



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: October 26, 2026
Case: 26-317

Applicant: Magnolia Materials, LLC
Request: Final Site Plan

Location: Lafayette County Industrial Park
Parcel Number(s): 178-27-015.01
PPIN: 31543

Existing Zoning District: Heavy Industrial (I-2)
Adjacent Zoning Districts: Heavy Industrial (I-2) and Rural (A-1).

Background

Magnolia Materials, LLC received Preliminary Site Plan approval at the January 5, 2026, Lafayette County Board of Supervisors meeting. The applicant now seeks Final Site Plan approval in accordance with Article II of the Lafayette County Land Development Standards and Regulations (LCLDSR).

As noted by the applicant, minor revisions to the Preliminary Site Plan have resulted from state agency reviews, comments and updated project requirements. Those changes are detailed in the application materials submitted for Planning Commission review.

Public Notice

Notice of this action was posted on the property and adjacent landowners were duly notified via certified mail in accordance with the LCLDSR.

Final Site Plan Approval

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

Planning Staff Recommendation

Planning Staff recommends approval of the Final Site Plan.

Enc.:

1. Application Materials



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

1686 Padington Park Lane, Germantown, TN 38138
(662) 312-9672

October 9, 2026

Lafayette County Development Services –
Planning, Zoning, & Building Inspection Department
Attn: Tristan Riddell, Planner
300 North Lamar
Oxford, MS 38655

**RE: Final Site Plan Submittal – Changes Summary
Magnolia Materials Hot Mix Asphalt Batch Plant
Lafayette County, MS**

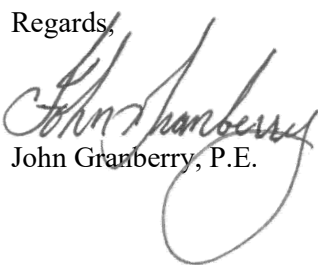
Dear Tristan:

As you know, several state and local agencies and utility providers participate in the final review and permitting of large construction projects, particularly a Hot Mix Asphalt plant. In response to agency reviews, comments, and updated project requirements received after approval of the preliminary site plan, the following revisions have been incorporated into the final site plan:

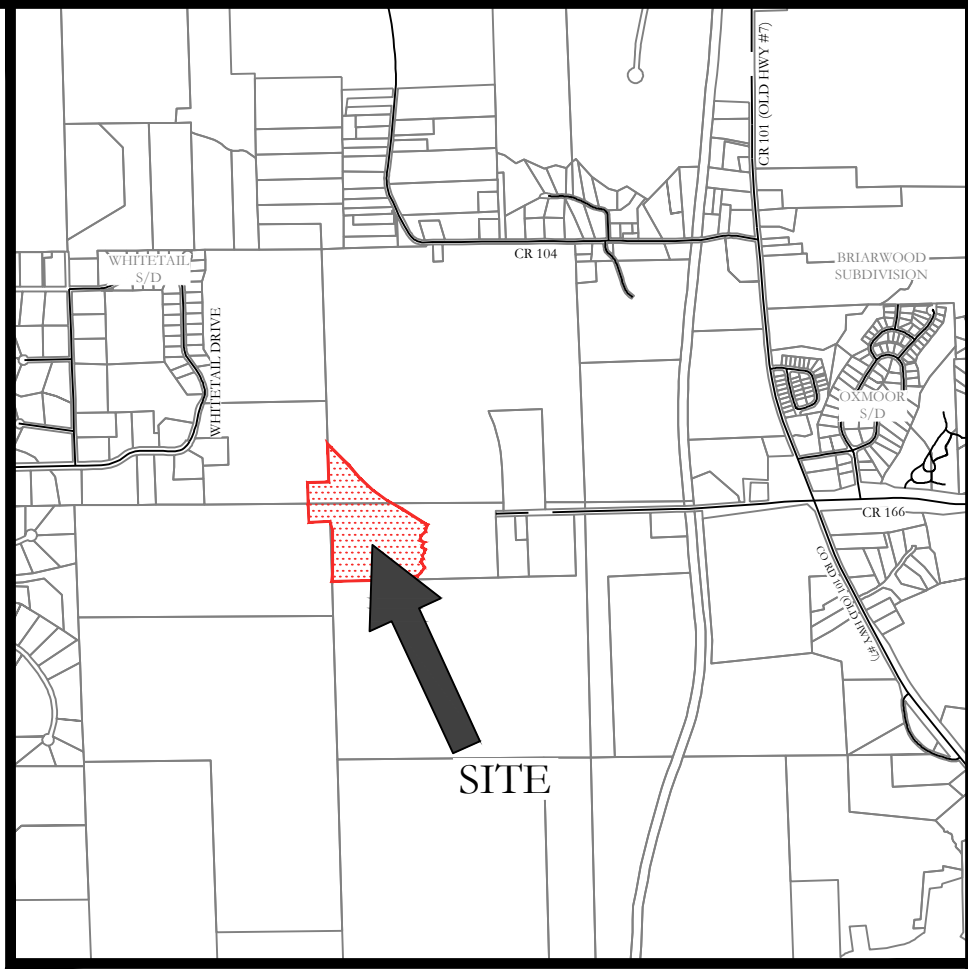
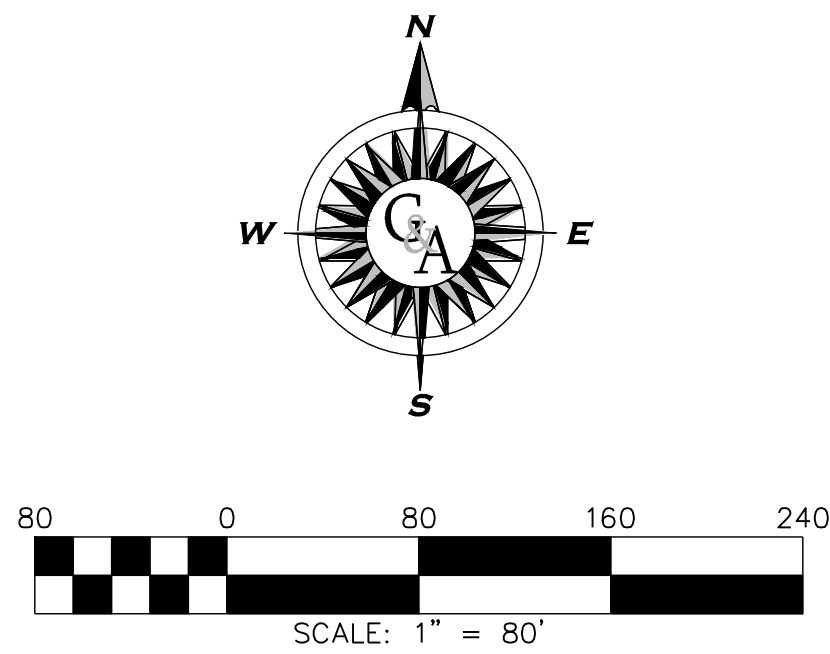
- The material storage area was revised and reduced to avoid potential grading within the 50' stream buffer along Berry Branch Creek near the eastern property line.
- A clay liner was added to the retention pond to prevent stormwater from percolating into the groundwater.
- The layout and grading of the asphalt plant and scale areas were revised to accommodate updated requirements from the asphalt plant manufacturer.
- Drainage inlets and piping within and around the asphalt plant area were revised. The storm drainage system is now routed through the plant area and discharges into the upper end of the retention basin forebay.
- The retention pond forebay was revised and enlarged to treat the additional flow resulting from the updated drainage layout. The area and quantity of riprap within the forebay channel were also increased.
- The Nutrient Separating Baffle Box (NSBB) between Structure 7 and Structure 5 was eliminated because the affected drainage is now routed through the forebay.
- The proposed laboratory/office building was enlarged from 30'x40' to approximately 45.3'x 40' (to accommodate necessary lab equipment/size), and the adjacent sidewalk locations were updated accordingly.
- An 8'x8' concrete transformer pad was added in accordance with NEMEPA requirements.

These revisions are limited in scope and do not change the overall design, intended use, or fundamental character of the site as presented in the approved preliminary site plan. Should you have any questions or the need for any additional info, please feel free to call me at 662-321-9672.

Regards,



John Granberry, P.E.



VICINITY MAP
1" = 2,000'

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

BENCHMARK (BM):
1/2" REBAR WITH "E&B 5004" CAP FOUND IN A A ROUND ABOUT WITH AN KNOWN ELEVATION OF 445.40, SAID REBAR LOCATED SOUTH 754.33 FEET AND EAST 1,562.32 FEET FROM THE POB.

- LEGEND**
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SETBACK
 - EX. ROADWAY CENTERLINE
 - EX. EDGE OF PAVEMENT
 - EVERGREEN LANDSCAPE SCREEN
 - LIMITS OF DISTURBANCE
 - LANDSCAPING AND/OR BUFFER YARD AREA

VEGETATION AND TREE PLAN

FOR

MAGNOLIA MATERIALS - ASPHALT PLANT SITE PLAN

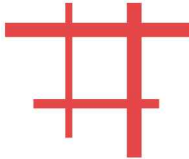
LAFAYETTE COUNTY, MISSISSIPPI

SEPTEMBER 2026

SCALE: 1" = 80'

PROPERTY AREA: 22.92 ACRES
ZONING: I-2 (HEAVY INDUSTRIAL)

Prepared By:



GRANBERRY & ASSOCIATES
CIVIL ENGINEERING FIRM

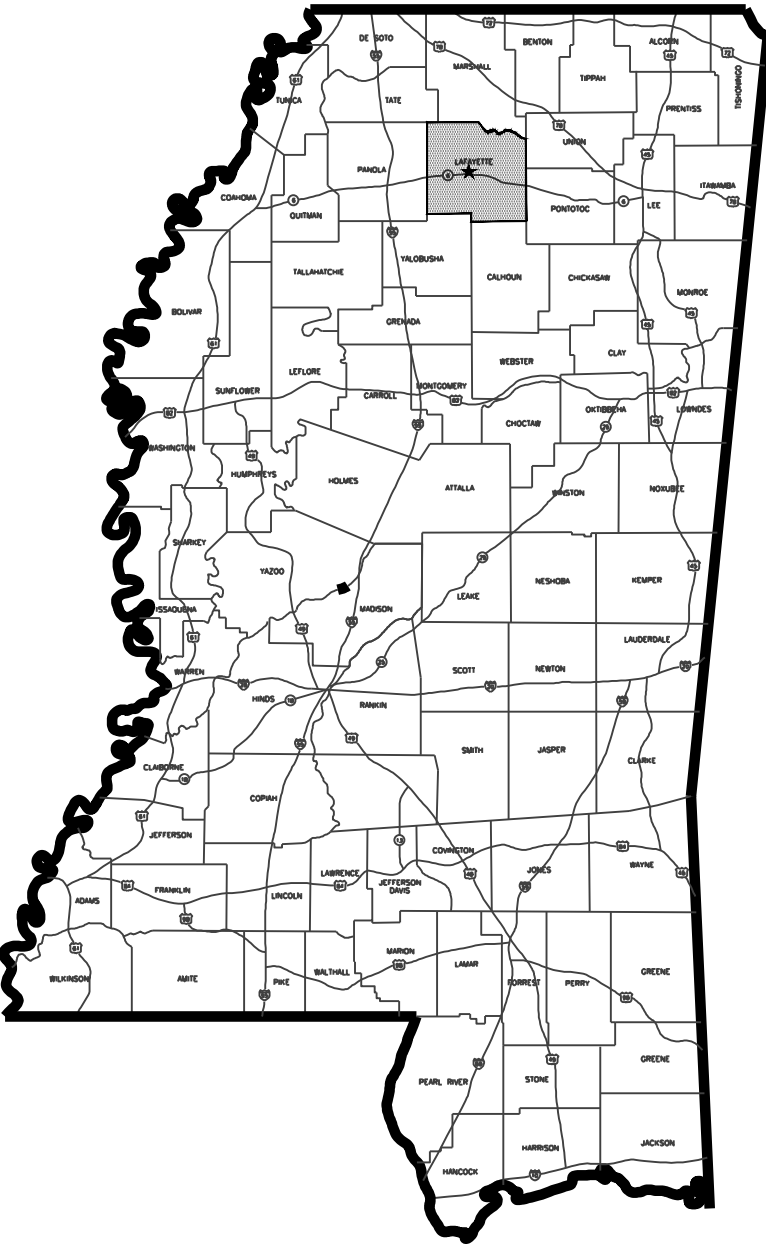
GERMANTOWN, TN 38138
PH: 662.312.9672

DEVELOPER:

MAGNOLIA MATERIALS, LLC
81 HWY 328
OXFORD, MS 38655

SITE PLAN & CONSTRUCTION PLANS
FOR
MAGNOLIA MATERIALS
(HOT MIX ASPHALT BATCH PLANT)

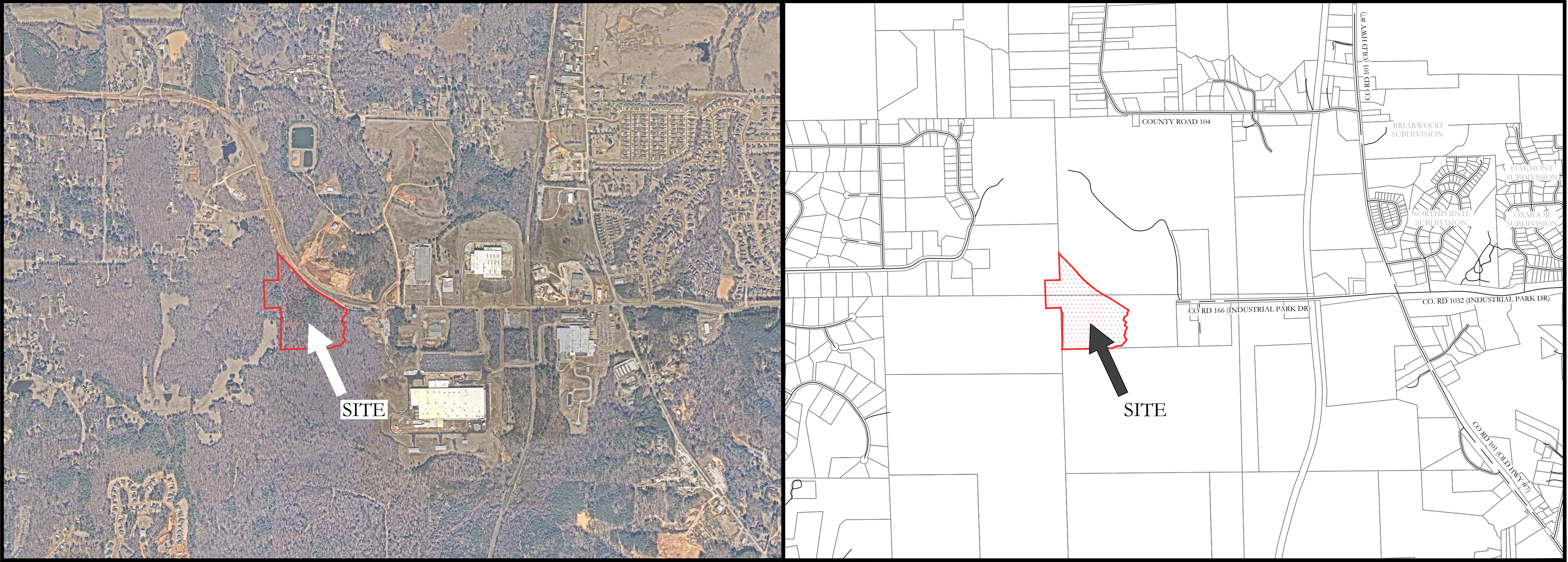
L A F A Y E T T E C O . , M I S S I S S I P P I



LOCATION MAP
N.T.S

INDEX OF SHEETS

COVER SHEET.....	0
GENERAL NOTES.....	1
EXISTING CONDITIONS.....	2
SITE PLAN.....	3
SITE PLAN - ASPHALT PLANT LAYOUT.....	4
GRADING & DRAINAGE PLAN.....	5
GRADING & DRAINAGE TABLES.....	6
DETENTION POND GRADING & DETAILS.....	7
SPOT ELEVATIONS.....	8
EROSION CONTROL PLAN - PHASE 1.....	9
EROSION CONTROL PLAN - PHASE 2.....	10
EROSION CONTROL PLAN - PHASE 3.....	11
UTILITY PLAN.....	12
ONSITE WASTEWATER TREATMENT PLAN.....	13
CONSTRUCTION DETAILS.....	14
DRAINAGE DETAILS.....	15
SEWER DETAILS.....	16
EROSION CONTROL DETAILS.....	17
EROSION CONTROL DETAILS - SEDIMENT BASIN (MDOT BAS-D).....	18
DUMPSTER DETAILS.....	D1
LANDSCAPE PLAN.....	L1.0
LANDSCAPE DETAILS.....	L2.0



AERIAL MAP

SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=1,000'

DEVELOPER:

MAGNOLIA MATERIALS, LLC
31 HWY 328
OXFORD, MS 38655

LATEST PLAN ISSUE DATE:
9/11/2026

CIVIL ENGINEER:



GRANBERRY & ASSOCIATES
1686 PADINGTON PARK LANE
GERMANTOWN, TN 38138
PH: 662.312.9672
jgranberry@mccartygranberry.com

