

FILING CERTIFICATION BY CHANCERY CLERK:

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026, IN PLAT CABINET _____, SLIDE _____.

SIGNED: _____
CHANCERY CLERK
LAFAYETTE COUNTY

COUNTY APPROVAL CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE LAFAYETTE COUNTY PLANNING COMMISSION IN SESSION ON _____ DATE _____.

SIGNED: _____
CHAIRMAN OF PLANNING COMMISSION
LAFAYETTE COUNTY, MISSISSIPPI

I HEREBY CERTIFY THAT THIS IS A TRUE COPY AND THAT THIS PLAT WAS APPROVED BY THE BOARD OF SUPERVISORS IN SESSION ON _____ DATE _____.

SIGNED: _____
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST: _____
CHANCERY CLERK
LAFAYETTE COUNTY, MISSISSIPPI

CERTIFICATE OF ACCEPTANCE:

ACCEPTED AND APPROVED BY THE LAFAYETTE COUNTY BOARD OF SUPERVISORS, THIS THE _____ DAY OF _____, 2026 BY ORDER OF THE BOARD OF SUPERVISORS RECORDED IN MINUTE BOOK _____ ON PAGE _____.

SIGNED: _____
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST: _____
CHANCERY CLERK
LAFAYETTE COUNTY, MISSISSIPPI

OWNERS CERTIFICATE:

I, BARRY S. HAYNES, MEMBER OF TUSCAN DEVELOPERS, LLC, THE OWNER OF THE TRACT OF LAND HEREIN DESCRIBED, CERTIFY THAT I DID CAUSE SAID LAND TO BE SUBDIVIDED AND PLATED AS SHOWN ON THIS PLAT OF SURVEY OF BELL RIVER PLACE, AND UTILITY EASEMENTS AND SETBACKS ARE DEDICATED TO THE PUBLIC AND/OR PRIVATE UTILITY COMPANIES WHICH SERVE THIS SUBDIVISION. SUCH SUBDIVISION AND DEDICATION IS THE OWNERS OWN ACT AND DEED OF HIS OWN FREE WILL.

WITNESS MY HAND AND SIGNATURE THIS THE _____ DAY OF _____, 2026

SIGNED: _____

ACKNOWLEDGMENT:

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2026, WITHIN MY JURISDICTION, THE WITHIN NAMED BARRY S. HAYNES, WHO ACKNOWLEDGED THAT HE IS A MEMBER OF TUSCAN DEVELOPERS, LLC, AND THAT FOR ON BEHALF OF SAID COMPANY, AND AS ITS ACT AND DEED HE SIGNED AND DELIVERED THIS MAP AFTER FIRST BEEN DULY AUTHORIZED BY SAID COMPANY TO DO SO.

SIGNED: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE PLAT AND WAS APPROVED BY THE BOARD OF SUPERVISORS IN SESSION ON _____ DATE _____.

BY: _____ MISSISSIPPI PROFESSIONAL LAND SURVEYOR #2901

ENGINEERS CERTIFICATE:

I HEREBY CERTIFY 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: _____ DATE _____ MISSISSIPPI PROFESSIONAL ENGINEER #28231

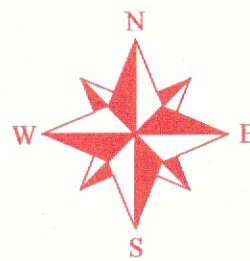
DESCRIPTION: Description: A tract of land being a fraction of the East Half (E 1/2) of Section 6, Township 9 South, Range 2 West, Lafayette County, Mississippi; being described in more detail as follows:

Beginning at a 1/2" rebar with "PEC COA 190" cap found marking the Southwest corner of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 6, Township 9 South, Range 2 West, Lafayette County, Mississippi, said rebar being further defined by Mississippi East State Plane Coordinates of N: 1755884.00 and E: 798740.99; run thence N 00° 31' 39" E for a distance of 1,318.37 feet to a 1/2" rebar with "PEC COA 190" cap found; said rebar being further defined by Mississippi East State Plane Coordinates of N: 1757202.32 and E: 798753.12; run thence N 00° 48' 17" E for a distance of 230.48 feet to a 1/2" rebar set on the South line of the Highlands, Phase 10 subdivision at the Southwest corner of Lot 79; run thence along the South line of said subdivision as follows: N 84° 39' 54" E for a distance of 172.53 feet to a 1/2" rebar set; run thence N 55° 23' 41" E for a distance of 79.69 feet to a 1/2" rebar set; run thence N 26° 41' 01" W leaving said right-of-way line for a distance of 317.78 feet to a 1/2" rebar set; run thence N 77° 57' 21" E for a distance of 141.20 feet to a 1/2" rebar set; run thence N 64° 08' 42" E for a distance of 89.60 feet to a 1/2" rebar set; run thence S 58° 47' 27" E for a distance of 204.87 feet to a 1/2" rebar set; run thence N 76° 20' 47" E for a distance of 90.66 feet to a 1/2" rebar set; run thence N 52° 30' 54" E for a distance of 87.07 feet to a 1/2" rebar set; run thence S 78° 55' 21" E for a distance of 248.31 feet to a 1/2" rebar set; run thence N 85° 48' 39" E for a distance of 336.85 feet to a 1/2" rebar set on the Southwestern right-of-way line of Highlands Circle (31.71 feet from centerline) at the beginning of a circular curve to the left; run thence leaving said South line of the Highlands, Phase 10 and along said right-of-way line as follows: along said curve having an arc length of 188.74 feet, a chord bearing of S 27° 44' 36" E, a chord length of 168.36 feet, and a radius of 724.54 feet to a 1/2" rebar set at the beginning of a circular curve to the left; run thence along said curve having an arc length of 94.86 feet, a chord bearing of S 40° 41' 10" E, a chord length of 94.61 feet, and a radius of 375.64 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 48° 02' 51" E for a distance of 303.25 feet to a 1/2" rebar set (30.00 feet from centerline) at the beginning of a circular curve to the left; run thence along said curve having an arc length of 154.06 feet, a chord bearing of S 49° 38' 36" E, a chord length of 154.02 feet, and a radius of 2,059.08 feet to a 1/2" rebar set (30.00 feet from centerline) at the beginning of a circular curve to the left; run thence along said curve having an arc length of 110.15 feet, a chord bearing of S 57° 15' 48" E, a chord length of 109.90 feet, and a radius of 470.59 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 63° 26' 27" E for a distance of 136.75 feet to a 1/2" rebar set (30.00 feet from centerline) at the beginning of a circular curve to the right; run thence along said curve having an arc length of 50.03 feet, a chord bearing of S 62° 26' 21" E, a chord length of 50.02 feet, and a radius of 970.00 feet to a 1/2" rebar previously set (30.00 feet from centerline) on the Western line of the Highlands, Phase 12; run thence S 25° 01' 02" W leaving said right-of-way line and along said Western line of the Highlands, Phase 12 for a distance of 965.70 feet to a 1/2" rebar previously set on the South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 6; run thence N 89° 34' 19" W leaving said Western line and along said South line for a distance of 1,734.01 feet to the Point of Beginning of the herein described tract of land. Said tract contains 65.11 acres, more or less.

LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

	PROPERTY LINES
	SETBACK LINES
	EDGE OF PAVEMENT
	CENTERLINE OF ROAD
	APPROXIMATE EDGE OF LAKE
	PROPERTY CORNERS(1/2" IRON PIN SET)
	EXISTING MONUMENTS
	SURVEY POINTS



ALL BEARINGS ARE REFERENCED TO THE RECORD PLAT OF THE HIGHLANDS, PHASE II, AS RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF LAFAYETTE COUNTY, AS RE-ESTABLISHED FROM EXISTING MONUMENTS FROM THAT SURVEY.

0 100 200 300
1"=100'

THIS PROPERTY IS A CLASS "C" SURVEY AS SET FORTH IN APPENDIX A OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

THIS SURVEY MEETS THE CONDITIONS FOR CLOSURE AND ACCURACY FOR CONDITION "B" AS SET FORTH IN APPENDIX B OF THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF MISSISSIPPI.

FIELD SURVEY: MARCH 2026

DEED REFERENCE: PREVIOUS SURVEY BY WILLIAMS ENGINEERING

THIS PROPERTY IS SUBJECT TO ALL EXISTING RIGHT OF WAYS AND EASEMENTS, RECORDED OR UNRECORDED

NOTE: THIS SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. THIS SURVEY DECLARATION IS MADE ON THE DATE INDICATED, TO THE OWNER LISTED BELOW. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

NOTE: ALL CALLS EITHER MATCH THE DEED CALLS OR ARE NEW CALLS CREATED BY THIS SURVEY.

THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED SPECIAL HAZARD AREA ACCORDING TO FIRM MAP #28071C0300C, DATED NOVEMBER 26, 2010.

ALL SETBACKS ARE DESIGNATED AS UTILITY AND DRAINAGE EASEMENTS.

ANY AND ALL DRAINAGE STRUCTURES LOCATED INSIDE DRAINAGE EASEMENTS ARE HEREBY DEDICATED.

PROPOSED UTILITIES: WATER-PUNKIN WATER ASSOCIATION
ELECTRIC-NORTHEAST ELECTRIC POWER ASSOCIATION
SEWER-EAST OXFORD UTILITIES, LLC

SETBACKS: FRONT-30.00'
SIDE-8.00'
REAR-25.00'
UNLESS OTHERWISE NOTED

ALL SETBACKS ARE BASED ON MONUMENTED RIGHT OF WAYS.

LAFAYETTE COUNTY WILL ONLY MAINTAIN DRAINAGE SYSTEMS THAT START AND END ON COUNTY RIGHT OF WAY.

ROAD DITCHES SHALL NOT BE FILLED IN PER LAFAYETTE COUNTY LAND DEVELOPMENT STANDARDS ARTICLE V, SEC 6H, AND IS PUNISHABLE BY ARTICLE VII, SECTION 3.

DRIVEWAY PIPE SIZES

Lot	Driveway Pipe Size	Lot	Driveway Pipe Size
138	18	181	18
139	18	182	24
140	18	183	30
141	18	184	18
142	18	185	18
143	18	186	18
144	18	187	18
145	18	188	18
146	18	189	18
147	18	190	18
148	18	191	24
149	18	192	36
150	18	193	36
151	18	194	36
152	18	195	36
153	24	196	36
154	24	197	36
155	24	198	18
156	24	199	18
157	18	200	18
158	18	201	18
159	18	202	18
160	18	203	18
161	18	204	18
162	18	205	18
163	18	206	30
164	18	207	30
165	18	208	30
166	18	209	30
167	18	210	36
168	18	211	30
169	18	212	30
170	18	213	30
171	18	214	30
172	18	215	24
173	18	216	24
174	18	217	24
175	18	218	24
176	18	219	48
177	18	220	48
178	18	221	48
179	18	222	48
180	18	223	48

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	116.01'	470.00'	14.08.33"	S 69°26'01" W	115.72'
C2	73.11'	530.00'	7.54.12"	S 72°35'11" W	73.05'
C3	83.00'	530.00'	8.24.33"	S 69°26'01" W	82.92'
C4	83.86'	530.00'	8.03.55"	S 64°41'15" W	83.77'
C5	62.85'	530.00'	6.29.40"	S 48°45'21" W	62.81'
C6	36.43'	225.00'	3.29.25.00"	S 52°28'52" W	36.28'
C7	102.25'	225.00'	26.09.16"	N 78°29'14" W	101.37'
C8	84.80'	225.00'	21.36.57"	N 80°41'55" W	84.30'
C9	95.33'	225.00'	16.38.14"	N 81°45'55" W	95.10'
C10	63.36'	225.00'	16.08.03"	S 45°11'46" W	63.15'
C11	64.00'	225.00'	16.13.39"	S 28°38'24" W	63.87'
C12	74.29'	225.00'	18.08.57"	S 28°38'24" W	73.97'
C13	9.88'	225.00'	2.30.55"	S 01°24'27" W	9.88'
C14	130.82'	530.00'	12.08.33"	N 69°26'01" W	130.49'
C15	108.21'	470.00'	13°11'29"	N 69°56'33" W	107.97'
C16	26.53'	175.00'	8°41'04"	N 46°51'10" W	26.50'
C17	39.01'	125.00'	17°50.57"	N 32°50'03" W	38.92'
C18	110.44'	530.00'	11°56.29"	S 32°50'03" W	110.74'
C19	78.03'	470.00'	9°50.25"	S 32°49'51" W	77.94'
C20	51.78'	175.00'	6°18.65"	N 24°48'48" W	51.76'
C21	108.94'	470.00'	13°16.52"	S 50°00'03" W	108.70'
C22	26.31'	125.00'	12°03.32"	N 48°34'24" W	26.25'
C23	13.45'	75.00'	2°44.55"	N 44°43'01" W	13.47'
C24	92.69'	125.00'	17°14.58"	N 55°32'52" W	92.49'
C25	88.43'	125.00'	8°53.58"	N 72°25'30" W	88.41'
C26	108.80'	225.00'	27°57.51"	N 69°06'35" W	108.77'
C27	106.99'	125.00'	4°43.03"	N 64°19'09" W	106.36'
C28	115.36'	125.00'	7°05.11"	N 52°11'17" W	115.33'
C29	108.68'	125.00'	4°47.99"	N 54°28'40" W	108.83'
C30	70.71'	125.00'	30°07.04"	N 50°31'23" W	70.70'
C31	76.00'	125.00'	1°13.39"	N 82°34'44" W	75.99'
C32	236.13'	1349.39'	10°01.35"	S 57°07'32" E	235.83'
C33	136.35'	435.64'	17°55.55"	N 82°34'44" W	134.94'
C34	136.35'	435.64'	17°55.55"	S 63°08'46" W	134.08'
C35	82.93'	259.50'	19°52.55"	N 87°08'13" W	82.93'
C36	124.96'	2525.00'	75°53.10"	N 82°34'44" W	124.94'
C37	42.00'	175.00'	2°13.39"	N 82°34'44" W	42.00'
C38	167.49'	175.00'	54°50.17"	S 27°34'29" E	161.17'
C39	222.62'	175.00'	72°53.10"	N 82°34'44" W	207.91'
C40	24.49'	175.00'	2°13.39"	N 82°34'44" W	24.49'
C41	101.26'	2475.00'	2°20.39"	N 89°48'55" E	101.25'
C42	100.34'	2475.00'	2°13.39"	N 82°34'44" W	100.34'
C43	21.34'	2475.00'	0°28.39"	S 82°34'44" W	21.34'
C44	36.11'	485.64'	4°15.38"	N 88°24'23" E	36.10'
C45	39.30'	485.64'	4°15.38"	N 82°34'44" W	39.30'
C46	80.21'	485.64'	9°27.28"	N 72°07'05" E	80.12'
C47	122.86'	485.64'	14°29.43"	N 60°08'20" E	122.54'
C48	62.98'	1349.39'	7°48.39"	S 71°05'39" E	62.98'
C49	183.96'	1349.39'	7°48.39"	S 71°05'39" E	183.81'

REVISION		
NO.	BY	DESCRIPTION

PRELIMINARY PLAT
FOR
THE HIGHLANDS-PHASE 16

HILL LEWIS
Surveying

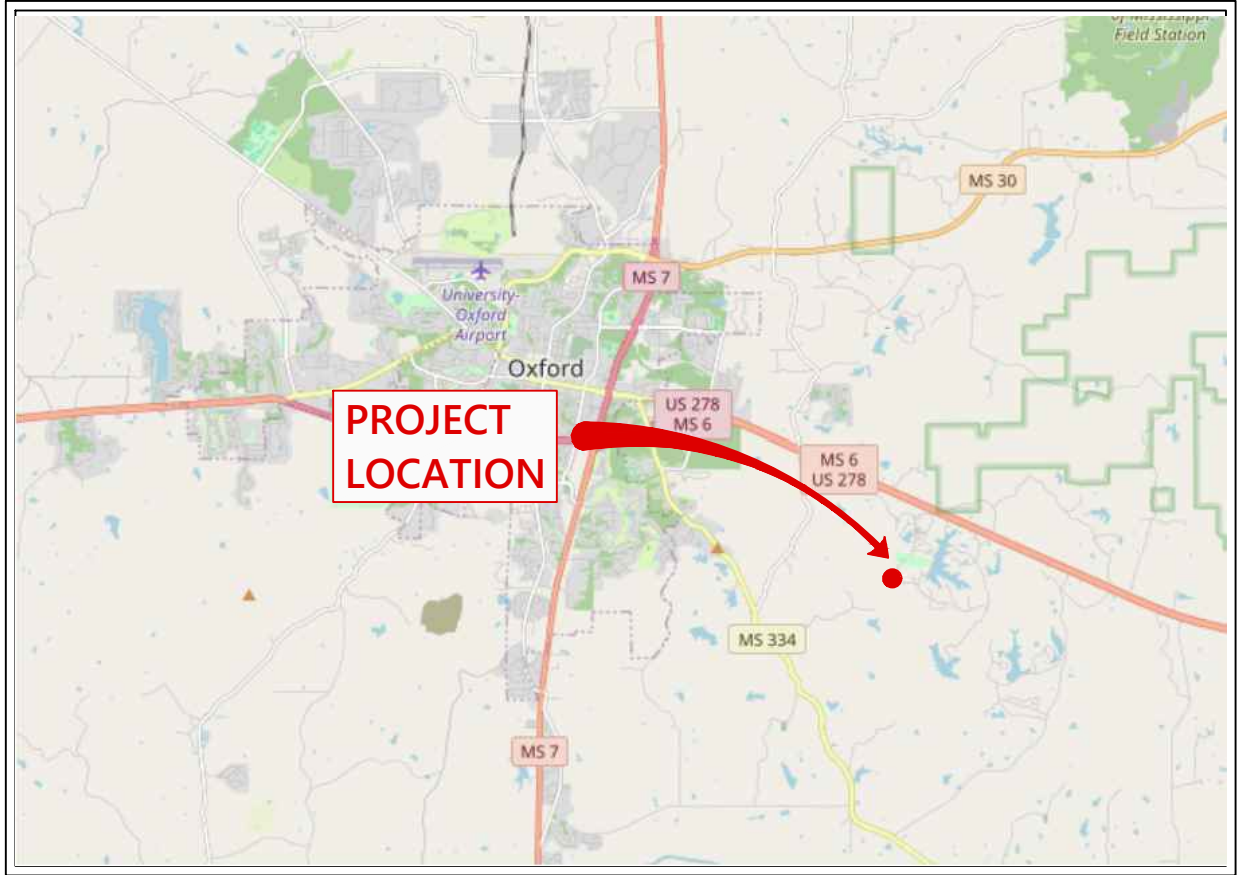
169 HIGHWAY 6 EAST, STE 201
OXFORD, MS 38655
PH: 662-371-1980

