



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission

From: Tristan Riddell, Planner

Meeting Date: September 28, 2026

Case: 26-414 and 26-415

Applicant: BLT Land Development, LLC

Request:

1. Variance – Lafayette County Land Development Standards and Regulations – Article V, Section 4.B – connection to municipal water system
2. Preliminary Plat – Brantlee Ridge

Location: 180 Block County Road 303/Old Taylor Road

Parcel Number(s): 139P-31-221.00 and 139Y-31-192.00

PPIN: 28270 and 7729

Existing Zoning District: Residential Low Density (R-1)

Background

BLT Land Development, LLC requests approval of the Brantlee Ridge Subdivision Preliminary Plat. Additionally, a request for a variance from the Lafayette County Land Development Standards and Regulations (LCLDSR), Article V, Section 4.B., is requested to provide relief from requiring the development to connect to municipal utilities (Oxford City Water in this instance).

Brantlee Ridge is a proposed subdivision of 83.56 acres zoned Residential Low Density (R-1), proposing 22 lots with an average acreage of 3.00 to 6.35 acres. The developer has proposed individual wells and wastewater treatment systems to serve each lot.

1. Variance – Lafayette County Land Development Standards and Regulations – Article V, Section 4.B

Variances from the Land Development Standards and Regulations may be allowed if the Planning Commission finds that extraordinary hardships would result from strict compliance with the regulations (Article VII, Section 2, LCLDSR).

The developer requests a variance from Article V, Section 4.B, LCLDSR, which requires all efforts be made to utilize municipal utilities if available for connection. In this instance the subject property abuts the corporate limits of the City of Oxford, and the City has noted that it is willing to provide connection to its water system – sewer is not available. The LCLDSR further requires a project to comply with the adopted standards and regulations of the City of Oxford if municipal utilities are being extended to the development.

The developer notes that based on the proposed lot sizes of the subdivision, strict compliance with the LCLDSR would result in significant increases in costs, as the City of Oxford would ultimately require adherence to its development standards.

The Lafayette County Fire Department (LCFD) has expressed concern with the request to avoid installation of municipal water lines and fire hydrants throughout the development. The LCFD does not support the developers' request to install a dry hydrant.

2. Preliminary Plat Approval – Brantlee Ridge Subdivision

The Brantlee Ridge Subdivision Preliminary Plat, without an approved variance request, fails to conform with the requirements of the Lafayette County Land Development Standards and Regulations (LCLDSR) (Article III, Section 2 and Appendix 3, LCLDSR).

Planning Staff Recommendation

Planning Staff recommends denial of the variance request and the subsequent denial or tabling on the matter of the Preliminary Plat Approval.

Enc.:

1. Application Materials



JM Engineering and Design, LLC

Oxford, Mississippi | 662-801-8803 | jmoore@jmengd.com | www.jmengd.com

August 15, 2026

Lafayette County Planning Office
Attn: Lafayette County Planning Commission
300 North Lamar Boulevard
Oxford, Mississippi 38655

RE: Formal Variance Request (Section 2) — Article V, Section 4(B) — Municipal Water System Connection Requirement

Project: Brantlee Ridge Subdivision — Old Taylor Road, Lafayette County, Mississippi

Developer: BLT Land Development, LLC

Dear Members of the Planning Commission:

On behalf of BLT Land Development, LLC (the “Developer”), JM Engineering and Design, LLC respectfully submits this formal written request for a variance, pursuant to Section 2 of the Lafayette County Land Development Standards and Regulations, from the water system connection requirements of Article V, Section 4(B) of those Regulations, as applied to the proposed Brantlee Ridge Subdivision, located on Old Taylor Road in Lafayette County, Mississippi. This letter states the exact nature of the request and the specific reasons of justification for it, and is being submitted together with the Preliminary Plat for Brantlee Ridge Subdivision (Exhibit A) in accordance with Section 2.A. The provision at issue reads:

“In the event that the proposed subdivision is near or adjacent to an existing municipal water system, every effort shall be made by the Developer to connect the water system of the proposed subdivision with that of the municipality. If the proposed subdivision abuts any municipality or if the subdivision is to be connected to a municipal system, the water system within the subdivision shall conform to the specifications required by that municipality as if the subdivision were within the corporate limits of such municipality.”

Project Background

Brantlee Ridge is a residential subdivision proposed under Lafayette County R-1 zoning, consisting of 22 lots ranging from approximately 3.00 to 6.35 acres, on a site totaling approximately 83.56 acres (Tract 1: ±63.25 acres; Tract 2: ±20.30 acres), as shown on the enclosed Preliminary Plat. The subdivision is designed in full compliance with all applicable Lafayette County Land Development Standards and Regulations, including density, lot size, road, and stormwater detention requirements. The subdivision does not require connection to a municipal sanitary sewer system, and none is being requested, proposed,



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or required for this development. As designed, the project can be fully permitted and constructed under Lafayette County regulations without reliance on any City of Oxford infrastructure or service.

Basis for the Variance

The City of Oxford has indicated that it is willing to supply potable water service to Brantlee Ridge; however, the City has confirmed that sanitary sewer service is not available to the site. Because the Land Development Standards and Regulations require that any subdivision to be connected to a municipal water system be designed and developed “in accordance with the City of Oxford Land Development Code and the standard water and sewer specifications of the City of Oxford,” accepting City of Oxford water service alone — without a corresponding sewer connection or any increase in permitted density — would trigger the full suite of City of Oxford development standards. This includes, but is not limited to: zoning designation by the City Planner, which governs building setbacks and lot sizes (but notably not density) under City standards rather than the County’s own R-1 requirements; City architectural standards; City curb-and-gutter street sections and an enclosed storm drainage system within the rights-of-way; City landscape and buffering requirements; and City stormwater detention regulations, which would be layered on top of the stormwater detention design already prepared for Brantlee Ridge under the applicable Lafayette County standards, adding a further design element and construction cost without any corresponding benefit.

These urban design standards are intended for, and are appropriate to, higher-density development located within the corporate limits of the City of Oxford, where the additional infrastructure cost is offset by increased lot yield. Brantlee Ridge is a rural, large-lot subdivision located entirely within unincorporated Lafayette County, developed at large-lot, minimum three-acre density specifically to comply with the County’s own land development standards. Because the City’s zoning designation would govern setbacks and lot sizes but not density, the Developer would gain no offsetting increase in lot yield in exchange for absorbing City setback, lot size, architectural, street, drainage, and stormwater standards. Imposing these City of Oxford requirements on this project, solely as a consequence of accepting municipal water service, would impose substantial and disproportionate cost on the Developer without any corresponding increase in density, lot yield, or other benefit to offset that cost. The result is a regulatory outcome that the underlying code section does not appear intended to produce: a rural, County-compliant subdivision effectively forced to build to urban City standards for zoning, architecture, streets, drainage, and stormwater management, based solely on the source of its water supply.

Extraordinary Hardship

Strict compliance with Article V, Section 4(B) would impose an extraordinary hardship on the Developer that is disproportionate to any benefit the provision is intended to secure. The hardship arises directly



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from a circumstance outside the Developer's control: the City of Oxford is willing to extend water service but has confirmed that sewer service is not available to the site. Because the Regulations tie City design standards to the mere acceptance of City water — regardless of whether sewer service or any density benefit accompanies it — the Developer would be required to redesign the subdivision under City zoning designation, setbacks, and lot sizes; comply with City architectural standards; fund and construct urban curb-and-gutter streets and an enclosed storm drainage system; and add City stormwater detention requirements on top of the County-compliant detention system already engineered for the site. All of this would apply throughout a rural, large-lot subdivision with a minimum lot size of three acres that otherwise fully satisfies Lafayette County's own standards. This added cost and redesign burden bears no relationship to the scale, density, or character of the project, and would not be incurred if the subdivision were served instead by private wells, as is typical for large-lot rural subdivisions throughout unincorporated Lafayette County.

Fire Protection Water Supply

To address fire protection needs in the absence of a municipal water connection, the Developer proposes to install an on-site pond equipped with a dry hydrant system to serve as the subdivision's fire protection water source. This approach is consistent with the Lochlan Subdivision, a comparable rural development within Lafayette County previously approved by the County using private wells paired with an on-site dry hydrant fire protection system in lieu of municipal water. The pond and dry hydrant will be sized and located to provide a reliable, year-round drafting source for fire apparatus serving Brantlee Ridge, ensuring that the absence of a municipal water connection does not compromise fire protection for the subdivision.

Consistency with Section 2 Standards

Granting this variance will allow substantial justice to be done and will secure the public interest, consistent with Section 2 of the Lafayette County Land Development Standards and Regulations. Brantlee Ridge will remain fully subject to, and fully compliant with, every other Lafayette County standard applicable to the subdivision, including lot size, density, road design, and stormwater detention. The variance affects only the source of domestic water supply and does not alter the character, safety, or quality of the development. The proposed pond and dry hydrant system further secures the public interest by providing a dedicated fire protection water source for the subdivision, consistent with the Lochlan Subdivision and other rural developments the County has approved on the same basis. Relief from Article V, Section 4(B) will not nullify the intent or purpose of that provision, which is to ensure that subdivisions actually integrated into a municipal water and sewer system are held to that municipality's design standards; here, no sewer connection exists or is proposed, and the subdivision will not otherwise function as an extension of the City of Oxford system. Nor will the variance conflict with the Lafayette



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County Zoning Ordinance, as Brantlee Ridge will continue to be developed at the large-lot, minimum three-acre density and R-1 zoning classification already established for the site. Private well service, paired with an on-site dry hydrant fire protection source, is a recognized and routinely permitted method of serving rural subdivisions of this type within the County.

Requested Relief

The Developer respectfully requests a variance from the water system connection requirement of Article V, Section 4(B) quoted above, to permit Brantlee Ridge Subdivision to be served by individual private wells, with fire protection provided by an on-site pond and dry hydrant system, in lieu of connection to the City of Oxford municipal water system. This approach will allow the subdivision to be developed entirely in accordance with the Lafayette County Land Development Standards and Regulations — including the County's standard rural road section and roadside drainage — consistent with the large-lot pattern already designed for the project, without imposition of City of Oxford curb-and-gutter, enclosed storm sewer, or urban landscape standards that are neither warranted nor offset by any increase in density.

Conclusion

Brantlee Ridge has been engineered to meet every applicable Lafayette County development standard. The single obstacle to approval under County regulations alone is the water system connection provision of Article V, Section 4(B), which — absent a variance — would obligate the Developer to design and construct the subdivision to City of Oxford urban standards despite receiving no sewer service and no density benefit from the City. Granting this variance will allow the project to proceed as a compliant, rural Lafayette County subdivision served by private wells and an on-site dry hydrant fire protection source, consistent with the character and standards of the surrounding unincorporated area and with similar developments previously approved by the County.

This letter, together with the accompanying Preliminary Plat, constitutes the Developer's formal written variance request under Section 2 of the Lafayette County Land Development Standards and Regulations. We respectfully request that this matter be placed on the agenda of the next regularly scheduled Planning Commission meeting following its timely submission. We appreciate the Commission's consideration of this request and are available to provide any additional information needed for review. Please do not hesitate to contact our office with any questions.

Respectfully submitted,

Joey Moore, P.E.



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Enclosure:

Exhibit A — Preliminary Subdivision Plat, Brantlee Ridge, Sheet C-100, dated August 1, 2026



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EXHIBIT A — PRELIMINARY SUBDIVISION PLAT



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

-----	EASEMENT LINES
-----	SETBACK LINES
-----	EDGE OF PAVEMENT
-----	CENTERLINE OF ROAD
-----	BUILDING
X	FENCE
●	PROPERTY CORNERS(1/2" IRON PIN SET)
●	EXISTING MONUMENTS(1/2" IRON PIN)
●	SURVEY POINTS

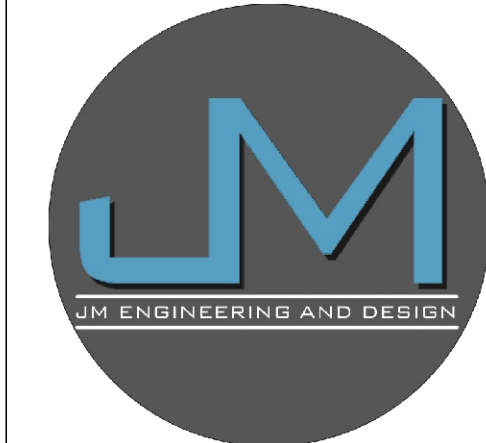
PLAT NOTES:

1. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO LAFAYETTE COUNTY, MISSISSIPPI, FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC WATER, SEWER, DRAINAGE, AND RELATED INFRASTRUCTURE.
2. ALL LOTS TO BE EVALUATED INDIVIDUALLY ON A CASE BY CASE BASIS, INCLUDING BUT NOT LIMITED TO STORMWATER DETENTION AND ON-SITE SEWER DISPOSAL.
3. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH LAFAYETTE COUNTY STANDARD DETAILS AND MDOT SPECIFICATIONS. PROPER BEDDING AND BACKFILL SHALL BE PROVIDED TO PREVENT SETTLEMENT AND FAILURE.

DRAINAGE EASEMENT:

THE AREA DESIGNATED AS "DRAINAGE EASEMENT" IS RESERVED FOR STORMWATER DETENTION, CONVEYANCE, DRAINAGE STRUCTURES, AND ACCESS FOR INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FACILITIES. NO BUILDING, STRUCTURE, FENCE, FILL, OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT THAT WOULD INTERFERE WITH THE OPERATION, STORAGE CAPACITY, DRAINAGE FUNCTION, OR MAINTENANCE ACCESS OF THE STORMWATER MANAGEMENT FACILITY.

THE DETENTION POND AND ASSOCIATED DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.



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

PRELIMINARY SUBDIVISION PLAT

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 150'
REVISION	

C-100

OWNER’S CERTIFICATE

I, Michael Halford As Managing Member Of _____, The Owner Of The Tract Of Land Herein Described, Certify That We Did Cause Said Land To Be Subdivided And Platted, As Shown On The Attached Plat Of The Grove At Grand Oaks Phase 6B Subdivision, And The Streets Are Dedicated To The Use Of The Public Forever. Streets Are Hereby Dedicated To The Use By The Public And/Or Private Utility Companies Which Serve This Subdivision. Utility Easements Are Also Dedicated To The Public And/Or Private Utility Companies Which Serve This Subdivision. Such Subdivision And Dedication Is The Owner’s Own Act And Deed Of Their Own Free Will.

Witness My Hand And Signature This _____Day Of _____, 2026.

Brandon CrumplerNotary Public

ENGINEER’S CERTIFICATE

I Certify That Enterprise East Subdivision In Lafayette County, Mississippi, 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.

Witness My Hand And Signature This _____Day Of _____, 2026.

Joseph R Moore
Mississippi PE No. 28231

TRACT #1 DESCRIPTION

This property is a fraction of the South Half of Section 31, Township 8 South, Range 3 West, Lafayette County, Mississippi. This property contains 63.252 acres more or less and is described in more detail as follows:

Beginning at an existing 1” iron pipe being accepted as the Northwest corner of the East Half of the Southwest Quarter of said Section 31; run thence South 88°44’54” East a distance of 2171.98 feet to an existing 6” concrete monument on the West right of way of the Old Illinois Central Railroad; thence South 34°04’23” West along said right of way a distance of 297.34 feet to a 1/2” iron pin set; thence along said right of way with a curve turning to the right with an arc length of 2252.21 feet, with a radius of 5450.00 feet, with a chord bearing of South 45°24’26” West, with a chord length of 2236.21 feet to a 1/2” iron pin set; thence South 57°14’45” West along said right of way a distance of 561.86 feet to a 1/2” iron pin set; thence North 01°35’16” East leaving said right of way a distance of 2168.52 feet to the Point of Beginning. All bearings are determined by solar observation.

TRACT #2 DESCRIPTION

This property is a fraction of the South Half of Section 31, Township 8 South, Range 3 West, Lafayette County, Mississippi. This property contains 20.304 acres more or less and is described in more detail as follows:

Commencing at an existing 1” iron pipe being accepted as the Northwest corner of the East Half of the Southwest Quarter of said Section 31; run South 01°35’16” West a distance of 2168.52 feet to a 1/2” iron pin set on the North right of way of the Old Illinois Central Railroad; thence South 01°35’16” West leaving said right of way a distance of 121.38 feet to an existing 1/2” iron pin on the South right of way of the Old Illinois Central Railroad at the Point of Beginning. From this point of beginning, run thence North 58°19’31” East along said right of way a distance of 369.08 feet to an existing 1/2” iron pin; thence South 33°50’55” East leaving said right of way a distance of 197.26 feet to an existing 1/2” iron pin; thence North 58°07’39” East a distance of 449.24 feet to an existing 1/2” iron pin; thence North 22°05’06” West a distance of 44.07 feet to an existing 1/2” iron pin; thence North 00°09’00” East a distance of 137.13 feet to an existing 1/2” iron pin; thence North 23°22’09” West a distance of 62.98 feet to an existing 1/2” iron pin on the South right of way of the Old Illinois Central Railroad; thence along said right of way with a curve turning to the left with an arc length of 427.25 feet, with a radius of 6082.52 feet, with a chord bearing of North 52°21’08” East, with a chord length of 427.16 feet to an existing 1/2” iron pin; thence South 41°44’54” East leaving said right of way a distance of 246.97 feet to an existing 1/2” iron pin; thence North 48°13’54” East a distance of 100.07 feet to an existing 1/2” iron pin; thence South 89°12’02” East a distance of 160.17 feet to an existing 1/2” iron pin; thence North 02°58’36” East a distance of 499.50 feet to an existing 1” iron pipe on the South right of way of the Old Illinois Central Railroad; thence North 38°58’00” East along said right of way a distance of 167.55 feet to an existing 1” iron pipe; thence South 02°31’59” West leaving said right of way a distance of 230.76 feet to an existing 1/2” iron pin; thence South 06°19’20” East a distance of 288.50 feet to an existing 1/2” iron pin; thence South 03°59’20” East a distance of 225.40 feet to an existing 1/2” iron pin; thence South 05°37’40” West a distance of 125.00 feet to an existing 1” iron pin; thence South 73°58’06” East a distance of 415.76 feet to a 1/2” iron pin set on the West right of way of County Road #303; thence along said right of way with a curve turning to the right with an arc length of 282.47 feet, with a radius of 4760.00 feet, with a chord bearing of South 36°27’15” West, with a chord length of 282.43 feet to a 1/2” iron pin set; thence North 55°51’30” West leaving said right of way a distance of 218.80 feet to a 1/2” iron pin set; thence North 42°09’30” West a distance of 102.00 feet to a 1/2” iron pin set; thence South 29°44’30” West a distance of 368.80 feet to a 1/2” iron pin set; thence North 88°59’32” West a distance of 1142.20 feet to an existing 1/2” iron pin; thence South 00°21’03” West a distance of 127.91 feet to an existing 1/2” iron pin; thence North 89°23’28” West a distance of 302.03 feet to an existing 1/2” iron pin; thence North 04°25’08” West a distance of 162.28 feet to the Point of Beginning.

COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

Personally Appeared Before Me, Mike Roberts, Chancery Clerk, In And For Lafayette County, Mississippi, Michael Halford, Managing Member Of _____, Who Executed The Herein Owner’s Certificate That Was Signed And Delivered Of His Own Free Act And Deed. And Also Appeared Joseph Chad Mayer, Professional Surveyor, Who Executed The Attached Surveyor’s Certificate And Acknowledged That It Was Signed And Delivered As His Own Free Act And Deed.

Witness My Hand And Signature This The _____ Day Of _____, 2026

Mike Roberts
Chancery Clerk

COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

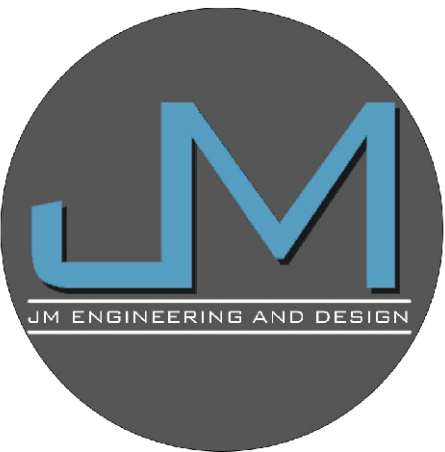
I, Mike Roberts, Chancery Clerk, In And For Lafayette County, Mississippi, Hereby Certify That This Instrument Was Filed For Record In My Office At _____O’clock On The _____Day Of _____, 2024, And Was Duly Recorded In Plat Cabinet _____, Slide _____.

Witness My Hand And Signature This The _____ Day Of _____, 2026

Mike Roberts
Chancery Clerk

RESTRICTIVE COVENANTS

Recorded In Instrument No. _____, Of The Land Records In The Chancery Clerk’s Office Of Lafayette County, Mississippi.

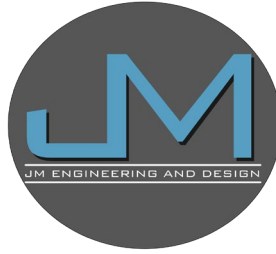


JM ENGINEERING
AND DESIGN, LLC
OXFORD, MS
(662) 801-8803

PRELIMINARY SUBDIVISION PLAT

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	



JM ENGINEERING AND DESIGN, LLC

Oxford, Mississippi • (662) 801-8803

PROJECT NARRATIVE

Brantlee Ridge Subdivision

Old Taylor Road, Lafayette County, Mississippi

Prepared for: BLT Land Development, LLC
Prepared by: JM Engineering and Design, LLC
Submitted to: Lafayette County, Mississippi
Date: August 2026



1. Project Overview

Brantlee Ridge Subdivision is a proposed 22-lot single-family residential subdivision located on Old Taylor Road in Lafayette County, Mississippi, immediately south of the City of Oxford corporate limits. The overall property comprises +/- 80.73 acres, developed under the site's R-1 (Suburban Residential) zoning classification. The subdivision is designed as a large-lot rural residential community, with individual lots served by private wells and on-site sewage treatment/septic systems approved individually through the Mississippi State Department of Health, consistent with the low-density character of the surrounding area.

This narrative accompanies the site plan set (Sheets C-000 through C-804) prepared by JM Engineering and Design, LLC, and describes the proposed layout, access, utilities, stormwater management, fire protection, and erosion control measures for the development, in support of the subdivision application submitted to Lafayette County.

2. Site Location and Existing Conditions

The project site fronts Old Taylor Road in Lafayette County, with its northern boundary running along the Oxford corporate limits line. The property is currently undeveloped, wooded land characterized by rolling to moderately steep topography typical of the Lafayette County uplands, with natural drainage generally flowing from the interior of the site toward two low points that have been developed as the locations for the project's proposed detention facilities. An existing pond used for fire protection purposes is located near the site's Old Taylor Road frontage and is retained as part of the proposed layout (Lot 5).

Access to the site is via an existing driveway connection to Old Taylor Road, which will be improved and widened to serve as the subdivision's primary entrance.

3. Zoning and Development Standards

Item	Standard
Zoning Classification	R-1
Total Site Area	+/- 80.73 Acres
Number of Lots	22
Front Setback	30 Feet
Side Setback	8 Feet
Rear Setback	25 Feet

All proposed lots meet or exceed the minimum lot area required under the R-1 classification, with individual lot sizes ranging from approximately 3.00 to 6.35 acres, consistent with the large-lot, well-and-septic development pattern established for this zoning district.