SURVEYOR:

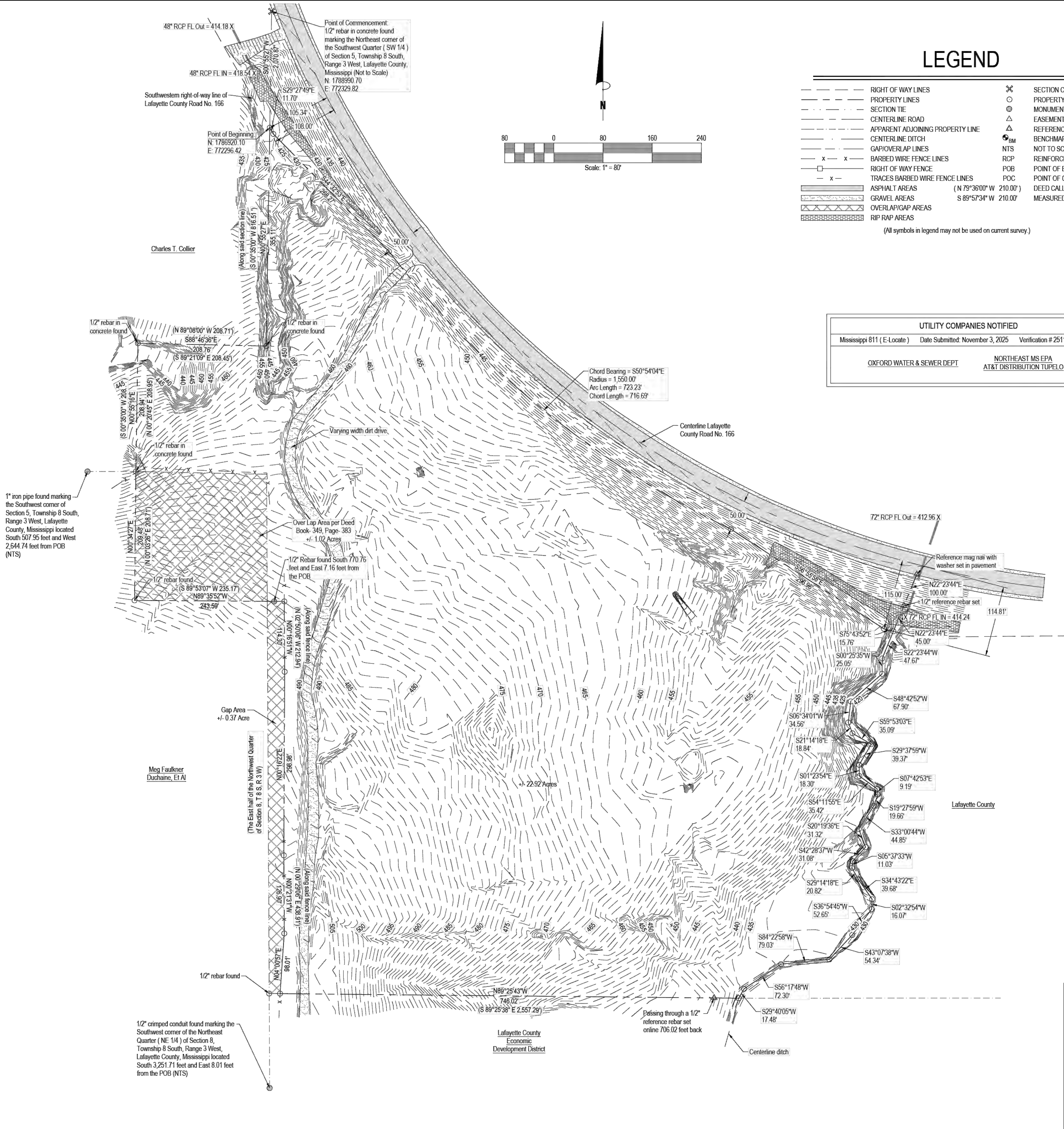


WILLIAMS ENGINEERING CONSULTANTS, LLC
720 NORTH LAMAR BLVD., STE. A
OXFORD, MS 38655
PH: 662.236.9675
rdaniels@williamsec.com



IF, DURING CONSTRUCTION, THE ENGINEER FINDS IT NECESSARY TO CHANGE THE LINES, DIMENSIONS, THICKNESS, GRADES, SLOPES, SECTIONS OR QUANTITIES OR IF SUCH CHANGES ARE ORDERED FOR ANY OTHER REASON, THE FINAL QUANTITIES WILL BE RECOMPUTED BASED ON THE PLAN CHANGES, AS A RESULT OF AUTHORIZED CHANGES. ANY AND ALL MAJOR CHANGES MUST ALSO BE APPROVED BY THE LOCAL GOVERNING AGENCY.

C:\Users\jgranberry\Documents\Projects\2025\11\11-0000-145\11-0000-145.dwg



LEGEND

---	RIGHT OF WAY LINES	✕	SECTION CORNER
---	PROPERTY LINES	○	PROPERTY CORNERS
---	SECTION TIE	⊙	MONUMENTS FOUND
---	CENTERLINE ROAD	△	EASEMENT CORNERS
---	APPARENT ADJOINING PROPERTY LINE	△	REFERENCE CORNERS
---	CENTERLINE DITCH	⊙	BENCHMARKS
---	GAP/OVERLAP LINES	NTS	NOT TO SCALE
---	BARBED WIRE FENCE LINES	RCP	REINFORCED CONCRETE PIPE
---	RIGHT OF WAY FENCE	POB	POINT OF BEGINNING
---	TRACES BARBED WIRE FENCE LINES	POC	POINT OF COMMENCEMENT
---	ASPHALT AREAS (N 79°36'00" W 210.00')		DEED CALLS
---	GRAVEL AREAS (S 89°57'34" W 210.00')		MEASURED CALLS
---	OVERLAP/GAP AREAS		
---	RIP RAP AREAS		

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

UTILITY COMPANIES NOTIFIED

Mississippi 811 (E-Locate) Date Submitted: November 3, 2025 Verification # 25110310040792

OXFORD WATER & SEWER DEPT

NORTHEAST MS EPA
AT&T DISTRIBUTION TUPEULO

Notes:

- 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.
- Global Positioning System (GPS) was used to locate or establish Boundary Survey Points on subject survey and points were derived by GCGC Real Time Network, NAD83(2011) CORS epoch 2010.00.
- Field survey completed November 17, 2025.
- All bearings are based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'50") and a scale factor of 1.00000141 calculated at The Point of Commencement.
- Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as posted on below station:
GCGC Real Time Network
CORS - This is a GPS Continuously Operating Reference Station
Designation - Oxford CORS ARP
CORS ID - MSOX
PID - DK6714
Lat - 34° 21' 50.93065"
Long - 89° 31' 56.51634"
- Subject survey is Zoned I-2 "Heavy Industrial" as per Lafayette County Zoning Map Dated January 18, 2018 and is subject to the regulations, setbacks, and easements found in the Lafayette County Zoning Ordinance latest addition.
- This property is subject to any right of way or easements recorded or unrecorded shown or not shown on plot of survey.
- All property corners set are 1/2" rebar with survey cap (WEC - COA 159), unless otherwise stated. No rebar set along centerline ditch.
- 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.
- The deed overlap area shown is due to the deed of record found in Deed Book - 349, Page - 383 calls for the East half of the Northwest Quarter of Section 8, T 8 S, R 3 W.
- 1/2" rebar with "E86 5004" cap found in a a round about with an known elevation of 445.40, said rebar located South 754.33 feet and East 1,562.32 feet from the POB.
- Deed References:
A. Deed Book-WB11, Page-536 B. Deed Book-349, Page-383 C. Deed Book-204, Page-508
D. Deed Book-328, Page-344 E. Deed Book-374, Page-626 F. Deed Book-416, Page-021
G. Deed Book-352, Page-153 H. Deed Book-452, Page-39 I. Deed Book-316, Page-284
J. Deed Book-452, Page-403 K. Instrument No. 201105395 L. Instrument No. 20142641
N. State Earmark Project No. SEMP-36(2)

1" iron pipe found marking the Southeast corner of Section 5, Township 8 South, Range 3 West, Lafayette County, Mississippi located South 666.03 feet and East 2,635.05 feet from POB (NTS)

Description: A tract of land being a fraction of the North Half (N 1/2) of Section 8, and South Half (S 1/2) of Section 5, Township 8 South, Range 3 West, Lafayette County, Mississippi, being described in more detail as follows:

Commencing at a 1/2" rebar in concrete found marking the Northeast corner of the Southwest Quarter (SW 1/4) of Section 5, Township 8 South, Range 3 West, Lafayette County, Mississippi, said rebar being further defined by Mississippi East State Plane Coordinates of N. 178959.70 and E. 772329.82, run thence S 00°38'27" W for a distance of 2,070.87 feet to a 1/2" rebar set on the Southwestern right-of-way line of Lafayette County Road No. 166 (105.34 feet from centerline), said rebar being further defined by Mississippi East State Plane Coordinates of N. 178920.10 and E. 772296.42, said rebar also being the Point of Beginning of this description, run thence along said right-of-way line as follows: S 29° 27' 49" E for a distance of 11.70 feet to a 1/2" rebar set (108.00 feet from centerline), run thence S 44° 32' 53" E for a distance of 268.27 feet to a 1/2" rebar set (50.00 feet from centerline) at the beginning of a circular curve to the left, run thence along said curve having an arc length of 723.23 feet, a chord bearing of S 50° 54' 04" E, a chord length of 716.69 feet, and a radius of 1,550.00 feet to a 1/2" rebar set (50.00 feet from centerline), run thence S 56° 55' 58" E for a distance of 296.96 feet to a 1/2" rebar set (115.00 feet from centerline), run thence S 75° 43' 52" E for a distance of 15.76 feet to a point in the centerline of a ditch (114.81 feet from centerline), said point being referenced by a 1/2" rebar located N 22° 23' 44" E for 45.00 feet and a reference mag nail with washer located N 22° 23' 44" E for 100.00 feet from said point, run thence leaving said right-of-way line and along said centerline of ditch as follows: S 22° 23' 44" W for a distance of 47.67 feet to a point, run thence S 00° 23' 35" W for a distance of 25.05 feet to a point, run thence S 48° 42' 52" W for a distance of 67.90 feet to a point, run thence S 05° 34' 01" W for a distance of 34.56 feet to a point, run thence S 21° 14' 18" E for a distance of 18.84 feet to a point, run thence S 59° 53' 03" E for a distance of 35.09 feet to a point, run thence S 29° 37' 58" W for a distance of 39.37 feet to a point, run thence S 01° 23' 54" E for a distance of 18.30 feet to a point, run thence S 54° 11' 55" E for a distance of 35.42 feet to a point, run thence S 07° 42' 53" E for a distance of 9.19 feet to a point, run thence S 19° 27' 59" W for a distance of 19.66 feet to a point, run thence S 33° 07' 44" W for a distance of 44.85 feet to a point, run thence S 20° 19' 36" E for a distance of 31.32 feet to a point, run thence S 42° 28' 37" W for a distance of 31.08 feet to a point, run thence S 05° 37' 33" W for a distance of 11.03 feet to a point, run thence S 29° 14' 18" E for a distance of 20.82 feet to a point, run thence S 34° 43' 22" E for a distance of 39.68 feet to a point, run thence S 02° 32' 54" W for a distance of 16.07 feet to a point, run thence S 36° 54' 45" W for a distance of 52.65 feet to a point, run thence S 43° 07' 38" W for a distance of 54.34 feet to a point, run thence S 84° 22' 58" W for a distance of 79.03 feet to a point, run thence S 56° 17' 48" W for a distance of 72.30 feet to a point, run thence S 29° 40' 05" W for a distance of 17.48 feet to a point, run thence N 89° 25' 38" E for a distance of 746.02 feet to a 1/2" rebar set near traces of a barbed wire fence line, passing through a 1/2" reference rebar set online 706.02 feet back, run thence along said traces as follows: N 04° 00' 57" E for a distance of 98.01 feet to a 1/2" rebar set, run thence N 00° 21' 51" W for a distance of 126.90 feet to a 1/2" rebar set, run thence N 00° 16' 22" E for a distance of 298.98 feet to a 1/2" rebar set, run thence N 00° 16' 51" W for a distance of 114.30 feet to a 1/2" rebar set, run thence N 89° 35' 52" W leaving said traces of wire for a distance of 243.59 feet to a 1/2" rebar found, run thence N 00° 34' 27" E for a distance of 209.48 feet to a 1/2" rebar in concrete found, run thence N 00° 55' 16" E for a distance of 208.94 feet to a 1/2" rebar in concrete found, run thence S 88° 46' 36" E for a distance of 208.76 feet to a 1/2" rebar in concrete found on the East line of the the Southwest Quarter (SW 1/4) of Section 5, run thence N 00° 55' 27" E along said East line for a distance of 355.11 feet to the Point of Beginning of the herein described tract of land. Said tract contains 22.92 acres, more or less.

The above description is based on Mississippi East State Plane Coordinate System Grid North as determined by GPS Observations with a Convergence of (-0°23'50") and a scale factor of 1.00000141 calculated at The Point of Commencement. Horizontal Datum based on NAD 83(2011) and Vertical Datum based on NAVD 88 as posted on station: GCGC Real Time Network, CORS - This is a GPS Continuously Operating Reference Station, Designation - Oxford CORS ARP, MSOX, PID - DK6714, Lat - 34° 21' 50.93065", Long - 89° 31' 56.51634". All property corners set are 1/2" rebar with survey cap (WEC - COA 159). This Description was prepared by Williams Engineering Consultants, Inc. (662-236-9675)

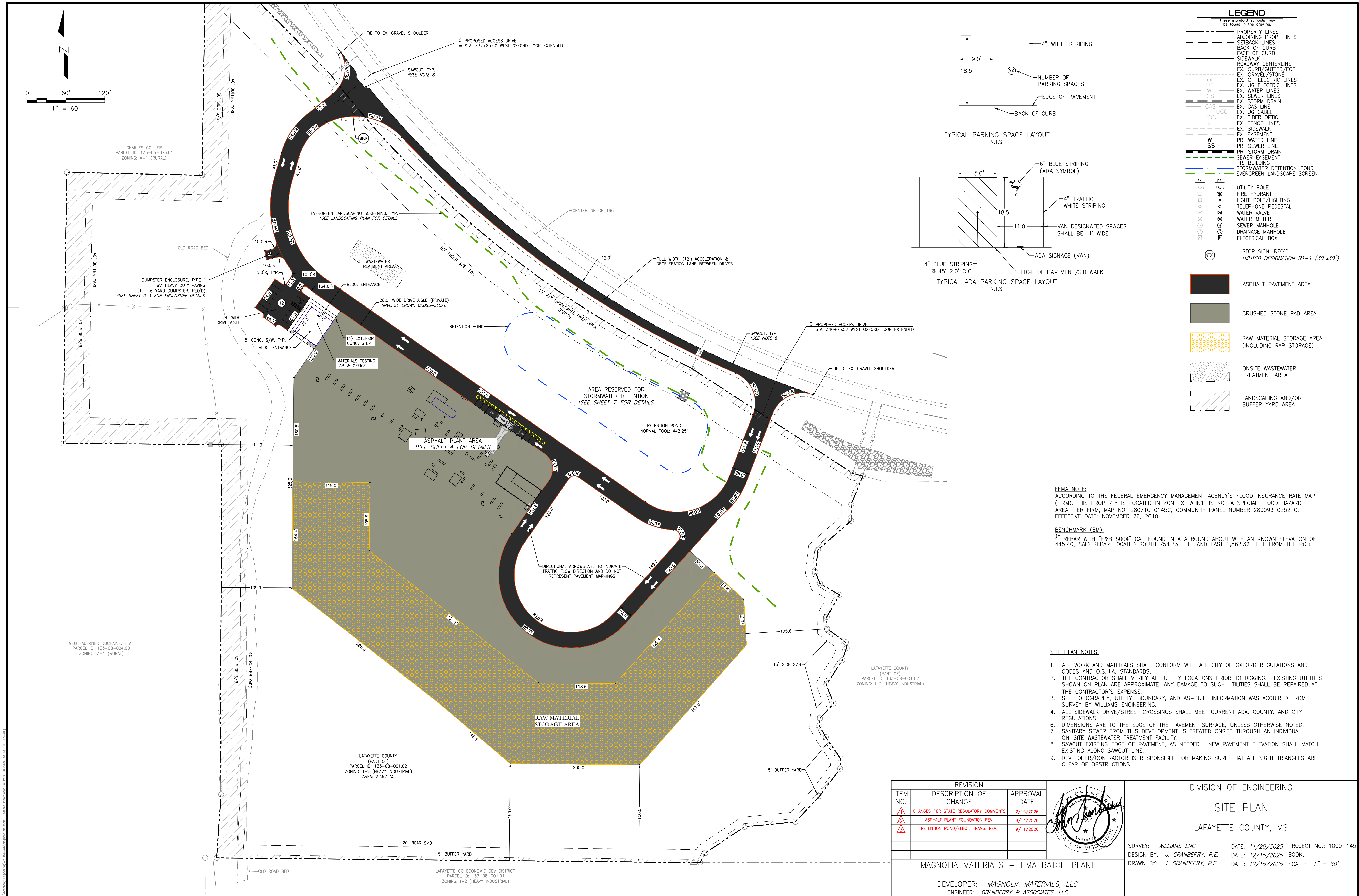
REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026

