



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: September 28, 2026
Case: 26-413

Applicant: The C Store 1 Properties, LLC
Request: Final Site Plan Amendment

Location: 505 Hwy 7 S
Parcel Number(s): 185Y-21-052.03
PPIN: 39156

Existing Zoning District: Commercial Low Density (C-1)

Background

The C Store 1 Properties, LLC requests an amendment to the final site plan approved for the Rebel Gas Mart located at 505 Hwy 7 S. The amendment will authorize a secondary access point for the property. The site is currently accessed directly off Hwy 7 S. The secondary access will connect to Cross Creek Drive at the northwest corner of the property.

The additional access point will improve traffic flow, specifically with the conclusion of the MS Hwy 7 widening project, which results in a number of significant traffic flow changes in the general vicinity.

Final Site Plan Approval

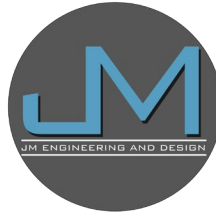
The amended Final Site Plan conforms with the requirements of the Lafayette County Land Development Standards and Regulations (Article II, Section 2, LCLDSR).

Planning Staff Recommendation

Planning Staff recommends approval of the amended Final Site Plan as submitted.

Enc.:

1. Application Materials



JM ENGINEERING AND DESIGN, LLC

Oxford, Mississippi

PROJECT NARRATIVE

Rebel Gas Mart

Cross Creek Drive Connection

505 Hwy 7 South, Lafayette County, Mississippi

Prepared for: Rebel Gas Mart

Prepared by: JM Engineering and Design, LLC

Date: August 13, 2026

1. Project Overview

This narrative is submitted on behalf of Rebel Gas Mart in support of a site plan amendment for the existing convenience store (“c-store”) located at 505 Hwy 7 South, Lafayette County, Mississippi. The proposed amendment consists of a single vehicular access connection extending from the existing c-store site to Cross Creek Drive, providing a secondary point of ingress and egress for the property. The connection is proposed primarily as a safety improvement for residents of the adjoining Cross Creek development in response to MDOT's ongoing widening of Hwy 7 South from a two-lane to a four-lane highway.

Project Data	
Project Name	Rebel Gas Mart – Driveway Connection
Site Address	505 Hwy 7 South, Lafayette County, MS
Jurisdiction	Lafayette County, Mississippi
Zoning	C-2
Existing Use	Convenience Store / Fuel Sales (C-Store)
Requested Action	Site Plan Amendment – Addition of Vehicular Connection to Cross Creek Drive
Adjacent Development	Cross Creek Residential Subdivision
Adjacent Property Owner	JR Properties IV, LLC
Applicant	Rebel Gas Mart
Engineer of Record	JM Engineering and Design, LLC – Joey Moore, P.E.

2. Existing Conditions

The subject property is developed with an existing convenience store and fuel sales facility fronting MS Hwy 7 South. The site currently takes primary access from Hwy 7 South, with the site plan showing a 30-foot buffer maintained along the property perimeter, including separate 30-foot (Lafayette County) and 50-foot (City of Oxford) buffer areas reflecting the site's location near the jurisdictional boundary.

Cross Creek Drive borders the north side of the property and is located within Lafayette County right-of-way. A raised median currently separates the two directions of Cross Creek Drive at the point of the proposed connection.

3. Proposed Improvement

The applicant proposes to construct a new 24-foot wide concrete driveway connecting the existing c-store site to Cross Creek Drive. The improvement includes:

- A 24-foot wide concrete drive connecting the c-store parking/drive area to Cross Creek Drive
- Demolition of a portion of the existing raised median in Cross Creek Drive to accommodate the new connection
- Installation of a stop sign and stop bar at the new connection, controlling egress from the site onto Cross Creek Drive

The improvement is shown on Sheet C-100 (Site Layout) of the accompanying plan set, with erosion control measures for the connection shown on Sheet C-700 and applicable pavement section details on Sheet C-800.

4. Purpose and Justification

The primary purpose of the proposed connection is safety for residents of the Cross Creek development. MDOT is currently widening Hwy 7 South from a two-lane to a four-lane highway, which will increase travel speeds, traffic volume, and the complexity of turning movements along the corridor. Without the proposed connection, Cross Creek residents traveling to the c-store must enter and exit directly onto Hwy 7 South, a maneuver that will become progressively more hazardous as the widened highway is completed and traffic speeds increase.

The proposed connection to Cross Creek Drive allows residents to reach the c-store through a lower-speed, stop-controlled local connection instead of a direct movement onto or off of Hwy 7 South. This reduces the number of vehicles making turning movements at the highway frontage and removes a corresponding number of conflict points from the higher-speed, higher-volume roadway once the widening is complete.

The connection also benefits motorists traveling south on the widened Hwy 7 South. Because there is no median crossover on Hwy 7 South at the existing c-store entrance, southbound motorists will have no direct way to reach the store and will instead have to enter the Cross Creek development and access the store by way of Cross Creek Drive, since the proposed connection will be the only means of access to the site for southbound traffic.

5. Community Support

The applicant has coordinated informally with residents of the Cross Creek development regarding the proposed connection. Sixteen (16) residents of Cross Creek have signed letters of support for the proposed connection to Cross Creek Drive, indicating neighborhood-level support for the improvement. Copies of the signed letters of support are included as Exhibit A.

6. Compliance with Lafayette County Requirements

The proposed site plan amendment has been prepared in accordance with the applicable requirements of the Lafayette County subdivision and development regulations governing access connections and site plan amendments. The proposed connection will be designed to meet Lafayette County standards for driveway width, sight distance, traffic control, and pavement design, as detailed on the accompanying plan set (Sheets C-000 through C-800).



