOTAL
1+00.00	12\"/>					



LEGEND

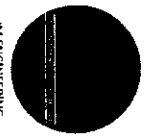
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PROPOSED STORM DRAIN	—
PROPOSED WATER METER	—
PROPOSED WATER MANHOLE	—
PROPOSED STORM DRAIN	—
PROPOSED WATER LINE	—
PROPOSED STORM DRAIN	—
PROPOSED WATER METER	—
PROPOSED WATER MANHOLE	—

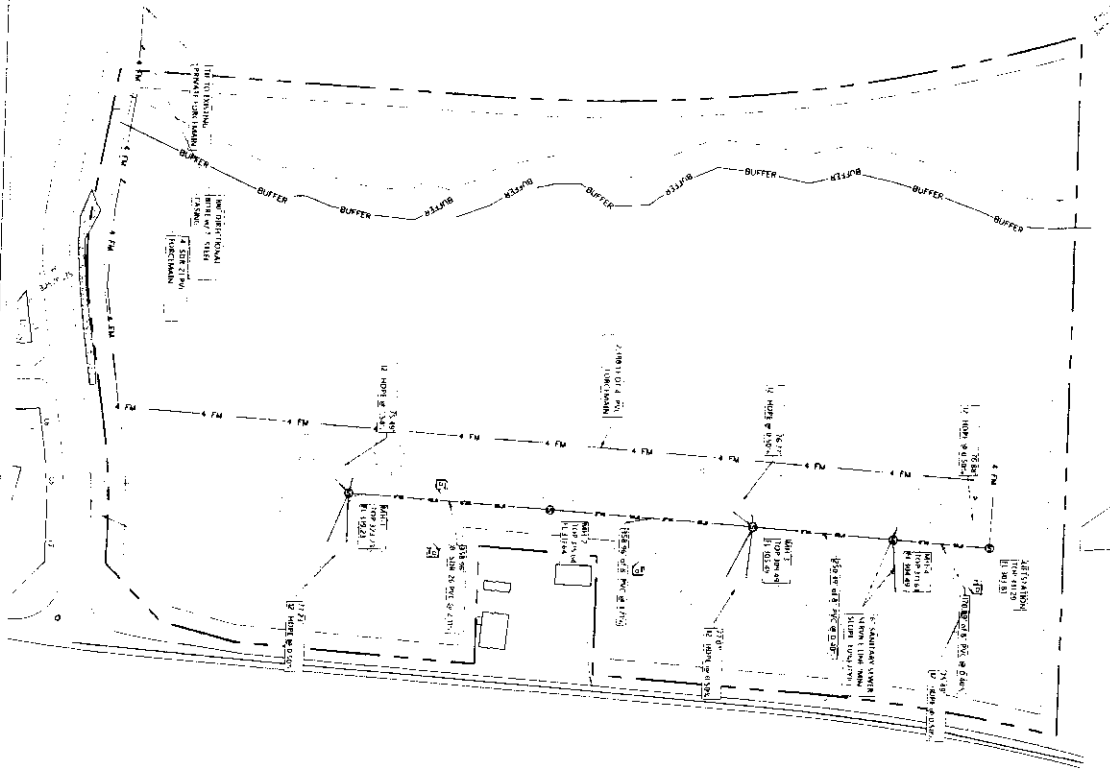
C-501

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	07/02/2004
SCALE	1\"/>
REVISION	04/28/2005

STORM DRAINAGE PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

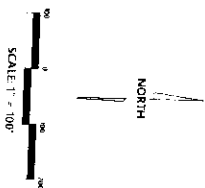
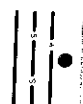
JM ENGINEERING
 AND DESIGN, LLC
 DORADO MS
 (601) 897-8801





LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING STACK 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



