



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: August 24, 2026
Case: 26-309

Applicant: Fat Possum Records
Request: Final Site Plan

Location: 490 Block CR 101
Parcel Number(s): 132X-04-007.00, 132X-04-007.01 and 132X-04-007.02.
PPIN: 15952, 36518, 36518

Existing Zoning District: Light Industrial (I-1)
Adjacent Zoning Districts: Rural (A-1) and Light Industrial (I-1)

Background

Fat Possum Records was granted a dimensional variance from buffer yard and screening standards of the Lafayette County Zoning Ordinance (Article IV Section 404) at the August 17, 2026, Lafayette County Board of Supervisor meeting. The applicant now seeks final site plan approval in accordance with Article II of the Lafayette County Land Development Standards and Regulations (LCLDSR).

Final Site Plan Approval

The Final Site Plan conforms with the requirements of the Lafayette County Land Development Standards and Regulations (Article II, Section 2, LCLDSR).

Planning Staff Recommendation

Planning Staff recommends approval of the final site plan subject to the following items being addressed prior to final approval by the Board of Supervisors:

1. The detention system must be designed to handle all on-site improvements, both existing and proposed.
2. The design shall detail how the drainage from the rear half (that closest to the rear property line) of the proposed structure will be detained.

Enc.:

1. Application Materials

APPENDIX 2
CHECKLIST FOR EITHER PRELIMINARY OR FINAL SITE PLAN

Application date:	7-15-2026
Development:	Fat Possum Records - Warehouse Addition
Developer:	North Lamar Property Holdings, LLC
Engineer:	Precision Engineering Corporation

Instructions:

Place checkmark in left column for each item included in the application packet.

If an item is not required, write "NR" in the left column.

Developer's Check off	County Verification		Item
			Site Plan Features
	X	1	Title of proposed development (Article II, Sect. 2, F, Number 14)
	X	2	Graphic scale (Article II, Sect. 2, F, Number 14)
	X	3	North arrow (Article II, Sect. 2, F, Number 14)
	NR	4	Graphic survey plot of the development boundary <i>*including metes and bounds</i> (Article II, Sect. 2, F, Number 1)
	NR	5	Proposed right-of-ways to be dedicated to Lafayette County (Article II, Sect. 2, F, Number 2)
	NR	6	Proposed easements (Article II, Sect. 2, F, Number 3)
	X	7	Proposed structure locations with number of units per structure (for assignment of E-911 addresses) (Article II, Sect. 2, F, Number 4)
	X	8	Vicinity map <i>*one (1) inch = one thousand (1,000) feet</i> (Article II, Sect. 2, F, Number 5)
	X	9	Location of points of ingress and egress (Article II, Sect. 2, F, Number 6)
	X	10	Adjacent property boundaries with existing structures (Article II, Sect. 2, F, Number 7)
	NR	11	Water courses and marshes <i>*Corps of Eng. Sect. 404 Clean Water Act</i> (Article II, Sect. 2, F, Number 8)
	NR	12	Wetlands identified (Article II, Sect. 2, F, Number 9)
	NR	13	Flood elevation information <i>*one hundred (100) year Flood Contour</i> (Article II, Sect. 2, F, Number 10)
	X	14	Manner of drainage on the property (Article II, Sect. 2, F, Number 11)
		15	Location of existing and proposed utilities (Article II, Sect. 2, F, Number 12)
	X	16	Illustration of paving on site plan (Article II, Sect. 2, F, Number 20)
		17	Landscape Plan (Article II, Sect. 2, F, Number 22)
		18	Floor Plans and Elevations (Article II, Sect. 2, F, Number 21)
	NR	19	Illustration of utilities (Article II, Sect. 2, E, Number 5)
			Supporting documents:
	X	1	Application for Site Plan Approval (Appendix 1B)
		2	Seven (7) copies of Site Plan <i>*one (1) inch = one hundred (100) feet</i> (Article II, Sect. 2, C, Number 3)
		3	Two (2) copies of construction plans (Article II, Sect. 2, C, Number 4)
	X	4	Variance requests (Article VII, Sect. 2)
	NR	5	Utility provided agreement – water; where applicable application to State Agency approved (Article II, Sect. 2, F, Number 13)
	NR	6	Utility provided agreement – sewer; where applicable application to State Agency approved (Article II, Sect. 1, F)
	NR	7	Gated community permit (Appendix 8)

	NR	8	Covenants for assessments and maintenance (Article II, Sect. 1, D); (Article II, Sect. 2, F, Number 15)
	X	9	Erosion and Sediment Control Plan and Storm Water and Pollution Permit from Mississippi Department of Environmental Quality must be submitted to County Planner before Board of Supervisors approval. According to MDEQ: Less than 1 acre – No requirement 1 acre to 4.99 acres – Small in house SWPPP required Greater than 5 acres – MDEQ permit required
	X	10	Vegetation and Tree Plan – Use Aerial Photo (Article II, Sect. 2, F, Numbers 17 & 18)
		11	Contact relevant to government agency having an interest in the development (Article II, Sect. 1, F)
		12	The developer shall provide the names and addresses of all adjacent property owners and notify them by U.S. mail of the appearance before the Planning Commission. (Article II, Sect. 1, H)
	NR	13	Zoning Verification Letter (Article II, Sect. 1, I)
	NR	14	Traffic Study Results <i>*only applicable for residential developments having more than 50 units</i> (Article II, Sect.1, E)
	NR	15	Provisions regarding ownership and maintenance of common areas. Must conform to Appendix 9. (Article II, Sect. 2, E, Number 4)

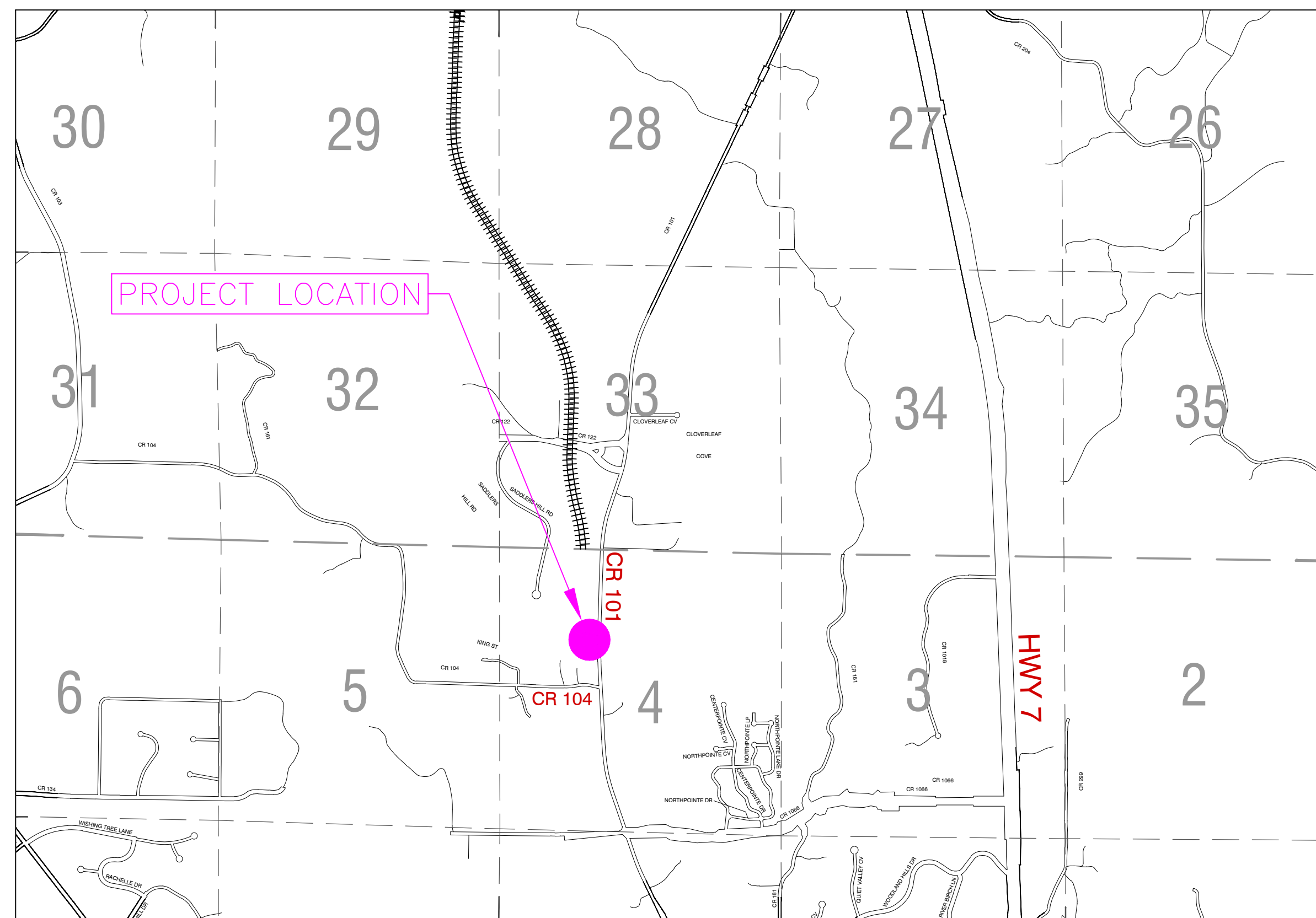
CONSTRUCTION PLANS

FOR

FAT POSSUM RECORDS - WAREHOUSE ADDITION

AT

LAFAYETTE COUNTY



VICINITY MAP

N.T.S.

