LAFAYETTE COUNTY BOARD OF SUPERVISORS
November 16th, 2026
9:00 AM

1. Call to Order
2. Approve Agenda
3. Approve minutes of regular meeting October 26th, 2026 and November 2nd, 2026.
4. Accept jail meal log and affidavit from Jail Administrator per section 19-25-74.

AFFIDAVIT OF JOHNNY MCDONALD

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Before me personally appeared the undersigned, Johnny McDonald, who being known to me and first duly sworn, deposes and says as follows:

1. My name is Johnny McDonald. I am currently the Jail Administrator of the Lafayette County Detention Center. I was appointed to this position by Sheriff F.D. "Buddy" East on June 1, 2013.

2. As required by Miss. Code Ann. § 19-25-74, the Lafayette County Sheriff's Department maintains a log, showing the name of each prisoner, the date and time of incarceration and release, to be posted daily, which shall record the number of meals served to prisoners at each mealtime, and the hours of the day served (the "meal log").

3. I have reviewed invoice numbers **200ABS100011062 and 200ABS100011561** from Summit Foods in the amount of **$7,490.73 and $7,294.18**. These invoices are for the feeding of prisoners from **10/17/2026** to **10/30/2026**.

4. To the best of my knowledge, I find this invoice to be a true and correct match to the meal log in accordance with Mississippi Code Annotated § 19-25-74.

5. The meal log is being stored in the County Administrator's office and can be reviewed at any time.

Dated: 11/10/2026

Johnny McDonald

Sworn and subscribed before me this the 10th day of November, 2026.

NOTARY PUBLIC

My commission expires:

September 23,2030

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID# 125492
BEVERLY J. GILES
Commission Expires
Sept. 23, 2030
LAFAYETTE COUNTY

5. Approve claims docket for claim numbers 605 - 871.

New Business

6. Consent Agenda:
   a) Authorize adjustment of Solid Waste accounts for January. (Jody Harrison)

LAFAYETTE COUNTY SOLID WASTE
ACCOUNT ADJUSTMENT REGISTER
FOR PERIOD ENDING 10/26/26

 RUN-DATE 10/26/26 10:34

CY ACCT	N A M E	ADDRESS1	ADDRESS2	CITY,ST ZIP	DATE	ADJUSTM
03-062399	MANGRUM, SHAWN & BRYIAN	119 COUNTY ROAD 340		TAYLOR, MS 38673	LRW320 10/01/26	20.00CR
03-062399	MANGRUM, SHAWN & BRYIAN	119 COUNTY ROAD 340		TAYLOR, MS 38673	LRW322 10/01/26	1.00CR
03-064332	PEGUES, HERMAN C	30 COUNTY ROAD 215		OXFORD, MS 38655	LRW320 10/13/26	120.00CR
03-064332	PEGUES, HERMAN C	30 COUNTY ROAD 215		OXFORD, MS 38655	LRW325 10/13/26	25.00CR
03-064332	PEGUES, HERMAN C	30 COUNTY ROAD 215		OXFORD, MS 38655	LRW322 10/13/26	39.92CR
03-073278C	KETTLE KREEK WOODWORKS	1091 HIGHWAY 6 E		OXFORD, MS 38655	ANG330 10/01/26	6.40CR
03-080299	HAMILTON, MORRIS	505 WOODLAND HILLS DR		OXFORD MS 38655	LRW320 10/01/26	40.00CR
03-080299	HAMILTON, MORRIS	505 WOODLAND HILLS DR		OXFORD MS 38655	LRW322 10/01/26	2.00CR
03-108124	ZEBROWSKI, SYLVIA	115 EDGEWOOD BLVD		OXFORD, MS 38655	LIS320 10/20/26	40.00CR
03-108124	ZEBROWSKI, SYLVIA	115 EDGEWOOD BLVD		OXFORD, MS 38655	LIS322 10/20/26	1.20CR
03-140250	ROBERTSON, LINDA	C/O DUSTY WARD (OWNER)	4153 HIGHWAY 9 S	PONTOTOC, MS 38863	LRW320 10/01/26	232.00CR
03-140250	ROBERTSON, LINDA	C/O DUSTY WARD (OWNER)	4153 HIGHWAY 9 S	PONTOTOC, MS 38863	LRW322 10/01/26	15.90CR
03-143224	GREEN, JAIDEN	909 HIGHWAY 6 E		OXFORD MS 38655	LRW320 10/01/26	80.00CR
03-146968	BULLARD, LORETTA	541 HIGHWAY 310 E		COMO, MS 38619	LRW320 10/20/26	100.00CR
03-146968	BULLARD, LORETTA	541 HIGHWAY 310 E		COMO, MS 38619	LRW322 10/20/26	8.00CR
03-147155	HUFF, HANNAH	685 N 14TH ST		OXFORD, MS 38655	LRW320 10/05/26	40.00CR
03-147155	HUFF, HANNAH	685 N 14TH ST		OXFORD, MS 38655	LRW322 10/05/26	2.00CR
03-147363	KELLY, LINDA	11 COUNTY ROAD 467		OXFORD, MS 38655	LRW320 10/01/26	20.00CR
03-147363	KELLY, LINDA	11 COUNTY ROAD 467		OXFORD, MS 38655	LRW322 10/01/26	1.00CR
03-148346	MENDEZ, JENNIFER	9 COUNTY ROAD 415		OXFORD, MS 38655	LRW322 10/01/26	2.00CR
03-148803	WILSON, JAIDEN	15 COUNTY ROAD 275		OXFORD, MS 38655	LIS322 10/01/26	6.00CR
03-683630	COOK, IRENE	C/O ROSE FOXX	4510 CIMMARON DR	MEMPHIS, TN 38109	LRW322 10/01/26	32.00CR
3055393 000022				REPORT	TOTAL	834.42CR

b) Approve deletion of fixed assets from inventory. (Kate Victor)

LAFAYETTE COUNTY
CAPITAL ASSET DELETION FORM

DATE: 11/2/26

DEPARTMENT: Road

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
1995 John Deer Motor Grader

LOCATION:

MODEL NUMBER:

SERIAL NUMBER: 554422

STICKER NUMBER: 303036

REASON FOR DELETION: Auctioned Off

P. Conner by CP — 11/2/2026

SIGNATURE OF DEPARTMENT HEAD — **DATE**

Kit Vick — 11/13/2026

COUNTY ADMINISTRATOR — **DATE**

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes:
Retirment has been entered on Ledger:
Inventory Number: 303036
Minute Book Number & Page:

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To:
Amount Received:
Receipt Number:
Junked-Received By: PC

THE ABOVE INVENTORY CONTROL INFORMATION IS TRUE AND CORRECT

LAFAYETTE COUNTY
CAPITAL ASSET DELETION FORM

DATE:
DEPARTMENT: Sheriff

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
2023 Dodge Durango

LOCATION:

MODEL NUMBER:
SERIAL NUMBER: 1C4SDJFT2PC577478

STICKER NUMBER: 201646

REASON FOR DELETION: WRECKED

JOEY EAST by JAP
SIGNATURE OF DEPARTMENT HEAD **DATE**

COUNTY ADMINISTRATOR **DATE** 10/13/26

FOR INVENTORY CLERK ONLY
Retirement has been approved on the Board Minutes:
Retirment has been entered on Ledger:
Inventory Number: 201646
Minute Book Number & Page:

IF ASSET SOLD, TRADED, OR JUNKED
Sold/Traded To:
Amount Received:
Receipt Number:
Junked-Received By: JE

THE ABOVE INVENTORY CONTROL INFORMATION IS TRUE AND CORRECT

CERTIFICATE OF TITLE

Form # 79-001

STATE OF MISSISSIPPI

ORIGINAL

VEHICLE IDENTIFICATION NUMBER	MAKE	YEAR	MODEL	BODY	TITLE NUMBER	TITLE TEXT (E.G. UNIT #)
1C4SDJFT2PC577478	DODG	2023	DURANGO	UV	MS1302562048	

TITLE DATE	DATE OF FIRST SALE FOR USE NEW ONLY	NO. CYL	NEW/USED	TYPE OF VEHICLE	ODOMETER - NO TENTHS
07/14/2023	05/18/2023	8	NEW	PC	22 ACTUAL

OWNER(S)

LAFAYETTE COUNTY BOS
711 JACKSON AVE E
OXFORD MS 38655-3815

BRANDS

BENEFICIARY

1ST LIENHOLDER Delete **DATE:**

2ND LIENHOLDER **DATE:**

MAIL TO

T3

LAFAYETTE COUNTY BOS
PO BOX 1240
OXFORD MS 38655-1240

LIEN SATISFACTION: THE UNDERSIGNED HOLDER OF ABOVE DESCRIBED LIEN(S) ON THE MOTOR VEHICLE DESCRIBED HEREON HEREBY ACKNOWLEDGES SATISFACTION THEREOF.

1ST LIEN _____ (LIENHOLDER) BY _____ (SIGNATURE AND TITLE)

THIS _____ DAY OF _____ 20____

2ND LIEN _____ (LIENHOLDER) BY _____ (SIGNATURE AND TITLE)

THIS _____ DAY OF _____ 20____

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS

THE 14TH DAY OF JULY 2023

The Mississippi Department of Revenue hereby certifies that on application duly made, the person named herein is registered by this office as the lawful owner of the vehicle described subject to the liens or security interests as may subsequently be filed with the Mississippi Department of Revenue. This certificate of title is issued pursuant to the Mississippi Motor Vehicle Title Law Section 63-21-1, Mississippi Code of 1972, and subject to the provisions thereof.

CONTROL NUMBER

O

MISSISSIPPI DEPARTMENT OF REVENUE

VOID IF ALTERED

DEPARTMENT OF REVENUE
STATE OF MISSISSIPPI

Form 78-003-10-1-1-000

POWER OF ATTORNEY TO TRANSFER MOTOR VEHICLE

This document shall pass with the certificate of title and be included as a support document to application for new certificate of title and/or application for replacement certificate of title.

THE STATE OF MISSISSIPPI

COUNTY OF Lafayette KNOW ALL MEN BY THESE PRESENT:

THAT I, Lafayette County BOS
GRANTOR, NAME TO APPEAR IN SAME FORM AS CONTAINED IN CERTIFICATE OF TITLE

711 Jackson Ave E., Oxford, MS 38655, OF THE COUNTY OF
(ADDRESS)

Lafayette and the STATE OF MISSISSIPPI, owner of

the following described motor vehicle, have made, constituted and appointed and by these present do make, constitute and appoint

_____, OF THE COUNTY OF
(ADDRESS)

_____ and the STATE OF MISSISSIPPI, my true

and lawful attorney, for me and in my name, place and stead to sell, transfer and assign the motor vehicle described as follows to wit:

MAKE Dodge V.I.N. 1C4SDJFT2PC577478

YEAR 2023 BODY TYPE UV

TITLE NUMBER MS1302562048

giving and granting unto my said attorney full power and authority to do and perform all and every act requisite and necessary to transfer and assign the legal title to said motor vehicle to anyone whomever, as may be designated by said attorney.

FEDERAL and STATE LAW requires that you state the mileage in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and / or imprisonment.

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked.

86508
Odometer Reading
(No Tenths)

✓ 1. I hereby certify that the mileage state is in excess of the mechanical limits of the odometer.

____ 2. The odometer reading is not actual mileage. WARNING-ODOMETER DISCREPANCY

IN WITNESS WHEREOF I HAVE hereunto set my hand this November day of 4th, 20 26.

Kat Victor
Signature of Owner, Grantor

Kat Victor, County Administrator
Printed Name of Grantor (if Title is in Company Name, include appropriate Title, Partner, President, Sec. Treas., etc.)

Before me, the undersigned authority, this day personally appeared _____
(Individual Name Only)

known to me to be the person whose name is subscribed to the above foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th day of November A.D., 20 26.

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 497593 TERESA R. BLAIR Commission Expires Dec. 7, 2029 LAFAYETTE COUNTY

Teresa R. Blair
Notary Public

Odometer Disclosure Statement

Federal and State law require that you state the odometer mileage upon transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

TO BE COMPLETED BY THE SELLER

I/We Lafayette County state that the odometer mileage indicated for the Vehicle described below is: 86508 (check one) ✓ Miles __ Kilometers __ Hours.

And I/We hereby certify to the best of my/our knowledge that (check one statement below that is applicable)

✓ (1) the odometer reading **is** the actual mileage.

__ (2) the odometer reading reflects the amount of **mileage in excess of its mechanical limits.**

__ (3) the odometer reading is **not** actual mileage. **Warning – Odometer discrepancy**.

Year of Manufacture	2023
Make	Dodge
Body Type	UV
Model	Durango
Vehicle Identification Number	1C4SDJFT2PC577478

Printed Name of Seller: Lafayette County BOS

Address of Seller: 711 Jackson Avenue E., Oxford, MS 38655

Seller's Signature: Kit Vick

Seller's Certification Date: 11/4/2026

TO BE COMPLETED BY THE BUYER

Printed Name of Transferee (Buyer):

Address of Buyer:

Buyer's Signature:

Date Completed Form Received:

LAFAYETTE COUNTY
CAPITAL ASSET DELETION FORM

DATE: 11/2/26

DEPARTMENT: Road

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
1995 John Deer Motor Grader

LOCATION:

MODEL NUMBER:

SERIAL NUMBER: 554420

STICKER NUMBER: 303034

REASON FOR DELETION: Auctioned Off

P. Conner by ap
SIGNATURE OF DEPARTMENT HEAD

11/2/2026
DATE

COUNTY ADMINISTRATOR

11/13/2026
DATE

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes:
Retirment has been entered on Ledger:
Inventory Number: 303034
Minute Book Number & Page:

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To:
Amount Received:
Receipt Number:
Junked-Received By: PC

THE ABOVE INVENTORY CONTROL INFORMATION IS TRUE AND CORRECT

LAFAYETTE COUNTY
CAPITAL ASSET DELETION FORM

DATE: 11/2/26

DEPARTMENT: Road

DESCRIPTION OF ITEM DELETING (INCLUDING BRAND NAME):
1995 John Deer Motor Grader

LOCATION:

MODEL NUMBER:

SERIAL NUMBER: 554421

STICKER NUMBER: 303035

REASON FOR DELETION: Auctioned Off

P. Conner by qp — 11/2/2026

SIGNATURE OF DEPARTMENT HEAD — **DATE**

Pat Wise — 11/13/2026

COUNTY ADMINISTRATOR — **DATE**

FOR INVENTORY CLERK ONLY

Retirement has been approved on the Board Minutes:
Retirment has been entered on Ledger:
Inventory Number: 303035
Minute Book Number & Page:

IF ASSET SOLD, TRADED, OR JUNKED

Sold/Traded To:
Amount Received:
Receipt Number:
Junked-Received By: PC

THE ABOVE INVENTORY CONTROL INFORMATION IS TRUE AND CORRECT

c) Approve and spread on the minutes the Fall Quarterly Report for Early Childhood and Reading and Development Program. (Kate Victor)

Early Childhood and Reading Development Partnership with
Oxford School District-Lafayette County School District-City of Oxford-Lafayette County
Progress Report
August - October 2026

Prepared by: Cara Buffington, Director of Early Childhood and Reading Development

A. PROJECT SUMMARY

The community partnership will build an Early Childhood and Reading Development Program in the Lafayette County and Oxford Community dedicated to ensuring that all children can read proficiently by the end of third grade. The Early Childhood and Reading Development Program will build and strengthen community partnerships in the areas of school readiness, school attendance, out of school learning opportunities, and children's health and wellness.

B. STATUS OF ACTIVITIES DURING THE REPORTING PERIOD

August 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	L.O.U. Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	MS Campaign for Grade-Level Reading (MSCGLR)
Second Chance Mississippi	The Oxford and Lafayette County Public Library
UM Museum	UM Center for Community and Engagement
Activities/Events:	
OECC and BES Teacher Assistant Training (August 4)	
Regional Coordinator Meeting for North MS Collaboratives (August 6)	
Early Learning Collaborative Lead Partner Meeting (August 11)	
Three T's Parent Planning Meeting at Willie Price (August 14)	
MKAS Assessments for all L.O.U. ELC students begin (August 17)	
ELC State Meeting (August 20)	
Congressionally Funded Community Project Meeting at UM (August 20)	
Baptist Memorial Hospital Baby Fair (August 22)	
Three T's Parent Meeting at Lafayette Elementary School (August 25)	
Lovepacks Monthly Book Donation	
LIttle Free Libraries Restocked throughout the LOU Community	

September 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	L.O.U. Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	MS Campaign for Grade-Level Reading (MSCGLR)
UM Center for Excellence in Literacy Instruction (CELI)	The Oxford and Lafayette County Public Library
UM Literacy Project	Lovepacks
Delta Health Alliance	UM Center for Community and Engagement
Second Chance Mississippi	MDE Compulsory School Attendance Office
Activities/Events:	
Early Learning Collaborative Lead Partner Meeting (September 1)	
Three T's Parent Meeting at Willie Price Lab School (September 1)	
UM Literacy Project Meeting (September 3)	
PLC for all collaborative sites (September 8)	
EL Family Night at Della Davidson (September 10)	
State Campaign for Grade Level Reading Meeting at CELI/UM (September 14)	
Reflection Sciences Training for new Pre-K Screeners (September 14)	
School Attendance Panel Event at the Oxford and Lafayette Public Library (September 14)	
Breakfast at the Bus Stop at C.B. Webb (September 18)	
Three T's Meeting for Parents at Mary Cathey Head Start (September 25)	
United Way of Oxford and Lafayette County Campaign Kick-off Luncheon (September 30)	
Lovepacks Monthly Book Donation	
LIttle Free Libraries Restocked throughout the LOU Community	

October 2026	
Collaboration Partners for the Month:	
United Way of Oxford and Lafayette County	L.O.U. Reads
Oxford School District (OSD)	Lafayette County School District (LCSD)
Mary Cathey Head Start (MCHS)	Willie Price Lab School (WPLS)
MS Department of Education (MDE)	Second Chance Mississippi
Center for Excellence in Literacy Instruction (CELI)	The Oxford and Lafayette County Public Library
UM Museum	Lafayette Literacy Council
Delta Health Alliance	Family Crisis Services of Northwest MS
Activities/Events:	
L.O.U. Reads Coalition Meeting (October 1)	
University of Mississippi Museum Family Activity Day (October 6)	
Lafayette Planning Meeting for 27-28 (October 12)	
PLC for all sites in the L.O.U. Early Learning Collaborative (October 13)	
EfGo and Lap-D Assessments Training for Non-Contract Employees (October 14)	
CLASS training with teacher assistants at Lafayette (October 20)	
Rounding with LOU ELC Lead Partners (October 21)	
CLASS training with teacher assistants at Willie Price (October 22)	
Mississippi Literacy Summit at UM (October 27)	
Halloween Spooktacular Book Giveaway (October 29)	
Lovepacks Monthly Book Donation	
LIttle Free Libraries Restocked throughout the LOU Community	

C. PROGRAM GOALS FOR NEXT REPORTING PERIOD (November - January 2027)

Goals
Continued support of PreK classrooms in our Lafayette-Oxford-University Early Learning Collaborative (LOU ELC)- 23 classrooms
Continue to partner with School attendance officers in Oxford and Lafayette to decrease chronic absenteeism
Administer developmental assessments for all L.O.U. ELC students (Efgo and Lap-D)
Administer mid-year assessments in January for LPS in the L.O.U. ELC
Provide professional development for teachers and assistants in the Classroom Assessment Scoring System (CLASS)
Continue to use Qualtrics to monitor spending in the LOU ELC
Data meetings with sites after administering the developmental screeners and the MKAS
Support EL learners and teachers in the LOU ELC
Continue to promote efforts of LOU Reads through our website and social media
Continue to Promote PreK Tax Credit for the LOU ELC

D. Upcoming Events

Events/Info
November 14 - Family Activity Day at UM Museum
November 17 - Pop Up Storytime with L.O.U. Reads at the Delta Health Alliance Resource & Referral Center
December - Book Drive for Charger Kids Christmas and Commodore Cares
December 1 - More Than A Meal Book Giveaway
January 14 - L.O.U. Reads Coalition Meeting
NOTE: For up-to-date info and pics, follow LOU Reads on Facebook, Twitter, and Instagram - @loureads38655

STATE TAX CREDIT

INVESTING IN PRE-K

THE STATE TAX CREDIT

Individuals or corporations who make a contribution to support the local matching fund of an approved early learning collaborative may be eligible to receive a state tax credit for the donated amount up to $1,000,000. The Mississippi Department of Revenue can approve 1:1 tax credits up to the amount the legislature appropriates to the Early Learning Collaborative Act each year. For 2024, the legislature appropriated $24 million; therefore, the sum of the donations eligible for the tax credit may not exceed $24 million. If you make a donation after the cap has been reached, you will not be eligible to receive the tax credit.



Support the L.O.U.
Early Learning Collaborative

SECURING THE TAX CREDIT

To donate to a collaborative and receive the state tax credit, follow these steps:

1. Contact the Lead Partner for the collaborative to which you wish to donate. A list of all the approved early learning collaboratives is found below, along with contact information for the person responsible for collecting donations.

2. The Mississippi Department of Education tracks qualifying donations towards the cap. They will share this information with all the lead partners of the collaboratives. When contacting the lead partner, verify that the cap has not been reached.

3. After you make a donation, the Mississippi Department of Education will issue you a donation certificate documenting that you have contributed to the local matching funds of an approved collaborative.

4. Indicate your donation when you file you state taxes. Use form 80-401, which can be found on the Department of Revenue's website.

Oxford Early Childhood Center
Lafayette Elementary School
Willie Price Lab School
Mary Cathey Head Start

To make your donation, contact the L.O.U. Early Learning Collaborative Coordinator, Cara Buffington at cbbuffington@oxfordsd.org or 662.234.3541

d) Authorize reconciliation of expenses and replenishment of petty cash account for general office expenses, vehicle tags, titles, etc. in the amount of $2,000.00. (Kate Victor)

Anne M. Conerly

Annabelle,

It is time for us to replenish our Petty Cash account. Can you please cut me a check for $2,000 made out to Lafayette County Petty Cash (vendor #4225) for the close out on 11/16/26? The coding will be 001-100-587.

Thanks so much,

Lafayette County
MISSISSIPPI

Anne Marie Tutor
Comptroller

300 North Lamar Blvd. • Oxford, MS 38655
t: 662-234-2152
f: 662-234-5402
aconerly@lafayettecoms.com
www.lafayettems.com

PETTY CASH ACCOUNT

Date	Amount	Balance	Check #	Memo
5/1/2025		$ 310.05		starting balance
5/1/2025	$ (48.00)	$ 262.02	1165	4 SO tags
4/20/2025			1166	VOIDED
5/6/2025	$ 2,000.00	$ 2,262.05		deposit
5/31/2025	$ 0.99	$ 2,263.04		interest
6/12/2025	$ (39.00)	$ 2,224.04	1167	SO title
6/16/2025	$ (24.00)	$ 2,200.04	1168	2 Road tags
6/16/2025	$ (16.00)	$ 2,184.04	1169	SO undercover tag
6/27/2025	$ (385.00)	$ 1,799.04	1170	Fire Post office box
6/31/2025	$ 1.07	$ 1,800.11		interest
7/8/2025	$ (4.62)	$ 1,795.49	1171	US treasury- 941 balance due
7/31/2025	$ 5.63	$ 1,801.12		interest
8/7/2025	$ (24.00)	$ 1,777.12	1172	2 Road tags
8/19/2025	$ (16.00)	$ 1,761.12	1173	1 SO tag
8/7/2025			1174	VOIDED
8/21/2025	$ (12.00)	$ 1,749.12	1175	1 B&G tag
8/26/2025	$ (78.75)	$ 1,670.37	1176	5 SO tags
8/31/2025	$ 7.11	$ 1,677.48		interest
9/3/2025	$ (16.00)	$ 1,661.48	1177	1 So tag
9/3/2025	$ (16.00)	$ 1,645.48	1178	1 Coroner tag
9/18/2025	$ (10.00)	$ 1,635.48	1180	1 replacement SO tag
9/30/2025	$ (14.75)	$ 1,620.73	1213	1 SO tag
9/25/2025	$ (12.00)	$ 1,608.73	1212	1 SO tag
9/9/2025	$ (29.03)	$ 1,759.70		check order
9/29/2025			1214	VOIDED
9/31/2025	$ 6.20	$ 1,585.90		interest
10/0/25			1215	VOIDED
10/31/2025	$ (45.52)	$ 1,540.38	1217	SO tag
10/31/2025	$ 6.06	$ 1,546.44		interest
11/14/2025	$ (150.09)	$ 1,396.35	1218	
11/14/2025	$ (96.00)	$ 1,300.35	1219	8 Road tags
11/14/2025	$ (10.00)	$ 1,290.35	1220	SW title
11/4/2025	$ (317.20)	$ 973.15	1221	EMA trailer tag
11/21/2025	$ (84.00)	$ 889.15	1223	7 SO tags
11/30/2025	$ 3.80	$ 892.95		interest
12/10/2025	$ (9.00)	$ 883.95	1211	SO title replacement
12/16/2025	$ (12.00)	$ 871.95	1226	1 SW tag
12/30/2025	$ (80.00)	$ 791.95	1227	3 titles
12/16/2025	$ (12.00)	$ 779.95	1225	1 SO tag
12/31/2025	$ 3.03	$ 782.98		interest
1/2/2026	$ (103.25)	$ 679.73	1224	7 SO tags
1/8/2026	$ (12.00)	$ 667.73	1228	SW tag
1/31/2026	$ 2.30	$ 670.03		interest
2/11/2026	$ (16.00)	$ 654.03	1229	1 SO tag

2/10/2026	$ (12.00)	$ 642.03	1231	1 Fire tag
2/12/2026	$ (36.00)	$ 606.03	1232	3 Road tags
2/18/2026	$ (20.00)	$ 586.03	1233	2 EMA titles
2/27/2026	$ (48.00)	$ 538.03	1235	4 Road tags
2/28/2026	$ 1.91	$ 539.94		interest
3/3/2026	$ (24.00)	$ 515.94	1236	2 EMA tags
3/6/2026	$ (38.35)	$ 477.59	1237	UPS- titles mailed
3/6/2026	$ (10.00)	$ 467.59	1238	Title
3/12/2026	$ (12.00)	$ 455.59	1239	1 SW tag
3/30/2026	$ (14.75)	$ 440.84	1241	1 undercover SO tag
3/22/2026			1242	VOIDED
3/24/2026			1243	VOIDED
3/31/2026	$ 1.60	$ 442.44		interest
4/3/2026	$ (14.75)	$ 427.69	1240	1 undercover SO tag
4/15/2026	$ (10.00)	$ 417.69	1245	title
4/24/2026	$ (12.00)	$ 405.69	1246	1 SW tag
4/27/2026	$ (36.00)	$ 369.69	1247	3 Road tags
4/31/26	$ 1.37	$ 371.06		interest
5/4/2026	$ (16.00)	$ 355.06	1248	1 SO undercover tag
5/21/2026	$ (20.00)	$ 335.06	1249	Secretary of state- notary
5/31/2026	$ 1.19	$ 336.25		interest
6/31/26	$ 1.12	$ 337.37		interest
7/7/2026	$ (10.00)	$ 327.37	1250	SW title
7/13/2026	$ (12.00)	$ 315.37	1251	1 SW tag
7/15/2026	$ (16.00)	$ 299.37	1252	1 SO tag
7/15/2026	$ (16.00)	$ 283.37	1253	1 SO tag
7/20/2026	$ (10.00)	$ 273.37	1254	1 title
7/31/2026	$ 1.02	$ 274.39		interest

e) Approve payment of $4,500 Lost Cost for Constables for calendar year 2025 pursuant to section 25-7-27(f) of the Mississippi Code. (Kate Victor)

Memo

To:	Kate Victor, County Administrator
From:	Stacie Tatum
CC:	
Date:	11/12/2026
Re:	Lost Cost for Constables

I would like to request approval for the payment of $4500.00 on December 15, 2026 for lost cost for the calendar year of 2026 to Kenneth Drewrey, Jack Theobald and Greg Pettis per Section 25-7-27(f) of the Mississippi Code.

f) Approve payment to Circuit Clerk in the amount of $12,600 for November 3rd, 2026 Mid Term Election. (Jeff Busby)

Lafayette County
MISSISSIPPI

REQUEST FOR FUNDS

DATE: 11/3/26

TO: BOARD OF SUPERVISORS

FROM: JEFF BUSBY CIRCUIT CLERK

DATE	REASON		
11/3/2026	NOVEMBER 3, 2026 MID TERM AND JUDGES ELECTION CONTRACTUAL SERVICES FOR VOTING MACHINES AND PROGRAMMING		$12,600
	PROGRAMMING THE DS300 MACHINES (45) AND SETTING FOR ELECTION DAY, L&A TESTING AND TROUBLE SHOOTING		
	PROGRAMMING THE ELECTRONIC POLL BOOKS AND SETTING FOR ELECTION (77)		
	PROGRAMMING THE EXPRESS MACHINES(30) AND THE HIGH SPEEP SCANNER FOR ABSEENTEE AND ELECTION DAY.		
	TOTAL	$12,600.00	

NO: _____ ALLOWED FOR $_____ CODE OF 1942, SECTION _____
CHAPTER _____ OF THE LAWS OF _____

SIGNED: _____
CIRCUIT CLERK

g) Travel authorization for one dispatcher to attend suicide prevention training class in Grenada, MS on December 4th, 2026. (Sheriff Joey East)
h) Accept $250.00 donation from Tractor Supply Co. for the Fire Department. (Wes Anderson)

Kate Victor

From: Taylor McNece
Sent: Tuesday, November 10, 2026 9:42 AM
To: Kate Victor
Cc: Teresa Blair
Subject: Training

Good morning Kate. I will be sending Ashley Thompson to training in Grenada for Suicide Prevention on December 4th. There will be no hotel stay because it is just one day. The course is $175.00. I will receive that invoice once the class has been taken.

Lafayette County
MISSISSIPPI

Taylor McNece
E-911 Coordinator

711 Jackson Ave. • Oxford, MS 38655
t: 662-234-8789
f: 662-236-0203
tmcnece@lafayettesheriff.net
www.lafayettems.com

i) Spread on the minutes application for FY 2027 Counter Unmanned Aircraft Systems Grant Program application. (Steve Quarles)
j) Approve Steve Quarles as the applicant agent for the FY2027 C-UAS grant. (Steve Quarles)

Instructions:				
Where applicable, select from the available dropdown list:	Yes	No	Not Applicable	

This template is designed to capture information necessary to determine funding requests and subsequent prioritization. Although this is not a required necessary to evaluate projects may result limit evaluators ability to properly assess project effectiveness. Consistency in format will help ensure consis Subapplicants should complete the below application and return it to their SAA to be considered for funding. SAAs seeking to implement projects shoul project. If completing projects on behalf of local agencies, complete a "subapplicant" tab for each local agency project. Tab name = Subapplicant name "copy" tab to create more subapplicants. SAA project = one tab, identify "obo subapplicant" in equipment/services narrative when implemented on beh

Section 1: Cover/Contact Information				
Subrecipient:	*Lafayette County Board of Supervisors (Lafayette County, Mississippi)*			
Project Title:	*Lafayette County Mobile Counter-UAS Detection, Tracking, Identification and Mitigation (DTIM) Cap*			
Project Amount:	**$278,130**	**NOTE: Project Amount autopopulates from budget. Do not edit.*		
Point of Contact	*Steve Quarles*	*Director, Lafayette County Emergency*	*squarles@lafayettecoms.com*	*662-234-5667*
Agency Certifying Official	*Brent Larson*	*President, Lafayette County*	*blarson@lafayettecoms.com*	*662-234-6123*

form, failing to provide the information
tent reviews and results among applicants.
d complete the below application for an SAA
. One subapplicant = one project. Please
alf of eligible subapplicants.

ability

Section 2: Executive Summary	
Narrative:	*Lafayette County, through its Board of Supervisors, requests funding to establish a mobile, layere gatherings, critical infrastructure and government facilities in Lafayette County and Oxford, Miss. TI Remote ID sensors, two towable Guardian RF Scout-X deployment trailers (each with an integr networked display software (detect, track, identify, including pilot location), and one handheld/we plus operator and train-the-trainer instruction. Priority sites include University of Mississippi home the Grove, the Lafayette County Courthouse and Emergency Operations Center (EOC), the Lafaye systems and other sites in the county's Critical Infrastructure and Key Resources (CIKR) invento (LCSO) will own, maintain custody of and operate all systems as the Designated Operating Agency. Agency (LCEMA) will manage the grant. Detection will be operational within six months of award a completes accreditation and required NCUTC certifications. Information will be shared with all a systems will be available statewide through mutual aid*
Eligibility Statement	*Lafayette County, Mississippi, through its Board of Supervisors, is a local unit of government applyi State Administrative Agency. The Lafayette County Sheriff's Office, a qualified public safety (law en Designated Operating Agency with custody and control of all C-UAS equipment. LCSO and LCEMA the steps taken to date are documented in the attached memo, as approved by MSDPS Grants. LC C.F.R. Part 124 and required NCUTC certifications before any operation.*

ed counter-UAS capability to protect mass he project buys two portable passive RF and ated sensor, mast and onboard power), arable mitigation kit with a vehicle antenna, events at Vaught-Hemingway Stadium and tte County Detention Center, public water ory. The Lafayette County Sheriff's Office . Lafayette County Emergency Management nd mitigation within 12 months, after LCSO opropriate Lafayette County agencies, and .
ng as a subrecipient through MOHS, the forcement) organization, will serve as the are completing NCUTC/LEEP registration; SO will complete accreditation under 6

Section 3: Project Description (answer yes or no and provide a brief explanation)		
Planned Activites/Services/Equipment	*Yes*	Equipment: 2 Guardian RF Scout portable passive RF/Remote ID sensors; 2 Guardian RF Scout-X towable deployment trailers, each with integrated sensor, mast and onboard power; GRF-SECURE/DroneView software (36 months); 1 MyDefence Wingman 103 detector + Pitbull 101 RF mitigation kit with Ridgeback vehicle antenna. Services: software, sensor and warranty support Years 2-3. Training: vendor operator and train-the-trainer instruction.
Training/Exercise/Security Planning	*Yes*	Role-based training aligned with NCUTC standards: Detection and Warning Certification for all detection operators; NCUTC Mitigation Certification for LCSO mitigation operators; manufacturer operator and train-the-trainer courses. LCSO and LCEMA already have certified drone pilots and established drone programs, giving operators a working knowledge of UAS flight, airspace and drone identification. LCSO will write an implementation policy, privacy and cybersecurity policies and event Operations Plans, and LCEMA will conduct a tabletop and functional exercise with appropriate Lafayette County public safety agencies under a written 6 C.F.R. § 124.18 test and exercise plan.
Mitigation Capabilities	*Yes*	One mobile, non-kinetic RF mitigation kit (MyDefence Pitbull 101, handheld/wearable, with vehicle antenna), operated only by LCSO officers holding NCUTC Mitigation Certification under an approved Operations Plan. No fixed mitigation. Purchase is contingent on the vendor's signed NDAA Section 889 representation, Authorized Systems List approval and FCC operating authority; if any is not met, LCSO will competitively procure a compliant mobile system of equal or lower cost.
Radar Use Case	*No*	No radar is requested in this project. Passive RF and Remote ID sensing meets the initial need; radar for non-emitting or pre-programmed drones may be considered in a future phase.
EO/IR Integration	*No*	No EO/IR camera is requested in this project. Operators will use visual confirmation and LCSO's existing body-worn and handheld cameras for evidence.
Passive RF (DF methods)	*Yes*	Guardian RF Scout sensors and the sensors on both Scout-X trailers passively detect drone control and video links and Remote ID broadcasts and locate both the aircraft and the pilot. The MyDefence Wingman 103 adds wearable RF detection for officers on foot. Neither detection system emits RF.

Remote ID Compliance	*Yes*	*Sensors receive FAA Remote ID broadcasts to identify compliant aircraft, the operator's location and serial/session ID, and flag non-broadcasting drones for follow-up. Data use follows LCSO's privacy policy.*
DTI Description	*Yes*	*Detect: passive RF and Remote ID sensors alert on drone activity. Track: networked sensors plot flight path and pilot location in DroneView. Identify: protocol and Remote ID data classify make, model and compliance. Mitigate (LCSO only, when authorized): RF disruption with the Pitbull 101 after a credible-threat determination, with ATC notification and required reporting to DHS/DOJ.*
Deployment/Connectivity Elements	*Yes*	*Two portable sensors deploy by tripod for events and site security. Two Guardian RF Scout-X towable trailers (sensor, mast and onboard power) are dedicated solely to C-UAS and towed by existing LCSO vehicles (provided in kind) to events, CIKR sites and incidents along MS 6/US 278, MS 7, MS 30 and MS 334. All sensors network to GRF-SECURE/DroneView for a shared display at the EOC and in field units. The mitigation kit is carried by officers or used with the Ridgeback vehicle antenna.*
SaaS/Data Sharing Alignment	*Yes*	*GRF-SECURE/DroneView software is funded for 36 months. Detection data will be shared with appropriate Lafayette County public safety agencies and with DHS as the program requires, under LCSO's privacy, civil liberties and data-retention policies.*

Section 4: Capability Gap		
Capability Gap	*Yes*	*The Lafayette County Sheriff's Office and Lafayette County Emergency Management Agency have no drone detection or mitigation capability. Neither agency can detect, track, identify or lawfully mitigate a drone; deputies rely on visual sightings and citizen calls.*
Threats/Vulnerabilities	*Yes*	*Drones can threaten crowds at University of Mississippi home events at Vaught-Hemingway Stadium and the Grove, deliver contraband to the Lafayette County Detention Center, surveil or disrupt the Courthouse and EOC, and threaten public water systems in the county's CIKR inventory and flights at University-Oxford Airport.*
Current System Gaps	*Yes*	*LCSO and LCEMA have no detection sensors, no tracking or pilot-location capability, no mitigation equipment, no certified C-UAS operators and no C-UAS policy. Both agencies have certified drone pilots and established drone programs; those programs fly drones for public safety missions and do not detect or counter other drones.*

Section 5: Project Objectives		
Project Objectives	*Yes*	*1) Field passive detection, tracking and identification (including pilot location) within 6 months of award. 2) Certify LCSO operators through NCUTC and vendor training. 3) Field mobile mitigation within 12 months, after accreditation. 4) Deploy at priority events and sites under written Operations Plans. 5) Exercise the capability with appropriate Lafayette County public safety agencies.*
C-UAS Priority link	*Yes*	*Supports C-UAS Grant Program priorities: protecting mass gatherings and critical infrastructure; full detect-track-identify-mitigate chain; mobile deployment; role-based training to NCUTC standards; and statewide availability for interagency deployment.*
Public Safety Impact	*Yes*	*Lets officers find and contact drone operators quickly, protects crowds of tens of thousands at Oxford events, deters contraband drops at the Detention Center and gives the EOC a shared airspace picture during incidents.*
Other		
Other		

Section 6: Strategic Plan alignment	
Coordination/Implementation Plan(s)	**Role/contribution within plan**
Lafayette County Comprehensive Emergency Management Plan (CEMP)	*LCSO is the primary law enforcement agency for the county and will be the Designated Operating Agency for drone detection, tracking, identification and mitigation. LCEMA coordinates through the EOC and manages the grant.*
University of Mississippi / Oxford game-day and special event security plans	*LCSO will provide C-UAS detection and, when authorized, mitigation for events, coordinating and sharing information with appropriate Lafayette County public safety agencies.*
Mississippi Statewide Mutual Aid Compact (SMAC)	*LCSO will make certified operators and equipment available to other Mississippi jurisdictions for mass gathering events through mutual aid and MOHS coordination.*
LCSO C-UAS Implementation Policy and Operations Plans (to be developed, months 1-3)	*LCSO will write and adopt the implementation policy, privacy and IT cybersecurity policies and event Operations Plans required under 6 C.F.R. Part 124, with legal review.*

Section 8: Performance Goals & Measurement (NOFO aligned) Complete the "Baseline" and "Target" columns			
Retain for future use. Reporting requirements should measure project effectiveness in addressing performance goals.			
Goals	**Performance Measure**	**Baseline**	**Target**
1.a. Strengthen national preparedness by equipping SLTT agencies with C-UAS Grant Program capabilities.	Percentage of funds utilized for purchase of C-UAS equipment. (Program Target 70%)	*0%*	*70% target; this request: 77.0% ($214,250 of $278,130)*
1.b. Strengthen national preparedness by equipping SLTT agencies with C-UAS Grant Program capabilities.	Percentage of funds utilized for purchase of C-UAS services. (Program Target 10%)	*0%*	*10% target; this request: 13.6% ($37,780 software, sensor and warranty support, Years 2-3)*
1.c. Strengthen national preparedness by equipping SLTT agencies with C-UAS Grant Program capabilities.	Percentage of funds utilized for training personnel in the operation of C-UAS technology. (Program Target 20%)	*0%*	*20% target; this request: 6.5% ($18,000 contract training; Guardian RF training included at no cost; NCUTC courses are free)*
2.a. Protect critical infrastructure, mass gatherings, and sensitive government operations from UAS threats.	80% of mitigation systems procured through the C-UAS Grant Program used to protect the 2028 Olympic and paralympic Games, other National Special Security Events or Special Event Assessment Rating activities in conjunction with Federal authorities.	*0%*	*80% of mitigation deployments in support of NSSE/SEAR-rated or comparable mass gathering events. SEAR rating for Ole Miss home games NOT CONFIRMED - VERIFY WITH MOHS/DHS*
2.b. Protect critical infrastructure, mass gatherings, and sensitive government operations from UAS threats.	Successfully identify and classify 90% of detected UAS threats (e.g., distinguishing between commercial, recreational, and potentially malicious UAS).	*0 (no capability)*	*90% of detected UAS identified and classified*
2.c. Protect critical infrastructure, mass gatherings, and sensitive government operations from UAS threats.	Make equipment available for interagency deployment throughout state for mass gathering events.	*No*	*Yes - available to Mississippi jurisdictions for mass gathering events through mutual aid and MOHS*
3. a. Support the deployment of fixed or portable systems for UAS detection, tracking, identification, and—where authorized—mitigation, consistent with applicable laws.	Total number of hours each system is in active use since acquisition	*0 hours*	*All deployment hours logged per system; [CONFIRM annual hours goal]*

3.b. Support the deployment of fixed or portable systems for UAS detection, tracking, identification, and—where authorized—mitigation, consistent with applicable laws.	Cumulative number of UAS detections made by systems including repeated detections of the same UAS	*0*	*100% of detections logged and reported*
3.c. Support the deployment of fixed or portable systems for UAS detection, tracking, identification, and—where authorized—mitigation, consistent with applicable laws.	Number of distinct UAS identified, ensuring that multiple detections of the same UAS are counted as a single unique even	*0*	*100% of distinct UAS logged and reported*
3.d. Support the deployment of fixed or portable systems for UAS detection, tracking, identification, and—where authorized—mitigation, consistent with applicable laws.	Launch criminal investigations on 100% of identified violations of civil and criminal laws when UAS operators endanger the public, violate established airspace restrictions, or operate a UAS in furtherance of an element of another crime. (Include Total number of investigations launched based on intelligence provided by C-UAS)	*No capability*	*Investigation opened on 100% of identified violations*

Section 9: Policy and Compliance: Answer Yes/No and state intent/status		
DHS/DOJ Policy Commitment	*Yes*	*Yes. LCSO will follow 6 U.S.C. § 124n, 6 C.F.R. Part 124 and DHS/DOJ policy; complete accreditation and portal attestation; and use mitigation only under an approved Operations Plan.*
Privacy Protections	*Yes*	*Yes. LCSO will adopt written privacy, civil liberties and IT cybersecurity policies before operation, limit data collection to C-UAS purposes, purge intercepted data on the required schedule and keep an audit trail.*
Operational Coordination	*Yes*	*Yes. LCSO will coordinate deployments and share information with appropriate Lafayette County public safety agencies and the EOC, and notify air traffic control (University-Oxford Airport/FAA) as required before mitigation.*
FCC/FAA Compliance	*Yes*	*Yes. RF-emitting mitigation will be used only with FCC authority and FAA coordination. Passive detection emits no RF. Testing will follow 6 C.F.R. § 124.18.*
Special Events Support	*Yes*	*Yes. Priority use is University of Mississippi home events and other Oxford mass gatherings, with deployment to other Mississippi events on request.*
Mutual Aid Agreements	*Yes*	*Yes. LCSO will make equipment and certified operators available through mutual aid.*
Data Sharing	*Yes*	*Yes. LCSO will share detection data with DHS and appropriate Lafayette County public safety agencies as the program requires and report program metrics through MOHS.*
Federal Statutes Compliance	*Yes*	*Yes. All purchases will comply with NDAA Section 889 and the FCC Covered List; 2 C.F.R. Part 200 procurement standards; and federal grant terms.*

Budget Summary: Do not edit this section. Amounts are auto-summed from subsequent sections (e.g. Personnel costs from the "Personnel/Fringe Benefits" or "Travel" etc.).							
COST CLASSIFICATION	**Planning**	**Organization**	**Equipment**	**Training**	**Exercise**	**M&A**	**Total Project Amount**
Personnel/Fringe Benefits	$0	$0	$0	$0	$0	$0	**$0**
Travel	$0	$0	$0	$0	$0	$0	**$0**
Equipment	$0	$0	$214,250	$0	$0	$0	**$214,250**
Supplies	$0	$0	$0	$0	$0	$0	**$0**
Consultants/Contractors	$0	$0	$0	$18,000	$0	$0	**$18,000**
Other Costs	$0	$0	$37,780	$0	$0	$0	**$37,780**
Management and Administration	$0	$0	$0	$0	$0	$8,100	**$8,100**
TOTAL	**$0**	**$0**	**$252,030**	**$18,000**	**$0**	**$8,100**	**$278,130**

If adding lines for additional items (e.g. equipment), please copy/paste an existing line or built-in formulas from the same category to ensure accurate budget summary.