DRN:BH CHK:BH DATE:3-16-26 JOB#:4-015

DEVELOPER: TUSCAN DEVELOPERS, LLC
169 HIGHWAY 6 EAST, SUITE 201
OXFORD, MS 38655

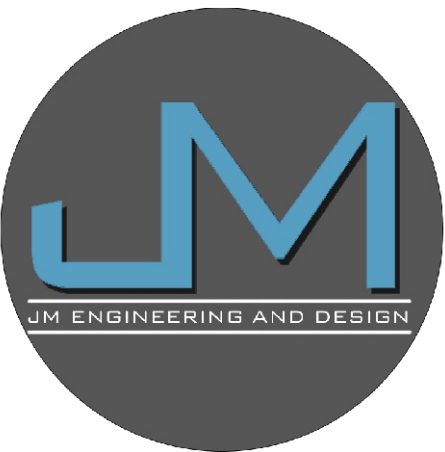
THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP

INDEX OF PLANS	
COVER SHEET	C-000
SITE LAYOUT	C-100
SITE MAPS	C-101
EXISTING CONDITIONS	C-200
COMPLETE STREET PLAN	C-300
GREENSPACE PLAN	C-400
UTILITY PLAN	C-500
WATER PLAN	C-501
SANITARY SEWER PLAN	C-502
STORM DRAINAGE PLAN	C-503
GRADING PLAN	C-600
EROSION CONTROL PLAN	C-700
SITE DETAILS	C-800
WATER DETAILS	C-801
SANITARY SEWER DETAILS	C-802
STORM DRAINAGE DETAILS	C-803
OUTLET CONTROL STRUCTURE DETAILS	C803-1
EROSION CONTROL DETAILS	C-804



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

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

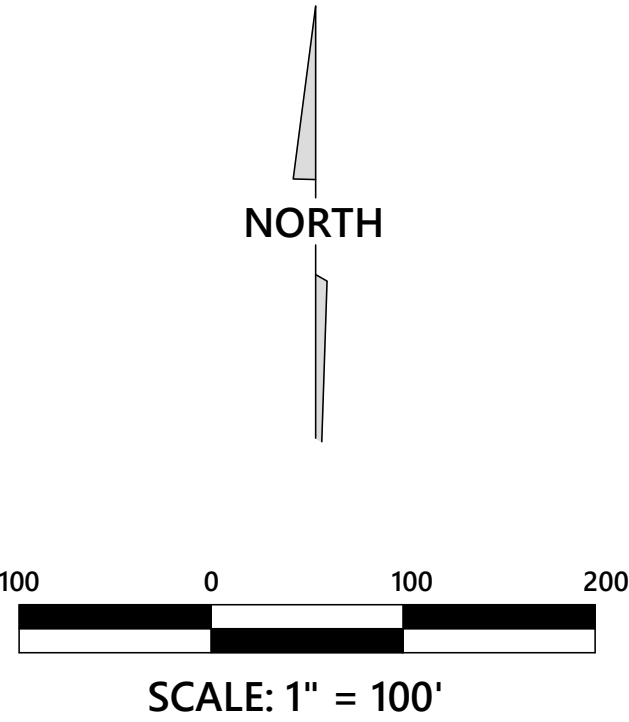
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026

C-000



SITE DATA TABLE	
PROPERTY AREA:	65.11 AC
ZONING:	R-1
SETBACKS:	
FRONT:	30'
SIDE:	8'
REAR:	25'
LOTS:	86

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
BUILDING SETBACK LINE	---
EX. WATER LINE	W
EX. SEWER LINE	S
EX. STORM DRAIN	---
EX. TREES	⊙
PROPOSED WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED STORM DRAIN	---
PROPOSED WATER METER	⊙
PROPOSED SEWER MANHOLE	⊙

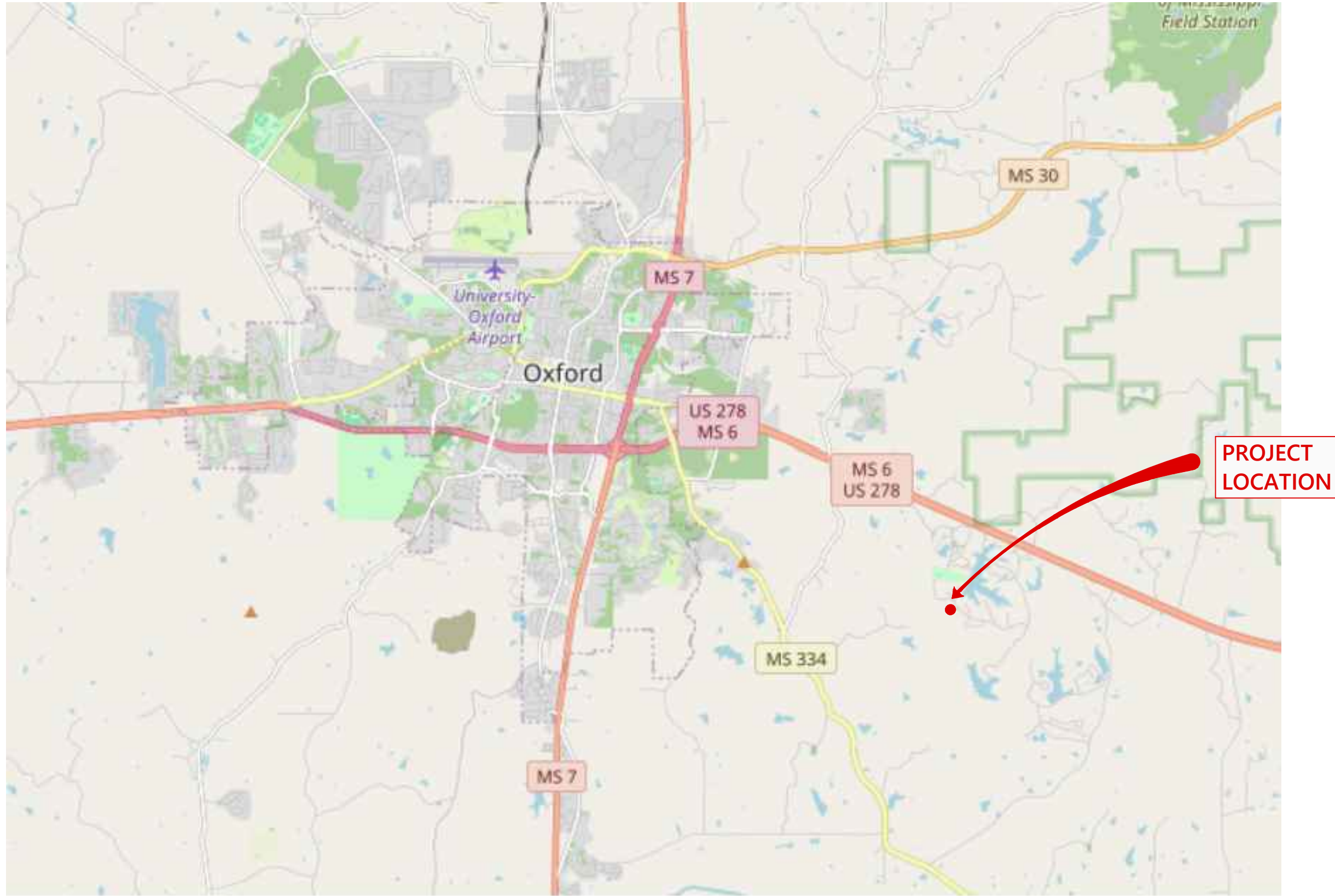


JM ENGINEERING AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

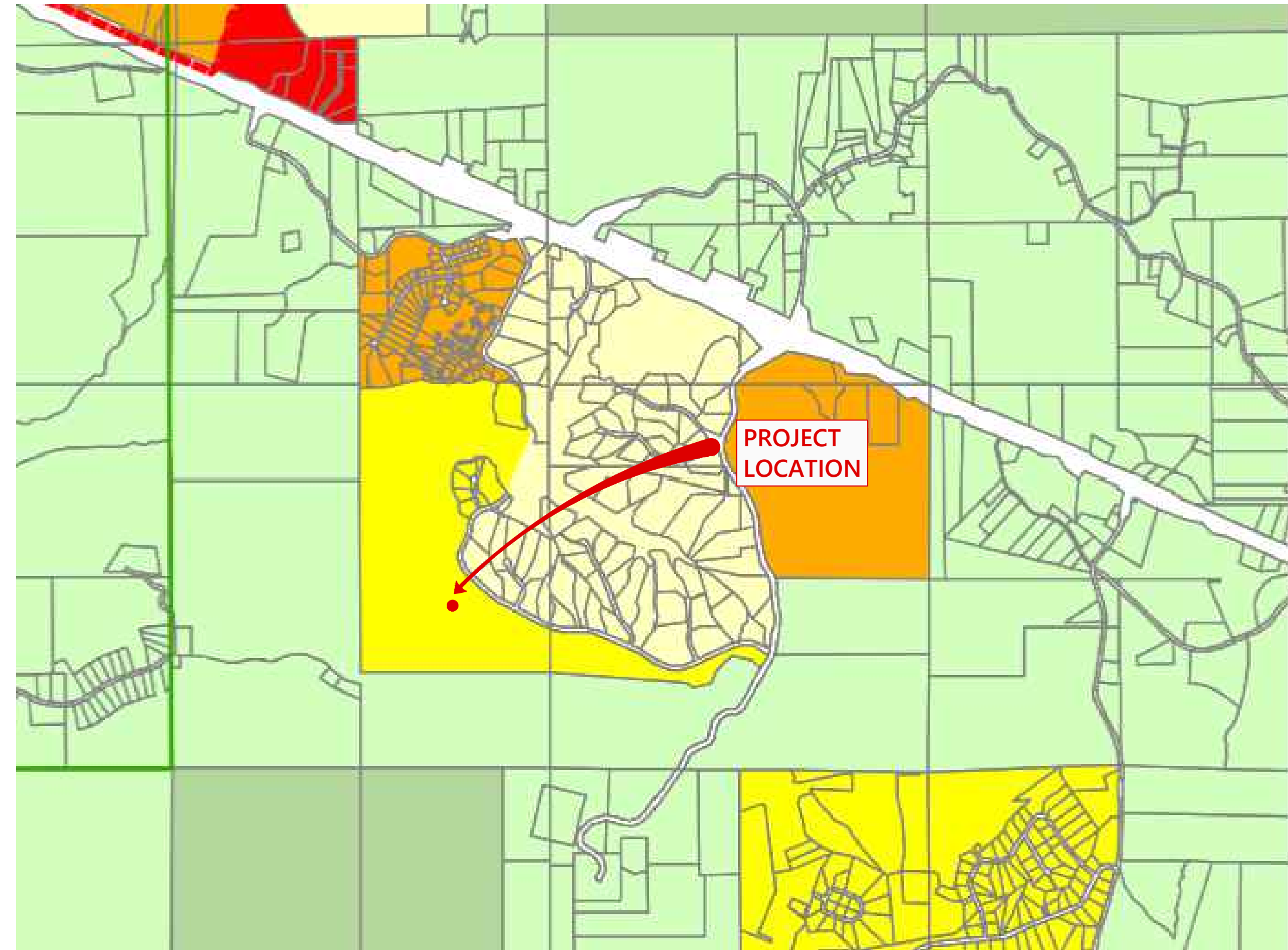
SITE PLAN
THE HIGHLANDS - PHASE 16
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-100



OVERALL LOCATION MAP



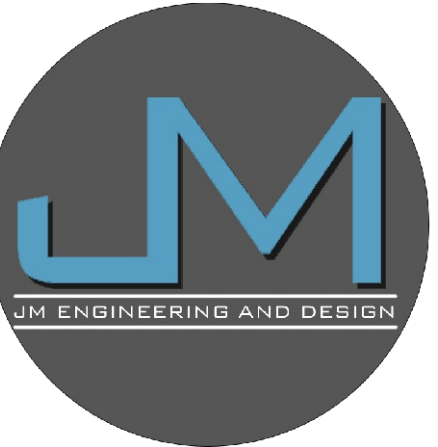
ZONING MAP (ZONING: R-1)



LOCATION MAP



AERIAL MAP

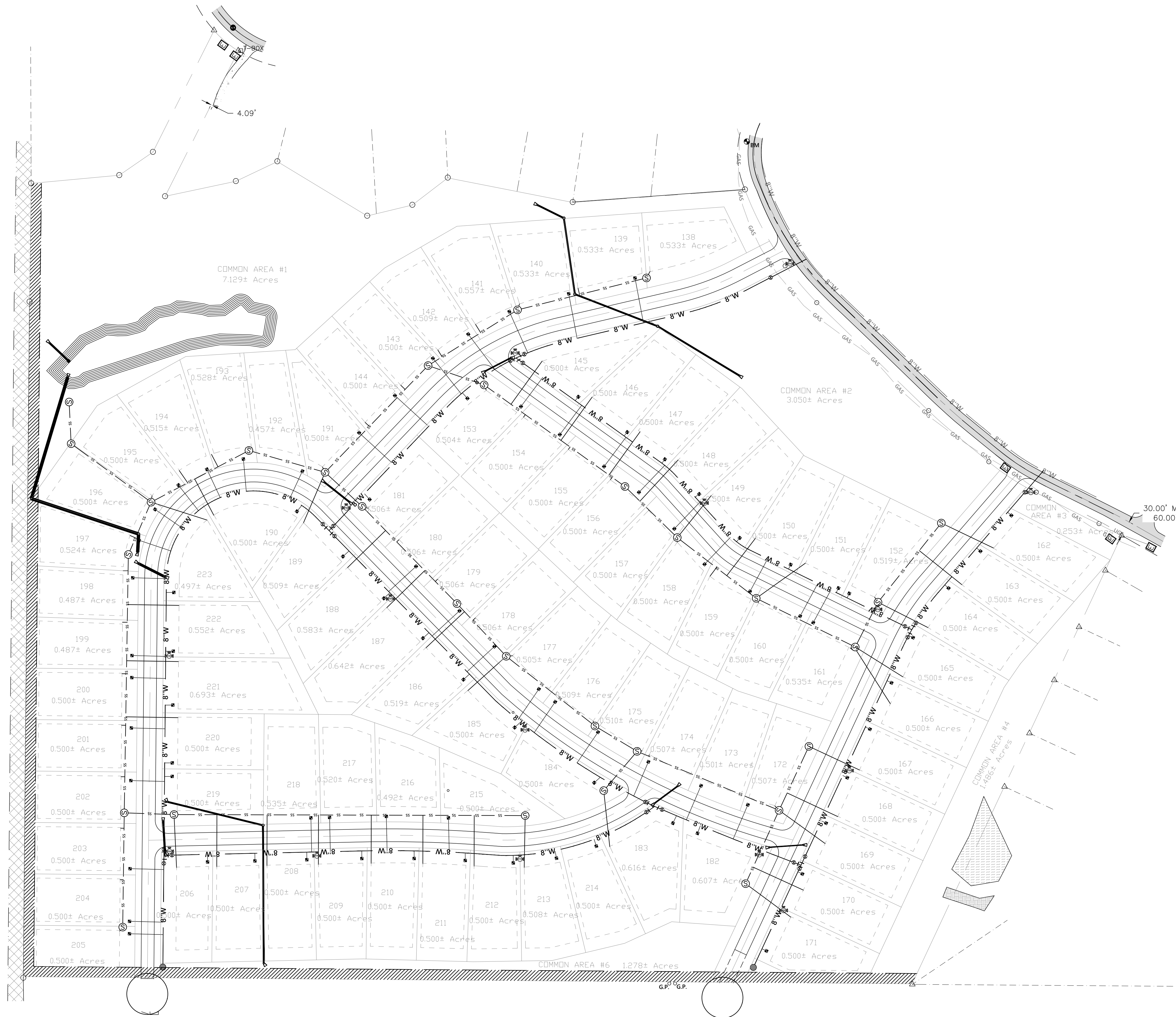


JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE MAPS
THE HIGHLANDS - PHASE 16
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026

C-101



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

W

S

W

S

WM

*NOTE: ALL UTILITY CROSSINGS MUST BE IN A CONDUIT OR SLEEVE.