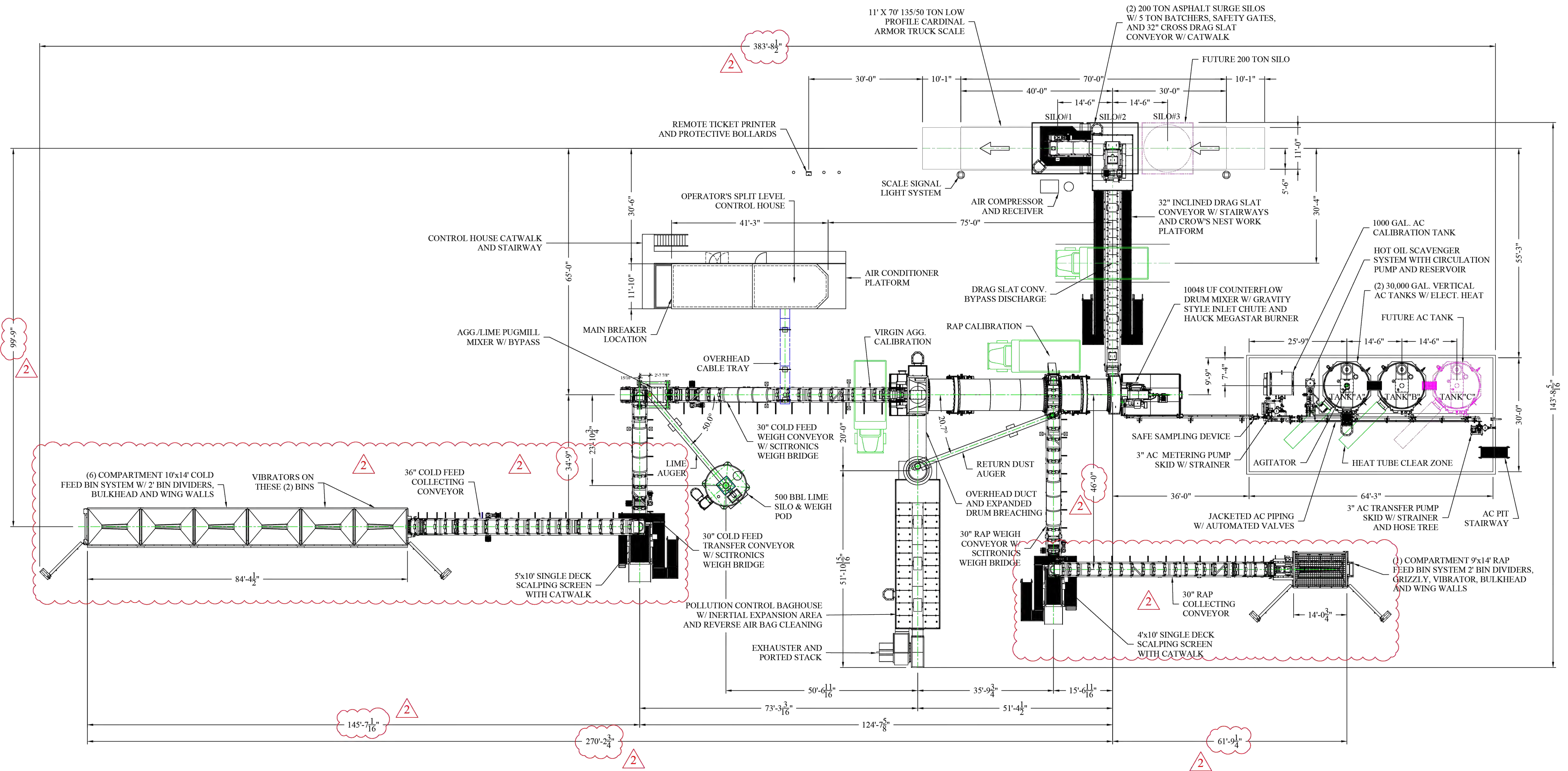


DIVISION OF ENGINEERING
EXISTING CONDITIONS
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 80'

MAGNOLIA MATERIALS - HMA BATCH PLANT
DEVELOPER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC





EQUIPMENT LAYOUT PLAN
ALMIX 10048 UF PLANT

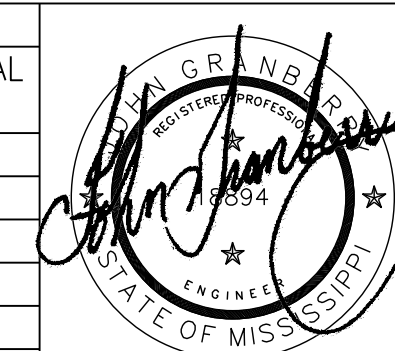
LAYOUT NOTES:

- SEE ALMIX ASPHALT PLANT PLANS AND DETAILS FOR ASPHALT PLANT FOUNDATION AND STRUCTURE INFORMATION.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026

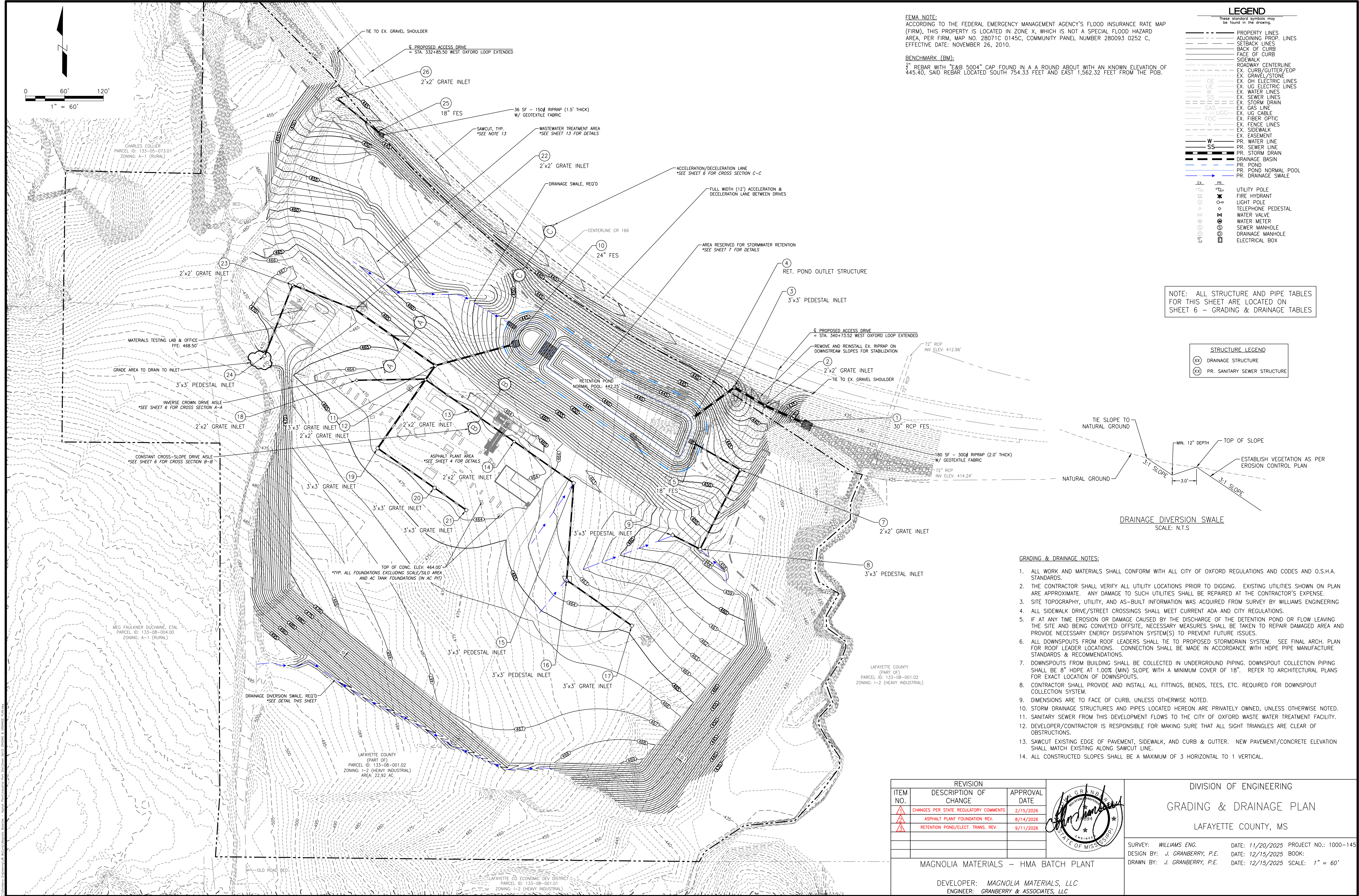
MAGNOLIA MATERIALS – HMA BATCH PLANT

OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC



DIVISION OF ENGINEERING
SITE PLAN – ASPHALT PLANT LAYOUT
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: N.T.S.



FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

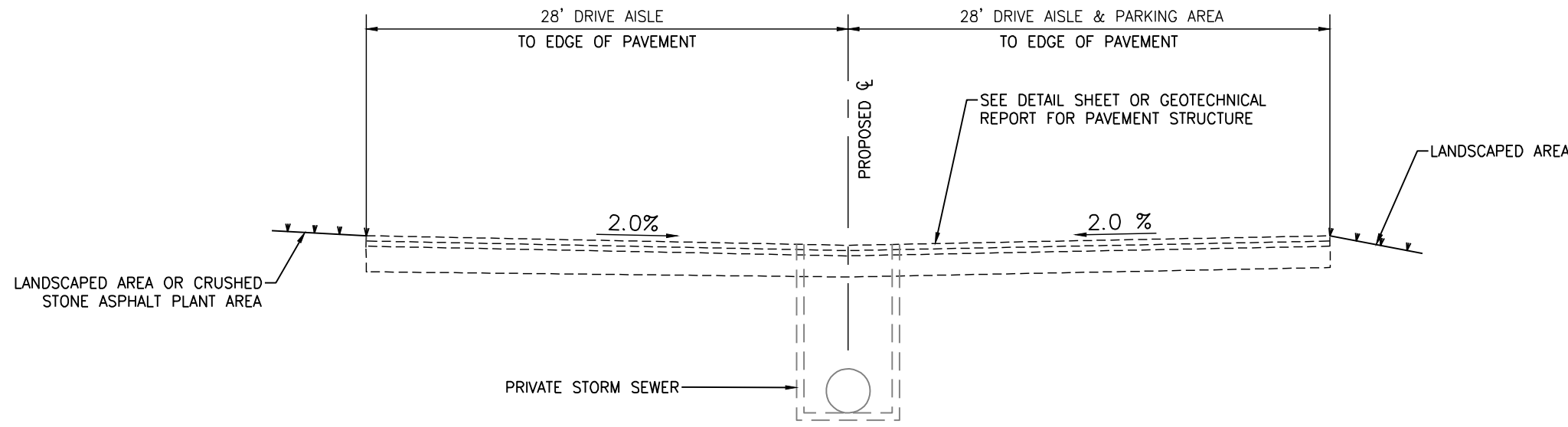
BENCHMARK (BM):

3" REBAR FOUND IN ASPHALT HAVING A KNOWN ELEVATION OF 445.40. REBAR BEING LOCATED NORTH 43 FEET AND EAST 507 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY.

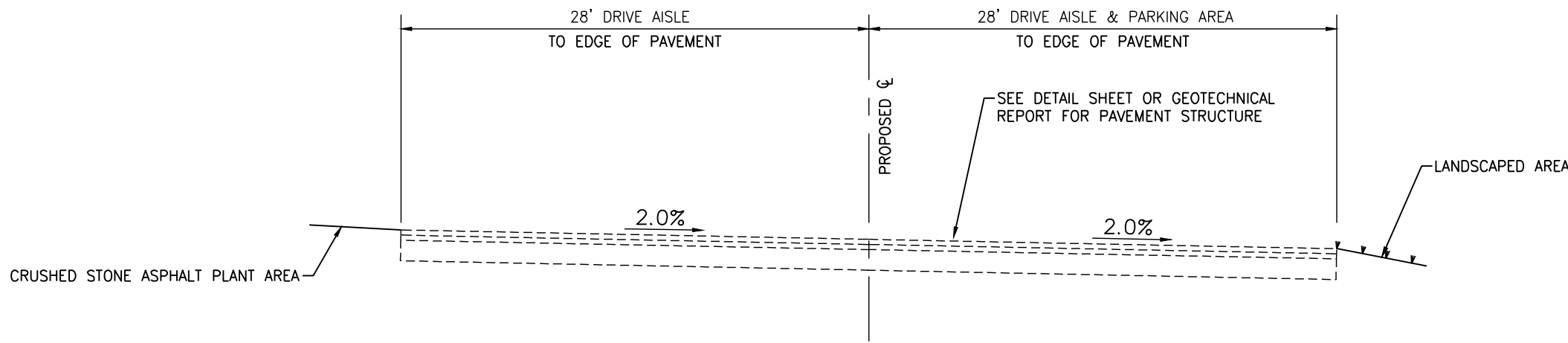
STRUCTURE TABLE				
STRUCTURE ID	STRUCTURE TYPE	RIM/GRATE/THROAT ELEVATION	PIPES IN	PIPES OUT
1 ^[1]	30" RCP FES	427.62'	30" - 424.75' (NW)	
2 ^[1]	2'x2' GRATE INLET	438.92'	30" - 428.74' (NW)	30" - 428.74' (SE)
3 ^[1]	3'x3' PEDESTAL INLET	435.00'	30" - 430.07' (SW)	30" - 430.07' (SE)
4	RET. POND OUTLET STRUCTURE	446.50'		30" - 436.25' (NE)
5	18" FES	444.37'	18" - 442.40' (SE)	
7	2'x2' GRATE INLET	446.16'	18" - 443.09' (SW)	18" - 443.09' (NW)
8	3'x3' PEDESTAL INLET	455.50'	18" - 451.82' (NW)	18" - 451.82' (NE)
9	3'x3' PEDESTAL INLET	457.25'		18" - 453.61' (SE)
10	24" FES	446.16'	24" - 444.00' (W)	
11	3'x3' GRATE INLET	464.34'	24" - 460.44' (NW) 24" - 456.03' (SW)	24" - 456.03' (E)
12	2'x2' GRATE INLET	463.69'	24" - 456.43' (SW) 18" - 456.93' (SE) 18" - 458.91' (W)	24" - 456.43' (NE)
13	2'x2' GRATE INLET	463.69'	18" - 457.76' (SE)	18" - 457.76' (NW)
14	2'x2' GRATE INLET	463.69'	18" - 458.39' (SE)	18" - 458.39' (NW)
15	3'x3' PEDESTAL INLET	462.25'	18" - 458.95' (S)	18" - 458.95' (NW)
16	3'x3' PEDESTAL INLET	462.82'	18" - 459.70' (SE)	18" - 459.70' (N)
17	3'x3' GRATE INLET	464.63'	18" - 460.93' (NW)	
18	2'x2' GRATE INLET	463.53'		18" - 459.97' (E)
19	3'x3' GRATE INLET	463.69'	18" - 459.38' (SE)	24" - 458.88' (NE)
20	3'x3' GRATE INLET	463.69'	18" - 460.18' (SE)	18" - 460.18' (NW)
21	3'x3' GRATE INLET	463.69'		18" - 460.63' (NW)
22	2'x2' GRATE INLET	465.88'	18" - 462.45' (W)	24" - 461.95' (SE)
23	2'x2' GRATE INLET	466.85'	18" - 463.29' (S)	18" - 463.29' (E)
24	3'x3' PEDESTAL INLET	469.34'		18" - 466.15' (N)
25	18" FES	441.27'	18" - 441.62' (NW)	
26	2'x2' GRATE INLET	445.35'		18" - 442.02' (SE)

PIPE TABLE						
FROM	INV. ELEV.	TO	INV. ELEV.	PIPE DIA (IN)	LENGTH (FT)	SLOPE
2	428.74	1	424.75	30" ^[3]	59	6.79%
3	430.07	2	428.74	30" ^[3]	55	2.43%
4	436.25	3	430.07	30" ^[3]	77	8.00%
7	443.09	5	442.40	18" ^[3]	79	0.87%
8	451.82	7	443.09	18	137	6.36%
9	453.61	8	451.82	18	48	3.77%
11	456.03	10	444.00	24	118	10.19%
12	456.43	11	456.03	24	26	1.50%
13	457.76	12	456.93	18	83	1.00%
14	458.39	13	457.76	18	83	0.75%
15	458.95	14	458.39	18	112	0.50%
16	459.70	15	458.95	18	150	0.50%
17	460.93	16	459.70	18" ^[3]	123	1.00%
18	459.97	12	458.91	18	106	1.00%
19	458.88	12	456.43	24	129	1.90%
20	460.18	19	459.38	18	107	0.75%
21	460.63	20	460.18	18	60	0.75%
22	461.95	11	460.44	24	151	1.00%
23	463.29	22	462.45	18	103	0.81%
24	466.15	23	463.29	18	118	2.43%
26	442.02	25	441.62	18" ^[3]	80	0.50%

ALL PIPE SHALL BE PRIVATE, UNLESS OTHERWISE NOTED.
ALL PIPE SHALL BE HIGH PERFORMANCE PIPE (HP) UNLESS OTHERWISE NOTED.
[1] PIPE SHALL BE PUBLIC.
[2] PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS III (RCP).
[3] PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE).