LAFAYETTE COUNTY SHERIFF'S OFFICE

Drone Detection and Mitigation Division

AGENCY MISSION

The Lafayette County Sheriff's Office serves and protects the people of Lafayette County with law enforcement that is professional, accountable, compassionate and trusted.

DIVISION MISSION

The Drone Detection and Mitigation Division protects the people, public gatherings, critical infrastructure and government facilities of Lafayette County from unauthorized and malicious drone activity. The division detects, tracks and identifies drones and their operators and, when lawfully authorized, mitigates credible threats, in full compliance with federal law and with respect for privacy and civil liberties.

HOW WE CARRY OUT THE MISSION

- **Protect public gatherings.** Provide drone detection and response for University of Mississippi home events at Vaught-Hemingway Stadium and the Grove and other mass gatherings in Oxford and Lafayette County.
- **Protect critical infrastructure and government facilities.** Cover the Lafayette County Courthouse, the Emergency Operations Center, the Lafayette County Detention Center and public water systems.
- **Operate within the law.** Act under 6 U.S.C. § 124n and 6 C.F.R. Part 124, with NCUTC-certified operators, agency accreditation, written Operations Plans and FCC and FAA coordination.
- **Protect privacy and civil liberties.** Collect only the data needed for public safety, safeguard it under written policy and purge it on schedule.
- **Share information and support partners.** Share information with all appropriate Lafayette County agencies and make trained operators and equipment available to other Mississippi jurisdictions through mutual aid.

PARTNERSHIP

The Sheriff's Office is the operating agency, with custody and control of all counter-drone systems. Lafayette County Emergency Management Agency manages the grant and integrates the capability into the Emergency Operations Center. Both agencies have certified drone pilots and established drone programs.

Joseph B. East
Sheriff, Lafayette County

Nov. 6, 2026
Date

Lafayette County MISSISSIPPI

LAFAYETTE COUNTY EMERGENCY MANAGEMENT

MEMORANDUM
FY2027 C-UAS GRANT PROGRAM

REGISTRATION STATUS

NCUTC and LEEP registration is in progress

TO Mississippi Office of Homeland Security, Grants Division

FROM Steve Quarles, Director, Lafayette County Emergency Management Agency

DATE Nov. 6, 2026

SUBJECT Status of National Counter-UAS Training Center (NCUTC) registration, Lafayette County FY2027 C-UAS subapplication

The FY2027 C-UAS submission checklist asks for proof of NCUTC registration and, where applicable, certification. Lafayette County cannot yet provide that proof because registration is still being processed. As approved by MSDPS Grants, this memo documents the steps taken to date and the county's commitment to complete registration.

STEPS COMPLETED

- The Lafayette County Sheriff's Office (LCSO), the proposed Designated Operating Agency, has agreed to own and operate the counter-UAS systems requested in this application.
- LCSO and Lafayette County Emergency Management Agency (LCEMA) personnel have submitted requests for FBI Law Enforcement Enterprise Portal (LEEP) accounts. LEEP access is required to register with the NCUTC. The requests are pending approval.

NEXT STEPS

1. When LEEP access is approved, register LCSO with the NCUTC and forward proof of registration to MOHS.
2. Enroll LCSO detection operators in the NCUTC Detection and Warning Certification course, which is online and free.
3. Enroll LCSO mitigation operators in the NCUTC mitigation training course before any mitigation equipment is purchased.
4. Complete LCSO accreditation under 6 C.F.R. § 124.6, including an implementation policy, legal counsel review and attestation through the Federal C-UAS Coordination Portal, before any system is operated.

COMMITMENT

Lafayette County will continue to pursue registration and will send proof of NCUTC registration, enrollment and certification to MOHS as each is received. No C-UAS equipment will be purchased until the registration and enrollment requirements for that equipment are met, and no system will be operated until LCSO is accredited.

Steve Quarles
Director, Lafayette County Emergency Management Agency

Nov. 6, 2026
Date

k) Authorize contracting with Brenda Mullin for consulting and training bookkeeping services for Justice Court Clerk. (Sherrita Harris)

Contract of Consulting Services

The Lafayette County Board of Supervisors having agreed that there is a need for training in the office of the Justice Court Clerk does hereby enter into contract for professional services the Brenda Mullen, the Consultant, with the following terms and conditions.

The Lafayette County Board of Supervisors hereby retains the services of Brenda Mullen as an independent contractor for a period of days to be determined by the Board of Supervisors for a daily rate of $500.00.

Consultant shall provide training in all areas of responsibility of bookkeeping by the Justice Court Clerk.

_____ _____

Brenda Mullen

Consultant

President

County Board of Supervisors

l) Approve Commercial Plumbing Inspector certification attainment salary increase for Wilson Varner. (Joel Hollowell)

m) Approve B&E Communications as sole source vendor of the Econ Control Systems. (Kate Victor)

ECON Control Systems
P.O. Box 210424
Montgomery, Alabama 36121

November 13, 2026
Lafayette Co MS
RE: Lafayette Co MS Jail Locking Control System Upgrade

To Whom It May Concern,

This letter is to confirm that B&E Communication of Flowood MS is the only authorized dealer in the state of Mississippi to resale, install and service the Econ Control Systems platform, consisting of both hardware and software. Should there be any questions concerning their status as the sole dealer for Econ Control Systems in Mississippi, please feel free to contact me directly.

Thank you,

Scott Pritchett

Scott Pritchett
President
334.386.9996 Office
334.730.8425 Cell

n) Approve preventative maintenance agreement for EMA generators with Nixon Power Services. (Steve Quarles)

PREVENTATIVE MAINTENANCE

Lafayette County EMA

Quote Number: AC102126B

Quote To:
Steve Quarles

Email: squarles@lafayettecoms.com
Phone Number: 662-816-3821

From: Grant McDonnieal
601-754-1111
gmcdonnieal@nixonpower.com

Date: 10/30/2026

ITEM DESCRIPTION	PROPOSED START DATE	SCOPE OF SERVICE	PRICING
Thacker Tower *CR 3032* *Oxford MS 38655* Other Model #: B&S 040666-00 kW Size: 12 Serial #:4002142962	12/1/2026	Semi-Annual $ / Minor: $201.00-Jul. 27 $ / Major: $379.00-Jan. 27	$580.00
Maintenance Barn 1 *2212 Arena Drive* *Oxford MS 38655* Taylor Power Model #: TD125 kW Size: 125 Serial #:TP 22632	12/1/2026	Semi-Annual $ / Minor: $222.00-Jul. 27 $ / Major: $589.00-Jan. 27	$811.00
EMA 175KW #1 *2212 Arena Drive* *Oxford MS 38655* Taylor Power Model #: TM175 kW Size: 175 Serial #:TP 22977	12/1/2026	Semi-Annual $ / Minor: $222.00-Jul. 27 $ / Major: $615.00-Jan. 27	$837.00
EMA 175KW #2 *2212 Arena Drive* *Oxford MS 38655* Taylor Power Model #: TM175 kW Size: 175 Serial #:TP 23750	12/1/2026	Semi-Annual $ / Minor: $222.00-Jul. 27 $ / Major: $615.00-Jan. 27	$837.00

PREVENTATIVE MAINTENANCE

EMA-TMC100J #2

2212 Arena Drive
Oxford MS 38655
Taylor Power
Model #: TMC100J
kW Size: 100
Serial #:TPS265896

12/1/2026

Semi-Annual
$ / Minor: $222.00-Jul. 27
$ / Major: $550.00-Jan. 27

$772.00

EMA TMC100J

2212 Arena Drive
Oxford MS 38655
Taylor Power
Model #: TMC100J
kW Size: 100
Serial #:TPS630217

12/1/2026

Semi-Annual
$ / Minor: $222.00-Jul. 27
$ / Major: $550.00-Jan. 27

$772.00

EMA Office

2212 Arena Drive
Oxford MS 38655
Taylor Power
Model #: TR25
kW Size: 25
Serial #:TPS743985

12/1/2026

Semi-Annual
$ / Minor: $205.00-Jul. 27
$ / Major: $372.00-Jan. 27

$577.00

TM130-EMA

2212 Arena Drive
Oxford MS 38655
Taylor Power
Model #: TM130
kW Size: 130
Serial #:TPS918953

12/1/2026

Semi-Annual
$ / Minor: $222.00-Jul. 27
$ / Major: $592.00-Jan. 27

$814.00

PREVENTATIVE MAINTENANCE

First Year Contract Price:	$6,000.00
Years of PM:	1
TOTAL CONTRACT PRICE:	$6,000.00

Rehlko's warranty strictly requires that maintenance, repairs, and service be performed by an authorized distributor to remain valid. Without an active service agreement with Nixon Power Services—your authorized Rehlko distributor—your generator could be at risk of warranty denial due to improper upkeep or unauthorized repairs. Protect your investment, ensure compliance, and guarantee reliable backup power by securing a service agreement with the experts who know your system best.

SIGNATURES:

Quote is valid for 30 days.

Accepted By (Print Name)	Accepted By (Signature)	PO Number

TERMS & CONDITIONS:

This agreement is billed annually or at time of service from the date of acceptance and renewed automatically if not cancelled by either party. A 30-day written notice is required before scheduled service or anniversary date of the agreement to cancel. Unless cancelled, this contract will renew on an annual basis with a potential increase not to exceed 10%. All prices quoted are for services listed. Estimated taxes are not included in the above pricing, unless specified.

Our Service Department is on call 24-hours a day, 365 days per year. Please call (800) 766-4966. Additional or emergency services will be quoted on a time and material basis at your preferred customer rate. By signing below, you agree to the attached Standard Terms and Conditions.

NIXON POWER SERVICES

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

FUEL SYSTEM

- Inspection of all components
- Drain fuel/water separator
- Check & record water level in main tank
- Check operation of day tank
- Check fuel pressure (gas only)



- **Minor Services & the following**
- **Change fuel filter elements**
- **Check for water in day tank**

AIR INTAKE SYSTEMS

- Check breather tube
- Check air system piping
- Check condition of dry type cleaner



- **Minor Services & the following**
- **Check breather tube**
- **Drain air box reservoir**
- **Check air system piping**
- **Service oil bath air cleaner**
- **Change filter element (as required)**

LUBRICATING SYSTEM

- Check engine oil level
- Check for oil leaks



- **Minor Services & the following**
- **Change engine oil & filter**
- **Change governor oil & filter**
- **Check engine oil pressure**
- **Oil laboratory analysis**

ENGINE ELECTRICAL SYSTEM CHECKS

- Clean batteries & cables
- Check specific gravity
- Add distilled water
- Check operation of float charger
- Check & record battery voltage under load



- **Minor Services & the following**
- **Change rotor & cap**
- **Change spark plugs, points & condenser**
- **Check specific gravity of cells**
- **Add distilled water (as required)**
- **Check operation of float charger**
- **Check & record battery voltage under load**

NIXON POWER SERVICES

NIXON POWER SERVICES

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

COOLING SYSTEM

- Visually inspect system
- Check coolant level
- Check for coolant leaks
- Check radiator cap



- **Minor Services & the following**
- **Change coolant filter**
- **Test antifreeze (add inhibitor)**
- **Coolant testing samples**

GENERATOR CHECKS

- Check circuit breaker operation



- **Minor Services & the following**
- **Vacuum debris**
- **Check condition of bearings**
- **Check condition of AC/DC brushes**
- **Measure non-contact temperature**

EXHAUST SYSTEMS

- Check condition of exhaust system
- Check condition of turbocharger
- Check for exhaust leaks
- Check exhaust rain shield
- Check for wet stacking



- **All Minor Services Repeated**

TRANSFER SWITCH

- Visual inspection of condition
- Perform transfer test
- Check all alarm lights
- Perform non-contact temperature measurements
- Vacuum debris



- **All Minor Services Repeated**
- **Inspect linkage for binding**

NIXON POWER SERVICES

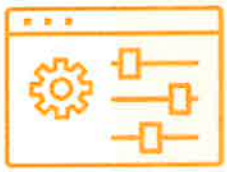
NIXON POWER SERVICES

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

CONTROL SYSTEM

- Check gauges & meters operation
- Clean control cabinet
- Check controls operation
- Check shutdown system
- Check indicator & panel lights
- Check/record frequency & voltage



- **All Minor Services Repeated**

GENERAL CHECKS

- Perform transfer test
- Inspect linkage for binding



- **All Minor Services Repeated**

LOAD BANK INFORMATION



LOAD BANK TESTING CAN BE PERFORMED WITH MINOR OR MAJOR SERVICE

- Meets NFPA & Joint Commission requirements
- Test results for permanent files
- Simulates full load conditions
- Tests generator in a controlled environment
- Removes carbon buildup from engine
- Helps seat piston rings and resolves wet-stacking

ADDITIONAL SERVICE OPTIONS AVAILABLE:

System Monitoring
Coolant Sampling

Fuel Sampling
Air Filters

Fuel Polishing
Batteries

NIXON POWER SERVICES

STANDARD TERMS AND CONDITIONS OF SALE

These Standard Terms and Conditions of Sale ("Terms") shall, unless otherwise explicitly stated in writing by Nixon Power Services, govern all sales of goods ("Goods") or services, including without limitation repairs, maintenance, warranty repairs, or services provided pursuant to a maintenance agreement (collectively, "Services"), by Nixon Power Services ("Nixon") to the customer purchasing such Goods or Services (the "Buyer"). Special Conditions of Sale, where applicable, are included at Exhibit B, attached hereto.

1.Contract- These Terms, together with any: price list or schedule, quotation, acknowledgement, or scope of work provided by Nixon; or documents incorporated by specific reference herein or therein, constitute the complete and exclusive statement of the terms of the agreement governing the sale of Goods or Services by Nixon to Buyer. Nixon's acceptance of Buyer's authorization to proceed is expressly conditioned on Buyer's assent to all of Nixon's Terms, including terms and conditions that are different from or additional to any terms or conditions in Buyer's purchase order. Buyer's placement of an order with Nixon and/or acceptance of Goods or Services constitute Buyer's assent to Nixon's Terms.

2.Service, Repair, Maintenance- Nixon reserves the right in its sole discretion to refuse to provide service or repair. All maintenance plans exclude and do not cover or apply to rotors, stators or engine crank shafts. The cost of providing a rental generator while a permanent generator is being maintained or repaired, regardless of whether the repair is a warranty repair or a non-warranty repair or whether the service or maintenance is provided under warranty or pursuant to a maintenance agreement, and regardless of whether the service, maintenance or repair is the responsibility of the manufacturer of the Goods or of Nixon, is excluded from any service or maintenance plan or product warranty and shall be the responsibility of Buyer. Service or maintenance of any fire pump covers only the diesel engine component and no other component. Waste oil and coolant from emergency generators are hazardous materials and must be handled as such. Disposal of hazardous materials is Buyer's responsibility and done at Buyer's expense, and when handling or disposing of such materials is Nixon's responsibility, Nixon charges an additional "hazmat fee" and safely removes and recycles such materials.

3.Quotations And Published Prices- Prices quoted in writing by Nixon shall remain in effect for thirty (30) calendar days from the date of issuance by Nixon, unless withdrawn in writing by Nixon before that time expires, and may be accepted only by an unconditional authorization or purchase order from Buyer that is received and accepted by Nixon within this period.

3b. SCOPE- Nixon Power shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless agreed upon by the parties in writing. The Quote is based upon the assumption that the Equipment will be reasonably available and is not subject to unusual market fluctuations. In the event of unusual and/or unanticipated price fluctuations and/or shortage of materials ("Fluctuations"), Nixon Power reserves the right to adjust the estimated delivery time and/or the price to reflect such Fluctuations. Subject to the foregoing, any Quote is valid for the duration of time as listed in clarifications above and the price is firm provided drawings are approved and returned within specified dates quoted. Any delays may result in escalation charges. A Sales Order for Equipment is accepted on hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received. A Quote is limited to plans and specifications section set forth in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated.

4.Taxes- Nixon's prices do not include any applicable sale, use, excise or similar taxes, and the amount of any such tax that Nixon may be required to pay or collect is Buyer's responsibility and will be added to Buyer's invoice unless Buyer timely furnishes Nixon with a valid tax exemption certificate acceptable to the appropriate taxing authorities. Where Buyer fails to furnish the required documentation, any unpaid sales, use, excise, or similar tax will be billed to Buyer. If at any time the appropriate taxing authority determines, for whatever reason, that an exemption certificate provided to Nixon by Buyer is invalid, Nixon will make a reasonable, good-faith attempt to acquire a valid exemption certificate, notarized affidavit of exempt use, or other necessary documentation from Buyer, and Buyer agrees to cooperate fully and promptly with Nixon in such circumstances. If Buyer fails to timely furnish a valid exemption certificate, notarized affidavit, or other necessary documentation, or fails to cooperate with Nixon, or if the appropriate taxing authority does not accept the additional documentation provided, the sales, use, excise or similar tax will be billed to Buyer.

5.Payment Terms- Unless otherwise specified by Nixon and subject to Nixon's review and approval of Buyer's credit, payment terms are net thirty (30) days from date of Nixon's invoice, payable in U.S. currency. If Buyer wishes to use a Visa or MasterCard as the form of payment, Nixon may charge a 5% convenience fee (5% of the total invoice), which Buyer agrees to pay. Nixon shall have the right to cancel or suspend any order for Goods or Services if Buyer fails to make any payments when due. Buyer shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts. Amounts past due are subject to a service charge of the lower of one-and-a-half percent (1.5%) per month (or fraction thereof) or the maximum rate allowed by law, from the date on which they are due until they are paid, and any payments will be applied first to service charges due. Nixon reserves the right, in its sole discretion based on Nixon's determination of Buyer's creditworthiness, to require payment in advance of shipping Goods or providing Services and/or payment of a deposit before accepting and processing any order. If such cash payment or security is not provided, Nixon may refuse to accept and process Buyer's order and/or may suspend or cancel production and/or delivery of Goods or Services. Buyer hereby grants Nixon a security interest in all Goods sold to Buyer by Nixon, which security interest shall continue until all such Goods are fully paid for, and Buyer, upon Nixon's demand, will execute and deliver to Nixon such instruments as Nixon requests to protect and perfect such security interest.

6.Delivery- While Nixon will use all reasonable commercial efforts to maintain the shipping and/or performance date(s) quoted by Nixon, all shipping dates and/or performance dates are approximate and not guaranteed. Nixon shall not be bound to tender delivery of any Goods for which Buyer has not provided shipping instructions or other required information. If shipment of any Goods is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse Nixon for any and all storage costs and other additional cost or expenses resulting from the postponement or delay. All shipments of Goods are F.O.B. Nixon's facility. All shipments are made at Buyer's risk. Risk of loss and legal title shall pass from Nixon to Buyer upon delivery to and receipt by carrier at Nixon's shipping point. Any claims for shortages or damages suffered in transit are the responsibility of Buyer and must be submitted by Buyer directly to the freight carrier. Shortages or damages must be identified and signed for at the time of delivery.

7.Manufacturer's Limited Warranty- The manufacturer of the Goods warrants its product(s) to be free from defects in materials and workmanship for a period of ninety (90) days, commencing on the start-up date. In the sole discretion of the manufacturer, repair, replacement, or an appropriate price adjustment will be provided by the manufacturer if, but only if, Goods are found by the manufacturer and Nixon (1) to have been and to be properly installed, operated, and maintained in accordance with manufacturer's instruction manuals; and (2) defective in materials or workmanship, within the warranty period. This warranty does not apply to defects or malfunctions caused by damage, unreasonable use, misuse, repair or service by unauthorized persons, or normal wear and tear. For more information regarding the specific manufacturer's warranty coverage applicable to the Goods, refer to the applicable Warranty Technical Publication, which will be made available by Nixon upon request. Replacement or installation of Goods, including without limitation equipment, components or accessories, which fail to provide satisfactory performance due to obsolescence or design conditions are not covered by the manufacturer's warranty or included in the manufacturer's warranty obligations. Nixon is not the manufacturer of the Goods and does not warrant the Goods in any way.

8.Disclaimer Of Warranty- LIMITATION OF LIABILITY, EXCEPT AS EXPRESSLY PROVIDED IN MANUFACTURER'S WARRANTY, NEITHER MANUFACTURER NOR NIXON MAKES ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The manufacturer's obligation under its warranty, and Buyer's sole and exclusive remedy for breach of any warranty hereunder, shall be limited to repair, replacement, or price adjustment, at the manufacturer's election. Under no circumstances shall Nixon be liable for any damages incurred by Buyer or any third party that result from or arise out of: any breach of the manufacturer's warranty; or any delay in performance by Nixon or manufacturer, and the remedies of Buyer set forth herein are exclusive. In no event, regardless of the form of the claim or cause of action (whether based in contract, infringement, negligence, strict liability, other tort or otherwise), shall Nixon's liability to Buyer, its customer(s), or any other third party exceed the price paid by Buyer for the specific Goods provided by Nixon giving rise to the claim or cause of action. All reasonable efforts shall be extended in performing Services, but Nixon shall not be liable for any losses or consequential damage(s) that arise out of delays or misuse or improper use by Buyer, its agents or employees.

9.Incidental, Consequential or Punitive Damages- The term "consequential damages" shall include but is not be limited to: loss of anticipated profits; business interruption; loss of use, revenue, reputation or data; costs incurred, including without limitation, for capital, fuel, or power; and loss or damage to reputation, property or equipment. Buyer agrees that under no circumstances shall Nixon be responsible or liable for any consequential, incidental or punitive damages arising out of or relating to any purchase of any Goods or Services.

10. Technical Support- It is expressly understood that any technical advice furnished by Nixon with respect to the use of Goods is given without charge, and Nixon assumes no obligation or liability for the advice given or results obtained, all such advice being given and accepted at Buyer's risk.

11.Excuse Of Performance- Nixon shall not be liable for delays in performance or for non-performance due to acts of God, actions or inactions of Buyer, war, epidemic, fire, flood, weather, sabotage, strikes or labor disputes, civil disturbances or riots, governmental requests, restrictions, allocations, laws, regulations, orders or actions, unavailability of or delays in transportation, default of suppliers, or unforeseen circumstances, or any events or causes beyond Nixon's reasonable control. Shipments of Goods or the provision of Services may be suspended or canceled by Nixon upon notice to Buyer in the event of any of the foregoing, but the balance of any related order shall otherwise remain unaffected. If Nixon determines that its ability to supply the demand for Goods, or to obtain material used directly or indirectly in the provision of Goods, is hindered, limited or made impracticable due to any of the causes set forth in this paragraph, Nixon may allocate its available supply of Goods and/or such material, without obligation to acquire other supplies of Goods or materials, among its purchasers on such basis as Nixon determines to be equitable, without liability for any failure of performance which may result therefrom.

12.Changes- Buyer may request changes or additions to Goods consistent with Nixon's specifications and criteria. Any such request must be made in writing and is subject to acceptance in Nixon's sole discretion. In the event such changes or additions are accepted by Nixon, Nixon may revise as it deems appropriate the price(s) of Goods or the dates of shipping or performance. Nixon reserves the right to change designs and specifications for Goods without prior notice to Buyer. Nixon shall have no obligation to install or make such changes in any Goods manufactured prior to the date of such change.

13.Cancellation- Undelivered parts of any order may be canceled by Buyer only with the prior written approval of Nixon. If Buyer makes an assignment for the benefit of creditors or in the event that Nixon for any reason feels insecure about Buyer's willingness or ability to perform, Nixon has the right to cancel any open orders. In the event a request by Buyer to cancel an order is agreed to by Nixon, Buyer shall forfeit its deposit, if any, and shall pay to Nixon the reasonable costs and expenses (including without limitation engineering expenses and commitments, such as deposits, quotes, or agreements, to suppliers and subcontractors) incurred by Nixon prior to receipt of notice of such cancellation, plus Nixon's usual profit for similar work. In the event Nixon agrees to accept equipment for restocking, a minimum restocking charge of twenty-five percent (25%), based on the sales price to Buyer of said equipment, will apply.

14.Default- Upon default and placing of any invoice with an attorney for collection or repossession of Goods or related equipment or materials, Buyer agrees to reimburse Nixon for its reasonable attorney's fees and other costs, including without limitation court costs, incurred in connection therewith.

15.Buyer Acceptance- Any Goods delivered hereunder shall be deemed to be fully accepted by Buyer unless Nixon receives written notice of rejection of any such Goods within ten (10) days after the date of delivery to Buyer.

16.Regulatory Laws and/or Standards- The manufacturer takes reasonable steps to keep the Goods in conformity with certain nationally-recognized standards and such regulations which may affect them; however, Buyer understands and acknowledges that the Goods are utilized in many regulated applications and that, from time to time, standards and regulations are in conflict with each other. Nixon makes no promises or representations that the Goods will conform to any federal, state or local laws, ordinances, regulations, codes or standards, except as particularly specified and agreed upon in writing as a part of the contract between Buyer and Nixon. Nixon's prices do not include the cost of any related inspections or permits or inspection fees, all such costs to be paid by Buyer.

17.Non-assignment- No order for Goods may be assigned by Buyer, in whole or in part, without Nixon's prior written consent, which may be withheld in Nixon's sole discretion.

18.Billable Services- Additional charges will be billed to Buyer at Nixon's then-prevailing labor rates for any services not specified in Nixon's quotation or subsequent engineering submittal. If reasonable site and/or equipment access is denied by the Nixon service representative and if it is necessary, due to local circumstances, to hire a third-party contractor, Nixon service personnel will provide supervision only and the cost of such contract labor will be charged to and paid by Buyer.

19.General Provisions- These Terms supersede all other communications, negotiations and prior oral or written statements regarding the subject matter. No change, modifications, rescission, discharge, abandonment or waiver of these Terms shall be binding upon Nixon unless made in writing and signed on its behalf by a duly authorized representative. No conditions, usage of trade, course of dealing or performance, understanding or agreement purporting to modify, vary, explain or supplement these Terms shall be binding unless made in writing and signed by the party to be bound, and no modification or additional terms shall be applicable to any order simply by Nixon's receipt, acknowledgement, or acceptance of purchase orders, shipping instruction forms, or other documentation containing terms at variance with, or in addition to, those set forth herein. Any such modifications or additional terms are deemed a material alteration hereof and are specifically rejected. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditioned upon Buyer's assent to any additional or different terms set forth herein. No waiver by either party with respect to any breach or default or of any right or remedy, nor any course of dealing, shall be deemed to constitute a continuing waiver of any other breach or default of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound. All typographical or clerical errors made by Nixon in any quotation, acknowledgement or publication are subject to correction.

20.Hours of Operation- Nixon's normal business hours are from 8:00 AM to 4:30 PM, local time at Nixon's place of business, Monday through Friday. Services will be provided only during these normal business hours unless otherwise specified. Should Buyer require Services during a time other than Nixon's normal business hours, Buyer shall pay Nixon the additional overtime portion of the normal service rates. Non-holiday overtime is time-and-a-half, or the normal service rate multiplied by one-and-a-half (1.5). Holiday overtime is double time, or the normal service rate multiplied by two (2).

EXCLUSIONS: The following are specifically excluded from coverage under any warranty provided by either the manufacturer or Nixon and from any scope of work provided or approved by Nixon:

- All equipment, components and supporting systems NOT specifically listed on the "Equipment covered" list.
- Loss of, partial failure of, or insufficient capacity of, utilities, such as, but not limited to, electrical service, open circuit breakers or fuses.
- External power wiring, circuit breakers, and disconnects supplying electrical service to the listed equipment.
- Refinishing, repair, replacement, cleaning, or modification of duct work louvers, cabinetry, housings, bases, mountings, foundations, supporting structures, or trim.
- Any emergency freight or expediting charges.
- Additional maintenance and adjustments required or requested by Buyer that are not within the scope of work agreed to by Nixon.

o) Approve preventative maintenance agreement for Fire generators with Nixon Power Services. (Steve Quarles)

PREVENTATIVE MAINTENANCE

Lafayette County

Quote Number: AC102126A

Quote To:
Steve Quarles

Email: squarles@lafayettecoms.com
Phone Number: 662-816-3821

From: Grant McDonnieal
601-754-1111
gmcdonnieal@nixonpower.com

Date: 10/27/2026

ITEM DESCRIPTION	PROPOSED START DATE	SCOPE OF SERVICE	PRICING
Central Station *50 CR 1032* *Oxford MS 38655* Generac Model #: 3534650200 kW Size: 80 Serial #:2074302	12/1/2026	Semi-Annual $ / Minor: $222.00-July 27 $ / Major: $930.00-Jan. 27	$1,152.00
Union West *823 CR 313* *Oxford MS 38655* Kohler/Rehlko Model #: 17RES kW Size: 17 Serial #:2218054	12/1/2026	Semi-Annual $ / Minor: $199.00-July 27 $ / Major: $399.00-Jan. 27	$598.00
Philadelphia *1301 Miss Hwy 30* *Oxford MS 38655* Kohler/Rehlko Model #: 17RES kW Size: 17 Serial #:2218137	12/1/2026	Semi-Annual $ / Minor: $199.00-July 27 $ / Major: $395.00-Jan. 27	$594.00
Tula *153 CR 436* *Oxford MS 38655* Kohler/Rehlko Model #: 17RES kW Size: 17 Serial #:2218160	12/1/2026	Semi-Annual $ / Minor: $199.00-July 27 $ / Major: $395.00-Jan. 27	$594.00

PREVENTATIVE MAINTENANCE

Taylor
65 CR 335
Oxford MS 38655
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220190

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

Abbeville
44 MS-7 BUS
Abbeville MS 38601
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220191

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

College Hill
8 CR 130
Oxford MS 38655
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220192

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

7/9 Split
22 CR 369
Oxford MS 38655
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220193

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

Harmontown
599 Hwy 310
Oxford MS 38655
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220194

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

Lafayette Springs
11 CR 287
Oxford MS 38655
Kohler/Rehlko
Model #: 35RZG
kW Size: 35
Serial #:2220195

12/1/2026

Semi-Annual
$ / Minor: $212.00-July 27
$ / Major: $479.00-Jan. 27

$691.00

PREVENTATIVE MAINTENANCE

Paris VFD *31 CR 430* *Oxford MS 38655* Kohler/Rehlko Model #: 35RZG kW Size: 35 Serial #:2220196	12/1/2026	Semi-Annual $ / Minor: $212.00-July 27 $ / Major: $479.00-Jan. 27	$691.00
Yocona VFD *826 Hwy 334* *Oxford MS 38655* Kohler/Rehlko Model #: 35RZG kW Size: 35 Serial #:2220256	12/1/2026	Semi-Annual $ / Minor: $212.00-July 27 $ / Major: $479.00-Jan. 27	$691.00
Station 2 *253 Hwy 30* *Oxford MS 38655* Taylor Power Model #: TG40 kW Size: 40 Serial #:TP 31656	12/1/2026	Semi-Annual $ / Minor: $222.00-July 27 $ / Major: $485.00-Jan. 27	$707.00
Station 17 *Hwy 6E 8 County Road 4089* *Oxford MS 38655* Taylor Power Model #: TG40 kW Size: 40 Serial #:TP 37582	12/1/2026	Semi-Annual $ / Minor: $222.00-July 27 $ / Major: $485.00-Jan. 27	$707.00

PREVENTATIVE MAINTENANCE

First Year Contract Price:	$9,880.00
Years of PM:	1
TOTAL CONTRACT PRICE:	$9,880.00

Agreement Period: December 1, 2026 – November 30, 2027

Rehlko's warranty strictly requires that maintenance, repairs, and service be performed by an authorized distributor to remain valid. Without an active service agreement with Nixon Power Services—your authorized Rehlko distributor—your generator could be at risk of warranty denial due to improper upkeep or unauthorized repairs. Protect your investment, ensure compliance, and guarantee reliable backup power by securing a service agreement with the experts who know your system best.

SIGNATURES:
Quote is valid for 30 days.

Accepted By (Print Name)	Accepted By (Signature)	PO Number

TERMS & CONDITIONS:

This agreement is billed annually or at time of service from the date of acceptance and renewed automatically if not cancelled by either party. A 30-day written notice is required before scheduled service or anniversary date of the agreement to cancel. Unless cancelled, this contract will renew on an annual basis with a potential increase not to exceed 10%. All prices quoted are for services listed. Estimated taxes are not included in the above pricing, unless specified.

Our Service Department is on call 24-hours a day, 365 days per year. Please call (800) 766-4966. Additional or emergency services will be quoted on a time and material basis at your preferred customer rate. By signing below, you agree to the attached Standard Terms and Conditions.

NIXON POWER SERVICES

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

FUEL SYSTEM

- Inspection of all components
- Drain fuel/water separator
- Check & record water level in main tank
- Check operation of day tank
- Check fuel pressure (gas only)



- **Minor Services & the following**
- **Change fuel filter elements**
- **Check for water in day tank**

AIR INTAKE SYSTEMS

- Check breather tube
- Check air system piping
- Check condition of dry type cleaner



- **Minor Services & the following**
- **Check breather tube**
- **Drain air box reservoir**
- **Check air system piping**
- **Service oil bath air cleaner**
- **Change filter element (as required)**

LUBRICATING SYSTEM

- Check engine oil level
- Check for oil leaks



- **Minor Services & the following**
- **Change engine oil & filter**
- **Change governor oil & filter**
- **Check engine oil pressure**
- **Oil laboratory analysis**

ENGINE ELECTRICAL SYSTEM CHECKS

- Clean batteries & cables
- Check specific gravity
- Add distilled water
- Check operation of float charger
- Check & record battery voltage under load



- **Minor Services & the following**
- **Change rotor & cap**
- **Change spark plugs, points & condenser**
- **Check specific gravity of cells**
- **Add distilled water (as required)**
- **Check operation of float charger**
- **Check & record battery voltage under load**

NIXON POWER SERVICES

NIXON POWER SERVICES

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

COOLING SYSTEM

- Visually inspect system
- Check coolant level
- Check for coolant leaks
- Check radiator cap



- **Minor Services & the following**
- **Change coolant filter**
- **Test antifreeze (add inhibitor)**
- **Coolant testing samples**

GENERATOR CHECKS

- Check circuit breaker operation



- **Minor Services & the following**
- **Vacuum debris**
- **Check condition of bearings**
- **Check condition of AC/DC brushes**
- **Measure non-contact temperature**

EXHAUST SYSTEMS

- Check condition of exhaust system
- Check condition of turbocharger
- Check for exhaust leaks
- Check exhaust rain shield
- Check for wet stacking



- **All Minor Services Repeated**

TRANSFER SWITCH

- Visual inspection of condition
- Perform transfer test
- Check all alarm lights
- Perform non-contact temperature measurements
- Vacuum debris



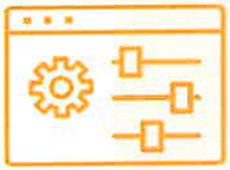
- **All Minor Services Repeated**
- **Inspect linkage for binding**

PREVENTATIVE MAINTENANCE

MINOR SERVICE includes & MAJOR SERVICE includes

CONTROL SYSTEM

- Check gauges & meters operation
- Clean control cabinet
- Check controls operation
- Check shutdown system
- Check indicator & panel lights
- Check/record frequency & voltage



- **All Minor Services Repeated**

GENERAL CHECKS

- Perform transfer test
- Inspect linkage for binding



- **All Minor Services Repeated**

LOAD BANK INFORMATION



LOAD BANK TESTING CAN BE PERFORMED WITH MINOR OR MAJOR SERVICE

- Meets NFPA & Joint Commission requirements
- Test results for permanent files
- Simulates full load conditions
- Tests generator in a controlled environment
- Removes carbon buildup from engine
- Helps seat piston rings and resolves wet-stacking

ADDITIONAL SERVICE OPTIONS AVAILABLE:

System Monitoring
Coolant Sampling
Fuel Sampling
Air Filters
Fuel Polishing
Batteries

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1.Contract- These Terms, together with any: price list or schedule, quotation, acknowledgement, or scope of work provided by Nixon; or documents incorporated by specific reference herein or therein, constitute the complete and exclusive statement of the terms of the agreement governing the sale of Goods or Services by Nixon to Buyer. Nixon's acceptance of Buyer's authorization to proceed is expressly conditioned on Buyer's assent to all of Nixon's Terms, including terms and conditions that are different from or additional to any terms or conditions in Buyer's purchase order. Buyer's placement of an order with Nixon and/or acceptance of Goods or Services constitute Buyer's assent to Nixon's Terms.

2.Service, Repair, Maintenance- Nixon reserves the right in its sole discretion to refuse to provide service or repair. All maintenance plans exclude and do not cover or apply to rotors, stators or engine crank shafts. The cost of providing a rental generator while a permanent generator is being maintained or repaired, regardless of whether the repair is a warranty repair or a non-warranty repair or whether the service or maintenance is provided under warranty or pursuant to a maintenance agreement, and regardless of whether the service, maintenance or repair is the responsibility of the manufacturer of the Goods or of Nixon, is excluded from any service or maintenance plan or product warranty and shall be the responsibility of Buyer. Service or maintenance of any fire pump covers only the diesel engine component and no other component. Waste oil and coolant from emergency generators are hazardous materials and must be handled as such. Disposal of hazardous materials is Buyer's responsibility and done at Buyer's expense, and when handling or disposing of such materials is Nixon's responsibility, Nixon charges an additional "hazmat fee" and safely removes and recycles such materials.