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI



INDEX OF SHEETS:

C102	EXISTING CONDITIONS & AERIAL IMAGERY
C103	EROSION CONTROL PLAN
C105	SITE PLAN
C106	OVERALL GRADING PLAN
C107	STORM DRAINAGE PLAN
C111	WATER LAYOUT
C112	SEWER LAYOUT

C501- C504 DETAILS

L101 LANDSCAPE PLAN

OWNER/DEVELOPER:
NORTH LAMAR PROPERTY HOLDINGS, LLC
P.O. BOX 1923
OXFORD, MS 38655

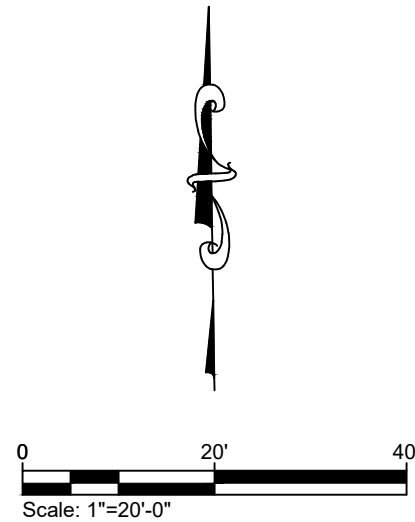
CONSULTING ENGINEER:
PRECISION ENGINEERING CORPORATION
1776 NORTH LAMAR BOULEVARD
OXFORD, MS 38655
(662) 234-8539

AUGUST 2026
(2ND SUBMITTAL)

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EXISTING CONDITIONS & AERIAL
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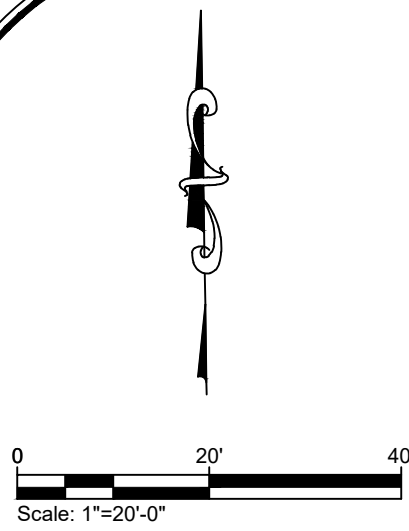
EXISTING CONDITIONS & AERIAL

FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	JTW	DATE:	08.12.2026
CHECKED BY:	PK	SCALE:	AS NOTED
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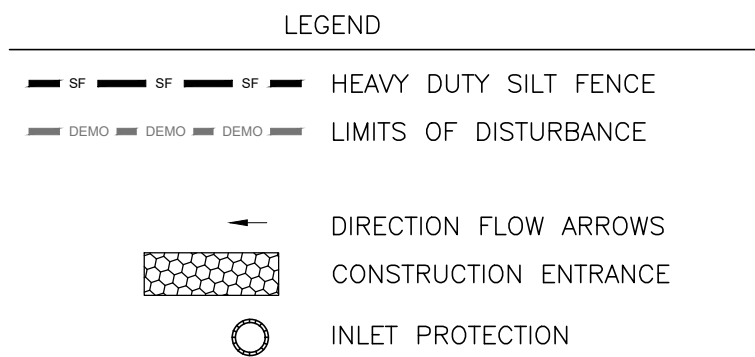
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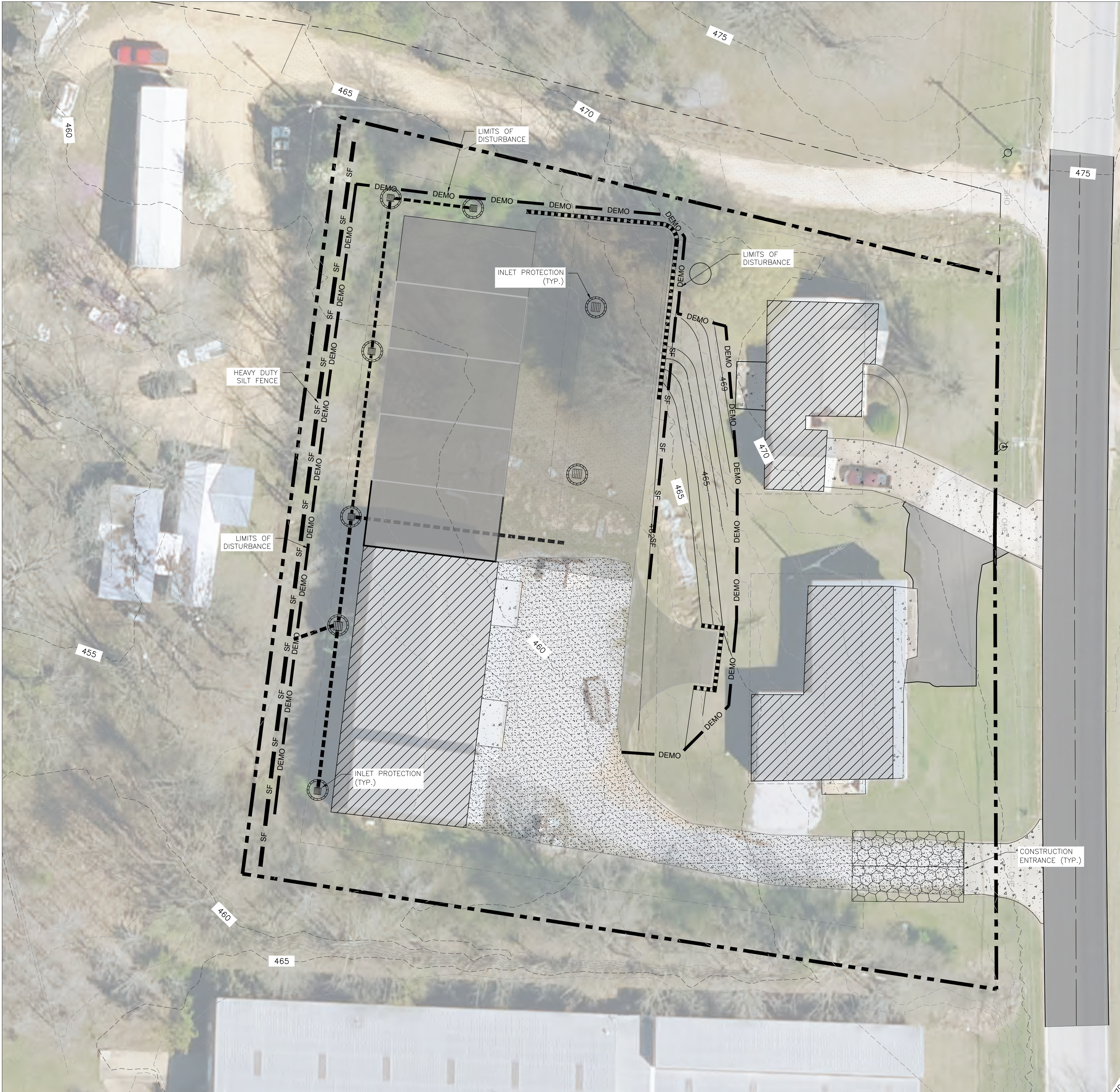
NEW DISTURBED AREA: 0.48 ACRES

* PLEASE NOTE THAT THE EROSION CONTROL PLAN SHALL BE MODIFIED & IMPLEMENTED IN A WAY THAT ACCOMMODATES EACH PHASE OF THE DEVELOPMENT. SEDIMENT BARRIERS ARE TO BE MODIFIED FOR EACH PHASE OF CONSTRUCTION.



EROSION & SEDIMENT CONTROL NOTES:

- SEE SHEET C101 FOR GENERAL EROSION CONTROL GUIDELINES AND RECOMMENDATIONS.
- THIS PLAN SHALL BE UPDATED AND AMENDED BY THE CONTRACTOR SO AS TO APPROPRIATELY RESPOND TO THE CHANGING SITE CONDITIONS AS THE PROJECT MOVES FROM THE EXISTING TO PROPOSED STATE. THE CONSTRUCTION MANAGER SHALL OUTLINE PHASING OF CONSTRUCTION ACTIVITIES AND SHALL COORDINATE THE TIMING OF ALL LAND-DISTURBING ACTIVITIES WITH EROSION AND SEDIMENT CONTROL MEASURES PLANNED FOR THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND/OR HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER AND SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE LENGTH OF THE PROJECT.
- ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
- SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN IN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASHDOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASHDOWN AREA TO ENSURE THAT RUNOFF IS NOT ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.
- BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION.
- THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MDEQ CONSTRUCTION GENERAL PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ALL NECESSARY EROSION CONTROL INSPECTIONS AND COMPLETION OF INSPECTION FORMS AS SPECIFIED BY MDEQ. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT WILL BE INITIALLY PROVIDED BY THE ENGINEER, BUT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION ACTIVITY ON THE SITE UNTIL ALL ONSITE REPRESENTATIVES OF THE CONTRACTOR HAVE A COPY OF THE SWPPP AND MDEQ CONSTRUCTION GENERAL PERMIT IN HAND.