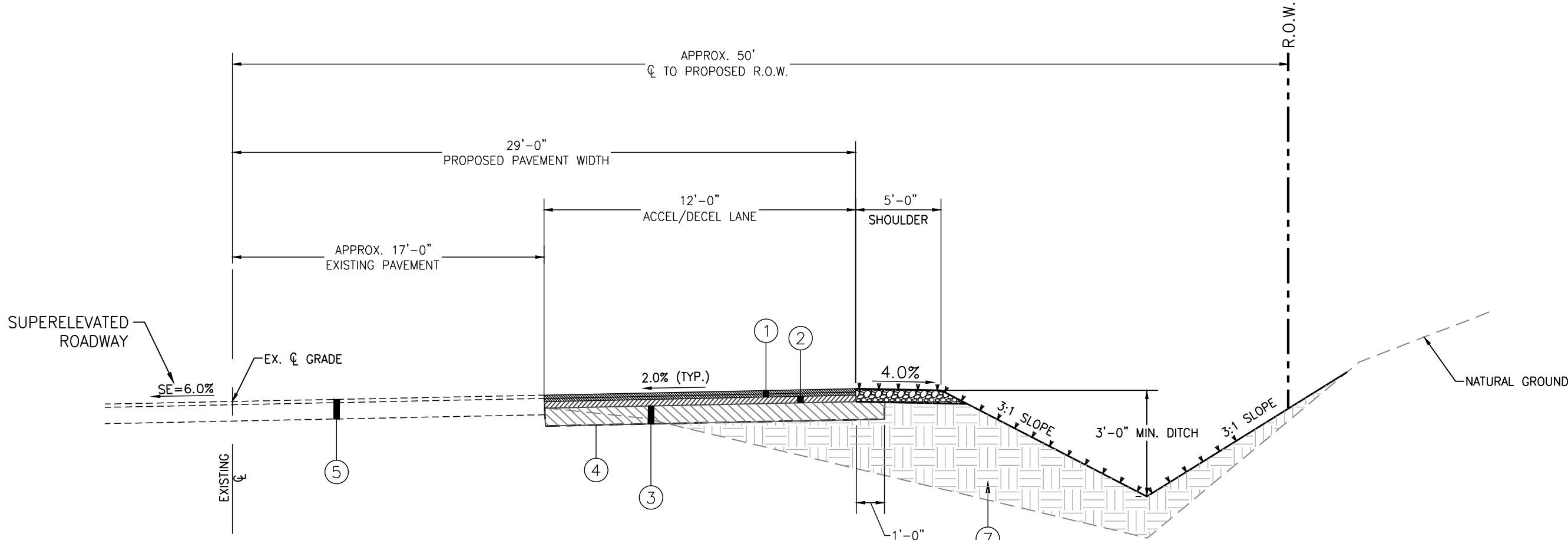


CROSS-SECTION A-A: INVERSE CROWN DRIVE AISLE
N.T.S.



CROSS-SECTION B-B: CONSTANT CROSS-SLOPE DRIVE AISLE
N.T.S.

ALL STRUCTURES ARE PRIVATE, UNLESS OTHERWISE NOTED.
[1] STRUCTURE IS PUBLIC.



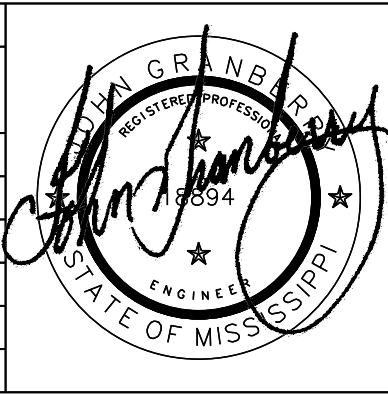
CROSS-SECTION C-C: ACCELERATION/DECELERATION LANE
N.T.S.

- ① 9.5-mm, MT, ASPHALT PAVEMENT (2 @ 1 1/2")
- ② 19.0-mm, MT, ASPHALT PAVEMENT (1 @ 3")
- ③ SIZE 610, CRUSHED STONE BASE (8")
- ④ GEOTEXTILE STABILIZATION FABRIC (TYPE 5) (NON-WOVEN)
- ⑤ EXISTING STRUCTURE (APPROX. 6" ASPHALT ON 8" BASE)
- ⑥ GRANULAR MATERIAL (CLASS 5, GROUP C) (±5")
- ⑦ UNCLASSIFIED EXCAVATION (CUT/FILL)

GRADING & DRAINAGE NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM WITH ALL CITY OF OXFORD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- SITE TOPOGRAPHY, UTILITY, AND AS-BUILT INFORMATION WAS ACQUIRED FROM SURVEY BY WILLIAMS ENGINEERING
- ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS.
- IF AT ANY TIME EROSION OR DAMAGE CAUSED BY THE DISCHARGE OF THE DETENTION POND OR FLOW LEAVING THE SITE AND BEING CONVEYED OFFSITE, NECESSARY MEASURES SHALL BE TAKEN TO REPAIR DAMAGED AREA AND PROVIDE NECESSARY ENERGY DISSIPATION SYSTEM(S) TO PREVENT FUTURE ISSUES.
- ALL DOWNSPOUTS FROM ROOF LEADERS SHALL TIE TO PROPOSED STORMDRAIN SYSTEM. SEE FINAL ARCH. PLAN FOR ROOF LEADER LOCATIONS. CONNECTION SHALL BE MADE IN ACCORDANCE WITH HDPE PIPE MANUFACTURE STANDARDS & RECOMMENDATIONS.
- DOWNSPOUTS FROM BUILDING SHALL BE COLLECTED IN UNDERGROUND PIPING. DOWNSPOUT COLLECTION PIPING SHALL BE 8" HDPE AT 1.00% (MIN) SLOPE WITH A MINIMUM COVER OF 18". REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF DOWNSPOUTS.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, BENDS, TEES, ETC. REQUIRED FOR DOWNSPOUT COLLECTION SYSTEM.
- DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- STORM DRAINAGE STRUCTURES AND PIPES LOCATED HEREON ARE PRIVATELY OWNED, UNLESS OTHERWISE NOTED.
- SANITARY SEWER FROM THIS DEVELOPMENT FLOWS TO THE CITY OF OXFORD WASTE WATER TREATMENT FACILITY.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
- SAWCUT EXISTING EDGE OF PAVEMENT, SIDEWALK, AND CURB & GUTTER. NEW PAVEMENT/CONCRETE ELEVATION SHALL MATCH EXISTING ALONG SAWCUT LINE.
- ALL CONSTRUCTED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026

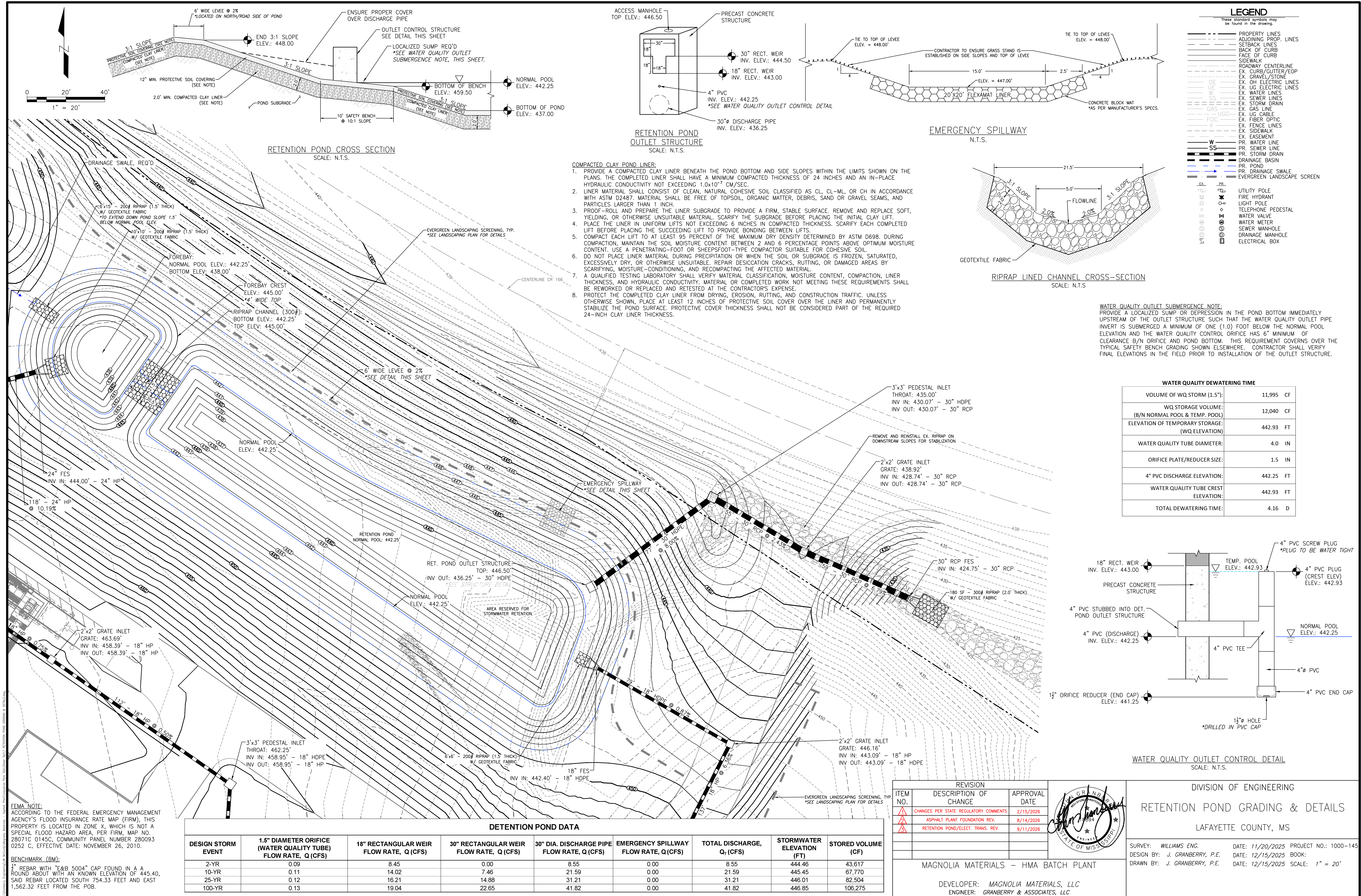


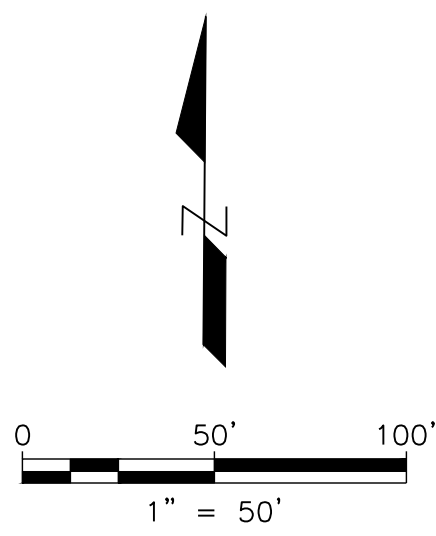
MAGNOLIA MATERIALS - HMA BATCH PLANT

DEVELOPER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC

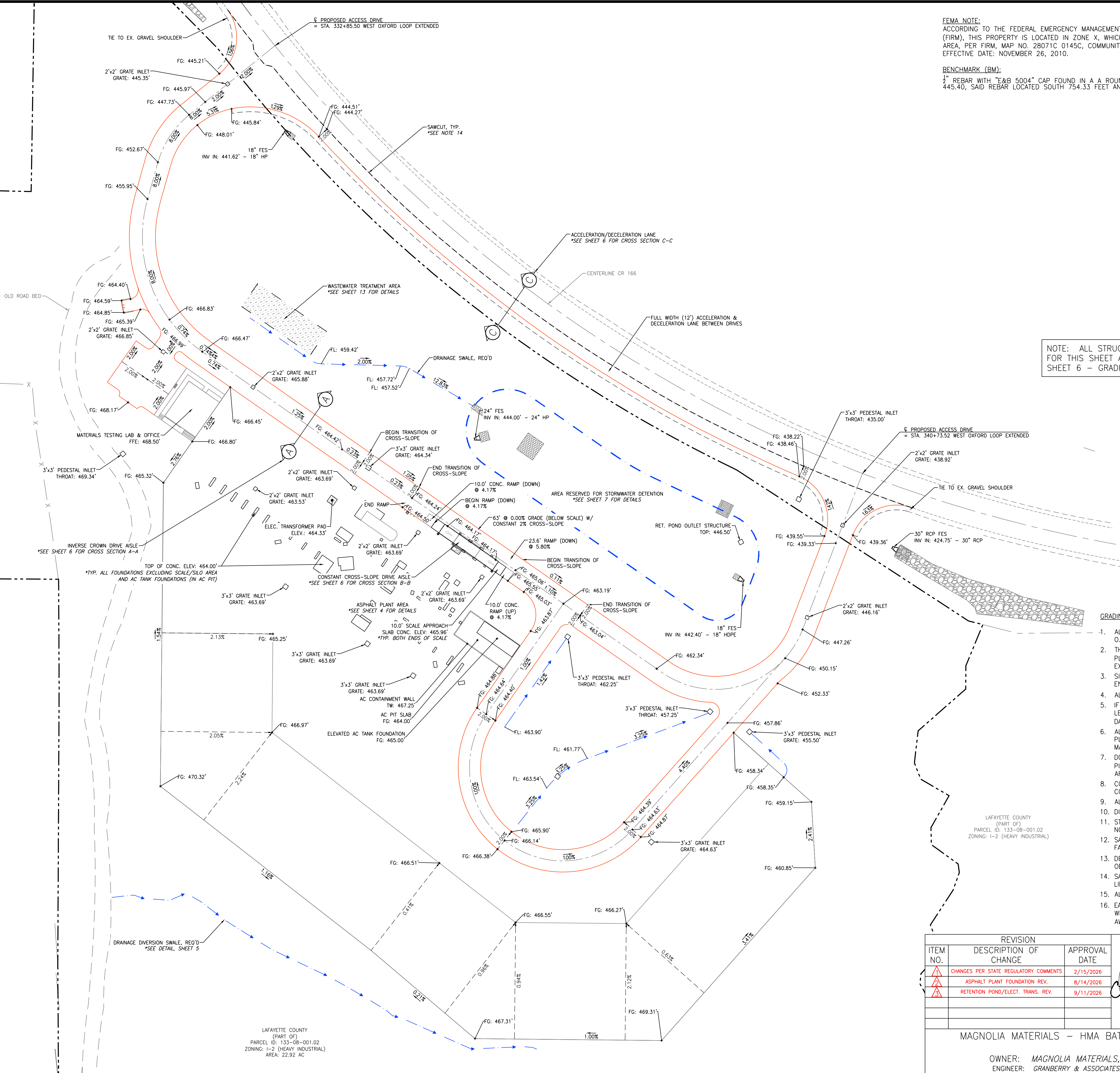
DIVISION OF ENGINEERING
GRADING & DRAINAGE TABLES
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: N.T.S.





CHARLES COLLIER
PARCEL ID: 133-05-073.01
ZONING: A-1 (RURAL)



FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

BENCHMARK (BM):
1" REBAR WITH "E&B 5004" CAP FOUND IN A A ROUND ABOUT WITH AN KNOWN ELEVATION OF 445.40, SAID REBAR LOCATED SOUTH 754.33 FEET AND EAST 1,562.32 FEET FROM THE POB.