4. Proposed Subdivision Layout



The subdivision is composed of 22 residential lots arranged along two interior roadways (Road A and Road B), which loop through the property from the Old Taylor Road entrance and terminate in cul-de-sacs with a 45-foot turnaround radius. Individual lot areas are summarized below; total gross lot area is approximately 75.43 acres, with the balance of the site occupied by rights-of-way, the detention facilities, and the existing fire-protection pond.

Lot	Area (AC)
1	+/- 3.61
2	+/- 3.00
3	+/- 6.35
4	+/- 3.33
5	+/- 4.41
6	+/- 3.02
7	+/- 3.01
8	+/- 3.03
9	+/- 3.00
10	+/- 3.06
11	+/- 3.28

Lot	Area (AC)
12	+/- 3.00
13	+/- 3.01
14	+/- 5.34
15	+/- 3.00
16	+/- 3.09
17	+/- 3.02
18	+/- 3.08
19	+/- 3.06
20	+/- 3.04
21	+/- 3.16
22	+/- 3.53

5. Roadway and Access

Interior roads are proposed as paved, flexible-pavement sections within 60-foot and 50-foot rights-of-way, as shown on the Utility Plan (C-500). Typical roadway cross-sections consist of an 11-foot travel lane in each direction, 4-foot shoulders, and roadside ditches, per the Typical Sections detail on Sheet C-800. Pavement design provides for a light-duty flexible section (or cement-stabilized subgrade alternate) meeting MDOT standard specifications for subgrade, subbase, base, and surface courses.

Road A and Road B are shown in plan and profile on Sheets C-601 through C-606, with horizontal and vertical geometry designed to accommodate the site's existing topography while providing safe sight distance and drainage.

Individual lot driveway culverts are sized per the Driveway Culvert Schedule on Sheet C-500, based on tributary drainage area and the Rational Method for the 25-year design storm, with a minimum pipe size of 18 inches and a minimum installed length of 30 feet per Lafayette County requirements.

6. Utilities

Water



Each lot will be served by an individual private water well, as shown on the Utility Plan (C-500). Well and septic locations will be reviewed and approved on a lot-by-lot basis by the Mississippi State Department of Health prior to construction.

Sanitary Sewer

No public sanitary sewer service is available to the site. Each lot will be served by an individual on-site sewage treatment system (septic), sized and permitted individually through the Mississippi State Department of Health.

Electric and Gas

Electric service will be provided by North East Mississippi Power, and gas service by Delta Utilities, in accordance with each provider's standard extension requirements.

7. Stormwater Management and Drainage

Stormwater runoff from the subdivision's roadways and common areas is collected by a storm drain system of 24-inch, 30-inch, and 36-inch HDPE pipe and conveyed to two on-site detention facilities (a south pond serving Basin 1 and a north pond serving Basin 2), each discharging through a reinforced outlet control structure with a combination orifice, weir plate, and trash rack, per the details on Sheets C-803-1 and C-803-2.

A detailed Stormwater Detention Narrative Report has been prepared separately for the project, documenting pre- and post-development Rational Method drainage calculations for both basins and demonstrating that post-development peak discharge rates are controlled to at or below pre-development conditions for the design storm. Because the site disturbs more than 5 acres, the project is subject to the Mississippi Department of Environmental Quality Large Construction General NPDES Permit, in addition to the Small Construction Notice of Intent referenced in the Erosion Control General Notes on Sheet C-700.

8. Fire Protection

An existing pond located on Lot 5 is retained and improved for fire-protection purposes, providing an estimated 25,878 cubic feet (approximately 193,581 gallons) of available storage between elevation 463.00 and elevation 467.00, per the Dry Hydrant Pond Storage table on Sheet C-800. A dry hydrant with 6-inch PVC suction line is proposed at the pond, with the adjoining roadway widened to 36 feet (gravel) to provide fire apparatus access to the hydrant, as shown on the Utility Plan (C-500) and the Dry Hydrant Details on Sheet C-800.

9. Erosion and Sediment Control

Temporary erosion and sediment control measures are shown on the Erosion Control Plan (C-700) and detailed on Sheet C-804, and include a stabilized construction entrance, silt fence along the down-slope perimeter of disturbed areas, and inlet protection at all storm drain inlets. Measures will be installed prior



to the start of land-disturbing activity and maintained throughout construction in accordance with the Erosion Control General Notes on Sheet C-700 and Mississippi Department of Environmental Quality Best Management Practices.

10. Landscaping

A Landscape Plan (C-300) provides for street trees (2-inch caliper oak or equivalent) along the interior roadways and grassing of disturbed common areas, including the detention pond embankments, upon completion of grading and construction.

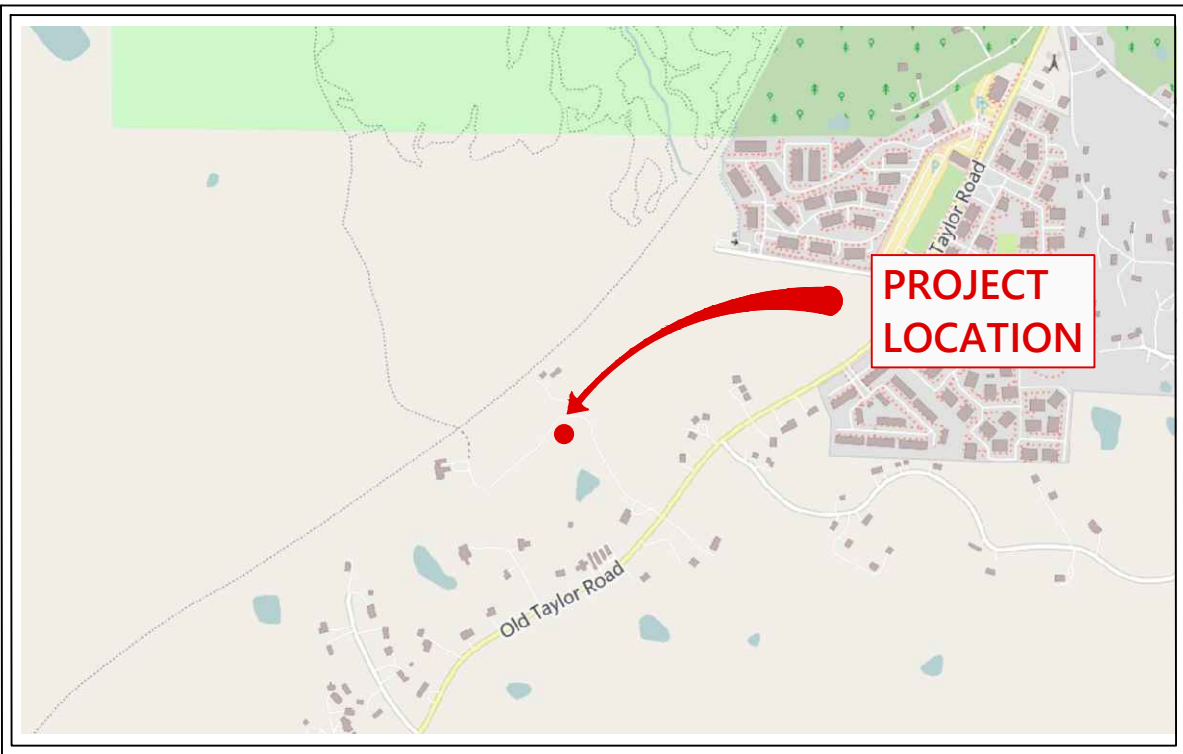
11. Regulatory Compliance and Permitting

- Lafayette County subdivision plat and site plan approval
- Mississippi State Department of Health approval of individual well and septic systems (per lot)
- Mississippi Department of Environmental Quality Large Construction General NPDES Permit
- Mississippi Department of Transportation and/or Lafayette County road/driveway permitting for the Old Taylor Road connection, as applicable

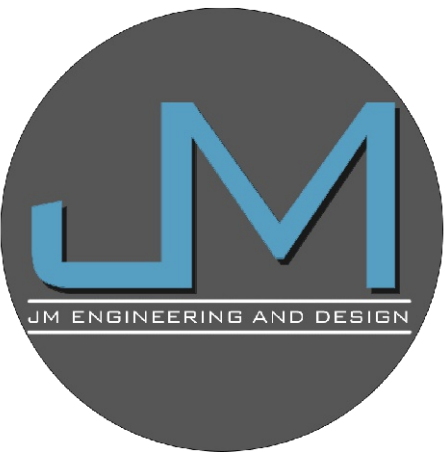
JM Engineering and Design, LLC respectfully requests review and approval of the Brantlee Ridge Subdivision plans by Lafayette County. Please contact our office with any questions or requests for additional information.



BRANTLEE RIDGE SUBDIVISION
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI



VICINITY MAP



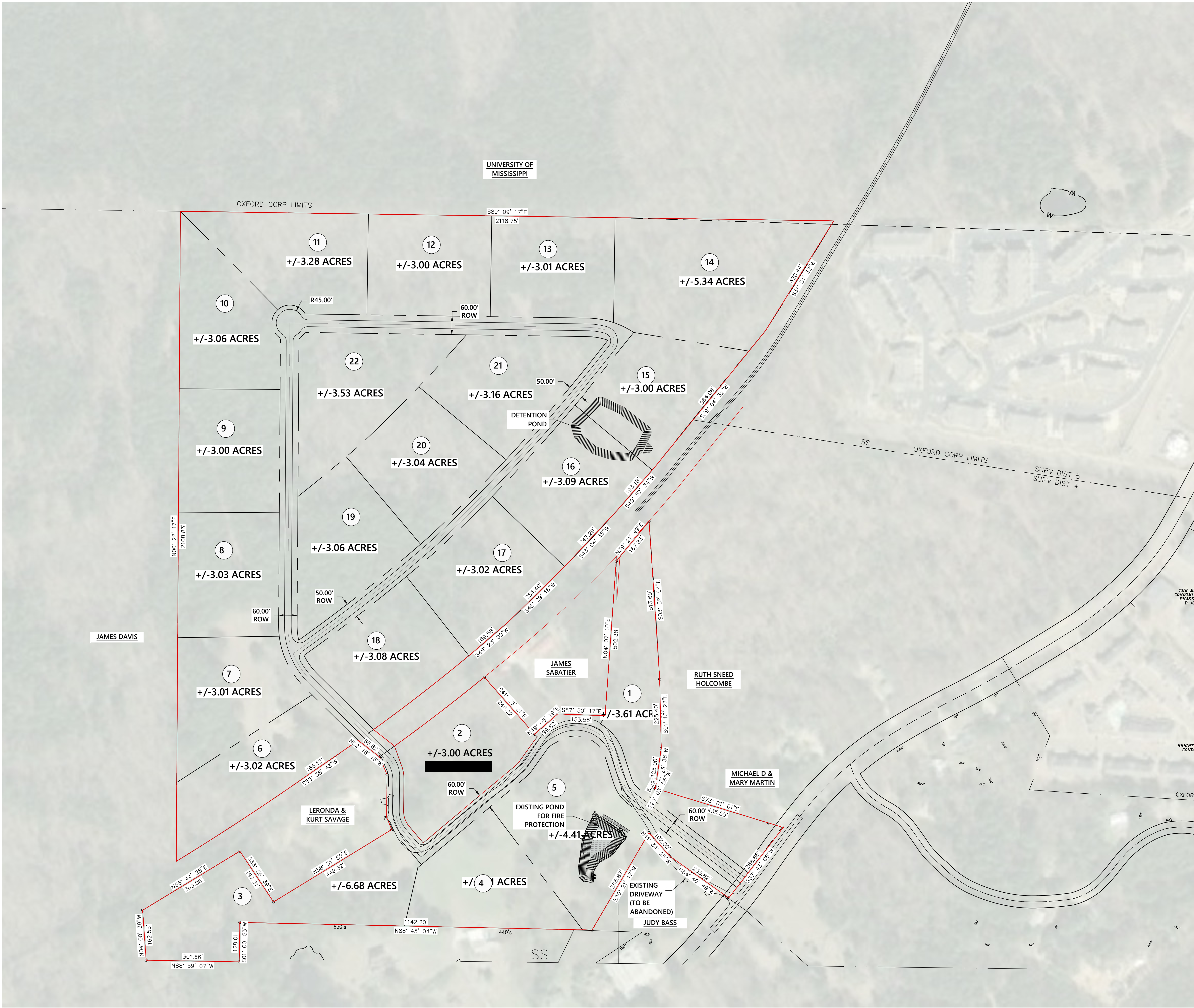
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BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

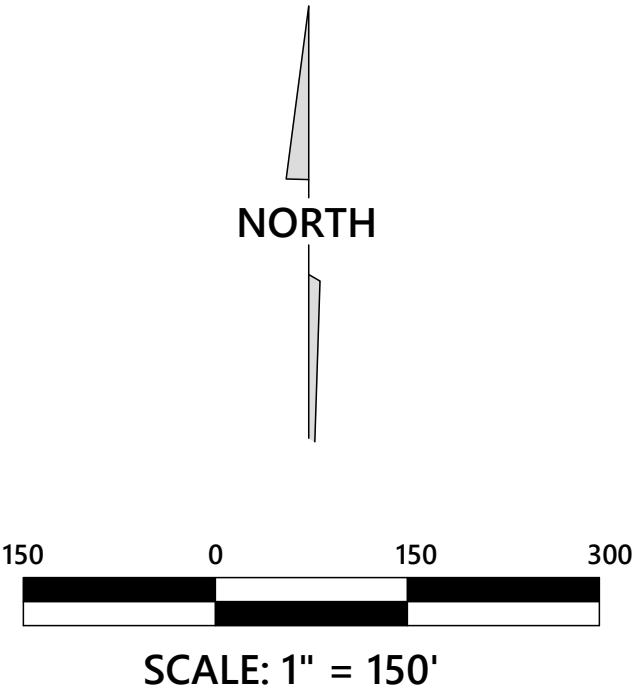
INDEX OF PLANS	
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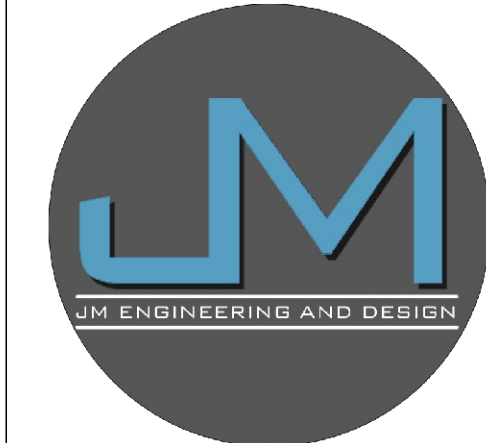
DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	
REVISION	09/15/2026

C-000



SITE DATA TABLE	
PROPERTY AREA:	80.73 AC
ZONING:	R-1
SETBACKS:	FRONT: 30' SIDE: 8' REAR: 25'
LOTS:	22





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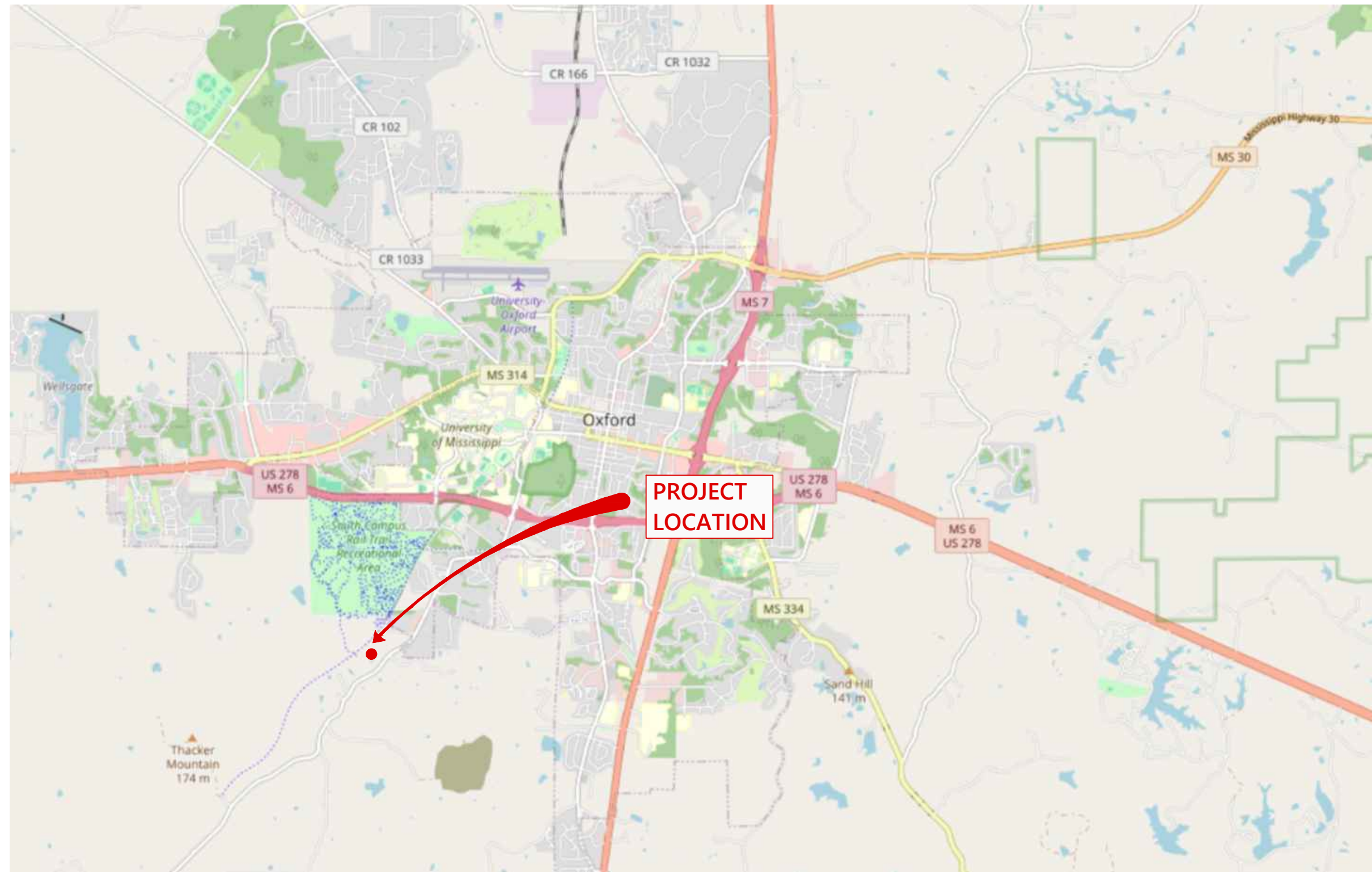
LAYOUT CONCEPT

BRANTLEE RIDGE

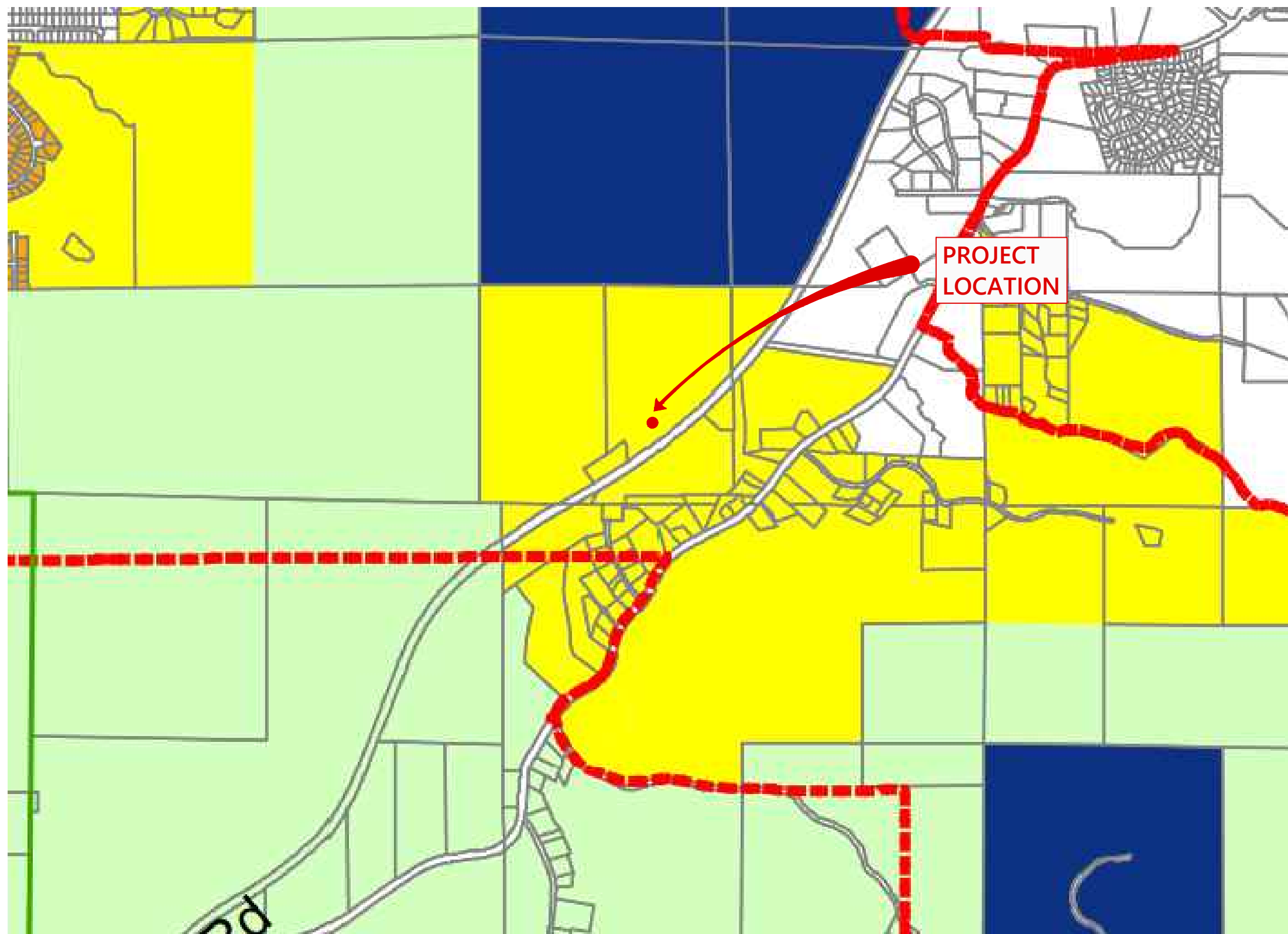
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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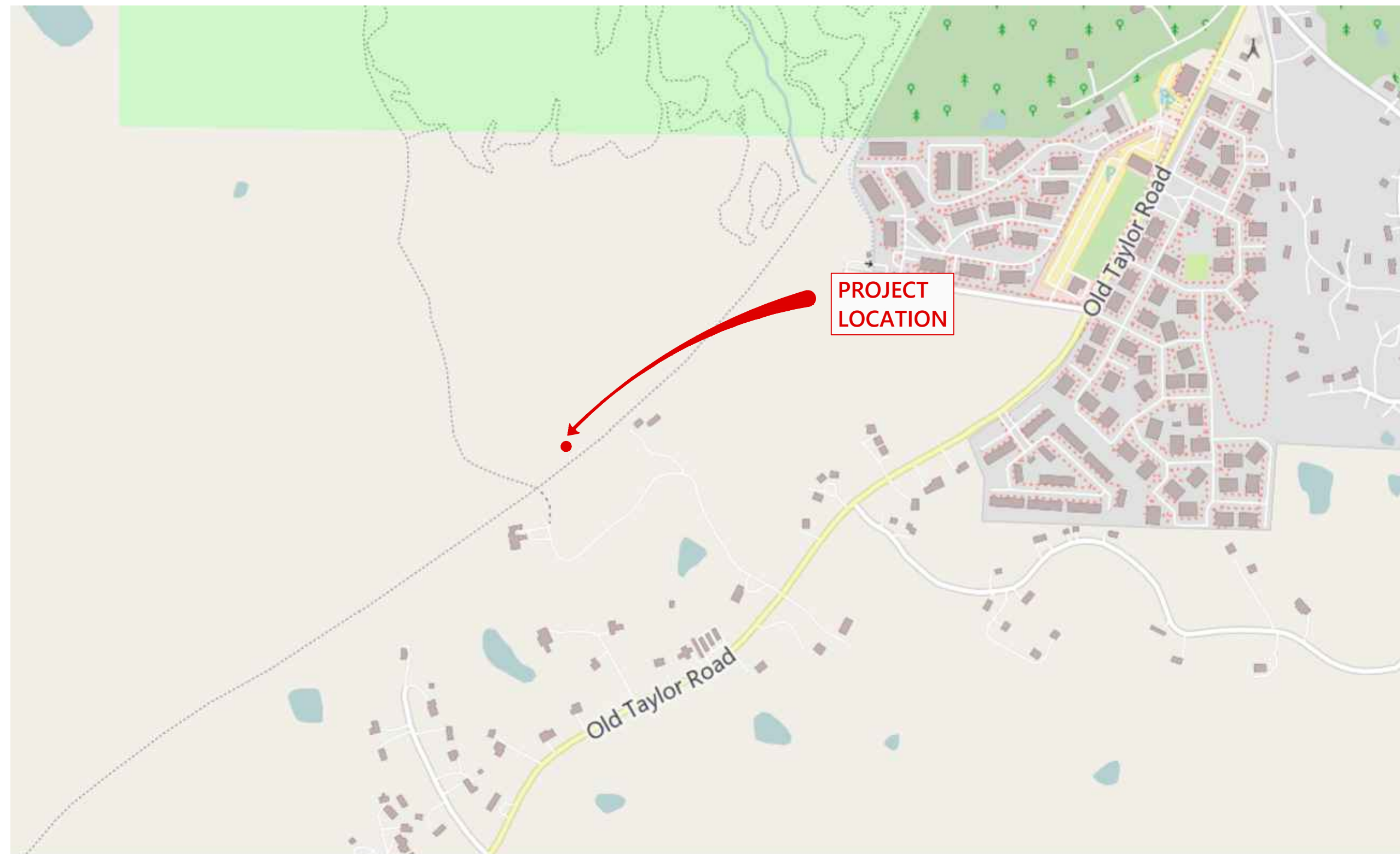
C-100