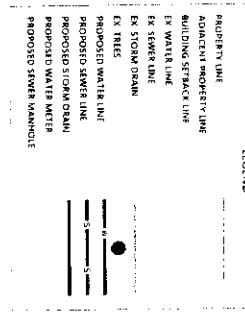
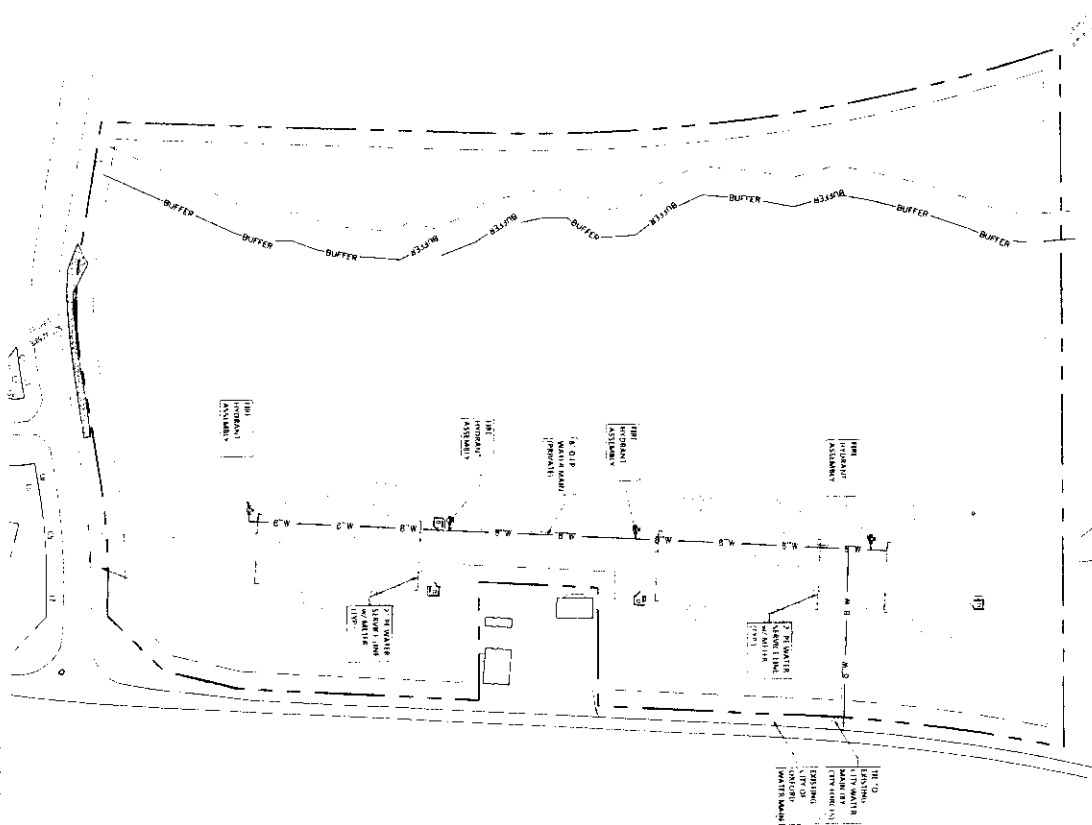
SANITARY SEWER PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
CR 101
LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 907-1803

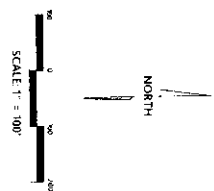


C-502

DRAWN BY: JRM
CHECKED BY: JRM
PROJECT NO: 3KXK
DATE: 07/02/2024
SCALE: 1" = 300'
REVISION: 04/29/2025



1. ALL WATER MAIN LINES SHALL BE 8" DIAMETER (MIN.) DUCTILE IRON PIPE CLASS 150.
2. ALL SEWER LINES SHALL BE 8" DIAMETER (MIN.) VITRIFIED CLAY PIPE WITH 1/2" THICK WALLS.
3. CONSTRUCTION AND MATERIALS FOR THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF HEALTH AND THE CITY OF OXFORD.
4. WATER MAINS SHALL BE INSTALLED AT LEAST 6 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY SEWER MAIN OR MANHOLE (WATER OVER SEWER) WHERE WATER AND SEWER MAINS ARE INSTALLED IN THE SAME TRENCH OR CROSSING.
5. THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAINS PRIOR TO CONSTRUCTION AND SHALL MAINTAIN A RECORD OF ALL EXISTING WATER MAINS.
6. WATER MAINS AND SEWER LINES SHALL BE INSTALLED IN A MANNER OF NO. 1 CONCERN.
7. ALL WATER MAINS SHALL BE INSTALLED IN A MANNER OF NO. 1 CONCERN.
8. CONTRACTOR SHALL MARK WATER CROSSINGS OF COMMON OPEN SPACE AREAS WITH 500 AMPERES SPACING SHALL BE MAINTAINED IN ALL AREAS.
9. WATER SERVICE BUILDING ENTRY SHOWN FOR APPROXIMATE LOCATION SHALL BE LOCATED TO BE COORDINATED WITH BUILDING ARCHITECT. WATER SERVICE SHALL BE PROVIDED TO EACH BUILDING BY THE DEVELOPER AND INSTALLED TO GRADE.
10. ALL TAPS MADE BY THE CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER.
11. ALL TAPS MADE BY THE CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER.
12. EXISTING LOCATION OF BREAKDOWN IN A WATER MAIN SHALL BE DETERMINED BY LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR APPROXIMATE LOCATION.
13. ALL TAPS MADE BY THE CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER.
14. ALL TAPS MADE BY THE CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER.