3.Quotations And Published Prices- Prices quoted in writing by Nixon shall remain in effect for thirty (30) calendar days from the date of issuance by Nixon, unless withdrawn in writing by Nixon before that time expires, and may be accepted only by an unconditional authorization or purchase order from Buyer that is received and accepted by Nixon within this period.

3b. SCOPE- Nixon Power shall supply power generation equipment and any related parts, materials and/or services expressly identified in this Agreement (collectively, "Equipment"). No additional services, parts or materials are included in this Agreement unless agreed upon by the parties in writing. The Quote is based upon the assumption that the Equipment will be reasonably available and is not subject to unusual market fluctuations. In the event of unusual and/or unanticipated price fluctuations and/or shortage of materials ("Fluctuations"), Nixon Power reserves the right to adjust the estimated delivery time and/or the price to reflect such Fluctuations. Subject to the foregoing, any Quote is valid for the duration of time as listed in clarifications above and the price is firm provided drawings are approved and returned within specified dates quoted. Any delays may result in escalation charges. A Sales Order for Equipment is accepted on hold for release basis. The Sales Order will not be released and scheduled for production until written approval to proceed is received. A Quote is limited to plans and specifications section set forth in the Quote. No other sections shall apply. Additional requirements for administrative items may require additional costs. The Quote does not include off unit wiring, off unit plumbing, offloading, rigging, installation, exhaust insulation or fuel, unless otherwise stated.

4.Taxes- Nixon's prices do not include any applicable sale, use, excise or similar taxes, and the amount of any such tax that Nixon may be required to pay or collect is Buyer's responsibility and will be added to Buyer's invoice unless Buyer timely furnishes Nixon with a valid tax exemption certificate acceptable to the appropriate taxing authorities. Where Buyer fails to furnish the required documentation, any unpaid sales, use, excise, or similar tax will be billed to Buyer. If at any time the appropriate taxing authority determines, for whatever reason, that an exemption certificate provided to Nixon by Buyer is invalid, Nixon will make a reasonable, good-faith attempt to acquire a valid exemption certificate, notarized affidavit of exempt use, or other necessary documentation from Buyer, and Buyer agrees to cooperate fully and promptly with Nixon in such circumstances. If Buyer fails to timely furnish a valid exemption certificate, notarized affidavit, or other necessary documentation, or fails to cooperate with Nixon, or if the appropriate taxing authority does not accept the additional documentation provided, the sales, use, excise or similar tax will be billed to Buyer.

5.Payment Terms- Unless otherwise specified by Nixon and subject to Nixon's review and approval of Buyer's credit, payment terms are net thirty (30) days from date of Nixon's invoice, payable in U.S. currency. If Buyer wishes to use a Visa or MasterCard as the form of payment, Nixon may charge a 5% convenience fee (5% of the total invoice), which Buyer agrees to pay. Nixon shall have the right to cancel or suspend any order for Goods or Services if Buyer fails to make any payments when due. Buyer shall be liable for all expenses, including attorneys' fees, relating to the collection of past due amounts. Amounts past due are subject to a service charge of the lower of one-and-a-half percent (1.5%) per month (or fraction thereof) or the maximum rate allowed by law, from the date on which they are due until they are paid, and any payments will be applied first to service charges due. Nixon reserves the right, in its sole discretion based on Nixon's determination of Buyer's creditworthiness, to require payment in advance of shipping Goods or providing Services and/or payment of a deposit before accepting and processing any order. If such cash payment or security is not provided, Nixon may refuse to accept and process Buyer's order and/or may suspend or cancel production and/or delivery of Goods or Services. Buyer hereby grants Nixon a security interest in all Goods sold to Buyer by Nixon, which security interest shall continue until all such Goods are fully paid for, and Buyer, upon Nixon's demand, will execute and deliver to Nixon such instruments as Nixon requests to protect and perfect such security interest.

6.Delivery- While Nixon will use all reasonable commercial efforts to maintain the shipping and/or performance date(s) quoted by Nixon, all shipping dates and/or performance dates are approximate and not guaranteed. Nixon shall not be bound to tender delivery of any Goods for which Buyer has not provided shipping instructions or other required information. If shipment of any Goods is postponed or delayed by Buyer for any reason, Buyer agrees to reimburse Nixon for any and all storage costs and other additional cost or expenses resulting from the postponement or delay. All shipments of Goods are F.O.B. Nixon's facility. All shipments are made at Buyer's risk. Risk of loss and legal title shall pass from Nixon to Buyer upon delivery to and receipt by carrier at Nixon's shipping point. Any claims for shortages or damages suffered in transit are the responsibility of Buyer and must be submitted by Buyer directly to the freight carrier. Shortages or damages must be identified and signed for at the time of delivery.

7.Manufacturer's Limited Warranty- The manufacturer of the Goods warrants its product(s) to be free from defects in materials and workmanship for a period of ninety (90) days, commencing on the start-up date. In the sole discretion of the manufacturer, repair, replacement, or an appropriate price adjustment will be provided by the manufacturer if, but only if, Goods are found by the manufacturer and Nixon (1) to have been and to be properly installed, operated, and maintained in accordance with manufacturer's instruction manuals; and (2) defective in materials or workmanship, within the warranty period. This warranty does not apply to defects or malfunctions caused by damage, unreasonable use, misuse, repair or service by unauthorized persons, or normal wear and tear. For more information regarding the specific manufacturer's warranty coverage applicable to the Goods, refer to the applicable Warranty Technical Publication, which will be made available by Nixon upon request. Replacement or installation of Goods, including without limitation equipment, components or accessories, which fail to provide satisfactory performance due to obsolescence or design conditions are not covered by the manufacturer's warranty or included in the manufacturer's warranty obligations. Nixon is not the manufacturer of the Goods and does not warrant the Goods in any way.

8.Disclaimer Of Warranty- LIMITATION OF LIABILITY, EXCEPT AS EXPRESSLY PROVIDED IN MANUFACTURER'S WARRANTY, NEITHER MANUFACTURER NOR NIXON MAKES ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The manufacturer's obligation under its warranty, and Buyer's sole and exclusive remedy for breach of any warranty hereunder, shall be limited to repair, replacement, or price adjustment, at the manufacturer's election. Under no circumstances shall Nixon be liable for any damages incurred by Buyer or any third party that result from or arise out of: any breach of the manufacturer's warranty; or any delay in performance by Nixon or manufacturer, and the remedies of Buyer set forth herein are exclusive. In no event, regardless of the form of the claim or cause of action (whether based in contract, infringement, negligence, strict liability, other tort or otherwise), shall Nixon's liability to Buyer, its customer(s), or any other third party exceed the price paid by Buyer for the specific Goods provided by Nixon giving rise to the claim or cause of action. All reasonable efforts shall be extended in performing Services, but Nixon shall not be liable for any losses or consequential damage(s) that arise out of delays or misuse or improper use by Buyer, its agents or employees.

9.Incidental, Consequential or Punitive Damages- The term "consequential damages" shall include but is not be limited to: loss of anticipated profits; business interruption; loss of use, revenue, reputation or data; costs incurred, including without limitation, for capital, fuel, or power; and loss or damage to reputation, property or equipment. Buyer agrees that under no circumstances shall Nixon be responsible or liable for any consequential, incidental or punitive damages arising out of or relating to any purchase of any Goods or Services.

10. Technical Support- It is expressly understood that any technical advice furnished by Nixon with respect to the use of Goods is given without charge, and Nixon assumes no obligation or liability for the advice given or results obtained, all such advice being given and accepted at Buyer's risk.

11.Excuse Of Performance- Nixon shall not be liable for delays in performance or for non-performance due to acts of God, actions or inactions of Buyer, war, epidemic, fire, flood, weather, sabotage, strikes or labor disputes, civil disturbances or riots, governmental requests, restrictions, allocations, laws, regulations, orders or actions, unavailability of or delays in transportation, default of suppliers, or unforeseen circumstances, or any events or causes beyond Nixon's reasonable control. Shipments of Goods or the provision of Services may be suspended or canceled by Nixon upon notice to Buyer in the event of any of the foregoing, but the balance of any related order shall otherwise remain unaffected. If Nixon determines that its ability to supply the demand for Goods, or to obtain material used directly or indirectly in the provision of Goods, is hindered, limited or made impracticable due to any of the causes set forth in this paragraph, Nixon may allocate its available supply of Goods and/or such material, without obligation to acquire other supplies of Goods or materials, among its purchasers on such basis as Nixon determines to be equitable, without liability for any failure of performance which may result therefrom.

12.Changes- Buyer may request changes or additions to Goods consistent with Nixon's specifications and criteria. Any such request must be made in writing and is subject to acceptance in Nixon's sole discretion. In the event such changes or additions are accepted by Nixon, Nixon may revise as it deems appropriate the price(s) of Goods or the dates of shipping or performance. Nixon reserves the right to change designs and specifications for Goods without prior notice to Buyer. Nixon shall have no obligation to install or make such changes in any Goods manufactured prior to the date of such change.

13.Cancellation- Undelivered parts of any order may be canceled by Buyer only with the prior written approval of Nixon. If Buyer makes an assignment for the benefit of creditors or in the event that Nixon for any reason feels insecure about Buyer's willingness or ability to perform, Nixon has the right to cancel any open orders. In the event a request by Buyer to cancel an order is agreed to by Nixon, Buyer shall forfeit its deposit, if any, and shall pay to Nixon the reasonable costs and expenses (including without limitation engineering expenses and commitments, such as deposits, quotes, or agreements, to suppliers and subcontractors) incurred by Nixon prior to receipt of notice of such cancellation, plus Nixon's usual profit for similar work. In the event Nixon agrees to accept equipment for restocking, a minimum restocking charge of twenty-five percent (25%), based on the sales price to Buyer of said equipment, will apply.

14.Default- Upon default and placing of any invoice with an attorney for collection or repossession of Goods or related equipment or materials, Buyer agrees to reimburse Nixon for its reasonable attorney's fees and other costs, including without limitation court costs, incurred in connection therewith.

15.Buyer Acceptance- Any Goods delivered hereunder shall be deemed to be fully accepted by Buyer unless Nixon receives written notice of rejection of any such Goods within ten (10) days after the date of delivery to Buyer.

16.Regulatory Laws and/or Standards- The manufacturer takes reasonable steps to keep the Goods in conformity with certain nationally-recognized standards and such regulations which may affect them; however, Buyer understands and acknowledges that the Goods are utilized in many regulated applications and that, from time to time, standards and regulations are in conflict with each other. Nixon makes no promises or representations that the Goods will conform to any federal, state or local laws, ordinances, regulations, codes or standards, except as particularly specified and agreed upon in writing as a part of the contract between Buyer and Nixon. Nixon's prices do not include the cost of any related inspections or permits or inspection fees, all such costs to be paid by Buyer.

17.Non-assignment- No order for Goods may be assigned by Buyer, in whole or in part, without Nixon's prior written consent, which may be withheld in Nixon's sole discretion.

18.Billable Services- Additional charges will be billed to Buyer at Nixon's then-prevailing labor rates for any services not specified in Nixon's quotation or subsequent engineering submittal. If reasonable site and/or equipment access is denied by the Nixon service representative and if it is necessary, due to local circumstances, to hire a third-party contractor, Nixon service personnel will provide supervision only and the cost of such contract labor will be charged to and paid by Buyer.

19.General Provisions- These Terms supersede all other communications, negotiations and prior oral or written statements regarding the subject matter. No change, modifications, rescission, discharge, abandonment or waiver of these Terms shall be binding upon Nixon unless made in writing and signed on its behalf by a duly authorized representative. No conditions, usage of trade, course of dealing or performance, understanding or agreement purporting to modify, vary, explain or supplement these Terms shall be binding unless made in writing and signed by the party to be bound, and no modification or additional terms shall be applicable to any order simply by Nixon's receipt, acknowledgement, or acceptance of purchase orders, shipping instruction forms, or other documentation containing terms at variance with, or in addition to, those set forth herein. Any such modifications or additional terms are deemed a material alteration hereof and are specifically rejected. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditioned upon Buyer's assent to any additional or different terms set forth herein. No waiver by either party with respect to any breach or default or of any right or remedy, nor any course of dealing, shall be deemed to constitute a continuing waiver of any other breach or default of any other right or remedy, unless such waiver be expressed in writing and signed by the party to be bound. All typographical or clerical errors made by Nixon in any quotation, acknowledgement or publication are subject to correction.

20.Hours of Operation- Nixon's normal business hours are from 8:00 AM to 4:30 PM, local time at Nixon's place of business, Monday through Friday. Services will be provided only during these normal business hours unless otherwise specified. Should Buyer require Services during a time other than Nixon's normal business hours, Buyer shall pay Nixon the additional overtime portion of the normal service rates. Non-holiday overtime is time-and-a-half, or the normal service rate multiplied by one-and-a-half (1.5). Holiday overtime is double time, or the normal service rate multiplied by two (2).

EXCLUSIONS: The following are specifically excluded from coverage under any warranty provided by either the manufacturer or Nixon and from any scope of work provided or approved by Nixon:

- All equipment, components and supporting systems NOT specifically listed on the "Equipment covered" list.
- Loss of, partial failure of, or insufficient capacity of, utilities, such as, but not limited to, electrical service, open circuit breakers or fuses.
- External power wiring, circuit breakers, and disconnects supplying electrical service to the listed equipment.
- Refinishing, repair, replacement, cleaning, or modification of duct work louvers, cabinetry, housings, bases, mountings, foundations, supporting structures, or trim.
- Any emergency freight or expediting charges.
- Additional maintenance and adjustments required or requested by Buyer that are not within the scope of work agreed to by Nixon.

p) Accept a 1,235' portion of Lakes Drive South for road maintenance. (Joel Hollowell)
q) Amend Road Registry for acceptance of portion of Lakes Drive South upon recording of right of way deed. (Joel Hollowell)

Kate Victor

From: Erik Jones
Sent: Friday, November 13, 2026 12:15 PM
To: Kate Victor
Cc: Brent Larson; Joel Hollowell; Payton Conner
Subject: Lakes Drive South
Attachments: Northern Portion of Lakes Drive South..pdf

Kate,
Please add to the agenda accepting a 1,235' portion of Lakes Drive South. This portion is approximately 600' north of the intersection of Lakes Drive South and Lakes Drive North. We will also need to amend the road registry to reflect this addition. This addition is only for the highlighted portion of the attached exhibit. The other parts of this road are still under private ownership.

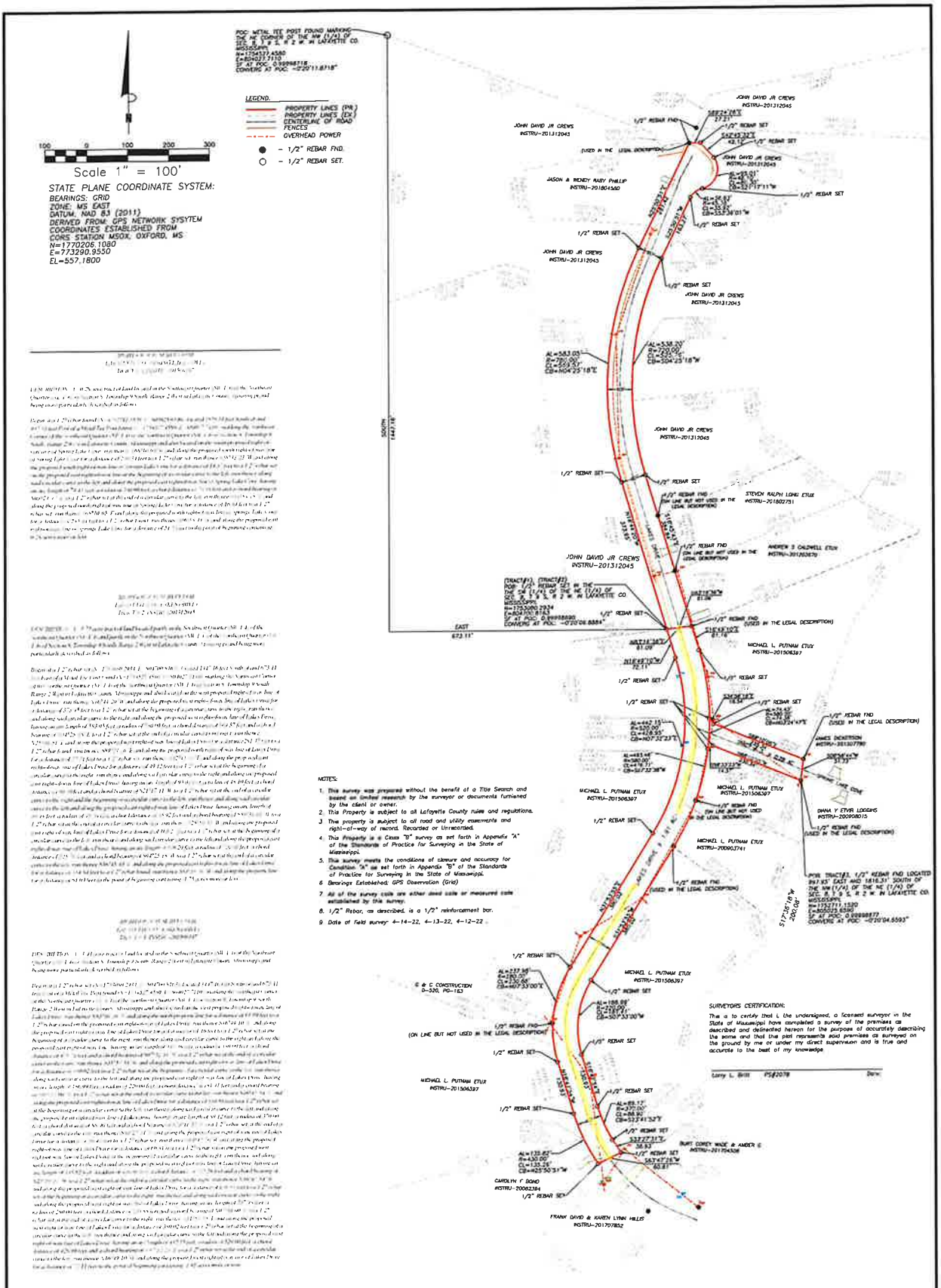
This portion of roadway was originally constructed when the rest of the Lakes subdivision was built in the early 2000s. This portion of the development went into bankruptcy and was sold off by the lender.

Let me know if you have any questions.

Lafayette County
MISSISSIPPI

Erik Jones, P.E.
Staff Engineer
Development Services

300 North Lamar Blvd., Suite 109
Oxford, MS 38655
o: 662-236-0237
c: 662-816-4878
f: 662-234-2400
ejones@lafayettecoms.com
www.lafayettems.com



SHEET TITLE: RIGHT-OF-WAY SURVEY
SHEET NUMBER: 1 OF 1

ELLIOTT & BRITT ENGINEERING, P.A.

DRAWN: G. S.
DESIGNED: L. L. B.
DATE: MAY 18, 2022
JOB NUMBER: 0220-0511

RIGHT-OF-WAY SURVEY FOR
LAFAYETTE COUNTY, (LAKES DRIVE & SPRING LAKE COVE)
LOCATED PARTLY IN THE NW (1/4) OF THE NE (1/4), PARTLY IN THE SW (1/4) OF THE NE (1/4), PARTLY IN NW (1/4) OF THE SE (1/4) AND PARTLY IN THE SW (1/4) OF THE SE (1/4) OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 WEST IN LAFAYETTE CO. MISSISSIPPI.

REVISION

OWNERSHIP OF DOCUMENTS

Prepared by and Return to:
S. KIRK MILAM, MSB#99637
Hyneman & Milam, PLLC
428 North Lamar Blvd., Ste. 103
Oxford, MS 38655
(662) 238-3354

Grantor:
HUNTINGTON BANK
201 S. Spring St.
Tupelo, MS 38804

(662) 688-8810
INDEXING INSTRUCTIONS:

Grantee:
LAFAYETTE COUNTY, MISSISSIPPI
P.O. Box 1240
Oxford, MS 38655
(662) 236-2717

A tract of land being located in the Northeast Quarter of Section 8, Township 9 South, Range 2 West, Lafayette County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Grantor, **HUNTINGTON BANK** , a successor to Cadence Bank f/k/a BancorpSouthd does hereby sell, convey and warrant unto the Grantee, **LAFAYETTE COUNTY, MISSISSIPPI**, for the purpose of establishing and extending an existing public road (Lakes Drive South) , that certain property situated and being in the County of Lafayette, State of Mississippi, described as follows:

> A ±1.91 acre tract of land located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 8, Township 9 South, Range 2 West in Lafayette County, Mississippi and being more particularly described as follows.
>
> Begin at a 1/2" rebar set (N=1753080.2934, E=804700.8163), located 1447.16 feet South of and 673.11 feet East of a Metal Tee Post found (N=1754527.4580, E=804027.7110), marking the Northeast Corner of the Northeast Quarter (NE

1/4) of the Northwest Quarter (NW 1/4) of Section 8, Township 9 South, Range 2 West in Lafayette County, Mississippi and also located on the west proposed right-of-way line of Lakes Drive; run thence N83°16'36"E and along the north property line for a distance of 61.09 feet to a 1/2" rebar found on the proposed east right-of-way of Lakes Drive; run thence S16°49'10"E and along the proposed east right-of-way line of Lakes Drive for a distance of 61.16 feet to a 1/2" rebar set at the beginning of a circular curve to the right; run thence along said circular curve to the right and along the proposed east right-of-way line, having an arc length of 493.46 feet, a radius of 580.00 feet, a chord distance of 478.71 feet and a chord bearing of S07°32'38"W to a 1/2" rebar set at the end of a circular curve to the right; run thence S31°53'55"W and along the proposed east right-of-way line of Lakes Drive for a distance of 380.02 feet to a 1/2" rebar set at the beginning of a circular curve to the left; run thence along said circular curve to the left and along the proposed east right-of-way line of Lakes Drive, having an arc length of 186.99 feet, a radius of 220.00 feet, a chord distance of 181.41 feet and a chord bearing of S07°33'00"W to a 1/2" rebar set at the end of a circular curve to the left; run thence S16°47'54"E and along the proposed east right-of-way line of Lakes Drive for a distance of 130.93 feet to a 1/2" rebar set at the beginning of a circular curve to the left; run thence along said circular curve to the left and along the proposed east right-of-way line of Lakes drive, having an arc length of 89.12 feet, a radius of 370.00 feet, a chord distance of 88.90 feet and a chord bearing of S23°41'52"E to a 1/2" rebar set at the end of a circular curve to the left; run thence S33°27'31"E and along the proposed east right-of-way line of Lakes Drive for a distance of 36.93 feet to a 1/2" rebar set; run thence S63°47'26"W and along the proposed right-of-way line of Lakes Drive for a distance of 60.81 feet to a 1/2" rebar set on the proposed west right-of-way line of Lakes Drive at the beginning of a circular curve to the right; run thence and along said circular curve to the right and along the proposed west right-of-way line of Lakes Drive, having an arc length of 135.82 feet, a radius of 430.00 feet, a chord distance of 135.26 feet and a chord bearing of N25°50'51"W to a 1/2" rebar set at the end of a circular curve to the right; run thence N16°47'54"W and along the proposed west right-of-way line of Lakes Drive for a distance of 130.93 feet to a 1/2" rebar set at the beginning of a circular curve to the right; run thence and along said circular curve to the right and along the proposed west right-of-way line of Lakes Drive, having an arc length of 237.98 feet, a radius of 280.00 feet, a chord distance of 230.88 feet and a chord bearing of N07°33'00"E to a 1/2" rebar set at the end of a circular curve to the right; run thence N31°53'55"E and along the proposed west right-of-way line of Lakes Drive for a distance of 380.02 feet to a 1/2" rebar set at the beginning of a circular curve to the left; run thence and along said circular curve to the left and along the proposed west right-of-way line of Lakes Drive, having an arc length of 442.15 feet, a radius of 520.00 feet, a chord distance of 428.95 feet and a chord bearing of N07°32'23"E to a 1/2" rebar set at the end of a circular curve to the left; run thence N16°49'10"W and along the proposed west right-of-way line of Lakes Drive for a distance of 72.11 feet to the point of beginning containing, 1.91 acres more or less.

Said Property is conveyed solely for the purpose of establishing and extending an existing public road. It is futher understood and agreed that this instrument constitutes the entire agreement between the Grantor and Grantee, berebeing no oral agreement or representation of any kind.

WITNESS MY SIGNATURE, this the _____ day of October, 2026

_____
HUNTINGTON BANK a successor to
Cadence Bank
By: _____, _____

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

This day personally appeared before me, the undersigned authority at law in and for the jurisdiction aforesaid, the within named **HUNTINGTON BANK**, a Mississippi Limited Liability Company by: **YYY**, member/manager for HUNTINGTON BANK who acknowledged that he executed and delivered the above and foregoing Condominium Deed on the day and year therein stated for the purposes set forth therein and after first being duly authorized to so do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the ____ day of October, 2026.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____.

FILED
STATE OF MISSISSIPPI
LAFAYETTE COUNTY

2015 JUL 21 AM 11:55

CHANCERY CLERK

BY DC

Chancery Clerk
Instrument 2015 - 6397
Filed/Recorded 7/21/2015 02:02 P
6 Pages Recorded
Lafayette County, Mississippi

Prepared by:
Matthew S. McKenzie, MSB: 102361
TANNEHILL & CARMEAN, PLLC
829 North Lamar Boulevard, Suite 1
Oxford, Mississippi 38655
Telephone: (662) 236-9996
Facsimile: (662) 234-3949

GRANTOR:
BancorpSouth Bank

P.O. Box 1300
Oxford, Mississippi 38655
(662) 238-7000

GRANTEES:
Michael L. Putnam and Elizabeth W. Putnam
170 Lakes Drive South
Oxford, MS 38655
Phone: 662-574-2345

STATE OF MISSISSIPPI
COUNTY OF LAFAYETTE

INDEXING INSTRUCTIONS: A tract of land being located in the Northeast Quarter of Section 8, Township 9 South, Range 2 West, Oxford, Lafayette County, Mississippi.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Grantor, **BANCORPSOUTH BANK,** a federal savings bank, does hereby bargain, sell, convey, and specially warrant unto the Grantees, **MICHAEL L. PUTNAM AND WIFE ELIZABETH W. PUTNAM, as joint tenants with the right of**

survivorship and not as tenants in common, that certain property situated and being in the City of Oxford, County of Lafayette, State of Mississippi, described as follows:

TRACT #1 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 18.225 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET, SAID PIN BEING LOCATED 1471.75 FEET SOUTH OF AND 455.73 FEET EAST OF AN EXISTING FENCE POST BEING ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; RUN THENCE NORTH 82°58'30" EAST A DISTANCE OF 288.09 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 68°00'00" EAST A DISTANCE OF 591.43 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 36°28'22" WEST A DISTANCE OF 261.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 19°48'51" WEST A DISTANCE OF 355.45 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 68°28'55" WEST A DISTANCE OF 235.34 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 35°17'08" WEST A DISTANCE OF 16.53 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 74.43', WITH A RADIUS OF 580.03', WITH A CHORD BEARING OF SOUTH 03°05'36" WEST, WITH A CHORD LENGTH OF 74.37' TO A 1/2" IRON PIN SET ; THENCE NORTH 58°14'33" EAST A DISTANCE OF 14.36 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 68°28'54" EAST A DISTANCE OF 230.34 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 18°45'19" WEST A DISTANCE OF 140.35 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 67°49'57" WEST A DISTANCE OF 227.00 FEET TO AN EXISTING 1/2" IRON PIN; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 119.92', WITH A RADIUS OF 579.82', WITH A CHORD BEARING OF SOUTH 25°18'35" WEST, WITH A CHORD LENGTH OF 119.71' TO A POINT; THENCE SOUTH 31°35'49" WEST A DISTANCE OF 7.36 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 53°58'10" EAST A DISTANCE OF 261.77 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 13°54'56" EAST A DISTANCE OF 75.28 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 49°04'48" WEST A DISTANCE OF 201.10 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 14°58'31" WEST A DISTANCE OF 233.76 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 53°06'14" WEST A DISTANCE OF 203.61 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 33°45'35" EAST A DISTANCE OF 36.93 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 63°29'20" WEST A DISTANCE OF 60.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 71.76', WITH A RADIUS OF 430.00', WITH A CHORD BEARING OF

NORTH 30°25'01" WEST, WITH A CHORD LENGTH OF 71.68' TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 75°34'27" WEST A DISTANCE OF 522.81 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00°29'53" EAST A DISTANCE OF 526.18 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 68°12'55" EAST A DISTANCE OF 464.08 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 55.28', WITH A RADIUS OF 280.00', WITH A CHORD BEARING OF NORTH 03°15'27" WEST, WITH A CHORD LENGTH OF 55.19' TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 68°12'56" WEST A DISTANCE OF 191.89 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 23°08'27" EAST A DISTANCE OF 654.13 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 07°01'30" WEST A DISTANCE OF 254.54 FEET TO THE POINT OF BEGINNING.

TRACT #2 DESCRIPTION: THIS PROPERTY IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS PROPERTY CONTAINS 0.282 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN SET, SAID PIN BEING LOCATED 1471.75 FEET SOUTH OF AND 455.73 FEET EAST OF AN EXISTING FENCE POST BEING ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; RUN THENCE NORTH 82°58'30" EAST A DISTANCE OF 288.09 FEET TO AN EXISTSING 1/2" IRON PIN; THENCE NORTH 68°00'00" EAST A DISTANCE OF 591.43 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 36°28'22" WEST A DISTANCE OF 261.81 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 19°48'51" WEST A DISTANCE OF 355.45 FEET TO AN EXISTING 1/2' IRON PIN AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING RUN THENCE SOUTH 06°40'11" WEST A DISTANCE OF 51.73 FEET TO AN EXISTING 1/2" IRON PIN; THENCE NORTH 68°28'54" WEST A DISTANCE OF 230.34 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 58°14'33" WEST A DISTANCE OF 14.36 FEET TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 74.43', WITH A RADIUS OF 580.03', WITH A CHORD BEARING OF NORTH 03°05'36" EAST, WITH A CHORD LENGTH OF 74.37', TO A 1/2" IRON PIN SET; THENCE SOUTH 35°17'08" EAST A DISTANCE OF 16.53 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 68°28'55" EAST A DISTANCE OF 235.34 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT FOR ROADWAY DESCRIPTION: THIS EASEMENT IS A FRACTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 WEST, LAFAYETTE COUNTY, MISSISSIPPI. THIS

EASEMENT CONTAINS 1.913 ACRES MORE OR LESS AND IS DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT A 1/ 2" IRON PIN SET, SAID PIN BEING LOCATED 1471.75 FEET SOUTH OF AND 455.73 FEET EAST OF AN EXISTING FENCE POST BEING ACCEPTED AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; RUN THENCE NORTH 82°58'30" EAST A DISTANCE OF 288.09 FEET TO AN EXISTING 1/2" IRON PIN AT THE POINT OF BEGINNING.

FROM THIS POINT OF BEGINNING RUN THENCE SOUTH 17°07'16" EAST A DISTANCE OF 61.43 FEET TO A POINT AT THE PC OF A 580.13 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 167.42 FEET WITH A CHORD BEARING OF SOUTH 08°51'05" EAST WITH A CHORD LENGTH OF 166.84 FEET, TO A 1/2" IRON PIN SET AT THE PC OF A 580.03 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 74.43 FEET WITH A CHORD BEARING OF SOUTH 03°05'36" WEST WITH A CHORD LENGTH OF 74.37 FEET, TO A 1/2" IRON PIN SET AT THE PC OF A 580.07 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 127.75 FEET WITH A CHORD BEARING OF SOUTH 13°04'46" WEST WITH A CHORD LENGTH OF 127.49 FEET, TO AN EXISTING 1/2" IRON PIN AT THE PC OF A 580.03 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 119.92 FEET WITH A CHORD BEARING OF SOUTH 25°18'35" WEST WITH A CHORD LENGTH OF 119.71 FEET, TO A POINT; THENCE SOUTH 31°35'49" WEST A DISTANCE OF 7.36 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 31°35'49" WEST A DISTANCE OF 376.32 FEET TO A POINT AT THE PC OF A 220.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WITH A CURVE AN ARC LENGTH OF 186.98 FEET WITH A CHORD BEARING OF SOUTH 07°14'55" WEST WITH A CHORD LENGTH OF 181.41 FEET, TO A POINT; THENCE SOUTH 17°06'00" EAST A DISTANCE OF 130.93 FEET TO A POINT AT THE PC OF A 370.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WITH A CURVE AN ARC LENGTH OF 89.11 FEET WITH A CHORD BEARING OF SOUTH 23°59'58" EAST WITH A CHORD LENGTH OF 88.90 FEET, TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 33°45'37" EAST A DISTANCE OF 36.93 FEET TO AN EXISTING 1/2" IRON PIN; THENCE SOUTH 63°29'20" WEST A DISTANCE OF 60.81 FEET TO AN EXISTING 1/2" IRON PIN AT THE PC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 71.76 FEET WITH A CHORD BEARING OF NORTH 30°25'01" WEST WITH A CHORD LENGTH OF 71.68 FEET, TO AN EXISTING 1/2" IRON PIN AT THE PC OF A 430.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 64.06 FEET WITH A CHORD BEARING OF NORTH 21°22'05" WEST WITH A CHORD LENGTH OF 64.00 FEET, TO A POINT; THENCE NORTH

17°06'00" WEST A DISTANCE OF 130.93 FEET TO A POINT AT THE PC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 40.01 FEET WITH A CHORD BEARING OF NORTH 13°00'24" WEST WITH A CHORD LENGTH OF 39.97 FEET, TO A 1/2" IRON PIN SET AT THE PC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE AN ARC LENGTH OF 55.28 FEET WITH A CHORD BEARING OF NORTH 03°15'27" WEST WITH A CHORD LENGTH OF 55.19 FEET, TO AN EXISTING 1/2" IRON PIN AT THE PC OF A 280.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE WITH A CURVE WITH AN ARC LENGTH OF 142.69 FEET WITH A CHORD BEARING OF NORTH 16°59'52" EAST WITH A CHORD LENGTH OF 141.15 FEET, TO A POINT; THENCE NORTH 31°35'49" EAST A DISTANCE OF 380.02 FEET TO A POINT AT THE PC OF A 520.00 FOOT RADIUS CURVE TO THE LEFT; THENCE WITH A CURVE AN ARC LENGTH OF 442.15 FEET WITH A CHORD BEARING OF NORTH 07°14'17" EAST WITH A CHORD LENGTH OF 428.95 FEET, TO A POINT; THENCE NORTH 17°07'16" WEST A DISTANCE OF 72.11 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 82°58'30" EAST A DISTANCE OF 60.94 FEET TO THE POINT OF BEGINNING.

Grantor covenants and warrants that it seized and possessed the above referenced land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

Together with all of the appurtenances, tenements and hereditaments thereto, with every privilege, right, title, interest and estate, revision, remainder and easement thereto belonging or in anywise appertaining.

This Special Warranty Deed is subject to the rights of way and easements for public roads and public utilities, and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to, oil gas, sand, and gravel in, or under subject property. This property is subject to any matters which an accurate survey would reveal, and to zoning ordinances for the City of Oxford and Lafayette County, Mississippi, and any other federal, state or local land use regulations affecting the use, condition or occupancy of said real property.

Ad valorem taxes attributable to the subject property for the current year have been

WITNESS THE EXECUTION hereof on this the 9th day of July, 2015.

BANCORPSOUTH BANK

By: _____
J. RANDAL LEISTER, PRESIDENT

By: _____
LANCE A. HICKMAN, 1ST VICE-PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named J. RANDAL LEISTER and LANCE A. HICKMAN, who acknowledged that they are duly authorized officials for and on behalf of BANCORPSOUTH BANK, a federal savings bank, and that he executed and delivered the above and foregoing SPECIAL WARRANTY DEED on the day and year there mentioned, for the consideration therein recited, as the act and deed of said BANCORPSOUTH BANK, being first duly authorized to do so.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 9th day of July, 2015.

_____
NOTARY PUBLIC

(SEAL)
My Commission Expires: _____

STATE OF MISSISSIPPI
PATRICIA S. PARKER
NOTARY PUBLIC
ID No. 50443
My Comm. Expires
Oct. 01, 2017
LAFAYETTE COUNTY

7. Approve the dedication and naming of two new bridges on Hwy 7 South to Iraqi Veteran Memorial Bridge and the Afghanistan Veteran Memorial Bridge.

To: Lafayette County Board of Supervisors

From: Veterans of Lafayette County

Subject: Naming of new bridges on New Hwy 7 South

Gentlemen,
The Marine Corps League, Veterans of Foreign Wars, American Legion and the Disabled American Veterans organizations of Lafayette County request a unanimous consent for the dedication of the new bridges on Highway 7 South be devoted to the Afghanistan and Iraqi veterans.

As it is customary to commemorate and dedicate such structures to various individuals, causes, events and especially veterans we request a bridge dedication be given due consideration. Each day as citizens travel to and from Oxford this will be a reminder that they travel on roads not only paved with asphalt but with the sacrifice of young men and women who answered their country's call.

If approved the undersigned will submit it to the State for disposition.

Sincerely,

(S) Jason Pardoe
Marine Corps League
Detachment #1431
Commandant Jason Pardoe

(S) Will Mobley
Veterans of Foreign War Post 3978
Will Mobley, Commander

(S) Dennis Bullard
American Legion Post #55
Dennis Bullard, Commander

(S) David W. Bella
DAV (Disabled American Veteran) Chapter 48
David Bella, Commander

8. Consider the Planning Commission recommendation to approve the Greco LLC, Belle Terre Preliminary Plat Amendment, Parcel 123-08-006.00, Belle Terre Lane and MS Hwy 30. (Tristan Riddell)

Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Board of Supervisors
From: Tristan Riddell, Planner
Meeting Date: November 16, 2026
Case: 26-218

Applicant: Greco, LLC and Griffin Elkington Investments, LLC
Request: Preliminary Plat Amendment – Belle Terre Subdivision Phase 2

Location: Belle Terre Lane and MS Hwy 30
Parcel Number(s): 123-08-006.00
PPIN:

Existing Zoning District: Residential Medium Density (R-2)

Background

Greco, LLC requests an amendment to the Belle Terre Subdivision Phase II Preliminary Plat.

The Lafayette County Board of Supervisors approved the Belle Terre Subdivision Preliminary Plat on February 5, 2024. The subdivision included 53 lots on 63.21 acres. The approval of the subdivision was based on a Will Serve agreement from the Hopewell Water Association dated November 29, 2023. The Final Plat of Phase 1 (21 lots) was approved on May 19, 2025. The applicant intends to move forward with Phase 2 (17 lots) of the subdivision.

Hopewell Water Association has informed the developer that there is no longer capacity on its existing system. The Hopewell Water Association is currently upgrading its system, which is anticipated to be finalized late 2027.

The developer requests a modification to the original Preliminary Plat authorizing the 17 lots within Phase 2 to install temporary private water wells.

Planning Staff Recommendation

Planning Staff recommends approval of the Preliminary Plat Amendment subject to the following conditions:

1. Temporary private wells may serve lots that have adequate distance to existing fire hydrants. For homes under 4800 square feet, the distance to all portions of the unit shall be within 500 ft of an existing fire hydrant. Installation of NFPA 13R or 13D sprinkler systems will allow for a distance of 625 ft.
2. Lots approved for development with private wells shall be submitted as Phase 2.

Planning Commission Recommendation

The Planning Commission voted unanimously (4-0) to recommend approval of the Preliminary Plat Amendment subject to the following conditions:

1. Temporary private wells may serve lots that have adequate distance to existing fire hydrants. For homes under 4800 square feet, the distance to all portions of the unit shall be within 500 ft of an existing fire hydrant. Installation of NFPA 13R or 13D sprinkler systems will allow for a distance of 625 ft.
2. No more than 5 lots may be served by temporary private wells.
3. A notation must be placed on the final plat clearly detailing that all lots served by individual wells will vacate said wells and hook up to the Hopewell Water Association system at such time as service is offered.
4. Lots approved for development with private wells shall be submitted as Phase 2.

Enc.:

1. Application Materials
2. Letter from Hopewell Water Association

JM ENGINEERING AND DESIGN, LLC
Civil Engineering – Land Development

September 14, 2026

Lafayette County Planning Commission
Lafayette County Development Services
300 North Lamar Boulevard
Oxford, Mississippi 38655

RE: Belle Terre Subdivision – Preliminary Plat Modification – Temporary Private Water Wells, Phase 2 (17 Lots); JM Engineering Project No. SV-233846; Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

Dear Members of the Planning Commission:

On behalf of Greco, LLC and Griffin Elkington Investments, LLC, owners and developers of Belle Terre Subdivision, JM Engineering and Design, LLC respectfully submits this narrative in support of a modification to the approved Preliminary Plat for the above-referenced subdivision. The subdivision consists of ±62.89 acres divided into 53 residential lots, located in a fraction of the North Half (N 1/2) and a fraction of the Southeast Quarter (SE 1/4) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi, with frontage on Lafayette County Road No. 212 and Mississippi State Highway No. 30 East. This modification affects the 17 lots comprising Phase 2 of the development, as identified on the revised Preliminary Plat accompanying this narrative.