7. Accompanying Plan Set

The following drawings accompany this narrative and are incorporated by reference:

Sheet	Title
C-000	Cover Sheet
C-100	Site Layout
C-101	Site Maps
C-700	Erosion Control Plan
C-800	Site Details

8. Conclusion

The proposed connection between the Rebel Gas Mart c-store and Cross Creek Drive is a modest improvement that benefits both the applicant and the adjoining Cross Creek residential community. The connection is supported by sixteen signed letters from Cross Creek residents and is designed to meet applicable Lafayette County access standards. The applicant respectfully requests approval of this site plan amendment.

Exhibit A – Letters of Support (16 signed letters, Cross Creek residents) – attached separately

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-14-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.

Respectfully,

Resident Name (Printed): Asaad A ALshaw Kani

Property Address: 223 Noah Loop

Signature: Asaad ALshaw Kani

Date: 3-14-26

Phone or Email (optional): _____

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-6-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Aburn Brooks
Property Address: 310-A CR 328 Oxford
Signature: Aburn Brooks
Date: 3-6-26
Phone or Email (optional): 462-816-9644

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1-15-2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Tom Nichols
Property Address: 530 East Street Taylor Ms.
Signature: Tom Nichols
Date: 1-15-2026
Phone or Email (optional): 901-828-1866

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1/15/2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Kathy Nichols
Property Address: 530 Easel Street, Taylor MS
Signature: Kathy Nichols
Date: 1-15-2026
Phone or Email (optional): 901-828-1846

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-5-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.

Respectfully,

Resident Name (Printed): Cynthia A. Pruitt
Property Address: 682 - CR 313
Signature: Cynthia Pruitt
Date: 3-5-26
Phone or Email (optional): 662-816-9644

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 15 Jan 2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Bryan Harper
Property Address: 109 Cross Creek Dr.
Signature: [Signature]
Date: 15 Jan 2026
Phone or Email (optional): bryanbharper@gmail.com

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1-26-2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): KHALED. ALKENDI
Property Address: 117-CROSS-CREEK DR.
Signature: [Signature]
Date: 1-15-2026
Phone or Email (optional): 662-714-1379

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: Jan 15 2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Tony Holland
Property Address: 100 CROSS CREEK AVE OXFORD MS 38655
Signature: Tony Holland Sr.
Date: 01/15/2026
Phone or Email (optional): (662) 473-8124

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1-14-20

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.

Respectfully,

Resident Name (Printed):

Suprina Hite

Property Address:

140 Cross Creek Drive

Signature:

[Signature]

Date:

1-14-20

Phone or Email (optional):

662-6951479

Suprina Hite@yahoo.com

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1/16/26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): April Wilson
Property Address: 152 CROSS CREEK DR Oxford, MS 38655
Signature: April Wilson
Date: 1/16/26
Phone or Email (optional): 662-816-0467

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1/18/2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.

Respectfully,

Resident Name (Printed):

Property Address:

Signature:

Date:

Phone or Email (optional):

Jessica Bradford

202 Noah Voss Oxford MS

Jessica Bradford

1/18/2026

jbradford123@gmail.com

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 1-22-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Brandee Bradley
Property Address: 119 Cross Creek Dr. Oxford MS
Signature: Brandee Bradley
Date: 1-22-26
Phone or Email (optional): 6628977890

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 2/4/26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Vernon C Robinson JF
Property Address: 120 Cross Creek Drive
Signature: [Signature]
Date: 2/4/26
Phone or Email (optional): 901-517-0401

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 2-24-2026

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed):

Property Address:

Signature:

Date:

Phone or Email (optional):

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-5-24

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.

Respectfully,

Resident Name (Printed): Charlie K. Tutor
Property Address: 682- CR 313 Oxford
Signature: Charlie Tutor
Date: 3-5-26
Phone or Email (optional): 662-816-9644

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-5-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

After reviewing the concept, I support this connection as it may improve traffic circulation, access, and overall connectivity in the area. I understand that this connection will be designed and constructed in accordance with applicable county and state standards.

I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): MacKenzie Pruitt
Property Address: 310-A Cotton Rd
Signature: MacKenzie Pruitt
Date: 3-5-26
Phone or Email (optional): 662-816-9492

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.

Cross Creek Subdivision – CR 4066 Connection to Rebel Gas Mart

Date: 3-5-26

To Whom It May Concern,

I am a resident of Cross Creek Subdivision and understand the proposed plan to connect County Road 4066 to the Rebel Gas Mart convenience store property.