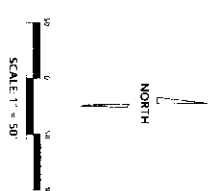
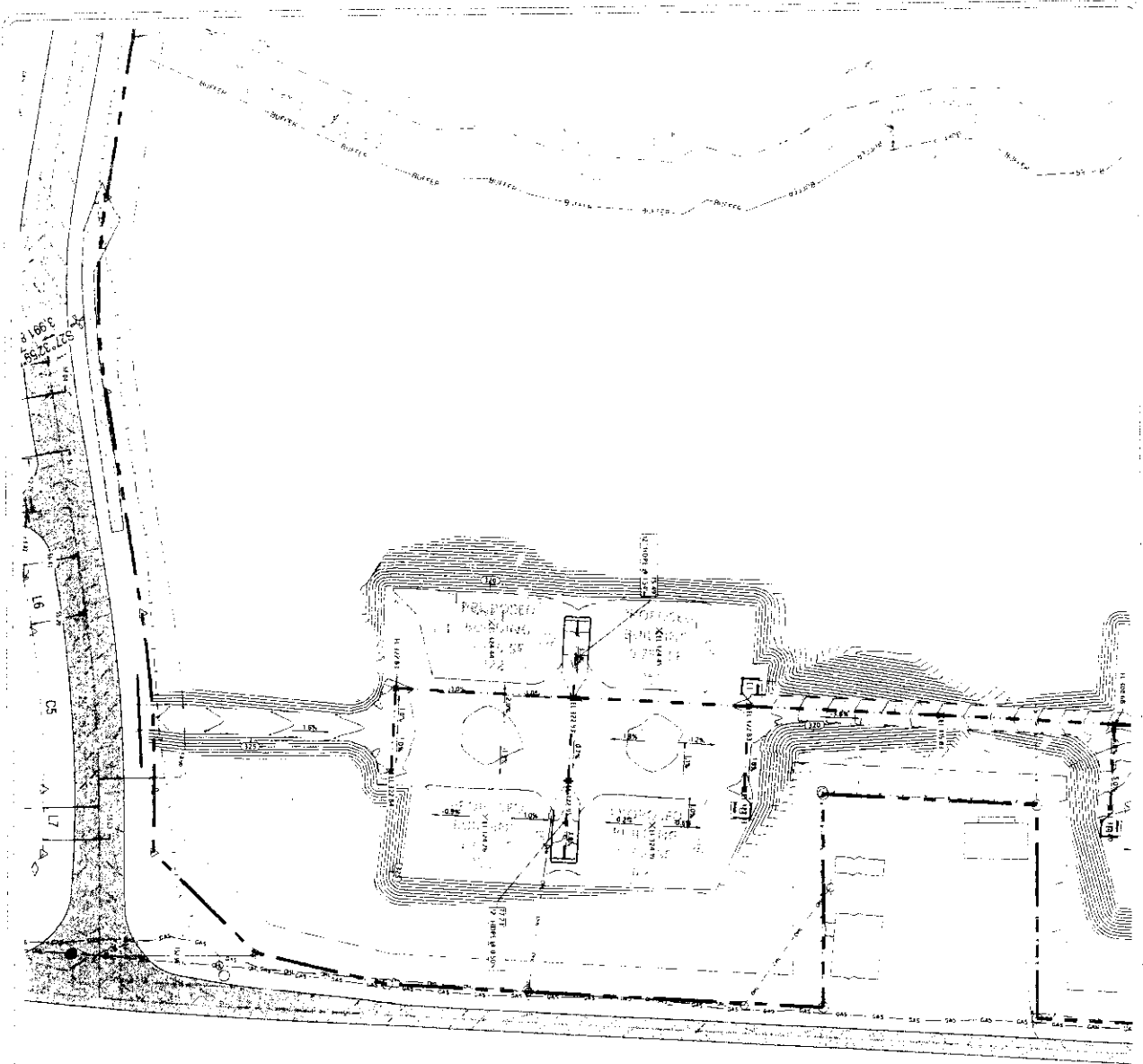


WATER PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 662.801.8871

C-503

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	503
DATE	07/07/2024
SCALE	1" = 100'
REVISION	04/29/2025

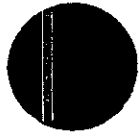


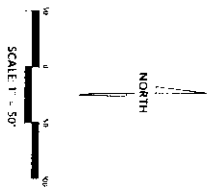
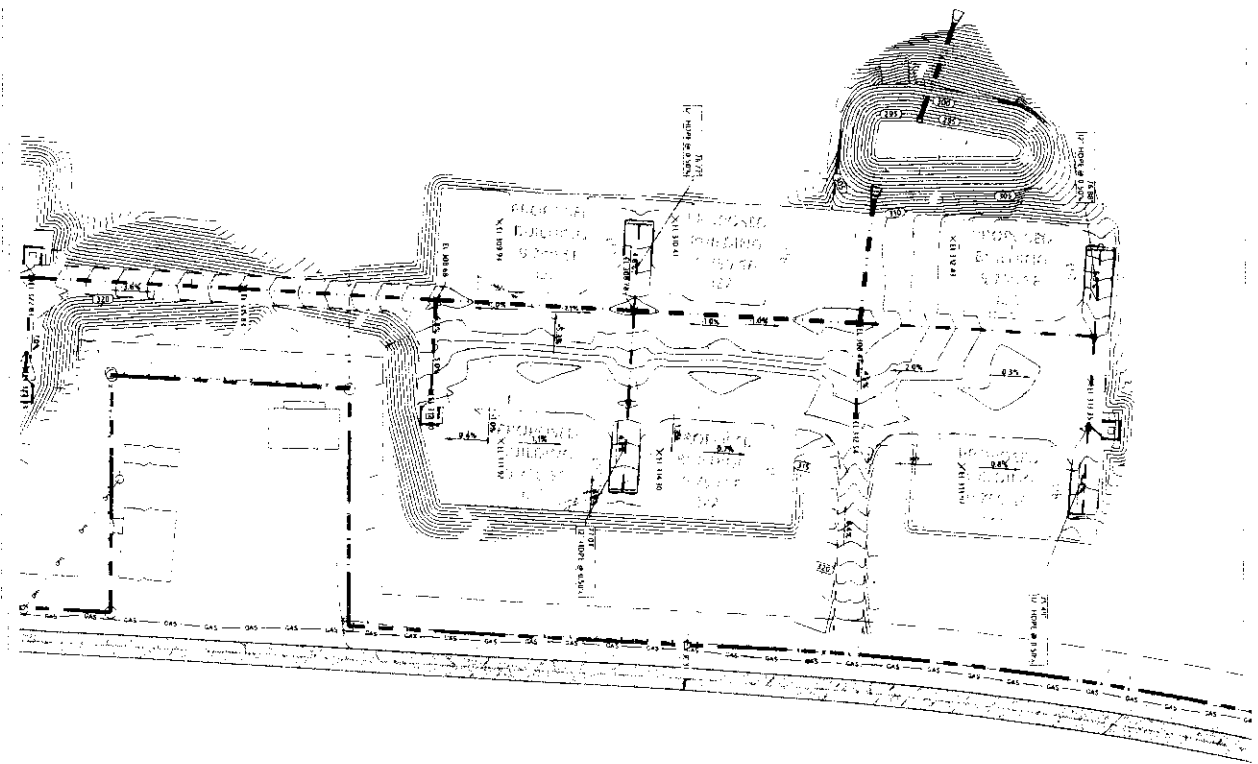
C-600