AREA MAP



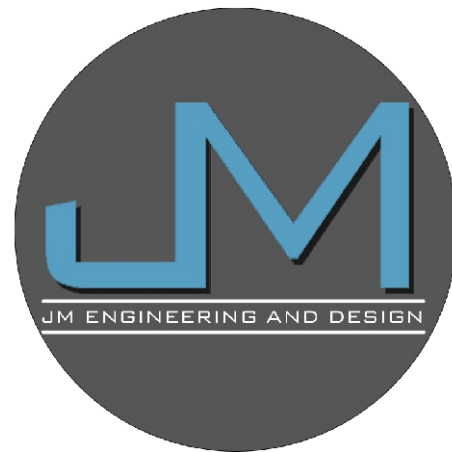
ZONING MAP (ZONING: SR)



LOCATION MAP



AERIAL MAP

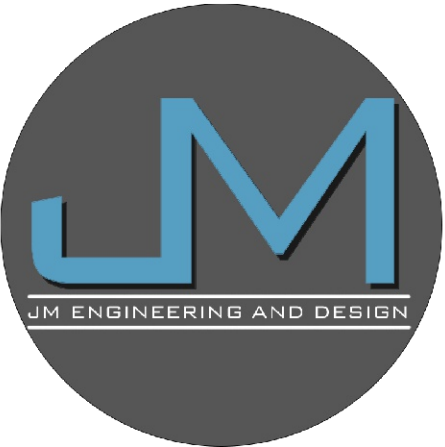


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SITE MAPS
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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DATE	08/01/2026
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C-101



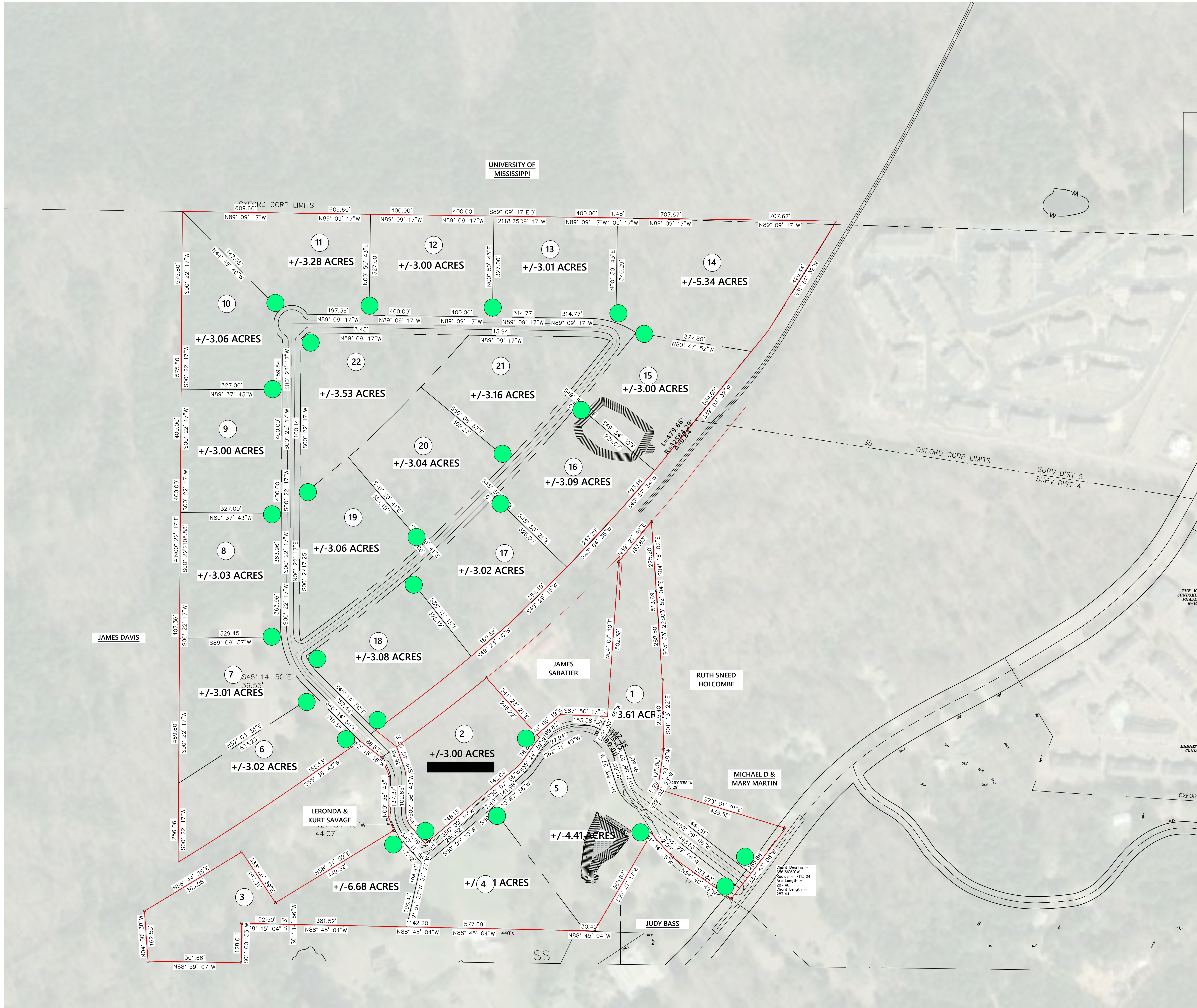
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EXISTING CONDITIONS

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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C-200



LEGEND

● 2" OAK OR EQUIVALENT

■ GRASSING

NORTH

150 0 150 300

SCALE: 1" = 150'

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LANDSCAPE PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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C-300

- 4" CRUSHER RUN GRAVEL SURFACE COURSE
12" No. 57 STONE AGGREGATE BASE
GEOTEXTILE FILTER FABRIC
95% MIN. COMPACTED SUBGRADE

DRY HYDRANT ACCESS PAD

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK LINE
PROPOSED WATER WELL
PROPOSED SEPTIC TANK

W
S

NOTE:

ALL LOTS WILL HAVE PRIVATE WATER WELLS AND SEWER TREATMENT PLANTS TO BE APPROVED INDIVIDUALLY WITH THE DEPARTMENT OF HEALTH. SEE PLAN AND PROFILES FOR STORM DRAIN INFORMATION.

DRIVEWAY CULVERT SCHEDULE LAFAYETTE COUNTY, MISSISSIPPI

ALL DRIVEWAY CULVERTS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.0%. MINIMUM DRIVEWAY CULVERT DIAMETER SHALL BE 18 INCHES.

LOT NO.	DRAINAGE AREA (ACRES)	MINIMUM SLOPE	PIPE SIZE	LOT NO.	DRAINAGE AREA (ACRES)	MINIMUM SLOPE	PIPE SIZE
1	2.36	1.0%	18"	12	3.06	1.0%	18"
2	1.50	1.0%	18"	13	4.58	1.0%	18"
3	0.50	1.0%	18"	14	6.01	1.0%	24"
4	3.50	1.0%	18"	15	7.20	1.0%	24"
5	0.50	1.0%	18"	16	4.50	1.0%	18"
6	0.67	1.0%	18"	17	3.08	1.0%	18"
7	0.50	1.0%	18"	18	1.23	1.0%	18"
8	1.26	1.0%	18"	19	2.60	1.0%	18"
9	2.57	1.0%	18"	20	3.20	1.0%	18"
10	1.10	1.0%	18"	21	8.70	1.0%	24"
11	1.30	1.0%	18"	22	1.16	1.0%	18"

NOTES:

- PIPE SIZES SHOWN ARE BASED ON THE 25-YEAR DESIGN STORM USING THE RATIONAL METHOD.
- DRIVEWAY CULVERTS ARE REQUIRED BY LAFAYETTE COUNTY TO BE A MINIMUM 30 FEET IN PIPE LENGTH.

DRAINAGE EASEMENT:

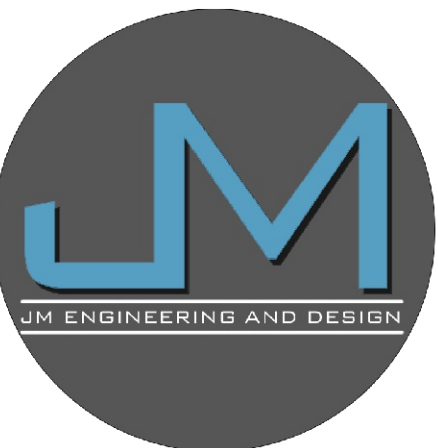
THE AREA DESIGNATED AS "DRAINAGE EASEMENT" IS RESERVED FOR STORMWATER DETENTION, CONVEYANCE, DRAINAGE STRUCTURES, AND ACCESS FOR INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FACILITIES. NO BUILDING, STRUCTURE, FENCE, FILL, OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT THAT WOULD INTERFERE WITH THE OPERATION, STORAGE CAPACITY, DRAINAGE FUNCTION, OR MAINTENANCE ACCESS OF THE STORMWATER MANAGEMENT FACILITY.

THE DETENTION POND AND ASSOCIATED DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

NORTH

150 0 150 300

SCALE: 1" = 150'

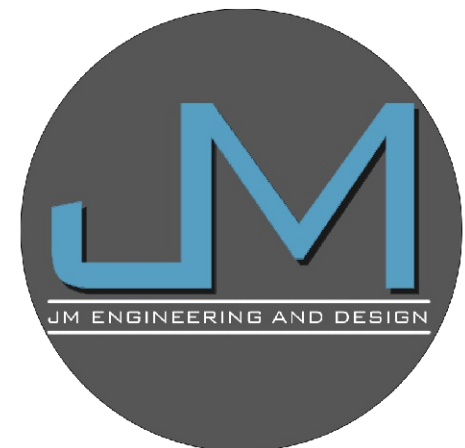
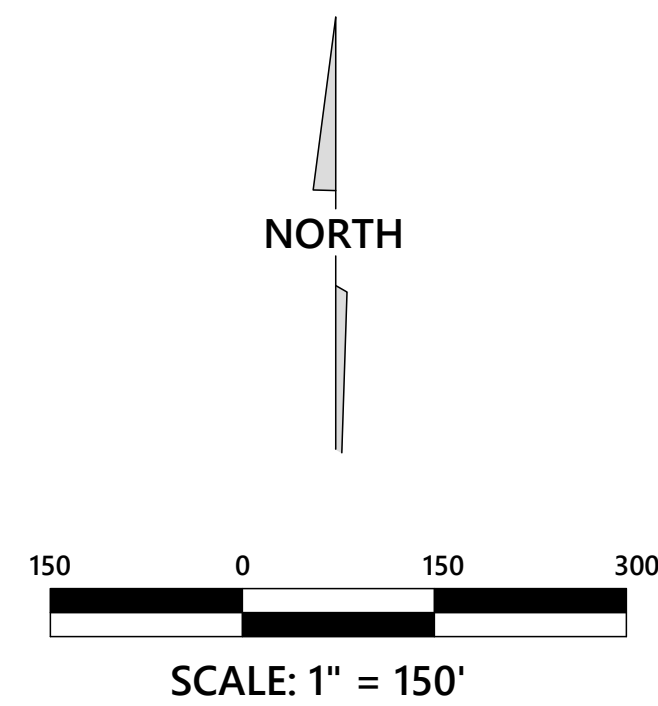
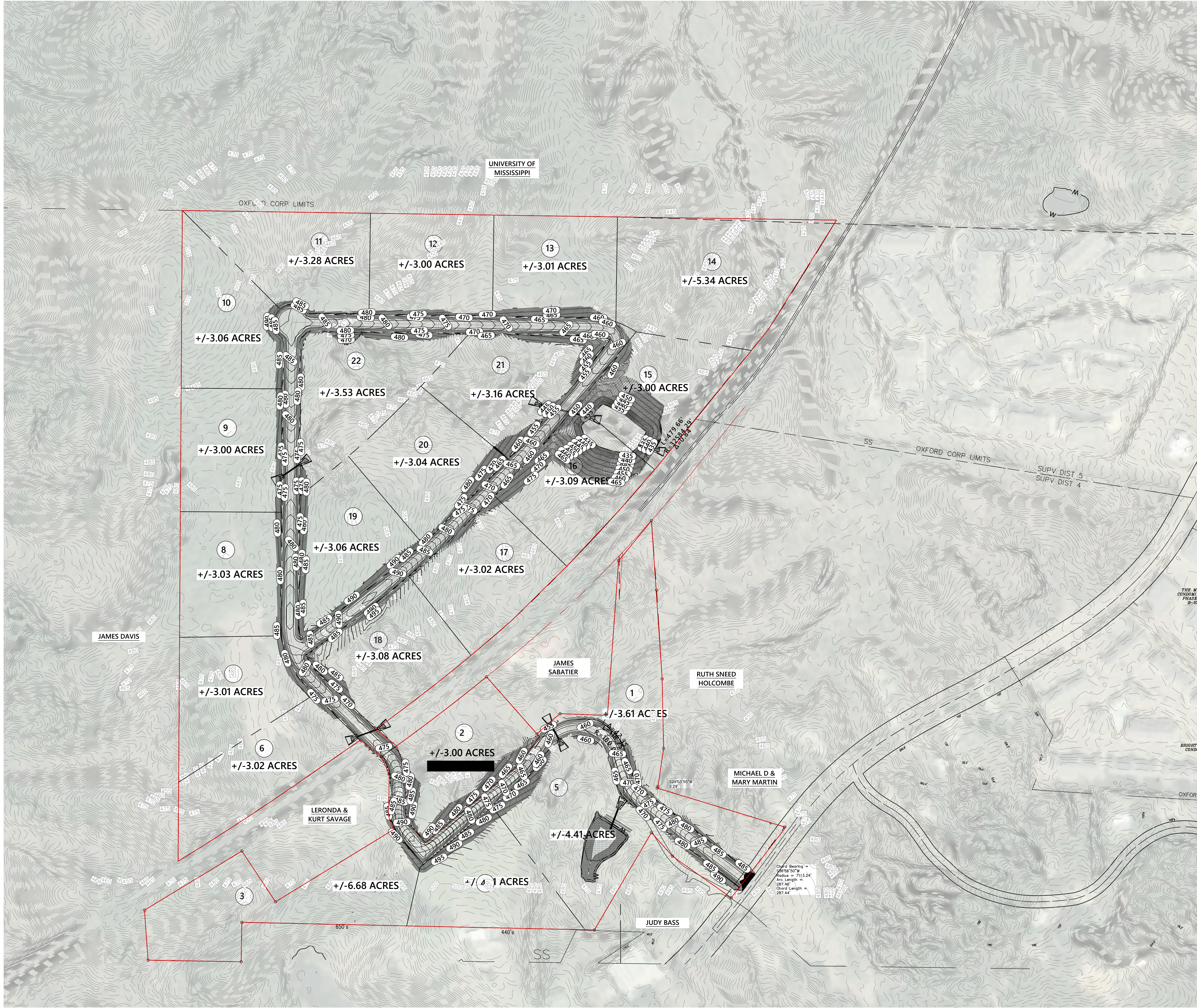


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UTILITY PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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DATE	08/01/2026
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C-500

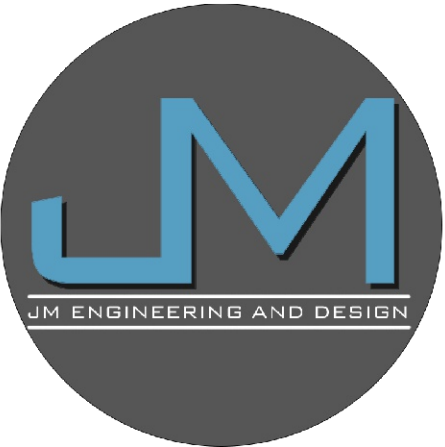
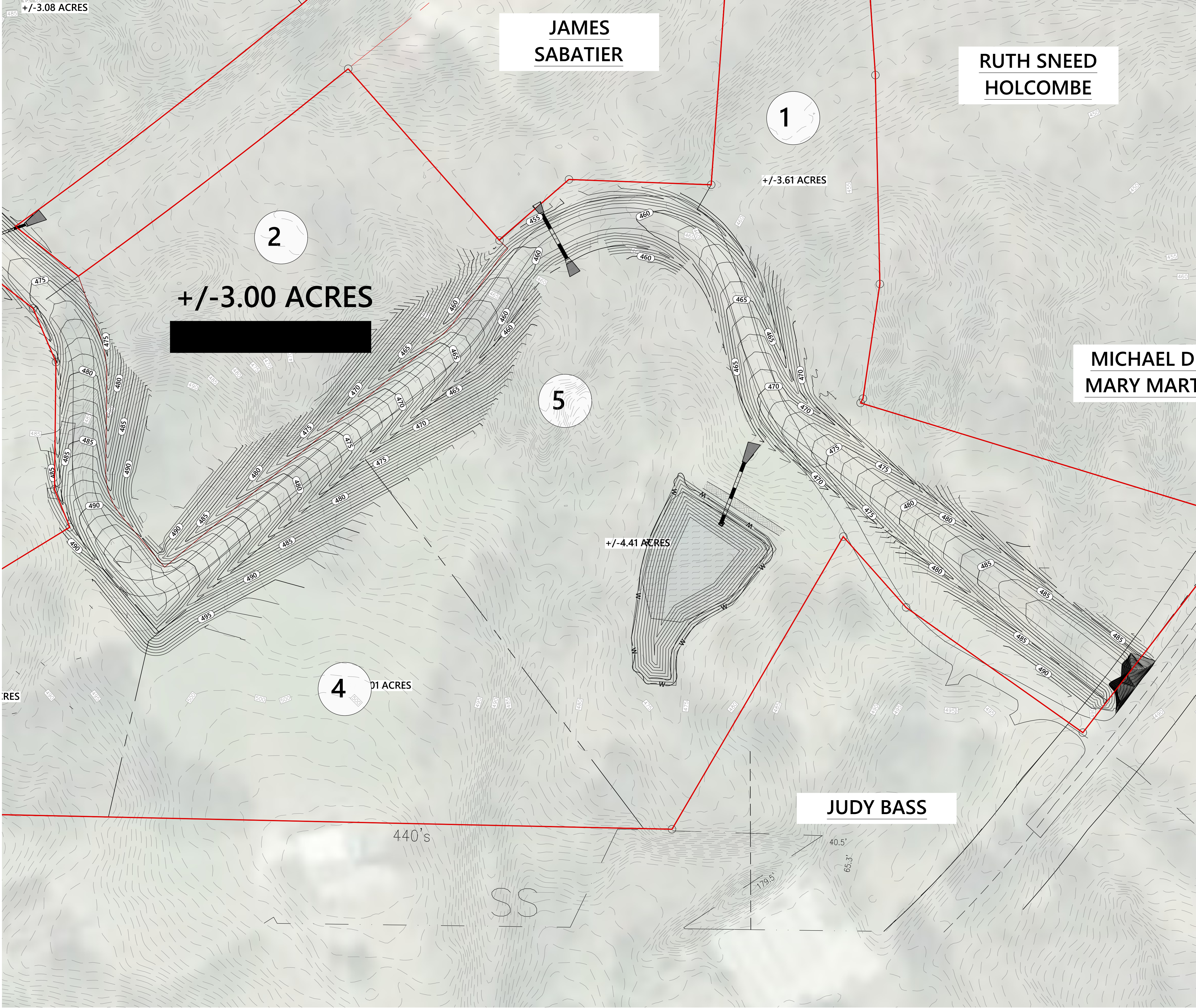


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GRADING PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 150'
REVISION	09/15/2026