Background

The original Preliminary Plat for Belle Terre Subdivision was approved by Lafayette County on the basis of a Will Serve Letter from Hopewell Water Association, dated November 29, 2023, in which Hopewell committed to providing public water service to all 53 lots within the subdivision (see Appendix A). Site work and construction have proceeded in reliance on that commitment: Phase 1 of the development is nearing completion, and construction of Phase 2 is already underway.

While Phase 2 construction is in progress, Hopewell Water Association has advised the project team that its system has reached capacity and that it is no longer in a position to issue additional Will Serve commitments to the 17 Phase 2 lots at this time. Because Phase 2 construction is already underway, an interim water supply solution is needed to keep the development on schedule while Hopewell completes its capacity improvements.

Water Capacity Status – Hopewell Water Association

David Daniels, PE, with the project team, spoke directly with Libby Lytle, President of Hopewell Water Association, regarding the status of water service to Belle Terre Subdivision. Ms. Lytle confirmed that Hopewell is currently at system capacity and is not issuing further Will Serve letters until additional capacity is brought online. Hopewell is under contract to drill two new wells and will soon advertise for bids on a new water treatment plant to serve the system. Based on that schedule, and assuming the work proceeds as planned, Hopewell does not anticipate having the capacity to serve the remaining Phase 2 lots until approximately the end of 2027.

Proposed Modification

To avoid halting Phase 2 construction that is already underway, the developer proposes to install temporary, individual private water wells on each of the 17 Phase 2 lots shown on the revised Preliminary Plat. Each well will be permitted and constructed in accordance with the requirements of the Mississippi State Department of Health (MSDH), and will serve solely as an interim potable water source for the affected lots until public water service from Hopewell becomes available.

This approach allows Phase 2 construction to continue without interruption, consistent with the pace already established by the nearly complete Phase 1, while preserving the long-term plan for the development to be served entirely by public water once Hopewell's capacity improvements are complete.

Transition to Public Water Service

Once Hopewell Water Association confirms that capacity is available and issues a Will Serve Letter for the Phase 2 lots, each lot will be connected to the Hopewell water main, and the corresponding temporary private well will be abandoned in accordance with MSDH well abandonment requirements. The developer will coordinate this transition with Hopewell, MSDH, and Lafayette County to ensure the subdivision is ultimately served in a manner consistent with the original approved plat and applicable Lafayette County Land Development Standards and Regulations.

Request

We respectfully request that the Planning Commission review and approve this modification to the Preliminary Plat for Belle Terre Subdivision, authorizing the use of temporary private water wells on the 17 Phase 2 lots as an interim water supply, subject to MSDH permitting, until such time as Hopewell Water Association is able to provide public water service to those lots. This modification allows the development to continue moving forward without unnecessary delay while maintaining the intent and long-term water service plan of the originally approved plat.

Please let us know if additional information is needed to support this request. We appreciate the Commission's consideration and look forward to discussing this matter further at your convenience. A copy of Hopewell Water Association's original Will Serve Letter is enclosed as Appendix A.

Respectfully submitted,

JM ENGINEERING AND DESIGN, LLC

Joey Moore, P.E.
Owner / Engineer

APPENDIX A

Original Hopewell Water Association Will Serve Letter

Belle Terre Subdivision, 53 Residential Lots – dated November 29, 2023

HOPEWELL WATER ASSOCIATION, INC.
P.O. Box 366
Oxford, Mississippi 38655

November 29, 2023

Mr. J.W. McCurdy
93 Hwy 328
Oxford, MS. 38655

Re: Belle Terre Subdivision, 53 Residential Lots
Lafayette County, MS.

Dear Mr. McCurdy,

Hopewell Water Association will provide potable water service to the above referenced development in accordance with the terms and conditions of the Association's Policies and Procedures Manual. A copy of this document is attached herewith.

The developers of Belle Terre Subdivision will be responsible for all costs associated with the water distribution extension required to provide potable water service to and within the development in accordance with Hopewell Policies and Procedures. See #8 Service Extension Policy: In general terms, it is the Association's policy that all new customers pay the full cost (both the direct and indirect costs) of the required service extension plus a reasonable impact fee to compensate the Association for maintaining excess capacity in its water system which is available to serve new customers. All water infrastructure will be designed by the Hopewell Water Association's engineer and installed by the contractor selected by the association.

This letter of intent does not authorize and firm or individual to submit plans and specifications for water infrastructure to the Mississippi State Department of Health for approval. This work will be accomplished by the Association's Engineer.

If any additional information is needed, please contact me at your convenience.

Sincerely,

Libby Lytle

Libby Lytle, President
Hopewell Water Association, Inc.

PRELIMINARY

BELLE TERRE SUBDIVISION

TOTAL AREA: 62.89 ACRES

53 RESIDENTIAL LOTS

Grace, LLC
1955 Arden Walk Lane
Germantown, TN 38138

Grillin Elvington Investments, LLC
4934 William Arnold Road
Memphis, TN 38117

LEGEND

RIGHT-OF-WAY LINES
PROPERTY LINES
SECTION TIE
CENTERLINE ROAD
APPARENT ADJOINING PROPERTY LINE
UTILITY EASEMENT LINES
OVERHEAD LINES
UNDERGROUND ELECTRIC LINES
SEWER LINES
WATER LINES
UNDERGROUND TELEPHONE LINES
BARBED WIRE FENCE LINES
WOOD FENCE LINES
UNDERGROUND FIBER OPTIC LINES
BUILDING AREAS
COVERED AREAS
CONCRETE AREAS
ASPHALT AREAS
GRAVEL AREAS
BRICK AREAS
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
HDPE HIGH-DENSITY POLYETHYLENE
FF FINISHED FLOOR
SMH SANITARY SEWER MANHOLE
FL FLOW LINE
NTS NOT TO SCALE
SCALE
MEASURED CALLS

FIBEROPTIC PEDESTAL
TELEPHONE HDH
SECTION CORNER
PROPERTY CORNERS
MONUMENTS FOUND
BENCHMARKS
UTILITY POLES
GUY WIRE
FIRE HYDRANT
TELEPHONE PEDESTAL
AT&T WARNING PEDESTAL
AT&T PEDESTAL
FIBER OPTICS BOX
ELECTRIC BOX
ELECTRIC METERS
GAS METERS
WATER METERS
WATER VALVE
AIR CONDITIONING UNIT
EXISTING SANITARY MANHOLES
SPOT ELEVATION
WOOD POST
WATER FAUCET
SPRINKLER HEAD
CLEANOUT
FIBER OPTICS WARNING
CORRUGATED METAL PIPE
CENTERLINE ROAD

(All symbols in legend may not be used on current survey.)

TEMPORARY PRIVATE WATER WELLS ON THIS LOTS

Notes:
1. This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
2. This survey meets the conditions of closure and accuracy for condition "B" as set forth in the Standards of Practice for Land Surveying in the State of Mississippi.
3. Field survey completed July 16, 2021.
4. "Time" Geodetic Bearings were established from GPS Observations by Williams Engineering.
5. Subject survey is Zoned A-1 "Rural" as per Lafayette County Zoning Map Dated January 19, 2010 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance listed within.
6. This property is subject to any right-of-ways or easements recorded or unrecorded shown or not shown on plat of survey.
7. All property corners set are 1/2" rebar with survey cap unless otherwise noted. All property corners set in Lafayette County Road No. 212 are marked with survey washer or asphalt, unless otherwise stated.
8. A portion of the property is subject to an easement in favor of North East Mississippi Electric Power Association as recorded in Deed Book 128, Page 307.
9. Deed References
   A. Deed Book 459 Page 313 B. Deed Book 378 Page 292 C. Deed Book 387 Page 197
   D. Deed Book 455 Page 13 E. Deed Book 384 Page 579 F. Deed Book 283 Page 95
   G. Deed Book 288 Page 388 H. Deed Book 388 Page 197 I. Deed Book 472 Page 8
   J. Deed Book 477 Page 267 K. Deed Book 509 Page 274 L. Deed Book 477 Page 268
   M. Deed Book 548 Page 227 N. Deed Book 535 Page 216 O. Deed Book 512 Page 213
   P. Deed Book 534 Page 287 Q. Instrument No. 201291883 R. Instrument No. 201405177
   S. Instrument No. N 1407585 T. Instrument No. 201104161 U. Instrument No. 201009637
   V. Instrument No. 201004217 W. Instrument No. 201201583
   X. Mississippi State Highway Federal Aid Project No. F-094(5) MS Highway No. 30
   Y. Official Plat of Whispering Ridge Subdivision Phase 1 on file in the Office of the Chancery Clerk of Lafayette County Mississippi in Plat Cabinet B, Slide 46
   Z. Official Plat of Cobblestone Park, Phase 1 on file in the Office of the Chancery Clerk of Lafayette County, Mississippi in Plat Cabinet B, Slide 14
   AA. Official Plat of Cobblestone Park, Phase 1 on file in the Office of the Chancery Clerk of Lafayette County, Mississippi in Plat Cabinet B, Slide 14
   BB. Previous Subdivision Plat for Faulkner Trails at Cobblestone by WEC Dated 10/6/2020 with Project No. 09-21-2420.
   CC. Previous survey for John Abraham III by WEC Dated 10/5/2020 with Project No. 09-21-2425.
   DD. Previous survey for Improved Water Association, Inc. by WEC Dated 6/30/2015 with Project No. 09-15-2414

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	39.27	25.00	S44° 57' 57"W	35.36
C2	384.65	3858.10	S74° 43' 16"E	384.64
C3	204.79	450.00	S76° 07' 12"E	203.07
C4	204.79	450.00	S76° 07' 12"E	203.07
C5	204.63	449.00	N60° 55' 57"E	202.78
C6	104.58	1147.00	N70° 24' 24"E	104.54
C7	104.62	631.00	N74° 57' 26"E	104.50
C8	97.98	350.00	N89° 07' 17"E	97.66
C9	198.55	350.00	S74° 37' 43"E	195.78
C10	101.97	536.46	S56° 12' 56"E	101.82
C11	68.79	328.45	N68° 59' 29"E	68.66
C12	246.54	3870.50	S59° 36' 46"W	246.49
C13	706.03	2240.00	S47° 57' 16"W	703.20
C14	350.23	7291[illegible].41	S60° 52' 28"W	350.07
C15	206.84	3856.10	N75° 17' 38"W	206.81
C16	77.91	3999.10	N73° 52' 59"W	77.91
C17	179.22	850.22	S79° 19' 08"E	178.92
C18	83.42	850.22	S68° 27' 24"E	83.39
C19	102.21	649.22	N86° 28' 20"E	102.21
C20	102.21	649.22	N76° 24' 14"E	102.21

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C21	78.28	625.00	S74° 07' 42"W	78.24
C22	110.11	631.00	S67° 42' 24"W	109.97
C23	25.91	805.00	S86° 23' 08"W	25.91
C24	17.03	808.00	S86° 51' 56"W	17.03
C25	16.78	555.00	S85° 13' 25"E	16.78
C26	81.31	536.00	S86° 37' 03"E	81.24
C27	45.20	330.00	S86° 42' 56"E	45.20
C28	25.26	330.00	S72° 43' 39"E	25.26
C29	100.21	2370.00	S61° 43' 53"W	100.20
C30	27.56	2370.00	S60° 10' 23"W	27.56
C31	118.37	2370.00	S58° 24' 18"W	118.35
C32	160.77	2340.00	S54° 35' 05"W	160.73
C33	160.55	2340.00	S50° 54' 17"W	160.52
C34	143.24	2340.00	S47° 26' 02"W	143.22
C35	160.85	2340.00	S44° 12' 34"W	159.83
C36	160.39	2340.00	S40° 58' 47"W	160.36
C37	56.64	2340.00	S38° 12' 24"W	56.63
C38	150.27	2340[illegible].61	S37° 03' 33"W	150.24
C39	349.6	2340[illegible].61	S30° 58' 05"W	349.64

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C40	23.16	15.00	N24° 18' 37"W	20.83
C41	30.13	15.00	S64° 04' 48"W	25.51
C42	58.83	175.00	S70° 01' 11"W	58.34
C43	79.33	230.00	S70° 01' 11"W	78.94
C44	23.78	15.00	S45° 17' 12"E	21.37
C45	23.24	15.00	S44° 42' 48"W	21.06
C46	97.93	130.00	S74° 48' 23"E	97.13
C47	63.87	150.00	S63° 27' 44"E	61.68
C48	75.49	130.00	S79° 45' 39"E	74.43
C49	170.82	70.00	S45° 08' 05"E	99.47
C50	170.60	230.00	N76° 37' 37"W	166.54
C51	96.70	230.00	N50° 33' 40"W	95.95
C52	86.38	170.00	N75° 54' 39"W	85.11
C53	84.87	170.00	S89° 18' 05"E	84.01
C54	23.56	15.00	S43° 18' 05"E	21.21
C55	23.56	15.00	S36° 42' 54"W	21.21
C56	46.88	170.00	S46° 11' 15"E	46.74
C57	63.58	230.00	N45° 11' 15"E	63.38
C58	21.56	15.00	N80° 53' 25"E	21.21

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C59	23.56	15.00	N09° 06' 35"W	21.21
C60	178.12	1050.00	N48° 34' 20"W	178.02
C61	71.69	1050.00	N40° 18' 45"W	71.68
C62	255.68	1551.63	N45° 34' 20"W	255.42
C63	195.29	1625.00	N50° 59' 15"W	195.18
C64	84.75	1625.00	N56° 02' 55"W	84.74
C65	121.76	1575.00	N76° 40' 11"W	121.73
C66	33.58	775.00	S73° 47' 46"E	33.58
C67	165.97	775.00	S62° 52' 31"E	164.57
C68	207.83	825.00	S66° 39' 01"E	207.29
C69	76.57	825.00	N68° 51' 26"E	76.57
C70	37.51	825.00	N68° 15' 25"W	37.50
C71	113.43	825.00	N75° 52' 53"W	113.33
C72	174.05	825.00	N62° 21' 26"W	173.77
C73	267.32	375.00	N42° 52' 31"W	261.62
C74	23.75	15.00	S82° 34' 21"E	21.36
C75	78.79	15.00	S16° 14' 36"W	14.24
C76	137.78	375.00	N20° 29' 57"W	137.04
C77	213.60	325.00	S20° 43' 29"E	209.77

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C78	250.57	275.00	N76° 47' 24"E	199.82
C79	112.20	325.00	S25° 59' 53"W	111.70
C80	68.38	175.00	N42° 46' 42"E	68.22
C81	60.03	225.00	S42° 48' 40"W	60.00
C82	33.30	125.00	S33° 26' 31"W	33.21
C83	4.62	75.00	S33° 48' 20"W	4.62
C84	14.75	75.00	S43° 12' 34"W	14.73
C85	13.62	75.00	N40° 28' 36"W	13.59
C86	48.11	50.00	S86° 41' 50"E	46.27
C87	40.20	50.00	N36° 48' 20"E	42.73
C88	48.87	50.00	N14° 57' 21"W	46.84
C89	74.05	50.00	N49° 32' 48"W	67.16
C90	21.56	50.00	S34° 55' 37"W	21.39
C91	13.82	75.00	N42° 55' 12"E	13.76
C92	104.85	1767.67	N15° 48' 29"W	104.81
C93	41.28	1172.67	N79° 28' 51"W	41.28
C94	173.32	1172.67	N84° 34' 38"W	173.16

Line Table		
Line #	Length	Direction
L1	121.48	S89° 32' 17"E
L2	79.51	S69° 53' 25"E
L3	119.73	S71° 54' 27"E
L4	37.22	N68° 21' 07"E
L5	61.48	N69° 28' 49"E
L6	100.38	N67° 47' 17"E
L7	47.99	S00° 44' 51"E
L8	49.57	S54° 37' 20"E
L9	35.00	S35° 53' 07"E
L10	105.83	N39° 40' 26"W
L11	166.59	N37° 36' 03"W
L12	138.79	N38° 36' 07"W
L13	81.49	N37° 52' 56"W
L14	128.24	N38° 15' 31"W
L15	199.77	N38° 36' 48"W
L16	155.00	N37° 52' 31"W
L17	172.64	S89° 26' 45"W
L18	80.56	S87° 26' 48"W
L19	112.41	N69° 15' 16"W
L20	181.50	N89° 32' 25"W

Line Table		
Line #	Length	Direction
L21	81.62	S56° 35' 57"W
L22	198.51	S89° 16' 16"W
L23	118.84	N37° 52' 53"W
L24	47.75	N37° 52' 53"W
L25	13.38	N37° 52' 56"W
L26	68.16	N37° 52' 56"W
L27	5.62	N38° 26' 48"W
L28	184.85	N38° 26' 48"W
L29	8.67	N37° 52' 31"W
L30	147.35	N37° 52' 31"W
L31	20.54	S89° 24' 45"W
L32	126.63	S89° 24' 45"W
L33	15.72	S89° 24' 45"W
L34	105.32	N89° 18' 19"W
L35	7.16	N89° 18' 19"W
L36	78.70	S89° 18' 14"W
L37	54.81	S89° 18' 14"W

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Subdivision Plat for
Belle Terre Subdivision
A tract of land in the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 100'
Date: 12/8/2023
SURVEY: As Figured - Belle Terre
File: Subdivision Plat Belle Terre.DWG
Proj No.: 09-21-2418
Drawn By: JSM
Checked By: RSD

Sheet Title: Subdivision Plat

Sheet No.: 1 of 3

PRELIMINARY

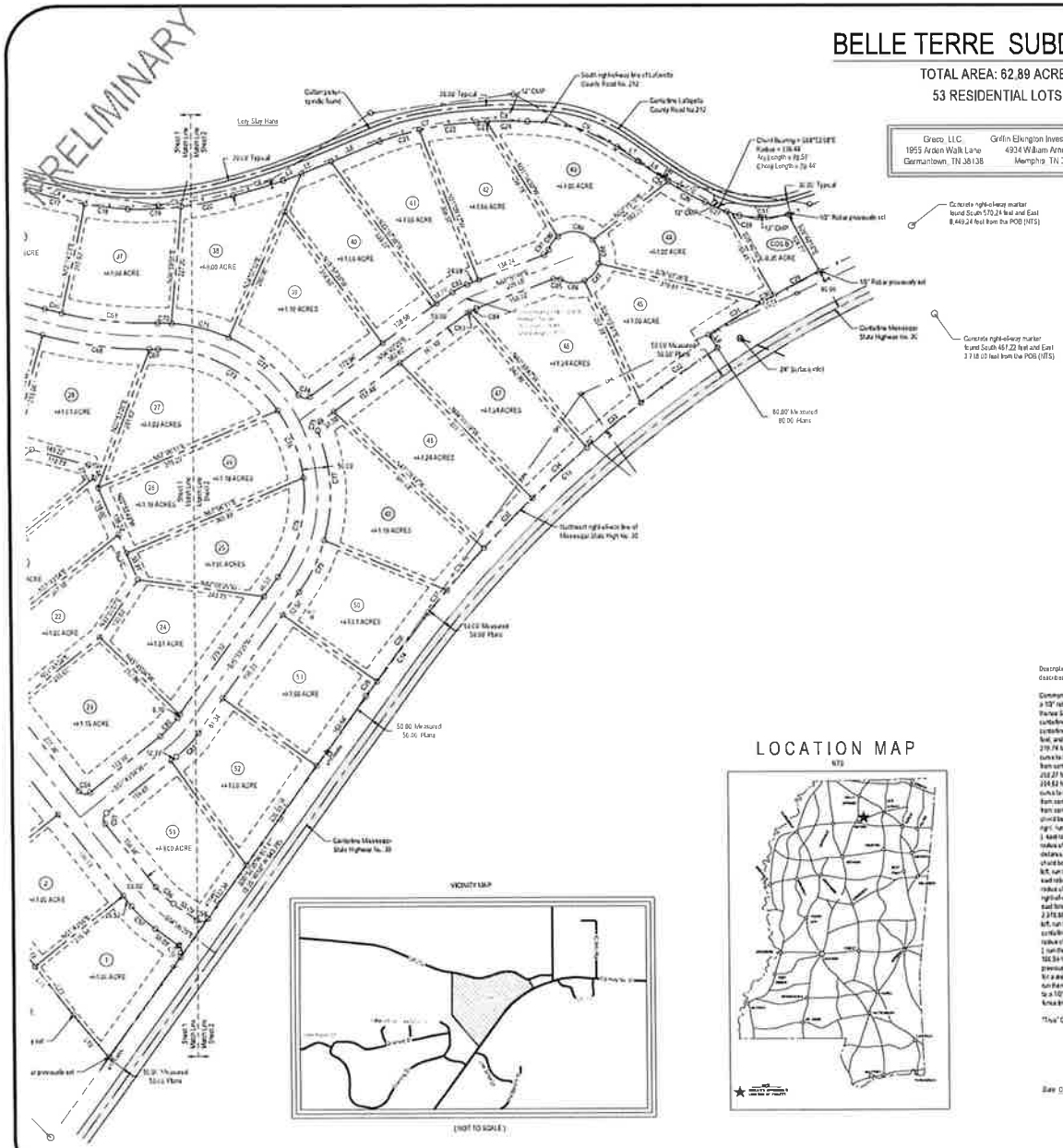
PRELIMINARY

BELLE TERRE SUBDIVISION

TOTAL AREA: 62.89 ACRES

53 RESIDENTIAL LOTS

Greco, LLC 1955 Arden Walk Lane Germantown, TN 38138	Griffin Ellington Investments, LLC 4934 William Arnold Road Memphis, TN 38117



LEGEND

RIGHT-OF-WAY LINES	FIBEROPTIC PEDESTAL
PROPERTY LINES	TELEPHONE BOX
SECTION TIE	SECTION CORNER
CENTERLINE ROAD	PROPERTY CORNERS
APPARENT ADJOINING PROPERTY LINE	MONUMENTS FOUND
UTILITY EASEMENT LINES	BENCHMARKS
OVERHEAD LINES	UTILITY POLES
UNDERGROUND ELECTRIC LINES	GUY WIRE
SEWER LINES	FIRE HYDRANT
WATER LINES	TELEPHONE PEDESTAL
UNDERGROUND TELEPHONE LINES	AT&T WARNING PEDESTAL
BARBED WIRE FENCE LINES	AT&T PEDESTAL
WOOD FENCE LINES	FIBER OPTICS BOX
UNDERGROUND FIBER OPTIC LINES	ELECTRIC BOX
BUILDING AREAS	ELECTRIC METERS
COVERED AREAS	GAS METERS
CONCRETE AREAS	WATER METERS
ASPHALT AREAS	WATER VALVE
GRAVEL AREAS	AIR CONDITIONING UNIT
BRICK AREAS	EXISTING SANITARY MANHOLES
EASEMENT AREAS	SPOT ELEVATION
POB — POINT OF BEGINNING	WOOD POST
POC — POINT OF COMMENCEMENT	WATER FAUCET
HDPE — HIGH DENSITY POLYETHYLENE	SPRINKLER HEAD
FF — FINISHED FLOOR	CLEANOUT
SMH — SANITARY SEWER MANHOLE	FIBER OPTICS WARNING
FL — FLOW LINE	WATER FAUCET
(NTS) — NOT TO SCALE	CMP — CORRUGATED METAL PIPE
[N 75°36'09" W 210.56] — DEED CALLS	CL — CENTERLINE ROAD
S 89°57'34" W 210.03 — MEASURED CALLS	

(All symbols in legend may not be used on current survey)

LOCATION MAP

NTS

Description: A tract of land being a fraction of the North Half (N 1/2) and a fraction of the Southeast Quarter (SE 1/4) of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi being described in more detail as follows:

Commencing at a concrete fence post marking the Southwest corner of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi, run thence N 29°00'43" E for a distance of 8,449.70 feet to a 1/2" rebar set near a barbed wire fence line on the South right-of-way line of Lafayette County Road No. 212 (30.00 feet from centerline), said rebar being the Point of Beginning of the description; run thence S 64° 47' 31" E, for a distance of 160.24 feet to a 1/2" rebar set; run thence, along said right-of-way line, as follows: S 68° 23' 17" E, for a distance of 121.46 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 64° 54' 35" E, for a distance of 79.58 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 71° 44' 27" E, for a distance of 118.75 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 236.10 feet, and a radius of 1,240.92 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the right; run thence along said curve having an arc length of 219.79 feet, a chord bearing of S 80° 55' 57" E, a chord length of 219.51 feet, and a radius of 2,443.64 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the right; run thence along said curve having an arc length of 284.63 feet, a chord bearing of S 74° 43' 19" E, a chord length of 284.54 feet, and a radius of 2,800.16 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 252.25 feet, a chord bearing of S 79° 57' 12" E, a chord length of 252.27 feet, and a radius of 611.23 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 354.62 feet, a chord bearing of N 82° 55' 37" E, a chord length of 350.78 feet, and a radius of 690.32 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 120.32 feet, a chord bearing of N 70° 24' 21" E, a chord length of 120.48 feet, and a radius of 1171.68 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 64° 21' 17" E for a distance of 37.22 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 64° 28' 48" E for a distance of 61.44 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 67° 48' 12" E for a distance of 102.30 feet to a 1/2" rebar set at the beginning of a circular curve to the right; run thence along said curve having an arc length of 169.66 feet, a chord bearing of N 79° 17' 31" E, a chord length of 169.23 feet, and a radius of 631.69 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the right; run thence along said curve having an arc length of 87.94 feet, a chord bearing of N 89° 57' 17" E, a chord length of 87.86 feet, and a radius of 953.40 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the right; run thence along said curve having an arc length of 160.35 feet, a chord bearing of S 74° 31' 43" E, a chord length of 159.78 feet, and a radius of 302.00 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 58° 44' 51" E, for a distance of 47.85 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 54° 07' 20" E, for a distance of 99.57 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 101.51 feet, a chord bearing of S 51° 19' 51" E, a chord length of 101.07 feet, and a radius of 536.49 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 79.57 feet, a chord bearing of S 38° 52' 08" E, a chord length of 79.49 feet, and a radius of 856.44 feet to a 1/2" rebar set (30.00 feet from centerline); said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 93.77 feet, a chord bearing of N 88° 58' 39" E, a chord length of 93.68 feet, and a radius of 201.43 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 28° 42' 15" E, leaving said South right-of-way line, for a distance of 124.71 feet to a 1/2" rebar previously set on the North right-of-way line of Mississippi State Highway No. 30 (86.34 feet from centerline); run a chord bearing of S 61° 47' 14" W, a chord length of 75.20 feet, and a radius of 2,340.08 feet to a 1/2" rebar set (50.00 feet from centerline); at the beginning of a spiral transition curve to the left; run thence along said curve having an arc length of 203.01 feet, a chord bearing of S 31° 13' 28" W, a chord length of 202.91 feet, and a radius of 729.15 feet to a 1/2" rebar set (50.00 feet from centerline); run thence S 28° 51' 35" W for a distance of 85.61 feet to a 1/2" rebar set on road transition area from a 50.00 feet from centerline); run thence leaving said North right-of-way line and along said fence line, as follows: N 29° 48' 20" W for a distance of 125.93 feet to a 1/2" rebar previously set; run thence N 37° 55' 53" W for a distance of 166.39 feet to a 1/2" rebar previously set; run thence N 38° 36' 32" W for a distance of 138.75 feet to a 1/2" rebar previously set; run thence N 37° 58' 58" W for a distance of 81.88 feet to a 1/2" rebar previously set; run thence N 38° 16' 31" W for a distance of 126.24 feet to a 1/2" rebar previously set; run thence N 38° 25' 46" W for a distance of 169.77 feet to a 1/2" rebar set; run thence N 37° 51' 31" W for a distance of 155.95 feet to a 1" metal T-post found; run thence S 89° 24' 45" W for a distance of 1,112.84 feet to a 1/2" rebar set; run thence S 89° 25' 40" W for a distance of 82.66 feet to a 1/2" rebar set; run thence N 89° 16' 19" W for a distance of 152.41 feet to a 1/2" rebar set; run thence N 89° 53' 25" W for a distance of 1,013.53 feet to a 1/2" rebar set; run thence S 89° 25' 53" W for a distance of 81.82 feet to a 1/2" rebar set; run thence S 88° 16' 14" W bearing but continuing near the North side of said fence line for a distance of 138.21 feet to a 1" metal T-post found; run thence N 00° 06' 36" E bearing and fence line for a distance of 1,339.83 feet to the Point of Beginning of the herein described tract of land. Said tract contains 62.89 acres, more or less.

"True" Geodetic Bearings were established from GPS Observation by Williams Engineering Consultants, Inc. (662-236-9675)

Date: December 8, 2022

Richard E. Daniels, PLS No. 12922

PRELIMINARY

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Subdivision Plat For
Belle Terre Subdivision
A tract of land being fractions of the North Half (N 1/2) and a fraction of the Southeast Quarter (SE 1/4) of Section 8, Township 8 South, Range 2 West
Lafayette County, Mississippi

REVISION	DATE

Scale	1" = 100
Date	12/8/2022
File	SV-233845 Belle Terre\Belle Terre.DWG
Proj No	SV-233845
Drawn By	JBM
Checked By	REDS

Sheet Title: Subdivision Plat

Sheet No. 2 of 3

PRELIMINARY

BELLE TERRE SUBDIVISION

TOTAL AREA: 62.89 ACRES

53 RESIDENTIAL LOTS

Greco, LLC 1955 Arden Walk Lane Germantown, TN 38138	Griffin Elkington Investments, LLC 4934 William Arnold Road Memphis, TN 38117

Note as to quote Fly Lafayette County Development Services
Lafayette County Land Development Standards and Regulations (Revision 2018-1) Article V - Section 6 - Part H
Ditches, berms and subsequent builders and homeowners of a subdivision or development shall not be allowed to put obstructions in drainage ditches or right-of-way so as to adversely affect the flow of water downstream. Altering such drainage ditches so that it affects property owners, abutters or downstream will be a violation of these regulations and violators shall be fined in accordance with Article VII.

THIS CHART IS REQUIRED TO BE SHOWN ON THIS SUBDIVISION PLAT PER LAFAYETTE COUNTY LAND DEVELOPMENT STANDARDS AND REGULATIONS (REVISION 2018-1) ARTICLE V - SECTION 6 - PART I. THIS CHART SHOWS CURRENT PROPOSED PIPE DIAMETER SIZES FOR INCREMENTAL LOT DRAINAGE DRAINAGE PIPES. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR VERIFYING PIPE DIAMETER SIZES WITH THE ENGINEER OF RECORD AND ARE ALSO RESPONSIBLE FOR THE INSTALLATION OF SAID DRAINAGE PIPES. IT IS OWNER'S MUST COMPLY WITH THE LATEST SPECIFICATIONS AND CONSTRUCTION PLANS FOR MAPFIELD SUBDIVISION - HWY 30 EAST

Inlet Drainage Areas							Pipe Flow Calculations							
LOT	AREA (SF)	AREA (AC)	TOTAL AREA (AC)	Intensity (inch/hr)	CN (Average I	Q 100 (cfs)	Pipe Size	MIN. Slope	Pipe Length (ft)	Roughness Coefficient n=(N)	Area of Pipe (ft²)	Hydraulic Radius (ft)	Pipe Capacity* Manning s (cfs)	Pipe Capacity > Q in Pipe
1	15,630	0.36	0.36	7.02	0.85	2.15	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
2	20,715	0.48	0.48	7.02	0.85	2.84	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
3	47,006	1.08	1.08	7.02	0.85	6.44	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
4	77,044	1.79	1.79	7.02	0.85	10.67	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
5	122,047	2.80	2.80	7.02	0.85	16.72	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
6	157,564	3.62	3.62	7.02	0.85	21.58	18	3.75%	30	0.012	1.766	0.375	22.08	PASS
7	195,623	4.49	4.49	7.02	0.85	26.80	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
8	225,436	5.19	5.19	7.02	0.85	30.97	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
9	143,769	3.29	26.73	7.02	0.85	159.49	48	1.58%	30	0.012	12.560	1.000	183.20	PASS
10	111,780	2.57	26.01	7.02	0.85	155.18	48	1.44%	30	0.012	12.560	1.000	183.20	PASS
11	78,727	1.81	25.25	7.02	0.85	150.65	48	1.38%	30	0.012	12.560	1.000	183.20	PASS
12	32,798	0.75	0.75	7.02	0.85	4.49	18	1.38%	30	0.012	1.766	0.375	13.40	PASS
13	23,868	0.55	0.55	7.02	0.85	3.26	18	1.38%	30	0.012	1.766	0.375	13.40	PASS
14	244,358	6.53	6.53	7.02	0.85	38.95	30	1.38%	30	0.012	4.906	0.625	52.31	PASS
15	320,627	7.36	7.36	7.02	0.85	43.92	36	1.38%	30	0.012	7.065	0.750	85.07	PASS
16	270,500	5.06	6.60	7.02	0.85	51.33	36	2.75%	30	0.012	7.065	0.750	140.23	PASS
17	192,150	4.41	7.95	7.02	0.85	47.84	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
18	185,647	4.27	7.81	7.02	0.85	46.59	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
19	145,929	3.35	6.43	7.02	0.85	41.11	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
20	141,746	3.25	6.79	7.02	0.85	40.54	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
21	125,935	2.89	6.43	7.02	0.85	38.37	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
22	107,511	2.47	6.01	7.02	0.85	35.85	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
23	83,594	1.92	5.46	7.02	0.85	32.57	24	3.75%	30	0.012	3.140	0.500	47.56	PASS
24	37,365	0.86	0.86	7.02	0.85	5.12	18	1.46%	30	0.012	1.766	0.375	13.78	PASS
25	12,378	0.28	0.28	7.02	0.85	1.70	18	1.46%	30	0.012	1.766	0.375	13.78	PASS
26	54,893	1.25	1.25	7.02	0.85	7.45	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
27	94,437	2.17	2.17	7.02	0.85	12.94	18	0.68%	30	0.012	1.766	0.375	9.48	PASS
28	130,786	3.00	3.00	7.02	0.85	17.92	18	0.68%	30	0.012	1.766	0.375	9.48	PASS
29	160,033	3.67	3.67	7.02	0.85	21.92	24	2.70%	30	0.012	3.140	0.500	40.36	PASS
30	192,636	4.42	4.42	7.02	0.85	26.39	24	1.39%	30	0.012	3.140	0.500	24.16	PASS
31	224,843	5.16	5.16	7.02	0.85	30.80	30	1.39%	30	0.012	4.906	0.625	52.50	PASS
32	643,317	14.77	38.21	7.02	0.85	227.99	48	3.00%	30	0.012	12.560	1.000	270.12	PASS
33	584,625	13.42	36.86	7.02	0.85	219.05	48	2.00%	30	0.012	12.560	1.000	220.55	PASS
34	533,328	12.20	35.64	7.02	0.85	212.65	48	2.00%	30	0.012	12.560	1.000	220.55	PASS
35	471,183	10.67	34.11	7.02	0.85	204.71	48	2.00%	30	0.012	12.560	1.000	256.26	PASS
36	363,996	8.36	31.80	7.02	0.85	189.73	48	2.70%	30	0.012	12.560	1.000	256.26	PASS
37	191,516	4.40	27.84	7.02	0.85	166.10	36	6.48%	30	0.012	7.065	0.750	187.16	PASS
38	163,249	3.75	27.19	7.02	0.85	162.23	36	6.48%	30	0.012	7.065	0.750	187.16	PASS
39	119,951	2.75	26.19	7.02	0.85	156.30	36	6.48%	30	0.012	7.065	0.750	187.91	PASS
40	96,239	2.21	2.21	7.02	0.85	13.18	24	1.00%	30	0.012	3.140	0.500	24.56	PASS
41	77,640	1.78	1.78	7.02	0.85	10.64	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
42	60,957	1.40	1.40	7.02	0.85	8.35	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
43	35,334	0.81	0.81	7.02	0.85	4.84	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
44	14,465	0.33	0.33	7.02	0.85	1.98	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
45	34,648	0.80	0.80	7.02	0.85	4.75	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
46	64,903	1.49	1.49	7.02	0.85	8.89	18	1.00%	30	0.012	1.766	0.375	11.40	PASS
47	114,028	2.62	2.62	7.02	0.85	15.62	24	1.00%	30	0.012	3.140	0.500	24.56	PASS
48	263,747	6.05	6.05	7.02	0.85	36.13	30	1.00%	30	0.012	4.906	0.625	44.53	PASS
49	127,639	2.93	2.93	7.02	0.85	17.48	24	1.44%	30	0.012	3.140	0.500	29.48	PASS
50	59,483	1.36	1.36	7.02	0.85	8.12	18	1.46%	30	0.012	1.766	0.375	13.78	PASS
51	52,534	1.21	1.21	7.02	0.85	7.20	18	1.46%	30	0.012	1.766	0.375	13.78	PASS
52	63,857	1.47	1.47	7.02	0.85	8.75	18	1.46%	30	0.012	1.766	0.375	13.78	PASS
53	144,566	3.32	3.32	7.02	0.85	19.80	24	1.46%	30	0.012	3.140	0.500	29.48	PASS
ROAD A PIPE CROSSINGS														
STA 0+00	0000000	24.71	24.71	7.02	0.85	147.42	42	2.00%	44	0.012	9.616	0.875	154.48	PASS
STA 21+60	0000000	24.68	24.68	7.02	0.85	147.28	48	2.00%	48	0.012	12.560	1.000	220.55	PASS
ROAD B PIPE CROSSINGS														
STA 0+39	149,467	3.44	3.44	7.02	0.85	20.50	24	2.00%	44	0.012	3.140	0.500	34.73	PASS
ROAD C PIPE CROSSINGS														
0+37	408,982	9.34	9.34	7.02	0.85	55.73	30	2.00%	44	0.012	4.906	0.625	62.16	PASS

OWNERS CERTIFICATE

I, Frank Gusmus III, Managing Member of Greco, LLC, certify that I am the owner in fee simple of the +/- 64.32 Acres property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Belle Terre Subdivision. All right-of-way and street improvements located within said right-of-way are hereby dedicated to Lafayette County for public use and maintenance in perpetuity. No taxes have become due and payable. This the _____ day of _____, 20____.

_____
FRANK GUSMUS III, MANAGING MEMBER
GRECO, LLC

NOTARY'S CERTIFICATE

State of _____
County of _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 20____, within my jurisdiction, the within named Frank Gusmus III, who acknowledged that he is the Managing Member of Greco, LLC., and owner of the described Belle Terre Subdivision, and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires

_____

_____
Notary Public

OWNERS CERTIFICATE

I, Griffin Elkington, Managing Member of Griffin Elkington Investments, LLC, certify that I am the owner in fee simple of the +/- 64.32 Acres property shown hereon, and also certify that I did cause said land to be subdivided as shown on this plat of Belle Terre Subdivision. All right-of-way and street improvements located within said right-of-way are hereby dedicated to Lafayette County for public use and maintenance in perpetuity. No taxes have become due and payable. This the _____ day of _____, 20____.

_____
GRIFFIN ELKINGTON, MANAGING MEMBER
GRIFFIN ELKINGTON INVESTMENTS, LLC

NOTARY'S CERTIFICATE

State of _____
County of _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of _____, 20____, within my jurisdiction, the within named Griffin Elkington, who acknowledged that he is the Managing Member of Griffin Elkington Investments, LLC., and owner of the described Belle Terre Subdivision, and that in said representative capacity, he executed the above and foregoing instrument, after first having been duly authorized to do so.

My Commission Expires

_____

_____
Notary Public

FEMA NOTE

Subject survey is shown as "Other Areas - Zone X - Areas determined to be outside the 0.2% annual chance floodplain" as per Lafayette County Flood Insurance Rate Map, having Map No. 28071C0175C with an Effective Date of November 26, 2010.

CERTIFICATE OF ACCEPTANCE

LAFAYETTE COUNTY PLANNING COMMISSION

Approved and recommended for acceptance by the LAFAYETTE COUNTY PLANNING COMMISSION this the _____ day of _____, 20____.

SIGNED _____
CHAIRMAN
LAFAYETTE COUNTY PLANNING COMMISSION

LAFAYETTE COUNTY BOARD OF SUPERVISORS

Accepted and approved by the Lafayette County Board of Supervisors, this the _____ day of _____, 20____, by order of the Board of Supervisors.

SIGNED _____
PRESIDENT, BOARD OF SUPERVISORS
LAFAYETTE COUNTY, MISSISSIPPI

ATTEST _____
CHANCERY CLERK
LAFAYETTE COUNTY, MISSISSIPPI

ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct is in conformance with the design requirements of the Subdivision regulations and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

By _____
Engineer Joseph Moore, PE No. ?????

SURVEYOR'S CERTIFICATE

This is to certify that I have drawn subject plat from an actual on the ground survey and from deeds of record and that the plat represents the information and that is true and correct to the best of my knowledge and belief.

By _____
Surveyor Richard S. Daniels, PLS No. 02922

RESTRICTIVE COVENANTS

The property located in Lafayette Co., Mississippi, as shown on this plat is subject to the restrictive covenants which are set out in instrument recorded in instrument number _____ of the deed records of Lafayette County, Mississippi.

_____
Chancery Court Clerk

STATE OF MISSISSIPPI, COUNTY OF LAFAYETTE

I hereby certify that the Subdivision plat shown hereon was filed for record in my office at _____ o'clock ____ m., on the _____ day of _____, 20____, and was immediately entered upon the proper index and duly recorded in Plat Cabinet ____, Slide ____.