NORTH

1000200

SCALE: 1" = 100'

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

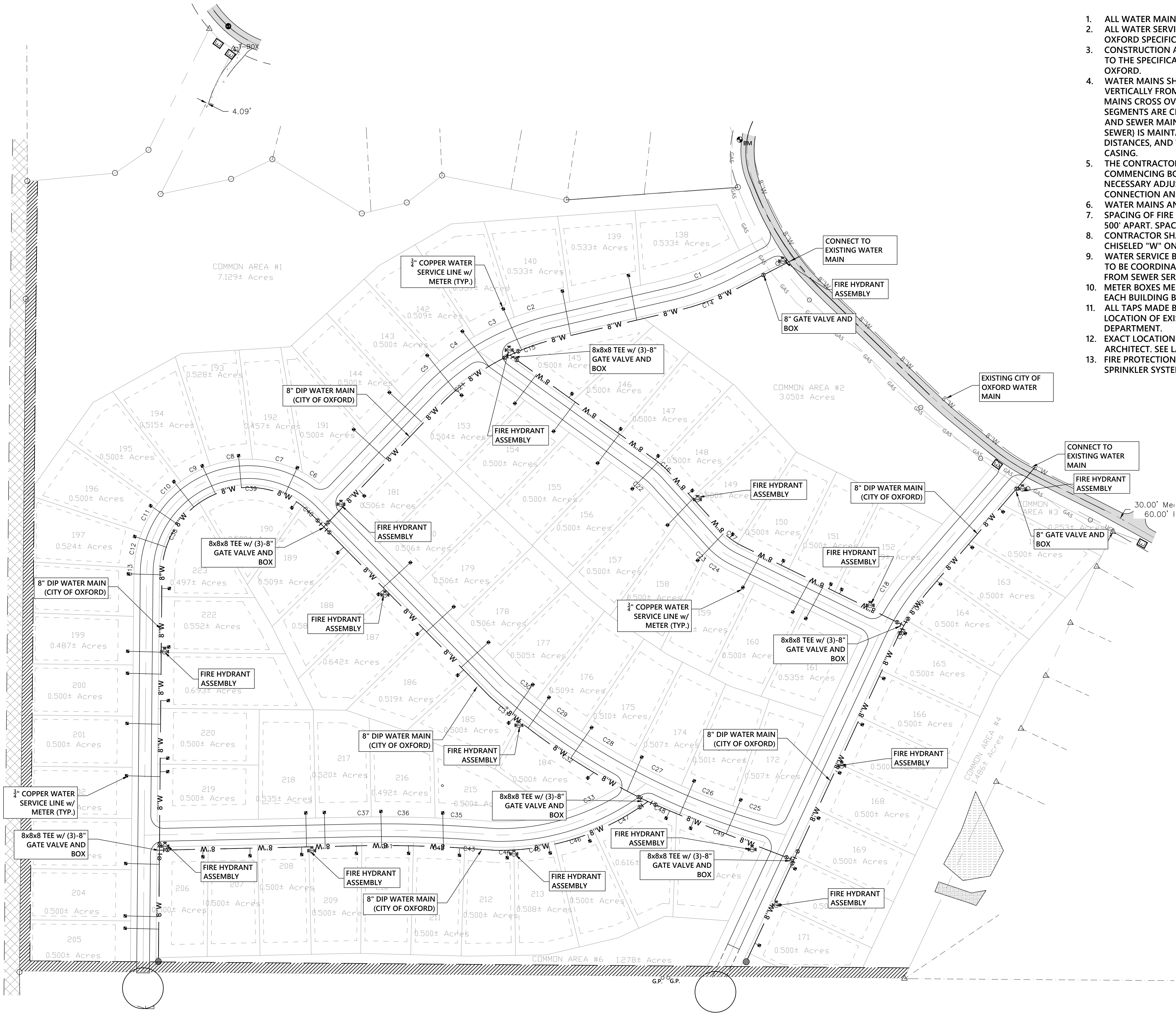
UTILITY PLAN

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-500



WATER NOTES

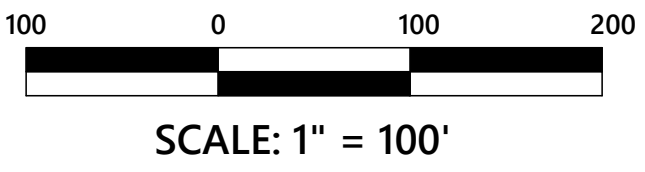
- 1. ALL WATER MAIN LINES SHALL BE 8" DIAMETER (MIN.) DUCTILE IRON PIPE, CLASS 350.
- 2. ALL WATER SERVICE LINES SHALL BE 3/4" MINIMUM DIAMETER AND SHALL MEET THE CITY OF OXFORD SPECIFICATIONS .
- 3. CONSTRUCTION AND MATERIALS FOR THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF HEALTH AND THE CITY OF OXFORD.
- 4. WATER MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ANY SEWER MAIN OR MANHOLE (WATER OVER SEWER). WHERE WATER MAINS CROSS OVER SEWER MAINS, THE ABOVE REQUIREMENTS MAY BE WAIVED IF PIPE SEGMENTS ARE CENTERED TO PROVIDE MAXIMUM SPACING OF THE JOINTS OF BOTH WATER AND SEWER MAINS AND A VERTICAL SEPARATION OF AT LEAST 18 INCHES (WATER OVER SEWER) IS MAINTAINED. THE DISTANCES AND SPACING MENTIONED ABOVE ARE CLEAR DISTANCES, AND WHENEVER THE DISTANCE CAN NOT BE MET, THE MAIN MUST BE PLACED IN CASING.
- 5. THE CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF EXISTING WATER MAINS PRIOR TO COMMENCING BORING OR CONNECTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE NECESSARY ADJUSTMENTS TO BOTH NEW AND EXISTING WATER LINES TO ALLOW CONNECTION AND INSTALLATION.
- 6. WATER MAINS AND SERVICES MUST HAVE A MINIMUM OF 36" CLEARANCE.
- 7. SPACING OF FIRE HYDRANTS MY VARY, BUT SHALL IN NO CASE BE SPACED FARTHER THAN 500' APART. SPACING SHALL BE MEASURED LINEARLY ALONG STREET FRONTAGE.
- 8. CONTRACTOR SHALL MARK WATER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "W" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
- 9. WATER SERVICE BUILDING ENTRY SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION TO BE COORDINATED WITH BUILDING ARCHITECT. WATER SERVICE SHALL BE SPACED 10' FROM SEWER SERVICES, WHERE PRACTICAL.
- 10. METER BOXES MEETING THE CITY OF OXFORD'S REQUIREMENTS SHALL BE PROVIDED FOR EACH BUILDING BY THE DEVELOPER AND INSTALLED TO GRADE.
- 11. ALL TAPS MADE BY CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER. LOCATION OF EXISTING LINE AND TIE IN DETAILS TO BE FINALIZED WITH UTILITY DEPARTMENT.
- 12. EXACT LOCATION OF IRRIGATION LINE & METER SHALL BE DETERMINED BY LANDSCAPE ARCHITECT. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- 13. FIRE PROTECTION LINE SIZE TO BE DETERMINED BY FIRE PROTECTION ENGINEER AND FIRE SPRINKLER SYSTEM DEMAND. SEE ARCHITECT PLANS FOR DETAILS.

LEGEND

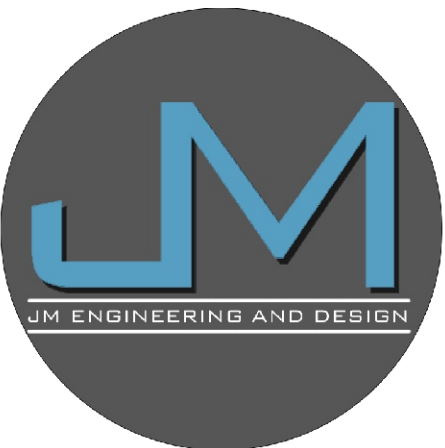
PROPERTY LINE	
ADJACENT PROPERTY LINE	
BUILDING SETBACK LINE	
EX. WATER LINE	
EX. SEWER LINE	
EX. STORM DRAIN	
EX. TREES	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
PROPOSED STORM DRAIN	
PROPOSED WATER METER	
PROPOSED SEWER MANHOLE	

*NOTE: ALL UTILITY CROSSINGS MUST BE IN A CONDUIT OR SLEEVE.

NORTH



SCALE: 1" = 100'



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

WATER PLAN

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-501

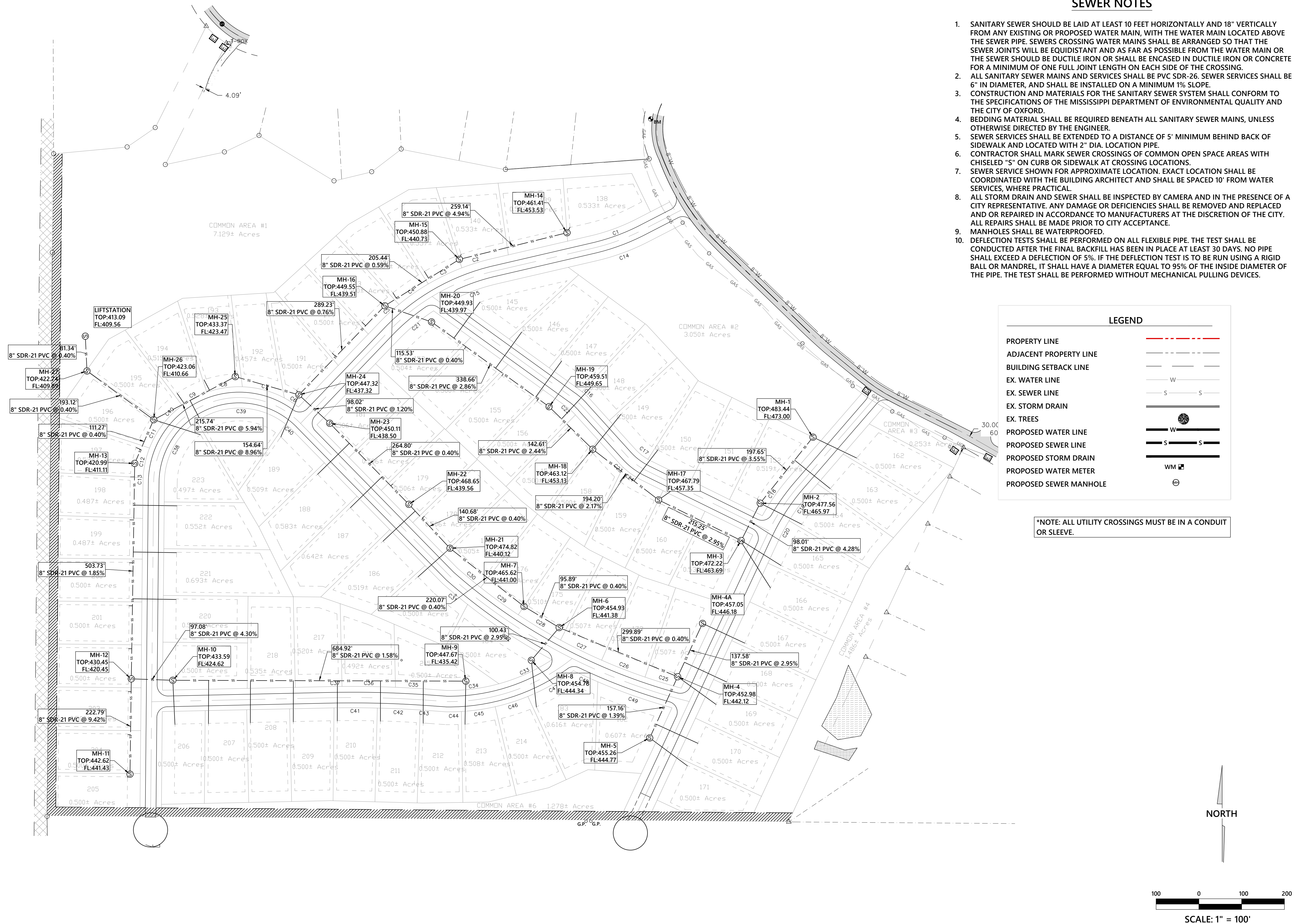
1. SANITARY SEWER SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN LOCATED ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
2. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26. SEWER SERVICES SHALL BE 6" IN DIAMETER, AND SHALL BE INSTALLED ON A MINIMUM 1% SLOPE.
3. CONSTRUCTION AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF OXFORD.
4. BEDDING MATERIAL SHALL BE REQUIRED BENEATH ALL SANITARY SEWER MAINS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
5. SEWER SERVICES SHALL BE EXTENDED TO A DISTANCE OF 5' MINIMUM BEHIND BACK OF SIDEWALK AND LOCATED WITH 2" DIA. LOCATION PIPE.
6. CONTRACTOR SHALL MARK SEWER CROSSINGS OF COMMON OPEN SPACE AREAS WITH CHISELED "S" ON CURB OR SIDEWALK AT CROSSING LOCATIONS.
7. SEWER SERVICE SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING ARCHITECT AND SHALL BE SPACED 10' FROM WATER SERVICES, WHERE PRACTICAL.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.
9. MANHOLES SHALL BE WATERPROOFED.
10. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.



SANITARY SEWER PLAN

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-502



STORMWATER NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORM WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD SPECIFICATIONS AND INSPECTION REQUIREMENTS. IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN.
2. ANY CHANGES TO THE STORMWATER WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD.
3. ALL INLETS IN CITY ROW SHALL BE MDOT SS-2 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE LIDS.
4. DRAINAGE BASINS IN CITY ROW SHALL BE CAST-IN-PLACE CONCRETE INLETS OR PRECAST CONCRETE INLETS.
5. ONSITE INLETS SHALL BE NYLOPLAST BASINS OR APPROVED EQUAL. SEE MANUFACTURERS PECIFICATIONS AND DETAILS.
6. NO DRAINS WILL BE INSTALLED IN TRUCK DOCK AREAS. CONTRACTOR SHALL INSTALL PIPE AS SHOWN, TEMPORARY PLUG PIPE AND MARK FOR FUTURE CONNECTION. TIES WILL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN.
7. ALL PVC INSTALLED FOR ROOF DRAINS SHALL HAVE A CLEAN OUT AT TERMINI FOR ACCESS AND MAINTENANCE.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.

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

*NOTE: APPROPRIATE SIZE RIP-RAP TO BE INSTALLED AT THE END OF ALL STORM PIPES.

*NOTE: ALL UTILITY CROSSINGS MUST BE IN A CONDUIT OR SLEEVE.

*NOTE: ALL STORM PIPES THAT START OR END OFF OF COUNTY RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED BY HOA.

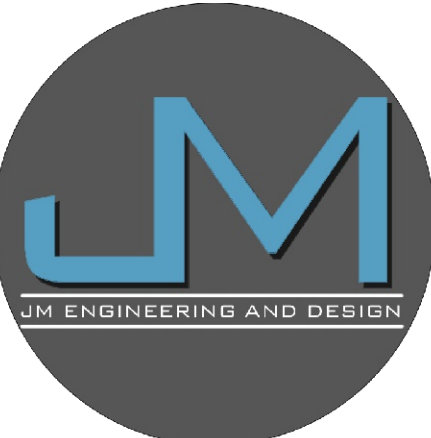
DRIVEWAY PIPE SIZES			
Lot	Driveway Pipe Size	Lot	Driveway Pipe Size
138	18	181	18
139	18	182	24
140	18	183	30
141	18	184	18
142	18	185	18
143	18	186	18
144	18	187	18
145	18	188	18
146	18	189	18
147	18	190	18
148	18	191	24
149	18	192	36
150	18	193	36
151	18	194	36
152	18	195	36
153	24	196	36
154	24	197	36
155	24	198	18
156	24	199	18
157	18	200	18
158	18	201	18
159	18	202	18
160	18	203	18
161	18	204	18
162	18	205	18
163	18	206	30
164	18	207	30
165	18	208	30
166	18	209	30
167	18	210	30
168	18	211	30
169	18	212	30
170	18	213	30
171	18	214	30
172	18	215	24
173	18	216	24
174	18	217	24
175	18	218	24
176	18	219	48
177	18	220	48
178	18	221	48
179	18	222	48
180	18	223	48

NORTH

100 0 100 200
SCALE: 1" = 100'