EROSION CONTROL PLAN

SCALE: 1" = 20'



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EROSION CONTROL PLAN

FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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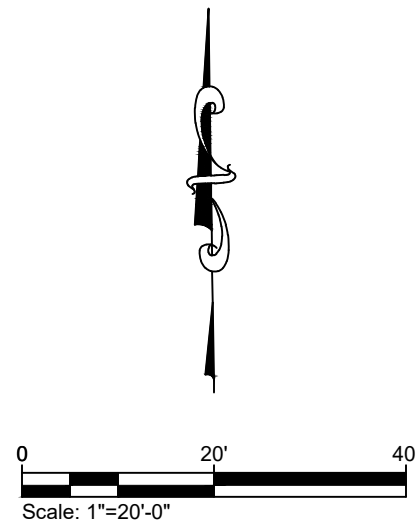
OVERALL GRADING PLAN
SCALE: 1" = 20'



LEGEND	
	PROPERTY LINE
	RETAINING WALL
	T.W. TOP OF WALL
	B.W. BOTTOM OF WALL
	EXISTING STORM PIPE
	PROPOSED STORM PIPE

GRADING NOTES:

- SEE SHEET C101 FOR GENERAL GRADING GUIDELINES AND RECOMMENDATIONS.
- BEFORE ANY CONSTRUCTION ACTIVITY CAN BEGIN CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCING. ALL INTERIOR SILT FENCING SHALL BE INSTALLED AS THE AREAS OF GRADING BECOMES COMPLETE OR AS NEEDED TO EFFECTIVELY PREVENT EROSION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION PHASES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL FOR THE DURATION OF THE PROJECT.
- ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY FOR THEIR UTILITY LINES, WHETHER SHOWN IN THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.



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OVERALL GRADING PLAN

FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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STORM DRAINAGE PLAN
SCALE: 1" = 20'

- LEGEND
- RETAINING WALL
 - EXISTING STORM PIPE
 - PROPOSED STORM PIPE

- STORM DRAIN NOTES:
- SEE SHEET C101 FOR GENERAL GUIDELINES AND RECOMMENDATIONS.
 - CONTRACTOR WILL BE REQUIRED TO PROVIDE THE APPROPRIATE CONSTRUCTION SUBMITTAL DETAILS PRIOR TO FABRICATION OF ALL STRUCTURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE STORM DRAIN STRUCTURES FOR THE DURATION OF THE PROJECT.
 - WHERE STORM PIPE SLOPES EXCEED 12%, CONCRETE ANCHORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
 - UNDERGROUND VIDEO INSPECTION WILL BE REQUIRED FOR ALL COMPLETED STORM DRAIN PIPES AND STRUCTURES.
 - GRATE INLETS REQUIRE PRECAST CONCRETE STORM BOX WITH 2' X 2' CAST IRON FRAME AND GRATE SUCH AS U.S. FOUNDRY 4190 FRAME & 6259 GRATE OR APPROVED EQUAL.
 - AREA INLETS SHALL BE PRECAST CONCRETE OR NYLOPLAST BASIN. ANY NYLOPLAST BASIN SHALL HAVE AN ADS SUMP PLUG INSTALLED OR CONCRETE POURED INTO THE BOTTOM OF STRUCTURE, UP TO INVERT ELEVATION TO ELIMINATE SUMP. NYLOPLAST BASINS ARE REQUIRED TO BE MINIMUM 30" DIAMETER UNLESS APPROVED OTHERWISE.
 - LARGER AREA INLETS REQUIRE 24" DOME GRATE TOPS OR APPROVED EQUAL.
 - REFER TO C500 SERIES FOR ADDITIONAL STORM DRAIN DETAILS.



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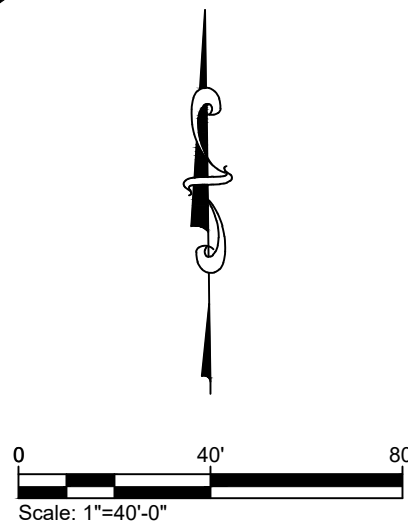
STORM DRAINAGE PLAN
FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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LEGEND	
	SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED STORM
	FIRE HYDRANT ASSEMBLY
	WATER VALVE

WATER UTILITY NOTES

- ALL WATER MAINS SHALL BE OF 8" DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. ALL FIRE HYDRANT FEEDS SHALL BE 6" D.I.P. UNLESS OTHERWISE NOTED. DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
- 4" OR 6" FIRE SERVICE LINE SHALL BE DUCTILE IRON PIPE (D.I.P.) UNLESS OTHERWISE NOTED. WATER SERVICES LESS THAN 2" ARE REQUIRED TO BE COPPER. ANY 2" WATER SERVICES SHALL BE POLYETHYLENE TUBING OR COPPER.
- ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
- PROVIDE A MINIMUM OF 36" OF COVER OVER ALL WATER LINES.
- THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES, EXISTING OR PROPOSED.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
- BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
- REPAIR ALL DAMAGE TO EXISTING FEATURES (I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
- THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY WATER DEPARTMENT.
- WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
- THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, EXISTING PIPE MATERIALS, AND EXISTING PIPE SIZES. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
- UTILITY REPAIRS MADE BENEATH AREAS OF PAVEMENT SHALL RECEIVE CRUSHED LIMESTONE AS BASE MATERIAL FOR THE LENGTH OF THE TRENCH.
- REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D2167-08 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEERING TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
- THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.
- EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
- THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
- FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE (WITH KICKER), 6" GATE VALVE (WITH VALVE BOX), AND FIRE HYDRANT (WITH KICKER). HYDRANTS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE PLANS.
- CONTRACTOR SHALL MARK THE LOCATION OF NEW WATER LINES WITH #14 GAUGE TRACER WIRE (BLUE). TRACER WIRE INSTALLATION, PLACEMENT, SPLICING, AND ACCESS SHALL BE IN ACCORDANCE WITH THE CITY OF OXFORD STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) AND INDICATOR VALVES ARE WALL MOUNTED. REFER TO FIRE PROTECTION AND PLUMBING PLANS FOR DETAILS.
- THE SCOPE OF WORK FOR THE SITE WORK CONTRACTOR SHALL INCLUDE THE EXTENSION OF THE FIRE SPRINKLER MAIN TO THE RISER ROOM AT EACH BUILDING (9 BUILDINGS) WITH A 90 DEGREE BEND TURNED UP 12" ABOVE FINISHED FLOOR ELEVATION. CONTRACTOR SHALL INSTALL A 4" CAP SO THAT WATER SYSTEM CAN BE PRESSURE TESTED. THE FINAL LOCATION IN THE RISER ROOM SHALL BE COORDINATED WITH THE SUPERINTENDENT, PROJECT MANAGER AND ARCHITECT.
- WATER LINES INSTALLED PAST THE METER ARE IN THE BUILDING CONTRACTOR'S SCOPE OF WORK.