DRAWN BY: JMW
 CHECKED BY: RMA
 PROJECT NO: XXXX
 DATE: 11/02/2004
 SCALE: 1" = 50'
 REVISION: 04/23/2005

GRADING PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

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



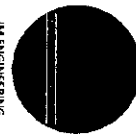


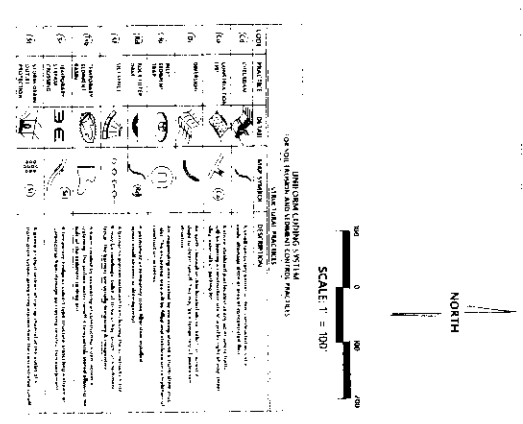
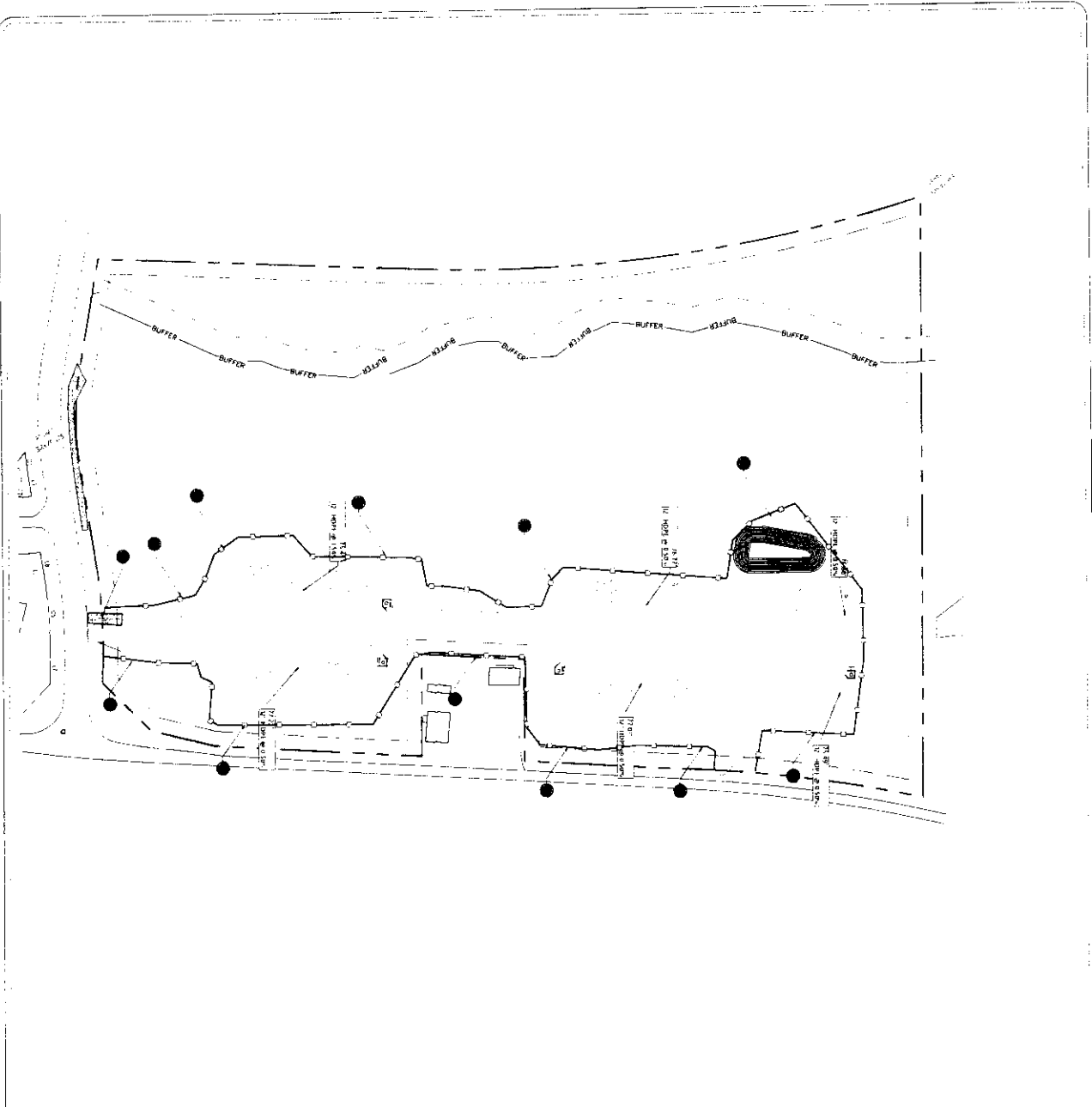
C-601