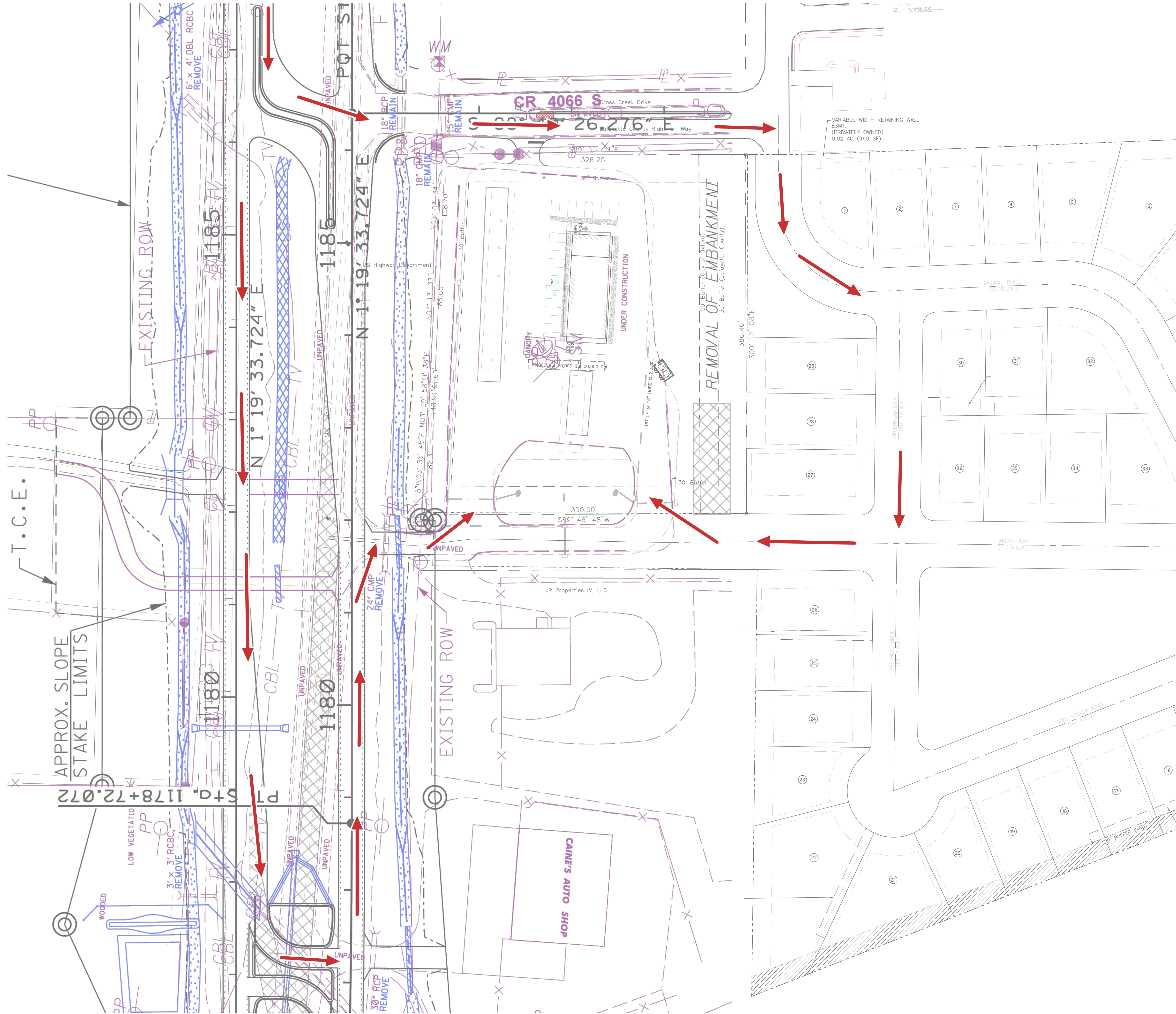
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I do not object to this connection and approve of the proposed access between CR 4066 and the Rebel Gas Mart property.

This letter represents my personal support for the project.
Respectfully,

Resident Name (Printed): Niki Pruitt
Property Address: 310-A Cotton Rd Hwy 328
Signature: Niki Pruitt
Date: 3-5-26
Phone or Email (optional): 662-814-0930

This letter may be submitted to Lafayette County, MDOT, or other reviewing agencies as part of the project approval process.



LEGEND

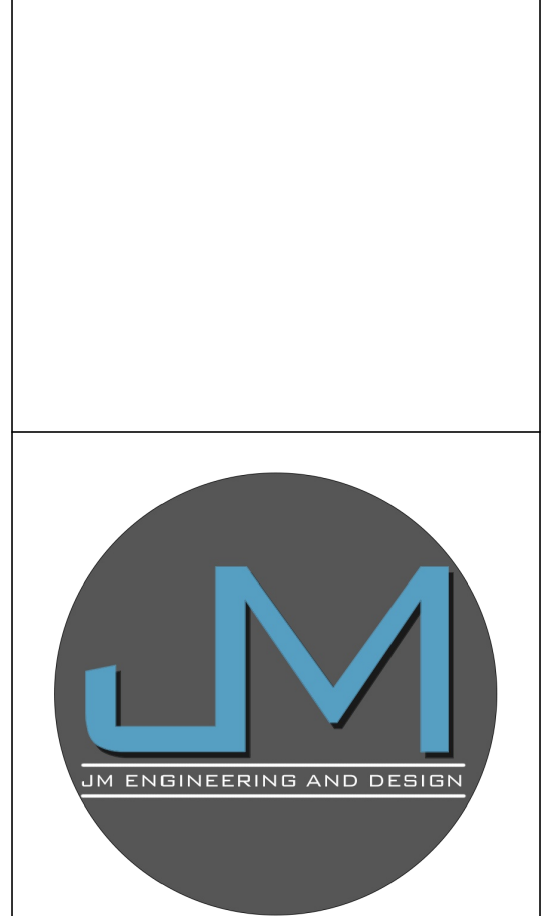
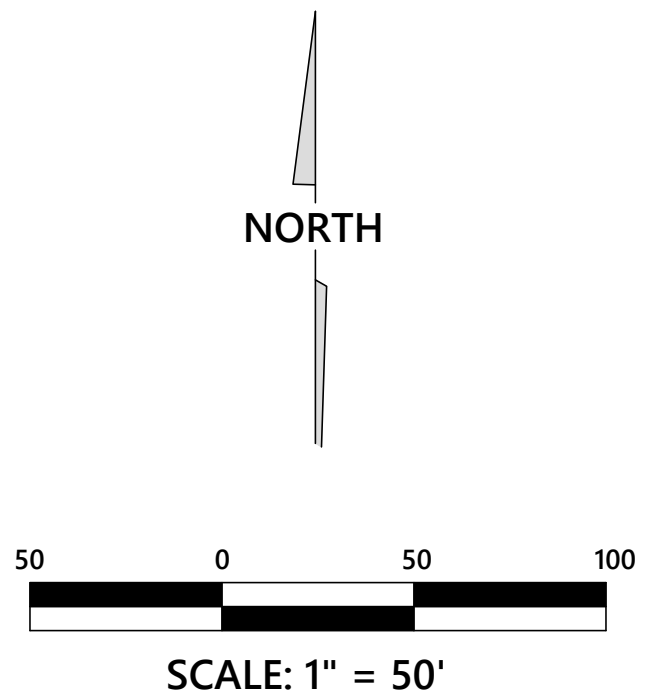
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BUILDING SETBACK LINE
EX. WATER LINE
EX. SEWER LINE
EX. STORM DRAIN
EX. TREES
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED STORM DRAIN
PROPOSED WATER METER
PROPOSED SEWER MANHOLE

REBEL GAS MART
TRAFFIC FLOW
505 Hwy 7 South
Lafayette County, Mississippi

Vehicle travel direction

Arrows follow the supplied traffic-flow markup.
Base plan dated 08/12/2026.