C-600

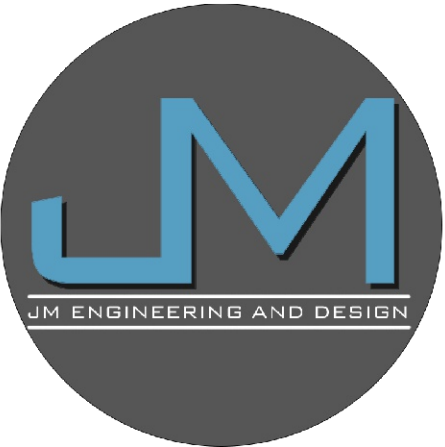
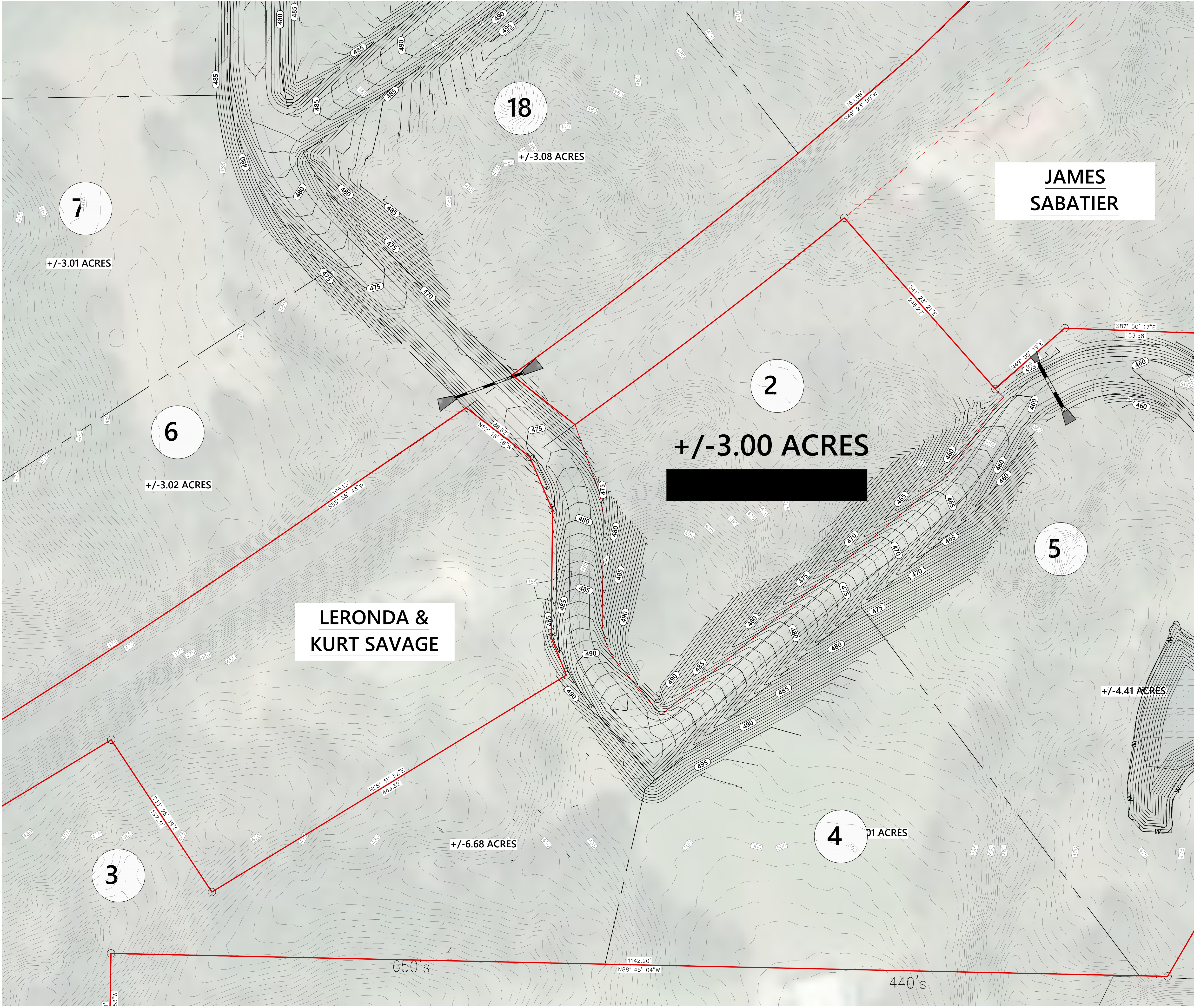


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GRADING PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-600-1

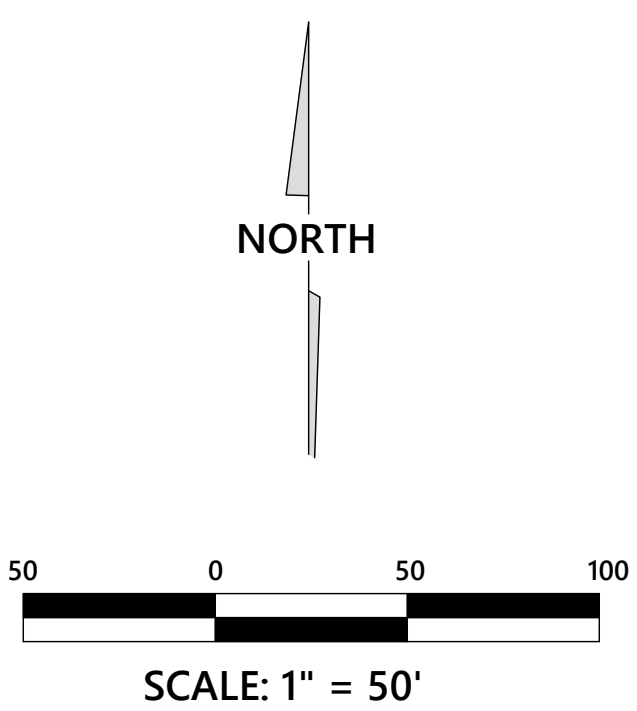


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GRADING PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

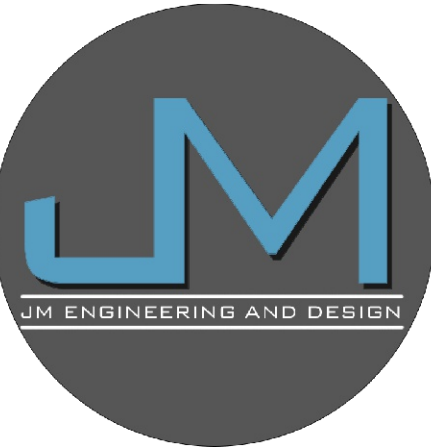
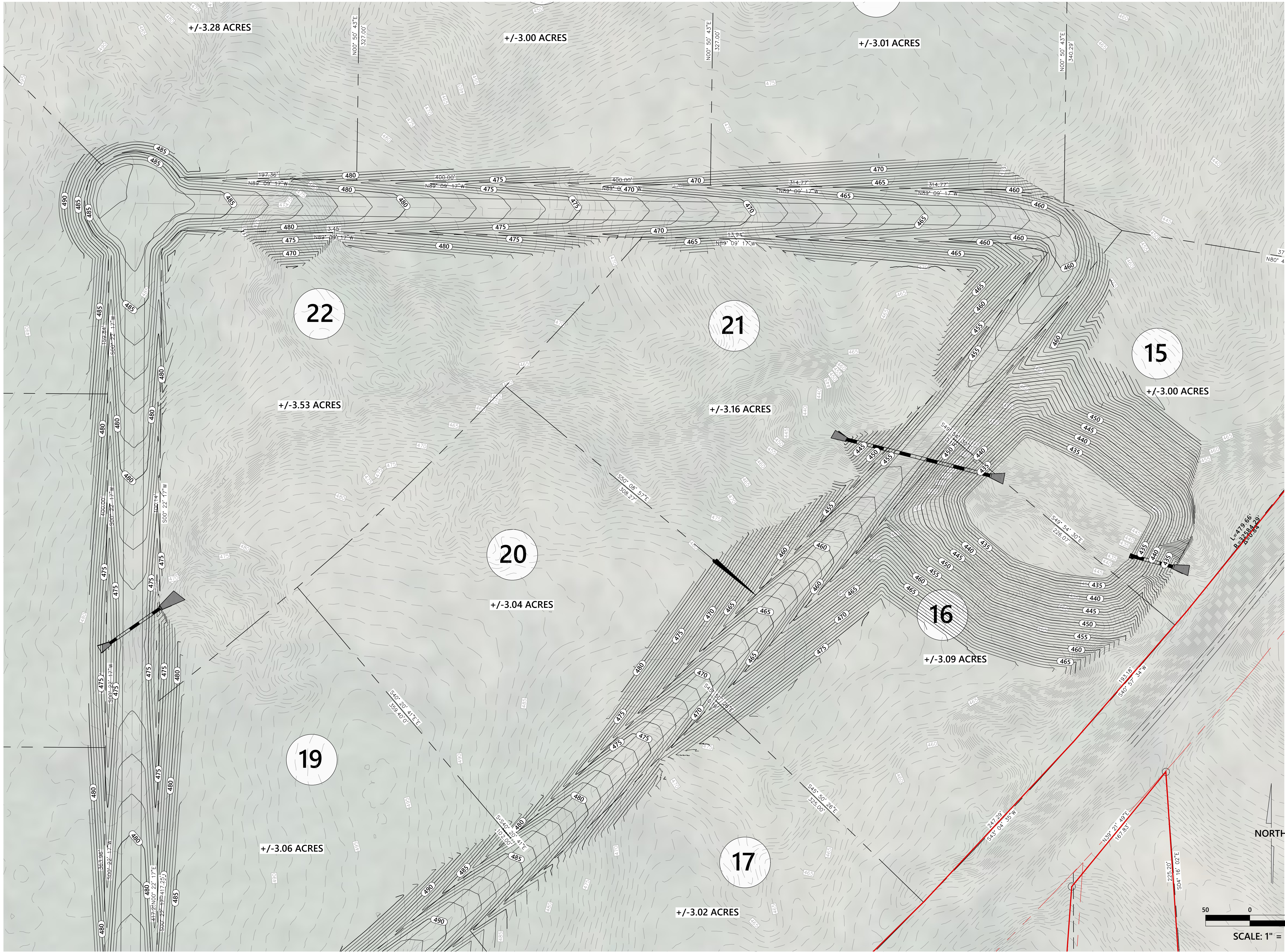
C-600-2



GRADING PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-600-3

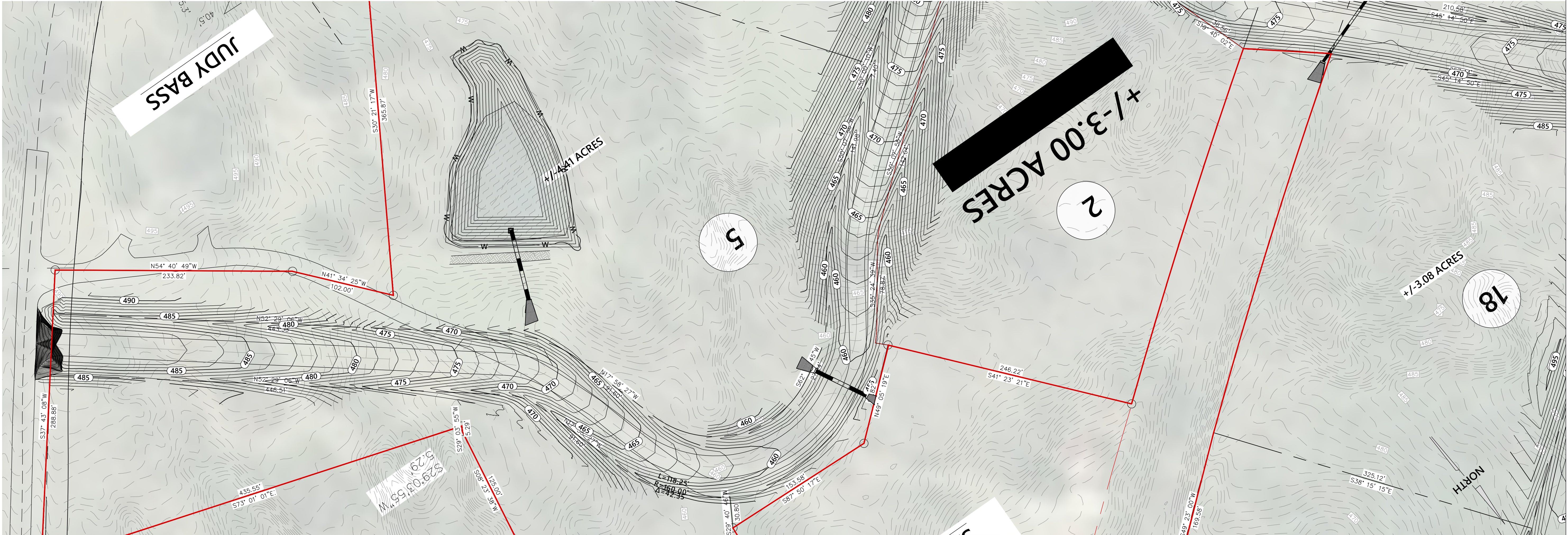


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GRADING PLAN
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

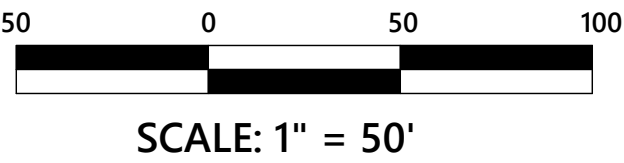
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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-600-4

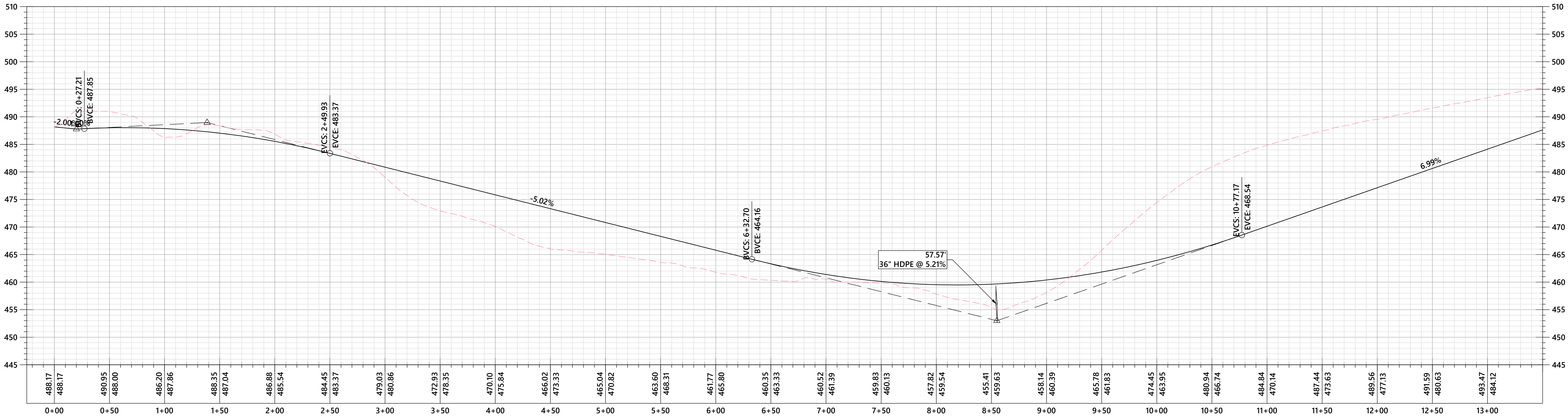


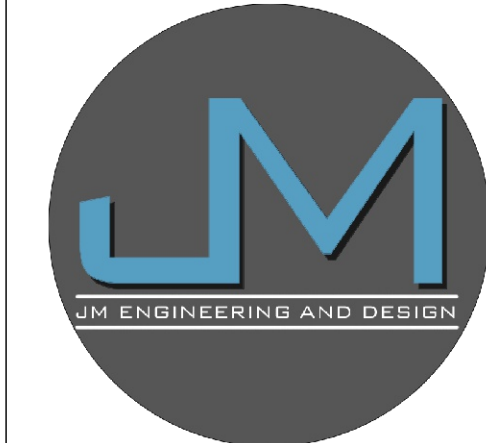
PVI STA: 1+38.57
PVI ELEV: 488.96
K: 37.00
LVC: 222.73

PVI STA: 8+54.93
PVI ELEV: 453.00
K: 37.00
LVC: 444.47



ROAD A
Scale = 50' Horizontal 5' Vertical



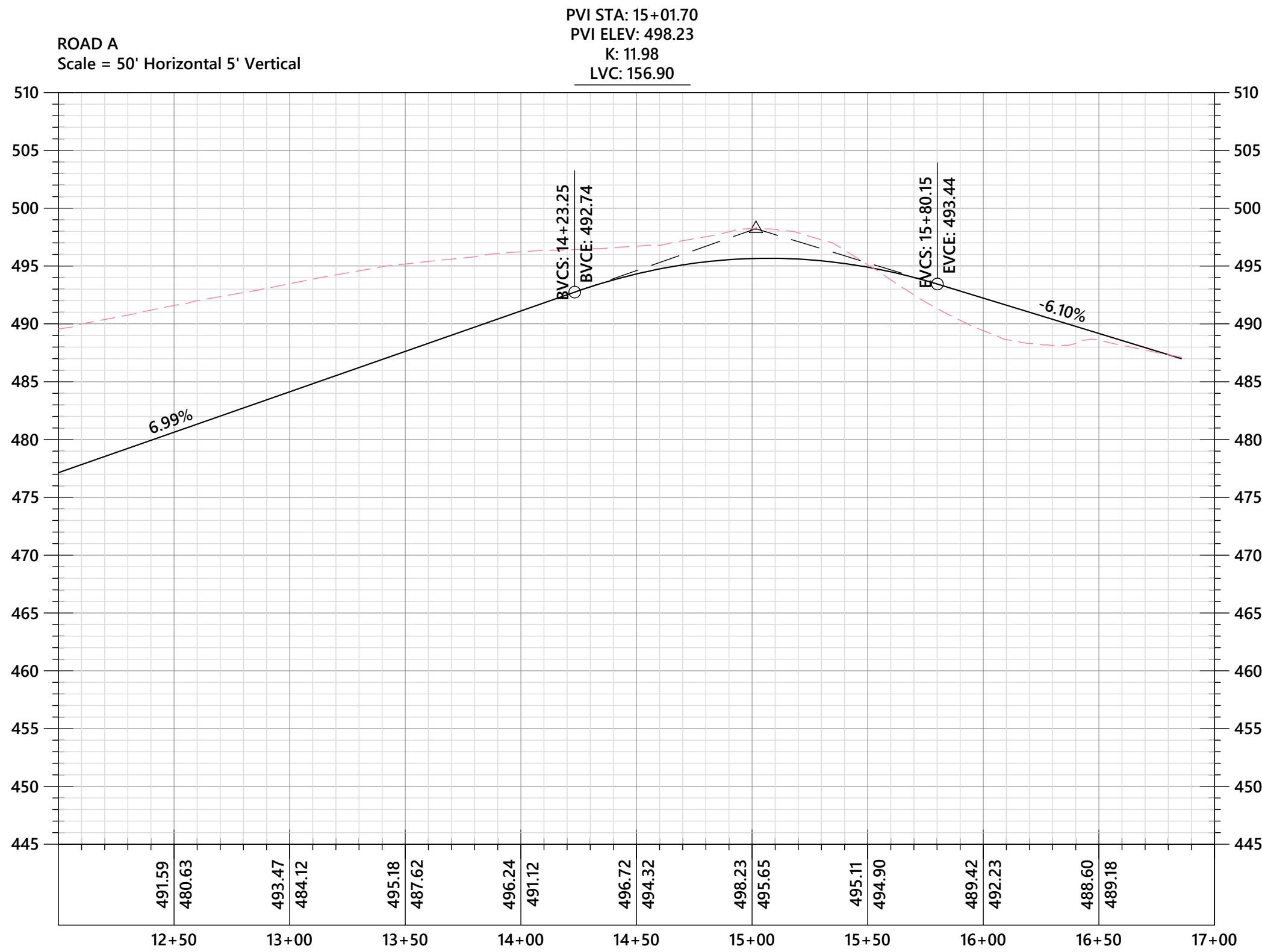
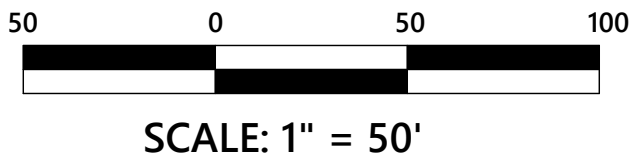
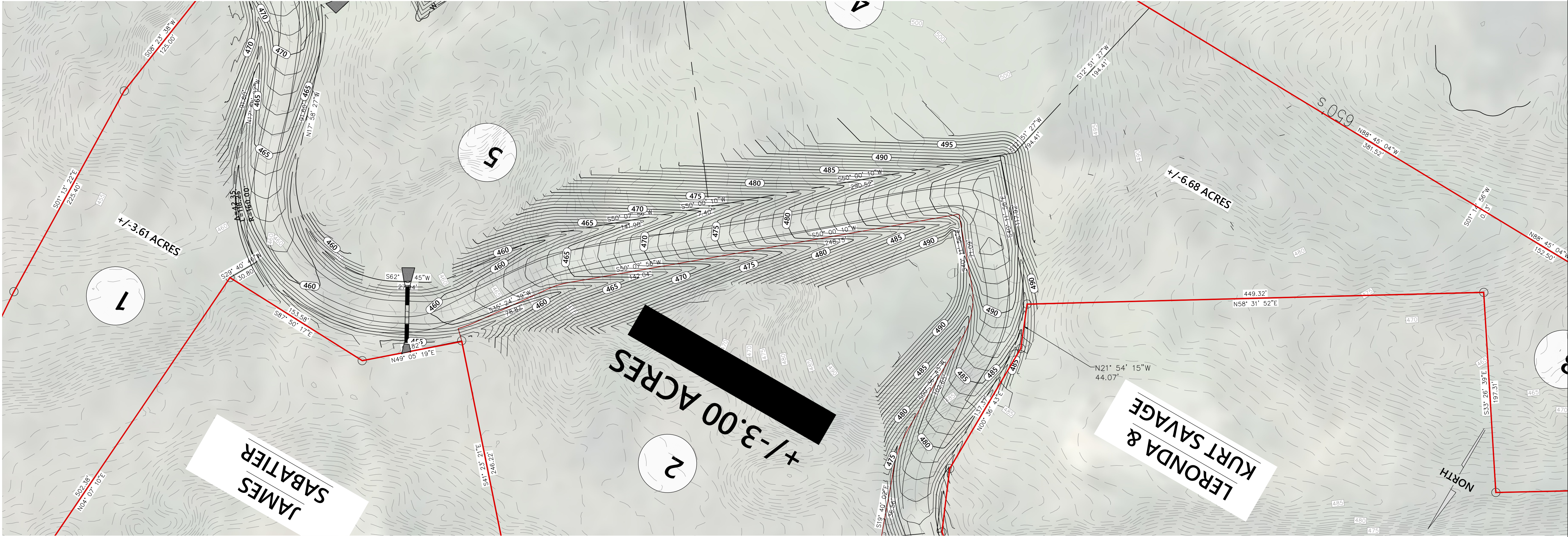


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ROAD A - PLAN & PROFILE
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-601