STORM DRAINAGE PLAN

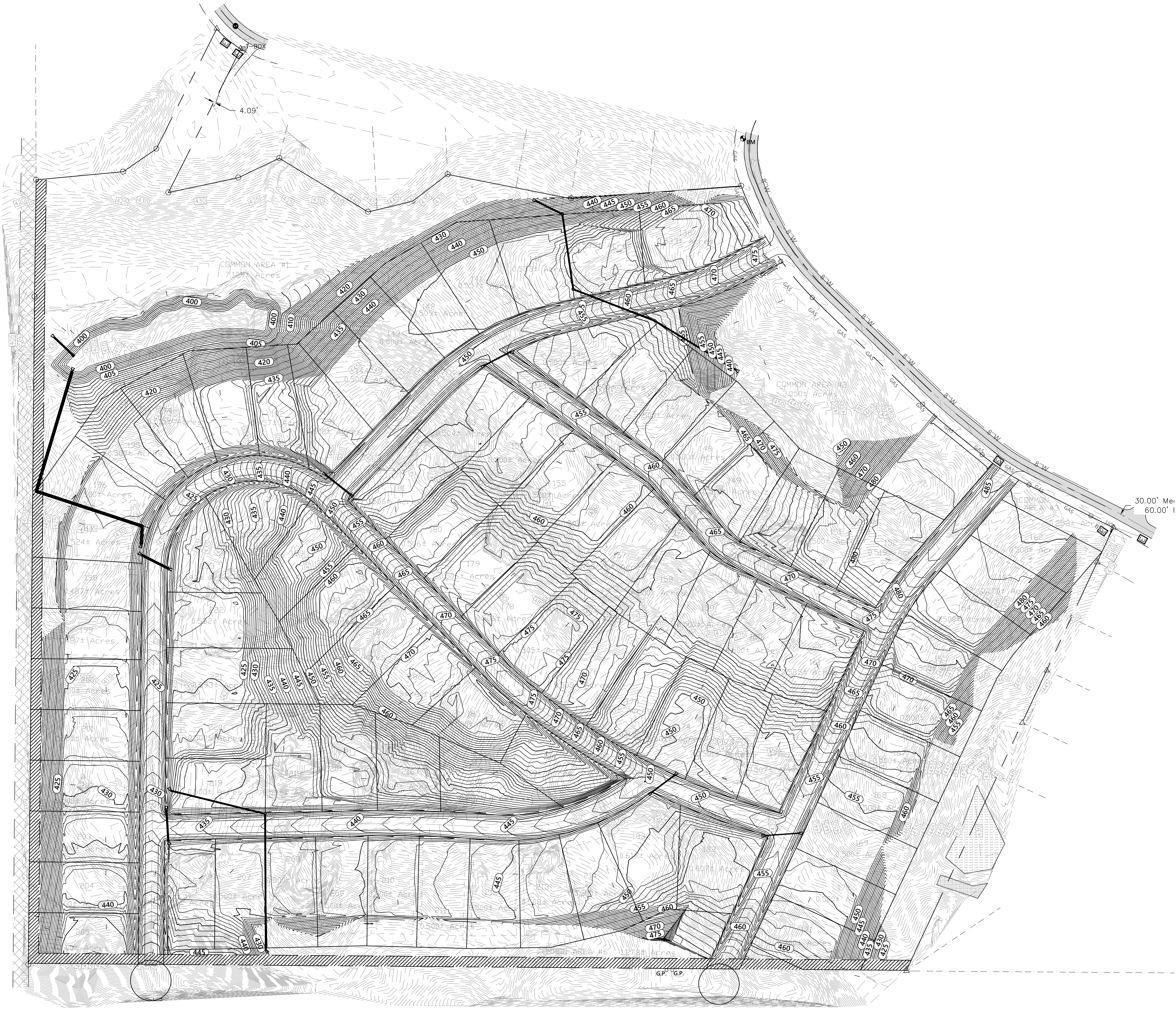
THE HIGHLANDS - PHASE 16
LAFAYETTE COUNTY, MISSISSIPPI



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

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-503



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

W

S

S

W

S

S

*NOTE: Roadway ditches shall not be filled in in accordance to Lafayette County Land Development Standards Article V, Sec 6H. and is punishable by Article VII, Section 3.

NORTH

10000200

SCALE: 1" = 100'

JOSEPH R. MOORE
LICENSED PROFESSIONAL
ENGINEER
28231
STATE OF MISSISSIPPI

JM

JM ENGINEERING AND DESIGN

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

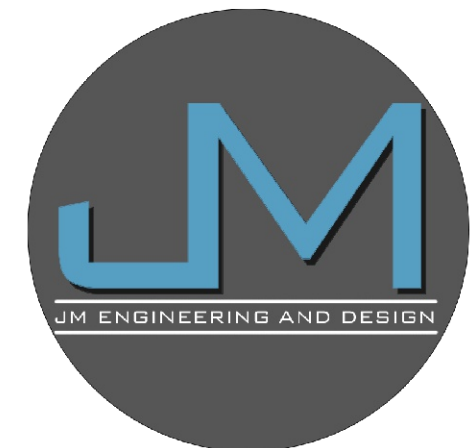
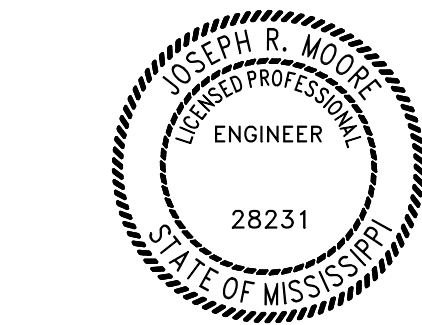
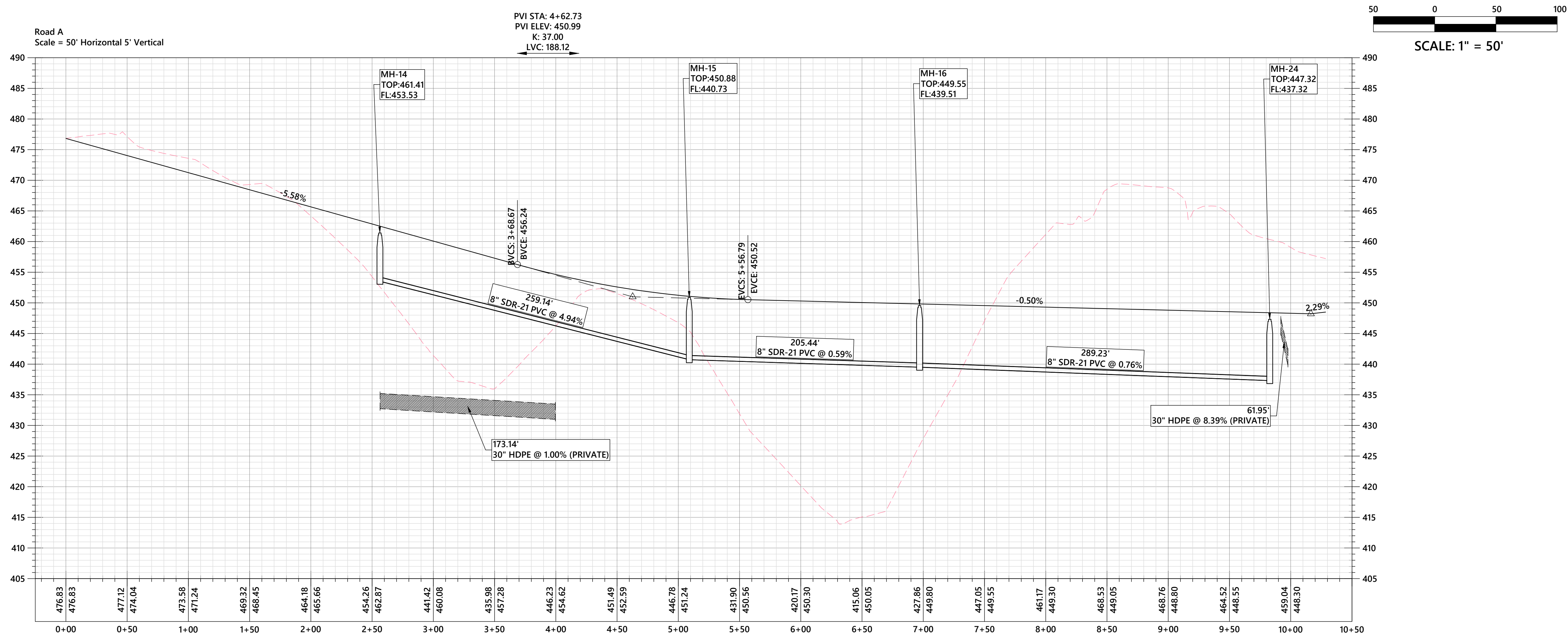
GRADING PLAN

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-600



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

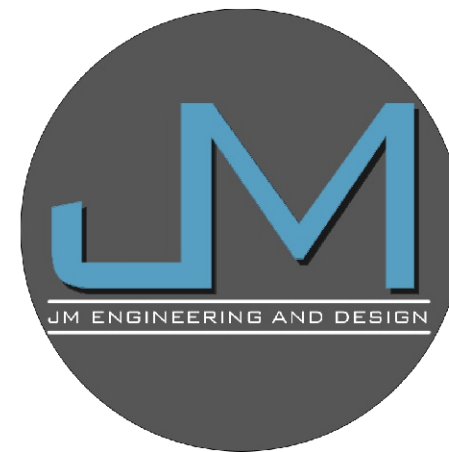
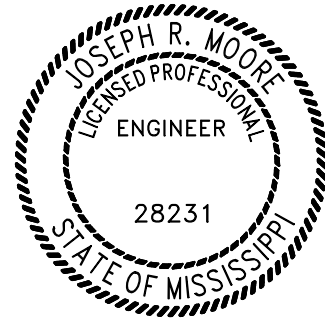
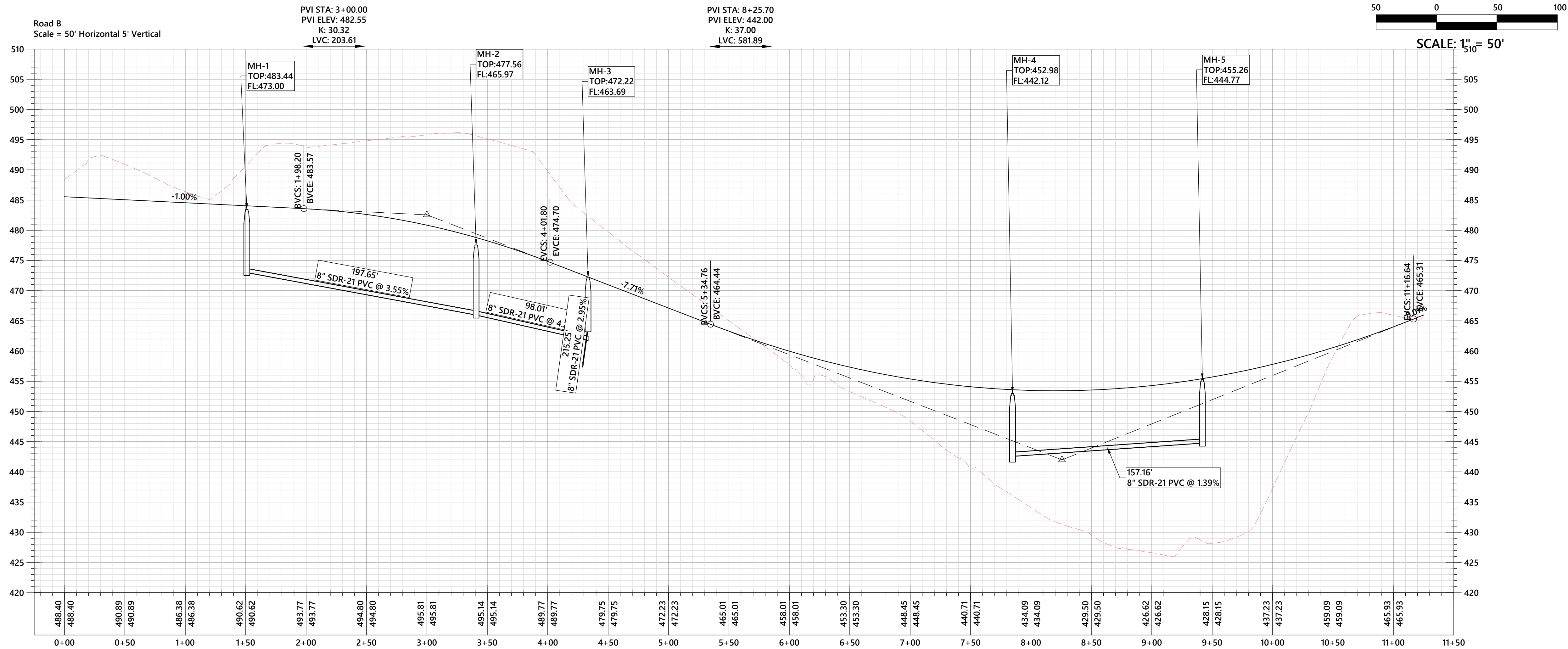
ROAD A - PLAN AND PROFILE

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026

C-601

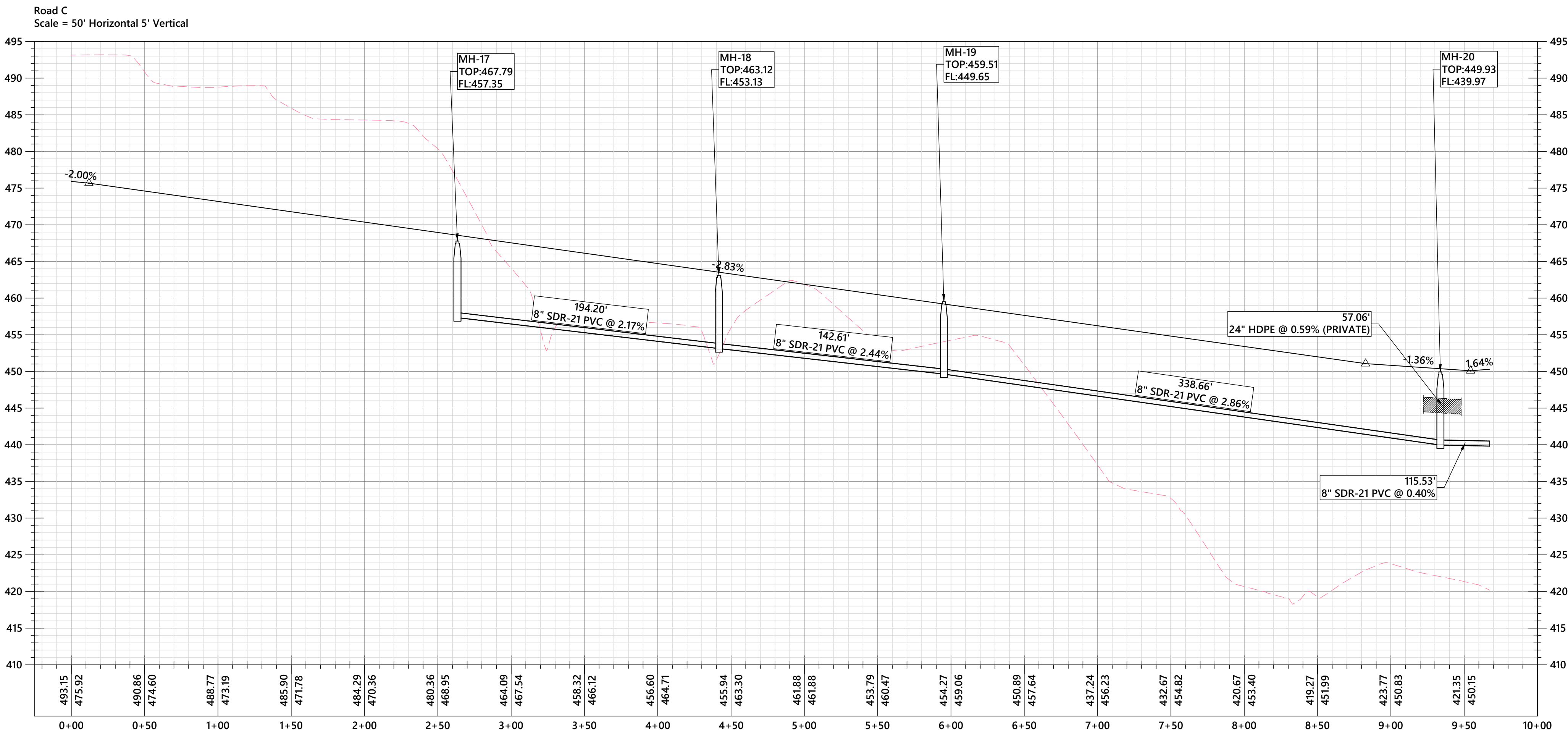
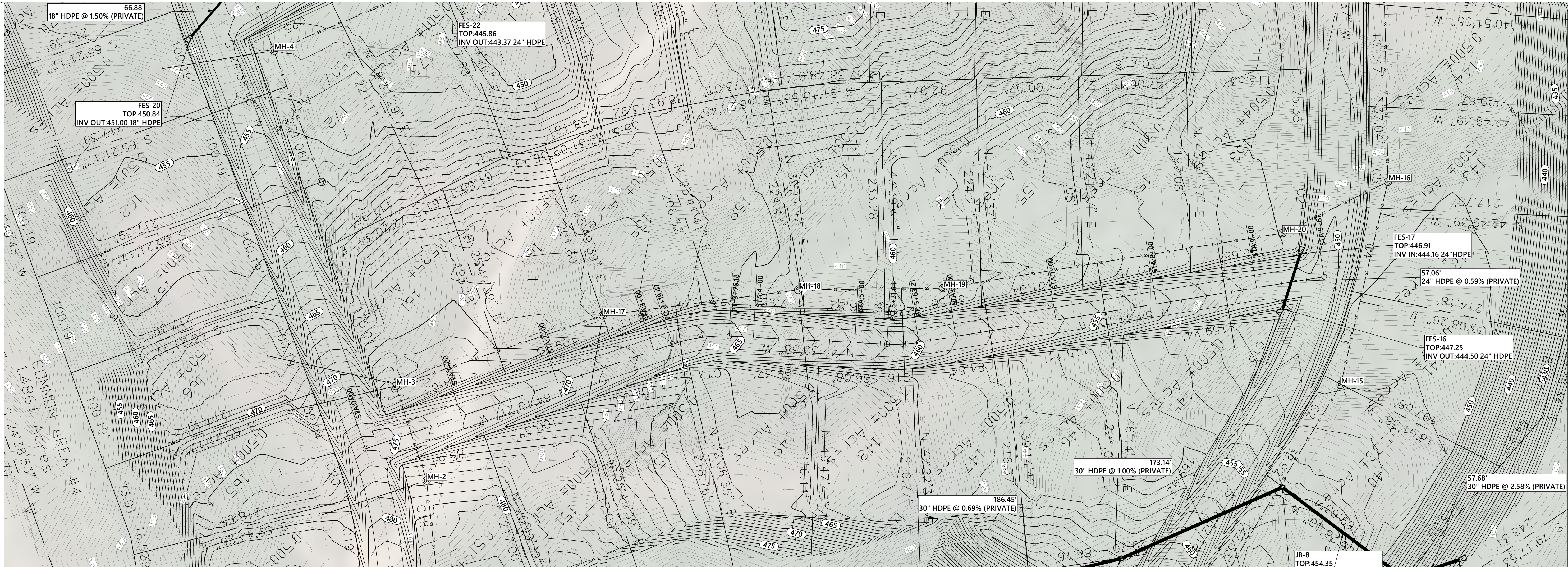


JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

ROAD B - PLAN AND PROFILE
THE HIGHLANDS - PHASE 16
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026

C-602



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

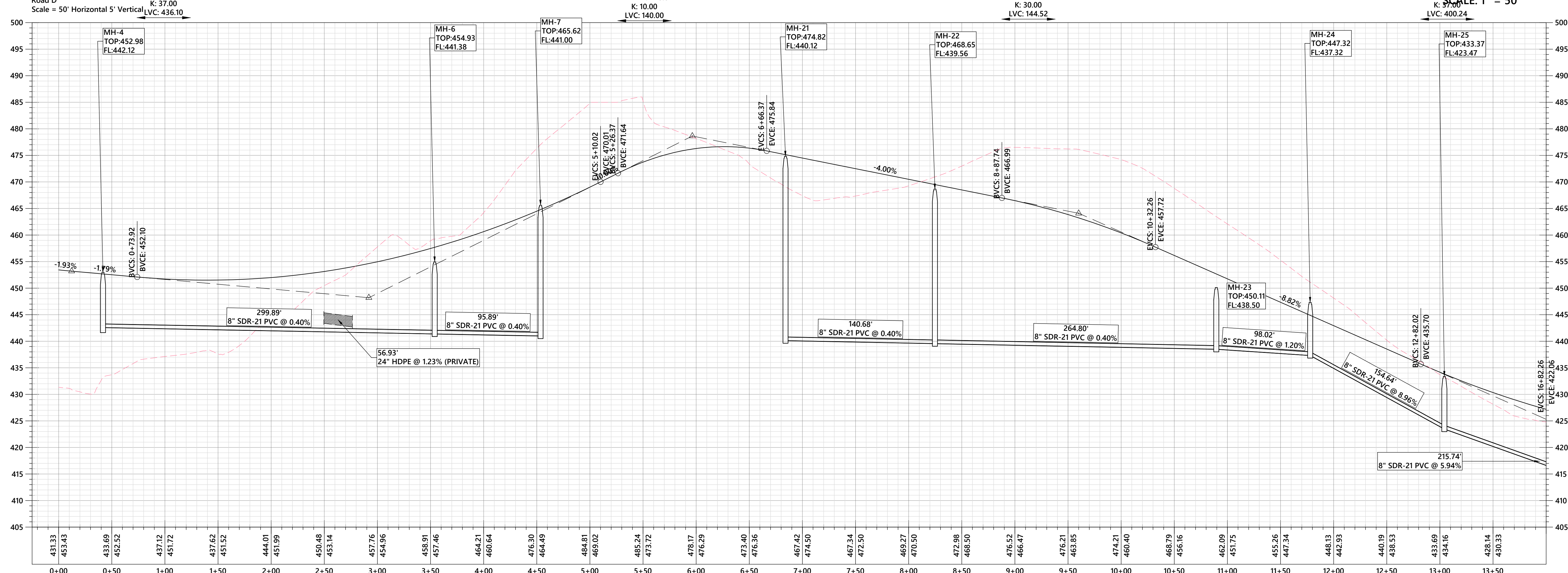
ROAD C - PLAN AND PROFILE

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026

C-603



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

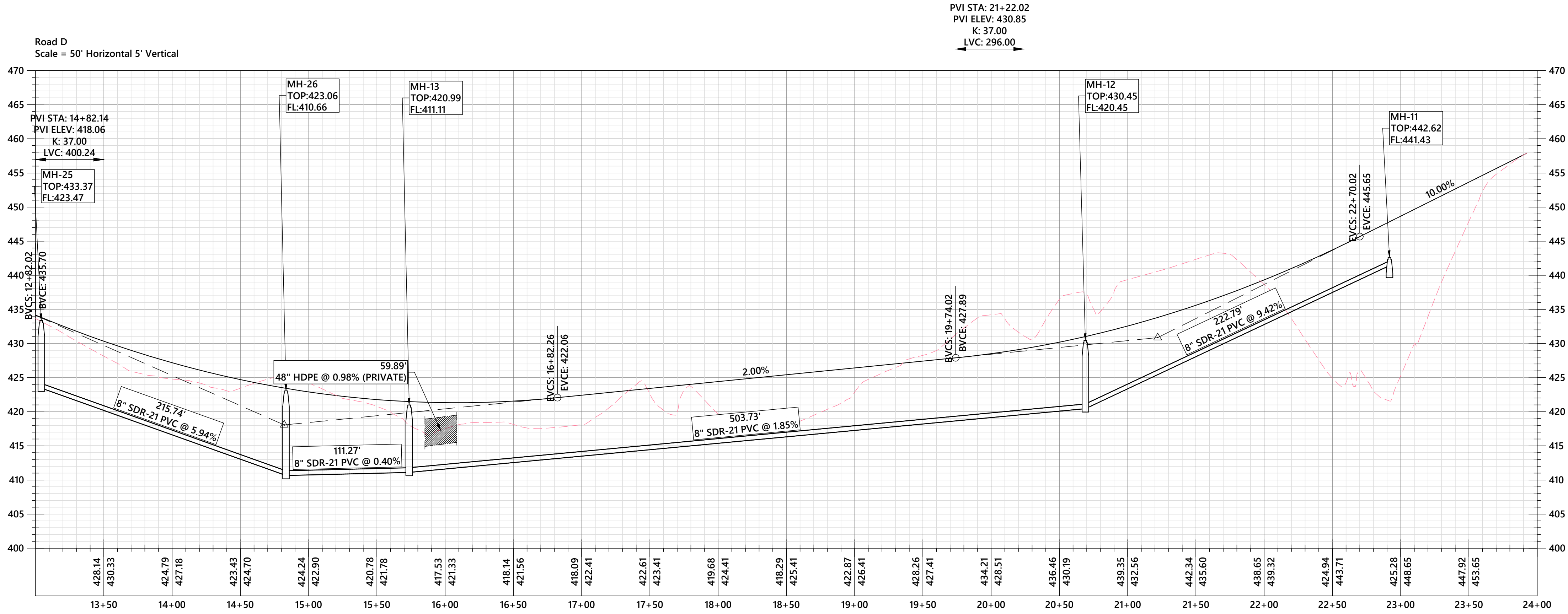
ROAD D - PLAN AND PROFILE

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026

C-604

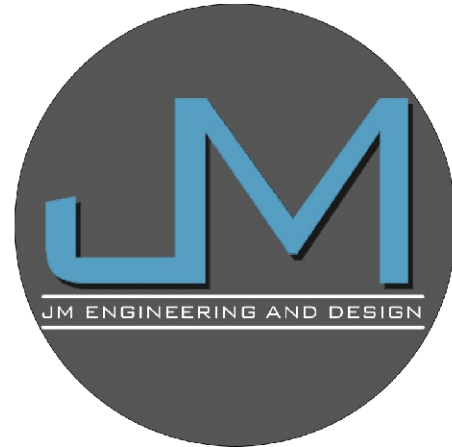
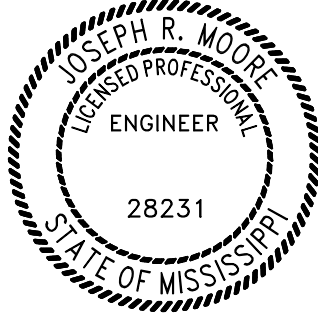
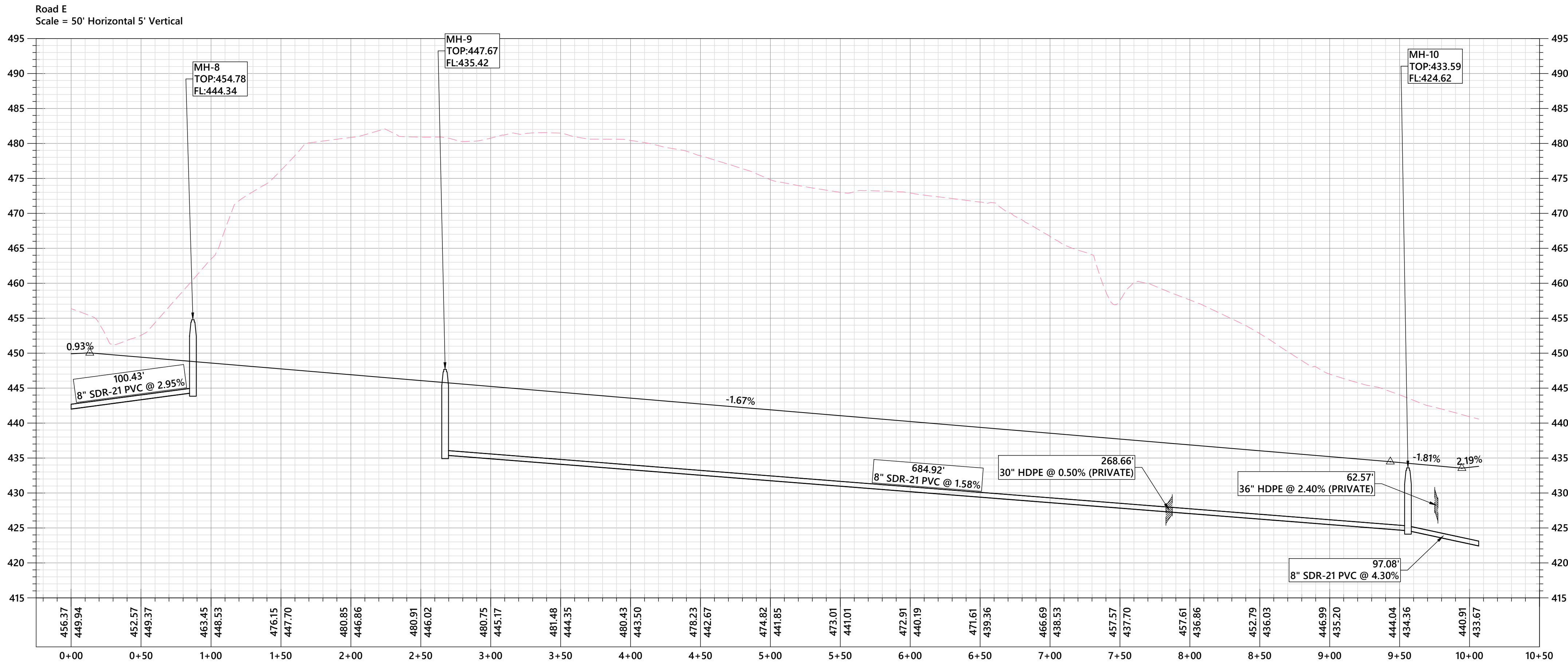
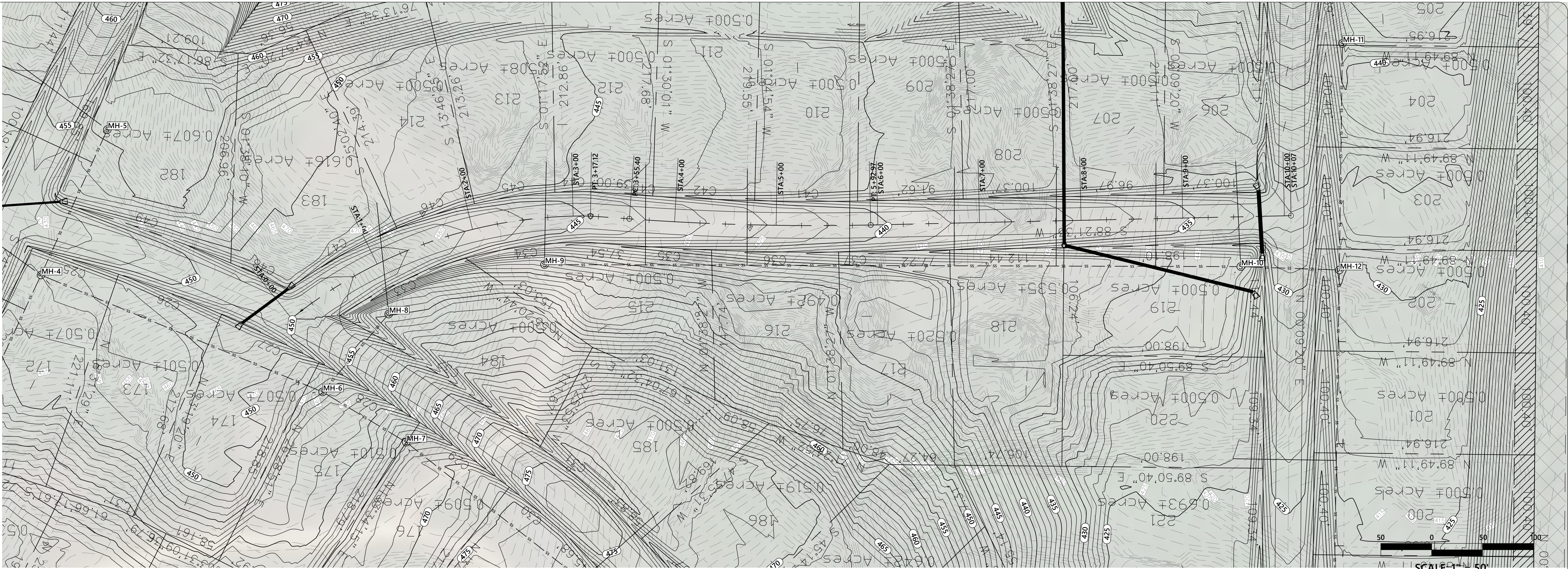


ROAD D - PLAN AND PROFILE

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026



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

ROAD E - PLAN AND PROFILE
THE HIGHLANDS - PHASE 16
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 50'
REVISION	04/20/2026

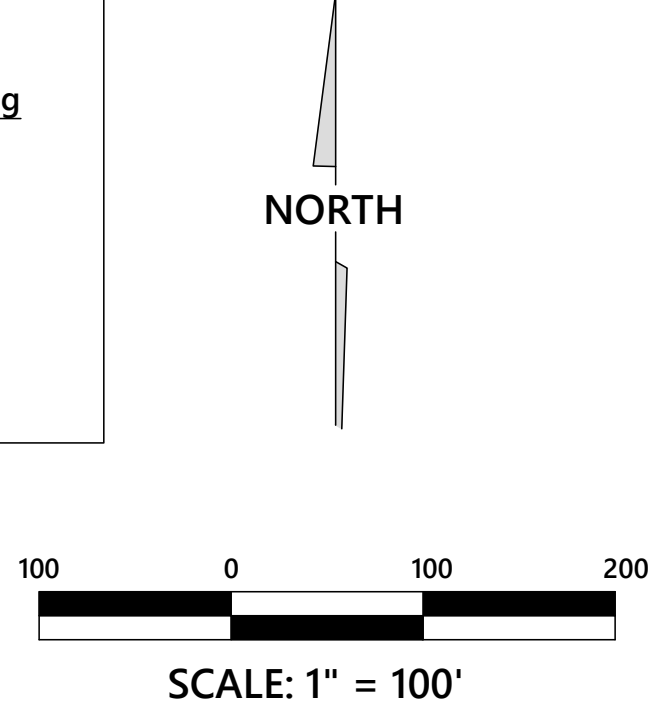
C-606

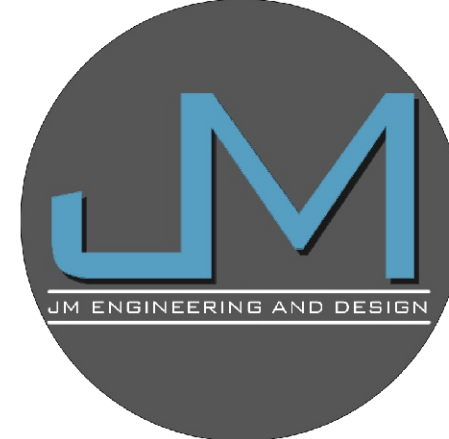


- EROSION CONTROL GENERAL NOTES**
1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.
 2. THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.
 3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.
 4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
 5. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.
 6. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS.
 7. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.
 8. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL EROSION. WATERING SHALL NOT BE USED TO CLEAN STREETS EXCEPT FOR THE REMOVAL OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.
 9. A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
 10. OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.
 11. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.
 12. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE ENGINEER.
 13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
 14. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
 15. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
 16. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.

UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES				
STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Co	CONSTRUCTION EXIT			A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right of way, street, alley, sidewalk or parking lot.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Ip	INLET SEDIMENT TRAP			An impounding area created by encircling around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Sf	SILT FENCE			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, or a sediment fence. The barriers are usually temporary & inexpensive.
Tsb	TEMPORARY SEDIMENT BASIN			A basin created by excavating or constructing a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of rip rap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.