**CURRENT MDOT
WIDENING PLAN FOR
HWY 7 SOUTH**



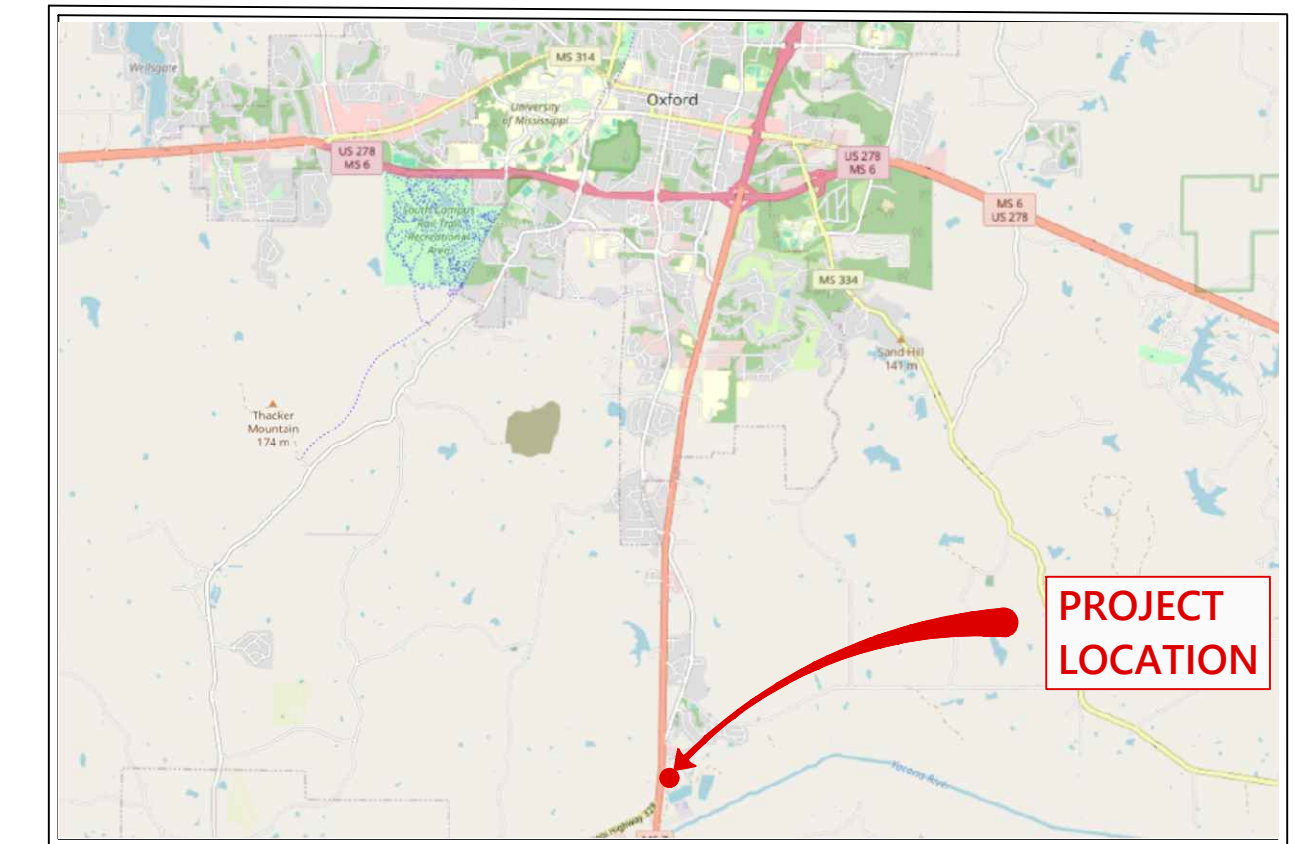
JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

SITE PLAN
REBEL GAS MART - DRIVEWAY CONNECTION
505 HWY 7 SOUTH
LAFAYETTE COUNTY, MISSISSIPPI

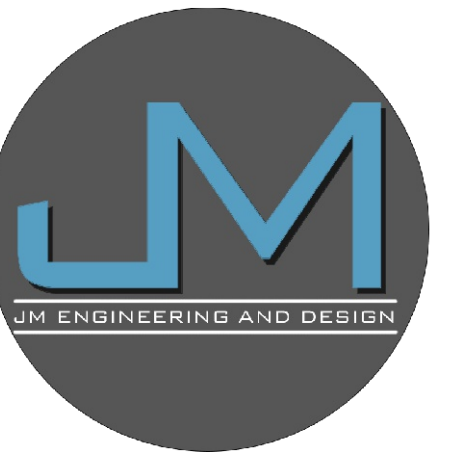
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PROJECT NO.	XXXX
DATE	08/12/2026
SCALE	1" = 50'
REVISION	