LEGEND	
These standard symbols may be found in the drawing.	
---	PROPERTY LINES
---	ADJOINING PROP. LINES
---	SETBACK LINES
---	BACK OF CURB
---	FACE OF CURB
---	SIDEWALK
---	ROADWAY CENTERLINE
---	EX. CURB/GUTTER/EOP
---	EX. GRAVEL/STONE
---	EX. OH ELECTRIC LINES
---	EX. UG ELECTRIC LINES
---	EX. WATER LINES
---	EX. SEWER LINES
---	EX. STORM DRAIN
---	EX. GAS LINE
---	EX. UG CABLE
---	EX. FIBER OPTIC
---	EX. FENCE LINES
---	EX. SIDEWALK
---	EX. EASEMENT
---	PR. WATER LINE
---	PR. SEWER LINE
---	PR. STORM DRAIN
---	PR. DRAINAGE BASIN
---	PR. POND
---	EASEMENT
---	UTILITY POLE
---	FIRE HYDRANT
---	LIGHT POLE
---	TELEPHONE PEDESTAL
---	WATER VALVE
---	WATER METER
---	SEWER MANHOLE
---	DRAINAGE MANHOLE
---	ELECTRICAL BOX
E/P	EXISTING EDGE OF PAVEMENT
EG	EXISTING GRADE/EXISTING GROUND
FG	FINISHED GRADE
FG/GB	FINISHED GRADE/GRADE BREAK
FG/HP	FINISHED GRADE/HIGH POINT
TG	TOP OF GRATE
FL	FLOWLINE
S/W	SIDEWALK
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
ER	END OF RADIUS
FH	FIRE HYDRANT
SMH	SANITARY SEWER MANHOLE
DMH	DRAINAGE MANHOLE

NOTE: ALL STRUCTURE AND PIPE TABLES FOR THIS SHEET ARE LOCATED ON SHEET 6 - GRADING & DRAINAGE TABLES

GRADING & DRAINAGE NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM WITH ALL CITY OF OXFORD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. SITE TOPOGRAPHY, UTILITY, AND AS-BUILT INFORMATION WAS ACQUIRED FROM SURVEY BY WILLIAMS ENGINEERING
4. ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS.
5. IF AT ANY TIME EROSION OR DAMAGE CAUSED BY THE DISCHARGE OF THE DETENTION POND OR FLOW LEAVING THE SITE AND BEING CONVEYED OFFSITE, NECESSARY MEASURES SHALL BE TAKEN TO REPAIR DAMAGED AREA AND PROVIDE NECESSARY ENERGY DISSIPATION SYSTEM(S) TO PREVENT FUTURE ISSUES.
6. ALL DOWNSPOUTS FROM ROOF LEADERS SHALL TIE TO PROPOSED STORMDRAIN SYSTEM. SEE FINAL ARCH. PLAN FOR ROOF LEADER LOCATIONS. CONNECTION SHALL BE MADE IN ACCORDANCE WITH HDPE PIPE MANUFACTURE STANDARDS & RECOMMENDATIONS.
7. DOWNSPOUTS FROM BUILDING SHALL BE COLLECTED IN UNDERGROUND PIPING. DOWNSPOUT COLLECTION PIPING SHALL BE 8" HDPE AT 1.00% (MIN) SLOPE WITH A MINIMUM COVER OF 18". REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF DOWNSPOUTS.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FITTINGS, BENDS, TEES, ETC. REQUIRED FOR DOWNSPOUT COLLECTION SYSTEM.
9. ALL STORM DRAINAGE PIPES AS SHOWN HEREON ARE PRIVATE, UNLESS OTHERWISE NOTED.
10. DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
11. STORM DRAINAGE STRUCTURES AND PIPES LOCATED HEREON ARE PRIVATELY OWNED, UNLESS OTHERWISE NOTED.
12. SANITARY SEWER FROM THIS DEVELOPMENT FLOWS TO THE CITY OF OXFORD WASTE WATER TREATMENT FACILITY.
13. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
14. SAWCUT EXISTING EDGE OF PAVEMENT. NEW PAVEMENT ELEVATION SHALL MATCH EXISTING ALONG SAWCUT LINE.
15. ALL CONSTRUCTED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
16. EARTHWORK GRADE ADJACENT TO BUILDINGS IS APPROX. 6" BELOW FINISHED FLOOR ELEVATION AT LOCATIONS WHERE A BUILDING FOUNDATION WALL IS NOT SHOWN. EARTHWORK GRADE SHALL BE AT A MINIMUM OF 2% AWAY FROM THE BUILDING IN NON-PAVED AREAS FOR 4'.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026

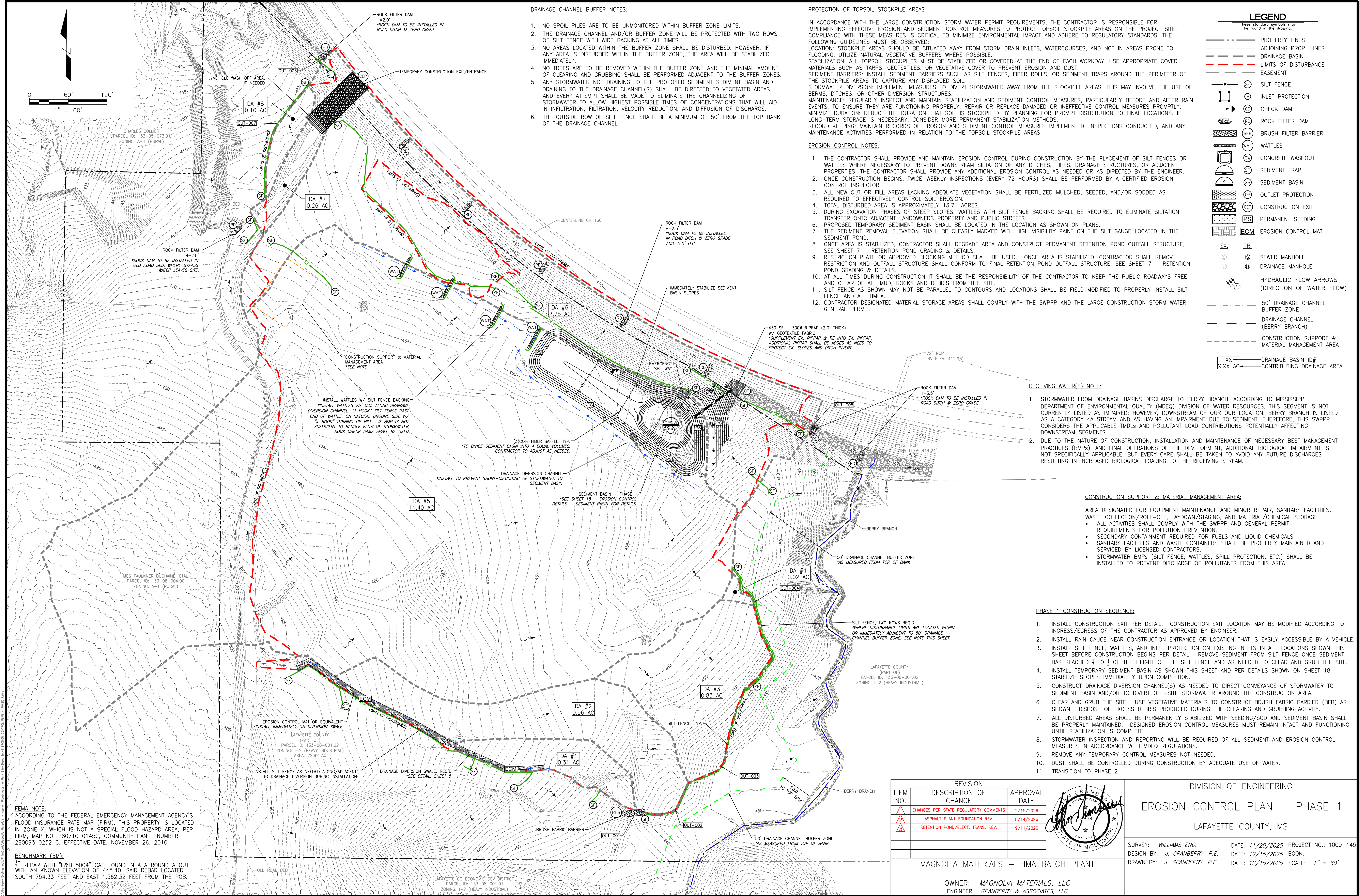


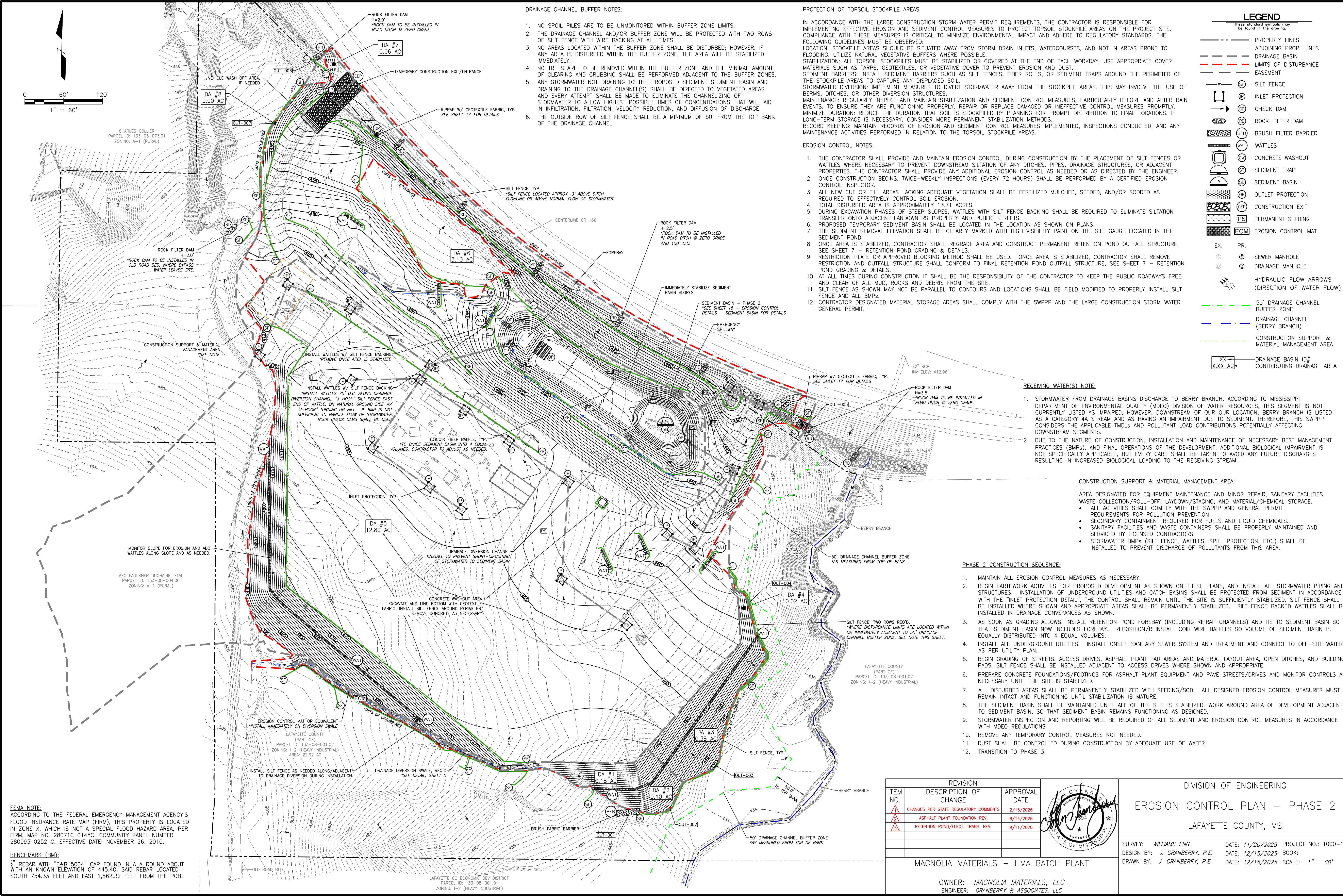
DIVISION OF ENGINEERING
SPOT ELEVATIONS
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 50'

MAGNOLIA MATERIALS - HMA BATCH PLANT

OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC





DRAINAGE CHANNEL BUFFER NOTES:

- 1. NO SPOIL PILES ARE TO BE UNMONITORED WITHIN BUFFER ZONE LIMITS.
- 2. THE DRAINAGE CHANNEL AND/OR BUFFER ZONE WILL BE PROTECTED WITH TWO ROWS OF SILT FENCE WITH WIRE BACKING AT ALL TIMES.
- 3. NO AREAS LOCATED WITHIN THE BUFFER ZONE SHALL BE DISTURBED; HOWEVER, IF ANY AREA IS DISTURBED WITHIN THE BUFFER ZONE, THE AREA WILL BE STABILIZED IMMEDIATELY.
- 4. NO TREES ARE TO BE REMOVED WITHIN THE BUFFER ZONE AND THE MINIMAL AMOUNT OF CLEARING AND GRUBBING SHALL BE PERFORMED ADJACENT TO THE BUFFER ZONES.
- 5. ANY STORMWATER NOT DRAINING TO THE PROPOSED SEDIMENT BASIN AND DRAINING TO THE DRAINAGE CHANNEL(S) SHALL BE DIRECTED TO VEGETATED AREAS AND EVERY ATTEMPT SHALL BE MADE TO ELIMINATE THE CHANNELIZING OF STORMWATER TO ALLOW HIGHEST POSSIBLE TIMES OF CONCENTRATIONS THAT WILL AID IN INFILTRATION, FILTRATION, VELOCITY REDUCTION, AND DIFFUSION OF DISCHARGE.
- 6. THE OUTSIDE ROW OF SILT FENCE SHALL BE A MINIMUM OF 50' FROM THE TOP BANK OF THE DRAINAGE CHANNEL.

PROTECTION OF TOPSOIL STOCKPILE AREAS

IN ACCORDANCE WITH THE LARGE CONSTRUCTION STORM WATER PERMIT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT TOPSOIL STOCKPILE AREAS ON THE PROJECT SITE. COMPLIANCE WITH THESE MEASURES IS CRITICAL TO MINIMIZE ENVIRONMENTAL IMPACT AND ADHERE TO REGULATORY STANDARDS. THE FOLLOWING GUIDELINES MUST BE OBSERVED:
LOCATION: STOCKPILE AREAS SHOULD BE SITUATED AWAY FROM STORM DRAIN INLETS, WATERCOURSES, AND NOT IN AREAS PRONE TO FLOODING. UTILIZE NATURAL VEGETATIVE BUFFERS WHERE POSSIBLE.
STABILIZATION: ALL TOPSOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. USE APPROPRIATE COVER MATERIALS SUCH AS TARPS, GEOTEXTILES, OR VEGETATIVE COVER TO PREVENT EROSION AND DUST.
SEDIMENT BARRIERS: INSTALL SEDIMENT BARRIERS SUCH AS SILT FENCES, FIBER ROLLS, OR SEDIMENT TRAPS AROUND THE PERIMETER OF THE STOCKPILE AREAS TO CAPTURE ANY DISPLACED SOIL.
STORMWATER DIVERSION: IMPLEMENT MEASURES TO DIVERT STORMWATER AWAY FROM THE STOCKPILE AREAS. THIS MAY INVOLVE THE USE OF BERMS, DITCHES, OR OTHER DIVERSION STRUCTURES.
MAINTENANCE: REGULARLY INSPECT AND MAINTAIN STABILIZATION AND SEDIMENT CONTROL MEASURES, PARTICULARLY BEFORE AND AFTER RAIN EVENTS, TO ENSURE THEY ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE DAMAGED OR INEFFECTIVE CONTROL MEASURES PROMPTLY. MINIMIZE DURATION: REDUCE THE DURATION THAT SOIL IS STOCKPILED BY PLANNING FOR PROMPT DISTRIBUTION TO FINAL LOCATIONS. IF LONG-TERM STORAGE IS NECESSARY, CONSIDER MORE PERMANENT STABILIZATION METHODS.
RECORD KEEPING: MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED, INSPECTIONS CONDUCTED, AND ANY MAINTENANCE ACTIVITIES PERFORMED IN RELATION TO THE TOPSOIL STOCKPILE AREAS.

EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES OR WATTLES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
- 2. ONCE CONSTRUCTION BEGINS, TWICE-WEEKLY INSPECTIONS (EVERY 72 HOURS) SHALL BE PERFORMED BY A CERTIFIED EROSION CONTROL INSPECTOR.
- 3. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED MULCHED, SEEDED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
- 4. TOTAL DISTURBED AREA IS APPROXIMATELY 13.71 ACRES.
- 5. DURING EXCAVATION PHASES OF STEEP SLOPES, WATTLES WITH SILT FENCE BACKING SHALL BE REQUIRED TO ELIMINATE SILTATION TRANSFER ONTO ADJACENT LANDOWNERS PROPERTY AND PUBLIC STREETS.
- 6. PROPOSED TEMPORARY SEDIMENT BASIN SHALL BE LOCATED IN THE LOCATION AS SHOWN ON PLANS.
- 7. THE SEDIMENT REMOVAL ELEVATION SHALL BE CLEARLY MARKED WITH HIGH VISIBILITY PAINT ON THE SILT GAUGE LOCATED IN THE SEDIMENT POND.
- 8. ONCE AREA IS STABILIZED, CONTRACTOR SHALL REGRADE AREA AND CONSTRUCT PERMANENT RETENTION POND OUTFALL STRUCTURE, SEE SHEET 7 - RETENTION POND GRADING & DETAILS.
- 9. RESTRICTION PLATE OR APPROVED BLOCKING METHOD SHALL BE USED. ONCE AREA IS STABILIZED, CONTRACTOR SHALL REMOVE RESTRICTION AND OUTFALL STRUCTURE SHALL CONFORM TO FINAL RETENTION POND OUTFALL STRUCTURE, SEE SHEET 7 - RETENTION POND GRADING & DETAILS.
- 10. AT ALL TIMES DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PUBLIC ROADWAYS FREE AND CLEAR OF ALL MUD, ROCKS AND DEBRIS FROM THE SITE.
- 11. SILT FENCE AS SHOWN MAY NOT BE PARALLEL TO CONTOURS AND LOCATIONS SHALL BE FIELD MODIFIED TO PROPERLY INSTALL SILT FENCE AND ALL BMPs.
- 12. CONTRACTOR DESIGNATED MATERIAL STORAGE AREAS SHALL COMPLY WITH THE SWPPP AND THE LARGE CONSTRUCTION STORM WATER GENERAL PERMIT.