CHECK DAMN SPACING CHART	
AVG Road Slope	Use Check Dam Spacing
1-2%	75-150 ft
3%	50 ft
4%	38-40 ft
5%	30 ft
6%	25 ft
7%	20-25 ft
8%	18-20 ft
9-10%	15-17 ft





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

EROSION CONTROL PLAN

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	1" = 100'
REVISION	04/20/2026

C-700

GENERAL NOTES
1) LIST OF PUBLIC UTILITIES:
WATER - CITY OF OXFORD
SEWER - TUSCAN HILLS SEWER ASSOCIATION
ELECTRIC - NORTHEAST MS POWER ASSOCIATION
GAS - CENTERPOINT ENERGY

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

3) ALL EXISTING UTILITIES OR OTHER OBSTRUCTIONS, WHICH CONFLICT WITH REQUIRED CONSTRUCTION SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AS AN ABSORBED ITEM.

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION. THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SILT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

8) ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR (TO INCLUDE GRASSING AND SITE GRADING) AS DIRECTED BY THE ENGINEER, ARCHITECT OR OWNER. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION CONTROL FOR DISTURBED AREA UNTIL THEY HAVE BEEN GRASSED AND GROWTH ESTABLISHED.

9) THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE MUTCD. OTHER SIGNS AND TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING THE VARIOUS PHASES OF CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES ON THIS PROJECT SHALL COMPLY WITH PART VI OF THE M.U.T.C.D. (LATEST EDITION).

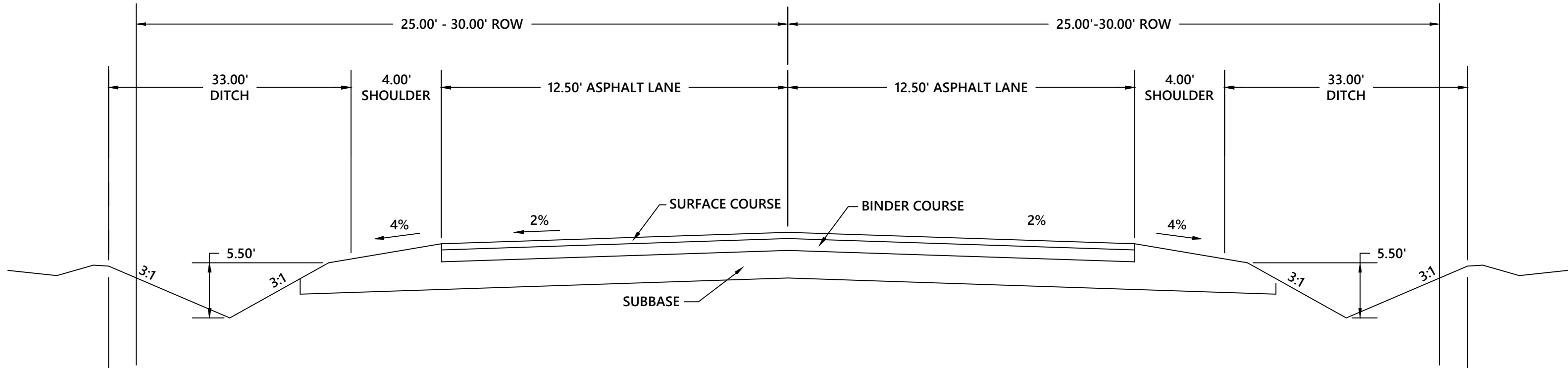
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

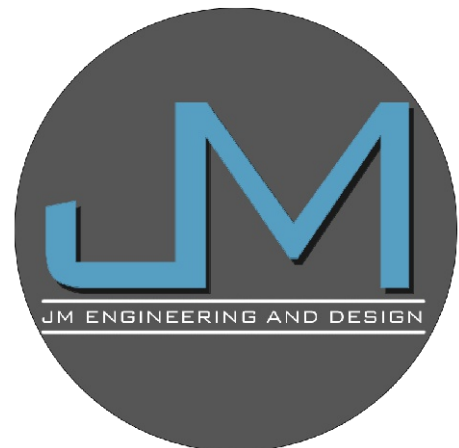
13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

14) ALL MATERIALS USED SHALL MEET LAFAYETTE COUNTY SPECIFICATIONS AND REQUIREMENTS.



Typical Sections - Parking and Interior Drives

NTS	FLEXIBLE PAVEMENT(S) (LIGHT-DUTY) SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL. SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.
	(CEMENT STABILIZED ALTERNATE) SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY) BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL. SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.
	(HEAVY-DUTY) SUBGRADE: 8" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698 SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL. SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-9.5 MM OR SC-1 MATERIAL.
	(CEMENT STABILIZED ALTERNATE) SUBGRADE: 6" MINIMUM PROCESSED IN-SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698. INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE. (APPX 34#/SY) BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL. SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.



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

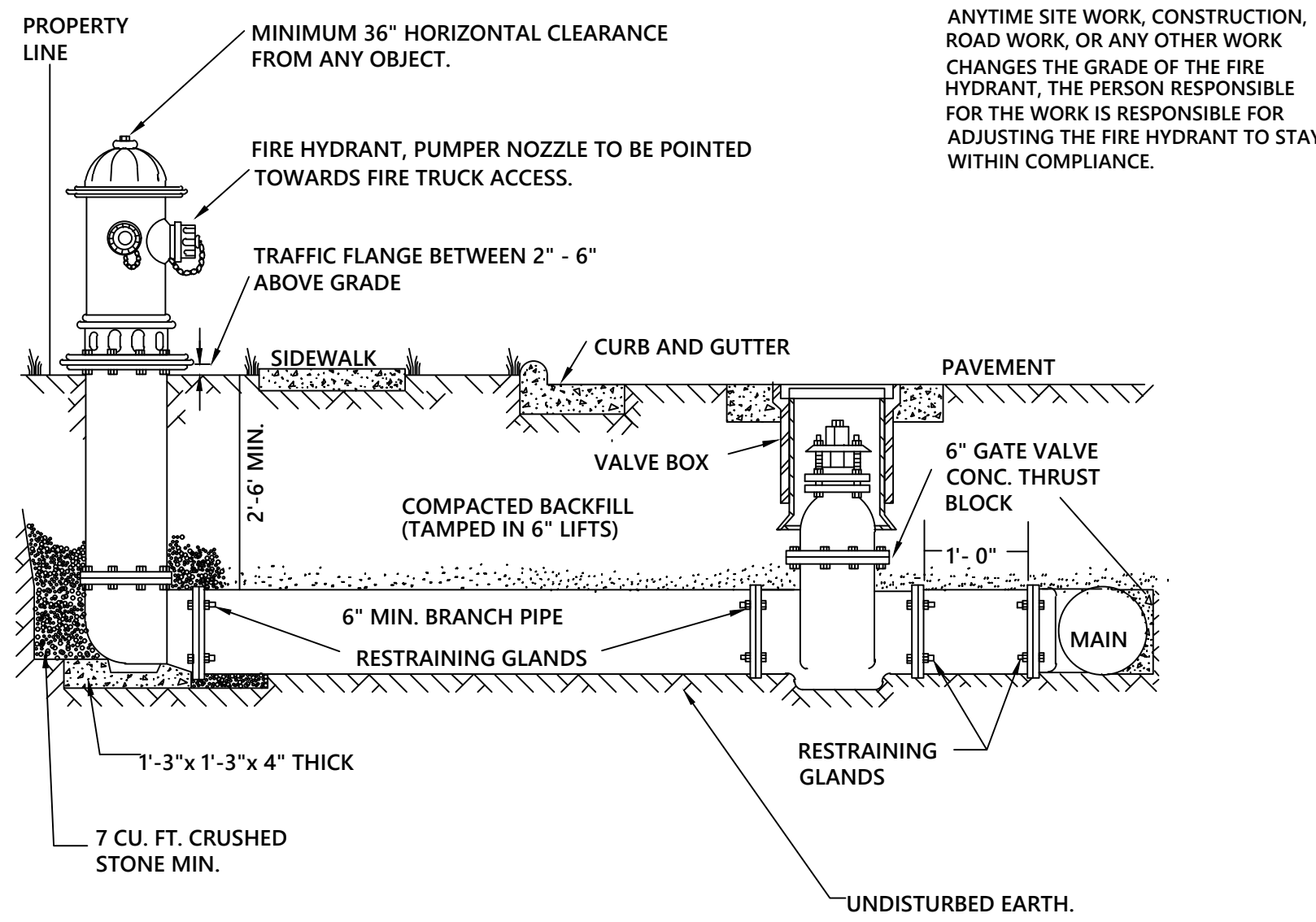
SITE DETAILS

THE HIGHLANDS - PHASE 16

LAFAYETTE COUNTY, MISSISSIPPI

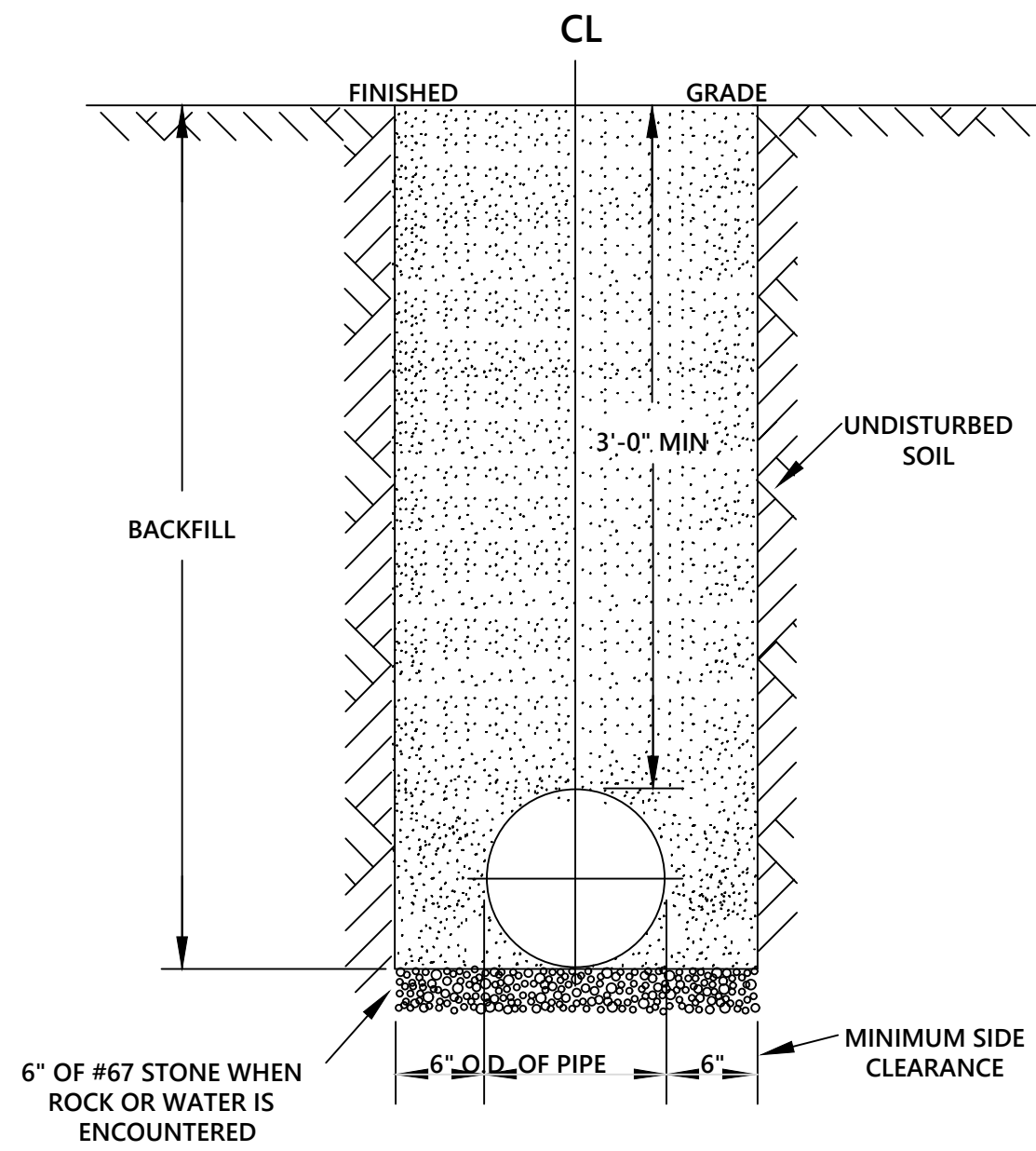
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026

C-800



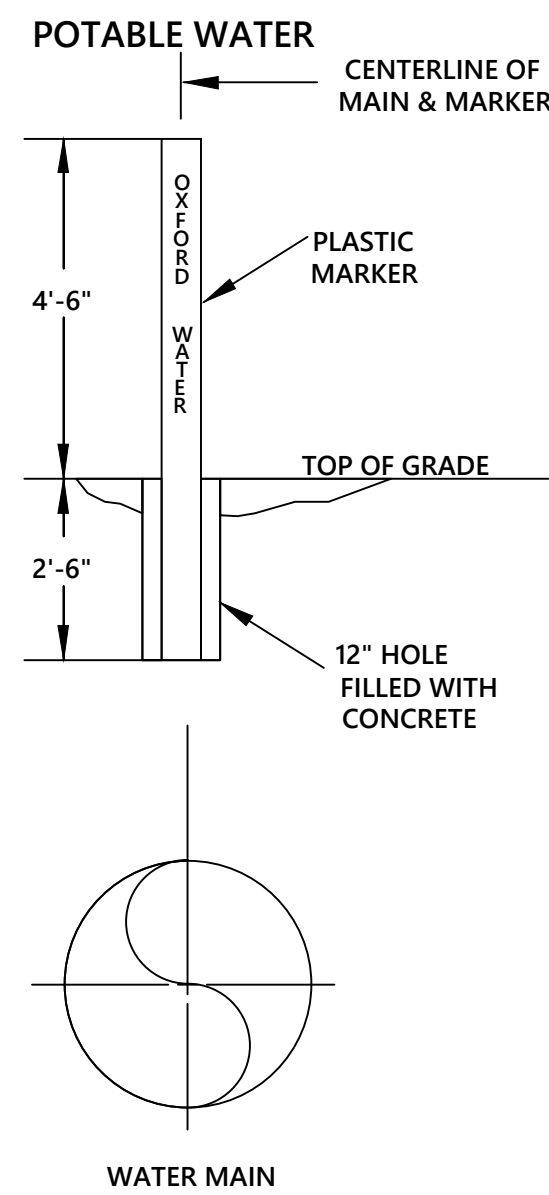
- NOTES:
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
 2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
 3. 6\"/>

FIRE HYDRANT INSTALLATION DETAIL



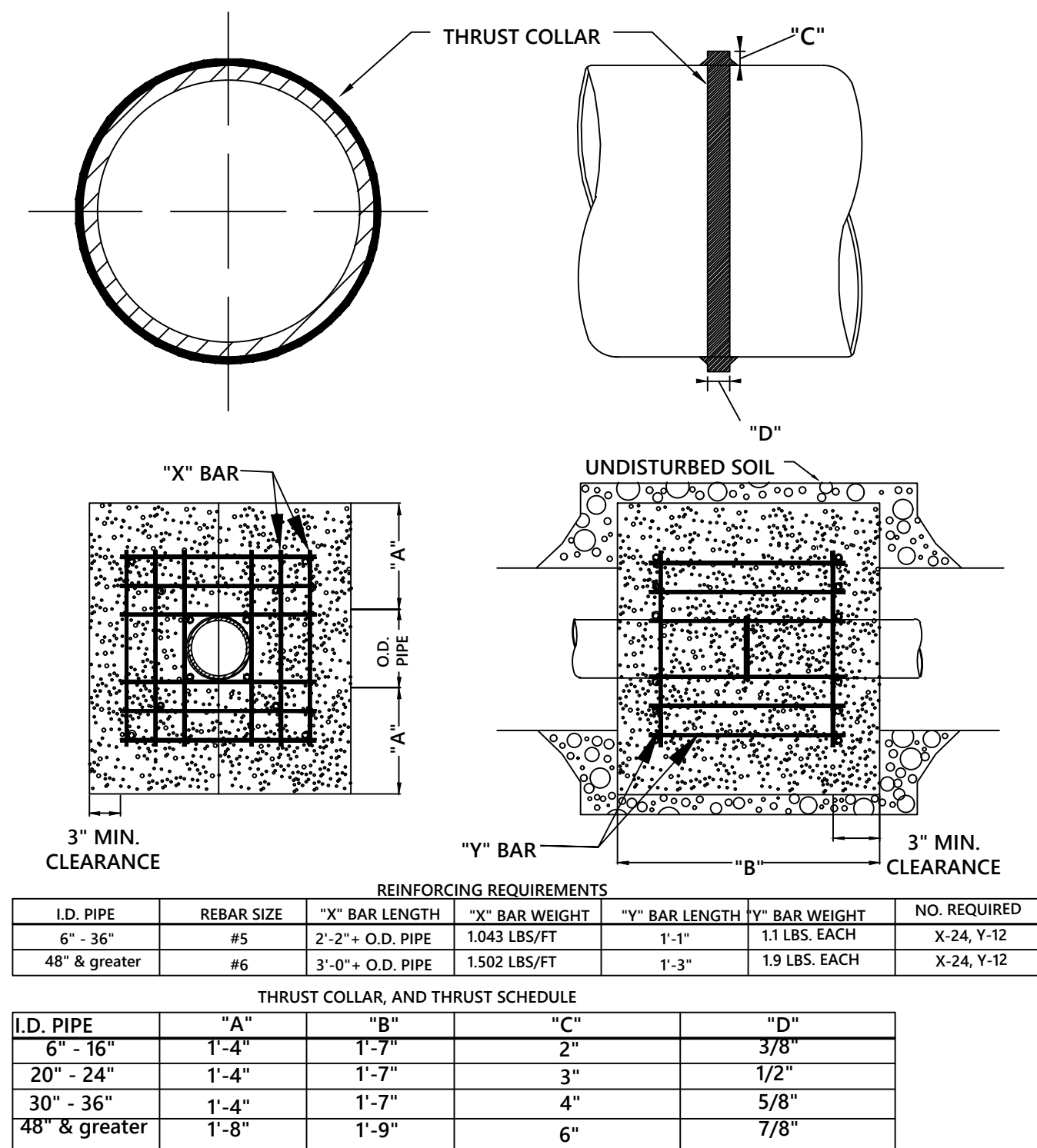
- NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
 2. NO ROCKS OR BOULDERS 4\"/>