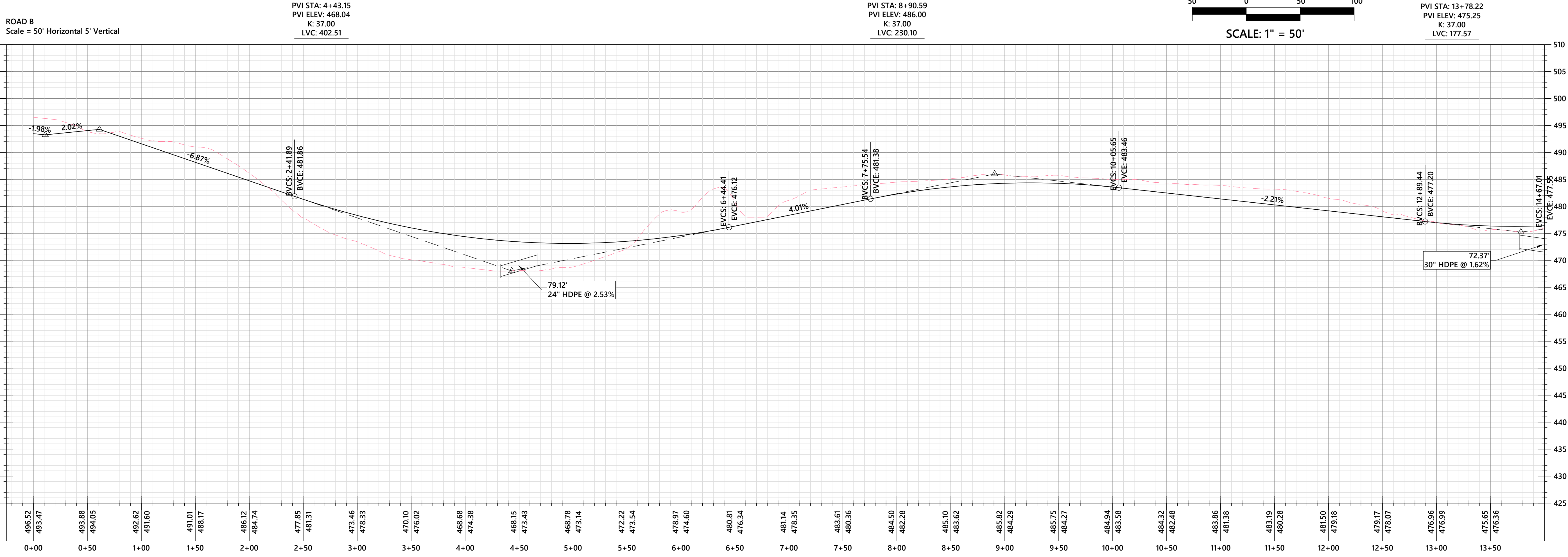
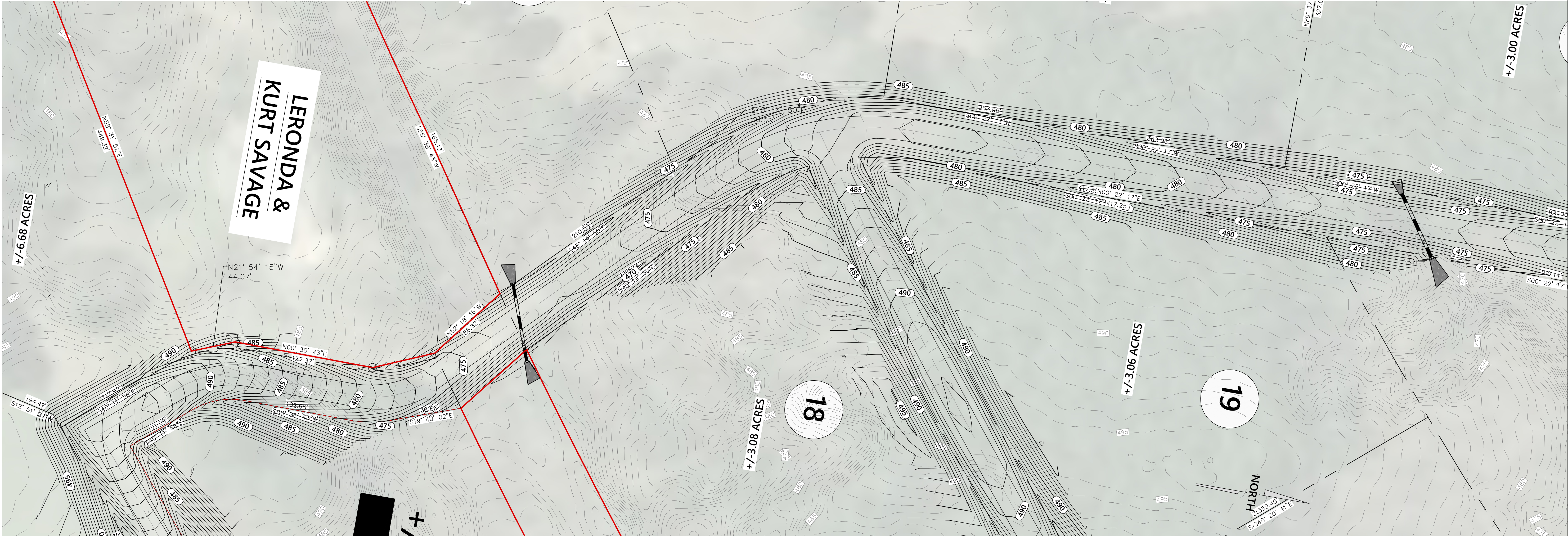


ROAD A - PLAN & PROFILE
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI



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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-602





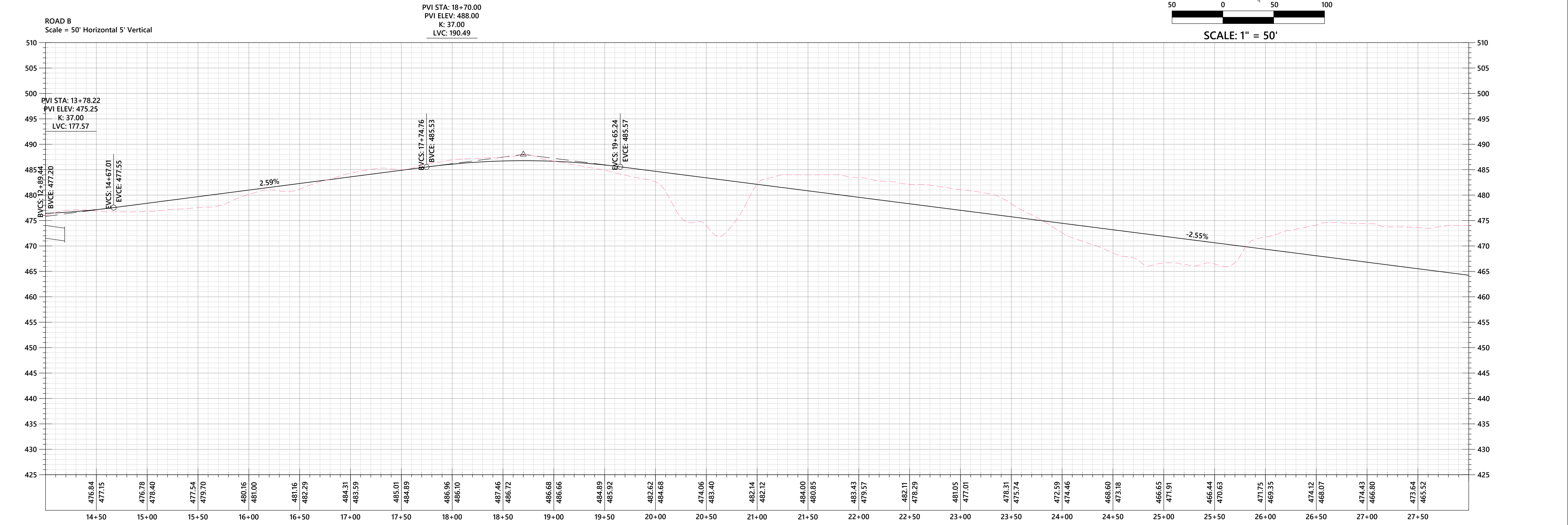
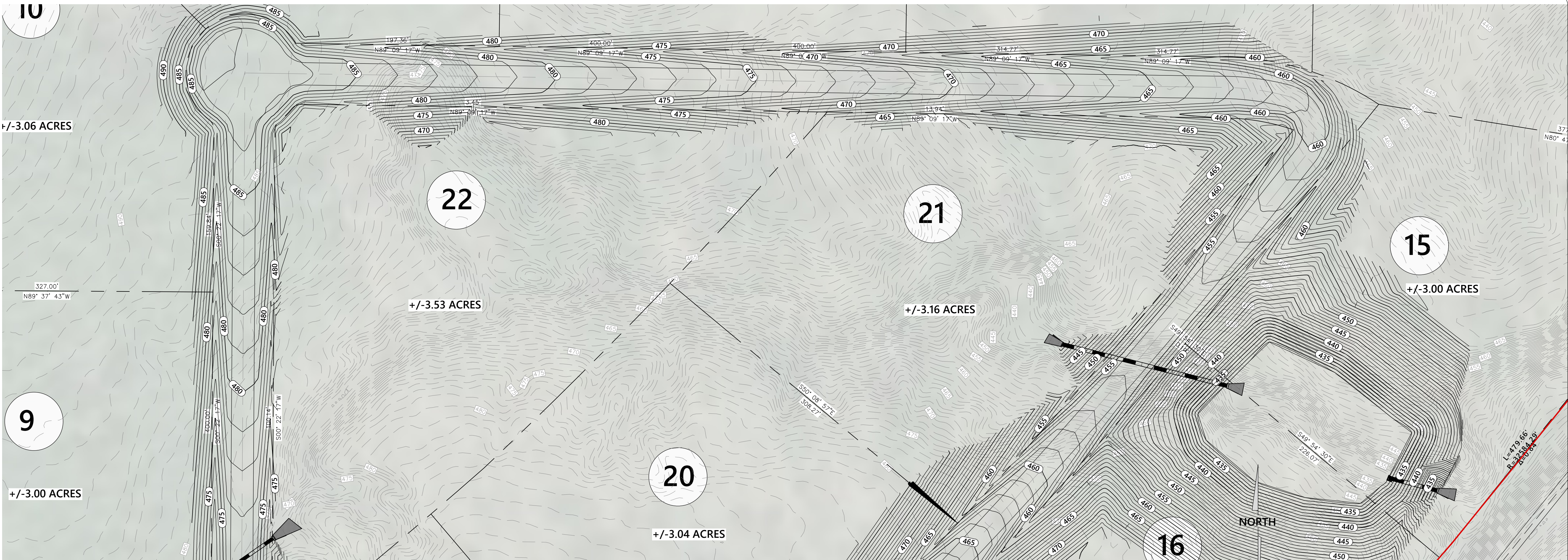
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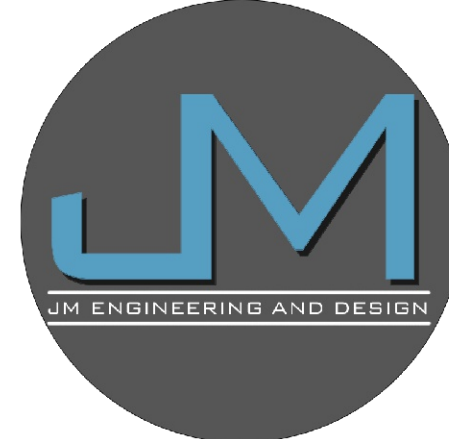
ROAD B - PLAN & PROFILE

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-603





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ROAD B - PLAN & PROFILE

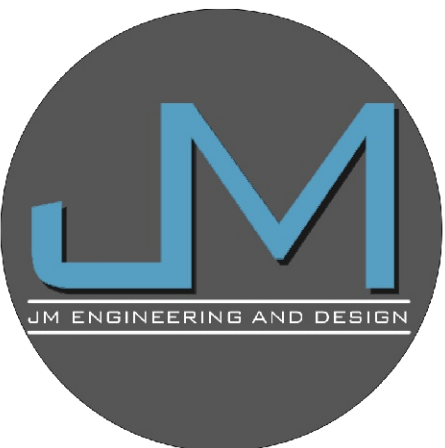
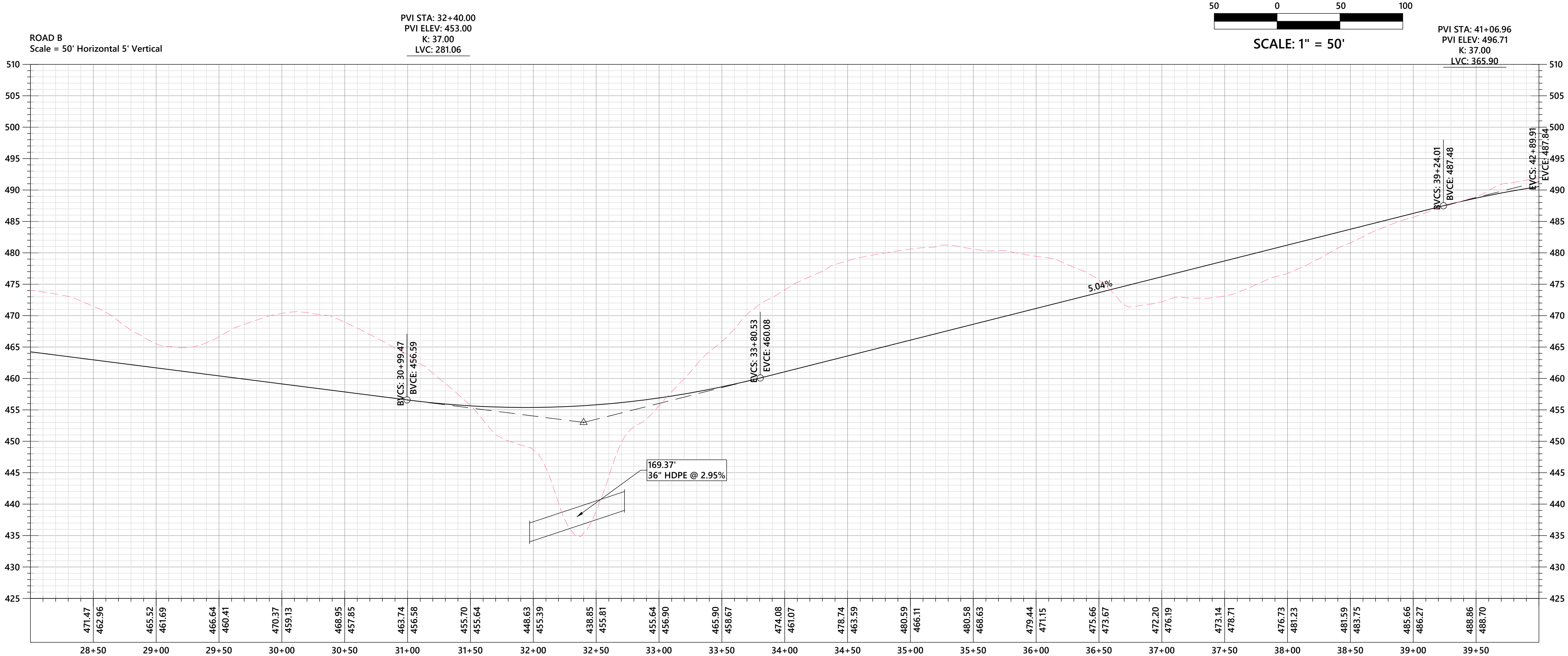
BRANTLEE RIDGE

OLD TAYLOR ROAD

LAFAYETTE COUNTY, MISSISSIPPI

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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-604

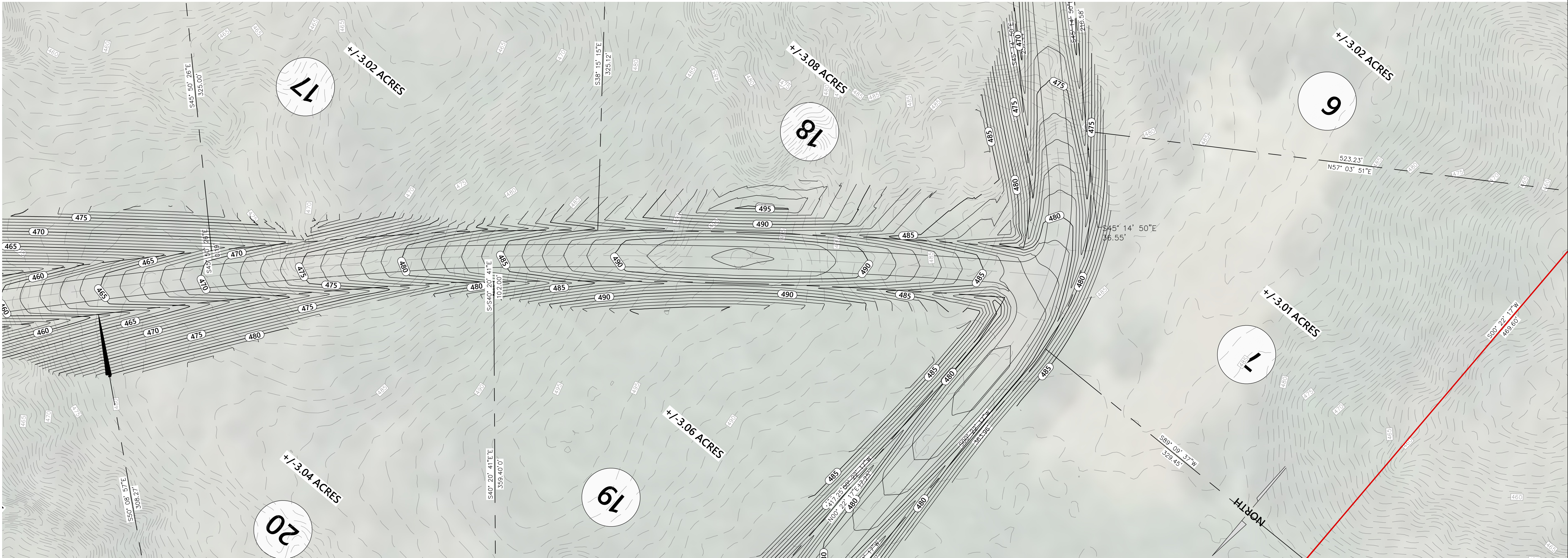


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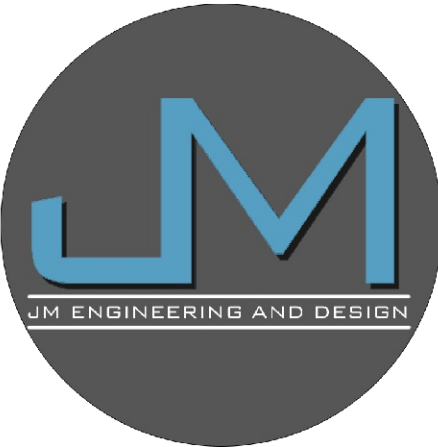
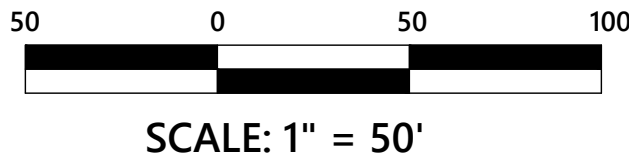
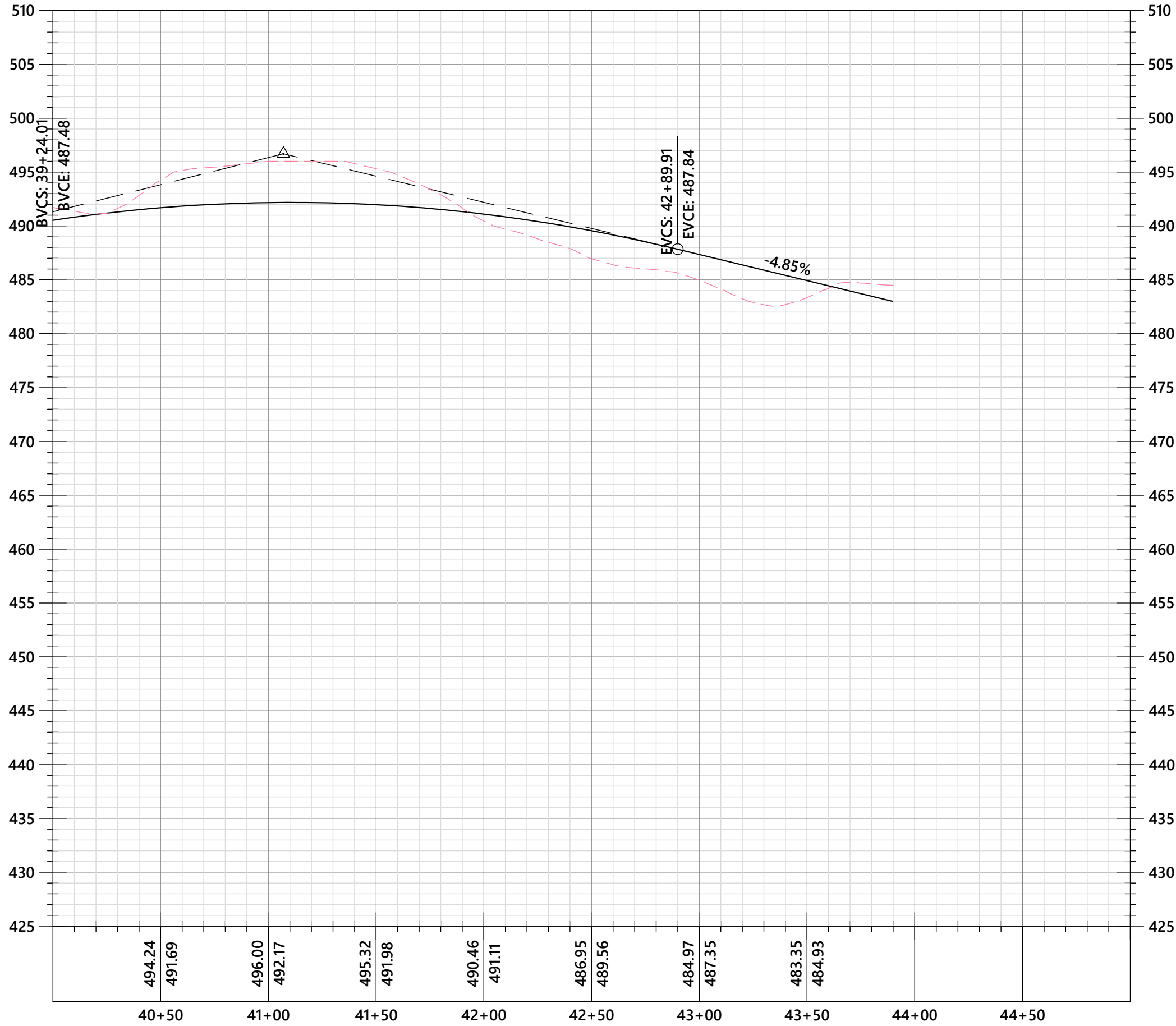
ROAD B - PLAN & PROFILE
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026

C-605



PVI STA: 41+06.96
PVI ELEV: 496.71
K: 37.00
LVC: 365.90
ROAD B
Scale = 50' Horizontal 5' Vertical