DRAWN BY JMK
 CHECKED BY JMK
 PROJECT NO. XXXX
 DATE 07/12/2024
 SCALE 1" = 50'
 REVISION 04/29/2024

GRADING PLAN
 PROGRESS PARK OXFORD -
 COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 801-8803





- EROSION CONTROL SYSTEM NOTES:**
1. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED BY THE ENGINEER OF RECORD, SHALL BE APPROVED BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION'S EROSION CONTROL MANUAL.
 2. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EROSION-PRONE AREAS ARE EXPOSED.
 4. THE EROSION CONTROL SYSTEM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
 5. THE EROSION CONTROL SYSTEM SHALL BE REMOVED OR MODIFIED AS NECESSARY TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 6. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 7. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 8. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 9. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.
 10. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO PREVENT EROSION OF THE SOIL DURING THE CONSTRUCTION OF THE PROJECT.

C-700

EROSION CONTROL PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING AND DESIGN, LLC
 OXFORD, MS
 (662) 801-8801

DRAWN BY: JAM

CHECKED BY: JAM

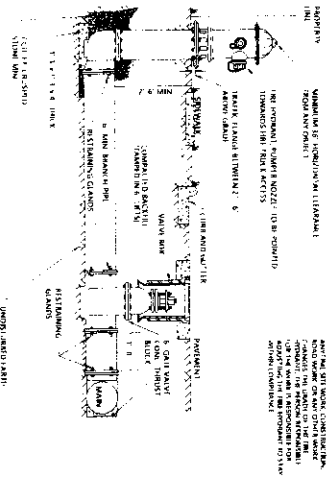
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DATE: 07/02/2024

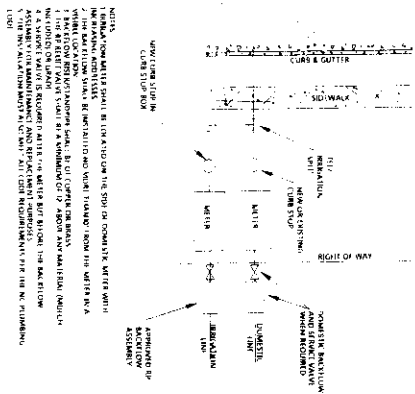
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REVISION: 06/29/2025

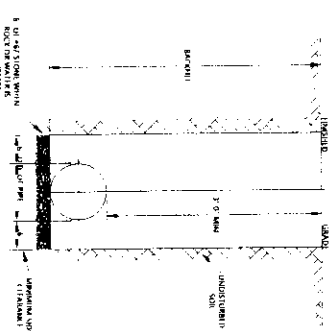
DATE OF REVISION:



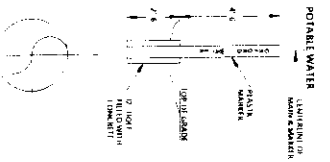
FIRE HYDRANT INSTALLATION DETAIL



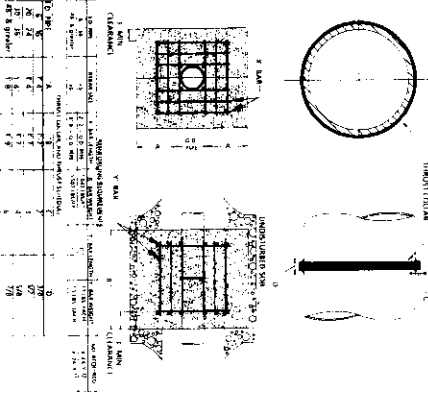
IRREMOVABLE TAP ON NEW AND EXISTING SERVICES



TRENCH REQUIREMENTS FOR MAIN



TRENCH REQUIREMENTS FOR MAIN



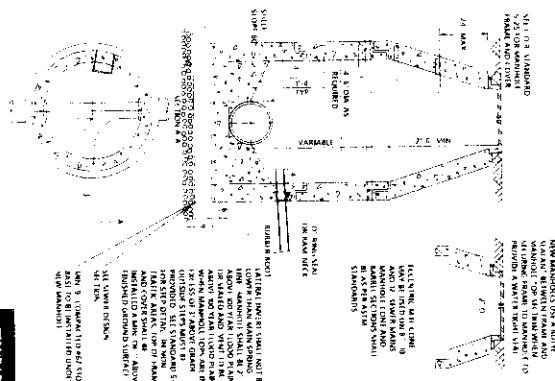
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WATER DETAILS
PROGRESS PARK OXFORD -
COMMERICAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