RECEIVING WATER(S) NOTE:

- 1. STORMWATER FROM DRAINAGE BASINS DISCHARGE TO BERRY BRANCH. ACCORDING TO MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) DIVISION OF WATER RESOURCES, THIS SEGMENT IS NOT CURRENTLY LISTED AS IMPAIRED; HOWEVER, DOWNSTREAM OF OUR OUR LOCATION, BERRY BRANCH IS LISTED AS A CATEGORY 4A STREAM AND AS HAVING AN IMPAIRMENT DUE TO SEDIMENT. THEREFORE, THIS SWPPP CONSIDERS THE APPLICABLE TMDLS AND POLLUTANT LOAD CONTRIBUTIONS POTENTIALLY AFFECTING DOWNSTREAM SEGMENTS.
- 2. DUE TO THE NATURE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF NECESSARY BEST MANAGEMENT PRACTICES (BMPs), AND FINAL OPERATIONS OF THE DEVELOPMENT, ADDITIONAL BIOLOGICAL IMPAIRMENT IS NOT SPECIFICALLY APPLICABLE, BUT EVERY CARE SHALL BE TAKEN TO AVOID ANY FUTURE DISCHARGES RESULTING IN INCREASED BIOLOGICAL LOADING TO THE RECEIVING STREAM.

CONSTRUCTION SUPPORT & MATERIAL MANAGEMENT AREA:

AREA DESIGNATED FOR EQUIPMENT MAINTENANCE AND MINOR REPAIR, SANITARY FACILITIES, WASTE COLLECTION/ROLL-OFF, LAYDOWN/STAGING, AND MATERIAL/CHEMICAL STORAGE.
• ALL ACTIVITIES SHALL COMPLY WITH THE SWPPP AND GENERAL PERMIT REQUIREMENTS FOR POLLUTION PREVENTION.
• SECONDARY CONTAINMENT REQUIRED FOR FUELS AND LIQUID CHEMICALS.
• SANITARY FACILITIES AND WASTE CONTAINERS SHALL BE PROPERLY MAINTAINED AND SERVICED BY LICENSED CONTRACTORS.
• STORMWATER BMPs (SILT FENCE, WATTLES, SPILL PROTECTION, ETC.) SHALL BE INSTALLED TO PREVENT DISCHARGE OF POLLUTANTS FROM THIS AREA.

PHASE 2 CONSTRUCTION SEQUENCE:

- 1. MAINTAIN ALL EROSION CONTROL MEASURES AS NECESSARY.
- 2. BEGIN EARTHWORK ACTIVITIES FOR PROPOSED DEVELOPMENT AS SHOWN ON THESE PLANS, AND INSTALL ALL STORMWATER PIPING AND STRUCTURES. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE "INLET PROTECTION DETAIL", THE CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED. SILT FENCE SHALL BE INSTALLED WHERE SHOWN AND APPROPRIATE AREAS SHALL BE PERMANENTLY STABILIZED. SILT FENCE BACKED WATTLES SHALL BE INSTALLED IN DRAINAGE CONVEYANCES AS SHOWN.
- 3. AS SOON AS GRADING ALLOWS, INSTALL RETENTION POND FOREBAY (INCLUDING RIPRAP CHANNELS) AND TIE TO SEDIMENT BASIN SO THAT SEDIMENT BASIN NOW INCLUDES FOREBAY. REPOSITION/REINSTALL COIR WIRE BAFFLES SO VOLUME OF SEDIMENT BASIN IS EQUALLY DISTRIBUTED INTO 4 EQUAL VOLUMES.
- 4. INSTALL ALL UNDERGROUND UTILITIES. INSTALL ONSITE SANITARY SEWER SYSTEM AND TREATMENT AND CONNECT TO OFF-SITE WATER AS PER UTILITY PLAN.
- 5. BEGIN GRADING OF STREETS, ACCESS DRIVES, ASPHALT PLANT PAD AREAS AND MATERIAL LAYOUT AREA, OPEN DITCHES, AND BUILDING PADS. SILT FENCE SHALL BE INSTALLED ADJACENT TO ACCESS DRIVES WHERE SHOWN AND APPROPRIATE.
- 6. PREPARE CONCRETE FOUNDATIONS/FOOTINGS FOR ASPHALT PLANT EQUIPMENT AND PAVE STREETS/DRIVES AND MONITOR CONTROLS AS NECESSARY UNTIL THE SITE IS STABILIZED.
- 7. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEEDING/SOD. ALL DESIGNED EROSION CONTROL MEASURES MUST REMAIN INTACT AND FUNCTIONING UNTIL STABILIZATION IS MATURE.
- 8. THE SEDIMENT BASIN SHALL BE MAINTAINED UNTIL ALL OF THE SITE IS STABILIZED. WORK AROUND AREA OF DEVELOPMENT ADJACENT TO SEDIMENT BASIN, SO THAT SEDIMENT BASIN REMAINS FUNCTIONING AS DESIGNED.
- 9. STORMWATER INSPECTION AND REPORTING WILL BE REQUIRED OF ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH MDEQ REGULATIONS
- 10. REMOVE ANY TEMPORARY CONTROL MEASURES NOT NEEDED.
- 11. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.
- 12. TRANSITION TO PHASE 3.

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

BENCHMARK (BM):
3" REBAR WITH "E&B 5004" CAP FOUND IN A A ROUND ABOUT WITH AN KNOWN ELEVATION OF 445.40, SAID REBAR LOCATED SOUTH 754.33 FEET AND EAST 1,562.32 FEET FROM THE POB.

REVISION	DESCRIPTION OF CHANGE	APPROVAL DATE
ITEM NO.	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
	ASPHALT PLANT FOUNDATION REV.	8/14/2026
	RETENTION POND/ELECT. TRANS. REV.	9/11/2026



DIVISION OF ENGINEERING
EROSION CONTROL PLAN - PHASE 2
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 60'

MAGNOLIA MATERIALS - HMA BATCH PLANT

OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC

DRAINAGE CHANNEL BUFFER NOTES:

1. NO SPOIL PILES ARE TO BE UNMONITORED WITHIN BUFFER ZONE LIMITS.
2. THE DRAINAGE CHANNEL AND/OR BUFFER ZONE WILL BE PROTECTED WITH TWO ROWS OF SILT FENCE WITH WIRE BACKING AT ALL TIMES.
3. NO AREAS LOCATED WITHIN THE BUFFER ZONE SHALL BE DISTURBED; HOWEVER, IF ANY AREA IS DISTURBED WITHIN THE BUFFER ZONE, THE AREA WILL BE STABILIZED IMMEDIATELY.
4. NO TREES ARE TO BE REMOVED WITHIN THE BUFFER ZONE AND THE MINIMAL AMOUNT OF CLEARING AND GRUBBING SHALL BE PERFORMED ADJACENT TO THE BUFFER ZONES.
5. ANY STORMWATER NOT DRAINING TO THE PROPOSED SEDIMENT BASIN AND DRAINING TO THE DRAINAGE CHANNEL(S) SHALL BE DIRECTED TO VEGETATED AREAS AND EVERY ATTEMPT SHALL BE MADE TO ELIMINATE THE CHANNELIZING OF STORMWATER TO ALLOW HIGHEST POSSIBLE TIMES OF CONCENTRATIONS THAT WILL AID IN INFILTRATION, FILTRATION, VELOCITY REDUCTION, AND DIFFUSION OF DISCHARGE.
6. THE OUTSIDE ROW OF SILT FENCE SHALL BE A MINIMUM OF 50' FROM THE TOP BANK OF THE DRAINAGE CHANNEL.

PROTECTION OF TOPSOIL STOCKPILE AREAS

IN ACCORDANCE WITH THE LARGE CONSTRUCTION STORM WATER PERMIT REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT TOPSOIL STOCKPILE AREAS ON THE PROJECT SITE. COMPLIANCE WITH THESE MEASURES IS CRITICAL TO MINIMIZE ENVIRONMENTAL IMPACT AND ADHERE TO REGULATORY STANDARDS. THE FOLLOWING GUIDELINES MUST BE OBSERVED:
LOCATION: STOCKPILE AREAS SHOULD BE SITUATED AWAY FROM STORM DRAIN INLETS, WATERCOURSES, AND NOT IN AREAS PRONE TO FLOODING. UTILIZE NATURAL VEGETATIVE BUFFERS WHERE POSSIBLE.
STABILIZATION: ALL TOPSOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. USE APPROPRIATE COVER MATERIALS SUCH AS TARPS, GEOTEXTILES, OR VEGETATIVE COVER TO PREVENT EROSION AND DUST.
SEDIMENT BARRIERS: INSTALL SEDIMENT BARRIERS SUCH AS SILT FENCES, FIBER ROLLS, OR SEDIMENT TRAPS AROUND THE PERIMETER OF THE STOCKPILE AREAS TO CAPTURE ANY DISPLACED SOIL.
STORMWATER DIVERSION: IMPLEMENT MEASURES TO DIVERT STORMWATER AWAY FROM THE STOCKPILE AREAS. THIS MAY INVOLVE THE USE OF BERMS, DITCHES, OR OTHER DIVERSION STRUCTURES.
MAINTENANCE: REGULARLY INSPECT AND MAINTAIN STABILIZATION AND SEDIMENT CONTROL MEASURES, PARTICULARLY BEFORE AND AFTER RAIN EVENTS, TO ENSURE THEY ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE DAMAGED OR INEFFECTIVE CONTROL MEASURES PROMPTLY.
MINIMIZE DURATION: REDUCE THE DURATION THAT SOIL IS STOCKPILED BY PLANNING FOR PROMPT DISTRIBUTION TO FINAL LOCATIONS. IF LONG-TERM STORAGE IS NECESSARY, CONSIDER MORE PERMANENT STABILIZATION METHODS.
RECORD KEEPING: MAINTAIN RECORDS OF EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED, INSPECTIONS CONDUCTED, AND ANY MAINTENANCE ACTIVITIES PERFORMED IN RELATION TO THE TOPSOIL STOCKPILE AREAS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES OR WATTLES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
2. ONCE CONSTRUCTION BEGINS, TWICE-WEEKLY INSPECTIONS (EVERY 72 HOURS) SHALL BE PERFORMED BY A CERTIFIED EROSION CONTROL INSPECTOR.
3. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED MULCHED, SEEDED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
4. TOTAL DISTURBED AREA IS APPROXIMATELY 13.71 ACRES.
5. DURING EXCAVATION PHASES OF STEEP SLOPES, WATTLES WITH SILT FENCE BACKING SHALL BE REQUIRED TO ELIMINATE SILTATION TRANSFER ONTO ADJACENT LANDOWNERS PROPERTY AND PUBLIC STREETS.
6. PROPOSED TEMPORARY SEDIMENT BASIN SHALL BE LOCATED IN THE LOCATION AS SHOWN ON PLANS.
7. THE SEDIMENT REMOVAL ELEVATION SHALL BE CLEARLY MARKED WITH HIGH VISIBILITY PAINT ON THE SILT GAUGE LOCATED IN THE SEDIMENT POND.
8. ONCE AREA IS STABILIZED, CONTRACTOR SHALL REGRADE AREA AND CONSTRUCT PERMANENT RETENTION POND OUTFALL STRUCTURE, SEE SHEET 7 - RETENTION POND GRADING & DETAILS.
9. RESTRICTION PLATE OR APPROVED BLOCKING METHOD SHALL BE USED. ONCE AREA IS STABILIZED, CONTRACTOR SHALL REMOVE RESTRICTION AND OUTFALL STRUCTURE SHALL CONFORM TO FINAL RETENTION POND OUTFALL STRUCTURE, SEE SHEET 7 - RETENTION POND GRADING & DETAILS.
10. AT ALL TIMES DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PUBLIC ROADWAYS FREE AND CLEAR OF ALL MUD, ROCKS AND DEBRIS FROM THE SITE.
11. SILT FENCE AS SHOWN MAY NOT BE PARALLEL TO CONTOURS AND LOCATIONS SHALL BE FIELD MODIFIED TO PROPERLY INSTALL SILT FENCE AND ALL BMPs.
12. CONTRACTOR DESIGNATED MATERIAL STORAGE AREAS SHALL COMPLY WITH THE SWPPP AND THE LARGE CONSTRUCTION STORM WATER GENERAL PERMIT.

RECEIVING WATER(S) NOTE:

1. STORMWATER FROM DRAINAGE BASINS DISCHARGE TO BERRY BRANCH. ACCORDING TO MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ) DIVISION OF WATER RESOURCES, THIS SEGMENT IS NOT CURRENTLY LISTED AS IMPAIRED; HOWEVER, DOWNSTREAM OF OUR LOCATION, BERRY BRANCH IS LISTED AS A CATEGORY 4A STREAM AND AS HAVING AN IMPAIRMENT DUE TO SEDIMENT. THEREFORE, THIS SWPPP CONSIDERS THE APPLICABLE TMDLS AND POLLUTANT LOAD CONTRIBUTIONS POTENTIALLY AFFECTING DOWNSTREAM SEGMENTS.
2. DUE TO THE NATURE OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF NECESSARY BEST MANAGEMENT PRACTICES (BMPs), AND FINAL OPERATIONS OF THE DEVELOPMENT, ADDITIONAL BIOLOGICAL IMPAIRMENT IS NOT SPECIFICALLY APPLICABLE, BUT EVERY CARE SHALL BE TAKEN TO AVOID ANY FUTURE DISCHARGES RESULTING IN INCREASED BIOLOGICAL LOADING TO THE RECEIVING STREAM.

CONSTRUCTION SUPPORT & MATERIAL MANAGEMENT AREA:

AREA DESIGNATED FOR EQUIPMENT MAINTENANCE AND MINOR REPAIR, SANITARY FACILITIES, WASTE COLLECTION/ROLL-OFF, LAYDOWN/STAGING, AND MATERIAL/CHEMICAL STORAGE.

- ALL ACTIVITIES SHALL COMPLY WITH THE SWPPP AND GENERAL PERMIT REQUIREMENTS FOR POLLUTION PREVENTION.
- SECONDARY CONTAINMENT REQUIRED FOR FUELS AND LIQUID CHEMICALS.
- SANITARY FACILITIES AND WASTE CONTAINERS SHALL BE PROPERLY MAINTAINED AND SERVICED BY LICENSED CONTRACTORS.
- STORMWATER BMPs (SILT FENCE, WATTLES, SPILL PROTECTION, ETC.) SHALL BE INSTALLED TO PREVENT DISCHARGE OF POLLUTANTS FROM THIS AREA.

PHASE 3 CONSTRUCTION SEQUENCE:

1. MAINTAIN ALL EROSION CONTROL MEASURES AS NECESSARY.
2. INSTALL FINAL SURFACE COURSE OF ASPHALT/CONCRETE FOR SITE IMPROVEMENTS AND MONITOR CONTROLS AS NECESSARY UNTIL THE SITE IS STABILIZED.
3. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEEDING/SOD OR VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. ALL DESIGNED EROSION CONTROL MEASURES MUST REMAIN INTACT AND FUNCTIONING UNTIL STABILIZATION IS MATURE.
4. THE SEDIMENT BASIN AND OUTFALL STRUCTURES SHALL BE CONVERTED TO THE PERMANENT RETENTION POND, ONCE SITE HAS BEEN STABILIZED.
5. STORMWATER INSPECTION AND REPORTING WILL BE REQUIRED OF ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH MDEQ REGULATIONS
6. REMOVE ANY TEMPORARY CONTROL MEASURES NOT NEEDED.
7. UPON FINAL STABILIZATION OF ALL DISTURBED AREAS, COMPLETE AND SUBMIT THE REQUEST FOR TERMINATION(RFT) OF COVERAGE TO MDEQ.