_____
Chancery Court Clerk

PRELIMINARY

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers | Professional Land Surveyors

Subdivision Plat For
Belle Terre Subdivision
A tract of land being Fractions of the North Half (N 1/2) and a fraction of the Southeast Quarter (SE 1/4) of Section 30, Township 3 South, Range 2 West, Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = NC
Date: 12/6/2018
File: Section 30 Township 3 South Range 2 West Subdivision Plat Belle Terre.DWG
Proj. No.: 04-25-1448
Drawn By: JBM
Checked By: RSD

Sheet Title
Signature Sheet

Sheet No.
3 of 3

STATEMENT OF HOPEWELL WATER ASSOCIATION
To the Lafayette County Planning Commission
Re: Belle Terre, Phase 2 – Request to Use Individual Wells
Date: October 26, 2026

---

1. Summary of our position

Hopewell Water Association asks the Commission to deny the request to serve Phase 2 with individual wells. If denial is not possible, we ask the Commission to table the matter until the Association's new capacity is online and the developer has obtained written approval from the Mississippi State Department of Health (MSDH) for the proposed wells and septic systems. If the Commission approves the request, we ask that approval be conditioned as set out in Section 7.

Hopewell wants to serve this development, but we cannot do so at this time. The Association is under a moratorium on new connections because our system is already operating over its MSDH-rated capacity, and MSDH guidelines require us to prioritize service to existing customers. During periods of high usage, some existing customers are already at the point of losing water pressure.

In addition, the proposed wells and septic systems would likely be about 150 feet from the site of our new wells, creating a potential risk that septic effluent could reach the aquifer our customers depend on. MSDH has identified the same wellhead-distance concerns, and, to our knowledge, the developer has not obtained MSDH approval for the proposed individual wells or septic systems.

2. Our current capacity

MSDH rates the Association's system for 810 connections, based on their standard of 6,000 gallons per connection, or about 4.86 million gallons per billing cycle. Metered deliveries for our last three billing periods were:

Billing period	Gallons delivered	Connection-equivalents*	% of rating
August billing period	6,730,000	1,122	138%
September billing period	8,125,000	1,354	167%
October billing period	5,436,000	906	112%

*Gallons delivered divided by 6,000.

We have exceeded our rated capacity in each of the last three billing periods, averaging about 139% of the rating. Even in the lowest period we were about 576,000 gallons over. This is why we cannot responsibly add connections until the new wells are online.

As a result, the Association is under a moratorium on new connections. MSDH guidelines require us to prioritize service to existing customers, and we must do so now, because during periods of high usage, some of those customers are already at the point of losing water pressure.

Phase 2 has never received a will-serve letter. When the developer asked, we told them that, under the moratorium, we could not serve additional connections until our upgrade is complete. We have been consistent, as an Association, in giving this message to prospective new customers since the moratorium was established, and Belle Terre is not the only development affected by our current capacity constraints.

For context, in our October billing period, the Phase 1 homes now receiving water used 489,000 gallons, approximately 9% of total gallons delivered, while representing approximately 1% of active connections. We would expect comparable homes in Phase 2 to use water at a similar rate.

3. What we have done to add capacity

The developer's request to use individual wells in the interim is why we are here, and we want to use this time to express our concerns, describe what we have been doing to increase capacity, and explain why we believe it is not responsible to allow the Phase 2 proposal to move forward.

- October 2024: Public notice of the infrastructure project.
- March 2025: Application submitted to USDA Rural Development.
- May 2025: USDA approved the loan plan.
- July 2025: Began engineering plans and agency approvals.
- June 2026: Opened public bids for well drilling and approved the bid.
- July 2026: Began closing and bridge financing required by USDA.

Work to bring new capacity online is beginning. The Association will drill two new wells and upgrade existing pumping and water management infrastructure.

4. Health and water quality concerns

Each proposed lot would have its own well and septic system. Based on the plans we have seen, some lots appear to be about 50 yards (roughly 150 feet) from the site of the Association's new wells and close to our existing primary wells.

The Association planned and sited these wells in reliance on MSDH's design criteria for public water supply wells (Minimum Design Criteria for Mississippi Public Water Systems, Part III §C). Those criteria direct MSDH to consider a minimum distance of 100 feet from sources of pollution, state that for wells less than 500 feet deep the distance "should be 200 feet," and require MSDH to consider the "potential for development of the surrounding area" when

approving a well site. They also say public water systems should not be located near sewage absorption systems and septic tanks (Part VIII §B.2). Our existing wells are about 200 feet deep, well under the 500-foot threshold, so the 200-foot distance is the relevant guidance. Some of the proposed lots would be only about 150 feet from the site of our new wells. When we raised this matter with MSDH, MSDH sent us its design guidelines and identified the same wellhead-distance concerns.

We are not asserting that contamination is certain. Our concern is that no one has evaluated it. Many septic systems and unmonitored private wells this close to a public supply well raise a risk that, if realized, would affect every customer on our system and potentially all wells utilizing the aquifer whether they belong to Hopewell Water, a private owner, or another water system using the same resource.

To our knowledge, the developer has not obtained MSDH approval for the proposed individual wells or septic systems, so it is unknown whether their plans are viable. The county regulations also require a Health Department letter approving individual septic systems on a lot-by-lot basis (Art. V §5.C). We are unaware whether this requirement has been met.

We ask the Commission to require the developer to provide written approval from MSDH and the County Health Department for the proposed wells and septic systems, including their distance from the Association's wells, before taking any action.

5. The county regulations favor utility water

The Land Development Standards and Regulations (Revision 2018-1) require the water system for a subdivision to furnish domestic water supply and fire protection to every lot (Art. V §4.A). They require evidence that the water and fire protection plans have been approved by the water supplier's engineer and the Lafayette County Fire Department before submission to MSDH. They direct that "every effort" be made to connect to an adjacent existing system (Art. V §4.B). The regulations do not provide for a "temporary" water source, and once a final plat is approved and lots are sold, there is no mechanism to compel later conversion.

Hopewell has not approved the water plans for Phase 2, is under a moratorium on new connections, and does not have the capacity to approve them at this time.

6. Fire protection

The regulations require hydrants within 500 feet of every lot along a dedicated street, "or as recommended by the Lafayette County Fire Department" (Art. V §4.F). We understand the proposed Phase 2 lots are located near Phase 1 hydrants. We do not ask the Commission to find that fire protection is absent for those lots. We ask the Commission to request that the Fire Department state in writing whether the existing hydrants adequately cover each Phase 2 lot, including flow and pressure, before approval.

The proximity of existing mains and hydrants to these lots also shows that connection would be physically straightforward once we can issue a will-serve letter and the Phase 2 water infrastructure is installed.

7. Our request

We ask that the Commission **deny the request** to approve individual wells for Phase 2.

If the Commission is unable to deny it, we ask that it **table the matter** until (a) the Association certifies that new capacity is online, or (b) the developer has provided written MSDH and County Health Department approval of the proposed wells and septic systems, including their distance from the Association's wells, whichever is later.

However, if the Commission approves the request, we ask that approval be conditioned on the following:

1. **Water infrastructure installed with the subdivision.** In accordance with the Association's policies and procedures, the Association will install the water mains, hydrants, taps and meter boxes serving Phase 2 at the developer's expense, under the supervision of the Association's engineer and coordinated with the subdivision's street construction, so that the mains can be pressure tested and disinfected before paving. The developer shall dedicate the necessary easements and pay the Association's estimated costs in advance, as provided in condition 2. Meters shall not be set and no individual service shall be provided until capacity is available and a will-serve letter is issued, and the Association has no obligation to provide service before then.
2. **Financial security.** Before construction begins, the developer shall deposit with the Association, in cash or by a letter of credit with automatic renewal naming the Association as beneficiary and with at least 90 days' notice before expiration, the Association engineer's estimate of the cost of the mains, hydrants, taps and meter boxes, plus 15% (consistent with the 1.15 factor in Art. III §3.I of the county regulations). The security shall also cover the cost of abandoning and sealing each private well and connecting each lot, either as part of that amount or as a separate bond or escrow. It is intended to demonstrate the developer's commitment to connecting these homes and to fund completion. It is not intended to cap the developer's costs.
3. **Mandatory connection.** A recorded plat note and covenants must require each lot to connect within 60 days of the Association's written notice that service is available. Because the Association's mandatory impact fee cannot be billed until a meter is set, the plat note and covenants must also obligate the lot owner (or the developer, for any lot it still owns) to pay the impact fee and any other applicable fees at connection, when the Association will set the meter and bill those fees. The covenants must name the Association as a third-party beneficiary, and require that private wells be properly

abandoned and sealed at connection at the developer's expense, secured as provided in condition 2.

4. **Siting limits and approvals.** The plat must show areas where wells and septic fields are prohibited near the Association's wells, at distances set with MSDH, and the developer must provide written MSDH and County Health Department approval of each proposed well and septic location before final plat approval.
5. **Fire protection notice.** The Fire Department must provide a written finding on hydrant coverage for each lot, and each deed must disclose any limitation.
6. **Sequencing.** No lot sales or building permits until conditions 1, 2, 4 and 5 are satisfied and condition 3 is recorded.

We appreciate the Commission's consideration, and we look forward to serving these homes as soon as we can do so without compromising service to our existing customers.

Respectfully submitted,

Libby Lytle
President
Hopewell Water Association

9. Public Hearing on the Sandy Cox request for Conditional Use on Lafayette County Parcel 129-32-030.00, 70 CR 269. (Tristan Riddell)
10. Consider the Planning Commission recommendation to approve the Sandy Cox request for Conditional Use on Lafayette County Parcel 129-32-030.00, 70 CR 269. (Tristan Riddell)

Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Board of Supervisors
From: Tristan Riddell, Planner
Meeting Date: November 16, 2026
Case: 26-113

Applicant: Sandy Cox
Request: Conditional Use – Rental Development in Rural District (A-1)

Location: 70 CR 269
Parcel Number(s): 129-32-030.00 and 129-32-030.01
PPIN: 9624 and 43349

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts: All - Rural (A-1)

Background

Sandy Cox requests a conditional use permit to develop a 3 or 4 unit rental development, depending on wastewater system approval process.

If the conditional use permit is granted, the applicant will be required to receive approval of a preliminary/final site plan for the proposed use.

Conditional Use Permit

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
The property is accessed directly from CR 115. Emergency access considerations will be considered during Site Plan review.

B. Off-street parking and loading areas.
Off-street parking requirements will comply with Article XIX of the Lafayette County Zoning Ordinance and will be considered during Site Plan review.

C. Refuse and service areas.
The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.
Water is proposed to be provided by the City of Oxford. The Mississippi Department of Health will permit an on-site septic system adequately sized to serve the proposed development.

E. Screening and buffering with reference to type, dimensions, and character.
Buffer and screening requirements shall be in accordance with the LCZO and considered at time of Site Plan review.

F. Required yards and other open space.
Setbacks will comply with the Lafayette County Zoning Ordinance.

G. General compatibility with adjacent properties and other property in the district.
The character of the neighborhood is rural, consisting primarily of large lot single family residential development, including a combination of stick built and modular homes. The proposed rental development generally fits in with the character of the neighborhood.

H. Any other provisions deemed applicable by the Board of Supervisors.

Public Notice/Public Comments
Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of the public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail.

To date, Planning Staff has not received any written public comment. There were no public comments provided during the Planning Commission public hearing.

Planning Staff Recommendation
Planning Staff recommends approval of the conditional use subject to the following conditions:

1. The conditional use authorizes the submission of an up to 4 unit rental development as depicted on the conceptual site plan, the number of authorized rental units will be determined based on wastewater treatment system approval process conducted by the Mississippi Department of Health.
2. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless the preliminary/final site plan review process under the Lafayette County Land Development Standards and Regulations has been initiated.

Planning Commission Recommendation
The Planning Commission voted unanimously (4-0) to approve the conditional use subject to the conditions recommended by Planning Staff.

Enc.:
1. Application Materials

Lafayette County Planning Commission
300 N. Lamar Boulevard
Oxford, MS 38655

September 8, 2026

Planning Commission Staff and Directors:

RE: Project Proposal and Conditional Use Application
October 26, Planning Meeting

Please review the attached project proposal for the Cedar Ridge Cottages (NHN) CR 269.
I look forward to hearing your thoughts.

Cedar Ridge Cottages
Proposed project for 3 cottage style homes similar to the existing home located at 70 CR 269. Our proposed project will enhance the existing neighborhood by adding significant value to the surrounding area. Currently there are 2 homes leading up to the proposed projection CR 269. Our current house is to the right which is under renovation. After these 3 homes the area is currently surrounded by mobile homes, some with multiple residences on one parcel.

Cedar Ridge Cottages will feature 2 bedroom-2 Bath single family rental homes geared toward the growing needs for housing in Lafayette County. These will be quality homes built in a manner to attract tenants looking for a positive environment close to the city, but still edify their lifestyle to the wonderful country life that Lafayette County offers.

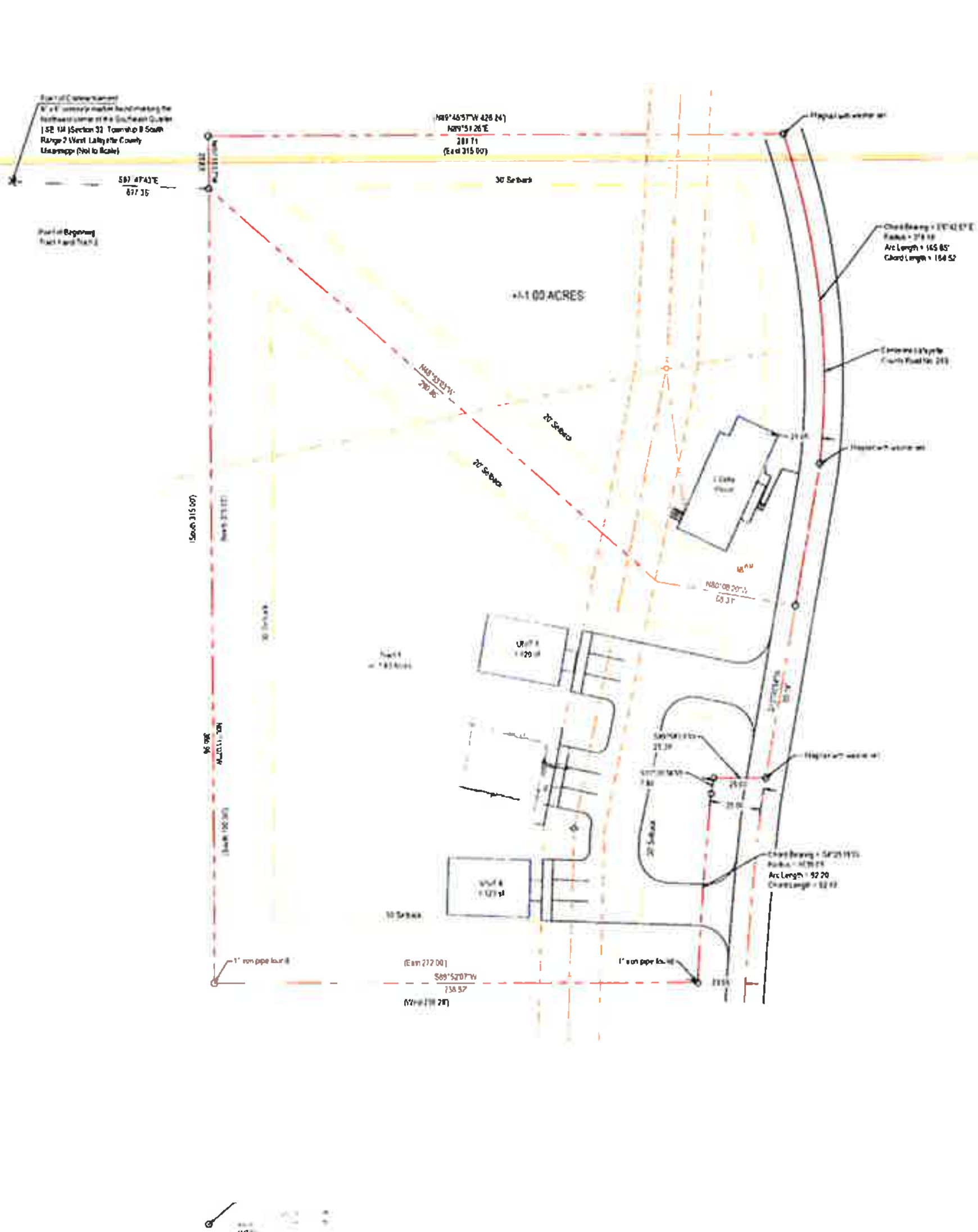
Thanks for your consideration in our project.

Sincerely

Sandy K. Cox

Sandy K. Cox
Cedar Ridge Cottages, LLC

P. S.
4 Units proposed if MS Waste water and County allows per land available



Scale 1" = 30'

LEGEND

RIGHT OF WAY LINES			SECTION CORNER
PROPERTY LINES			PROPERTY CORNERS
SECTION LINE			MONUMENT FOUND
CENTERLINE ROAD			UTILITY POLES
APPARENT ADJOINING PROPERTY LINE			ELECTRIC METERS
OVERHEAD LINES			WATER METERS
BUILDING AREAS		POB	POINT OF BEGINNING
COVERED AREAS		POC	POINT OF COMMENCEMENT
ASPHALT AREAS		(NTS)	NOT TO SCALE
CONCRETE AREAS	(N 78°38'00" W 210.00')		DEED CALLS
	S 89°57'34" W 210.00		MEASURED CALLS

(All symbols in legend may not be used on current survey.)

Notes

[illegible]

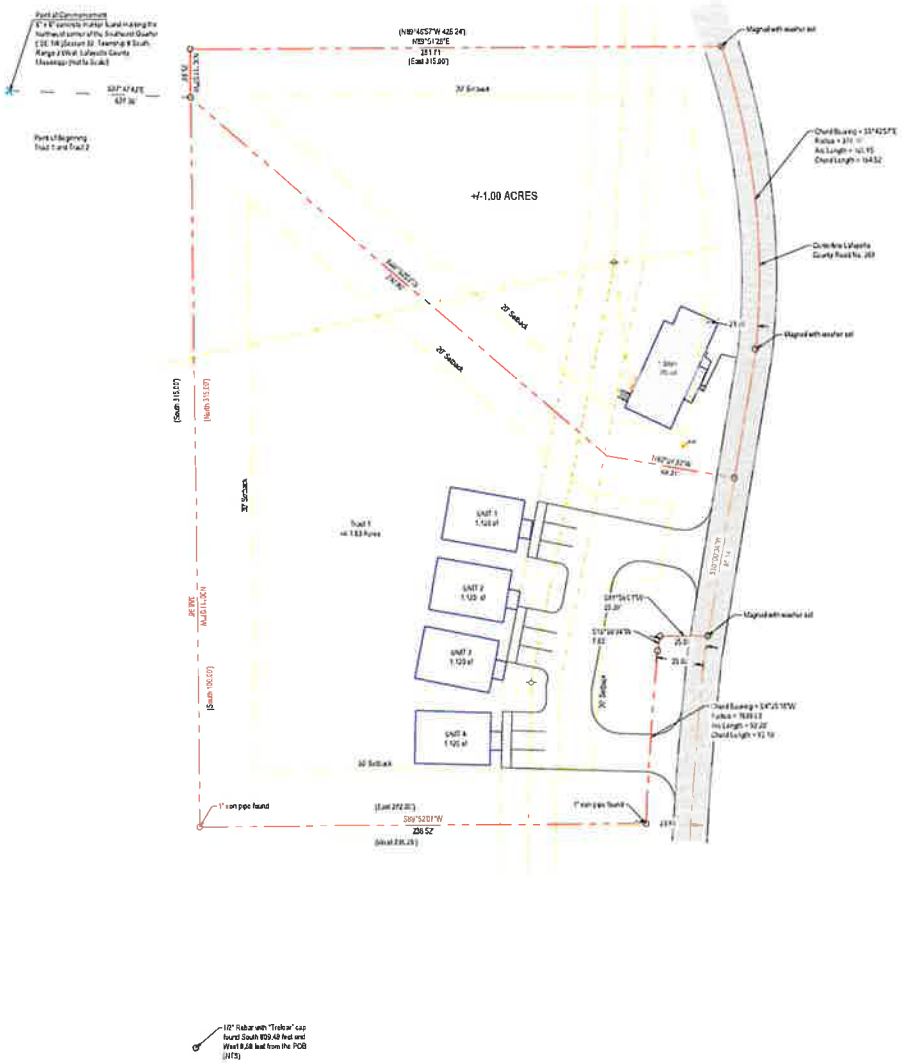
A. Deed Book 445 Page 835 B. Deed Book 445 Page 7 C. Instrument No. 201106243
D. Instrument No. [illegible] E. Instrument No. 200805560 F. Instrument No. 201906571
G. Instrument No. [illegible]

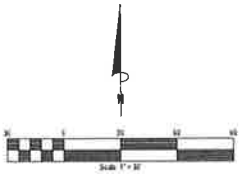
Description Tract 2: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi being described in more detail as follows:

[illegible]

Description Tract 1: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi being described in more detail as follows:

[illegible]





LEGEND

	RIGHT-OF-WAY LINES		SECTION CORNER
	PROPERTY LINES		PROPERTY CORNERS
	SECTION TIE		MONUMENTS FOUND
	CENTERLINE ROAD		UTILITY POLES
	APPARENT ADJOINING PROPERTY LINE		ELECTRIC METERS
	OVERHEAD LINES		WATER METERS
	BUILDING AREAS	POB	POINT OF BEGINNING
	COVERED AREAS	POC	POINT OF COMMENCEMENT
	ASPHALT AREAS	(NTS)	NOT TO SCALE
	CONCRETE AREAS	(N 79°36'00" W 210.00)	DEED CALLS
		S 89°57'34" W 210.00	MEASURED CALLS

(All symbols shown may not be used on current survey)

Notes

1. This is a Class "B" Survey as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
2. The survey meets the conditions of closure and accuracy for curvation "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
3. Field survey completed May 13, 2026.
4. "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
5. Subject tract is in Zone A-1 "Rural" as per Lafayette County Zoning Map Dated January 19, 2018 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest revision.
6. All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
7. No underground utilities requested or shown on current survey.
8. This property subject to the permanent use or prescription easements to Lafayette County Road No. 259.
9. Deed References
   A. Deed Book 468, Page 833 B. Deed Book 445 Page 7 C. Instrument No 201106243
   D. Instrument No. 202106209 E. Instrument No 200806560 F. Instrument No 201906576
   G. Instrument No. 202215249

Description Tract 2 A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32 Township 8 South Range 2 West, Lafayette County Mississippi, being described in more detail as follows

Commencing at a 6" x 6" concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4) Section 32 Township 8 South, Range 2 West, Lafayette County, Mississippi, run thence S 87°47'43" E for a distance of 637.26 feet to a point; said point being the Point of Beginning of the description, run thence N 45° 11' 17" W for a distance of 25.00 feet to a 1" iron pipe found, run thence N 89° 51' 22" E for a distance of 281.71 feet to a Magnail with survey washer set on the centerline of Lafayette County Road No. 259, said Magnail also being of the beginning of a circular curve to the right, run thence along said centerline as follows: along said curve having an arc length of 165.85 feet, a chord bearing of S 85° 42' 57" E, a chord length of 164.62 feet, and a radius of 378.16 feet to a Magnail with survey washer set, run thence S 79° 35' 49" W for a distance of 58.37 feet to a Magnail with survey washer set, run thence N 82° 00' 09" W leaving said centerline for a distance of 68.31 feet to a point, run thence N 48°45'17" W for a distance of 290.36 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.00 acre, more or less.

Description Tract 1 A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32 Township 8 South, Range 2 West Lafayette County Mississippi, being described in more detail as follows

Commencing at a 6" x 6" concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4) Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi, run thence S 87°47'43" E for a distance of 637.26 feet to a point; said point being the Point of Beginning of the description, run thence S 48°48'33" E for a distance of 290.36 feet to a point, run thence S 82° 08' 29" E for a distance of 68.31 feet to a Magnail with survey washer set on the centerline of Lafayette County Road No. 259, run thence S 79° 03' 24" W along said centerline for a distance of 65.19 feet to a Magnail with survey washer set, run thence S 69°34'01" W leaving said centerline for a distance of 25.20 to a 1/2" rebar set on the West line of Lafayette County Road No. 259 (25.00 feet from centerline), run thence along said West line as follows: S 10°03'34" W for a distance of 7.10 feet to a 1/2" rebar set (25.00 feet from centerline), said rebar also being at the beginning of a circular curve to the left, run thence along said curve having an arc length of 82.25 feet, a chord bearing of S 4°25'18" W, a chord length of 82.19 feet, and a radius of 1,920.23 feet to a 1" iron pipe found (21.00 feet from centerline), run thence S 89° 52' 01" W leaving said West line for a distance of 286.52 feet to a 1" iron pipe found, run thence N 00° 11' 47" W for a distance of 280.36 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.63 acres, more or less.

Description Tract 1: A tract of land being a fraction of the Southeast Quarter (SE 1/4) of Section 32, Township 8 South, Range 2 West, Lafayette County, Mississippi; being described in more detail as follows:

Commencing at a 6" x 6" concrete marker found marking the Northwest corner of the Southeast Quarter (SE 1/4) Section 32, Township 8 South,
Range 2 West, Lafayette County, Mississippi; run thence S 87°47'43" E for a distance of 627.36 feet to a point, said point being the Point of Beginning of this description; run thence S 48°53'03" E for a distance of 290.86 feet to a point; run thence S 80° 08' 20" E for a distance of 68.31 feet to a Magnail with survey washer set on the centerline of Lafayette County Road No. 269; run thence S 10° 00' 34" W along said centerline for a distance of 85.14 feet to a Magnail with survey washer set; run thence S 89°58'01" W leaving said centerline for a distance of 25.39 to a 1/2" rebar set on the West line of Lafayette County Road No. 269 (25.00 feet from centerline); run thence along said West line as follows: S 10°00'34" W for a distance of 7.80 feet to a 1/2" rebar set (25.00 feet from centerline), said rebar also being at the beginning of a circular curve to the left; run thence along said curve having an arc length of 92.20 feet, a chord bearing of S 4°25'19" W, a chord length of 92.19 feet, and a radius of 1,639.03 feet to a 1" iron pipe found (23.65 feet from centerline); run thence S 89° 52' 07" W leaving said West line for a distance of 236.52 feet to a 1" iron pipe found; run thence N 00° 11' 07" W for a distance of 386.96 feet to the Point of Beginning of the herein described tract of land. Said tract contains 1.63 acres, more or less.

Permit/Recommendation

This document is proof that a Notice of Intent has been filed as per
Section 41-67-5, Mississippi Code of 1972, Annotated

The Mississippi State Department of Health has examined the soil and terrain of the property indicated below. The following recommendations are made using soil and site analysis principles and our best efforts. The Mississippi State Department of Health makes no warranty or representation as to any wastewater system installed. **Recommendations may be voided if grading or fill changes the soil characteristics or if plat (dwelling or private water well) is changed and/or relocated.**
If you have any questions about your Permit/Recommendation, please contact the environmentalist of record. Current Certified Installers can be verified from www.healthyms.com/wastewater or verified by environmentalists.

Applicant:

Sandy Cox (Refunded)
P. O. Box 1471
Ocean Springs MS 39566

Property:

COMMERCIAL NHN County Rd 269 (70 County Rd. 269)
Oxford 38655
Section: Township: Range:
Subdivision Name
Lot Number:
Lot Size: 1.63 Acres 0 sq. ft.

Soil and Site Evaluation:

Slope: 4 %
Soil Textures:
Top Soil: Sandy Clay Loam
Sub Soil: Sandy Clay Loam
Seasonal High Water 15 Inches
Restriction 15 Inches
Sensitive Water No

Application:

Type of Residence
Estimated Usage: 260 GPD
Application Type:
Notice Of Intent (Residential)
Notice Of Intent (Residential) + Final Approval ($197.50)

Water Supplier:

Drinking: Public

Soil and Site Evaluation:

ID: 353536/270499
Date Issued: 9/16/2026
Expiration Date: 9/16/2028
Non-transferrable, valid for one (1) year from date issued.
Notice of Intent filed: 09/08/2026

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

Treatment:

Septic Tank (with baffles): N/A
Septic Tank (without baffles): N/A
Advanced Treatment System (ATS): 400 GPD

Disposal:

Maximum Depth: 3 inches
Backfill Required :
12 inches minimum above the top of aggregate or prod

Aggregate (Gravel/Tire Chips) Options

Trench (2 ft wide): N/A
Trench (3 ft wide): N/A
Absorption Bed: N/A

Aggregate Replacement Options

Large Diameter Pipe

Double 6 inch: N/A
8 inch: N/A
10 inch: N/A

Chambers

Total Coverage Area Required N/A
Linear Footage Required for Selected Chamber Widths
16": N/A 22": N/A 34": N/A

Expanded Polystyrene System (EPS)

3-10H: N/A
3-10T: N/A
1-12H: N/A
2-12H: N/A
3-12H: N/A

Multi-Pipe System (MPS)

MPS - 9: N/A
MPS - 11: N/A
MPS - 13: N/A
MPS - 14: N/A
MPS 3609: N/A
MPS 3611: N/A
MPS 3613: N/A

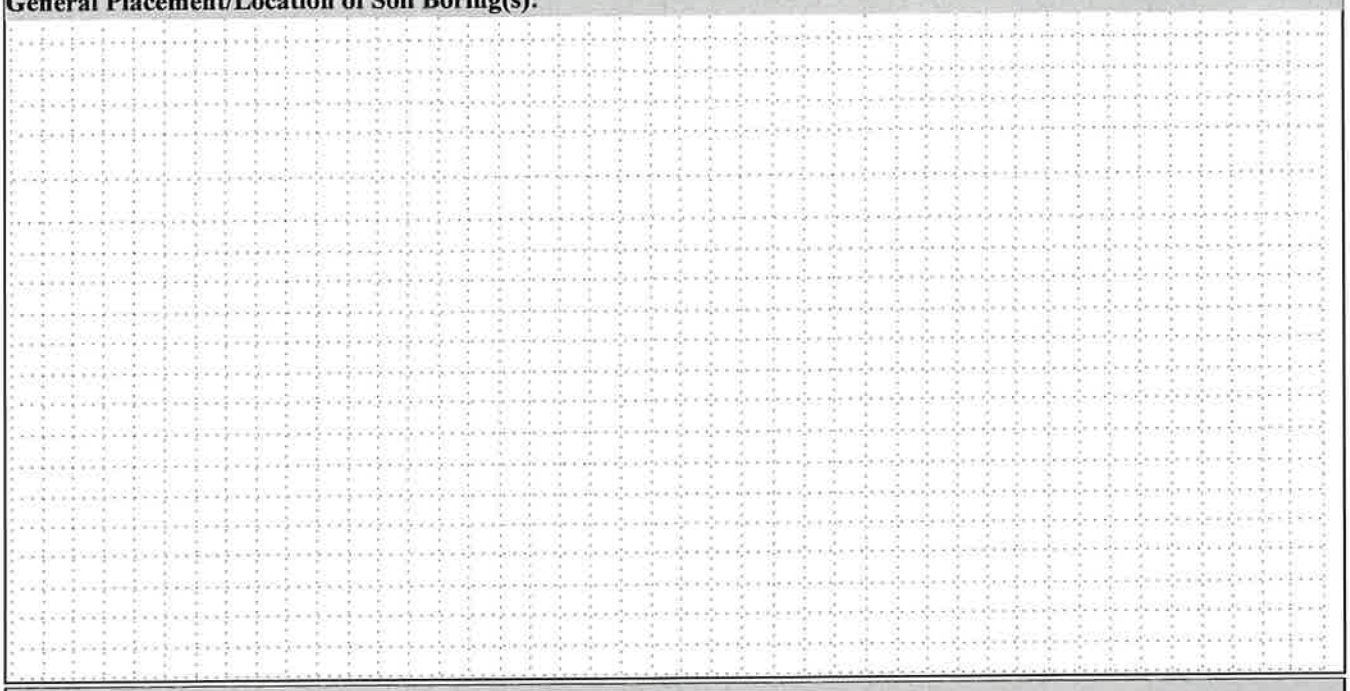
ATS Specific Disposal Options

Drip Irrigation 434 Feet Backfill Require 3 Inches
Spray Irrigation 2774 Square Feet Backfill Require 0 Inches
Overland Discharge
1 Point: N/A
2 Point: N/A
4 Point: N/A

Additional Disposal Options

Elevated Sand Mound
Basal: N/A
Absorption: N/A

General Placement/Location of Soil Boring(s):



Notes:

Author: BRENT JOHNS

This for a 2 bedroom

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

* Public utility supplying water, to receive a water meter
* Certified well driller, if water source is from a private well
* County Code Office (Planning Department), placement/building permit
* Certified Installer, for installation

REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

* **Affidavit - Installation (From the Certified Installer)**
* **Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)**
* **An additional fee of $97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).**

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed $10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed $10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(5) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environmentalist Signature: **Date:** 11/6/20

Permit/Recommendation

This document is proof that a Notice of Intent has been filed as per
Section 41-67-5, Mississippi Code of 1972, Annotated

The Mississippi State Department of Health has examined the soil and terrain of the property indicated below. The following recommendations are made using soil and site analysis principles and our best efforts. The Mississippi State Department of Health makes no warranty or representation as to any wastewater system installed. **Recommendations may be voided if grading or fill changes the soil characteristics or if plat (dwelling or private water well) is changed and/or relocated.**
If you have any questions about your Permit/Recommendation, please contact the environmentalist of record. Current Certified Installers can be verified from www.healthyms.com/wastewater or verified by environmentalists.

Applicant:	Property:	Soil and Site Evaluation:
Sandy Cox (Refunded)	COMMERCIAL NHN County Rd 269 (70 County Rd. 269)	Slope: 4 % Soil Textures:
P. O. Box 1471	Oxford 38655	Top Soil: Sandy Clay Loam
Ocean Springs MS 39566	Section: Township: Range:	Sub Soil: Sandy Clay Loam
	Subdivision Name	Seasonal High Water 15 Inches
	Lot Number:	Restriction 15 Inches
	Lot Size: 1.63 Acres 0 sq. ft.	Sensitive Water No

Application:	Water Supplier:	Soil and Site Evaluation:
Type of Residence	Drinking Public	ID: 353536/270498
Estimated Usage: 780 GPD		Date Issued: 9/16/2026
Application Type:		Expiration Date: 9/16/2028
Notice Of Intent (Residential)		Non-transferrable, valid for one (1) year from date issued.
Notice Of Intent (Residential) + Final Approval ($197.50)		Notice of Intent filed: 09/08/2026

GPD = Gallons Per Day N/A = Not Available H = Horizontal T = Triangular

Treatment:

Septic Tank (with baffles):	Septic Tank (without baffles):	Advanced Treatment System (ATS):
N/A	N/A	780 GPD

Disposal:

Maximum Depth	Backfill Required :	
3 inches		12 inches minimum above the top of aggregate or prod

Aggregate (Gravel/Tire Chips) Options

Trench (2 ft wide)	Trench (3 ft wide)	Absorption Bed
N/A	N/A	N/A

Aggregate Replacement Options

Large Diameter Pipe

Double 6 inch	N/A
8 inch	N/A
10 inch	N/A

Chambers

Total Coverage Area Required N/A

Linear Footage Required for Selected Chamber Widths

16": N/A 22": N/A 34": N/A

Expanded Polystyrene System (EPS)

3-10H:	N/A	1-12H:	N/A
3-10T:	N/A	2-12H:	N/A
		3-12H:	N/A

Multi-Pipe System (MPS)

MPS - 9	N/A	MPS 3609	N/A
MPS - 11	N/A	MPS 3611	N/A
MPS - 13	N/A	MPS 3613	N/A
MPS - 14	N/A		

ATS Specific Disposal Options

Drip Irrigation	1302	Feet	Backfill Require	3	Inches
Spray Irrigation	8322	Square Feet	Backfill Require	0	Inches

Overland Discharge

1 Point	N/A
2 Point	N/A
4 Point	N/A

Additional Disposal Options

Elevated Sand Mound

Basal	N/A
Absorption	N/A

General Placement/Location of Soil Boring(s):

Notes:

Author: BRENT JOHNS

This is for 6 bedrooms

Next Steps:

Please make several copies of this document (Permit/Recommendation), and supply to the following if applicable:

* Public utility supplying water, to receive a water meter
* Certified well driller, if water source is from a private well
* County Code Office (Planning Department), placement/building permit
* Certified Installer, for installation

REMINDER: Approval of the design, construction or installation of an Individual On-site Wastewater Disposal System by the Department is required. The Certified Installer is responsible for notifying the Department 24-hours before beginning installation of your Individual On-site Wastewater Disposal System and, at that time, to schedule a time for inspection of the system with the Department.

After the inspection, you must provide the Department with the following to obtain Final Approval:

* **Affidavit - Installation (From the Certified Installer)**
* **Affidavit - Maintenance (From you, if an Advanced Treatment System was installed)**
* **An additional fee of $97.50 may be required for Final Approval, if not paid with initial application (Please see "Application" box on this form).**

PLEASE BE AWARE, the Department cannot give Final Approval to any installation that occurs without inspection by the Department at the time of installation.

REMINDER: If any person or Certified Installer fails to obtain Final Approval or submit an Affidavit of proper installation to the Department in the installation of the system, the Department, after due notice and hearing, may levy an administrative fine not to exceed $10,000.00. Also, if any person is operating in the state as an installer without certification by the Department, the Department, after due notice and opportunity for an administrative hearing, may impose a monetary penalty not to exceed $10,000.00 for each violation as per Section 41-67-7(4) and 41-67-25(8) of the Mississippi Individual On-site Wastewater Disposal System Law.

Environmentalist Signature **Date** 9/11/24

11. Public Hearing on the Tonya Metcalf request for Conditional Use on Lafayette County Parcel 085-16-024.00, 41 CR 115. (Tristan Riddell)
12. Consider the Planning Commission recommendation to approve the Tonya Metcalf request for Conditional Use on Lafayette County Parcel 085-16-024.00, 41 CR 115. (Tristan Riddell)

Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Board of Supervisors
From: Tristan Riddell, Planner
Meeting Date: November 16, 2026
Case: 26-318

Applicant: Tonya Metcalf
Request: Conditional Use – Commercial Medium Density (C-2) in Rural (A-1)

Location: 41 CR 115
Parcel Number(s): 085-16-024.00
PPIN: 1726

Existing Zoning District: Rural (A-1)
Adjacent Zoning Districts: All – Rural (A-1)

Background

Tonya Metcalf requests a conditional use to operate a convenience store at 40 CR 115. The existing structure was previously operated as a convenience store but has been vacant for approximately nine (9) years. The issuance of the conditional use would allow for commercial infill development at a previously established location.

If the conditional use permit is granted, the applicant will be required to receive approval of a preliminary/final site plan for the proposed use.

Conditional Use Permit

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
The property is accessed directly from CR 115. Emergency access considerations will be considered during Site Plan review.

B. Off-street parking and loading areas.
Off-street parking will comply with LCLDSR and will be approved at the time of Site Plan review.

C. Refuse and service areas.
The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.
Water will be provided by the Hurricane Creek Water Association. Sewer will be provided by an on-site wastewater system reviewed and approved through the Mississippi Department of Health.

E. Screening and buffering with reference to type, dimensions, and character.
Buffer and screening requirements shall be in accordance with the LCZO and considered at time of Site Plan review.

F. Required yards and other open space.
Setbacks will comply with the Lafayette County Zoning Ordinance.

G. General compatibility with adjacent properties and other property in the district.
As noted above, the proposed use would be to re-establish a convenience within a currently vacant structure previously used for the same commercial use. The property is located within a residential neighborhood and lies to the north of a historic school building that is currently abandoned. This request for infill development is generally compatible with adjacent properties and other property in the district.

H. Any other provisions deemed applicable by the Board of Supervisors.

Public Notice/Public Comments
Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of the public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail.

To date, Planning Staff has not received any written public comment. There were no public comments provided during the Planning Commission public hearing.

Planning Staff Recommendation
Planning Staff recommends approval of the conditional use subject to the following condition:

1. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless a Certificate of Completion or Certificate of Occupancy has been issued by the Lafayette County Development Services Department. If the conditional use expires, a proponent will need to reinitiate the conditional use process in accordance with the Lafayette County Zoning Ordinance.

Planning Commission Recommendation
The Planning Commission voted unanimously (4-0) to approve the conditional use subject to the condition recommended by Planning Staff.

Enc.:
1. Application Materials

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: Tonya Metcalf

Property Address: 41 County Road 115, Abberille, MS 38601

Phone Number: (662) 202-8787 Email Address: DALLGMS@gmail.com

Current Zoning District: Rural A1

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES (NO)

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE? YES NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: *(Section 2405.01- Zoning Ordinance)*

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **B.** Off-street parking and loading areas. **C.** Refuse and service areas. **D.** Utilities, with reference to locations, availability, and compatibility. **E.** Screening and buffering with reference to type, dimensions, and character. **F.** Required yards and other open space. **G.** General compatibility with adjacent properties and other property in the district. **H.** Any other provisions deemed applicable by the Board of Supervisors.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for conditional use.