TRENCH REQUIREMENTS FOR MAIN

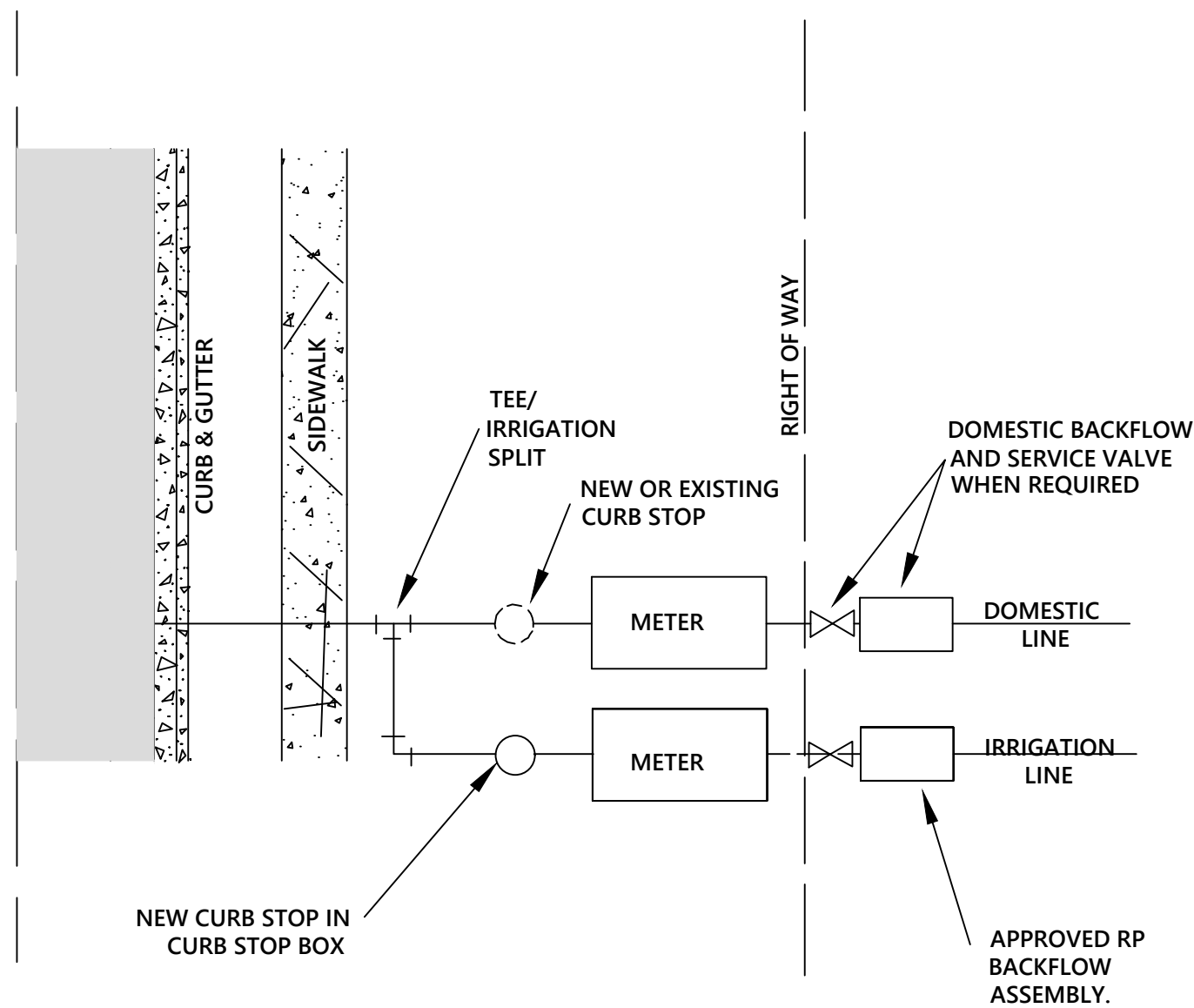


- NOTES
1. POTABLE WATER MARKER TO BE BLUE IN COLOR.
 2. POTABLE WATER MARKER TO BE LABELED "OXFORD WATER".
 3. TO BE SPACED ALONG CENTERLINE OF MAIN EVERY 300 FEET.
 4. MARKERS TO BE ROUND AND 4\"/>

TRENCH REQUIREMENTS FOR MAIN

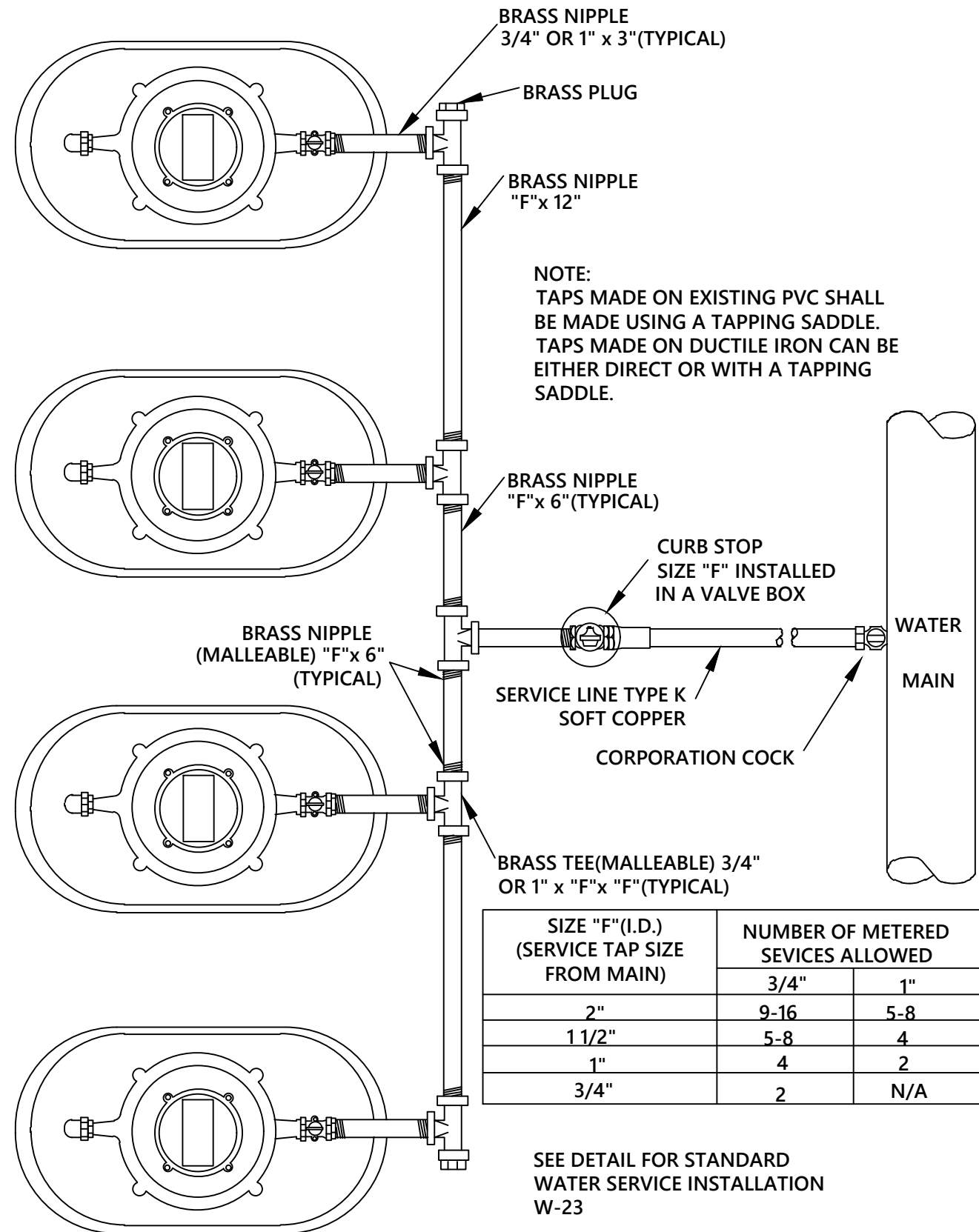


THRUST BLOCKING DESIGN DATA

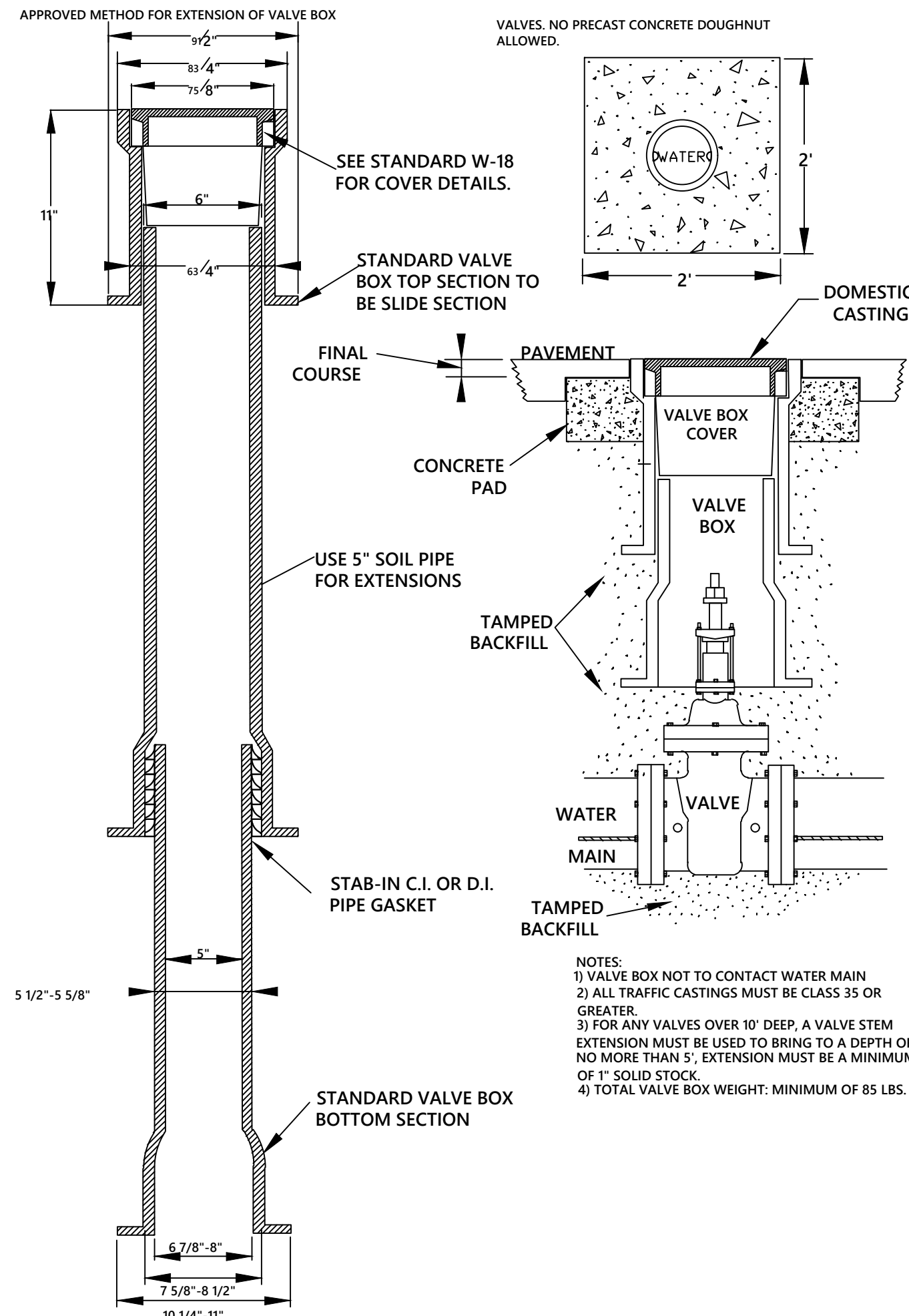


- NOTES:
1. IRRIGATION METER SHALL BE LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES
 2. THE BACKFLOW SHALL BE INSTALLED NO MORE THAN 10' FROM THE METER IN A VISIBLE LOCATION.
 3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
 3. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
 4. A SERVICE VALVE IS REQUIRED AFTER THE METER BUT BEFORE THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
 5. THE INSTALLATION MUST ALSO MEET ALL CODE REQUIREMENTS PER THE NC PLUMBING CODE.

IRRIGATION TAP ON NEW AND EXISTING SERVICES



STANDARD GANG METER ASSEMBLY



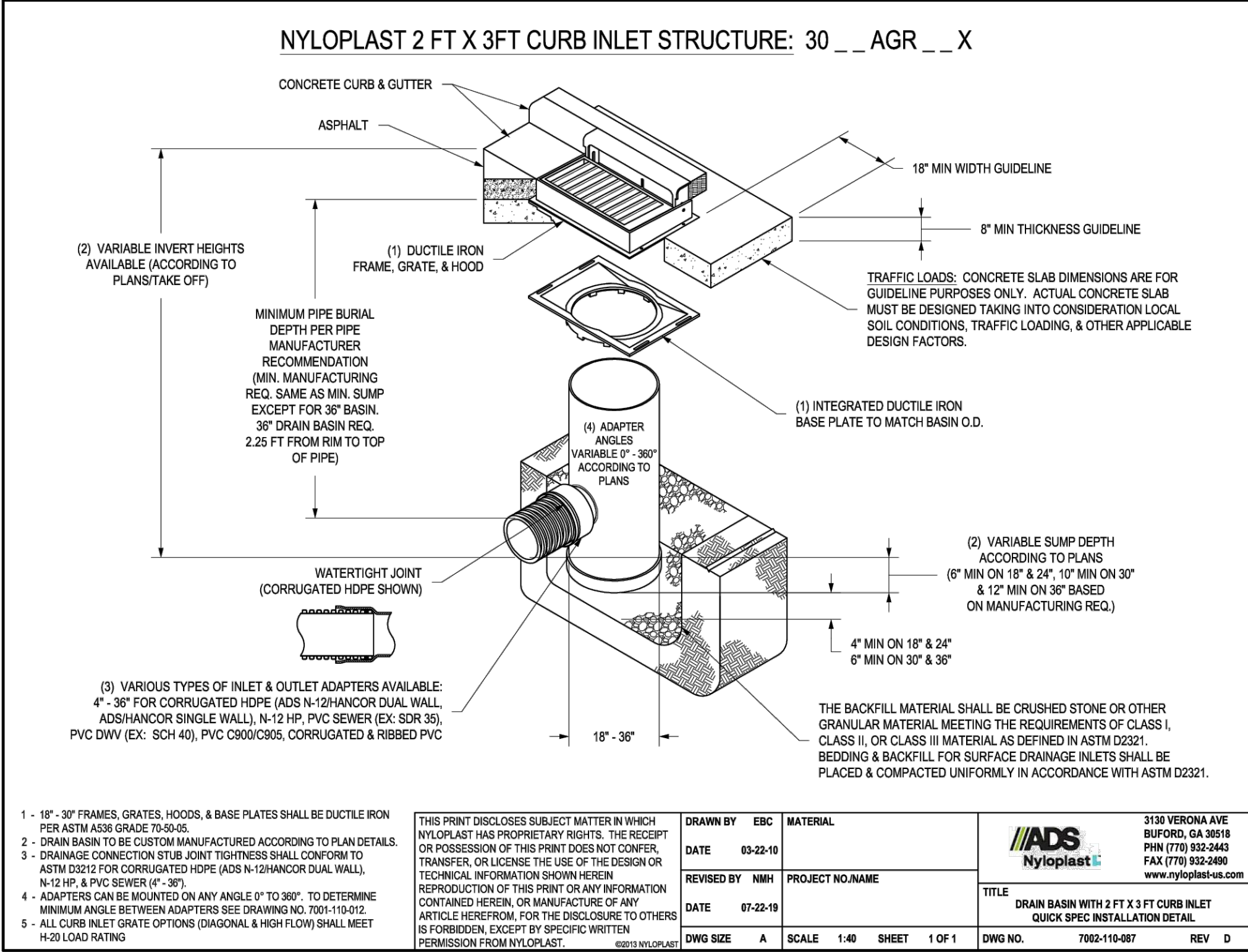
- NOTES:
- 1) VALVE BOX NOT TO CONTACT WATER MAIN
 - 2) ALL TRAFFIC CASTINGS MUST BE CLASS 35 OR GREATER.
 - 3) FOR ANY VALVES OVER 10' DEEP, A VALVE STEM EXTENSION MUST BE USED TO BRING TO A DEPTH OF NO MORE THAN 5', EXTENSION MUST BE A MINIMUM OF 1" SOLID STOCK.
 - 4) TOTAL VALVE BOX WEIGHT: MINIMUM OF 85 LBS.