DIVISION OF ENGINEERING

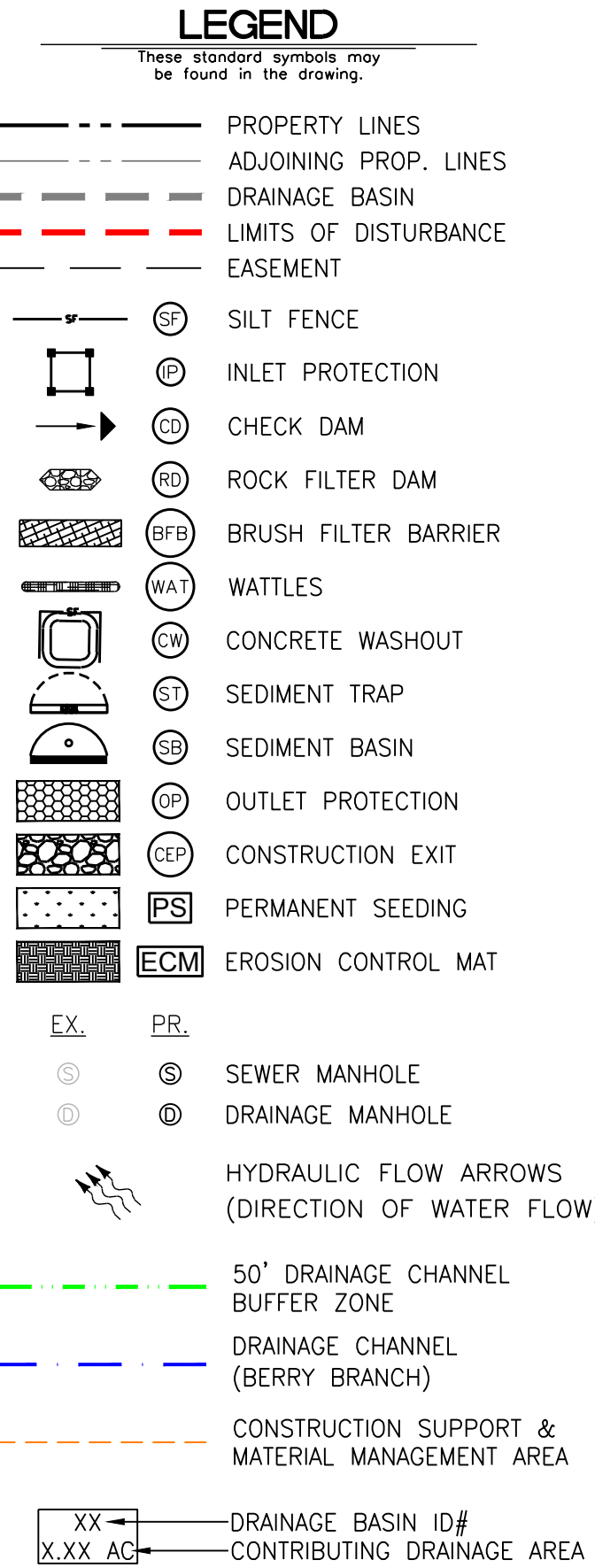
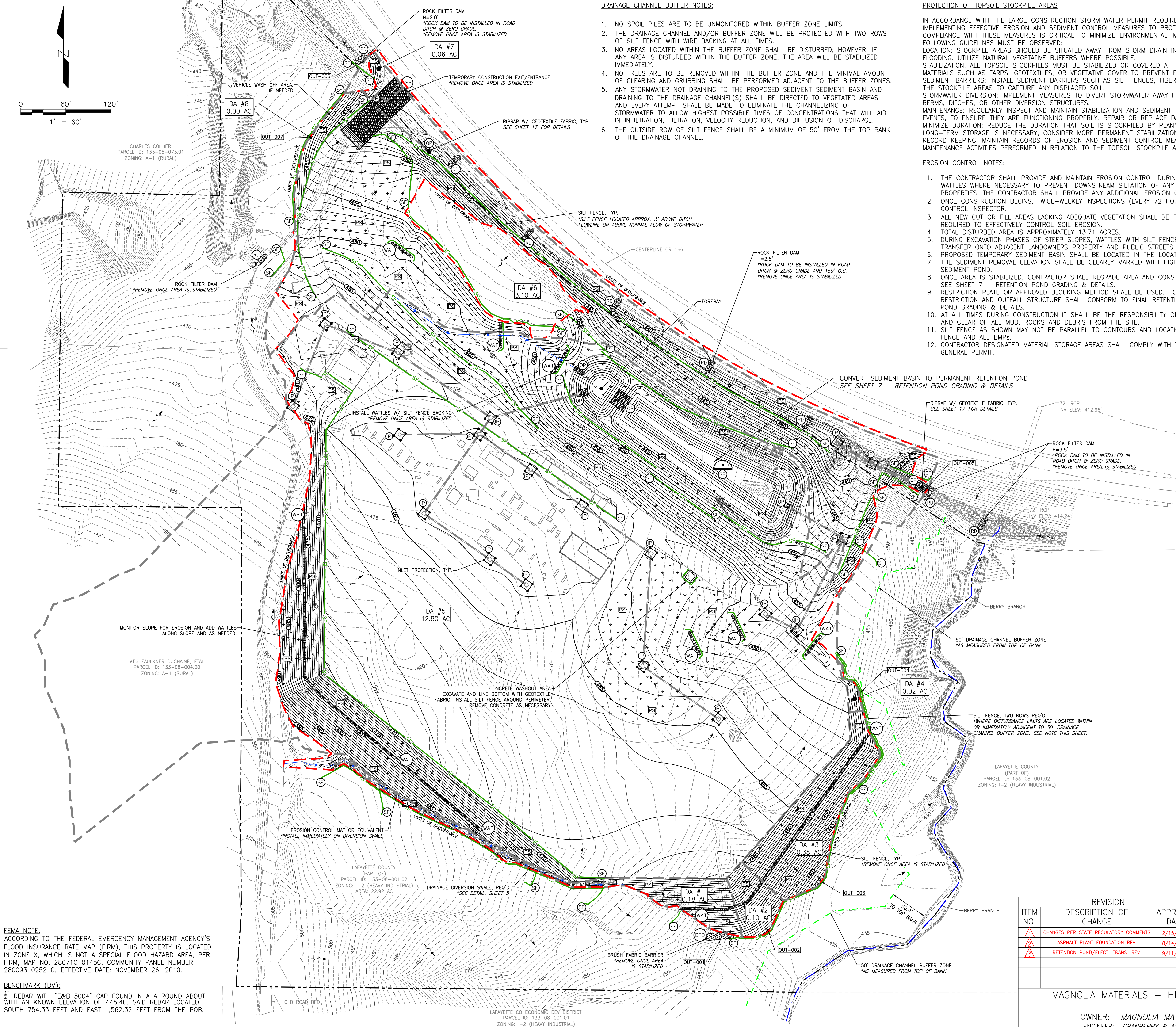
EROSION CONTROL PLAN - PHASE 3

LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 60'

MAGNOLIA MATERIALS - HMA BATCH PLANT

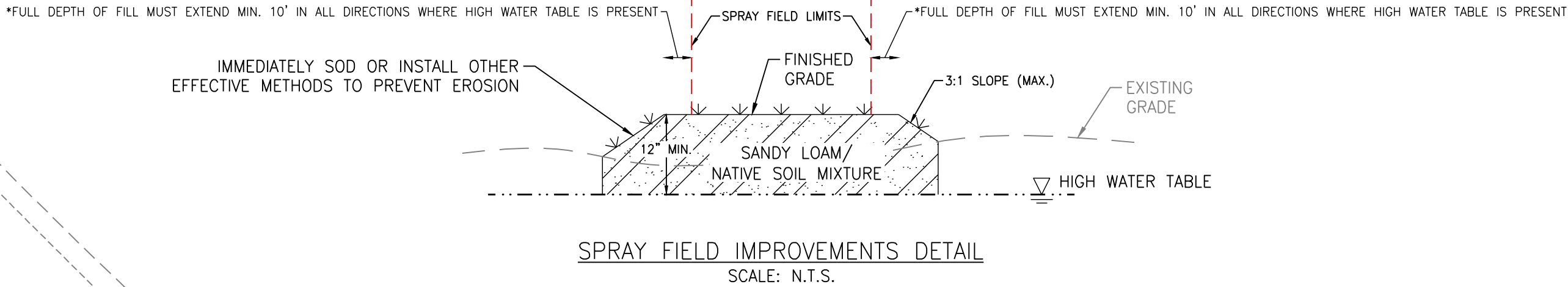
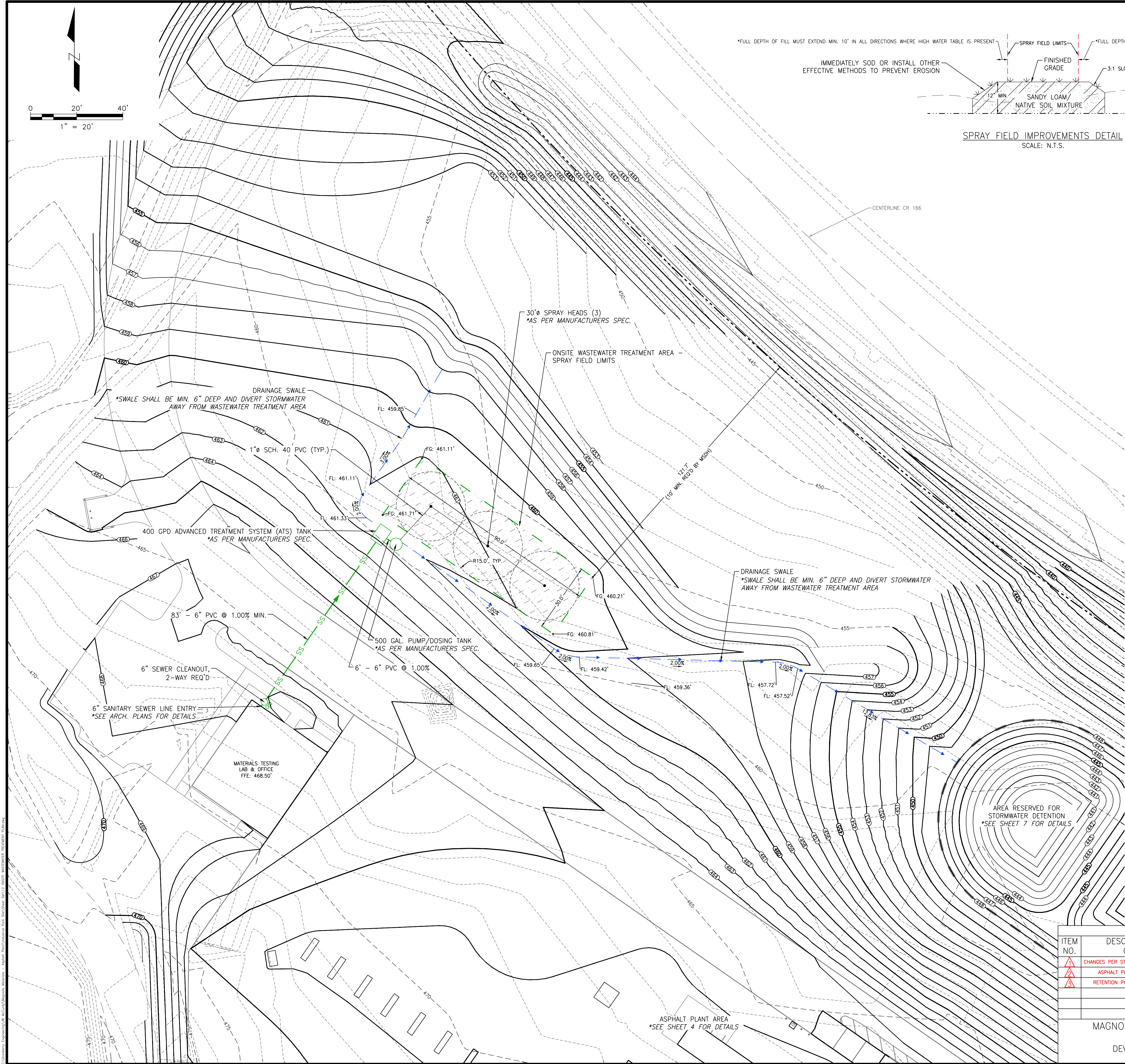
OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC



FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

BENCHMARK (BM):
3" REBAR WITH "E&B 5004" CAP FOUND IN A A ROUND ABOUT WITH AN KNOWN ELEVATION OF 445.40, SAID REBAR LOCATED SOUTH 754.33 FEET AND EAST 1,562.32 FEET FROM THE POB.

Customer: Magnolia Materials, LLC; Project: Magnolia Materials, LLC; Location: Magnolia Materials, LLC; Date: 12/15/2025; Sheet: 11 of 18



DESIGN FLOW CALCULATIONS:
OFFICE/PLANT AREA = 20 GPD/PERSON
6 EMPLOYEES X 20 GPD/PERSON = 120 GPD
TOTAL GPD: 120_GPD

LEGEND
These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROP. LINES
- SETBACK LINES
- BACK OF CURB
- FACE OF CURB
- SIDEWALK
- EX. CURB/GUTTER/EOP
- EX. GRAVEL/STONE
- EX. OH ELECTRIC LINES
- EX. UG ELECTRIC LINES
- EX. WATER LINES
- EX. SEWER LINES
- EX. STORM DRAIN
- EX. GAS LINE
- EX. UG CABLE
- EX. FIBER OPTIC
- EX. FENCE LINES
- EX. SIDEWALK
- EX. EASEMENT
- PR. 16" WATER LINE
- PR. 10" WATER LINE
- PR. 8" WATER LINE
- PR. SEWER LINE
- PR. SEWER LINE
- PR. STORM DRAIN
- SEWER EASEMENT
- PR. BUILDING
- STORMWATER DETENTION POND

UTILITY POLE
FIRE HYDRANT
LIGHT POLE/LIGHTING
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
SEWER MANHOLE
DRAINAGE MANHOLE
ELECTRICAL BOX

SANITARY SEWER CLEANOUT

IRRIGATION SPRAY RADIUS

WASTEWATER TREATMENT AREA

INDICATES DIRECTION OF SEWER FLOW

FEMA NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM, MAP NO. 28071C 0145C, COMMUNITY PANEL NUMBER 280093 0252 C, EFFECTIVE DATE: NOVEMBER 26, 2010.

BENCHMARK (BM):
1/2" REBAR WITH "E&B 5004" CAP FOUND IN A ROUND ABOUT WITH AN KNOWN ELEVATION OF 445.40, SAID REBAR LOCATED SOUTH 754.33 FEET AND EAST 1,562.32 FEET FROM THE POB.

- GENERAL NOTES:**
- ALL WORK AND MATERIALS SHALL CONFORM WITH CITY OF OXFORD STANDARDS, LAFAYETTE COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - DRAINAGE AND ASSOCIATED EASEMENTS LOCATED HEREON ARE OWNED BY THE PUBLIC UNLESS OTHERWISE NOTED.
 - DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.

- SEWER NOTES**
- SANITARY SEWER SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN LOCATED ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
 - ALL SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26. SEWER SERVICES SHALL BE A MINIMUM OF 6" IN DIAMETER, AND SHALL BE INSTALLED ON A MINIMUM 1% SLOPE.
 - CONSTRUCTION AND MATERIALS FOR THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE SPECIFICATIONS OF THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY, THE MISSISSIPPI DEPARTMENT OF HEALTH, AND LAFAYETTE COUNTY.
 - BEDDING MATERIAL SHALL BE REQUIRED BENEATH ALL SANITARY SEWER MAINS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - SEWER SERVICE ENTRY SHOWN FOR APPROXIMATE LOCATION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING ARCHITECT AND SHALL BE SPACED 10' FROM WATER SERVICES, WHERE PRACTICAL.
 - ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A COUNTY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE COUNTY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.
 - DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
 - ALL SANITARY SEWER CLEANOUTS LOCATED IN IMPERVIOUS AREA SHALL BE TRAFFIC RATED.
 - ALL RAINWATER SHALL BE DIVERTED AWAY FROM SPRAY FIELD AREAS.
 - TOPSOIL SHALL BE REMOVED (OR SUFFICIENTLY DISKED) WITHIN THE FOOTPRINT OF THE SPRAY FIELD AREA TO ENSURE THE EXISTING VEGETATIVE LAYER SHALL NOT PREVENT OR RESTRICTION THE PERCOLATION OF TREATED SEWER.
 - A MINIMUM OF 6" SANDY LOAM FILL MATERIAL SHALL COVER THE SPRAY DISPOSAL AREA.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026

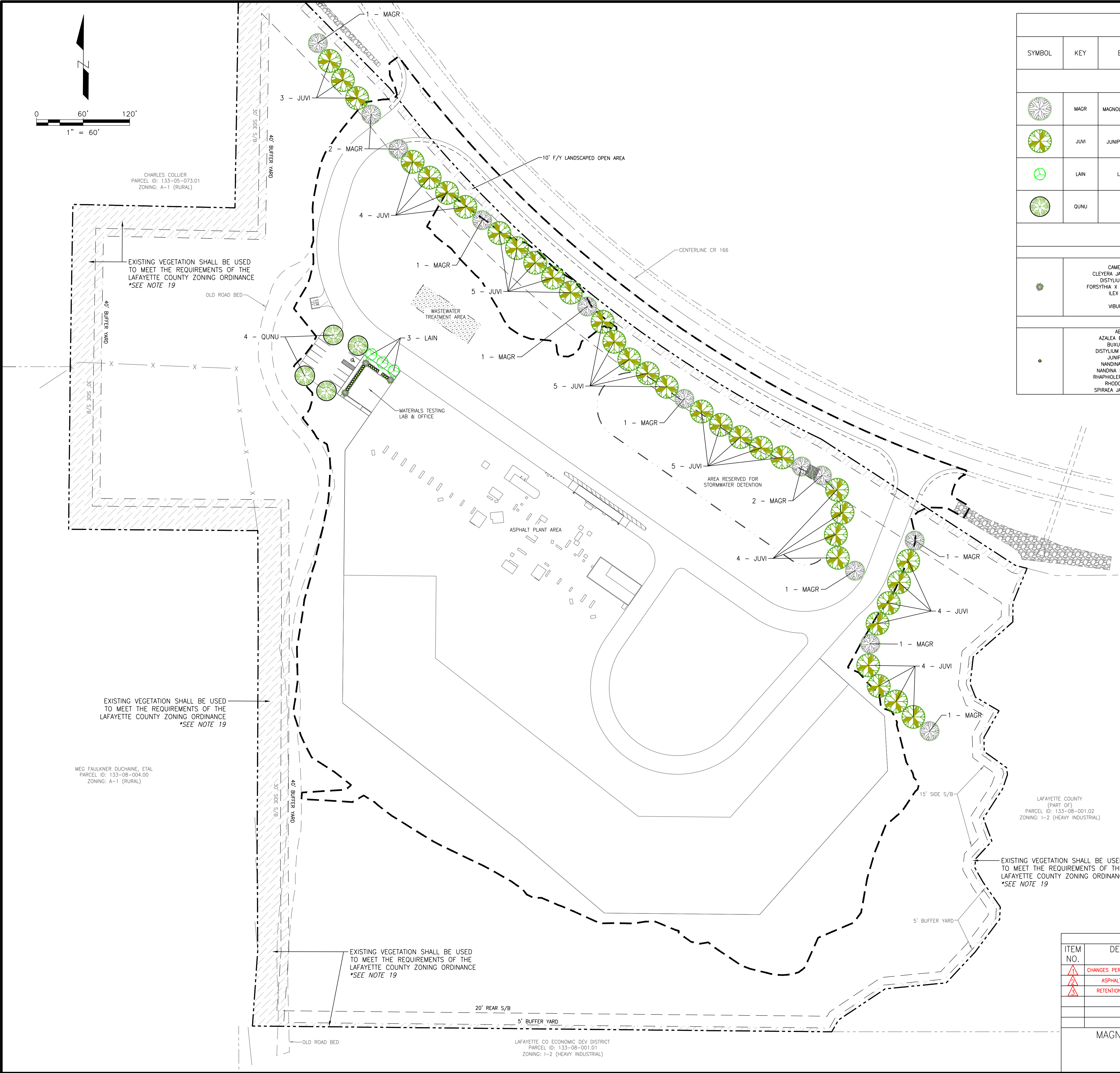


MAGNOLIA MATERIALS - HMA BATCH PLANT

DEVELOPER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC

DIVISION OF ENGINEERING
ONSITE WASTEWATER TREATMENT PLAN
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 20'