Tonya M Metcalf

Signature

09/16/2026

Date

North Mississippi Surveying, LLC

147 County Road 415

Oxford, MS 38655 662-816-1285

Description of Property

For

0.52 ACRES

A FRACTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" PIPE LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH 0 DEGREES 36 MINUTES 07 SECONDS WEST A DISTANCE OF 2489.96 FEET TO AN EXISTING 1/2" REBAR (N:1810322.33 E:780300.82) ON THE WEST RIGHT OF WAY OF COUNTY ROAD 115 MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 152.09 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 51 MINUTES 55 SECONDS WEST A DISTANCE OF 150.66 FEET TO AN EXISTING 1/2" REBAR WITH E&B CAP; THENCE NORTH 10 DEGREES 21 MINUTES 01 SECONDS EAST A DISTANCE OF 150.00 FEET TO AN EXISTING 1/2" PIPE; THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS EAST A DISTANCE OF 150.35 FEET TO THE 1/2" REBAR MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS PROPERTY CONTAINS 0.52 ACRES, MORE OR LESS, ALL BEARINGS ARE GRID BEARINGS AS DETERMINED BY GPS OBSERVATIONS.

CERTIFICATE

I certify that the foregoing survey is true and correct to the best of my knowledge and is based on present existing features and available information on previously made surveys of this area.

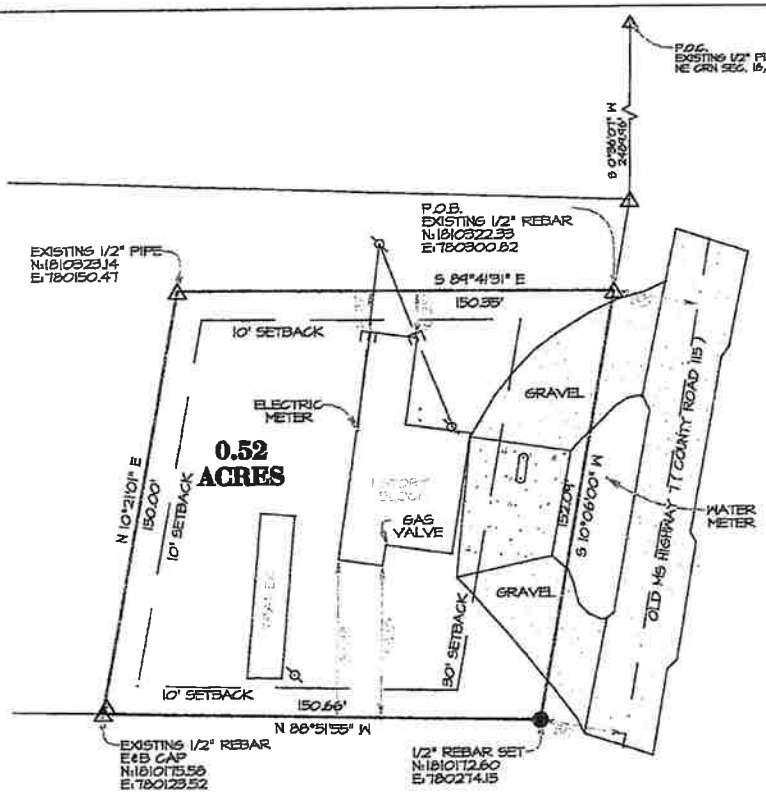
Matt Sealy, PS-3281

_____

_____

Date

Mississippi Professional Surveyor



LEGEND

THESE SYMBOLS MAY APPEAR ON PLAT

- EXISTING MONUMENTS
- 1/2" REBAR SET
- WATER METER
- POWER POLES
- LAMP POLES
- PROPERTY LINES
- FENCE LINE

GRAPHIC SCALE 1"=40'

0 40

ROBERT MATTHEW SEALY
LICENSED PROFESSIONAL SURVEYOR
PS-3281
STATE OF MISSISSIPPI

Matt Sealy
Matt Sealy, PS-3281

~CERTIFICATE~

I CERTIFY THAT THE FOREGOING SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON PRESENT EXISTING FEATURES AND AVAILABLE INFORMATION ON PREVIOUSLY MADE SURVEYS OF THIS AREA.

~SURVEYOR NOTES~

1. THIS PROPERTY HAS A LAND USE CLASSIFICATION OF CLASS "B" AS DEFINED IN APPENDIX "A" AND THE BOUNDARY MEETS THE MINIMUM QUALITY REQUIREMENTS FOR CONDITION "B" AS DEFINED IN APPENDIX "B" OF THE "MISSISSIPPI STANDARDS OF PRACTICE."

2. ALL BEARINGS ARE GRID BEARINGS (MISSISSIPPI EAST STATE PLANE COORDINATES) AS DETERMINED BY GPS OBSERVATIONS WITH A CONVERGENCE OF (-0°23'20"). HORIZONTAL DATUM NAD 83 (2011). COORDINATES DERIVED FROM MS CORS STATION: OXFORD

3. GRID DISTANCE DIVIDED BY 0.999999423 EQUALS GROUND DISTANCE.

4. DATE OF FIELD SURVEY: SEPTEMBER 2026

5. THIS SURVEY IS SUBJECT TO ANY EASEMENTS RECORDED OR UNRECORDED, SHOWN OR NOT SHOWN ON THIS PLAT

6. THIS SURVEY WAS DONE WITHOUT THE BENIFIT OF A TITLE SEARCH

7. PROPERTY ZONED A-1 RURAL SETBACKS ARE AS FOLLOWS: FRONT-30' SIDE-10' REAR-10'

~LEGAL DESCRIPTION~

A FRACTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 3 WEST, LAFAYETTE COUNTY, MISSISSIPPI AND BEING DESCRIBED IN MORE DETAIL AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" PIPE LOCATED AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE SOUTH 0 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 2484.96 FEET TO AN EXISTING 1/2" REBAR (N:1810322.33 E:780300.82) ON THE WEST RIGHT OF WAY OF COUNTY ROAD 115 MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID RIGHT OF WAY SOUTH 10 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 152.09 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 51 MINUTES 55 SECONDS WEST A DISTANCE OF 150.66 FEET TO AN EXISTING 1/2" REBAR WITH E&B CAP; THENCE NORTH 10 DEGREES 21 MINUTES 01 SECONDS EAST A DISTANCE OF 150.00 FEET TO AN EXISTING 1/2" PIPE; THENCE SOUTH 89 DEGREES 41 MINUTES 31 SECONDS EAST A DISTANCE OF 150.35 FEET TO THE 1/2" REBAR MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION.

THIS PROPERTY CONTAINS 0.52 ACRES, MORE OR LESS, ALL BEARINGS ARE GRID BEARINGS AS DETERMINED BY GPS OBSERVATIONS.

NMS
662-816-1285

PLAT OF SURVEY FOR 41 COUNTY ROAD 115

0.52 ACRES

NE 1/4 OF SEC. 16, T-7-S, R-3-W,
LAFAYETTE COUNTY, MISSISSIPPI

PAGE NO.

1.0

A. The property has existing access to CR 115.

B. The property has an existing parking area.

C. Trash and refuse will be stored in appropriate containers and removal on a regular basis.

D. Northeast power provides electricity for that area, water is with Hurricane Creek water association.

E. Existing fencing and/or natural screening will be maintained where applicable.

F. The proposed use will utilize the existing building and developed site.

G. The property was previously operated as a commercial convenience store under a conditional use exception and has been vacant for approximately 9 years. The proposed use will allow the building to be returned to a productive business. The use will be conducted in a manner that will not create unreasonable impact from traffic, noise, lighting or other activities.

13. Public Hearing on the James and Candace Stewart request for Conditional Use on Lafayette County Parcels 206-24-018.00 and 206-24-020.00, 95 CR 431. (Tristan Riddell)
14. Consider the Planning Commission recommendation to approve the James and Candace Stewart request for Conditional Use on Lafayette County Parcels 206-24-018.00 and 206-24-020.00, 95 CR 431. (Tristan Riddell)

Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Board of Supervisors
From: Tristan Riddell, Planner
Meeting Date: November 16, 2026
Case: 26-114

Applicant: James and Candace Stewart
Request: Conditional Use – Light Industrial (I-1) in Rural (A-1)

Location: 95 CR 431
Parcel Number(s): 206-24-018.00 and 206-24-020.00
PPIN: 11661 and 11663

Existing Zoning District: Agricultural (A-2)
Adjacent Zoning Districts: All – Agricultural (A-2)

Background

James and Candace Stewart request conditional use to operate The Sipp Collision auto-body shop at 95 CR 431. The Sipp Collision has been in operation at the site since 2023. The conditional use authorization would bring the use into compliance with the Lafayette County Zoning Ordinance (LCZO).

If the conditional use permit is granted, the applicant will be required to receive approval of a preliminary/final site plan for the proposed use.

Conditional Use Permit

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, LCZO):

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
The property is accessed directly from CR 431. Emergency access considerations will be considered during Site Plan review.

B. Off-street parking and loading areas.
Off-street parking will comply with LCLDSR and will be approved at the time of Site Plan review.

C. Refuse and service areas.
The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.
Water will be provided by the Lafayette Springs Water Association. There is an existing on-site wastewater system approved through the Mississippi Department of Health.

E. Screening and buffering with reference to type, dimensions, and character.
Buffer and screening requirements shall be in accordance with the LCZO and considered at time of Site Plan review.

F. Required yards and other open space.
Setbacks will comply with the Lafayette County Zoning Ordinance.

G. General compatibility with adjacent properties and other property in the district.
The property has been conducting the auto collision business for a number of years with little to no complaints from adjacent landowners or other property owners in the general area. Compliance with buffer and screening requirements will further alleviate any incompatibility issues. The applicant has also coordinated with Lafayette County on cleaning up the property by removing a vacant mobile home and fifth-wheel trailer and ensuring that vehicles being worked on are moved to the back end of the property.

H. Any other provisions deemed applicable by the Board of Supervisors.

Public Notice/Public Comments
Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of the public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail.

To date, Planning Staff has not received any written public comment. There were no public comments provided during the Planning Commission public hearing.

Planning Staff Recommendation
Planning Staff recommends approval of the conditional use subject to the following conditions:

1. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless a Certificate of Completion or Certificate of Occupancy has been issued by the Lafayette County Development Services Department. If the conditional use expires, a proponent will need to reinitiate the conditional use process in accordance with the Lafayette County Zoning Ordinance.
2. Inoperable vehicles, that are not being worked on shall be stored out of sight from the roadway on the back half of the property.

3. The U-Haul Business shall be authorized as a related business activity under this conditional use with the following requirement: On-site storage of U-Haul equipment shall be limited to 3 to 4 rental vehicles along the property frontage with CR 431, all other U-Haul rental equipment shall be stored out of sight from the roadway on the back half of the property. Lafayette County reserves the right to have the U-Haul business removed from the property for failure to comply with this condition.

Planning Commission Recommendation

The Planning Commission voted unanimously (4-0) to approve the conditional use subject to the conditions recommended by Planning Staff.

Enc.:

1. Application Materials

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: James & Candace Stewart (The Sipp Collision)

Property Address: 95 County Road 431 Oxford, MS 38655

Phone Number: 662 550-9796 Email Address: thesippcollision@yahoo.com

Current Zoning District: A2

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES (NO)

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE? YES (NO) (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: *(Section 2405.01- Zoning Ordinance)*

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **B.** Off-street parking and loading areas. **C.** Refuse and service areas. **D.** Utilities, with reference to locations, availability, and compatibility. **E.** Screening and buffering with reference to type, dimensions, and character. **F.** Required yards and other open space. **G.** General compatibility with adjacent properties and other property in the district. **H.** Any other provisions deemed applicable by the Board of Supervisors.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for conditional use.

Candace Stewart — *Signature*

8/6/2026 — *Date*

APPENDIX 1B

APPLICATION FOR SITE PLAN APPROVAL PRELIMINARY AND OR FINAL
for
CONDOMINIUM, APARTMENT, COMMERCIAL COMPLEX DEVELOPMENT
LAFAYETTE COUNTY PLANNING COMMISSION

_____Preliminary _____ Final

1. NAME OF DEVELOMENT: The Sipp Collision
   TYPE OF PROJECT: Collision/auto body repair shop

2. LOCATION: The proposed development is located on the FR side of S 1/2 Road and the N 1/2 side of NW 1/4 Road, in Section 24, Township 09, and Range 01.

3. Are there existing structures on the property? Yes
   If so, please list on separate sheet. House + 2 garages

4. Property owner: Mike Lovelace Sr.
   Address: 779 West Pecan St. Grenada, MS
   Telephone: 662-417-1120
   Fax:
   Candace Stewart-Coleman
   95 CR 431 Oxford, MS
   662-417-3196

5. Developer:
   Address:
   Telephone:
   Fax:

6. Engineer/Surveyor:
   Address:
   Telephone:
   Fax:

7. Gross Acreage	8. Number of Lots or Units	9. Average Frontage
6 10	— —	_____

10. Are Community or Public Sewers Provided? Yes ___ No ✓
    By Whom: _____

11. Is Community or Public Water Provided? Yes ✓ No ___
    By Whom: Lafayette Springs Water

12. Fee: $150 + $5 per unit = $ _____
    Construction Inspection Fees per Article VII, Section = $ _____

Signature of Owner, Developer, Agent, or Engineer:

Candace Stewart
(Signature)

Candace Stewart
(Printed)

8/6/2026
(Date)

Lafayette County Planning Commission

RE: Request for Conditional Use – The Sipp Collision
Property: 95 County Road 431, Oxford, Mississippi 38655

To Whom It May Concern:

We, James and Candace Stewart, are requesting approval for a conditional use of the property located at 95 County Road 431, Oxford, Mississippi 38655, currently zoned A-2, for the operation of **The Sipp Collision**, an automotive collision and body repair business.

The Sipp Collision is a small, locally operated collision repair business. The property will be used for automotive collision repair and related business activities. Customers' and employees' vehicles will have designated areas for parking, and vehicles awaiting or undergoing repairs will be maintained in an orderly manner on the property.

We intend to operate the business in a way that is compatible with the surrounding area. We will maintain safe access to and from County Road 431, provide appropriate parking, properly dispose of business waste, maintain the property, and comply with applicable Lafayette County requirements regarding screening, setbacks, utilities, and other conditions established by the Planning Commission or Board of Supervisors.

We respectfully request that the Lafayette County Planning Commission approve the conditional use for The Sipp Collision at this property.

Thank you for your consideration.

James Stewart & Candace Stewart
The Sipp Collision
95 County Road 431
Oxford, MS 38655

Delta Computer Systems, Inc.

Property Link

LAFAYETTE COUNTY, MS

Current Date **8/27/2026**

Tax Year 2025

Records Last Updated **8/26/2026**

PROPERTY DETAIL

OWNER COLEMAN CANDACE
95 CR 431

OXFORD MS 38655

ACRES : 6.10
LAND VALUE : 19730
IMPROVEMENTS : 36640
TOTAL VALUE: 56370
ASSESSED : 5637

PARCEL 206 -24-018.00
ADDRESS 95 CR 431

TAX INFORMATION

YEAR 2025	TAX DUE	PAID	BALANCE
COUNTY	100.46	100.46	0.00
CITY	0.00	0.00	0.00
SCHOOL	263.68	263.68	0.00
PENALTY & OTHER	1.82	1.82	0.00
TOTAL	365.96	365.96	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 3 / 11 / 2026

MISCELLANEOUS INFORMATION

EXEMPT CODE	
HOMESTEAD CODE	REG
TAX DISTRICT	1030
PPIN	011661
SECTION	24
TOWNSHIP	09
RANGE	01

LEGAL FR S1/2 N1/2 NW1/4
B P 201009101 11/22/2010

Book **Page** 201009101

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	Sold To	Redeemed Date/By
	NO TAX SALES FOUND	

View Appraisal Record

Back

Delta Computer Systems, Inc.

Property Appraisal Link

LAFAYETTE COUNTY, MS

Current Date **8/27/2026**

Tax Year **2025**

APPRAISAL INQUIRY

PARCEL 206 -24-018.00
PPIN 011661
OWNER NAME
OWNER ADDRESS

PROPERTY ADDRESS
PROPERTY IS VACANT (Y/N) N
FIELD WORK BY **DATE:** / /
CLASSED BY **DATE:** / /
REVIEWED BY **DATE:** / /
REALTOR CODE

ALT PARCEL NUMBER 133 -24-013-
SKETCH 1
COLEMAN CANDACE
95 CR 431
OXFORD MS38655
95 CR 431

LEGAL DESCRIPTION

1 FR S1/2 N1/2 NW1/4
Section 24 **Township** 09 **Range** 01
Book 2007 **Page** 2646 **Type** WD **Date** 3/20/2007
Book 336 **Page** 288 **Type Date** 8/ 9/1978

LOT INFORMATION

LOT CODE **LOT SIZE** **LOT VALUE** 1500

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
OVER	1.00		1500.00	99	1.00	1.00	HOMESITE	1500.00	1500	1

ACRE INFORMATION

ACRES	TYPE	QUAL CLASS	PRICE CODE	UNCULTIVATED CODE	PRICE	ADJ. %	DESCRIPTION	APPRAISED	MARKET
1.00	H	1	M	C	8500.00	1.00		8500	8500
1.00	2	1	M	C	2725.00	.70	-30% TOPO	1910	1908
1.00	A	1	M	U	2725.00	.70	" "	1910	1908
3.10	B	1	M	U	2725.00	.70	" "	5910	5913

ACREAGE VALUE 18230 **OVERALL VALUE** 19730
LAND USE CODE CLASS 1 1410 MOBILE HOMES (SINGLE TRA
LAND USE CODE CLASS 2

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
001	009M	MOBILE HOME - MULTI-WIDE	30500	Y
002	A13	OPEN PORCH	3470	Y
003	006	UTILITY	1920	Y
004	A07	LOW COST CARPORT	750	Y

DOCUMENTS

LAND USE PERMISSION LETTER

Date: August 5, 2026

To Whom It May Concern:

I, **Mike Lovelace Sr.**, am the owner of the property on which **The Sipp Collision** operates.

This letter serves as my official authorization granting **James Stewart** and **Candace Stewart** permission to use my property to operate their business, **The Sipp Collision.** They have my full consent to conduct their automotive collision repair business on this property.

This permission includes the use of the property for normal business operations, including customer access, vehicle storage, repairs, parking, equipment, and any other activities reasonably associated with the operation of Sipp Collision.

This authorization is made voluntarily and remains in effect until revoked in writing by me.

If additional information or verification is needed, I am available to provide it upon request.

Sincerely,

Mike Lovelace Sr.
Mike Lovelace Sr.

Signature
Mike Lovelace Sr

Date
8/6/26

Phone Number
1-662-417-1120


95 Co Rd 431
101

15. Public Hearing on the Wesball Properties, LLC request for Conditional Use on Lafayette County Parcels 185Y-21-017.00 and 185Y-21-016.02, South of Franklin Farms Subdivision. (Tristan Riddell)
16. Consider the Planning Commission recommendation to approve the Wesball Properties, LLC request for Conditional Use on Lafayette County Parcels 185Y-21-017.00 and 185Y-21-016.02, South of Franklin Farms Subdivision. (Tristan Riddell)

Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Board of Supervisors
From: Tristan Riddell, Planner
Meeting Date: November 16, 2026
Case: 26-420 and 26-421

Applicant: Wesball Properties, LLC
Request: Conditional Use – Subdivision in Rural District (A-1)

Location:
Parcel Number(s): 185Y-21-017.00 and 185Y-21-016.02
PPIN: 24687 and 45180

Existing Zoning District: Rural (A-1) and Residential Low Density (R-1)
Adjacent Zoning Districts:
North: Residential Medium Density (R-2)
South: Rural (A-1)
East: Residential Low Density (R-1) and Rural (A-1)
West: Residential Low Density (R-1)

Background
Wesball Properties, LLC requests conditional use to allow single-family residential subdivision. The subdivision, Yocona Springs, would total twenty-two (22) lots ranging in size from 0.33 to 0.55 acres on 11.43 acres currently zoned Rural (A-1). Access will be an extension from a stub-out off Franklin Street within the Franklin Farms Subdivision.

The applicant is also asking for a variance from the Lafayette County Land Development Standards and Regulations (LCLDSR), Article IV, Section 1.C., which requires a minimum right-of-way width of fifty (50) feet.

The Planning Commission originally heard this request during its May 2026 regularly scheduled meeting. The Planning Commission recommended denial of the conditional use request due to the applicant's need to obtain variances from cul-de-sac length and minimum right-of-way width. The applicant obtained additional right-of-way along the entry point and proposed an emergency access point along the cul-de-sac and presented the revised request at the August 3, 2026 Board of Supervisors meeting. The Board of Supervisors motioned to have the project sent back to Planning Commission for review based on the updated design.

The applicant proposes to use City of Oxford water and sewer. The LCLDSR requires that subdivisions hooking up to City of Oxford utilities and located within one mile of the city limits must comply with City of Oxford subdivision plat requirements. If the conditional use is granted the applicant will be required to receive approval of the preliminary subdivision plat

from the City of Oxford prior to Lafayette County completing review.

1. **Variance – Lafayette County Land Development Standards and Regulations – Article IV, Section 1.C.**

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 LCLDSR give decision making authority on variance requests to the Planning Commission.

The developer requests a variance from Article IV, Section 1.C., LCLDSR, which sets minimum right-of-way widths for new access roads. In this instance the subject property is proposing to continue access from a previously constructed stub-road within the Franklin Farms Subdivision. The stub-road was platted within a thirty (30) foot right-of-way. Minimum right-of-way for local streets is set at fifty (50) feet.

The applicant has obtained an additional ten (10) feet of right of way along the stub-out section of roadway, thus reaching a total right-of-way width of forty (40) feet. Although still under the requirement, Planning Staff finds that the variance is acceptable as it is an unreasonable hardship on the applicant considering the County accepted the original thirty (30) foot right-of-way on what was clearly a future access point.

Planning Staff Recommendation
Planning Staff recommended approval of the variance request.

Planning Commission Recommendation
The Planning Commission voted (3-1) to approve the variance request.

2. **Conditional Use**

Conditional Use Permits shall only be granted if adequate provision and arrangement has been made concerning the following (Article XXI, Section 2105, Lafayette County Zoning Ordinance (LCZO):

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
The property is accessed through the Franklin Farms Subdivision off Franklin Street. The proposed new roadway will be required to meet or exceed Lafayette County Land Development Standards and Regulations. An emergency access is shown on the preliminary subdivision design and will provide for adequate emergency access in case of fire or catastrophe.

B. Off-street parking and loading areas.
Off-street parking will comply with LCLDSR and will be reviewed and approved at the time of Preliminary Plat review.

C. Refuse and service areas.
The property will be served by the Lafayette County Solid Waste Department.

D. Utilities, with reference to locations, availability, and compatibility.
Water and sewer will be provided by the City of Oxford.

E. Screening and buffering with reference to type, dimensions, and character.
Buffer and Screening Requirements will be determined during Preliminary Plat review and be in accordance with the LCZO standards.

F. Required yards and other open space.
Yards and open space will, at a minimum, comply with the LCSO.

G. General compatibility with adjacent properties and other property in the district.
The property is surrounded by existing residential subdivisions of similar density to that which is proposed. The future subdivision would be compatible with adjacent properties and other property in the district.

H. Any other provisions deemed applicable by the Board of Supervisors.

Public Notice/Public Comments
Conditional use requests shall be heard at a properly notified public hearing (Article XXI, Section 2105.03, LCZO). Notice of this public hearing was posted on the subject property and printed in the Northeast Mississippi Daily Journal.

Adjacent landowners were properly notified by certified mail.

A public comment regarding the project was submitted via email and is enclosed for consideration.

Planning Staff Recommendation
Planning Staff recommends approval of the conditional use request subject to the following condition:

1. The conditional use permit shall expire eighteen (18) months from the date of approval by the Board of Supervisors unless the preliminary plat review process under the Lafayette County Land Development Standards and Regulations has been initiated.

Planning Commission Recommendation
The Planning Commission voted unanimously (4-0) to approve the conditional use subject to the condition recommended by Planning Staff.

Enc.:
1. Application Materials
2. Public Comment

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: WESBALL PROPERTIES

Property Address: FRANKLIN FARMS FRANKLIN STREET

Phone Number: 662-769-2259 Email Address: wesley.ball@fmc.com

Current Zoning District: A-1 RURAL

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES (NO)

(If YES, please attach a copy of restrictive covenants)

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE? YES (NO) (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

1. Letter stating reason for conditional use
2. Copy of the written legal description
3. Site plan of property

Requirements for Granting a Conditional Use Permit: *(Section 2405.01- Zoning Ordinance)*

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe. **B.** Off-street parking and loading areas. **C.** Refuse and service areas. **D.** Utilities, with reference to locations, availability, and compatibility. **E.** Screening and buffering with reference to type, dimensions, and character. **F.** Required yards and other open space. **G.** General compatibility with adjacent properties and other property in the district. **H.** Any other provisions deemed applicable by the Board of Supervisors.

Applicant shall be present at the Planning Commission meeting. Documents shall be submitted thirty (30) days prior to the Planning Commission meeting. **Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

By signing this application, it is understood that permission is given to the Zoning Administrator to have a sign erected on subject property, given notice to the public that said property is being considered for conditional use.

Jeffy W. Ullin

Signature

08/17/2026

Date

September 25, 2026

Mr. Tristan Riddell, Director
Lafayette County Development Services
300 North Lamar Boulevard
Oxford, MS 38655

Re: Entrance ROW Width Variance Narrative
Yocona Springs Subdivision
Lafayette County, Mississippi

Mr. Riddell,

On behalf of Wesball Properties, LLC. respectfully submits this written request for a variance under Article VII, Section 2 of the Lafayette County Land Development Standards and Regulations (Revision 2018-1). This request accompanies the Conditional Use Permit and Preliminary Site Plan/Subdivision Play for Yocona Springs Subdivision.

Nature of the Request

Article IV, Section 1, Paragraph C requires a minimum right-of-way width of 50 feet. We request a 20 feet variance to allow a right-of-way width of 30 feet along the entrance segment of proposed development. This segment runs from its connection with Franklin Street for approximately 105 feet to just past an existing 1 story metal building. At that point the right-of-way immediately widens to the full 50 feet standard and remains at that standard throughout the rest of the development. No other deviation from the street design standards is requested.

Existing Condition

The property's only available connection to Franklin Street is through an existing 30 foot right-of-way as shown on the official plat of Franklin Farms Subdivision. This right-of-way is bounded on both sides by parcels owned by others. The Developer does not own or control the land that would be needed to widen it. The restricted width is an existing condition of record that predates this development and was not created by the Developer.

Extraordinary Hardship

Strict compliance with the 50 foot requirement at the entrance would require land the Developer cannot obtain. Because this is the property's only practical access to a public road, strict compliance would effectively prevent development of a property that is otherwise suitable and properly zoned for the proposed use. The hardship comes from the physical and legal limits of the existing right-of-way. It does not come from design preference, convenience, or cost savings.

Intent and Purpose of the Regulations Are Maintained

Article I, Section 2 states that the regulations exist in part to provide adequate space for traffic, utilities, and firefighting apparatus. The requested variance preserves each of these purposes.

1) *Roadway:* The full typical section required by Article V, Section 3 will be built through the restricted segment, with no reduction in pavement width or pavement structure.
2) *Emergency access:* Fire apparatus, ambulances, and school buses will have the same travel width here as everywhere else in the development.
3) *Drainage:* Curb and gutter with enclosed storm drainage will be used through the restricted segment. Stormwater will be conveyed without adverse impact to adjoining property.
4) *Utilities:* All applicable utilities will be placed within the available right-of-way.
5) *Geometry and sight distance:* The entrance intersection will meet the minimum sight distance and the intersection angle requirement as well.

Granting this variance allows reasonable use of a properly zoned property while delivering a roadway built to full County construction standards. The public interest is secured because residents, emergency responders, and County maintenance crews get a standard road section. The only difference is a narrower strip of land behind the curb for a limited distance. Without approval this property will be without viable access.

We respectfully request that the Planning Commission approve this variance. Please contact me at if you have any concerns or need any additional information.

Thank you,

Jeffery W. Williams, PE/PLS
Consulting Engineer

CONSTRUCTION PLANS FOR:

YOCONA SPRINGS SUBDIVISION

Lafayette County, Mississippi



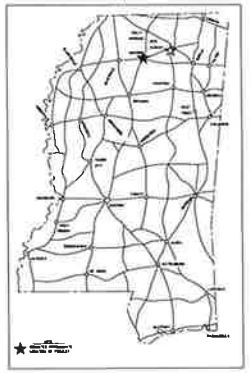
VICINITY MAP

NOTE
★ INDICATES APPROXIMATE LOCATION OF PROJECT

INDEX OF DRAWINGS

Sheet #	Sheet Name
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C2.1	CONNECTIVITY PLAN
C3.0	UTILITY LAYOUT
C3.1	WATER PLAN
C3.2	STORM SEWER PLAN
C3.3	SEWER PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C10.0/10.1	SITE DETAILS
C10.2	WATER DETAILS
C10.3	SEWER DETAILS
C10.4	STORM DRAIN DETAILS
C10.5	EROSION CONTROL DETAILS

LOCATION MAP



WILLIAMS ENGINEERING CONSULTANTS, INC.

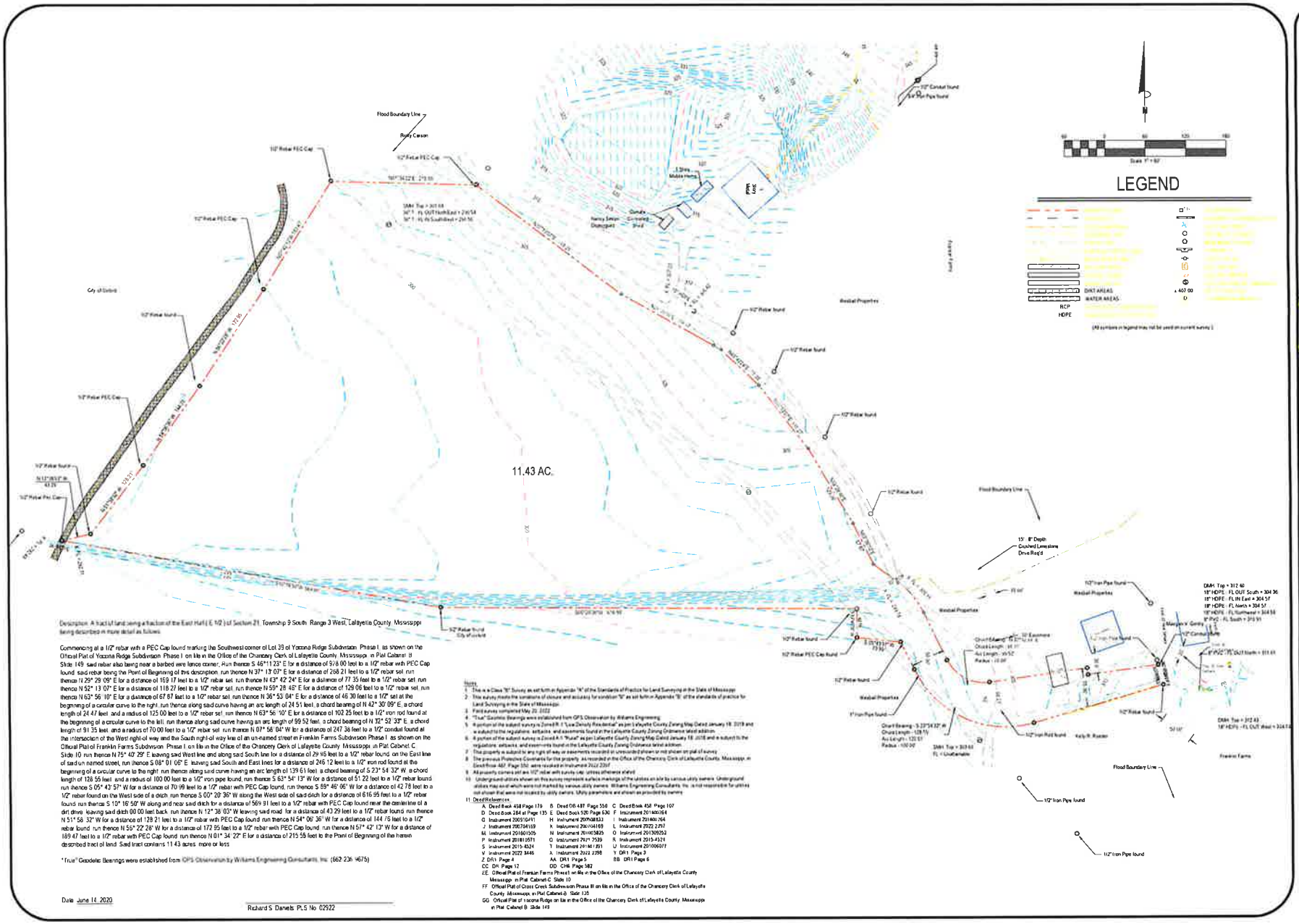
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Pudgelown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale: N.T.S.
Date: 09/17/2025
File: 58-26439 (Yocona Regn. SUB Design Docs in Engr Design dwg)
Proj No: 58-26439
Drawn By: JWW
Checked By: JWW

Sheet Title: Cover

Sheet No: C 0.0



Description: A tract of land being a fraction of the East Half (E 1/2) of Section 21, Township 9 South, Range 3 West, Lafayette County, Mississippi being described in more detail as follows:

Commencing at a 1/2" rebar with a PEC Cap found marking the Southwest corner of Lot 39 of Yocona Ridge Subdivision, Phase I, as shown on the Official Plat of Yocona Ridge Subdivision, Phase I, on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet B, Slide 149; said rebar also being near a barbed wire fence corner; run thence S 46°11'23" E for a distance of 978.00 feet to a 1/2" rebar with PEC Cap found; said rebar being the Point of Beginning of this description; run thence N 37° 13' 07" E for a distance of 268.21 feet to a 1/2" rebar set; run thence N 29° 29' 09" E for a distance of 169.17 feet to a 1/2" rebar set; run thence N 43° 42' 24" E for a distance of 77.35 feet to a 1/2" rebar set; run thence N 52° 13' 07" E for a distance of 118.27 feet to a 1/2" rebar set; run thence N 59° 28' 46" E for a distance of 129.06 feet to a 1/2" rebar set; run thence N 63° 56' 10" E for a distance of 67.87 feet to a 1/2" rebar set; run thence N 36° 53' 04" E for a distance of 46.30 feet to a 1/2" set at the beginning of a circular curve to the right; run thence along said curve having an arc length of 24.51 feet, a chord bearing of N 42° 30' 09" E, a chord length of 24.47 feet, and a radius of 125.00 feet to a 1/2" rebar set; run thence N 63° 56' 10" E for a distance of 102.25 feet to a 1/2" iron rod found at the beginning of a circular curve to the left; run thence along said curve having an arc length of 99.52 feet, a chord bearing of N 32° 53' 33" E, a chord length of 91.35 feet, and a radius of 70.00 feet to a 1/2" rebar set; run thence N 01° 56' 04" W for a distance of 247.36 feet to a 1/2" conduit found at the intersection of the West right-of-way and the South right-of-way line of an un-named street in Franklin Farms Subdivision, Phase I, as shown on the Official Plat of Franklin Farms Subdivision, Phase I, on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet C, Slide 10; run thence N 75° 40' 29" E leaving said West line and along said South line for a distance of 29.95 feet to a 1/2" rebar found on the East line of said un-named street; run thence S 08° 01' 06" E leaving said South and East lines for a distance of 246.12 feet to a 1/2" iron rod found at the beginning of a circular curve to the right; run thence along said curve having an arc length of 139.61 feet, a chord bearing of S 23° 54' 32" W, a chord length of 126.55 feet, and a radius of 100.00 feet to a 1/2" iron pipe found; run thence S 63° 54' 13" W for a distance of 51.22 feet to a 1/2" rebar found; run thence S 05° 43' 57" W for a distance of 70.99 feet to a 1/2" rebar with PEC Cap found; run thence S 89° 46' 06" W for a distance of 42.78 feet to a 1/2" rebar found on the West side of a ditch; run thence S 00° 20' 36" W along the West side of said ditch for a distance of 616.95 feet to a 1/2" rebar found; run thence S 10° 16' 50" W along and near said ditch for a distance of 569.91 feet to a 1/2" rebar with PEC Cap found near the centerline of a dirt drive; leaving said ditch 00.00 feet back; run thence N 12° 36' 03" W leaving said road for a distance of 43.29 feet to a 1/2" rebar found; run thence N 51° 58' 32" W for a distance of 128.21 feet to a 1/2" rebar with PEC Cap found; run thence N 54° 06' 36" W for a distance of 144.75 feet to a 1/2" rebar found; run thence N 56° 22' 28" W for a distance of 172.95 feet to a 1/2" rebar with PEC Cap found; run thence N 57° 42' 13" W for a distance of 189.47 feet to a 1/2" rebar with PEC Cap found; run thence N 01° 34' 22" E for a distance of 215.55 feet to the Point of Beginning of the herein described tract of land. Said tract contains 11.43 acres, more or less.

True Geodetic Bearings were established from GPS Observation by Williams Engineering Consultants, Inc. (662.236.9675)

Notes:
1. This is a Class "B" Survey, as set forth in Appendix "A" of the Standards of Practice for Land Surveying in the State of Mississippi.
2. This survey meets the conditions of closure and accuracy for condition "B" as set forth in Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
3. Field survey completed May 20, 2022.
4. "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
5. A portion of the subject survey is Zoned R-1 "Low Density Residential" as per Lafayette County Zoning Map Dated January 18, 2019 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest addition.
6. A portion of the subject survey is Zoned A-1 "Rural" as per Lafayette County Zoning Map Dated January 18, 2019 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest addition.
7. This property is subject to any right of way or easements recorded or unrecorded shown or not shown on plat of survey.
8. The previous Protective Covenants for this property, as recorded in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Deed Book 467, Page 350, were revoked in Instrument 2022 2397.
9. All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
10. Underground utilities shown on this survey represent surface markings of the utilities on site by various utility owners. Underground utilities may exist which were not marked by various utility owners. Williams Engineering Consultants, Inc. is not responsible for utilities not shown that were not located by utility owners. Utility parameters are shown as provided by owners.