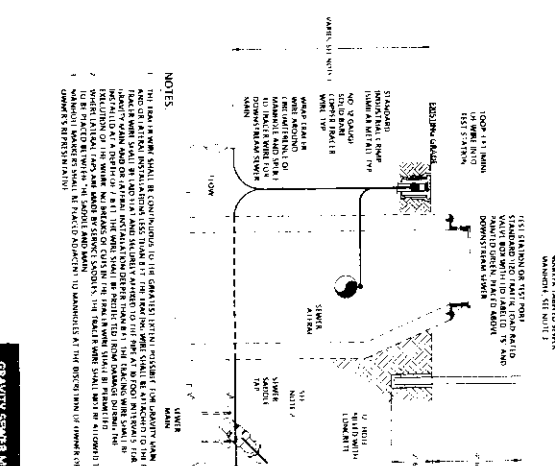
C-801

DATE	07/02/2014
PROJECT NO.	XXXX
REVISION	06/29/2015

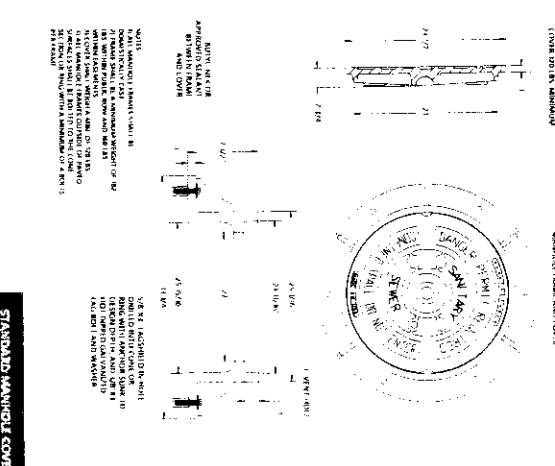
JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 801-8803