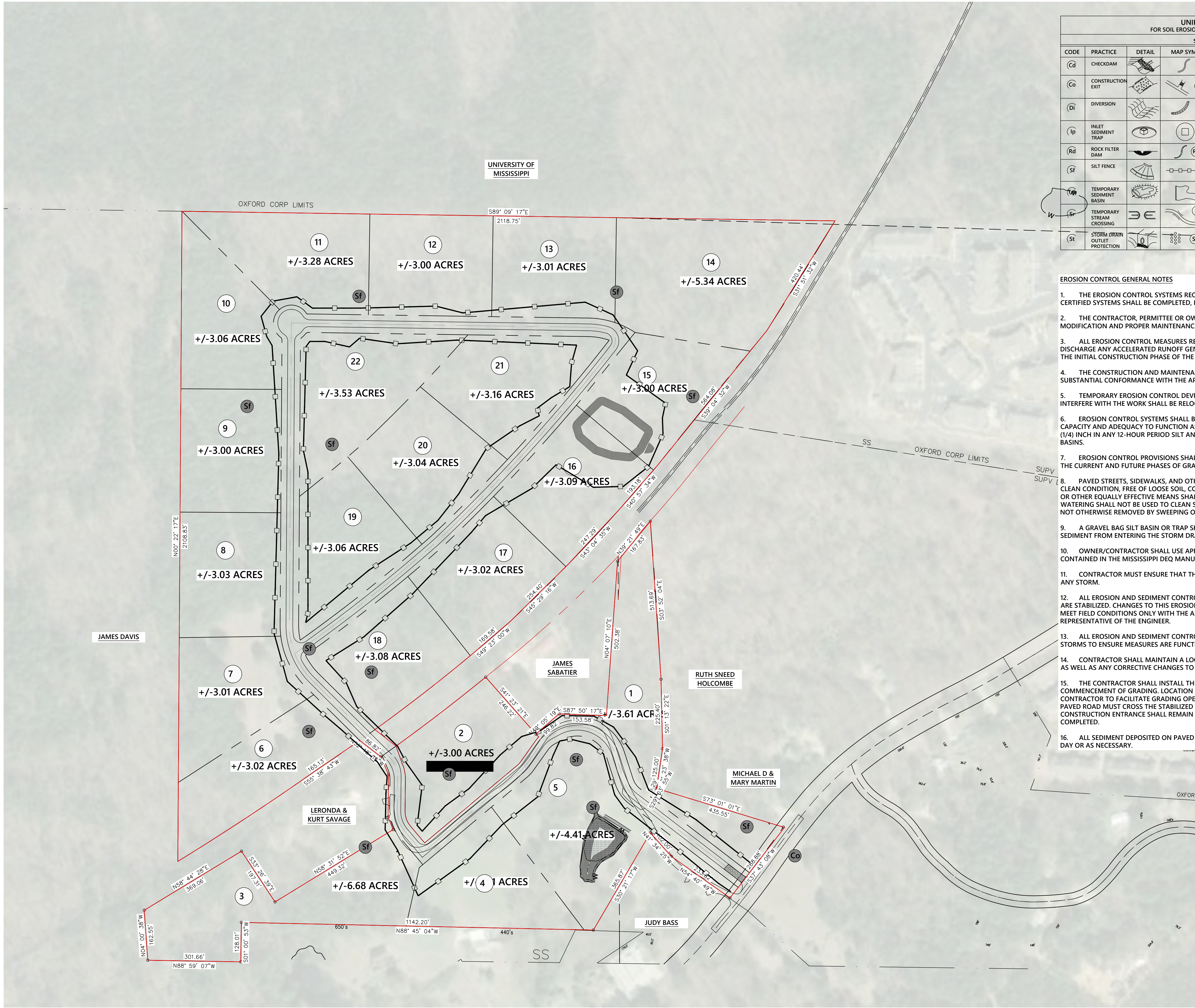


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ROAD B - PLAN & PROFILE
BRANTLEE RIDGE
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LAFAYETTE COUNTY, MISSISSIPPI

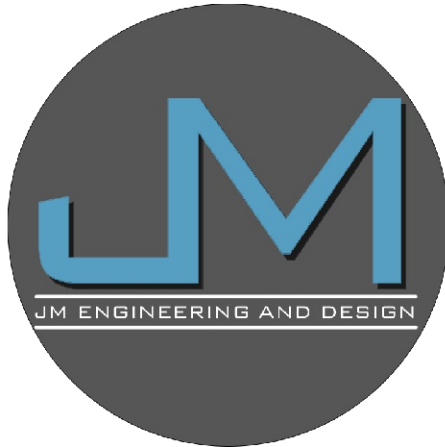
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C-606



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.
Tb	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.
Tc	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.

- EROSION CONTROL GENERAL NOTES**
- THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD. SUCH CERTIFIED SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR, PERMITTEE OR OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY.
 - 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.
 - THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
 - TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.
 - 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.
 - EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.
 - 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.
 - A GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
 - OWNER/CONTRACTOR SHALL USE APPLICABLE BEST MANAGEMENT PRACTICES (BMP'S) AS CONTAINED IN THE MISSISSIPPI DEQ MANUAL.
 - CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.
 - 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.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
 - CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP AS WELL AS ANY CORRECTIVE CHANGES TO THE BMPs OR EROSION AND SEDIMENT CONTROL PLAN.
 - 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.
 - ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.



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

EROSION CONTROL PLAN

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 150'
REVISION	09/15/2026

C-700

1) LIST OF PUBLIC UTILITIES:
WATER - OXFORD PUBLIC WORKS - ROB NEELY - 662-232-2373
SEWER - MISSISSIPPI DEPARTMENT OF HEALTH
ELECTRIC - NORTH EAST MS POWER
GAS - DELTA UTILITIES

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

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.

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.)

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).

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.

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



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.

BASE: 2.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19MM OR BB-1 MATERIAL.

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#/SV)

SURFACE: 1.5" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

BASE: 4.0" MINIMUM HOT MIXED BITUMINOUS BASE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT-19 MM OR BB-1 MATERIAL.

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)

SURFACE: 2.0" MINIMUM HOT MIXED BITUMINOUS SURFACE COURSE CONFORMING TO MDOT STANDARD SPECIFICATIONS FOR TYPE MT - 9.5 MM OR SC-L MATERIAL.

AVAILABLE STORAGE FROM EL. 463.00 TO EL. 467.00 = 25,878 CF = 193,581 GALLONS

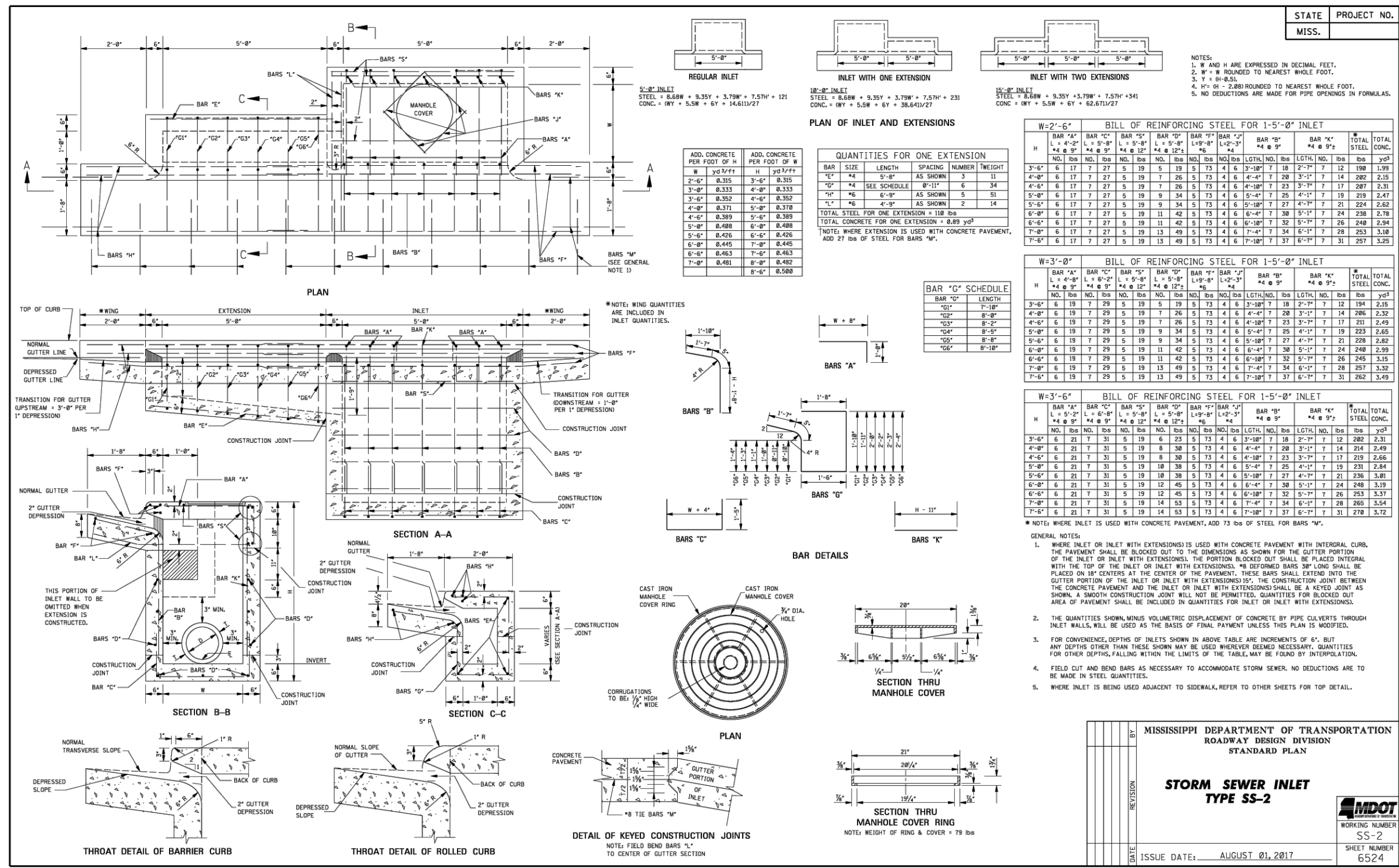
DRY HYDRANT FIRE PROTECTION STORAGE: APPROXIMATELY 193,600 GALLONS OF POND STORAGE IS AVAILABLE BETWEEN ELEVATIONS 463.00 AND 467.00.



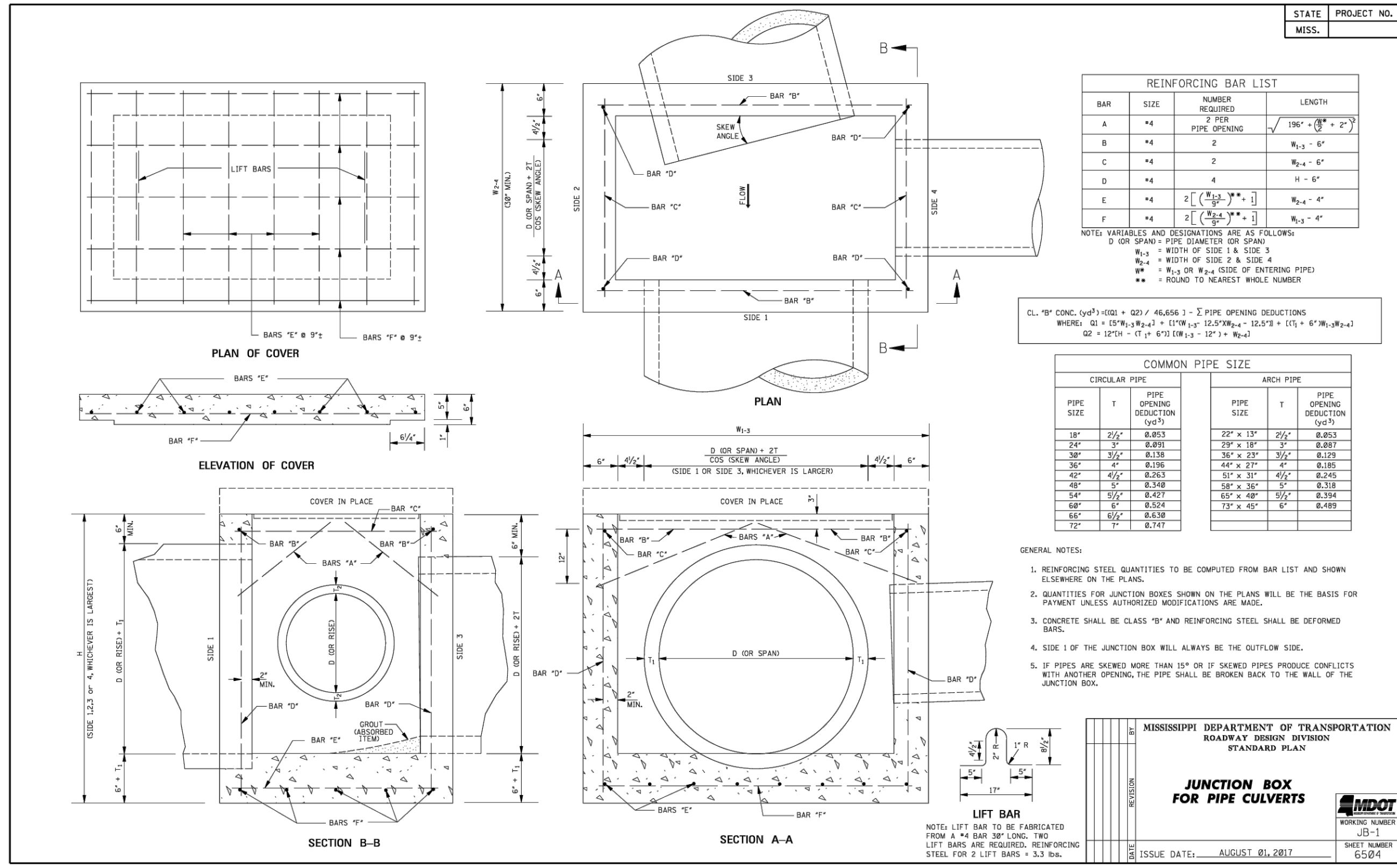
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	
REVISION	09/15/2026