VALVE BOX INSTALLATION

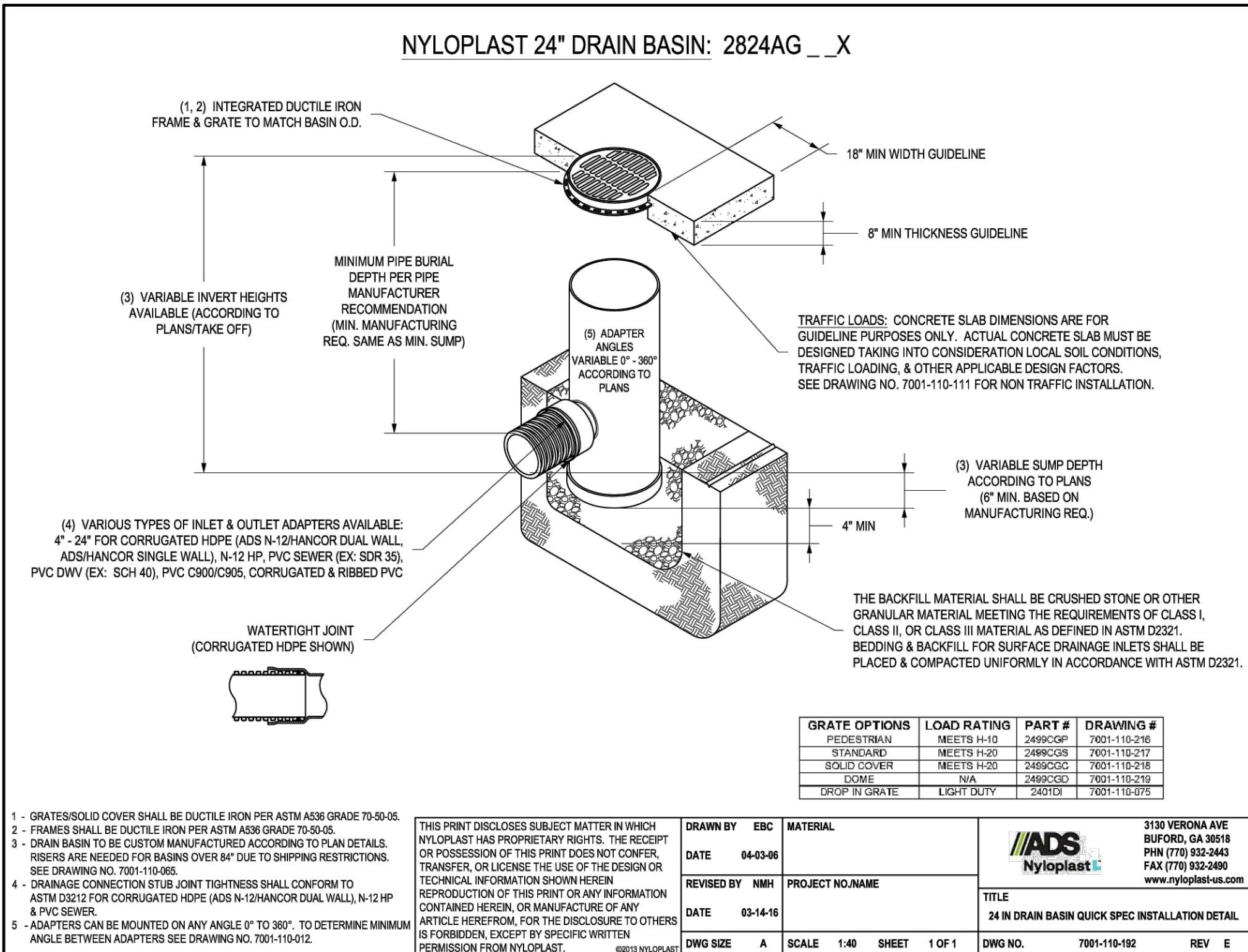
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026



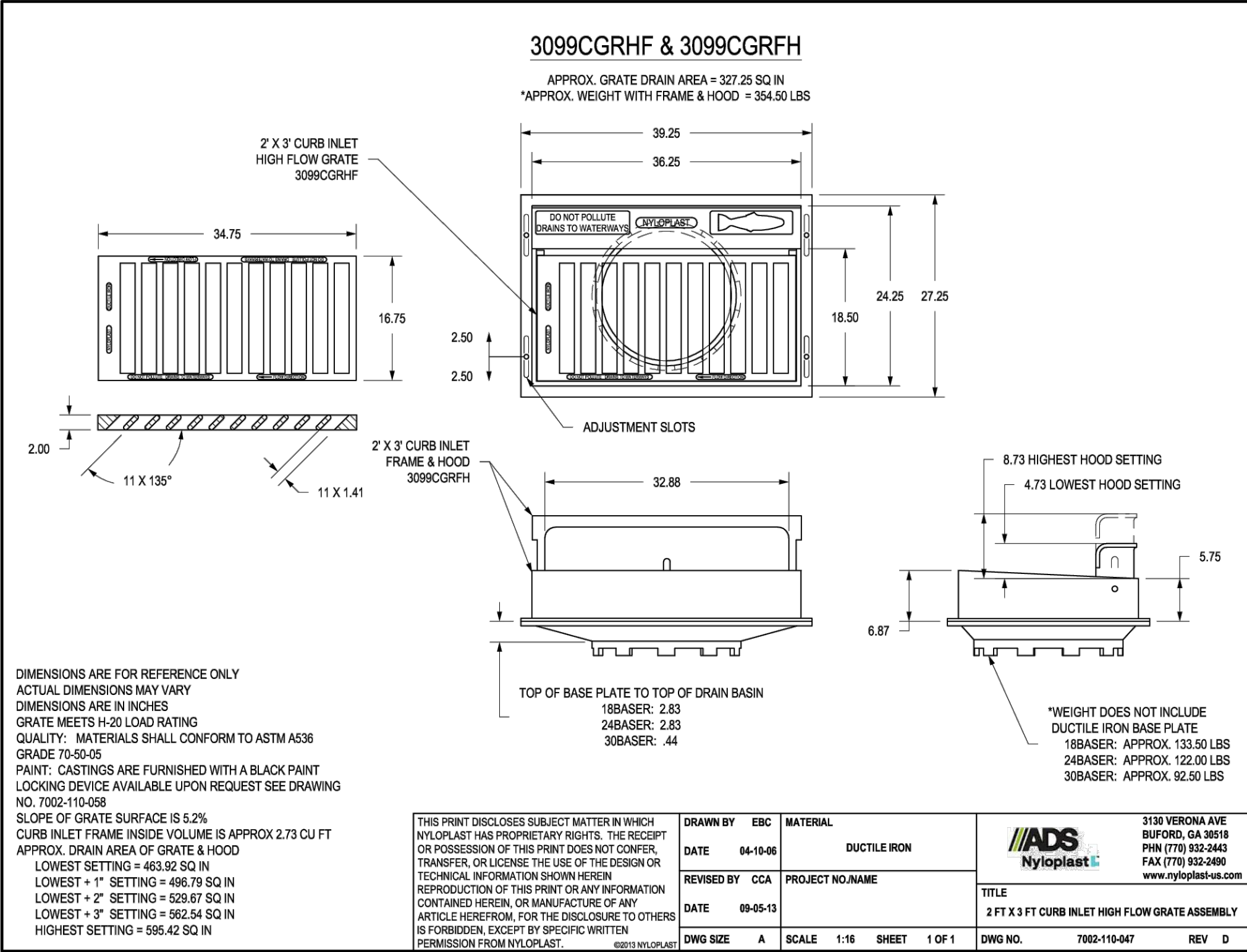
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026



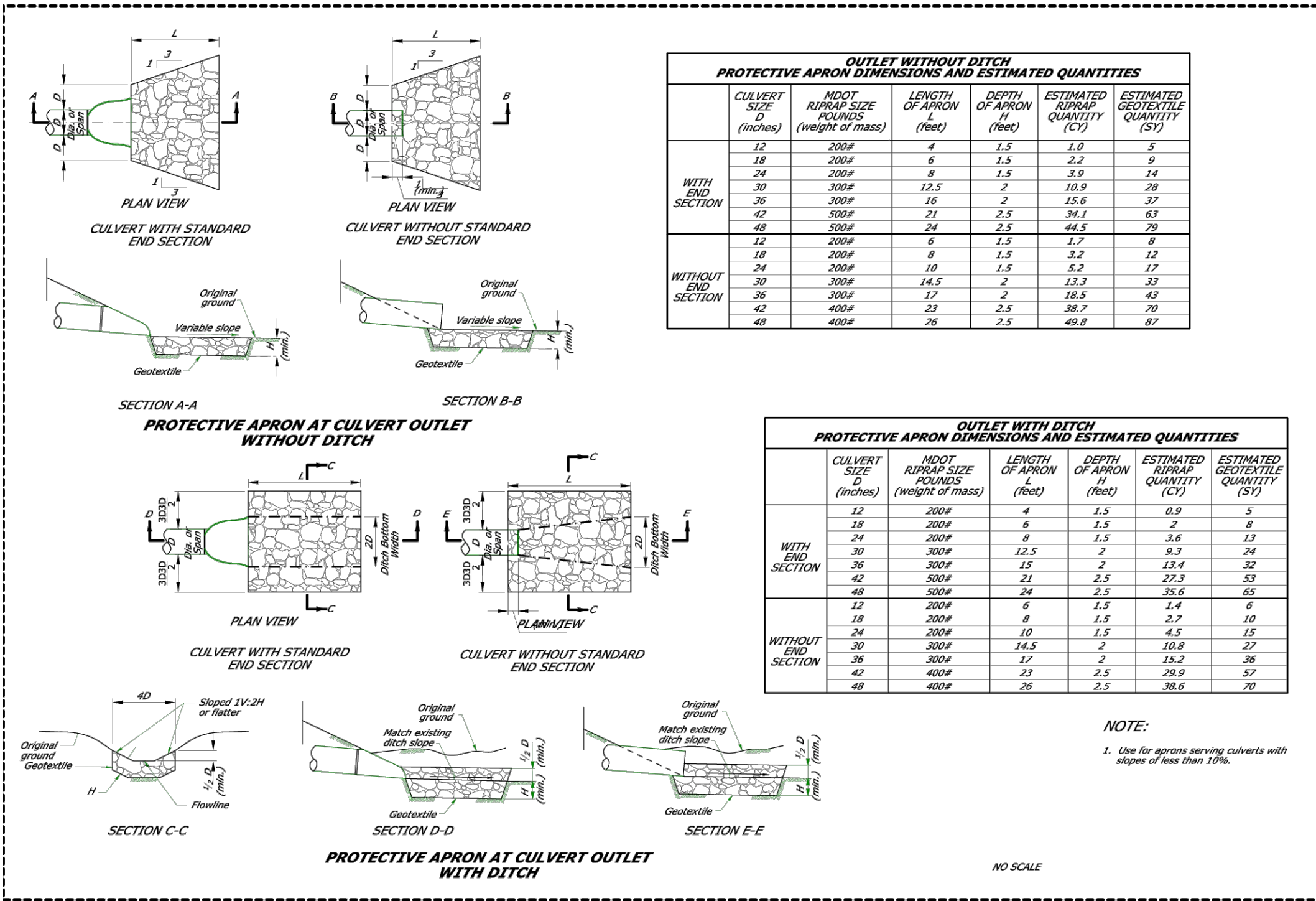
CURB INLET DETAIL



SURFACE INLET DETAIL

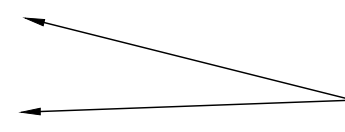


CURB INLET GRATE ASSEMBLY DETAIL



RIP-RAP DETAIL

STORM DRAIN TRENCH REQUIREMENTS



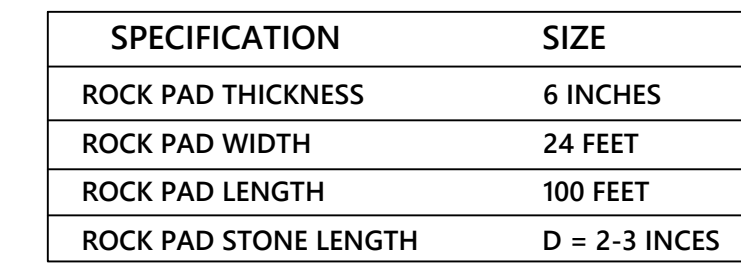
OUTLET CONTROL STRUCTURE DETAILS

THE HIGHLANDS - PHASE 16


LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026

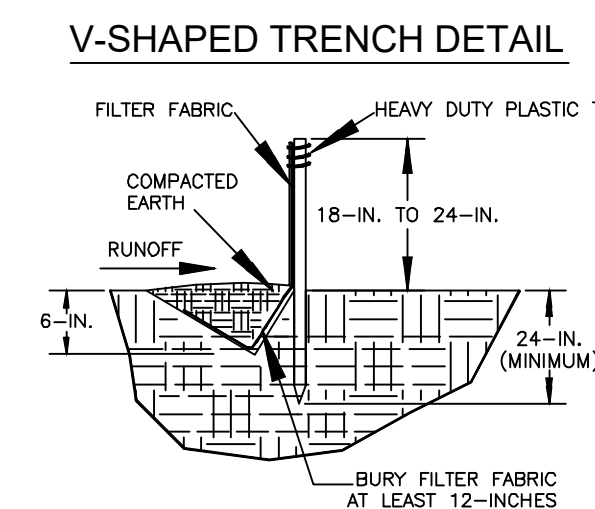
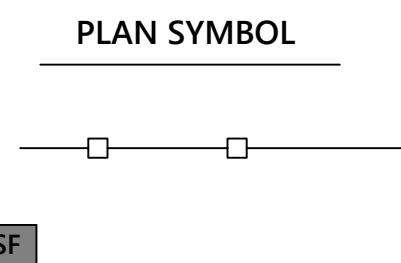
C-803-1



PLAN SYMBOL



CO



1. DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100- FEET.
3. MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
4. SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
 - 4.1. WRAP EACH FABRIC TOGETHER AT A SUPPORT POST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
 - 4.2. OVERLAP SILT FENCE BY INSTALLING 3- FEET PASSED THE SUPPORT POST TO WHICH THE NEW SILT FENCE ROLL IS ATTACHED. ATTACH OLD ROLL TO NEW ROLL WITH HEAVY-DUTY PLASTIC TIES; OR,
 - 4.3. OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
5. ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
6. INSTALL THE SILT FENCE PERPENDICULAR TO THE DIRECTION OF THE STORMWATER FLOW AND PLACE THE SILT FENCE THE PROPER DISTANCE FROM THE TOP OF THE STEEP SLOPES TO PROVIDE SEDIMENT STORAGE AND ACCESS FOR MAINTENANCE AND CLEANOUT.
7. INSTALL SILT FENCE CHECK (TIE-BACKS) EVERY 50-100 FEET, DEPENDENT ON SLOPE, ALONG SILT FENCE THAT IS INSTALLED WITH SLOPE AND WHERE CONCENTRATED FLOWS ARE EXPECTED OR ARE DOCUMENTED ALONG THE PROPOSED/INSTALLED SILT FENCE.

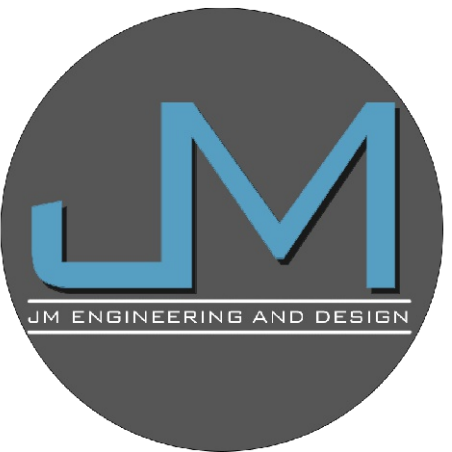
1. CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
2. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
3. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
4. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS. THIS COST SHALL BE INCIDENTAL TO EACH END SECTION.
5. RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
6. INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

1. USE SPECIFIED CLASS OF RIPRAP.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCHING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE.
3. PREPARE THE SUBGRADE FOR THE PLUNGE POOL TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EMBED THE GEOTEXTILE A MINIMUM OF 4 INCHES AND EXTEND THE GEOTEXTILE A MINIMUM OF 6 INCHES BEYOND THE EDGE OF THE SCOUR HOLE.
5. STONE FOR THE PLUNGE POOL MAY BE PLACED BY EQUIPMENT. CONSTRUCT TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. DELIVER AND PLACE THE STONE FOR THE PLUNGE POOL IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE STONE FOR THE PLUNGE POOL IN A MANNER TO PREVENT DAMAGE TO THE GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. AT THE PLUNGE POOL OUTLET, PLACE THE STONE SO THAT IT MEETS THE EXISTING GRADE.
7. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

PLUNGE POOL DETAIL

EROSION CONTROL DETAILS

THE HIGHLANDS - PHASE
LAFAYETTE COUNTY, MISSISSIPPI



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

C-804

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	11/15/2025
SCALE	
REVISION	04/20/2026