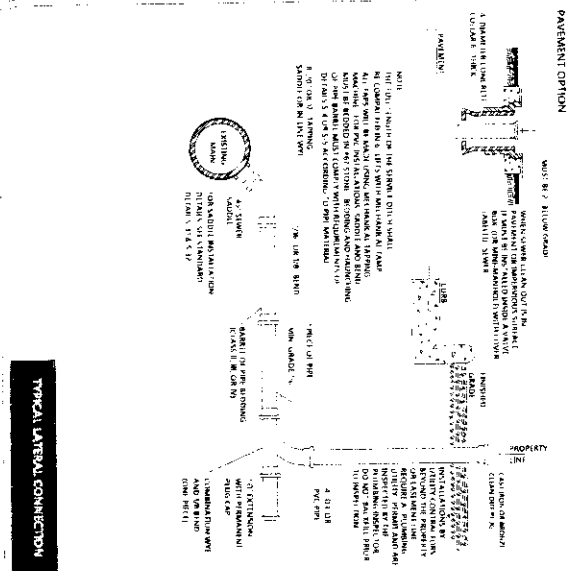
STANDARD MANHOLE



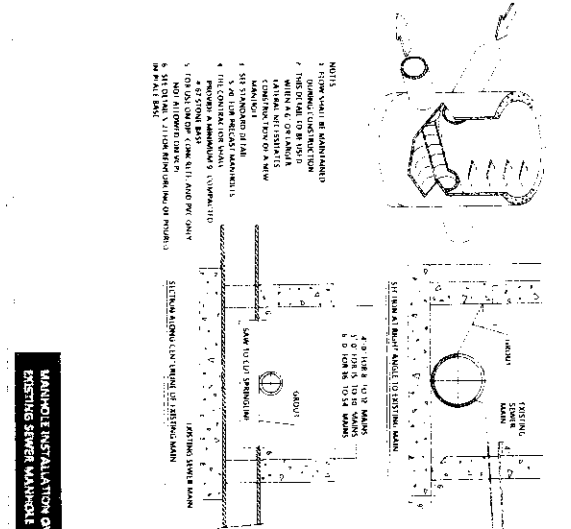
GRAVITY SEWER MAIN TROUGH



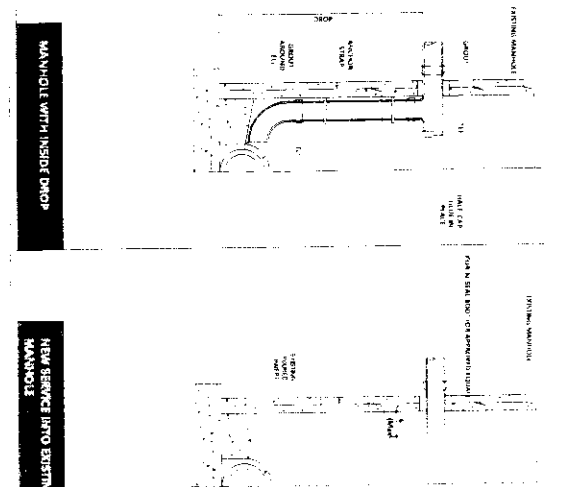
STANDARD MANHOLE COVER



TYPICAL LATERAL CONNECTION



MANHOLE INSTALLATION OVER EXISTING SEWER MANHOLE



MANHOLE WITH INSIDE DROP



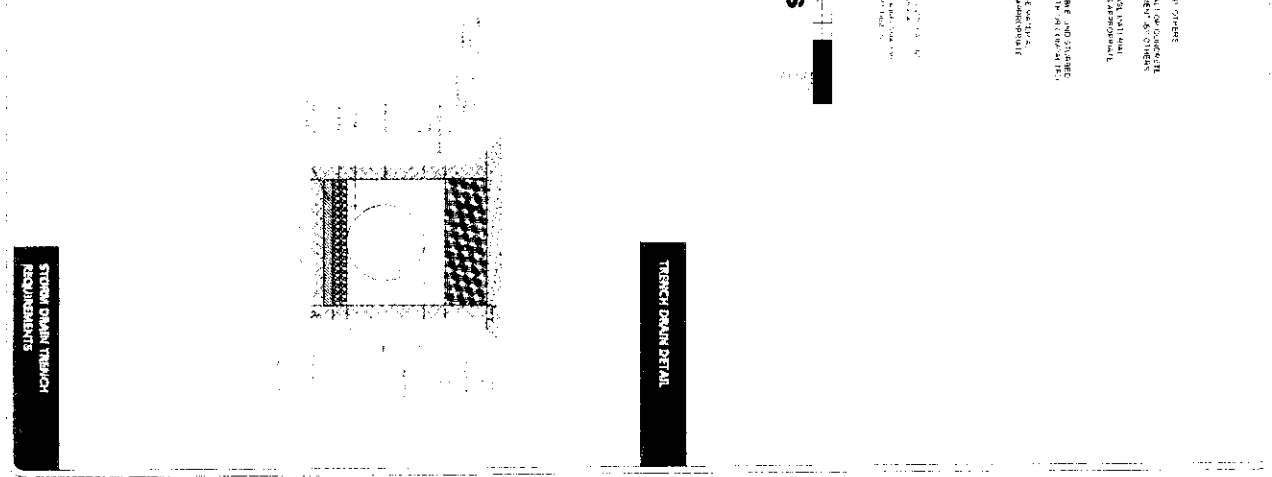
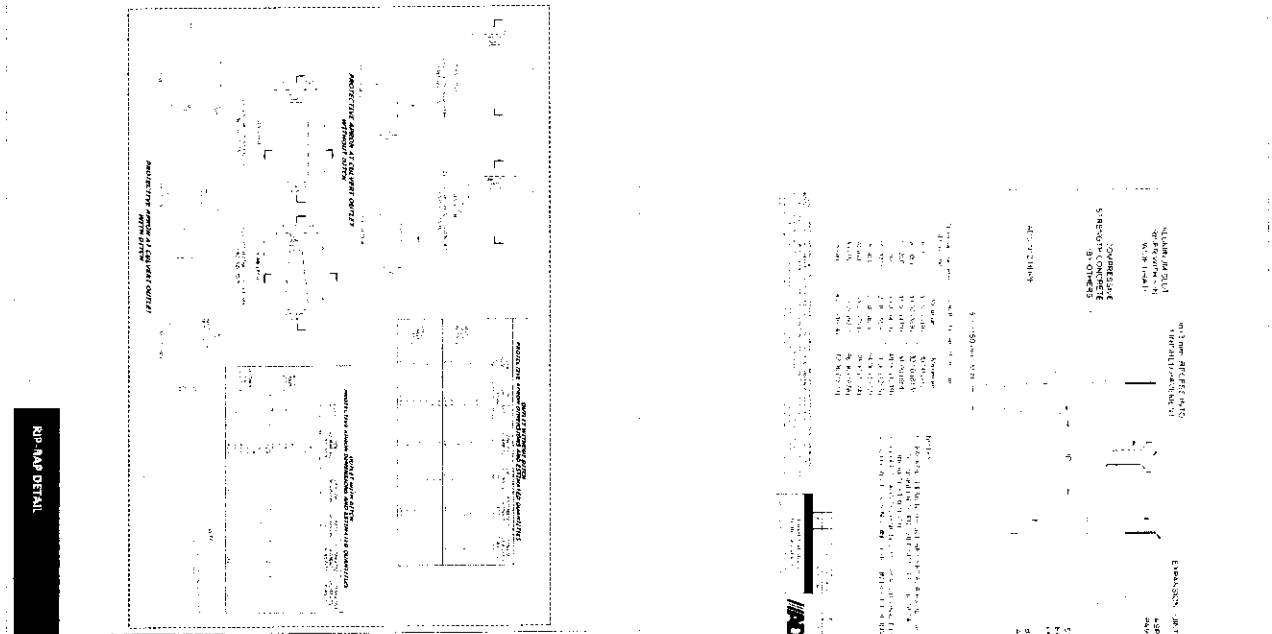
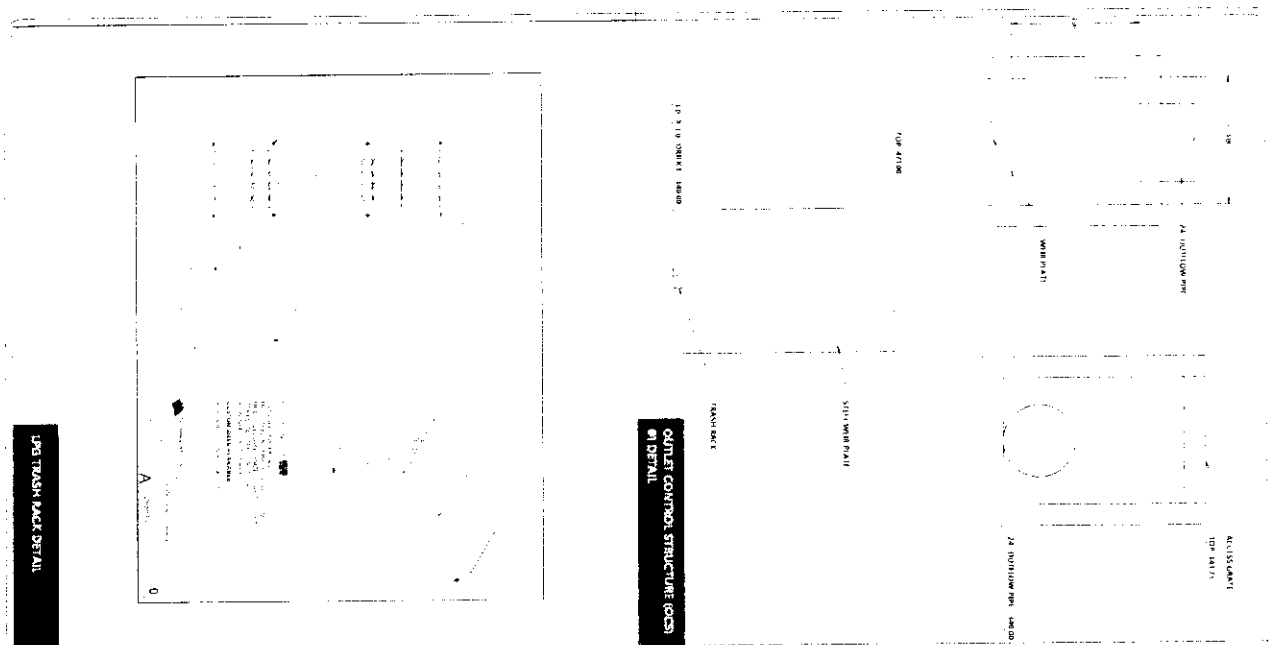
NEW SERVICE INTO EXISTING MANHOLE