C-100

REBEL GAS MART - DRIVEWAY CONNECTION
505 HWY 7 SOUTH
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP



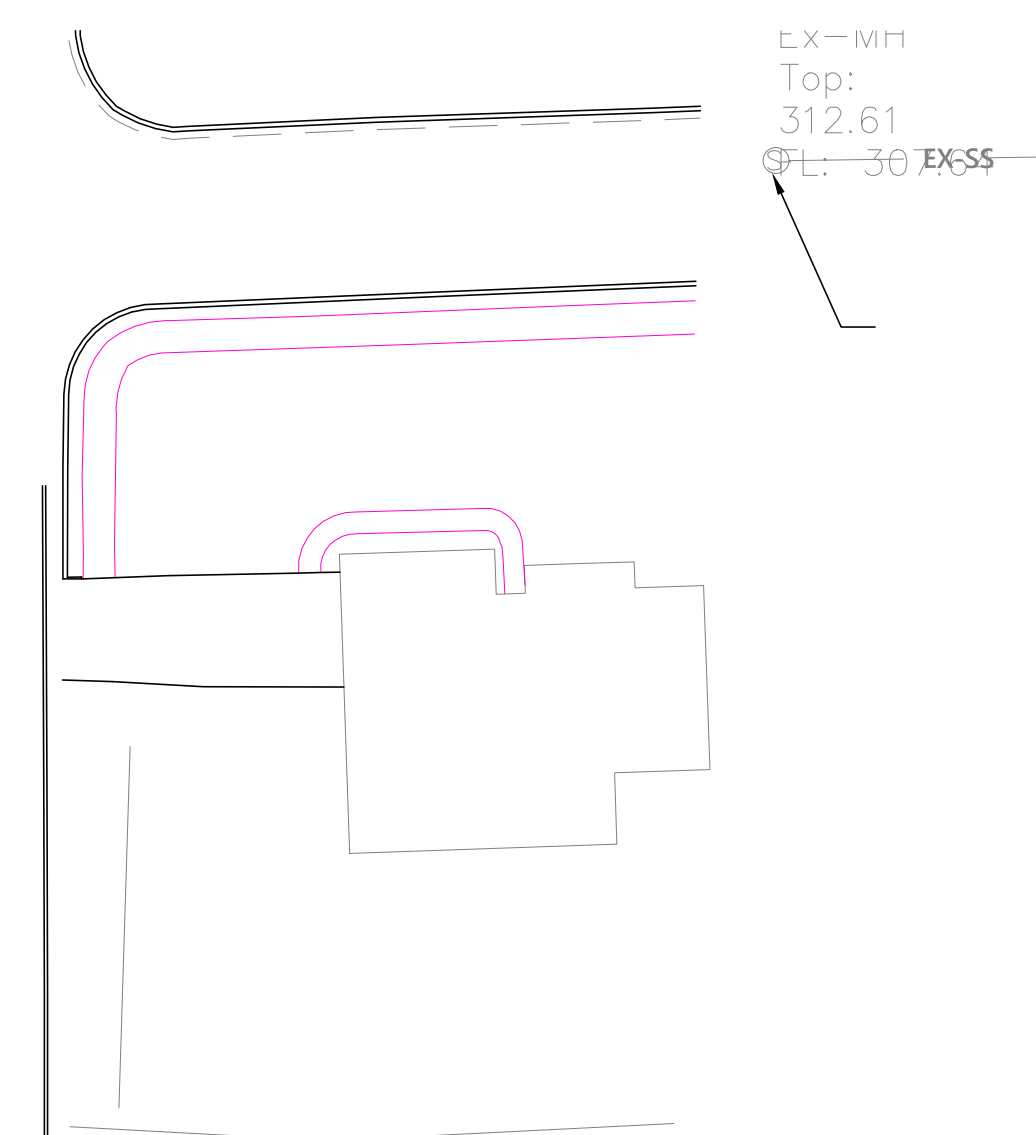
**M ENGINEERING
AND DESIGN, LLC**
OXFORD, MS
(662) 801-8803