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WATER LAYOUT
FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	XX	DATE:	08.12.2026
CHECKED BY:	PK	SCALE:	AS NOTED
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WATER UTILITY LAYOUT

SCALE: 1" = 20'

LEGEND

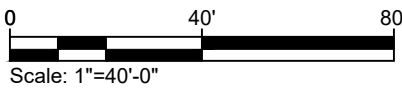
SS —  SS — PRIVATE SANITARY SEWER LINE

—  — EXISTING SANITARY SEWER LINE

— W — W — PROPOSED WATER LINE

— — — EXISTING WATER LINE

—  — PROPOSED STORM



SEWER UTILITY NOTES

1. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE PLAN. POLYVINYLCHLORIDE (PVC) SHALL BE (SDR26). DUCTILE IRON PIPE (D.I.P.) SHALL BE CL 350.
2. ALL PUBLIC SANITARY SEWER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO THE CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
3. GRAVITY SANITARY SEWER LOCATED WITHIN THE DEVELOPMENT IS PRIVATE UNLESS LABELED OTHERWISE.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING MATERIALS OR CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURES, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE TO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
9. REPAIR ALL DAMAGE TO EXISTING FEATURES (I.E. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.
10. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS; EXISTING PIPE MATERIALS; AND EXISTING PIPE SIZES. REPORT DISCREPANCIES WITH THE PLANS TO THE ENGINEER IMMEDIATELY.
12. UTILITY REPAIRS MADE BENEATH AREAS OF PAVEMENT SHALL RECEIVE CRUSHED LIMESTONE AS BASE MATERIAL FOR THE LENGTH OF THE TRENCH.
13. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING, ETC. THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
14. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D2167-08 PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEERING TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ANY RETESTING.
15. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
16. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
17. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.
18. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
19. CONTRACTOR SHALL MARK THE LOCATION OF NEW SEWER LINES WITH #14 GAUGE TRACER WIRE (GREEN). TRACER WIRE INSTALLATION, PLACEMENT, SPLICING, AND ACCESS SHALL BE IN ACCORDANCE WITH THE CITY OF OXFORD STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER AND SEWER FACILITIES.
20. UNDERGROUND VIDEO INSPECTION WILL BE REQUIRED FOR ALL SANITARY SEWER MAINS.
21. SANITARY SEWER SERVICES ARE TO BE INSTALLED 5 FT. BEHIND THE SIDEWALK AND CAPPED.

EXISTING
SEPTIC TANK



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SANITARY SEWER LAYOUT

FOR
FAT POSSUM RECORDS
WAREHOUSE ADDITION

OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	JTW	DATE:	08.12.2026
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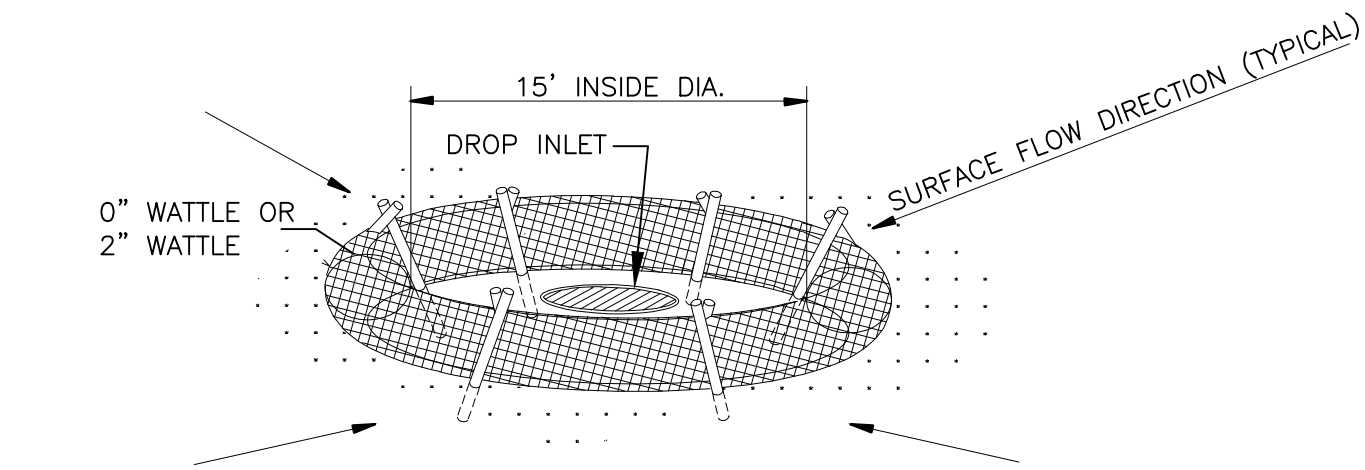
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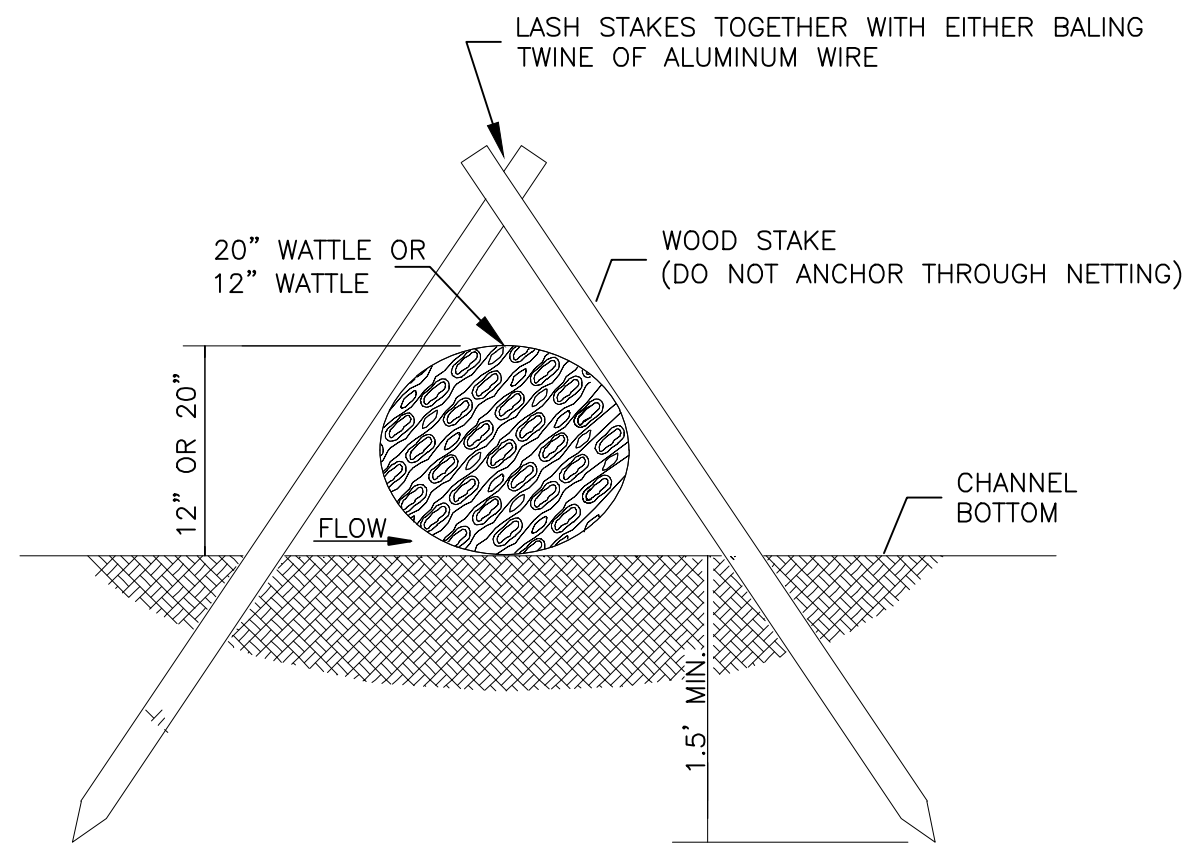
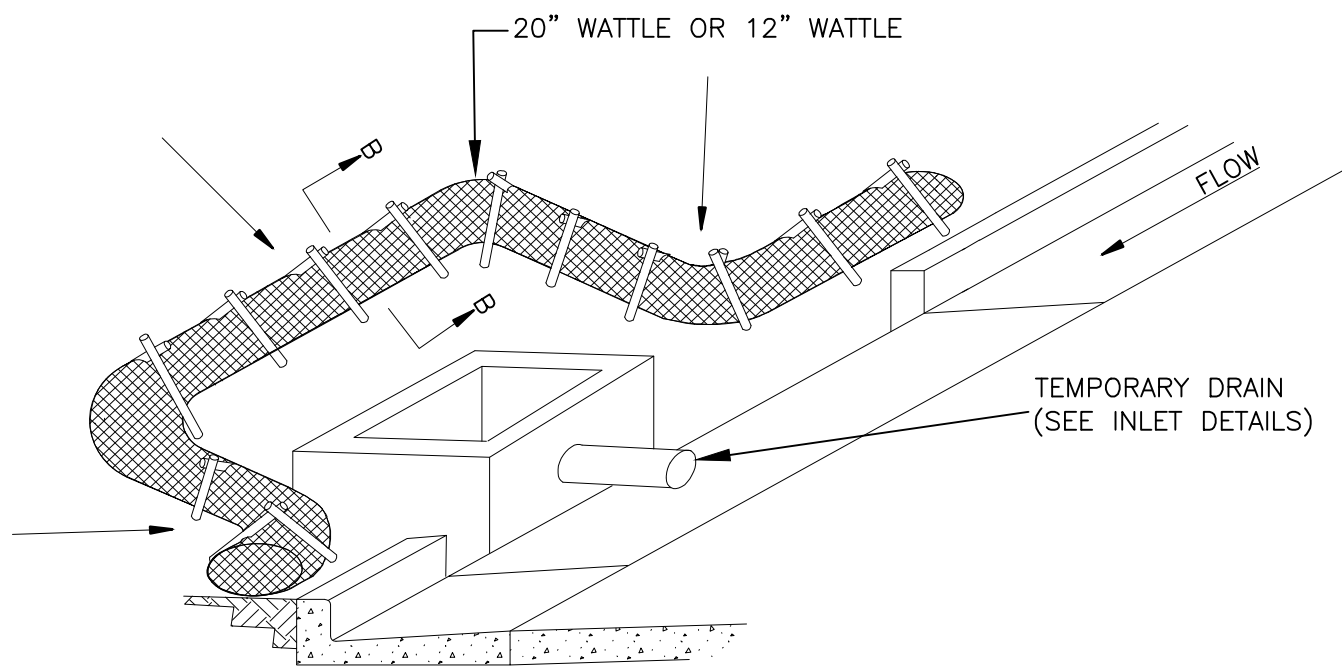
SANITARY SEWER LAYOUT