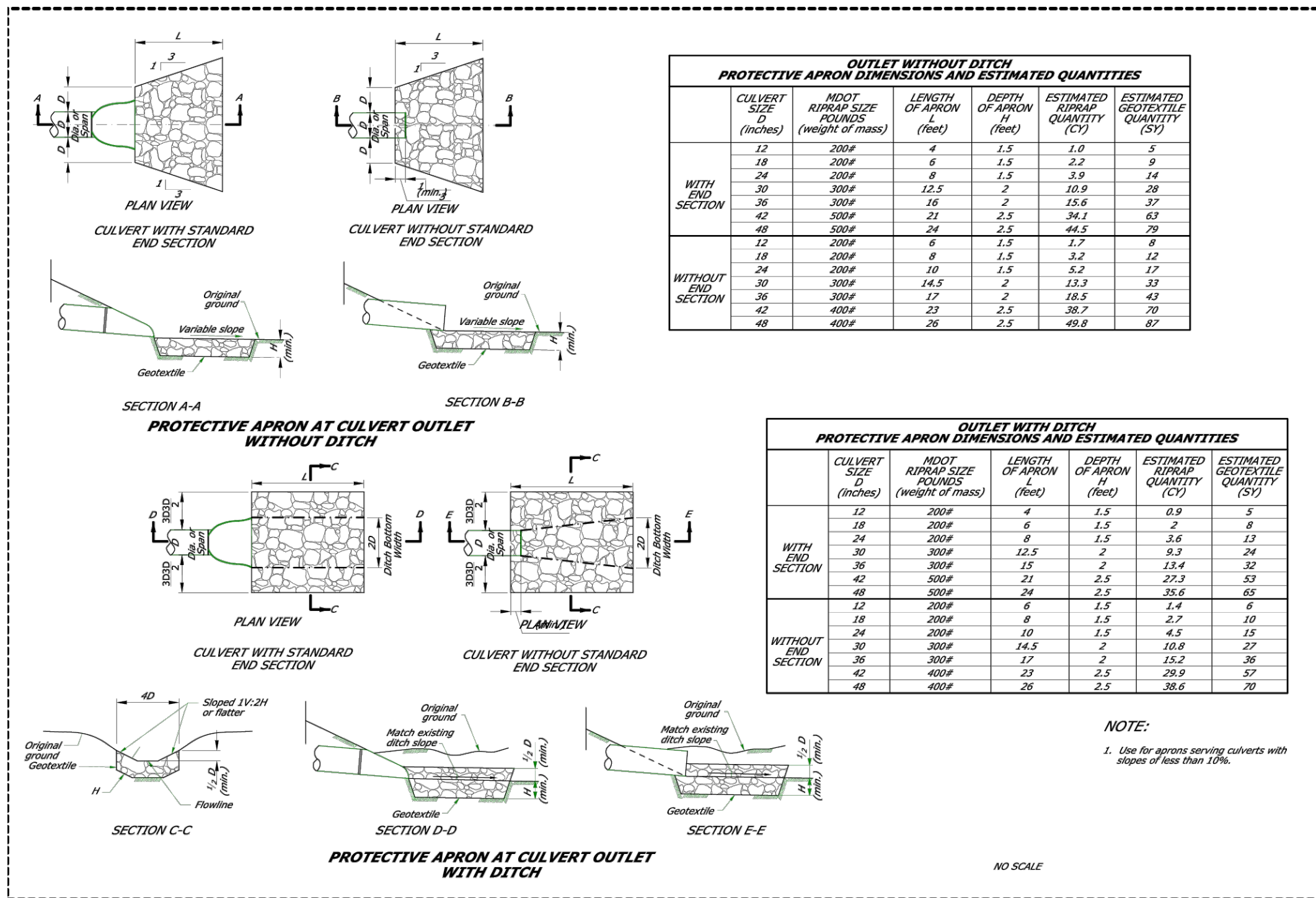
C-800



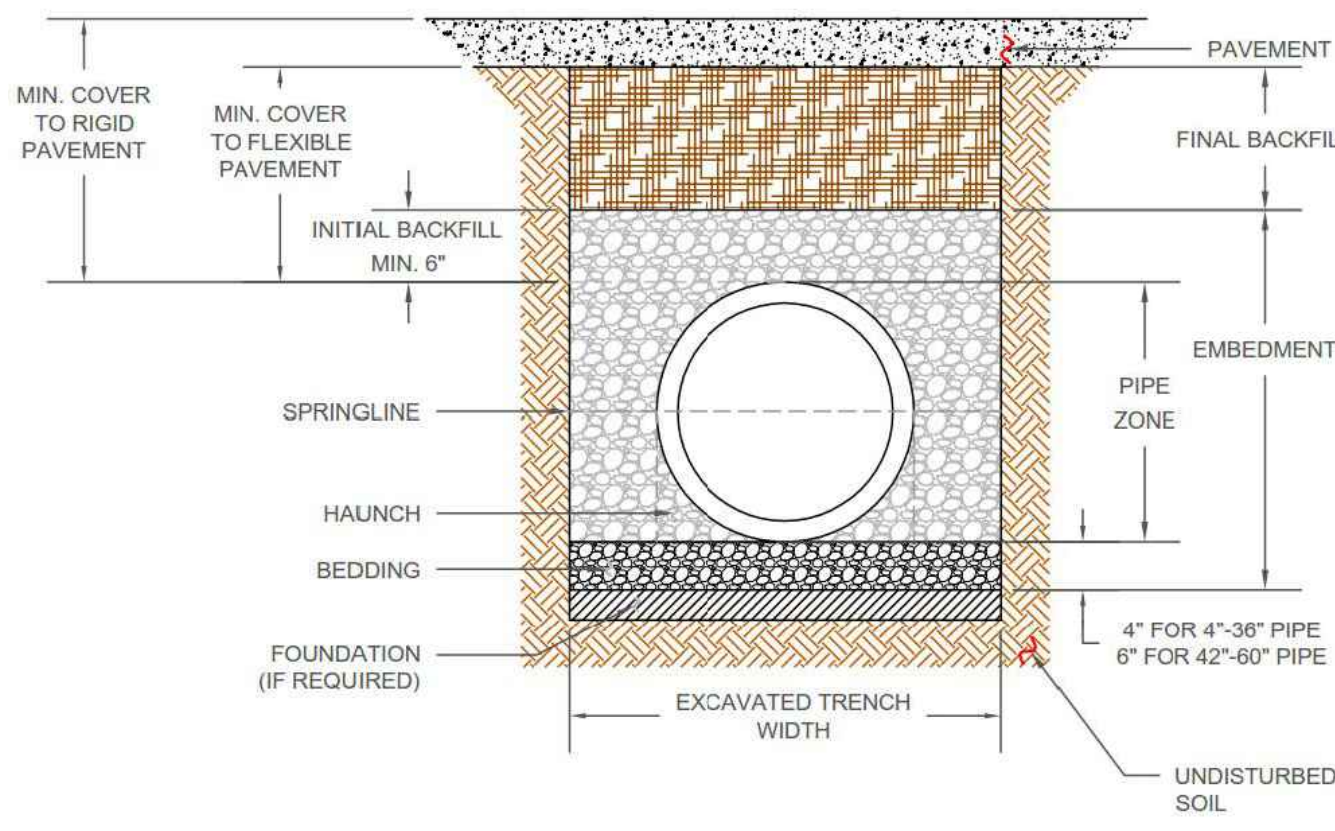
SS-2 INLET DETAIL



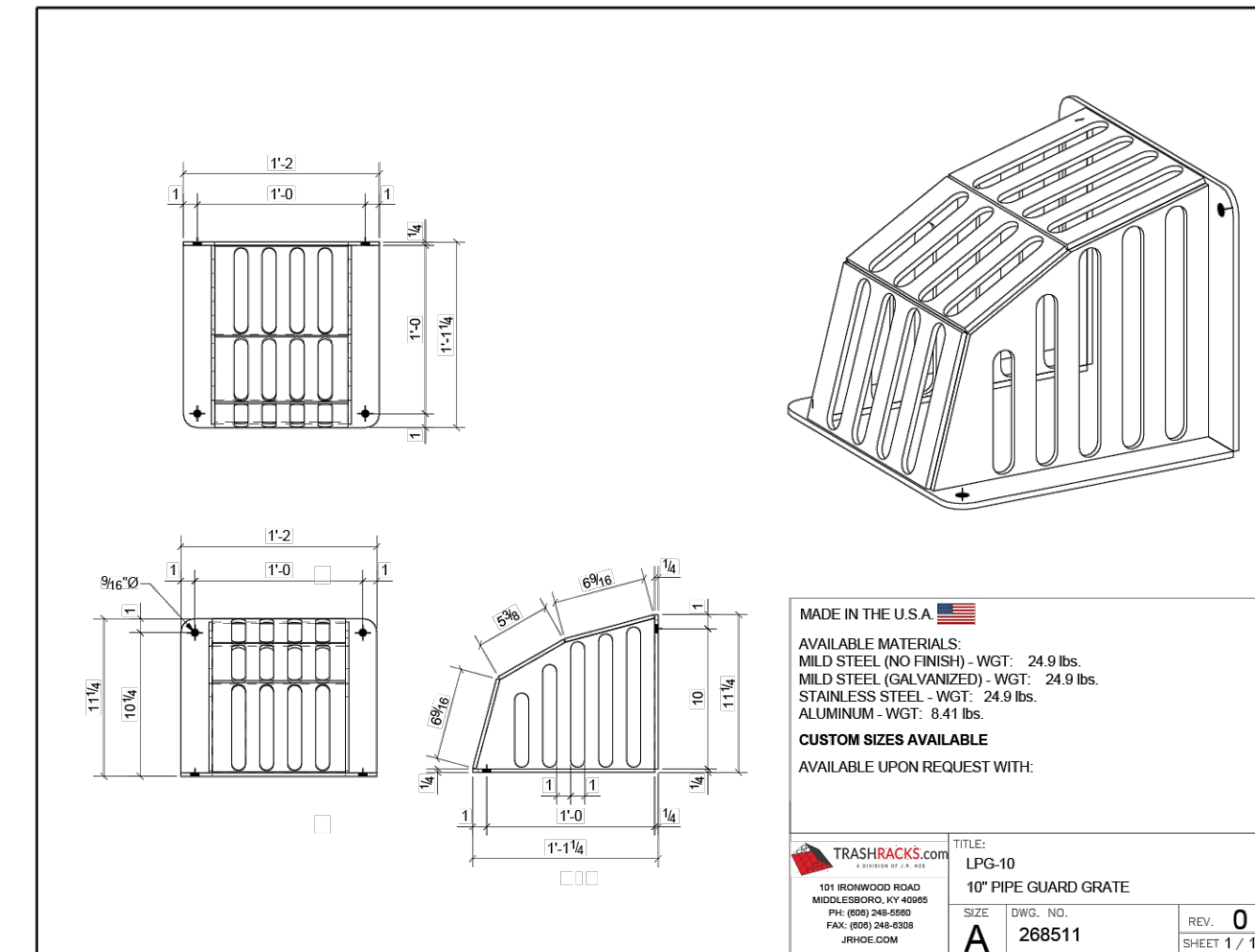
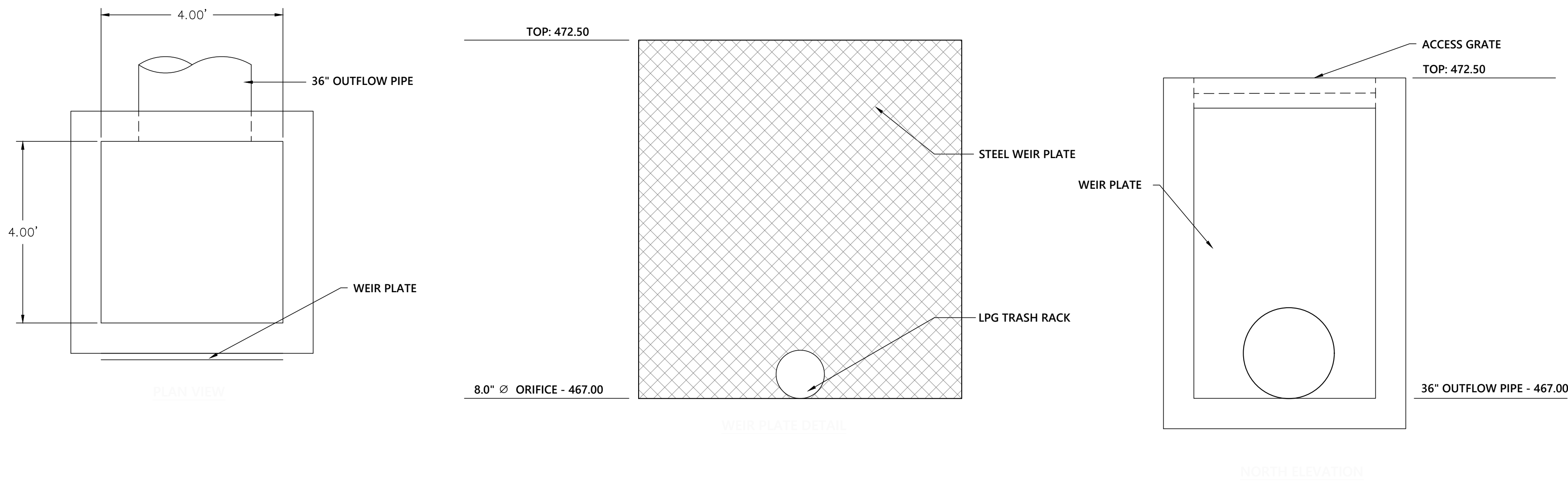
JUNCTION BOX DETAIL



RIP-RAP DETAIL

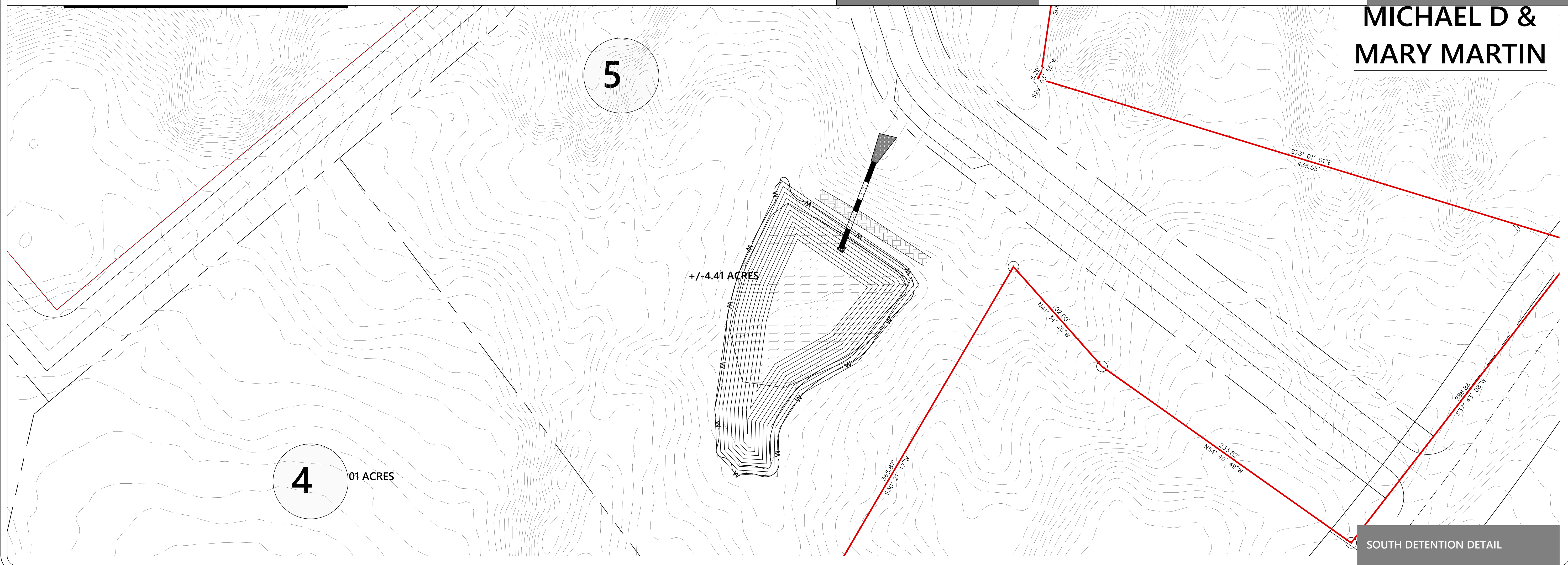


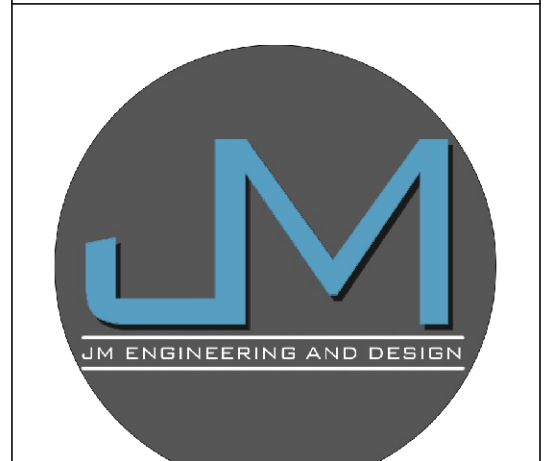
STORM DRAIN TRENCH REQUIREMENTS



OUTLET CONTROL STRUCTURE (OCS)
#1 DETAIL

LPG TRASH RACK DETAIL





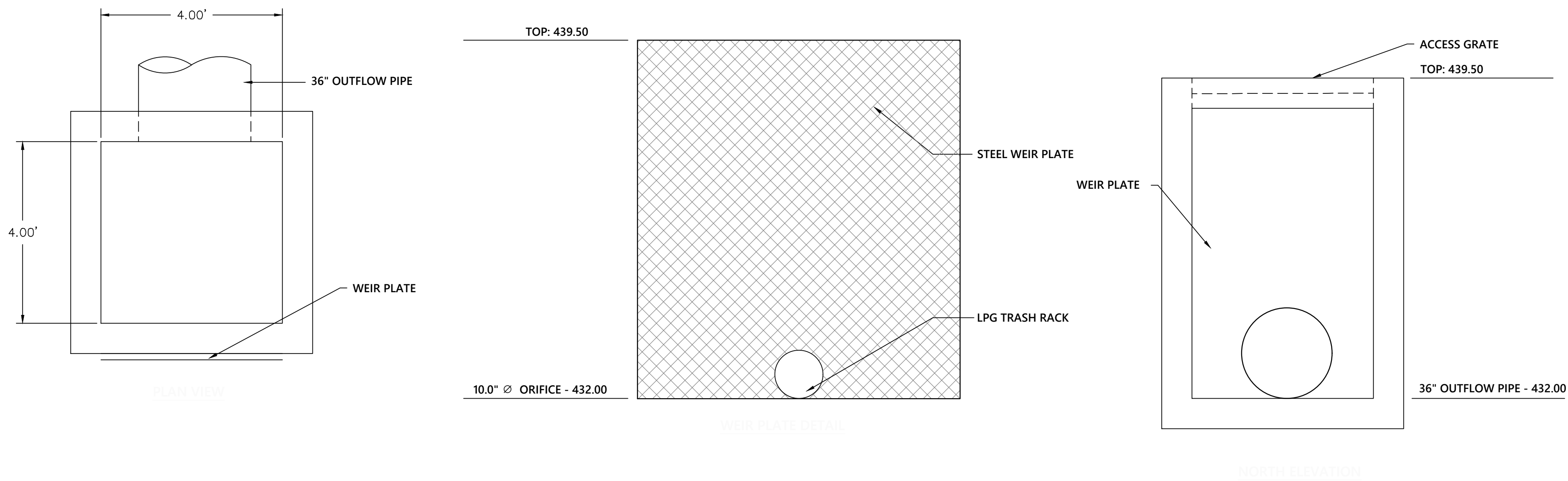
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AND DESIGN, LLC
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(662) 801-8803

DETENTION POND DETAILS

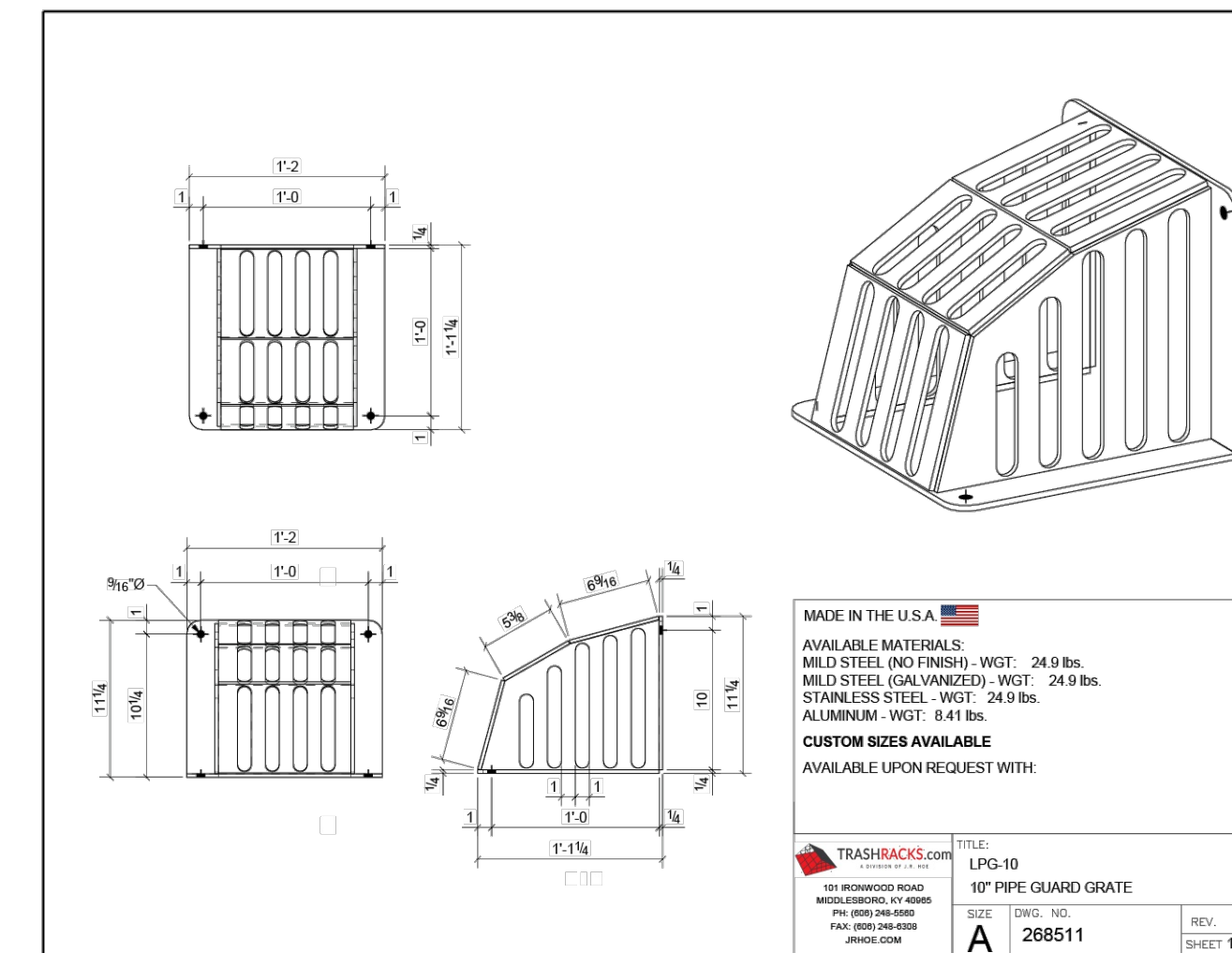
BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

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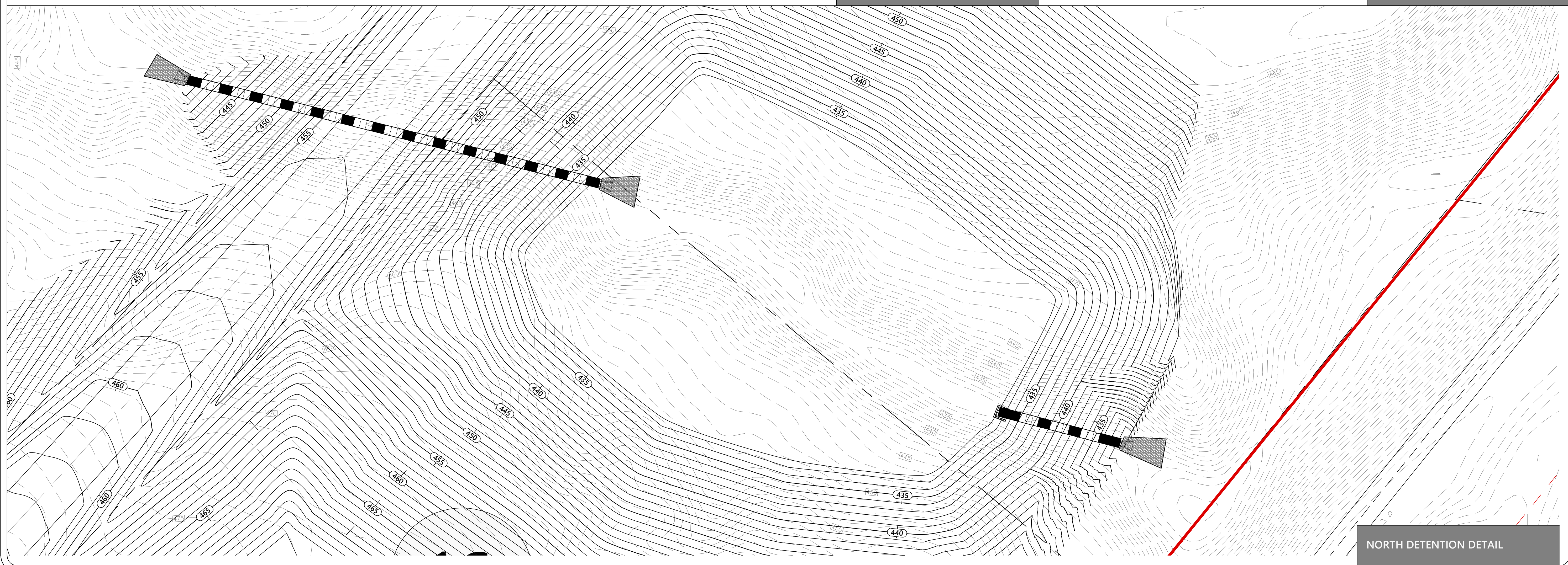
C-803-1



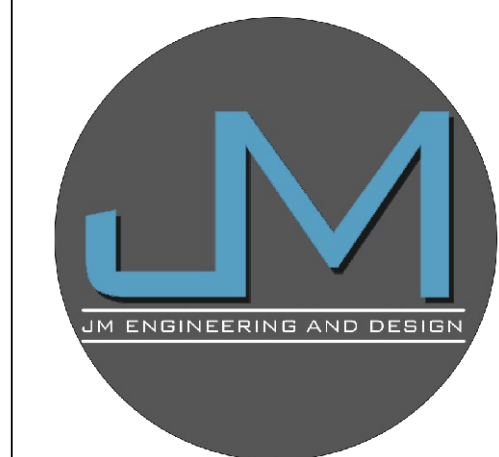
OUTLET CONTROL STRUCTURE (OCS)
#1 DETAIL



LPG TRASH RACK DETAIL



NORTH DETENTION DETAIL



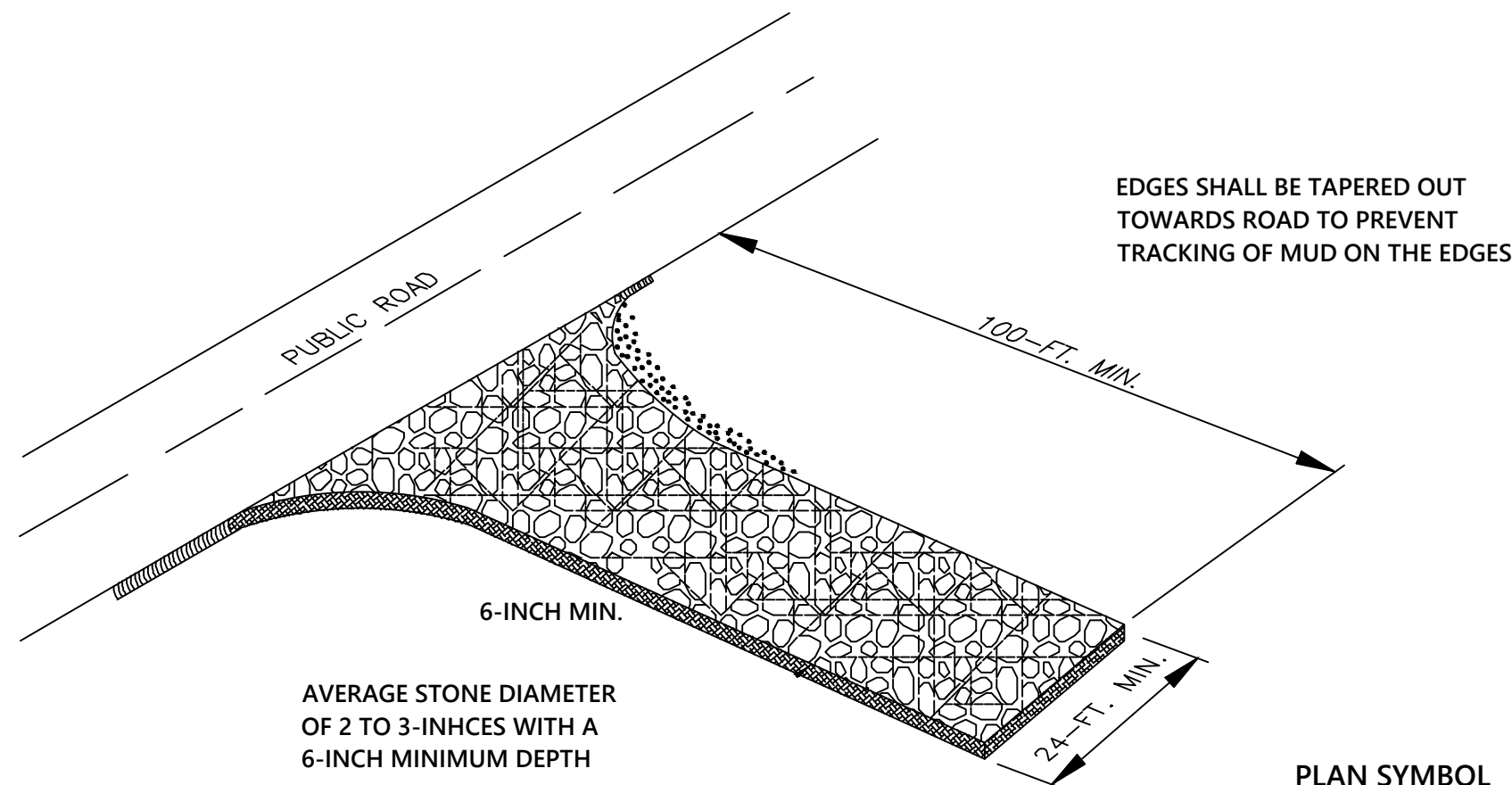
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DETENTION POND DETAILS