REBEL GAS MART - DRIVEWAY CONNECTION
505 HWY 7 SOUTH
LAFAYETTE COUNTY, MISSISSIPPI

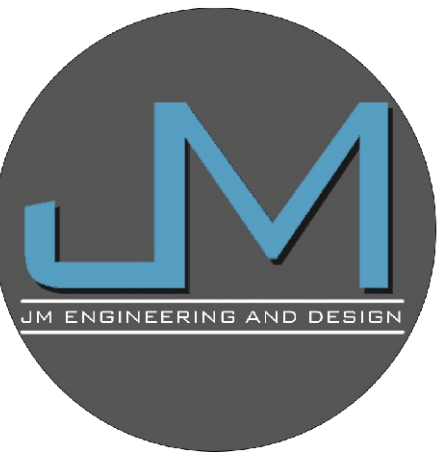
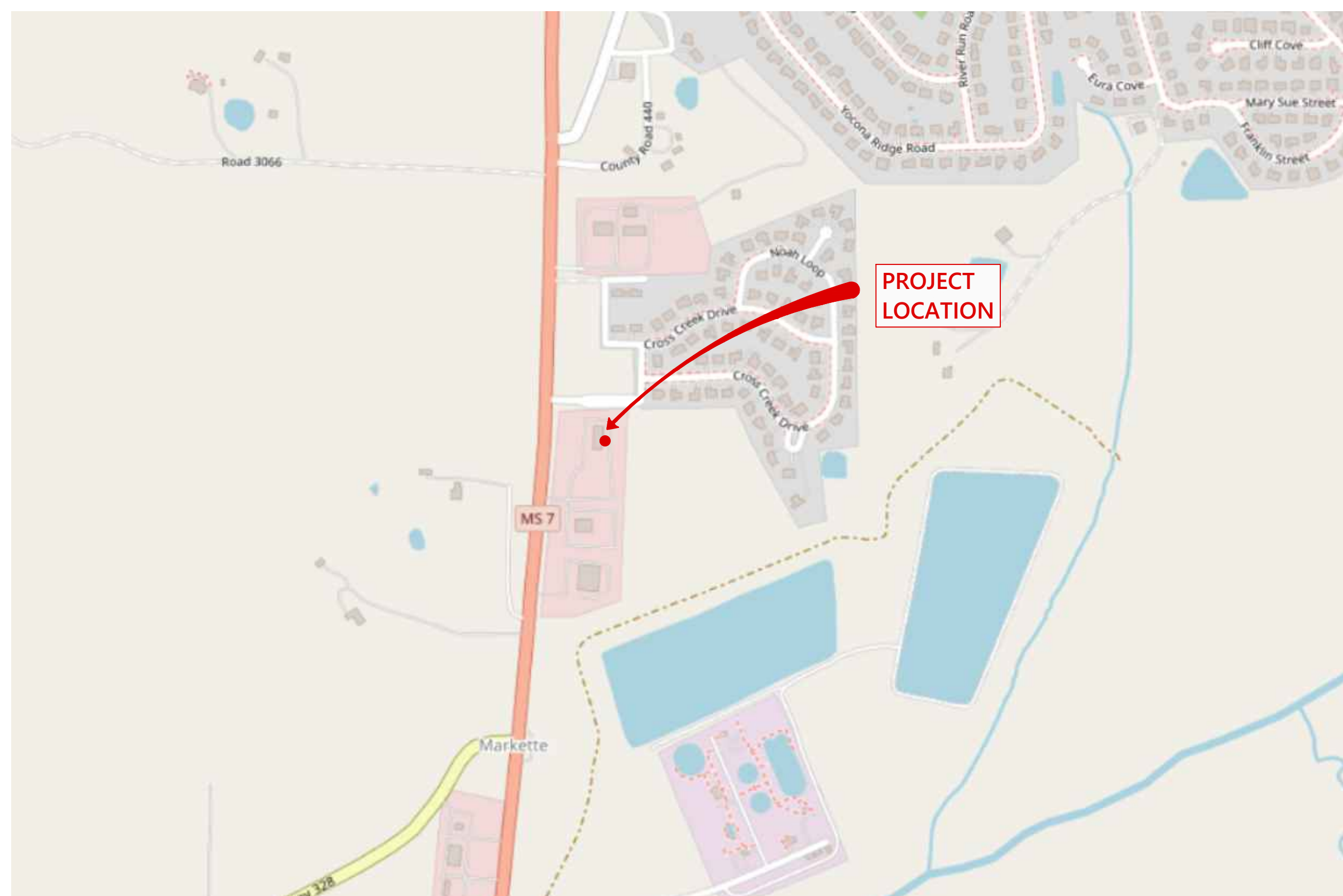
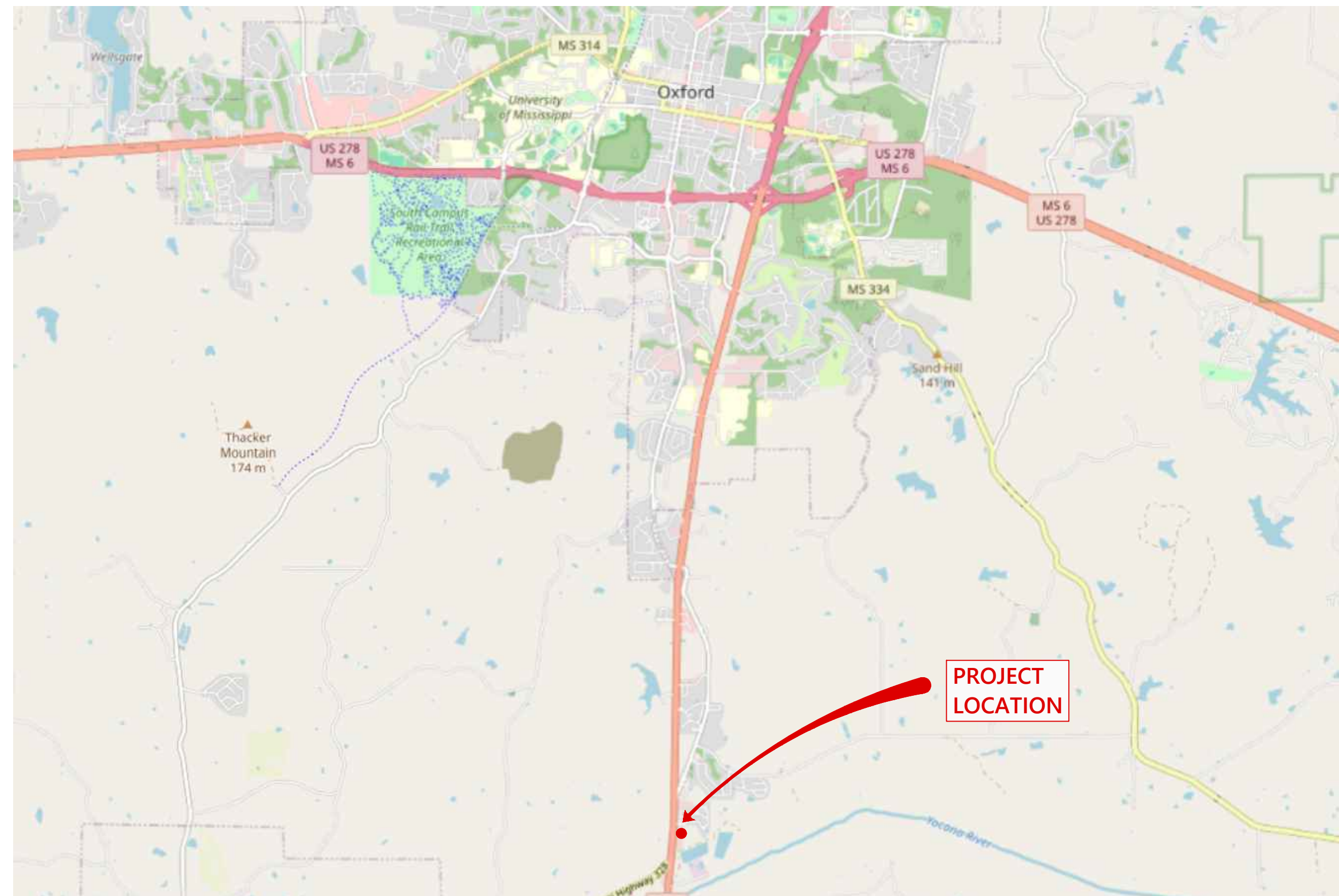
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DATE	08/12/2026
SCALE	
REVISION	