SCALE: 1" = 20'

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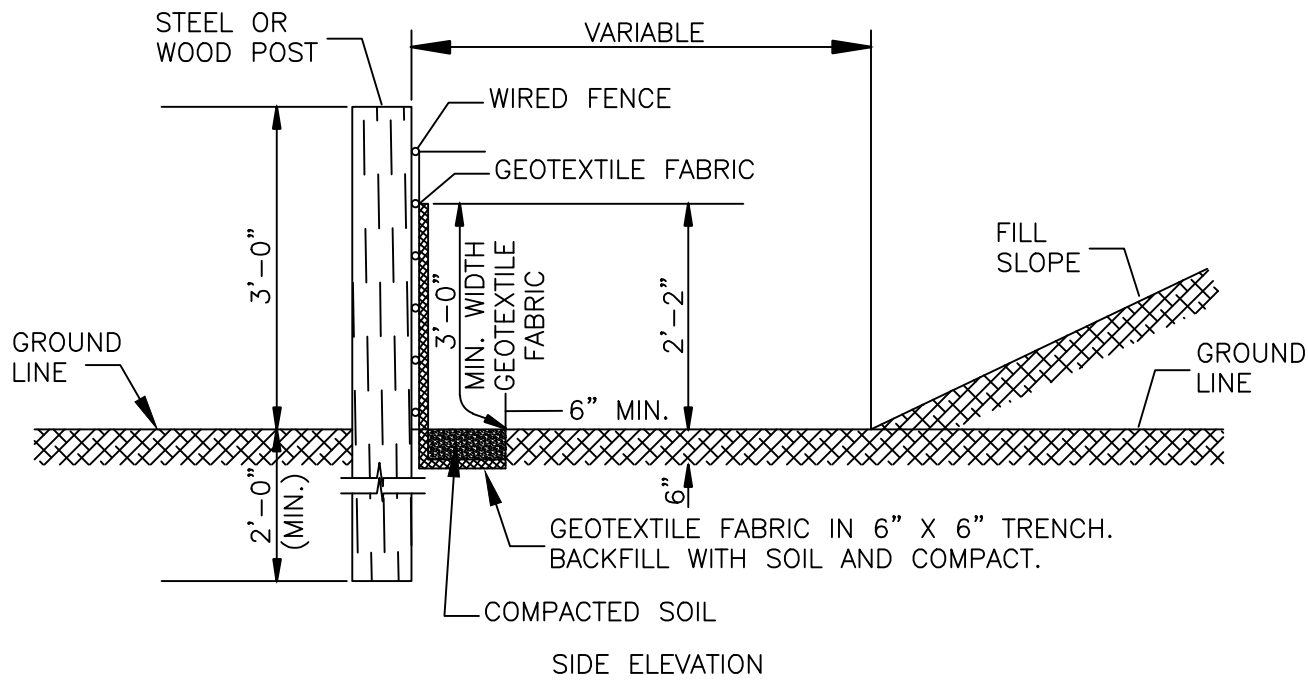
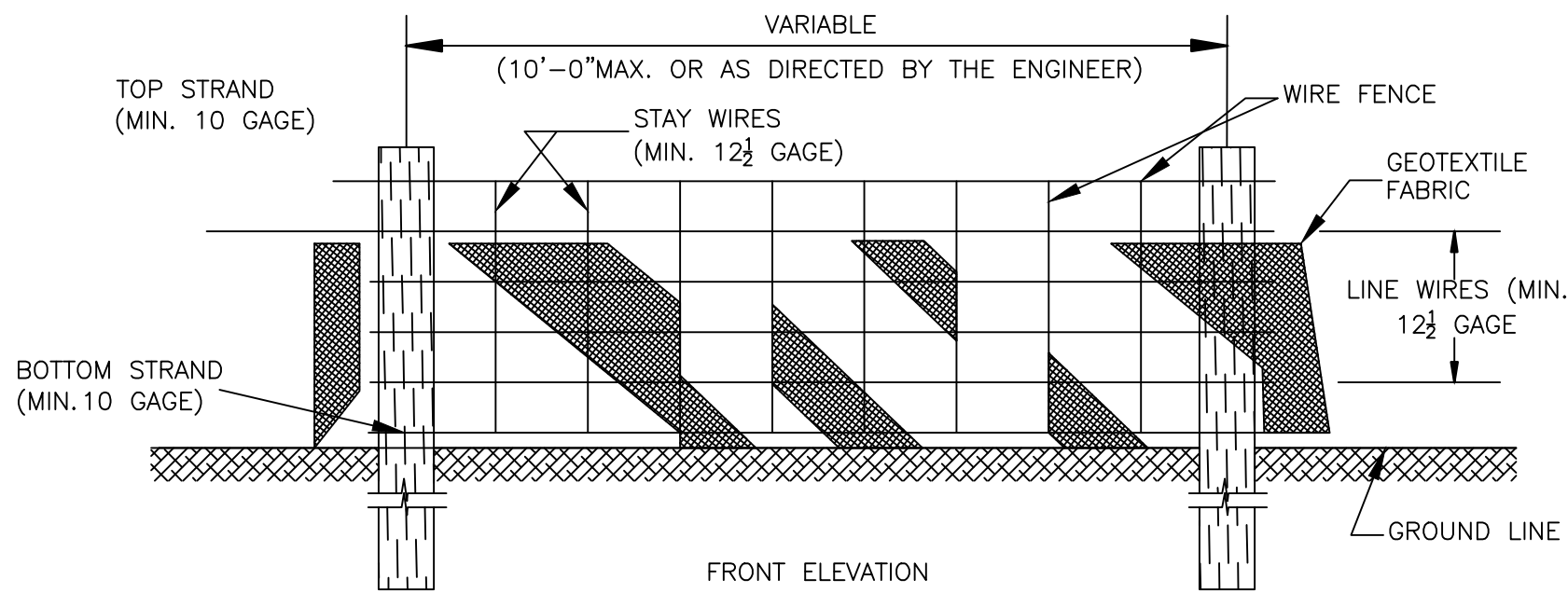


NOTE: SILT FENCE OF SANDBAGS MAY ALSO BE USED FOR THIS APPLICATION. HAY BALES NOT ACCEPTABLE DURING THIS STAGE.