11. Deed References:
A. Deed Book 458 Page 179
B. Deed OR 487 Page 550
C. Deed Book 458 Page 107
D. Deed Book 284 at Page 135
E. Deed Book 520 Page 630
F. Instrument 20160064
G. Instrument 20030491
H. Instrument 20080833
I. Instrument 20160764
J. Instrument 20070469
K. Instrument 20070469
L. Instrument 2022 2297
M. Instrument 20160505
N. Instrument 20160825
O. Instrument 20130252
P. Instrument 20181 0571
Q. Instrument 2021 7539
R. Instrument 2013-4524
S. Instrument 2015-4524
T. Instrument 20160 251
U. Instrument 20100607
V. Instrument 2022 3446
X. Instrument 2022 2298
Y. DR1 Page 3
Z. DR1 Page 4
AA. DR1 Page 5
BB. DR1 Page 6
CC. DR Page 12
DD. CHB Page 582
EE. Official Plat of Franklin Farms Phase I, on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet C, Slide 10
FF. Official Plat of Cross Creek Subdivision Phase III on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet B, Slide 135
GG. Official Plat of Yocona Ridge on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet B, Slide 149

Date: June 14, 2020

Richard S. Daniels, PLS No. 02922

WILLIAMS ENGINEERING CONSULTANTS, INC.
Engineering | Surveying | Planning

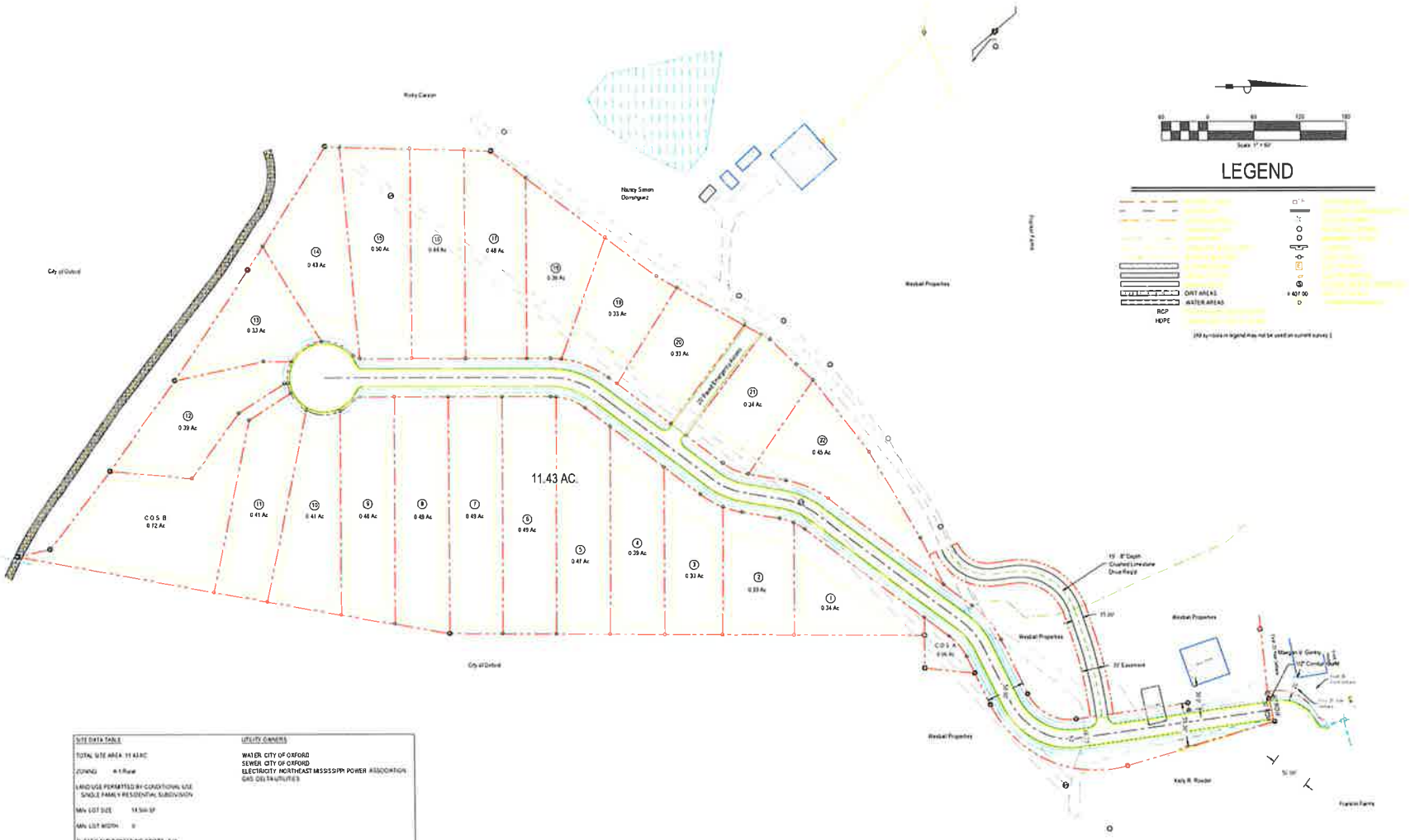
Construction Plans For:
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 60'
Date: 06/17/2025
File: 58.264349 Yocona Ridge - Bulk Design Sewer Map Design.dwg
Proj. No.: 58.264349
Drawn By: JWW
Checked By: JWW

Sheet Title:
Existing Conditions

Sheet No.:
C 1.0



SITE DATA TABLE	UTILITY OWNERS
TOTAL SITE AREA 11.43 AC	WATER CITY OF OXFORD
ZONING R-1 Rural	SEWER CITY OF OXFORD
LAND USE PERMITTED BY CONDITIONAL USE SINGLE FAMILY RESIDENTIAL SUBDIVISION	ELECTRICITY NORTHEAST MISSISSIPPI POWER ASSOCIATION GAS DELTA UTILITIES
MIN LOT SIZE 14,500 SF	
MIN LOT WIDTH 0	
BUFFER AND SCREENING REQ'D. N/A	
DENSITY ALLOWED 2.0 UNITS PER GROSS ACRE DENSITY PROVIDED 1.9 UNITS PER GROSS ACRE	
TOTAL UNITS ON SITE 22	
MINIMUM YARD SETBACK FRONT 30' SIDE 10' REAR 10'	

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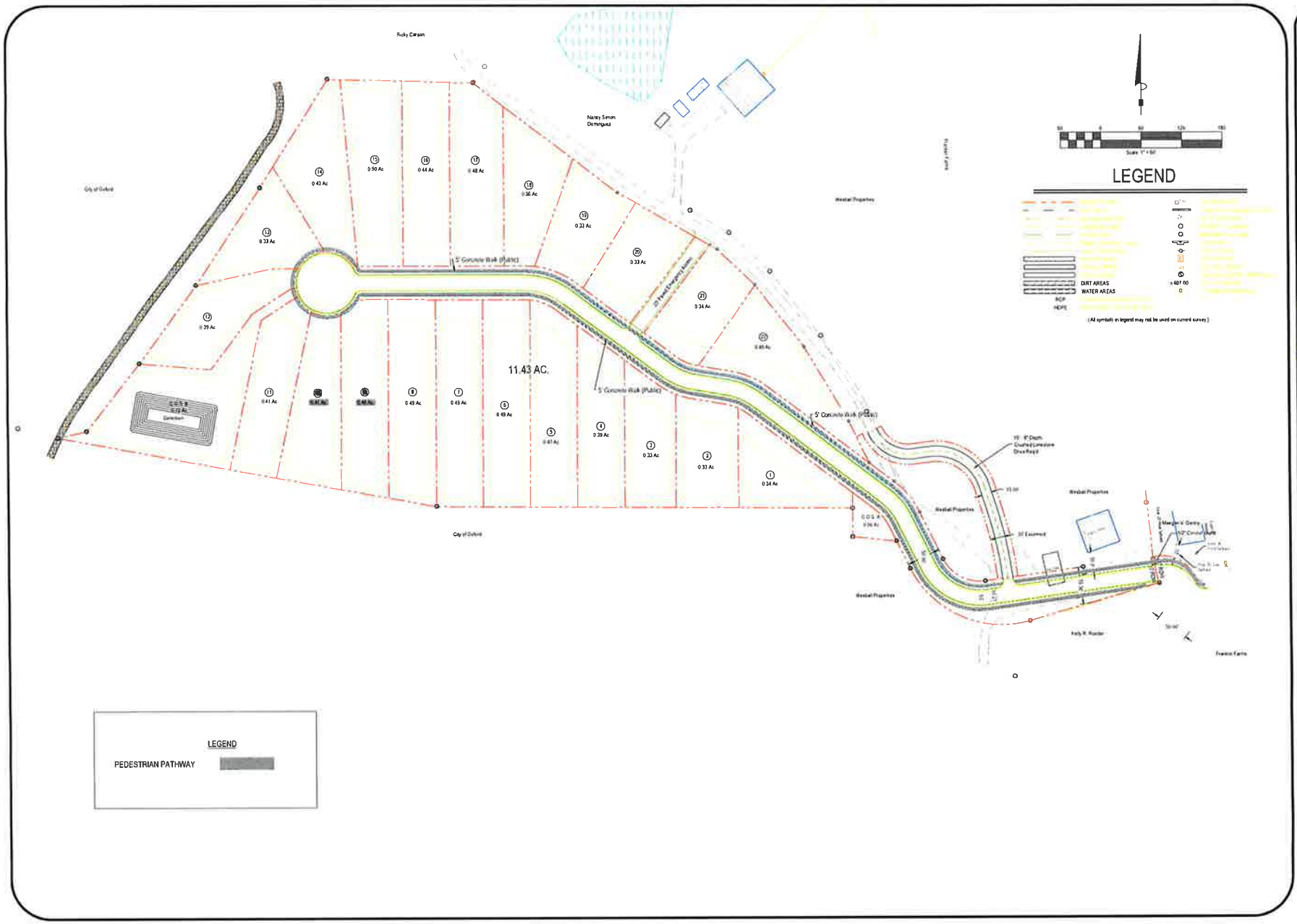
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale	1" = 50'
Date	08/07/2026
File	SB26349 Farms Rpt - Ext Dwg Yocona Map (Proj).dwg
Proj No	SB 26349
Drawn By	JWW
Checked By	JWW

Sheet Title
Site Layout

Sheet No
C 2.0



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Construction Plans For:
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafeyette County, Mississippi

REVISION	DATE

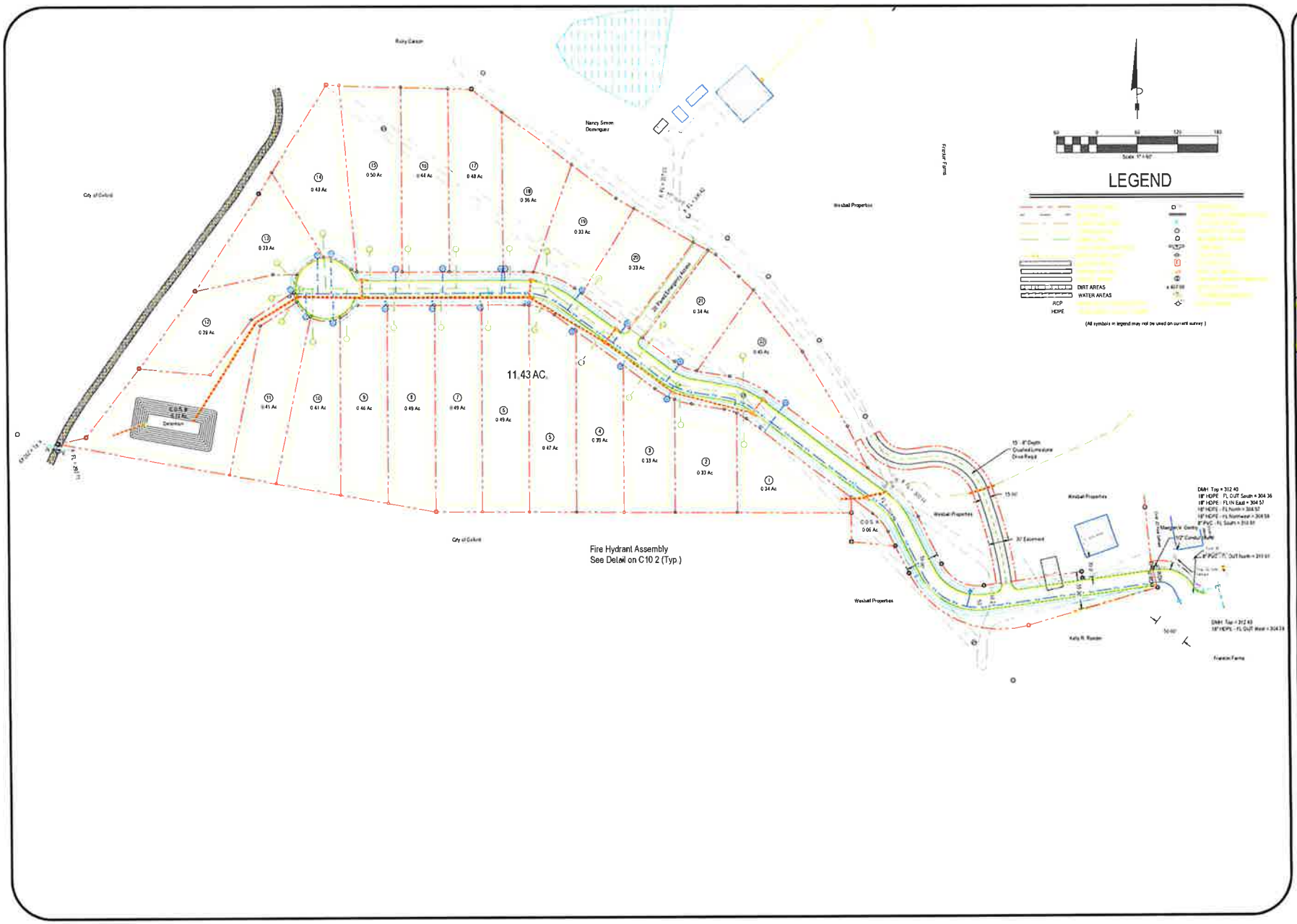
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File	SE-25-043 Yocona Springs Subdivision Sheet Files & Temp Images
Proj No	SE-25-043
Drawn By	JWW
Checked By	JWW

Sheet Title

Connectivity Plan

Sheet No

C 2.1



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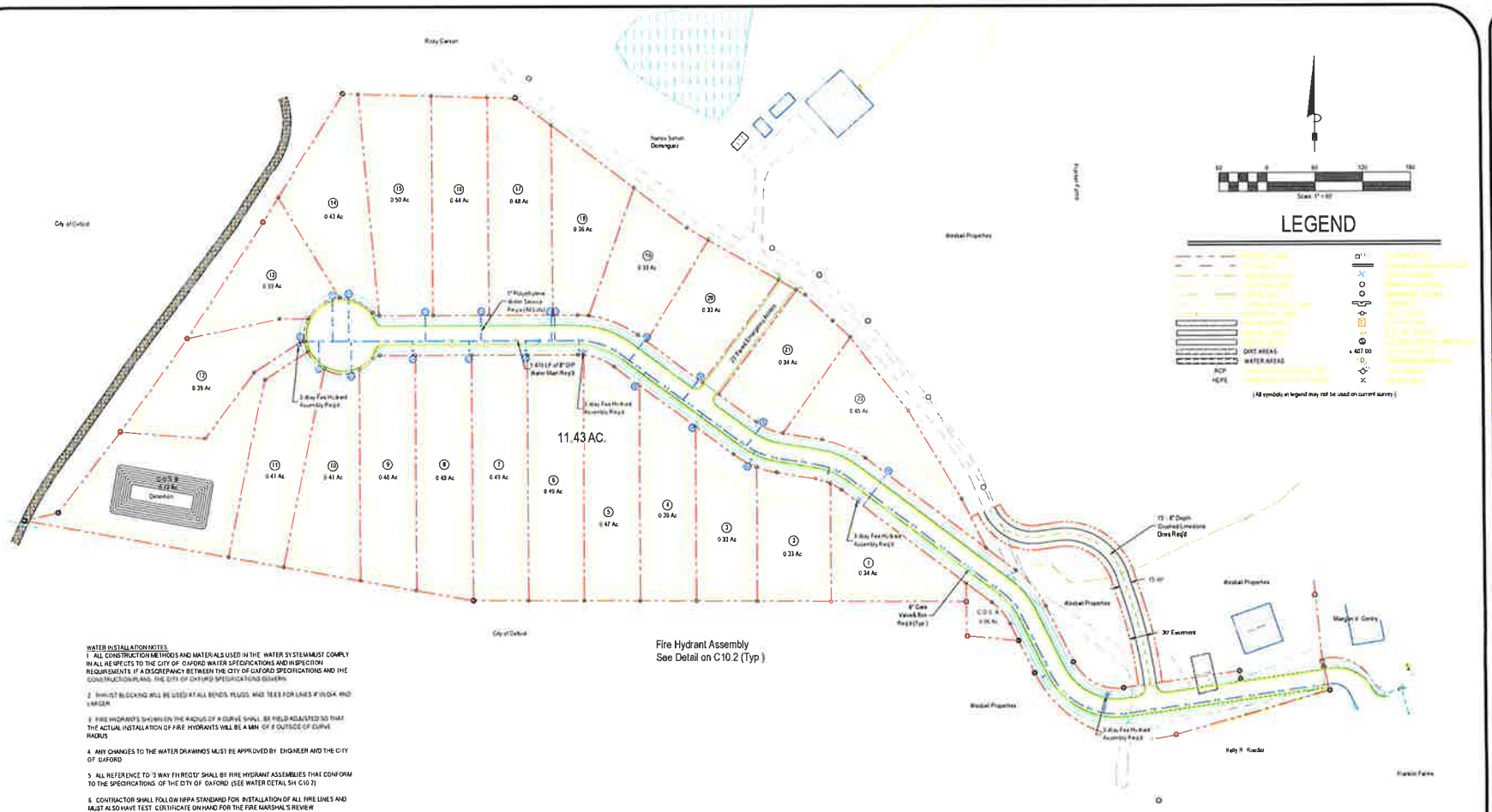
Construction Plans For:
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale	1" = XXX'
Date	08/17/2026
File	SS-26143-Phase Plan - 8.dgn
Proj No	SS-26143-0
Drawn By	JWW
Checked By	JWW

Sheet Title:
Utility Layout

Sheet No:
C 3.0



WATER INSTALLATION NOTES:

1 ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD WATER SPECIFICATIONS AND INSPECTION REQUIREMENTS IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN

2 THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, AND TEES FOR LINES 8" IN DIA AND LARGER

3 FIRE HYDRANTS SHOWN ON THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE A MIN OF 8' OUTSIDE OF CURVE RADIUS

4 ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD

5 ALL REFERENCE TO "3 WAY FH RFQD" SHALL BE FIRE HYDRANT ASSEMBLIES THAT CONFORM TO THE SPECIFICATIONS OF THE CITY OF OXFORD (SEE WATER DETAIL SH C10 2)

6 CONTRACTOR SHALL FOLLOW NFPA STANDARD FOR INSTALLATION OF ALL FIRE LINES AND MUST ALSO HAVE TEST CERTIFICATE ON HAND FOR THE FIRE MARSHAL'S REVIEW

7 THE CONTRACTOR SHALL PERMANENTLY MARK OR PHYSICALLY STAMP CURBS WITH A "W" WHERE WATER SERVICES CROSS THEM MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT AND LETTERS SHALL BE VISIBLE FROM THE CENTERLINE OF STREET

8 ALL WATER SERVICES SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF OXFORD AND SHALL EXTEND TO WITHIN 5' OF THE BUILDING LINE OR IN A POSITION WHERE THE MECHANICAL CONTRACTOR FOR THE BUILDING CAN EASILY CONNECT TO IT ALL TERMINATION POINTS SHALL BE CLEARLY MARKED (SEE WATER DETAILS)

9 METER BOXES MEETING THE CITY OF OXFORD'S REQUIREMENTS SHALL BE PROVIDED FOR EACH BUILDING BY THE DEVELOPER AND INSTALLED TO GRADE

10 WATER MAINS ARE INDICATED ON THE PLANS AS LOCATED BY MISSISSIPPI 811 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL UTILITIES AS NEEDED

11 COORDINATE NUMBER SIZE AND LOCATION OF IRRIGIATION METERS WITH LANDSCAPE DESIGN PLAN

12 LOCATION FOR DOMESTIC AND FIRE PROTECTIONS LINES ARE SHOWN ON PLANS CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS

13 ALL WATER SERVICE LINES SHALL MEET THE SPECIFICATIONS FOR THE CITY OF OXFORD

14 ALL TAPS MADE BY CITY OF OXFORD ARE TO BE PAID FOR BY CONTRACTOR/DEVELOPER

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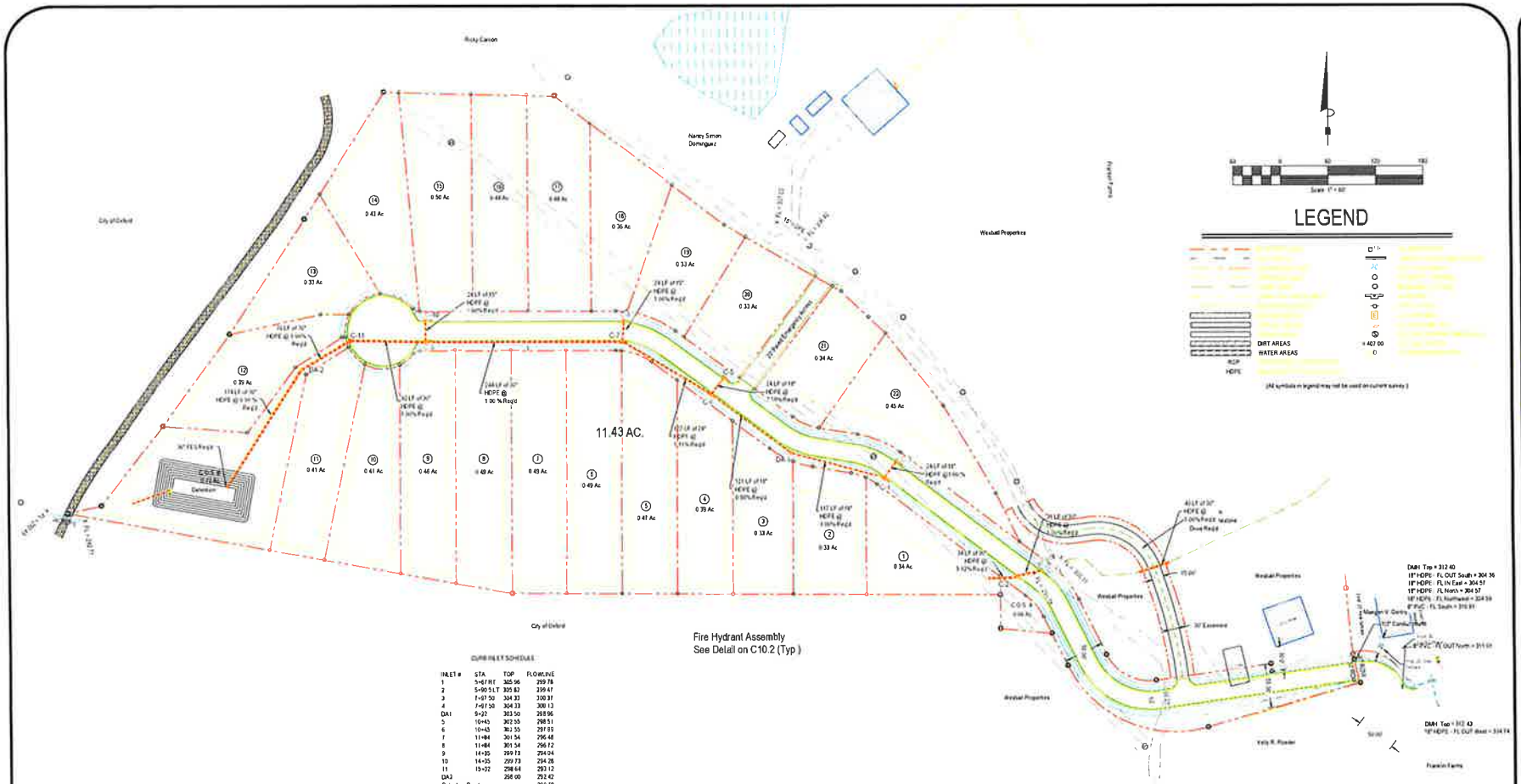
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

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Date	08/17/2026
File	25-263-01 Yocona Springs SUB Design Phase Set (Revised)
Proj No	25-263-01
Drawn By	JWW
Checked By	JWW

Sheet Title
Water Plan

Sheet No.
C 3.1



CURB INLET SCHEDULE

INLET #	STA	TOP	FLOWLINE
1	5+67 RT	305 96	299 78
2	5+90 5 LT	305 82	299 41
3	7+07 50	304 33	298 97
4	7+07 50	304 33	298 13
DA1	9+22	303 50	297 96
5	10+43	302 55	296 51
6	10+43	302 55	297 03
7	11+84	301 54	296 48
8	11+84	301 54	296 72
9	14+35	299 73	294 04
10	14+35	299 73	294 28
11	13+22	298 64	293 12
DA2	258 00		292 42
Detention Pond			293 78

STORM WATER NOTES

1 ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORM WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD SPECIFICATIONS AND INSPECTION REQUIREMENTS IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN

2 ANY CHANGES TO THE STORMWATER WATER DRAINAGE MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD

3 ALL INLETS IN CITY ROW SHALL BE MDOT SS 2 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE LIDS

4 DRAINAGE BASINS IN CITY ROW SHALL BE CAST IN PLACE CONCRETE INLETS OR PRECAST CONCRETE INLETS

5 GRATE INLETS SHALL BE NYLOPLAST B-SIZE OR APPROVED EQUAL SEE MANUFACTURERS SPECIFICATIONS AND DETAILS

6 NO DRAINS WILL BE INSTALLED IN TRUCK DOCK AREAS CONTRACTOR SHALL INSTALL PIPE AS SHOWN, TEMPORARY PLUG PIPE AND MARK FOR FUTURE CONNECTION TIES WILL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN

7 ALL PVC INSTALLED FOR ROOF DRAINS SHALL HAVE A CLEAN OUT AT TERMINI FOR ACCESS AND MAINTENANCE

8 ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE

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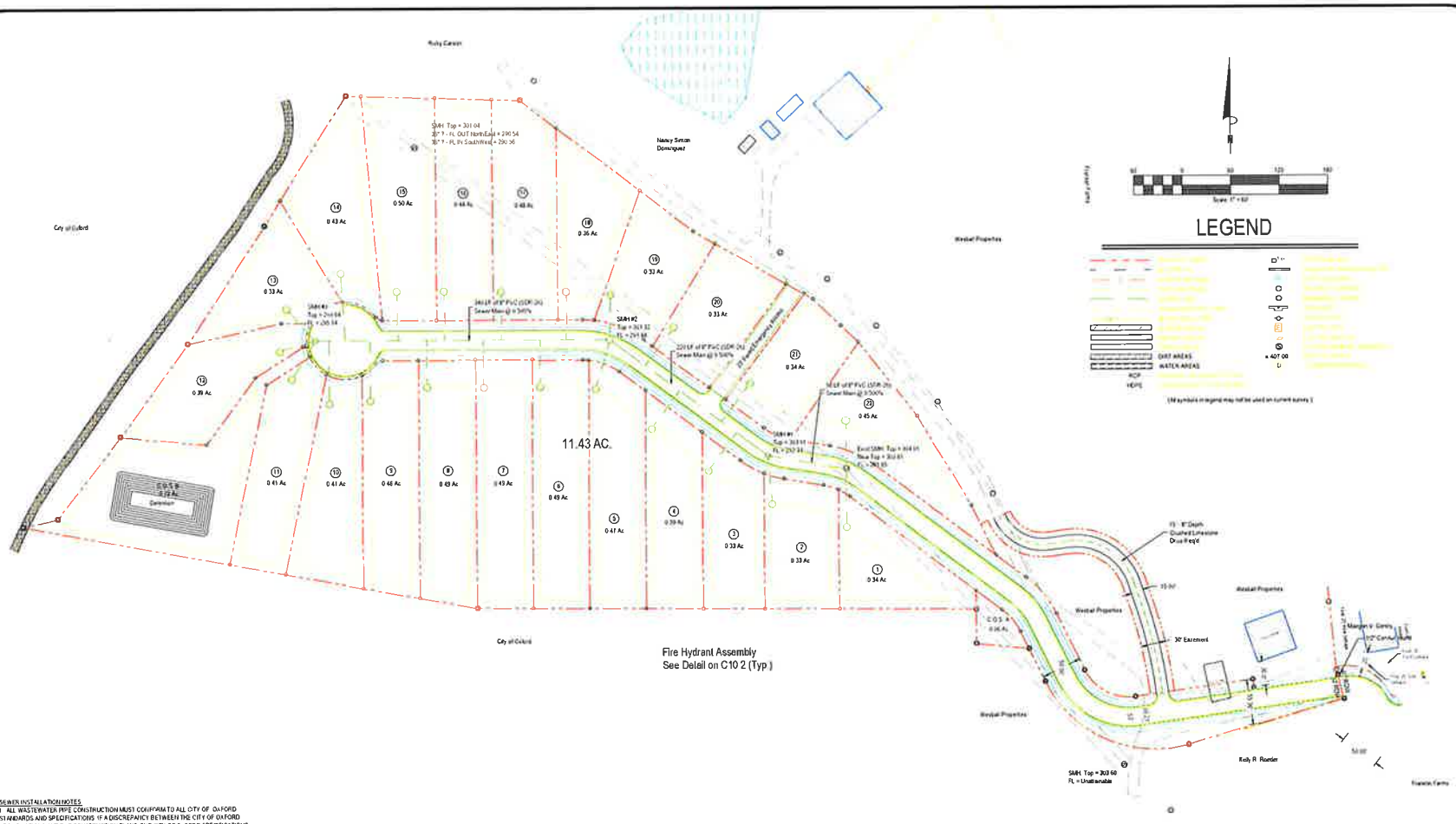
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale 1" = xxx
Date 09/17/2025
Proj No SB-254348
Drawn By JWW
Checked By JWW

Sheet Title
Storm Sewer Plan

Sheet No
C 3.2



SEWER INSTALLATION NOTES

1 ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY OF OXFORD STANDARDS AND SPECIFICATIONS IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS THE CITY OF OXFORD SPECIFICATIONS GOVERN

2 CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS

3 ALL PROPOSED SANITARY SEWER PIPING SHALL BE INSTALLED AT A GRADE OF NO LESS THAN 0 40 % OR PER CITY OF OXFORD STANDARDS WHICHEVER IS GREATER

4 SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN WITH THE WATER MAIN ABOVE THE SEWER PIPE SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING

5 ALL SEWER SERVICE SHALL BE 6" PVC UP TO BUILDING CLEANOUTS REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION ALL SERVICE LINES SHALL MEET THE SPECIFICATIONS OF THE CITY OF OXFORD

6 SEWER SERVICES SHALL BE INSTALLED TO WITHIN 5' OF THE BUILDING

7 ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURER'S AT THE DISCRETION OF THE CITY ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE

8 ALL SEWER CLEAN OUTS SHALL BE WATER TIGHT TO PREVENT INFILTRATION AND SHALL BE OF MATERIAL TYPE TO WITHSTAND HEAVY DUTY TRAFFIC (ie NEENAH 1915-A OR APPROVED EQUAL)

9 ALL SEWER LOCATED OUTSIDE OF CITY RIGHT OF WAY WILL BE PRIVATELY OWNED AND MAINTAINED

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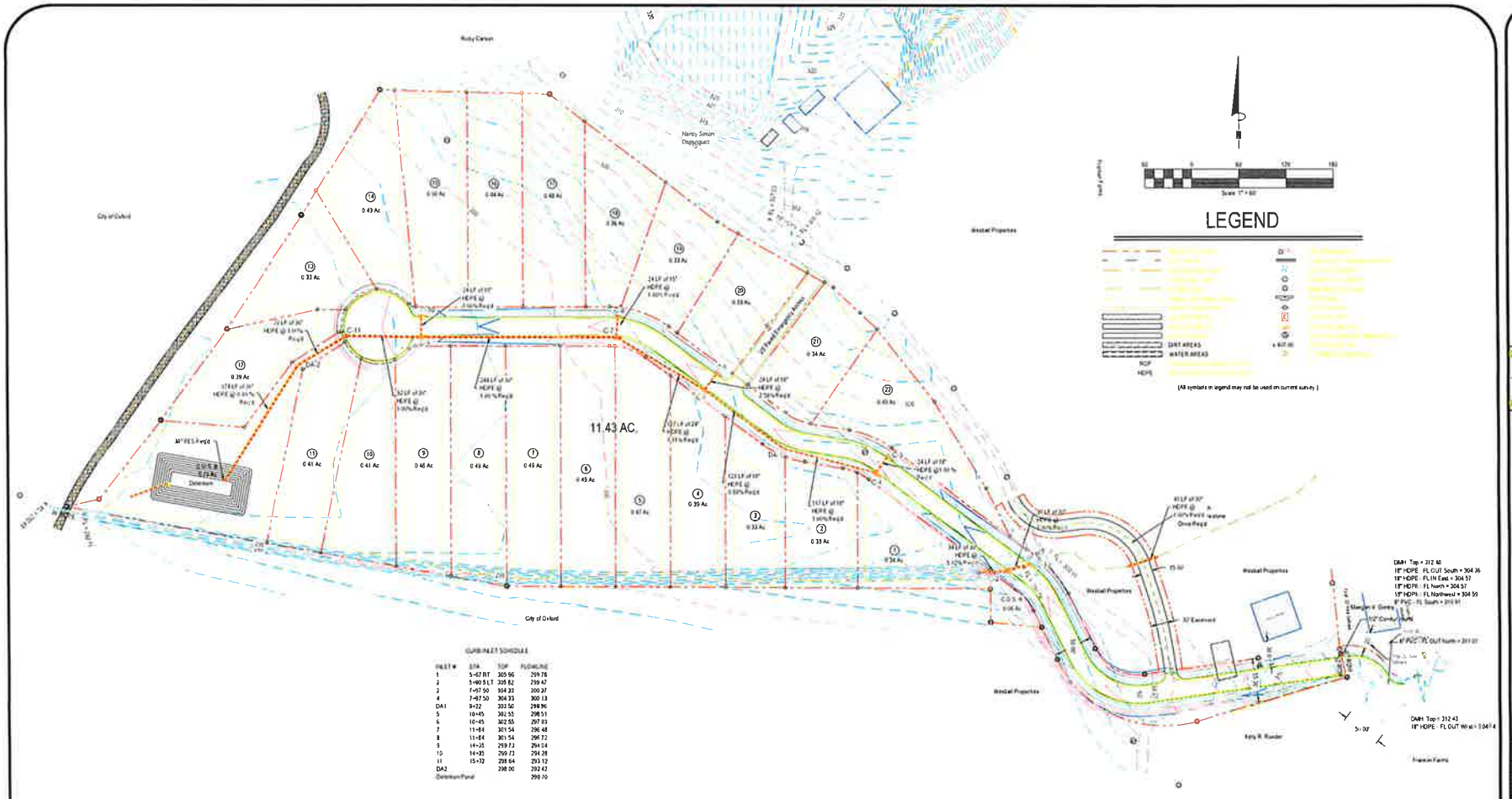
Construction Plans For
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Fudgelown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

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Date 08/17/2026
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Proj No 18-264049
Drawn By JWW
Checked By JWW

Sheet Title
Sewer Plan

Sheet No
C 3.3



INLET #	DA	TOP	FLOWLINE
1	5+67 RT	305.96	299.76
2	5+90 S LT	305.82	299.47
3	7+97 50	304.33	300.37
4	7+97 50	304.33	300.13
DA1	9+22	303.50	298.96
5	10+45	302.55	298.51
6	10+45	302.55	297.83
7	11+84	301.54	296.48
8	11+84	301.54	296.72
9	14+35	299.73	294.04
10	14+35	299.73	294.28
11	15+32	298.64	293.32
DA2		298.00	292.42
Detention Pond			290.70

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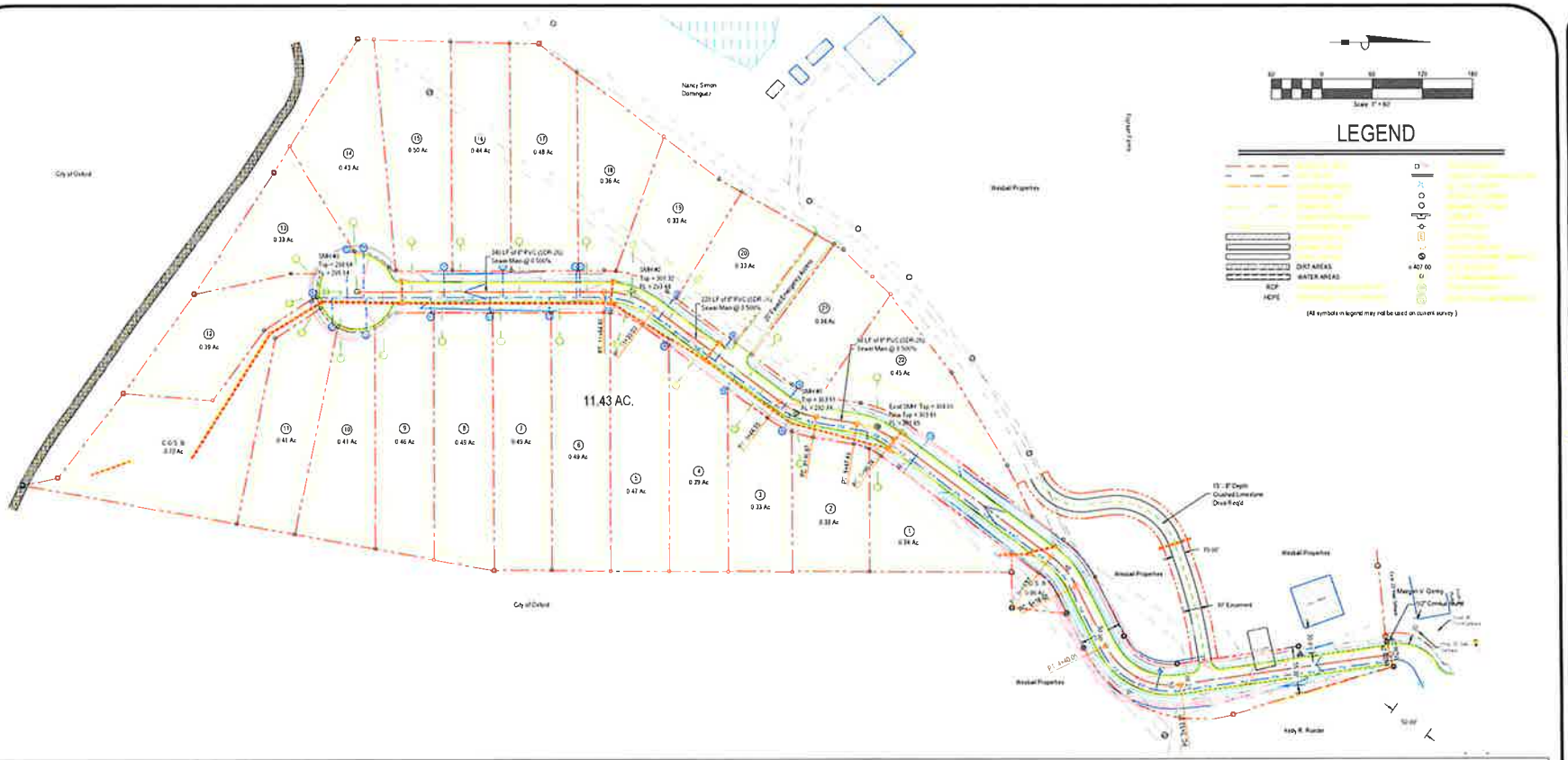
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

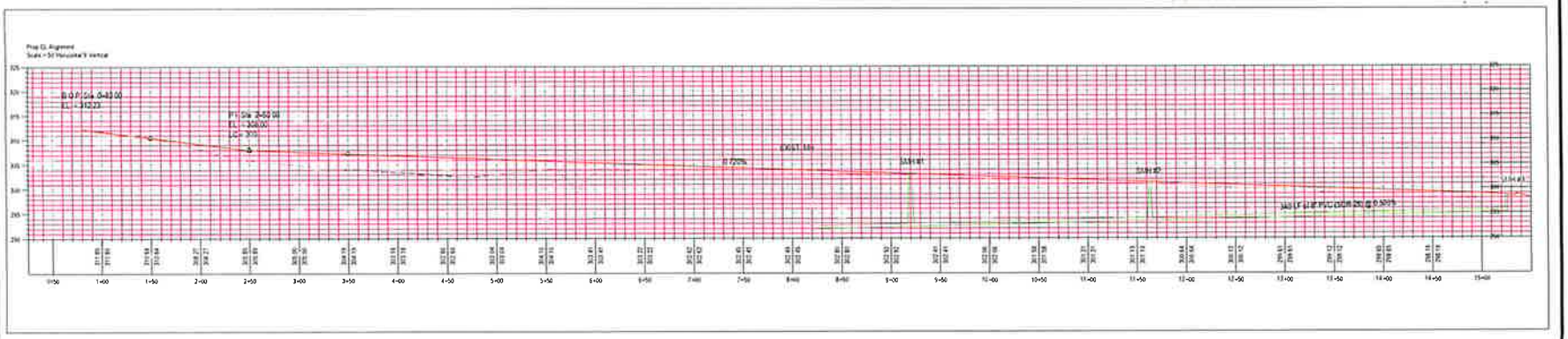
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Proj No	SB-26049
Drawn By	JWW
Checked By	JWW

Sheet Title
Grading Plan

Sheet No
C 4.0





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Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

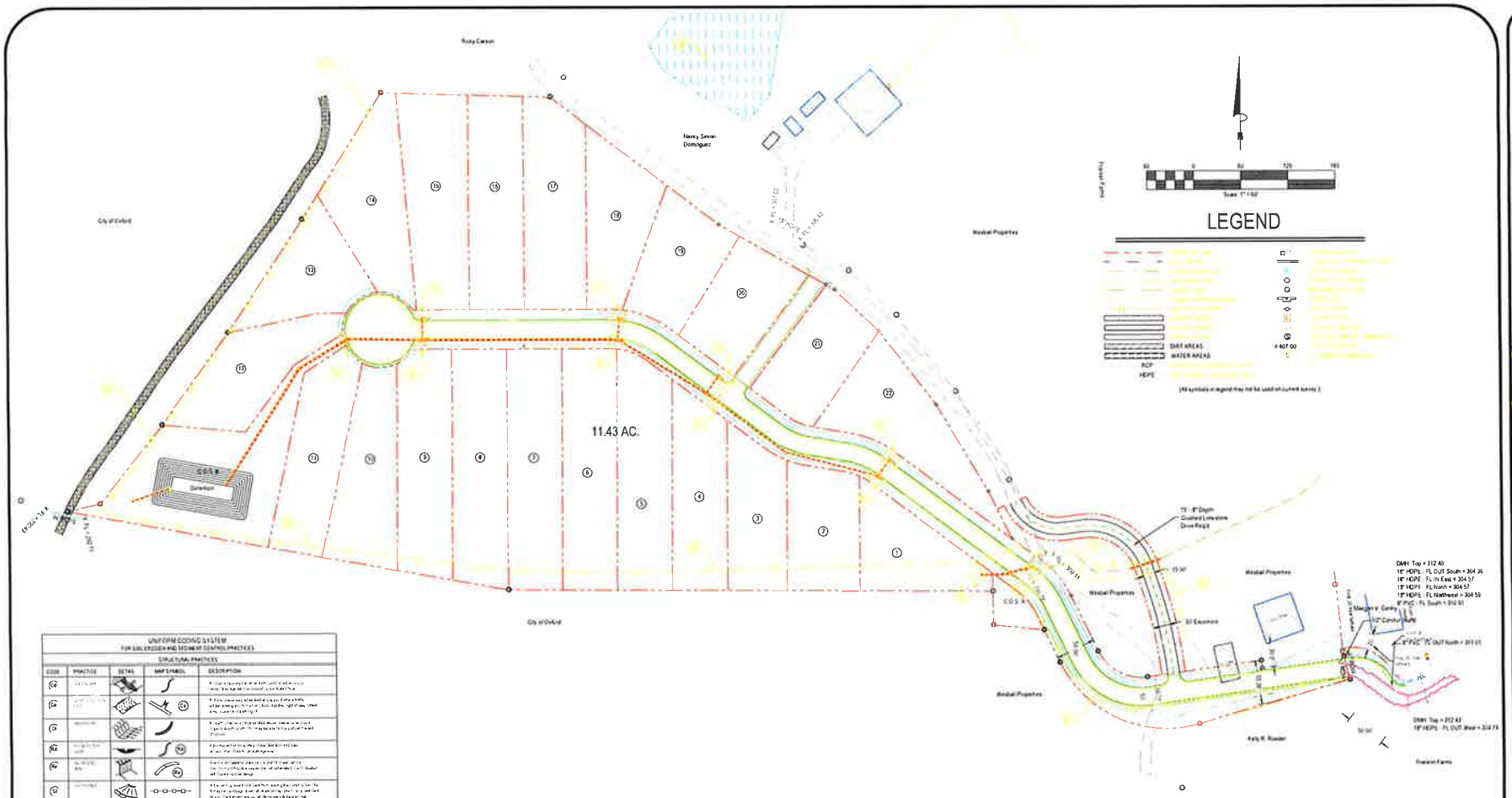
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Drawn By	JWW
Checked By	JWW

Sheet Title

Plan & Profile

Sheet No

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UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CB				
CK			CK	
CS				
RW			RW	
RK			RK	
SF				
SW				
SE			SE	
ST			ST	
SU			SU	
TD			TD	

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
BT			BT	
DA			DA	
DK			DK	
MB			MB	

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE MEETING AND MAINTAINING ALL REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) LARGE CONSTRUCTION GENERAL PERMIT (CNOI) INCLUDING BUT IS NOT LIMITED TO EROSION CONTROL INSPECTIONS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND MDEQ CONSTRUCTION GENERAL PERMIT ARE TO BE PROVIDED TO THE OWNER. NOT SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL A COPY OF THE SWPP AND MDEQ CONSTRUCTION GENERAL PERMIT IS IN HAND.