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C-100



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

SITE MAPS

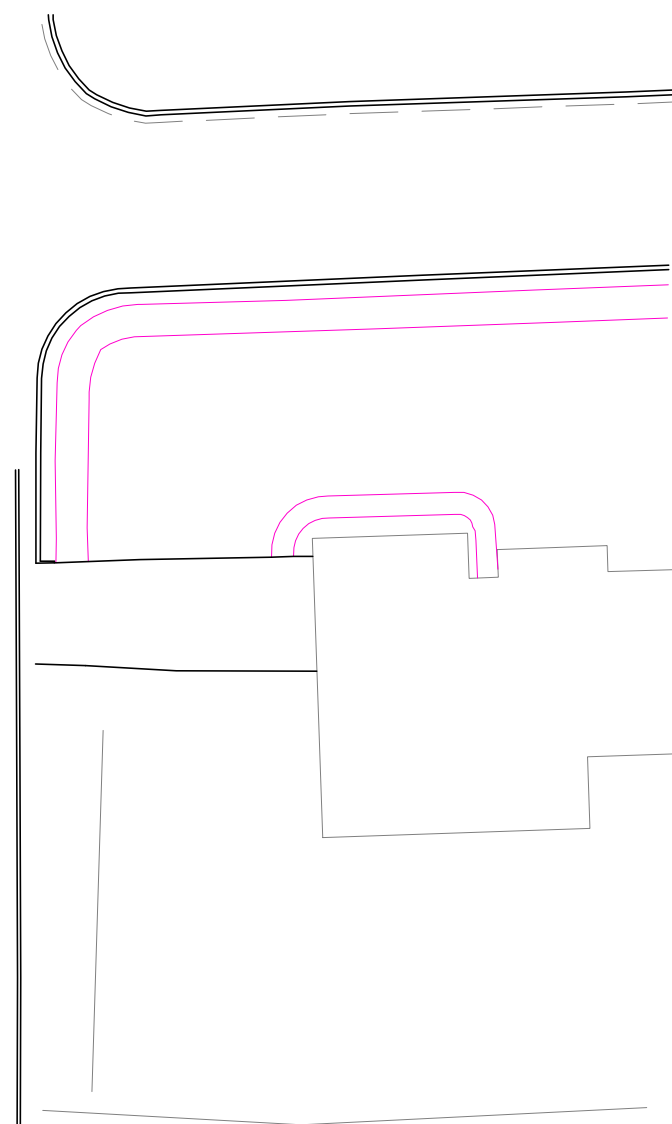
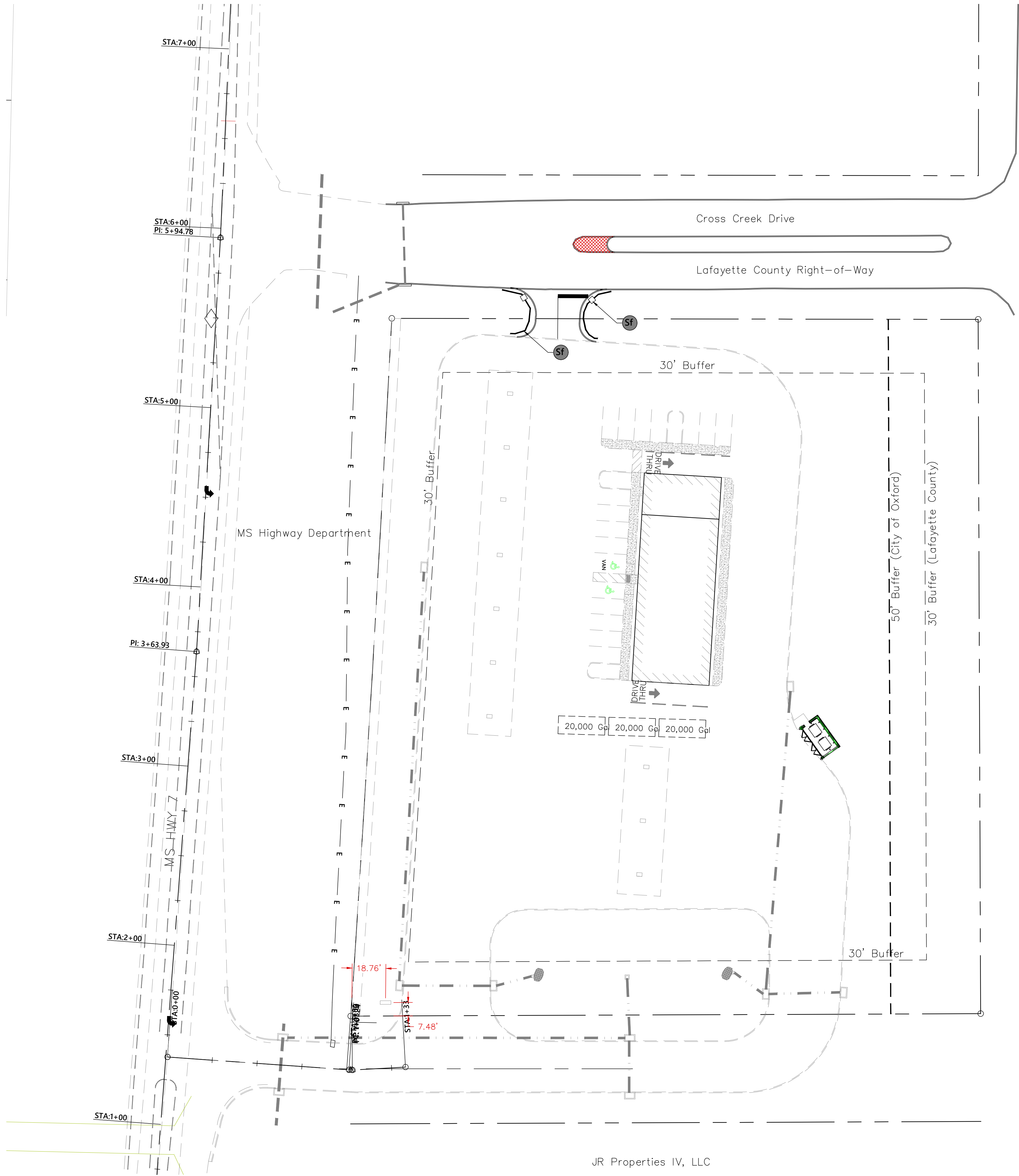
REBEL GAS MART - DRIVEWAY CONNECTION