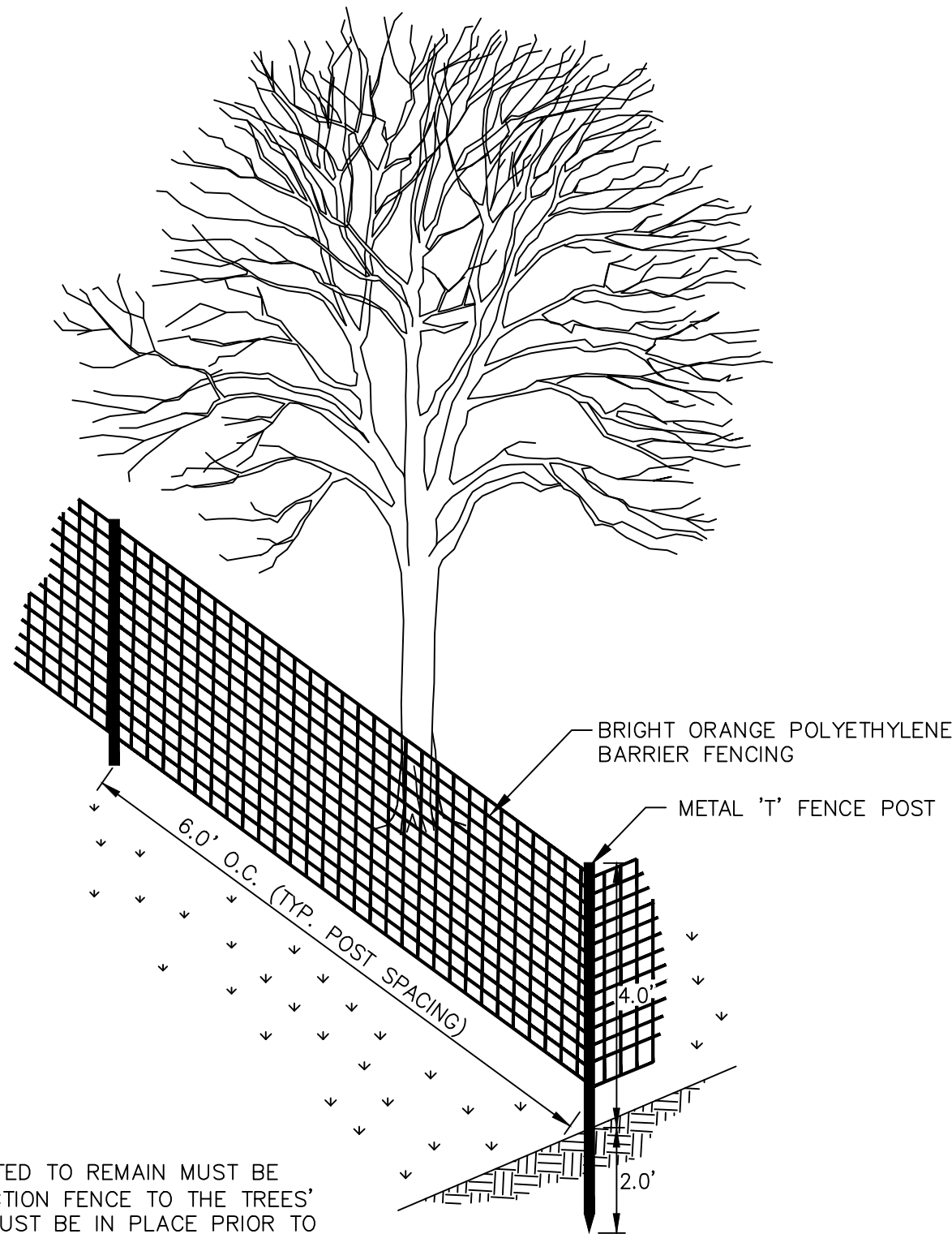
- NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET.
 2. OVERLAP ENDS OF WATTLES PER MANUFACTURER'S RECOMMENDATIONS (1" MIN., 3" MAX)
 3. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
 4. IN THE EVENT WATTLES CANNOT BE SECURED IN PLACE USING WOOD STAKES, SANDBAGS MAY BE USED IN LIEU OF WOOD STAKES IN ORDER TO SECURE WATTLES IN PLACE. COST OF SANDBAGS USED IN THIS APPLICATION SHALL BE INCLUDED IN OTHER ITEMS BID.

1 INLET PROTECTION - DETAILS OF WATTLES
N.T.S.



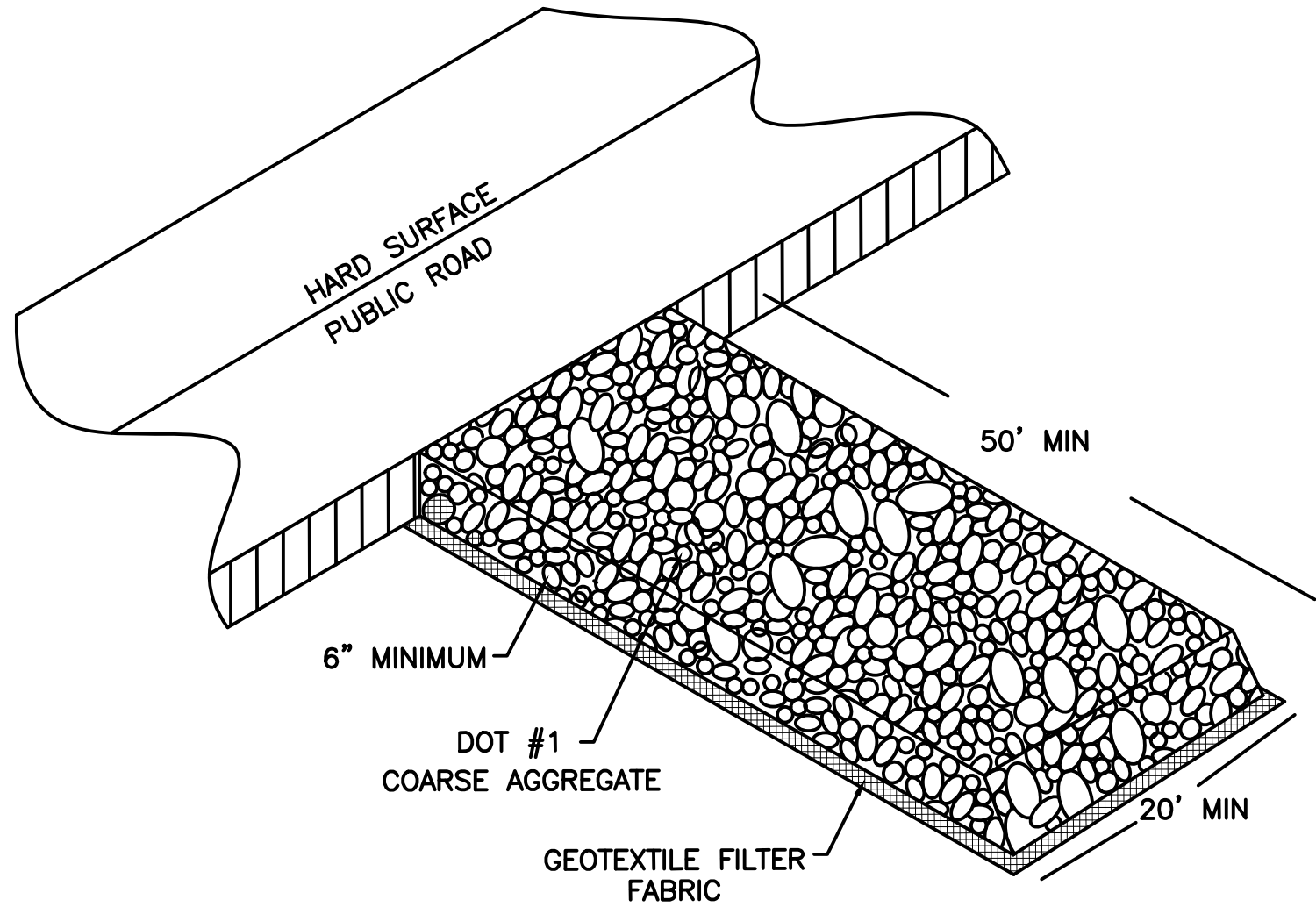
- NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE BY THE ENGINEER.
 3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 5'-0" IN HEIGHT AND 3" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
 4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

2 TEMPORARY SILT FENCE
N.T.S.



- TREE NOTES
1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
 2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

4 TREE PROTECTION DETAIL
N.T.S.



3 GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



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FOR

FAT POSSUM RECORDS
WAREHOUSE ADDITION

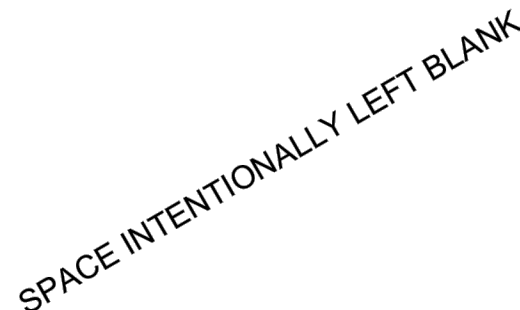
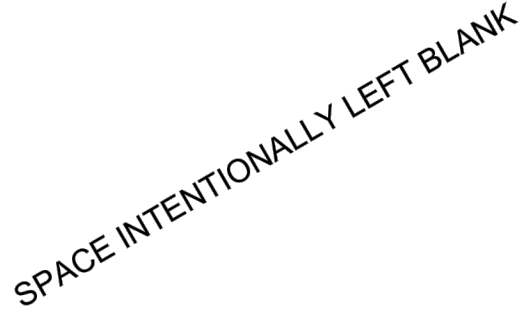
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LANDSCAPE MASTER PLAN
SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME SIZE QTY

SHRUBS

PS Prunus laurocerasus 'Schipkaensis' / Schipka English Laurel 7 gal. 42

*INSTALL PROPOSED EVERGREEN SCREEN SO THAT IT WORKS AROUND THE EXISTING TREES IN THE NORTHWEST CORNER OF THE PROPERTY. FINAL NUMBER OF PLANTED EVERGREENS WILL BE DETERMINED IN THE FIELD SO THAT A BALANCE IS REACHED BETWEEN CREATING THE BUFFER THAT IS INTENDED WHILE NOT OVER PLANTING TO A POINT THAT THE NEW EVERGREENS CANNOT THRIVE AS INTENDED

PLANTING NOTES:

1. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES AS SET FORTH BY THE LANDSCAPE ORDINANCE OF LAFAYETTE COUNTY, MS.
2. CONTRACTOR IS TO IDENTIFY AND CLEARLY MARK ALL UTILITIES PRIOR TO WORK. TREES ARE NOT TO BE PLANTED IN LOCATIONS AS TO CONFLICT WITH UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.
3. VERIFY ALL QUANTITIES ON SITE TO BE CERTAIN PLANTS FILL THE AREA TO BE LANDSCAPED PRIOR TO INSTALLATION.
4. ALL MATERIALS ARE TO BE INSPECTED AND APPROVED ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. A TWO-DAY NOTICE IS TO BE GIVEN OF WHEN PLANT MATERIAL WILL BE STAGED ON-SITE.
5. ALL WORK UNDER THIS CONTRACT WILL BE WARRANTED BY THE LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP, FOR A PERIOD OF ONE CALENDAR YEAR OF ONE FULL GROWING SEASON.
6. CONTRACTOR IS RESPONSIBLE FOR WATERING, WEEDING, PRUNING, AND OTHER MAINTENANCE REQUIRED FOR SCOPE OF PROJECT DURING THIS WARRANTY PERIOD OF ONE CALENDAR YEAR OR ONE FULL GROWING SEASON.
7. THIS ONE YEAR PERIOD WILL BEGIN FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO THE CONTRACT.
8. THEFT, VIOLENT WEATHER, AND DROUGHT DAMAGE ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNTIL FINAL COMPLETION IS GIVEN.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR AFTER PLANTING WITH PLANT MATERIAL OF THE REQUIRED SIZE WITHIN THIRTY DAYS OF THE PLANT MATERIAL'S DEATH. THIS PERIOD MAY BE EXTENDED IF WEATHER CONDITIONS INHIBIT INSTALLATION OF NEW PLANT MATERIALS.
10. CONSTRUCT MULCH RINGS AROUND THE BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' DIA. AROUND TREES.
11. ALL PLANTINGS TO BE MULCHED WITH PINE STRAW MULCHING MATERIAL, UNLESS OTHERWISE NOTED. INSTALL 4 INCH DEEP IN SHRUB AND GROUND COVER PLANTINGS AND 3-4" DEEP AT TREES AND PIT PLANTINGS AND CONTINUOUS MULCH ZONES.
12. GRASSING (SOLID SOD AND PERMANENT SEEDING) IS REQUIRED FOR ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION PROCEDURES.
13. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 ED. APPLICATION RATES AND SCHEDULES SET FORTH IN THOSE SPECIFICATIONS SHALL APPLY TO ENSURE THAT 100% COVERAGE OF GRASS IS ESTABLISHED.
14. ALL LANDSCAPING SOIL AND FILL MUST BE MAINTAINED AND REASONABLY FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.



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LANDSCAPE - MASTER PLAN

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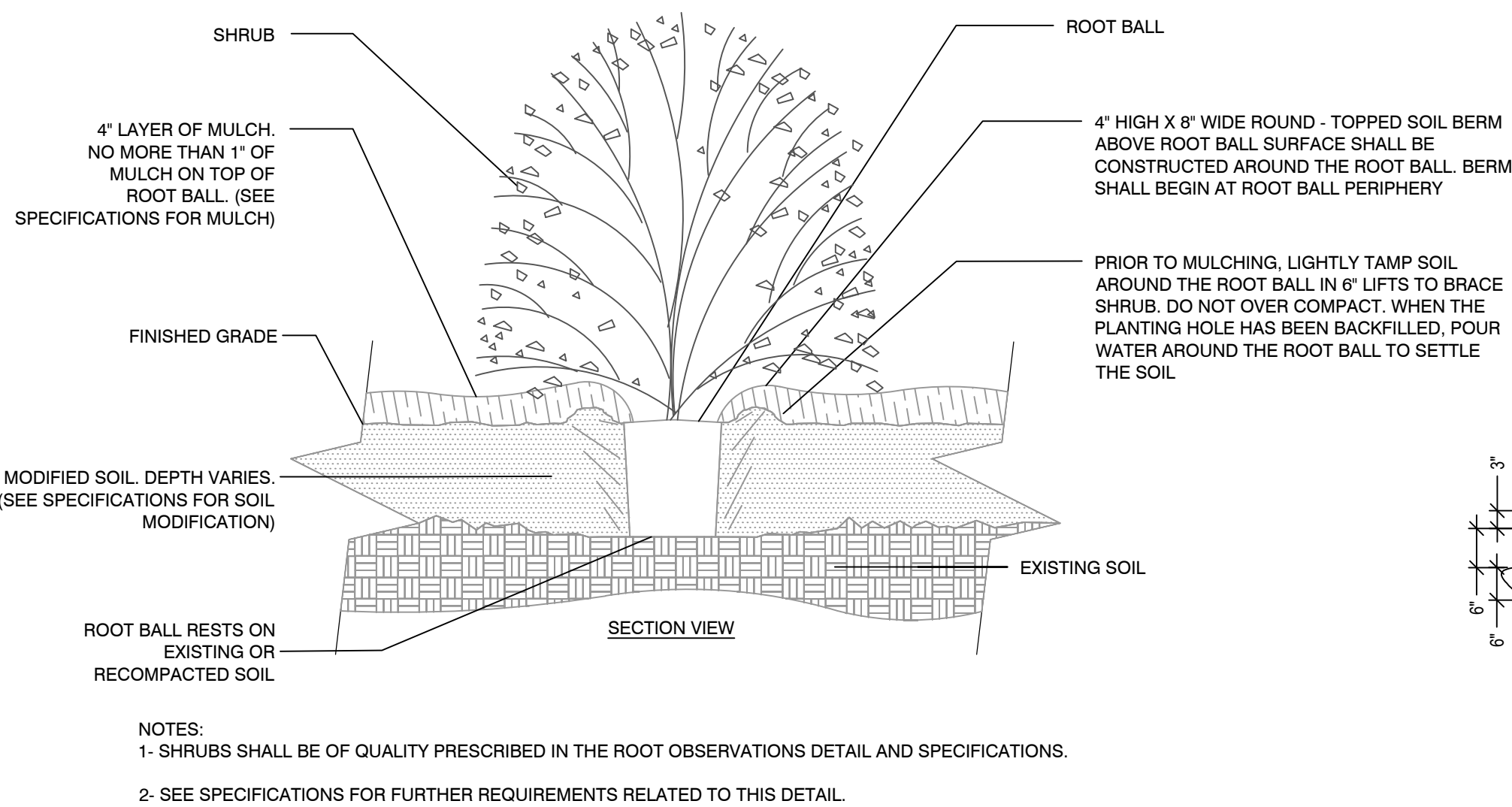
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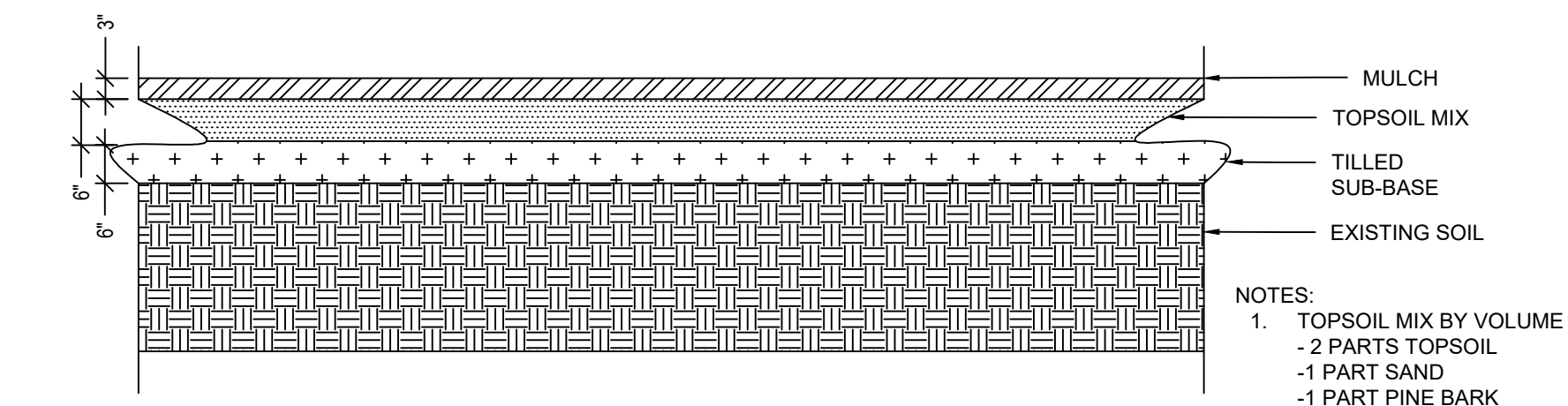
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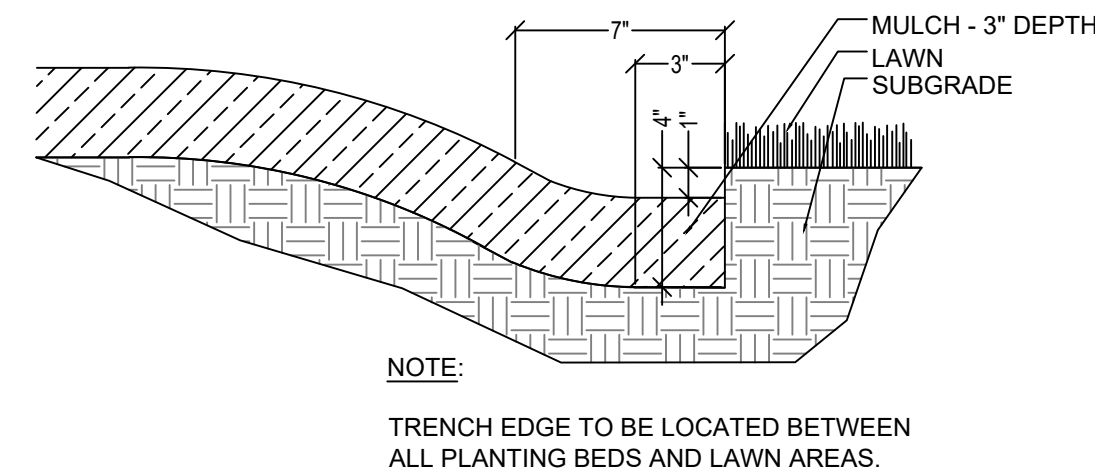
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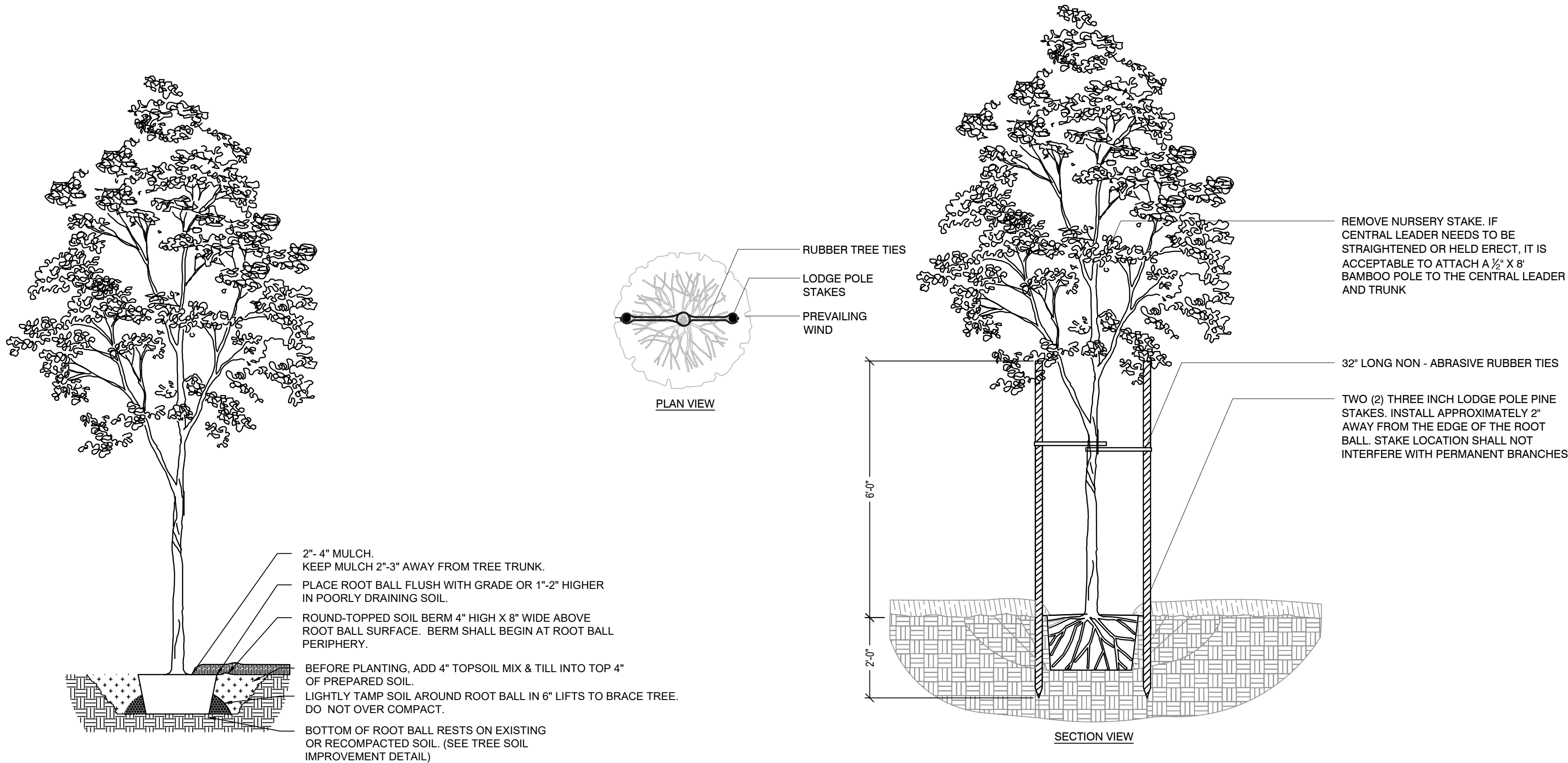
1 SHRUB PLANTING DETAIL
SCALE: N.T.S.