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

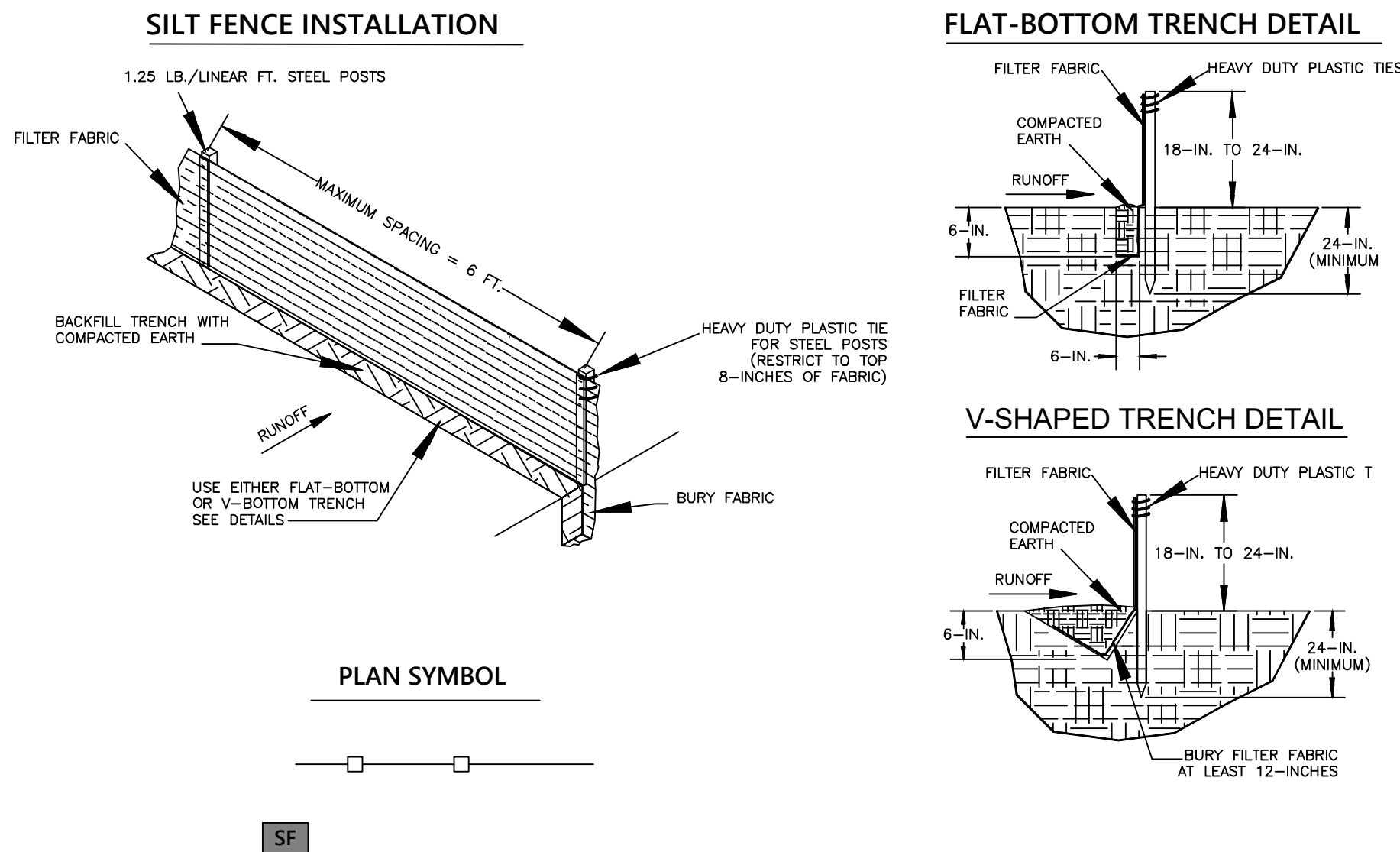
DRAWN BY	JRM
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C-803-2



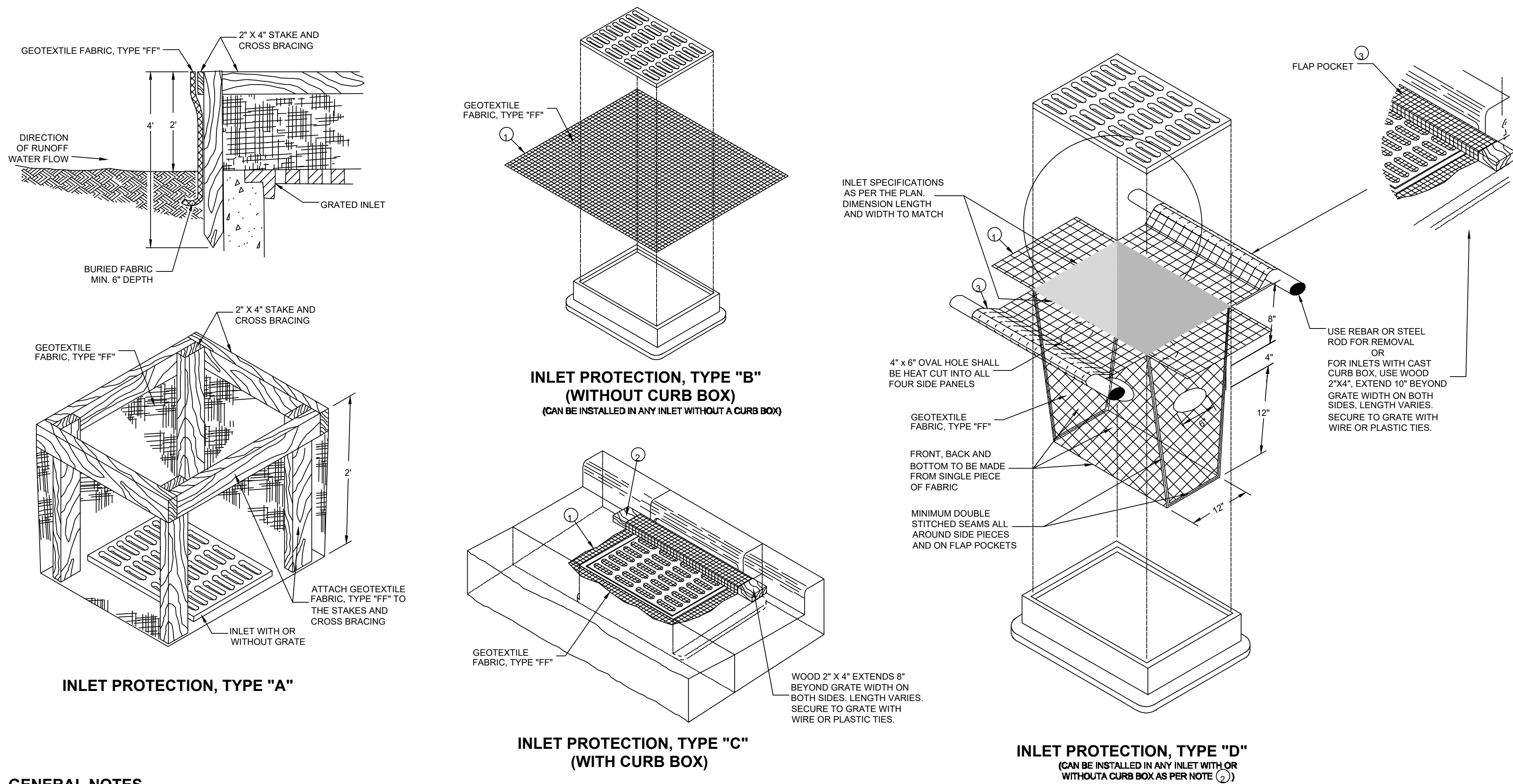
SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE LENGTH	D = 2-3 INCHES

CONSTRUCTION ENTRANCE DETAIL



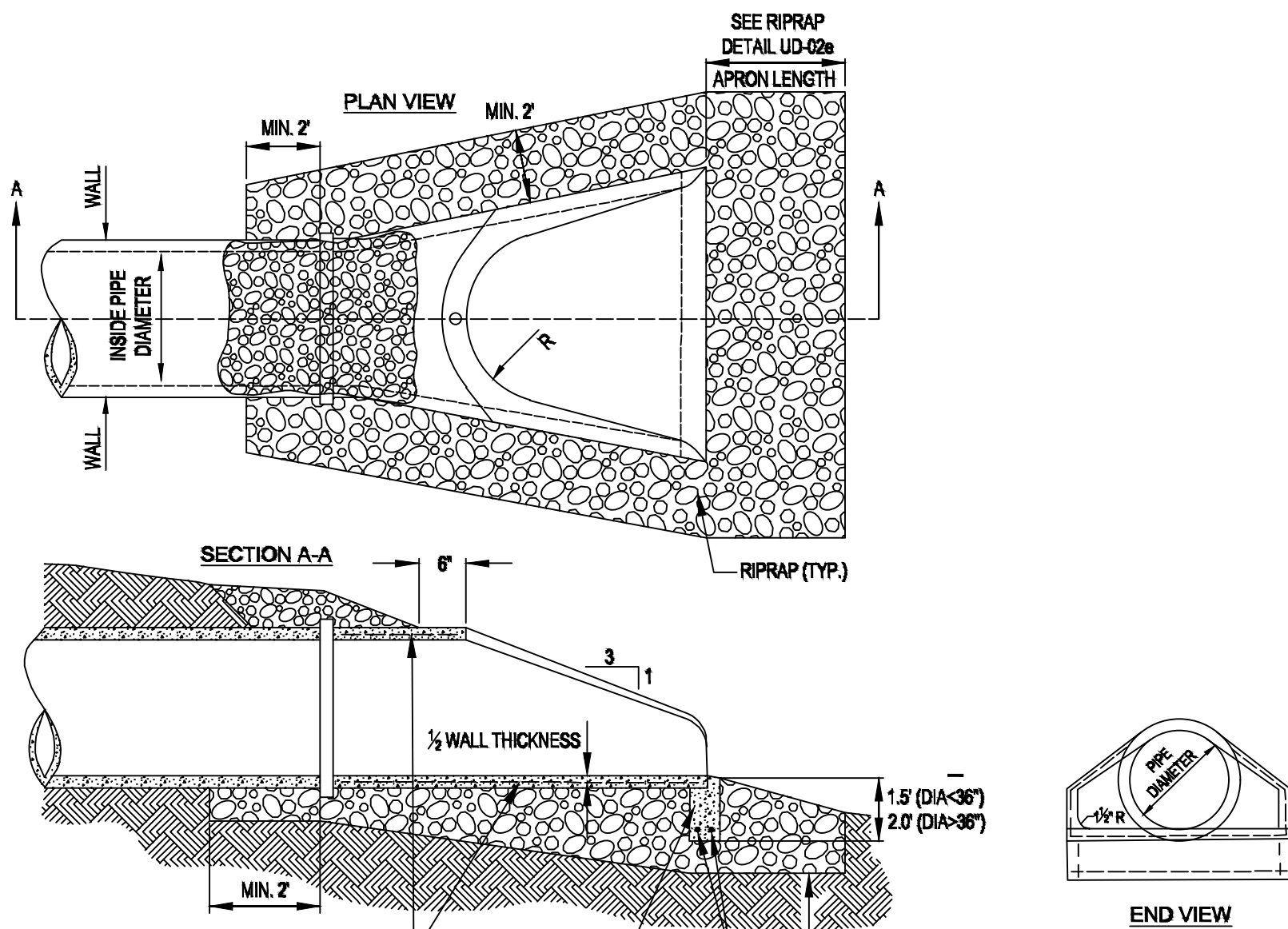
- SILT FENCE - GENERAL NOTES**
- DO NOT PLACE SILT FENCE ACROSS CHANNELS OR IN OTHER AREAS SUBJECT TO CONCENTRATED FLOWS. SILT FENCE SHOULD NOT BE USED AS A VELOCITY CONTROL BMP. CONCENTRATED FLOWS ARE ANY FLOWS GREATER THAN 0.5 CFS.
 - MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH TO THE SILT FENCE SHALL BE 100-Feet.
 - MAXIMUM SLOPE STEEPNESS (NORMAL PERPENDICULAR TO THE FENCE LINE) SHALL BE 2:1.
 - SILT FENCE JOINS, WHEN NECESSARY, SHALL BE COMPLETED BY ONE OF THE FOLLOWING OPTIONS:
 - WRAP EACH FABRIC TOGETHER AT A SUPPORT PAST WITH BOTH ENDS FASTENED TO THE POST, WITH A 1-FOOT MINIMUM OVERLAP
 - 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,
 - OVERLAP ENTIRE WIDTH OF EACH SILT FENCE ROLL FROM SUPPORT POST TO THE NEXT SUPPORT POST.
 - ATTACH FILTER FABRIC TO THE STEEL POSTS USING HEAVY-DUTY PLASTIC TIES THAT ARE EVENLY SPACED WITH THE TOP 8-INCHES OF THE FABRIC.
 - 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.
 - 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.

SILT FENCE INSTALLATION DETAIL



- GENERAL NOTES**
- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
- INSTALLATION NOTES**
- TYPES B & C**
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL



- RIP RAP - GENERAL NOTES**
- CONCRETE FLARED END SECTIONS SHOULD BE CONSIDERED FOR USE WITH CONCRETE PIPE CULVERTS HAVING SKEWS NO GREATER THAN 15 DEGREES.
 - PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 111, WALL B REINFORCED CONCRETE PIPE.
 - PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
 - 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.
 - RIPRAP SHALL CONFORM TO SECT. 281 OF THE STANDARD SPECIFICATIONS.
 - INSTALL FILTER FABRIC UNDER ALL RIPRAP AND BEDDING. FILTER FABRIC SHALL CONFORM TO SECT. 282 OF THE STANDARD SPECIFICATIONS.

RIP RAP DETAIL



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

EROSION CONTROL DETAILS

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
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PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	
REVISION	09/15/2026

C-804



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THIS DRAWING.

-----	EASEMENT LINES
-----	SETBACK LINES
-----	EDGE OF PAVEMENT
-----	CENTERLINE OF ROAD
-----	BUILDING
X	FENCE
●	PROPERTY CORNERS(1/2" IRON PIN SET)
●	EXISTING MONUMENTS(1/2" IRON PIN)
●	SURVEY POINTS

PLAT NOTES:

1. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO LAFAYETTE COUNTY, MISSISSIPPI, FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC WATER, SEWER, DRAINAGE, AND RELATED INFRASTRUCTURE.
2. ALL LOTS TO BE EVALUATED INDIVIDUALLY ON A CASE BY CASE BASIS, INCLUDING BUT NOT LIMITED TO STORMWATER DETENTION AND ON-SITE SEWER DISPOSAL.
3. ALL PIPES SHALL BE INSTALLED IN ACCORDANCE WITH LAFAYETTE COUNTY STANDARD DETAILS AND MDOT SPECIFICATIONS. PROPER BEDDING AND BACKFILL SHALL BE PROVIDED TO PREVENT SETTLEMENT AND FAILURE.

DRAINAGE EASEMENT:

THE AREA DESIGNATED AS "DRAINAGE EASEMENT" IS RESERVED FOR STORMWATER DETENTION, CONVEYANCE, DRAINAGE STRUCTURES, AND ACCESS FOR INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH FACILITIES. NO BUILDING, STRUCTURE, FENCE, FILL, OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT THAT WOULD INTERFERE WITH THE OPERATION, STORAGE CAPACITY, DRAINAGE FUNCTION, OR MAINTENANCE ACCESS OF THE STORMWATER MANAGEMENT FACILITY.

THE DETENTION POND AND ASSOCIATED DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

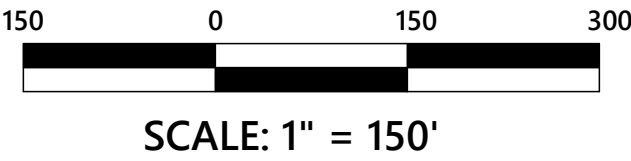
DRIVEWAY CULVERT SCHEDULE
LAFAYETTE COUNTY, MISSISSIPPI

ALL DRIVEWAY CULVERTS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.0%.
MINIMUM DRIVEWAY CULVERT DIAMETER SHALL BE 18 INCHES.

LOT NO.	DRAINAGE AREA (ACRES)	MINIMUM SLOPE	PIPE SIZE	LOT NO.	DRAINAGE AREA (ACRES)	MINIMUM SLOPE	PIPE SIZE
1	2.36	1.0%	18"	12	3.06	1.0%	18"
2	1.50	1.0%	18"	13	4.58	1.0%	18"
3	0.50	1.0%	18"	14	6.01	1.0%	24"
4	3.50	1.0%	18"	15	7.20	1.0%	24"
5	0.50	1.0%	18"	16	4.50	1.0%	18"
6	0.67	1.0%	18"	17	3.08	1.0%	18"
7	0.50	1.0%	18"	18	1.23	1.0%	18"
8	1.26	1.0%	18"	19	2.60	1.0%	18"
9	2.57	1.0%	18"	20	3.20	1.0%	18"
10	1.10	1.0%	18"	21	8.70	1.0%	24"
11	1.30	1.0%	18"	22	1.16	1.0%	18"

- NOTES:
- PIPE SIZES SHOWN ARE BASED ON THE 25-YEAR DESIGN STORM USING THE RATIONAL METHOD.
 - DRIVEWAY CULVERTS ARE REQUIRED BY LAFAYETTE COUNTY TO BE A MINIMUM 30 FEET IN PIPE LENGTH.

NORTH



PRELIMINARY SUBDIVISION PLAT

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
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REVISION	09/15/2026

C-100

OWNER’S CERTIFICATE

I, Michael Halford As Managing Member Of _____, The Owner Of The Tract Of Land Herein Described, Certify That We Did Cause Said Land To Be Subdivided And Platted, As Shown On The Attached Plat Of The Grove At Grand Oaks Phase 6B Subdivision, And The Streets Are Dedicated To The Use Of The Public Forever. Streets Are Hereby Dedicated To The Use By The Public And/Or Private Utility Companies Which Serve This Subdivision. Utility Easements Are Also Dedicated To The Public And/Or Private Utility Companies Which Serve This Subdivision. Such Subdivision And Dedication Is The Owner’s Own Act And Deed Of Their Own Free Will.

Witness My Hand And Signature This _____Day Of _____, 2026.

Brandon CrumplerNotary Public

ENGINEER’S CERTIFICATE

I Certify That Enterprise East Subdivision In Lafayette County, Mississippi, 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.

Witness My Hand And Signature This _____Day Of _____, 2026.

Joseph R Moore
Mississippi PE No. 28231

TRACT #1 DESCRIPTION

This property is a fraction of the South Half of Section 31, Township 8 South, Range 3 West, Lafayette County, Mississippi. This property contains 63.252 acres more or less and is described in more detail as follows:

Beginning at an existing 1” iron pipe being accepted as the Northwest corner of the East Half of the Southwest Quarter of said Section 31; run thence South 88°44’54” East a distance of 2171.98 feet to an existing 6” concrete monument on the West right of way of the Old Illinois Central Railroad; thence South 34°04’23” West along said right of way a distance of 297.34 feet to a 1/2” iron pin set; thence along said right of way with a curve turning to the right with an arc length of 2252.21 feet, with a radius of 5450.00 feet, with a chord bearing of South 45°24’26” West, with a chord length of 2236.21 feet to a 1/2” iron pin set; thence South 57°14’45” West along said right of way a distance of 561.86 feet to a 1/2” iron pin set; thence North 01°35’16” East leaving said right of way a distance of 2168.52 feet to the Point of Beginning. All bearings are determined by solar observation.

TRACT #2 DESCRIPTION

This property is a fraction of the South Half of Section 31, Township 8 South, Range 3 West, Lafayette County, Mississippi. This property contains 20.304 acres more or less and is described in more detail as follows:

Commencing at an existing 1” iron pipe being accepted as the Northwest corner of the East Half of the Southwest Quarter of said Section 31; run South 01°35’16” West a distance of 2168.52 feet to a 1/2” iron pin set on the North right of way of the Old Illinois Central Railroad; thence South 01°35’16” West leaving said right of way a distance of 121.38 feet to an existing 1/2” iron pin on the South right of way of the Old Illinois Central Railroad at the Point of Beginning. From this point of beginning, run thence North 58°19’31” East along said right of way a distance of 369.08 feet to an existing 1/2” iron pin; thence South 33°50’55” East leaving said right of way a distance of 197.26 feet to an existing 1/2” iron pin; thence North 58°07’39” East a distance of 449.24 feet to an existing 1/2” iron pin; thence North 22°05’06” West a distance of 44.07 feet to an existing 1/2” iron pin; thence North 00°09’00” East a distance of 137.13 feet to an existing 1/2” iron pin; thence North 23°22’09” West a distance of 62.98 feet to an existing 1/2” iron pin on the South right of way of the Old Illinois Central Railroad; thence along said right of way with a curve turning to the left with an arc length of 427.25 feet, with a radius of 6082.52 feet, with a chord bearing of North 52°21’08” East, with a chord length of 427.16 feet to an existing 1/2” iron pin; thence South 41°44’54” East leaving said right of way a distance of 246.97 feet to an existing 1/2” iron pin; thence North 48°13’54” East a distance of 100.07 feet to an existing 1/2” iron pin; thence South 89°12’02” East a distance of 160.17 feet to an existing 1/2” iron pin; thence North 02°58’36” East a distance of 499.50 feet to an existing 1” iron pipe on the South right of way of the Old Illinois Central Railroad; thence North 38°58’00” East along said right of way a distance of 167.55 feet to an existing 1” iron pipe; thence South 02°31’59” West leaving said right of way a distance of 230.76 feet to an existing 1/2” iron pin; thence South 06°19’20” East a distance of 288.50 feet to an existing 1/2” iron pin; thence South 03°59’20” East a distance of 225.40 feet to an existing 1/2” iron pin; thence South 05°37’40” West a distance of 125.00 feet to an existing 1” iron pin; thence South 73°58’06” East a distance of 415.76 feet to a 1/2” iron pin set on the West right of way of County Road #303; thence along said right of way with a curve turning to the right with an arc length of 282.47 feet, with a radius of 4760.00 feet, with a chord bearing of South 36°27’15” West, with a chord length of 282.43 feet to a 1/2” iron pin set; thence North 55°51’30” West leaving said right of way a distance of 218.80 feet to a 1/2” iron pin set; thence North 42°09’30” West a distance of 102.00 feet to a 1/2” iron pin set; thence South 29°44’30” West a distance of 368.80 feet to a 1/2” iron pin set; thence North 88°59’32” West a distance of 1142.20 feet to an existing 1/2” iron pin; thence South 00°21’03” West a distance of 127.91 feet to an existing 1/2” iron pin; thence North 89°23’28” West a distance of 302.03 feet to an existing 1/2” iron pin; thence North 04°25’08” West a distance of 162.28 feet to the Point of Beginning.

COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

Personally Appeared Before Me, Mike Roberts, Chancery Clerk, In And For Lafayette County, Mississippi, Michael Halford, Managing Member Of _____, Who Executed The Herein Owner’s Certificate That Was Signed And Delivered Of His Own Free Act And Deed. And Also Appeared Joseph Chad Mayer, Professional Surveyor, Who Executed The Attached Surveyor’s Certificate And Acknowledged That It Was Signed And Delivered As His Own Free Act And Deed.

Witness My Hand And Signature This The _____ Day Of _____, 2026

Mike Roberts
Chancery Clerk

COUNTY OF LAFAYETTE, STATE OF MISSISSIPPI

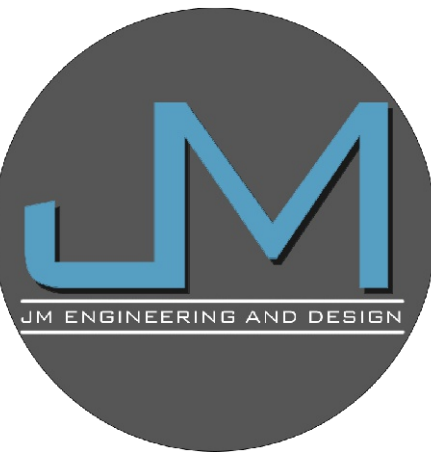
I, Mike Roberts, Chancery Clerk, In And For Lafayette County, Mississippi, Hereby Certify That This Instrument Was Filed For Record In My Office At _____O’clock On The _____Day Of _____, 2024, And Was Duly Recorded In Plat Cabinet _____, Slide _____.

Witness My Hand And Signature This The _____ Day Of _____, 2026

Mike Roberts
Chancery Clerk

RESTRICTIVE COVENANTS

Recorded In Instrument No. _____, Of The Land Records In The Chancery Clerk’s Office Of Lafayette County, Mississippi.



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

PRELIMINARY SUBDIVISION PLAT

BRANTLEE RIDGE
OLD TAYLOR ROAD
LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY	JRM
CHECKED BY	JRM
PROJECT NO.	XXXX
DATE	08/01/2026
SCALE	1" = 50'
REVISION	09/15/2026