505 HWY 7 SOUTH

LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
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REVISION	

C-101

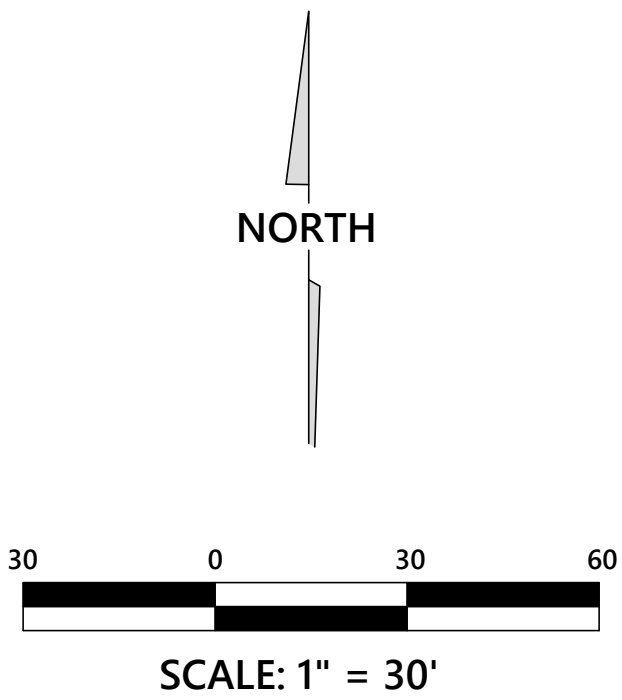


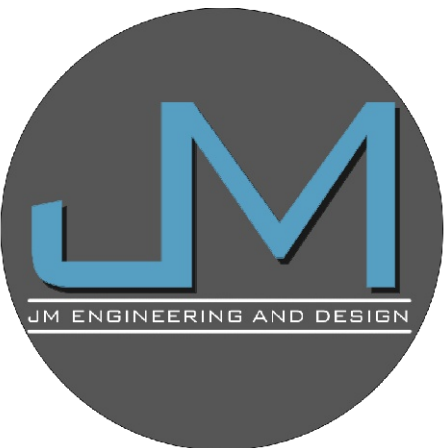
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ELEV: 30 EX-S

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 encaving 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.





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

EROSION CONTROL PLAN

REBEL GAS MART - DRIVEWAY CONNECTION
505 HWY 7 SOUTH
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/12/2026
SCALE	1" = 30'
REVISION	

C-700

GENERAL NOTES
1) LIST OF PUBLIC UTILITIES:
WATER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
SEWER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
ELECTRIC - OXFORD ELECTRIC - ROB NEELY - 662-232-2373
GAS - CENTERPOINT ENERGY
ALL OTHERS UTILITIES - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373

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 GRADINGS) 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).

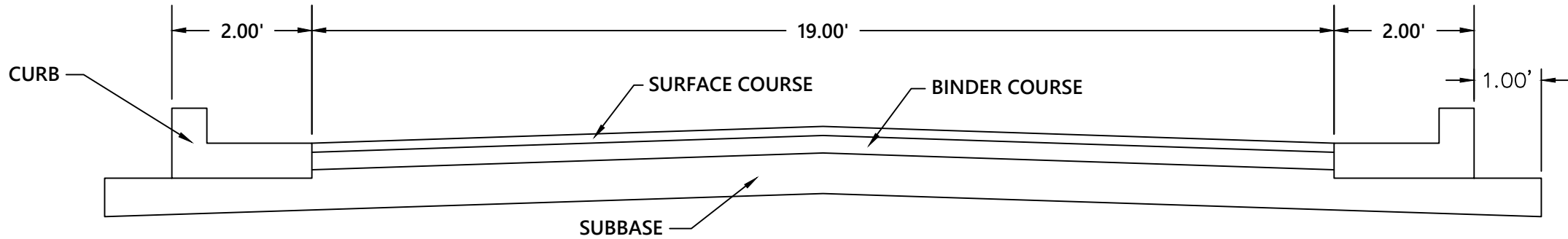
10) THE CONTRACTOR IS TO REMOVE AND RESET ANY SIGNS WHICH CONFLICT WITH CONSTRUCTION.

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 CITY OF NEW ALBANY 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#/CY)

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

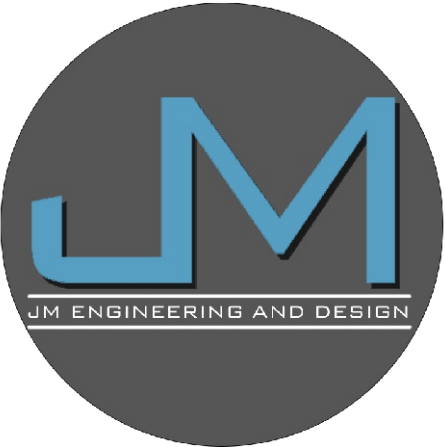
SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

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#/CY)

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.



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SITE DETAILS

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LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
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C-800