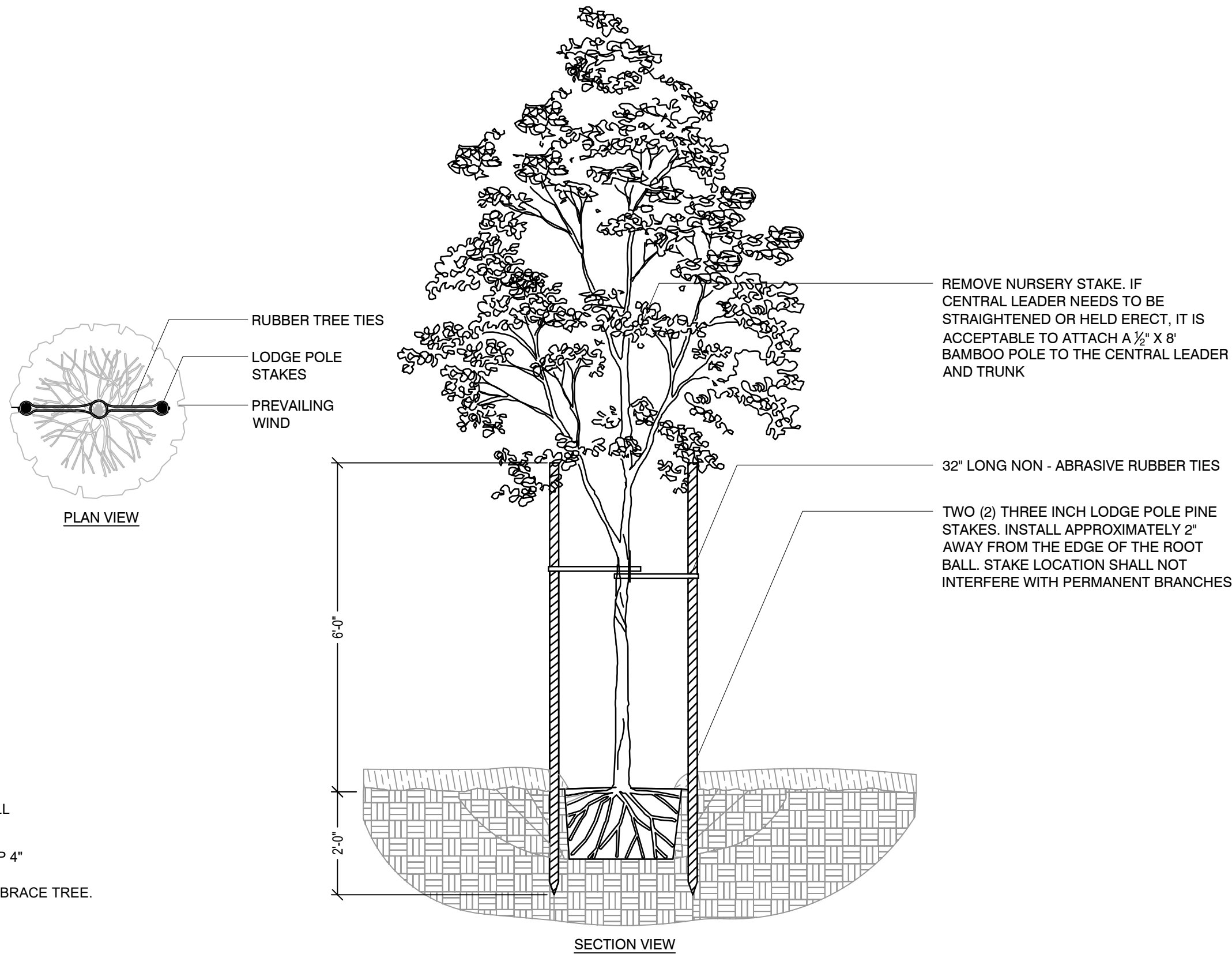
2 PLANTING BED DETAIL
SCALE: N.T.S.



3 PLANTING EDGE DETAIL
SCALE: N.T.S.



4 TREE PLANTING DETAIL
SCALE: N.T.S.



5 TREE STAKING DETAIL
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LANDSCAPE - DETAILS

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