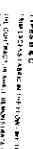
SEWER DETAILS PROGRESS PARK OXFORD - COMMERICAL RENTAL DEVELOPMENT CR 101 LAFAYETTE COUNTY, MISSISSIPPI

DESIGNED BY	JAN
CHECKED BY	JAN
PROJECT NO.	XXXX
DATE	07/22/2014
SCALE	
REVISION	04/19/2015

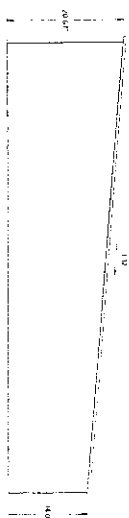
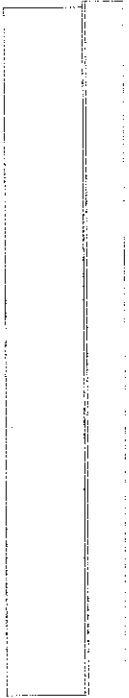
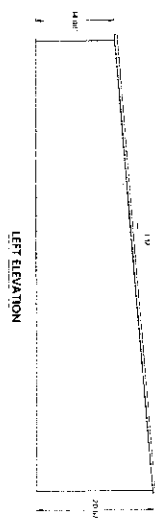
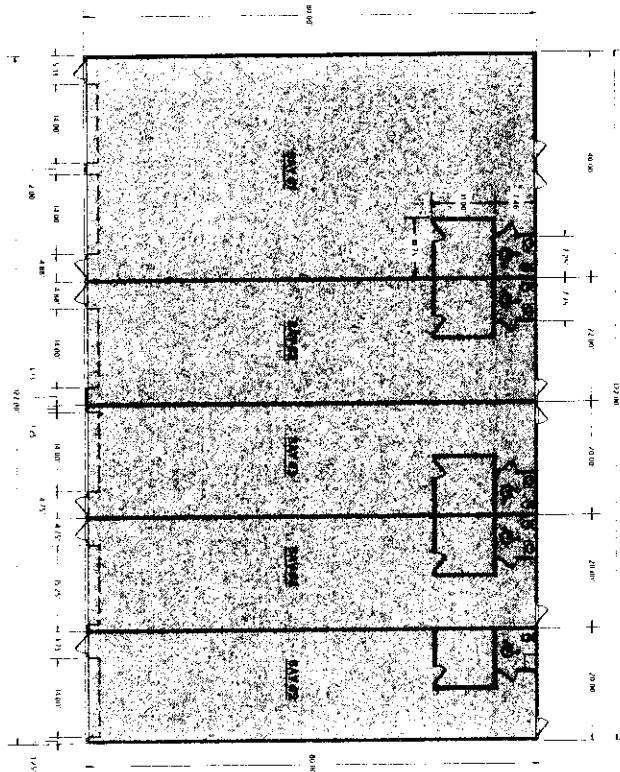
C-802

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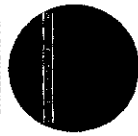


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SITE PLAN
PROGRESS PARK OXFORD -
COMMERCIAL RENTAL DEVELOPMENT
 CR 101
 LAFAYETTE COUNTY, MISSISSIPPI

JM ENGINEERING
 AND DESIGN, LLC
 OXFORD, MS
 (662) 807-8801



DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: XXXX
 DATE: 07/02/2024
 SCALE: 1" = 100'
 REVISION: 04/23/2025

A-100