2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES FOR THE ENTIRE DURATION OF SITE CONSTRUCTION ACTIVITIES OR UNTIL GROWTH OF GRASS IS ESTABLISHED.

3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES, WATTLES OR OTHER EROSION CONTROL DEVICES WHERE NECESSARY TO PREVENT SILT OR SEDIMENT ACCUMULATION IN ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ON ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.

4. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED, MULCHED, SEEDED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.

5. SEE STORM WATER POLLUTION PREVENTION PLAN FOR HOUSEKEEPING CONTROLS.

6. CONTRACTOR SHALL SET ASIDE AN AREA NEAR THE CONSTRUCTION ENTRANCE FOR ALL CONCRETE WASHDOWN OPERATIONS. THE CONTRACTOR SHALL INSTALL AN EARTHEN BERM AROUND THE WASHDOWN AREA TO ENSURE NO WATER IS ALLOWED TO LEAVE THE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THIS AREA FOR THE ENTIRE LENGTH OF THE PROJECT.

7. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF OXFORD'S LANDSCAPE ORDINANCE BY INSTALLING AND MAINTAINING THE REQUIRED TREE PROTECTION FENCE.

8. EXISTING VEGETATION ALONG PROPERTY LINES WILL BE RETAINED WHERE ALLOWABLE.

9. NO MUD, SILT OR SEDIMENT IS ALLOWED TO GATHER ON PUBLIC ROADS. THE CONTRACTOR SHALL IMMEDIATELY TAKE ACTION TO REMOVE MATERIAL.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DUST TO A MINIMUM AT ALL TIMES.

11. ALL INLET SHALL RECEIVE INLET PROTECTION AT ALL TIMES DURING CONSTRUCTION.

12. CONCRETE WASH OUT AREA, MATERIAL STORAGE AREA AND EMERGENCY MAINTENANCE AREA TO BE LOCATED NEAR JOB TRAILER. JOB TRAILER LOCATION TO BE DETERMINED BY CONTRACTOR.

13. CONTRACTOR SHALL SHALL LIMIT CONSTRICTION ACTIVITIES ON EXISTING ESTABLISHED SLOPES.

14. SILT FENCE SHALL BE INSTALLED FOR EROSION CONTROL PURPOSES AND AS A CONSTRUCTION BARRIER.

15. IT IS ULTIMATELY THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE SITE OR ENTER ADJACENT DRAINAGE AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE ADDITIONAL BEST MANAGEMENT PRACTICES AND SHALL BE ADDED AT THE CONTRACTORS EXPENSE.

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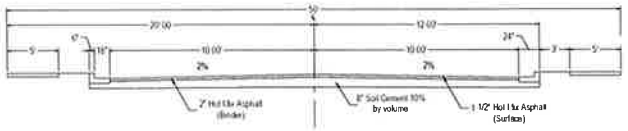
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 60'
Date: 08/17/2026
File: Subdivision Improvements (Bid) Design Yocona Loop (Asphalt)
Proj No: SB-254349
Drawn By: JWW
Checked By: JWW

Sheet Title:
Erosion Control Plan

Sheet No:
C 5.0



Typical Section - Roadway

FLEXIBLE PAVEMENT(S)
(LIGHT DUTY)
SUBGRADE 8" MINIMUM PROCESSED IN SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698

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

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

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

(CEMENT STABILIZED ALTERNATE)
SUBGRADE 6" MINIMUM PROCESSED IN SITU SOILS OR SELECT IMPORTED FILL COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698 INCORPORATE 6% PORTLAND CEMENT (BY VOLUME) IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS WITHIN UPPER 8" OF SUBGRADE (APPX 34#/SY)

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

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

GENERAL NOTES
1) LIST OF PUBLIC UTILITIES
WATER - CITY OF OXFORD CHAD McLARTY - 662 232 2359
SEWER - CITY OF OXFORD WAYNE BISHOP - 662 232 2397
ELECTRIC - NORTHEAST MS POWER ASSOCIATION - JUSTIN SMITH - 662 801 1130
GAS - CENTERPOINT ENERGY - JOSH CUMMINGS - 662 816 1885

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 ASSORBED 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 CHECKS, ETC.)

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

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

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

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

12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

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

14) ALL MATERIALS USED SHALL MEET CITY OF OXFORD SPECIFICATIONS AND REQUIREMENTS

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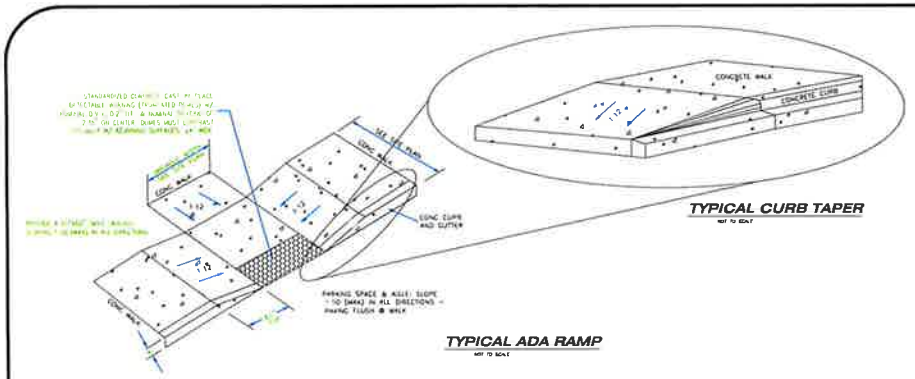
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale	N T S
Date	03/17/2026
File	19 26345 Yocona Springs SUB (Image Source Page Design.dwg)
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Drawn By	JWW
Checked By	JWW

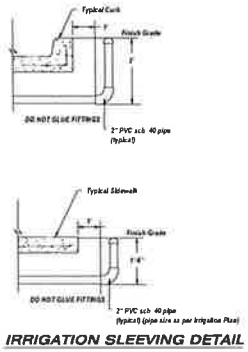
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Site Details

Sheet No
C 10.0

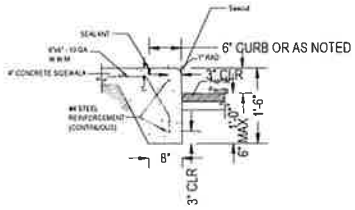


TYPICAL CURB TAPER
NOT TO SCALE

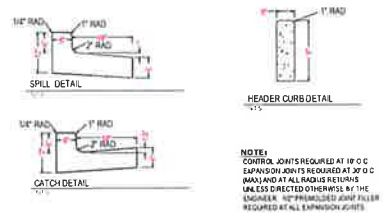
TYPICAL ADA RAMP
NOT TO SCALE



IRRIGATION SLEEVING DETAIL

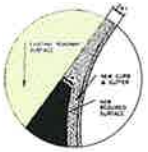


PAVEMENT EDGE CONCRETE SIDEWALK DETAIL

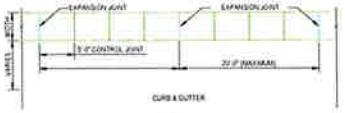


NOTE:
CONTROL JOINTS REQUIRED AT 10' O.C.
EXPANSION JOINTS REQUIRED AT 30' O.C. (MAX.) AND AT ALL RADIUS RETURNS UNLESS DIRECTED OTHERWISE BY THE ENGINEER. 1/2" PREMOLDED JOINT FILLER REQUIRED AT ALL EXPANSION JOINTS

TYPICAL TYPE 1 CURB AND GUTTER DETAIL

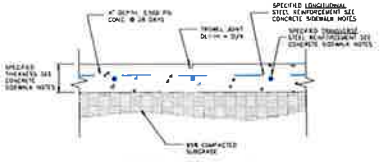


TYPICAL CURB & GUTTER DRIVE TIE DETAIL



Proposed Sidewalk to be field located to avoid conflict with existing utilities. Coordinate final location with City Public Works Dept

TYPICAL SIDEWALK JOINT DETAIL

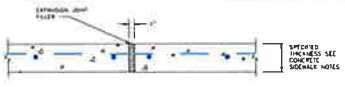


TYPICAL SIDEWALK SECTION
NOT TO SCALE

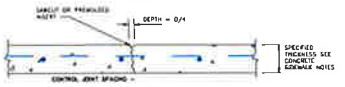
CONCRETE SITEWORK DETAILS
SCALE: N.T.S.

CONCRETE SITEWORK NOTES

1. SIDEWALKS AND CURB RAMPS SHALL BE A MINIMUM OF 4" IN THICKNESS
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 2%
3. MAXIMUM LONGITUDINAL SLOPE SHALL BE 5% UNLESS APPROVED BY THE ENGINEER.
4. ALL SIDEWALKS SHALL CONFORM TO ADA GUIDELINES
5. EXPANSION JOINTS REQUIRED AROUND ALL APPURTENANCES SUCH AS MANHOLES AND UTILITY POLES LOCATED WITHIN THE SIDEWALK



CONCRETE EXPANSION JOINT DETAIL
NOT TO SCALE



NOT TO EXCEED: 15.0' O.C. PER 6" CONCRETE
12.5' O.C. PER 5" CONCRETE
10.0' O.C. PER 4" CONCRETE

CONCRETE CONTROL JOINT - UNDOWELED
NOT TO SCALE

CONCRETE SITEWORK NOTES

1. EXPANSION JOINTS TO BE SPACED AT A MINIMUM OF 20' ON CENTER AS WELL AS AT THE POINTS OF CURVATURE AND POINTS OF TANGENCY OR AS DIRECTED BY THE ENGINEER
2. THE EXPANSION JOINT MATERIAL SHALL BE MATERIAL 1" THICK AND MEET MDOT SPECIFICATIONS SECTION 807.2.707.02 E OR 707.02 F
3. IN THE EVENT OF ANY CONFLICT DISCREPANCY OR INCONSISTENCY AMONG THE PLANS AND THESE STANDARD DETAILS, THE REQUIREMENTS OF THE STANDARD DRAWINGS SHALL GOVERN
4. EXPANSION JOINTS REQUIRED AROUND ALL APPURTENANCES
5. CONCRETE SHOULD EXHIBIT A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND CONTAIN 5% (±1½ %) OF ENTRAINED AIR
6. CONCRETE CURING AND PLACEMENT IS TO CONFORM TO THE RECOMMENDATIONS OF THE PORTLAND CEMENT ASSOCIATION AS WELL AS THE AMERICAN CONCRETE INSTITUTE
7. CURING COMPOUNDS UTILIZED SHALL MEET THE REQUIREMENTS OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION
8. AT AMBIENT AIR TEMPERATURES AT OR ABOVE 90 DEGREES FAHRENHEIT THE CONCRETE SHALL BE "WET CURED" BY COVERING WITH VISQUEEN PLASTIC OR WET BURLAP

PRELIMINARY ENGINEERING CONCEPTS INC

Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafeyette County, Mississippi

REVISION	DATE

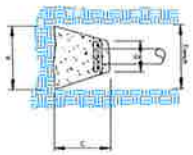
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DWG	19172020
File	SECTION - 10 Site Det. Diagrams & Site Details
Proj No	SD 264349
Drawn By	JWW
Checked By	JWW

Sheet Title
Site Details

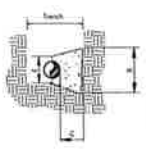
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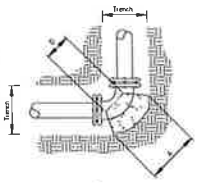
VERTICAL BEND ANCHORED



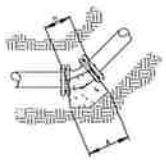
CAP



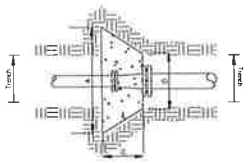
TYPICAL SECTION



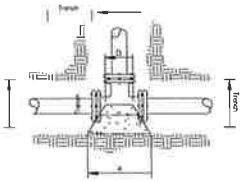
90° BEND



45° 22 1/2° AND 11 1/4° BENDS



REDUCER



TEE

90° BEND	PIPE DIAMETER						
	2"	4"	6"	8"	10"	12"	16"
DIMENSION A	18"	18"	20"	24"	42"	48"	66"
B	18"	18"	24"	24"	42"	48"	66"
C	10"	12"	18"	22"	28"	32"	44"
D	8"	9"	11"	12"	15"	16"	22"
E	8"	9"	11"	12"	15"	16"	22"

45° BEND	PIPE DIAMETER						
	2"	4"	6"	8"	10"	12"	16"
DIMENSION A	12"	16"	18"	24"	30"	36"	48"
B	12"	16"	18"	24"	30"	36"	48"
C	8"	9"	12"	12"	21"	24"	32"
D	8"	9"	11"	12"	15"	16"	22"
E	8"	9"	11"	12"	15"	16"	22"

22 1/2° BEND	PIPE DIAMETER						
	2"	4"	6"	8"	10"	12"	16"
DIMENSION A	9"	12"	14"	18"	24"	28"	36"
B	9"	12"	14"	18"	24"	28"	36"
C	8"	9"	10"	12"	16"	18"	22"
D	8"	9"	11"	12"	15"	16"	22"
E	8"	9"	11"	12"	15"	16"	22"

11 1/4° BEND	PIPE DIAMETER						
	2"	4"	6"	8"	10"	12"	16"
DIMENSION A	9"	10"	12"	14"	18"	22"	28"
B	9"	10"	12"	14"	18"	20"	24"
C	8"	8"	8"	10"	10"	14"	16"
D	8"	9"	11"	12"	15"	16"	22"
E	8"	9"	11"	12"	15"	16"	22"

CAP	PIPE DIAMETER						
	2"	4"	6"	8"	10"	12"	16"
DIMENSION A	15"	18"	22"	28"	35"	42"	54"
B	15"	18"	22"	28"	30"	40"	54"
C	10"	12"	16"	20"	24"	28"	36"
D	8"	9"	11"	12"	15"	16"	22"
E	8"	9"	11"	12"	15"	16"	22"

NOTE

THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH

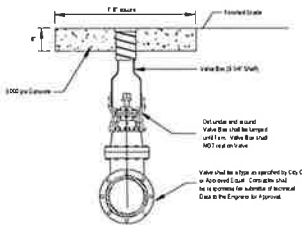
BENDS FOR VERTICAL GRADE CHANGE SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE PERMITS

BENDS FOR VERTICAL GRADE CHANGE SHALL BE ANCHORED WITH RODS TO THE NEXT FITTING WHERE DISTANCE PERMITS

ALL VALVES, FITTINGS, TYPE AND OTHER MATERIALS USED FOR THE CONSTRUCTION OF WATER SUPPLY SHALL MEET CITY SPECIFICATIONS

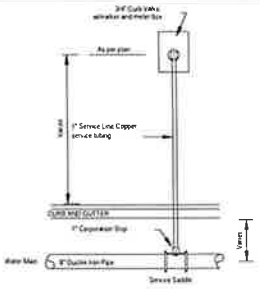
REDUCERS		DIMENSION				
LARGE	SMALL	A	B	C	D	E
4"	2"	12"	12"	12"	12"	12"
6"	2"	20"	20"	14"	20"	20"
6"	4"	20"	20"	14"	20"	20"
8"	4"	26"	26"	18"	22"	22"
8"	6"	22"	22"	14"	22"	22"
10"	4"	32"	32"	22"	24"	24"
10"	6"	30"	30"	20"	24"	24"
10"	8"	24"	24"	15"	24"	24"
12"	4"	40"	40"	27"	28"	28"
12"	6"	38"	38"	26"	28"	28"
12"	8"	32"	32"	22"	28"	28"
12"	10"	28"	28"	18"	28"	28"
16"	6"	54"	54"	36"	36"	36"
16"	8"	54"	54"	36"	36"	36"
16"	10"	46"	46"	32"	36"	36"
16"	12"	42"	42"	27"	36"	36"

TEES		DIMENSION				
RUN	BRANCH	A	B	C	D	E
2"	2"	16"	16"	12"	8"	8"
4"	2"	16"	16"	12"	13"	9"
4"	4"	18"	18"	12"	13"	9"
6"	2"	16"	16"	12"	15"	11"
6"	4"	18"	18"	12"	15"	11"
6"	6"	22"	22"	16"	16"	11"
8"	4"	18"	18"	12"	18"	12"
8"	6"	22"	22"	16"	18"	12"
8"	8"	28"	28"	20"	18"	12"
10"	4"	22"	22"	16"	22"	15"
10"	6"	22"	22"	16"	22"	15"
10"	8"	28"	28"	20"	22"	15"
10"	10"	36"	36"	26"	22"	15"
12"	4"	24"	24"	18"	24"	16"
12"	6"	24"	24"	18"	24"	16"
12"	8"	28"	28"	20"	24"	16"
12"	10"	36"	36"	26"	24"	16"
12"	12"	42"	42"	28"	24"	16"
16"	6"	30"	30"	20"	30"	20"
16"	8"	30"	30"	20"	30"	20"
16"	10"	36"	36"	24"	30"	20"
16"	12"	42"	42"	28"	30"	20"
16"	16"	54"	54"	36"	30"	20"



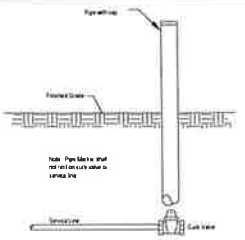
VALVE AND BOX ASSEMBLY

NTS



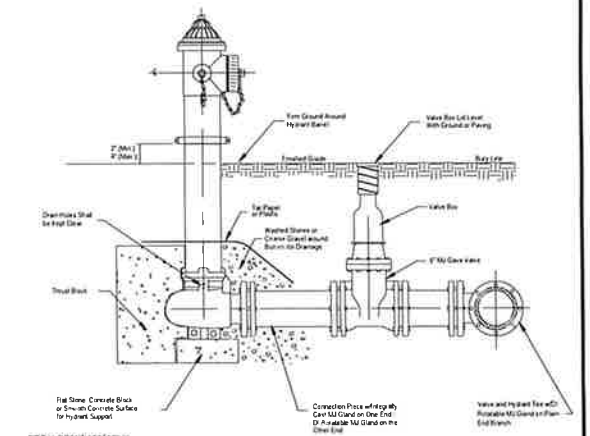
TYPICAL SERVICE INSTALLATION - COTTAGE PRIVATE SERVICE

NTS



PIPE MARKER DETAIL for WATER SERVICE

NTS

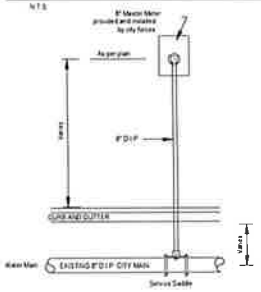


FIRE HYDRANT ASSEMBLY

NTS

WATER METER VAULT DETAIL

NTS



MASTER METER - INSTALLATION DETAIL

NTS

WILLMS ENGINEERING CONSULTANTS, INC

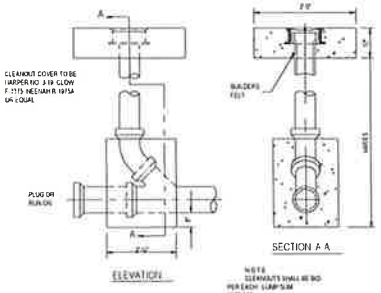
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

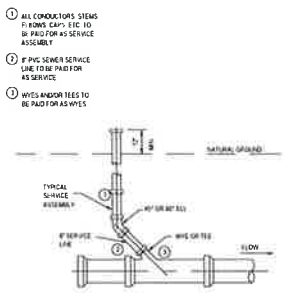
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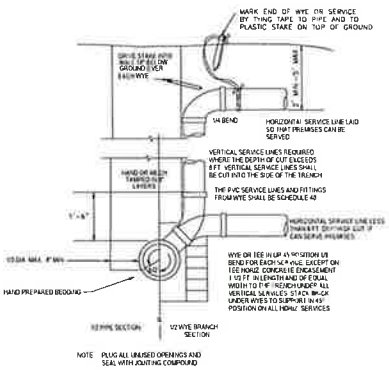
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C 10.2



TYPICAL CLEANOUT
NTS



TYPICAL SANITARY SEWER SERVICE
NTS

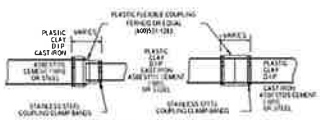


NOTE PLUG ALL UNUSED OPENINGS AND SEAL WITH JOINTING COMPOUND

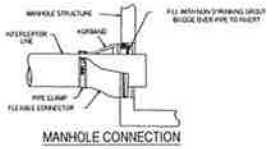
TRENCH SECTION

WHERE SOIL AT THE ELEVATION OF THE BASE OF A MANHOLE IS UNSTABLE THE THICKNESS AND/OR BASE AREA WILL BE INCREASED AS DIRECTED BY THE ENGINEER

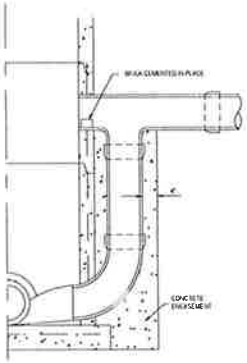
12 TAPS TO EXISTING MANHOLES SHALL BE MADE BY CORING WITH THE CONTRACTOR USING A KOR-N-SEAL BOOT (OR APPROVED EQUAL) BLIND DRILLING WILL ONLY BE PERMITTED IN LIEU OF CORING WITH PRIOR CITY APPROVAL ALL TAPS MUST BE MADE BELOW TRANSITION SECTION AND ABOVE EXISTING POURED INVERT NEW PIPE SHALL NOT EXTEND FURTHER THAN 6" INTO SMH



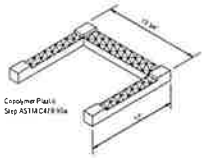
TYPICAL JOINTS



MANHOLE CONNECTION



MANHOLE WITH OUTSIDE DROP

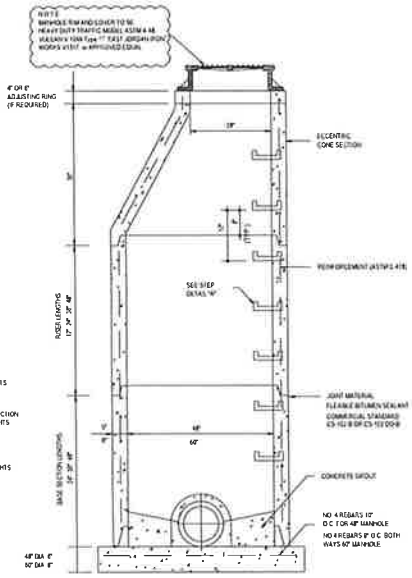


STEP DETAIL "A"

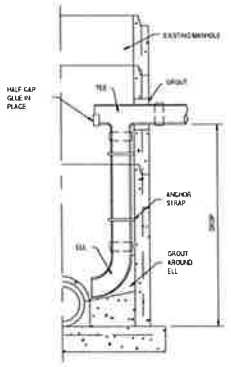
APPROXIMATE WEIGHTS
4' 1801 LBS
6' 2701 LBS

ECCENTRIC CONE SECTION APPROXIMATE WEIGHTS
48" 2 302 LBS
60" 3 100 LBS

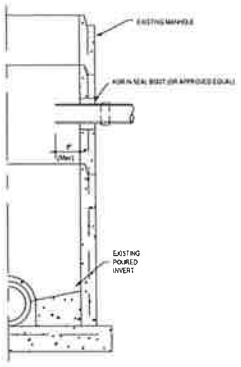
RISER SECTION APPROXIMATE WEIGHTS
48" 870 LBS
60" 1 280 LBS



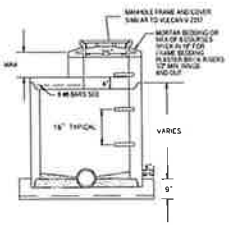
PRECAST CONCRETE MANHOLE SECTIONS



MANHOLE WITH INSIDE DROP

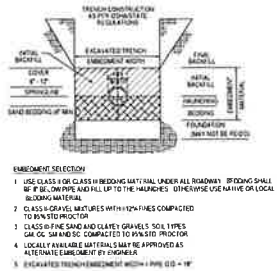


NEW SERVICE INTO EXISTING SMH



NOTE OUTSIDE OF MANHOLE SHALL BE WATER PROOFED

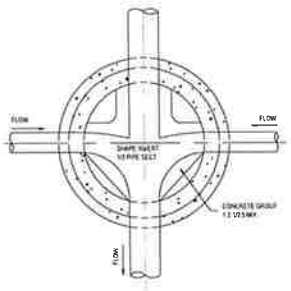
SHALLOW PRECAST CONCRETE MANHOLE



EMBEDMENT SELECTION

1 USE CLASS II OR CLASS III BEDDING MATERIAL UNDER ALL ROADWAY BEDDING SHALL BE 8" BELOW PIPE AND FILL UP TO THE HAUNCHES OTHERWISE USE NATIVE OR LOCAL BEDDING MATERIAL
2 CLASS III GRAVEL MIXTURES WITH 0 12% FINES COMPACTED TO 95% STD PROCTOR
3 CLASS III FINE SAND AND CLAYEY GRAVELS SOIL TYPES GM GC SM AND SC COMPACTED TO 95% STD PROCTOR
4 LOCALLY AVAILABLE MATERIALS MAY BE APPROVED AS ALTERNATE EMBEDMENT BY ENGINEER
5 EXCAVATED TRENCH EMBEDMENT WIDTH = PIPE O D + 16"

TYPICAL TRENCH CROSS SECTION



PLAN OF MANHOLE FLOW CHANNELS
NTS

WILLIAMS ENGINEERING CONSULTANTS INC

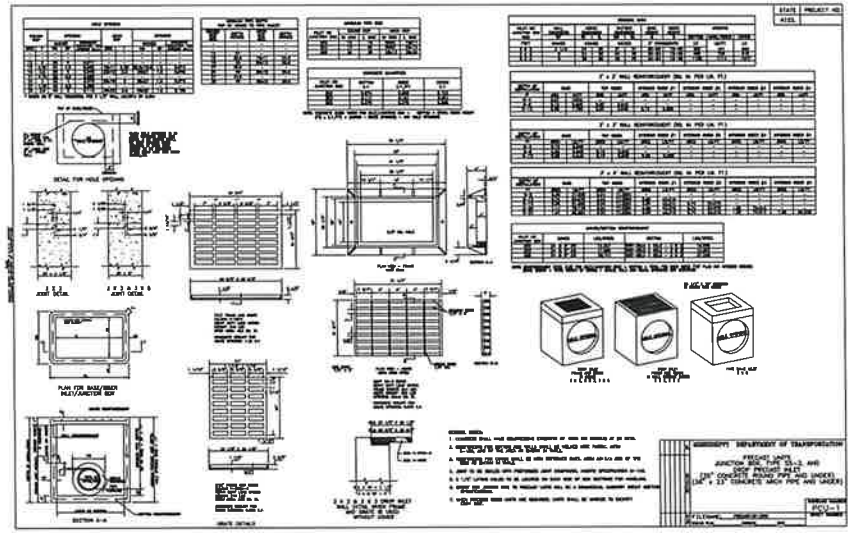
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YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

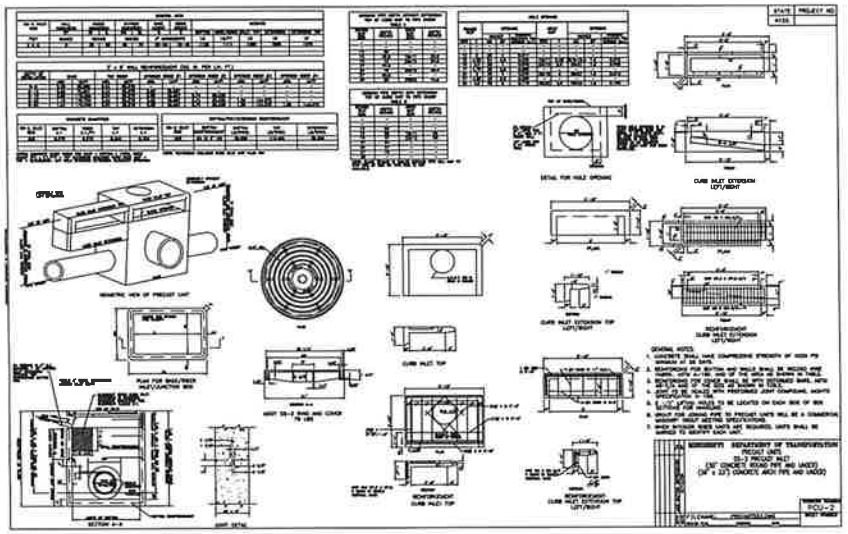
Scale: N T S.
Date: 08/17/2020
File: SS-Sewer Details-Ridge-Sub Design Hazen Road Drawings
Proj No: SE-263.000
Drawn By: JWW
Checked By: JWW

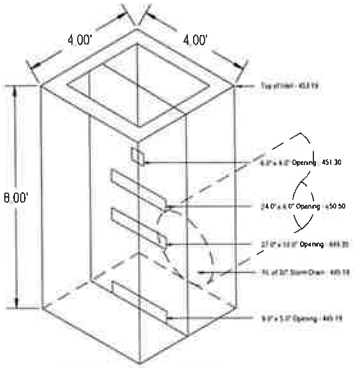
Sheet Title
Sewer Details

Sheet No
C 10.3



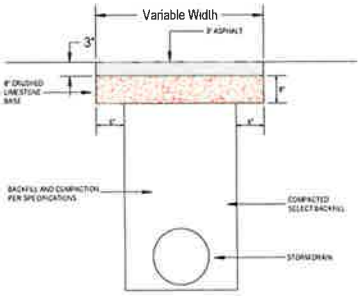
NOTE: THE CURB INLET TOPS WILL BE POURED IN PLACE REINFORCED CONCRETE INSTALLED TO ALIGN WITH THE PROPOSED CURBS. PRECAST CURB INLET TOPS WILL NOT BE PERMITTED.



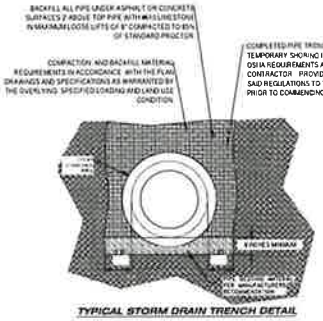


STORM CONTROL STRUCTURE
OUTLET CONTROL STRUCTURE 1
(DETENTION POND)

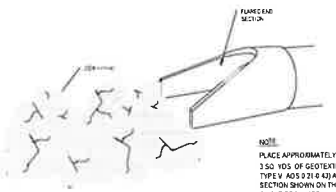
STORM CONTROL STRUCTURE
OUTLET CONTROL STRUCTURE 4
(DETENTION POND)



ASPHALT PAVEMENT REPAIR DETAIL



TYPICAL STORM DRAIN TRENCH DETAIL



TYPICAL RIPRAP BASIN DETAIL

**** GROUTED RIPRAP SHALL BE USED AT OUTFALL TIE-IN*

NOTE:
PLACE APPROXIMATELY 1/2 TON OF RIPRAP AND AND 350 YDS OF GEOTEXTILE UNDER RIPRAP (MDOT TYPE V AOS 3 21 & 43) AT EACH FLARED END SECTION SHOWN ON THE CIVIL SITE AND/OR SWPPP DRAWINGS
EXPRESS THE RSCA INTO THE SUBGRADE SLIGHTLY TO PROVIDE A STILLING BASIN FOR THE ENTERING STORMWATER

WILKINS ENGINEERING CONSULTANTS INC

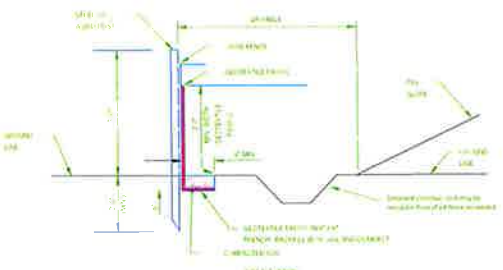
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

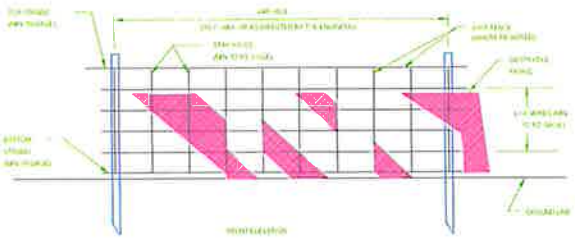
REVISION	DATE

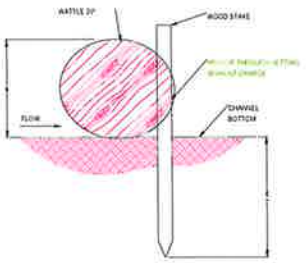
Scale	N.T.S.
Date	08/12/2025
File	SB 26X001 Storm Drain Details
Proj No.	SB 26X001
Drawn By	JWW
Checked By	JWW

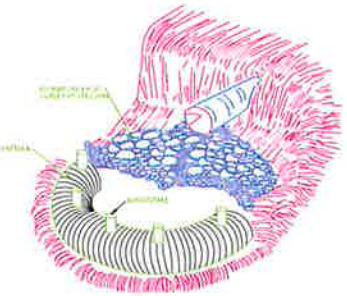
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Storm Drain Details

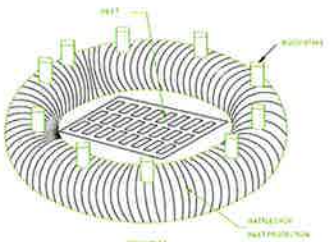
Sheet No.
C 10.4

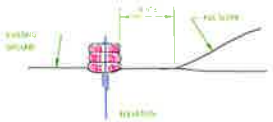




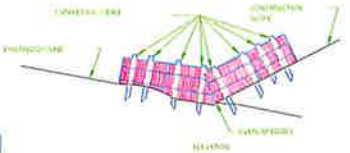


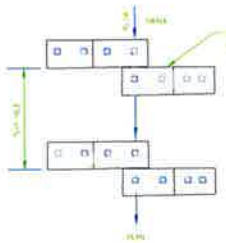


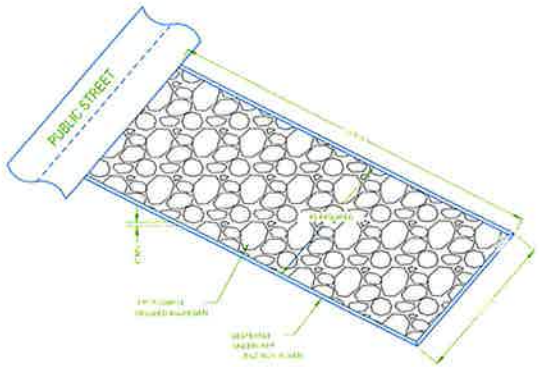












1. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MONITOR RUNOFF FROM THE PROJECT SITE DURING AND IMMEDIATELY FOLLOWING RAINFALL AND SHALL TAKE CORRECTIVE ACTION AS NECESSARY WITHIN 24 HOURS OF DISCOVERY OF A PROBLEM OR AS SOON AS FIELD CONDITIONS ALLOW.

2. ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY CALENDAR WEEK.

3. COMMON BERMUDA GRASS SHALL BE PLANTED ON ALL SLOPES. RESOWING WILL BE REQUIRED IF SUBSEQUENT GROWTH AND COVERAGE WARRANT THE NECESSITY.

4. GROUND PREPARATION FOR VEGETATIVE PRACTICES REQUIRED FOR EROSION CONTROL SHALL CONSIST OF PLOWING AND PULVERIZING THE SOIL WITHIN THE AREA TO BE PLANTED OR SEEDED WHEN REQUIRED.

5. PRIOR TO CONSTRUCTION, TEMPORARY SILT FENCE SHALL BE INSTALLED WHERE APPLICABLE FOR THE DURATION OF CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES. WHEN WORK IS DISCONTINUED IN A DISTURBED AREA, APPROPRIATE VEGETATIVE PRACTICES (SEEDING AND MULCHING) AND STRUCTURAL PRACTICES (I.E. RIP RAP) MUST BE INITIATED WITHIN SEVEN CALENDAR DAYS.

6. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE CONTROL.

7. ADDITIONAL STANDARDS AND PRACTICES CAN BE FOUND IN THE PLANNING AND DEVELOPMENT MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.

8. THE PURCHASER SHALL BE REQUIRED TO MAINTAIN THE PROPERTY IN SUCH A CONDITION AS TO MINIMIZE OFF SITE DAMAGE FROM EROSION, SEDIMENT DEPOSITS AND STORMWATER. THIS REQUIREMENT WILL BE IN EFFECT FROM THE BEGINNING OF SITE PREPARATION AND CONTINUED THROUGH THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER IS NOT RESPONSIBLE FOR DAMAGES WHICH MAY BE SUFFERED BY PURCHASER OR OTHER PROPERTY OWNERS OR PARTIES AS A RESULT OF SITE PREPARATION WORK CARRIED OUT BY PURCHASER AND HIS/HER SUBCONTRACTORS. PURCHASER AGREES TO HOLD SELLER HARMLESS FROM ANY SUCH DAMAGES SUSTAINED IN CONNECTION [illegible] WITH.

9. IT IS THE OWNERS AND CONTRACTOR'S RESPONSIBILITY TO ENSURE SEDIMENT AND CONSTRUCTION DEBRIS DOES NOT LEAVE THE SITE.

*SOURCES FOR NOTES: MISSISSIPPI STANDARD SPECIFICATIONS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION AND MISSISSIPPI BMP MANUAL AND DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT AND STORMWATER.

WILLMS ENGINEERING CONSULTANTS, INC.

Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fudgetown Road / Franklin Farms
Lafayette County, Mississippi

REVISION	DATE

Scale	N.T.S.
Date	06/10/2025
File	19-26-4549 Drwg Cover Page.dwg
Proj No.	19-26-4549
Drawn By	JWW
Checked By	JWW

Sheet Title

Erosion Control Details

Sheet No.

C 10.5

Outlook

Concerns w/ Subdivision

From Candy Pollan <carsoncandy@icloud.com>
Date Mon 10/19/2026 8:13 PM
To Tristan Riddell <triddell@lafayettecoms.com>

You don't often get email from carsoncandy@icloud.com. Learn why this is important

Dear Mr. Riddell,

I am writing in response to the notice regarding Wesball Properties, LLC's request for Conditional Use and Final Subdivision.

As a property owner whose property may be directly affected by this proposed subdivision, I have some concerns that I would like addressed before the Planning Commission considers approval.

First, I need a legal easement providing access in and out of my properties located at 52 PR 4082 and 44 PR 4082, Oxford, MS 38655. It is important to me that there is a clearly established and legally recorded means of in and out to these properties. I would like this issue addressed and the appropriate easements established before any final subdivision approval is granted.

Second, I have concerns regarding the proposed houses and the existing City of Oxford sewer infrastructure. It appears that four of the proposed houses are located over or in the area of existing city sewer manholes. I would like clarification regarding how the proposed development will affect these sewer manholes and the existing sewer system, including whether the homes, driveways, or other improvements will interfere with access to or maintenance of the sewer infrastructure.

I would appreciate receiving a copy of the proposed final subdivision plat, including the locations of the proposed homes, roads, easements, utilities, and sewer infrastructure, so that I can properly review how the development may affect my property and access.

I respectfully request that these concerns be addressed before the Conditional Use and Final Subdivision Plat are approved. I would also like this correspondence and my concerns to be included in the information provided to the Lafayette County Planning Commission for consideration at the October 26, 2026 meeting.

Please let me know what documentation is required from me regarding the requested easement and whether there is an opportunity to discuss these concerns with the

developer, engineer, or Planning Commission prior to the meeting.

Thank you for your time and assistance. I look forward to receiving a response and having these issues addressed.

Sincerely,

Ricky Carson

Property Owner
44 PR 4082
Oxford, MS 38655

662-801-1913

Candy Carson Pollan

Property Owner

52 PR 4082

Oxford, MS 38655

Carsoncandy@icloud.com

17. Report and Public Hearing on CR 418 dirt mine. (Joel Hollowell)
18. Approve 2027 Health Insurance Plan
19. Consider executive session.
20. Adjourn