PLANTING LIST							
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	ROOT
TREES							
	MAGR	MAGNOLIA GRANDIFLORA 'BRAKENS'	BRACKEN'S MAGNOLIA	12	2" MIN	10'-12'	30 GAL
	JUVI	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN RED CEDAR	34	2" MIN	7'-8'	30 GAL
	LAIN	LAGERSTROEMIA INDICA	GRAPE MYRTLE	3	1" MIN	4' MIN	15 GAL
	QUNU	QUERCUS NUTTALLII	NUTTALL OAK	4	2" MIN	11'-12'	30 GAL
SHRUBBERY							
LARGE SHRUBS							
		CAMELLIA SASANKUA 'YULETIDE' / YULETIDE CAMELLIA CLEYERA JAPONICA 'BRONZE BEAUTY' / BRONZE BEAUTY CLEYERA DISTYLUM X 'PIDIST-V' PP25984 / LINEBACKER DISTYLUM FORSYTHIA X INTERMEDIA 'SPRING GLORY' / SPRING GLORY FORSYTHIA ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY ILEX X 'COMET' / OAK LEAF HOLLY VIBURNUM OPULUS 'STERILE' / SNOWBALL VIBURNUM		3	-	4'-0"	3 GAL
SMALL SHRUBS							
		ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA AZALEA ENCORE 'AUTUMN IVORY' TM / AUTUMN IVORY AZALEA BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD DISTYLUM X 'PIDIST-V' PP27,631 / CINNAMON GIRL DISTYLUM JUNIPERUS CHINENSIS 'PARSONII' / PARSONI JUNIPER NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA NANDINA DOMESTICA 'SEKA' PP21891 / OBSESSION NANDINA RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHODODENDRON SATSUKI 'AMAGASA' / AMAGASA AZALEA SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA		21	-	2'-6"	3 GAL

LEGEND	
These standard symbols may be found in the drawing.	
	PROPERTY LINES
	ADJOINING PROP. LINES
	EDGE OF EXISTING PAVMENT
	PR - CONCRETE
	PR - BUILDING
	PR - SHOULDER
	SETBACK LINE
	LIMITS OF DISTURBANCE
	UTILITY POLE
	FIRE HYDRANT
	LIGHT POLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL BOX
	LANDSCAPING AND/OR BUFFER YARD AREA

LANDSCAPING PLAN NOTES:

1. FIELD ADJUSTMENTS TO TREE LOCATIONS MAY BE NECESSARY AS TO NOT CONFLICT WITH UTILITIES, OVERHEAD SITE LIGHTING, & OTHER SITE RELATED ELEMENTS. ANY MAJOR PLAN CHANGES NEED PRIOR APPROVAL BY LAFAYETTE COUNTY.
2. CONTRACTOR TO IDENTIFY & CLEARLY MARK ALL UTILITIES PRIOR TO WORK. TREES & SHRUBS ARE NOT TO BE PLANTED IN LOCATIONS AS TO CONFLICT WITH UTILITIES. ANY DAMAGE TO UTILITIES SHALL BE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE AT NO ADDITIONAL COST TO OWNER.
3. ALL WORK UNDER THIS CONTRACT SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR TO BE FREE FROM DEFECTS IN MATERIAL & WORKMANSHIP FOR A PERIOD OF ONE CALENDAR YEAR OR ONE FULL GROWING SEASON, WHICHEVER IS LONGER. THIS ONE YEAR PERIOD WILL BEGIN FROM DATE OF FINAL ACCEPTANCE BY OWNER, EXCEPT AS OTHERWISE AGREED IN WRITING BY ALL PARTIES TO CONTRACT.
4. THEFT, VIOLENT WEATHER, & DROUGHT DAMAGE ARE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR, UNTIL FINAL COMPLETION IS GIVEN.
5. CONTRACTOR IS RESPONSIBLE FOR REPLACING ALL PLANT MATERIAL THAT DIES WITHIN ONE YEAR AFTER PLANTING WITH PLANT MATERIAL OF THE REQUIRED SIZE WITHIN THIRTY DAYS OF THE PLANT MATERIAL'S DEATH. THIS PERIOD MAY BE EXTENDED IF WEATHER CONDITIONS INHIBIT INSTALLATION OF NEW PLANT MATERIALS.
6. CONSTRUCT MULCH RINGS AROUND BASE OF ALL INDIVIDUAL PLANTINGS IN LAWN AREAS TO A WIDTH OF 5' IN DIA. AROUND TREES.
7. MULCH ALL PLANTINGS WITH AN APPROVED HARDWOOD MULCH. INSTALL MIN. 3" DEEP IN SHRUB & GROUNDCOVER PLANTINGS, AT TREES & PIT PLANTINGS, & CONTINUOUS MULCH ZONES.
8. TREES & LARGE SHRUBS MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY, TO INSURE PROPER GROWTH; & SUPPORT REMOVED WHEN TREES AND SHRUBS ARE ESTABLISHED, AT DIRECTION OF PLANNING DEPT.
9. APPROPRIATE MEASURES SHALL BE TAKEN TO ENSURE THAT ANY LANDSCAPED AREA SHALL NOT BE ENCLOSED UPON BY ANY TYPE OF VEHICLE. LANDSCAPED AREAS MUST BE PROTECTED BY AN APPROVED ENCROACHMENT BARRIER OR BUMPER STOP. A VEHICLE MAY OVERHANG A LANDSCAPED AREA, PROVIDED THAT A MIN. WIDTH OF 3' IN LANDSCAPED AREA REMAINS.
10. ALL LANDSCAPING SOIL & FILL MUST BE MAINTAINED AND REASONABLY FREE FROM WEEDS, REFUSE, & DEBRIS AT ALL TIMES.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL LAFAYETTE COUNTY CODES AND ORDINANCES. CONTRACTOR SHALL HAVE A COMPLETE UNDERSTANDING OF THE LANDSCAPE REQUIREMENTS AND ADHERE TO THUSLY.
12. THE CONTRACTOR/OWNER MAY USE COMPARABLE SPECIES OR COLOR VARIANTS.
13. ALL DISTURBED GROUND NOT STABILIZED WITHIN LANDSCAPED BEDS SHALL BE COVERED WITH SOLID SOD.
14. PLANNED SHRUBBERY LOCATIONS SHALL BE ADJUSTED TO ENSURE THE STRUCTURAL ROOT PLATE IS NOT DISTURBED. IMPACT TO CRITICAL ROOT ZONE SHALL BE LIMITED AS NOTED IN THE DETAIL ON L2.0.
15. ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES AS SET FORTH BY THE LAFAYETTE COUNTY ZONING ORDINANCE.
16. ALL AREAS NOT TO RECEIVE PERMANENT SURFACE TREATMENT SHALL BE SEEDING AND FERTILIZED IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS FOR STATE AID ROAD AND BRIDGE CONSTRUCTION, 2004 ED. APPLICATION RATES AND SCHEDULES SET FORTH IN THOSE SPECIFICATIONS SHALL APPLY.
17. FINAL PLANTING LOCATIONS OF TREES SHALL BE COORDINATED WITH DRIVEWAY INSTALLATION AND UTILITY PLACEMENT.
18. MAINTENANCE AND MANAGEMENT OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
19. EXISTING VEGETATION ALONG EAST, WEST, & SOUTH PROPERTY LINES THAT PROVIDES DENSE LANDSCAPED BUFFER SHALL BE USED. THIS EXISTING VEGETATION SHALL BE MAINTAINED TO EVERY EXTENT POSSIBLE. IN THE EVENT EXISTING VEGETATION DOES NOT PROVIDE ADEQUATE SCREENING OF A MINIMUM OF SIX (6) HIGH VEGETATIVE SCREEN, SUPPLEMENTAL VEGETATION SHALL BE PLANTING TO ACHIEVE SATISFACTORY SCREENING FROM ADJACENT PROPERTY.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
	ASPHALT PLANT FOUNDATION REV.	8/14/2026
	RETENTION POND/ELECT. TRANS. REV.	9/11/2026



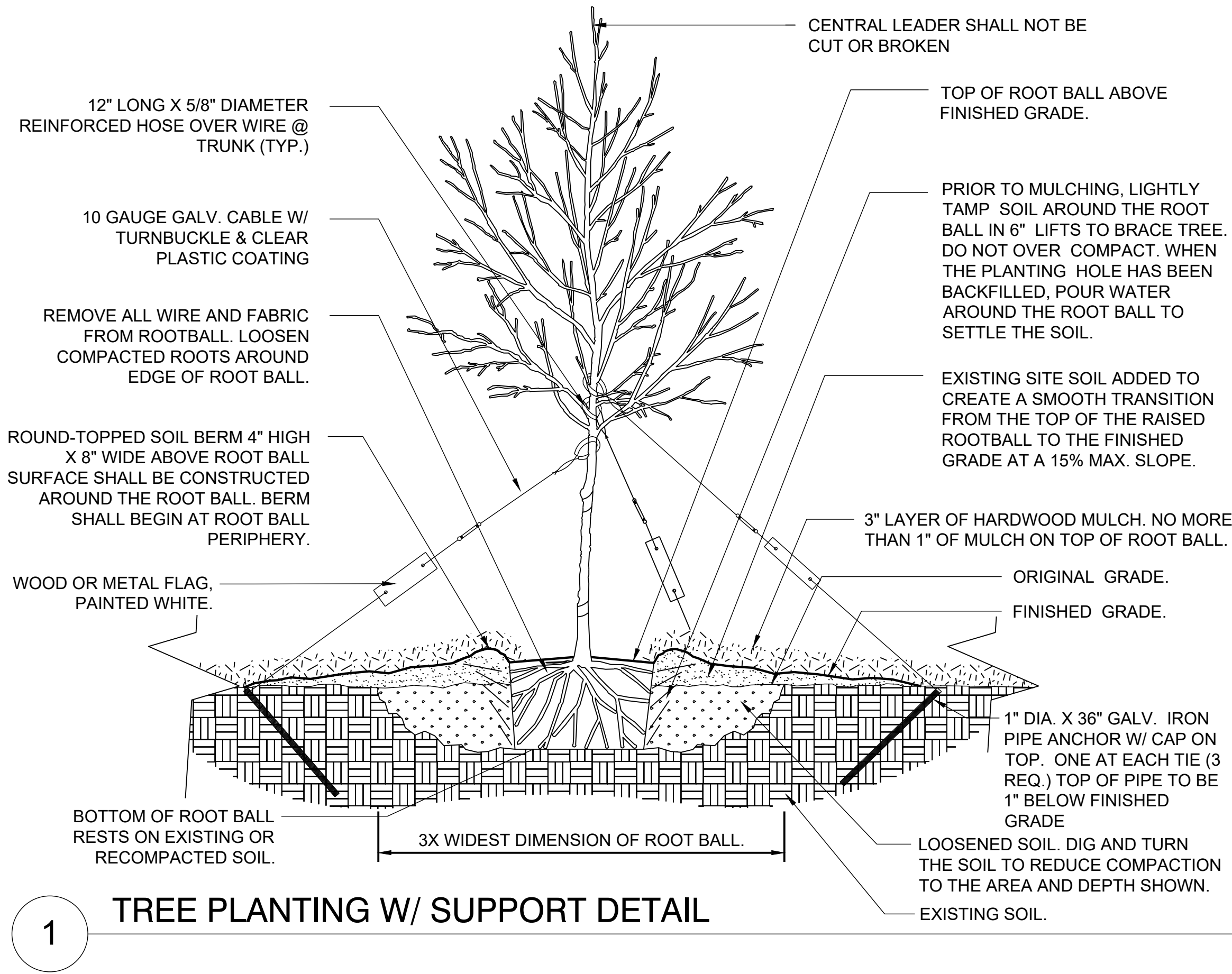
DIVISION OF ENGINEERING
LANDSCAPE PLAN
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: 1" = 60'

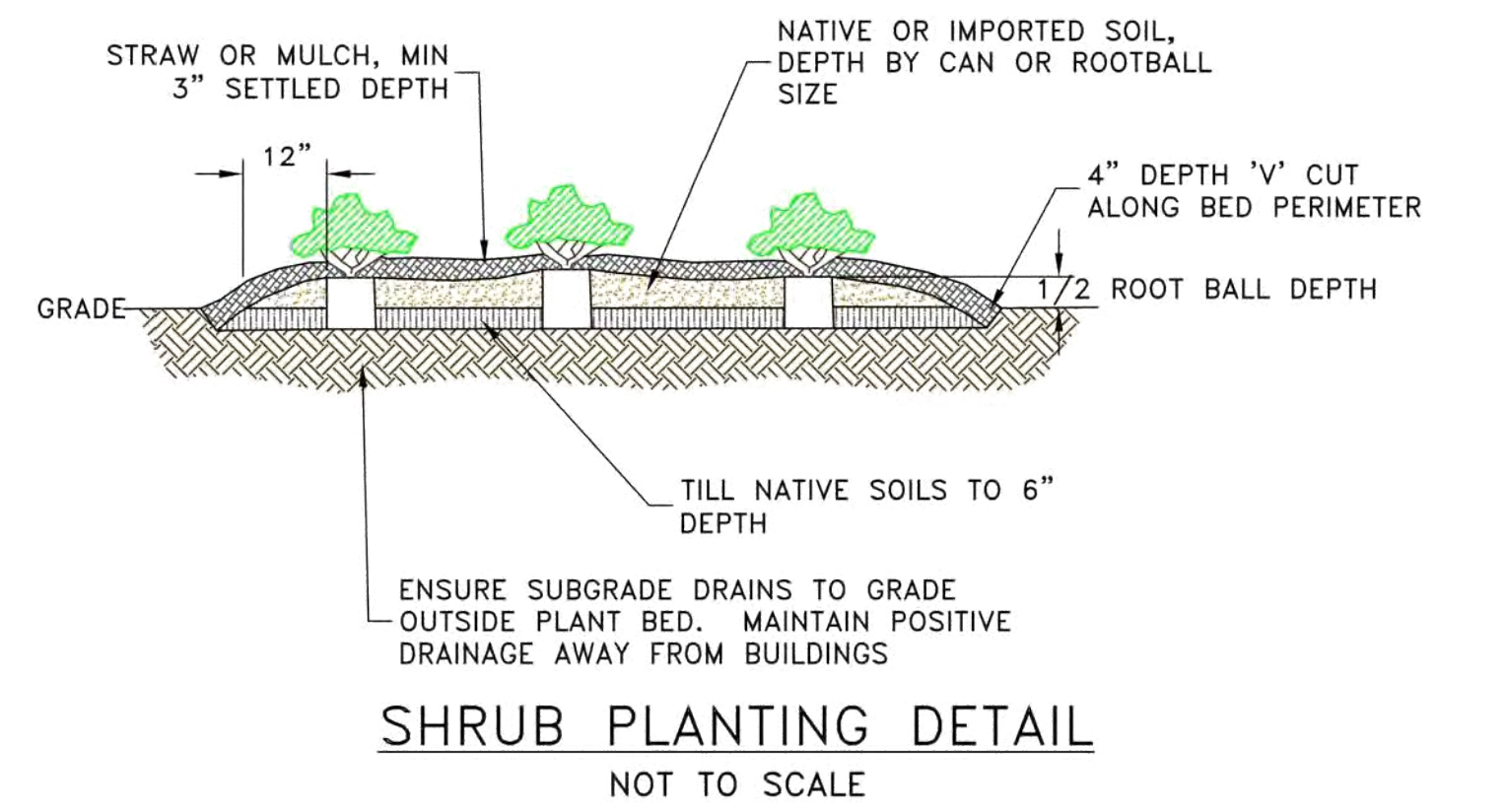
MAGNOLIA MATERIALS – HMA BATCH PLANT

OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC

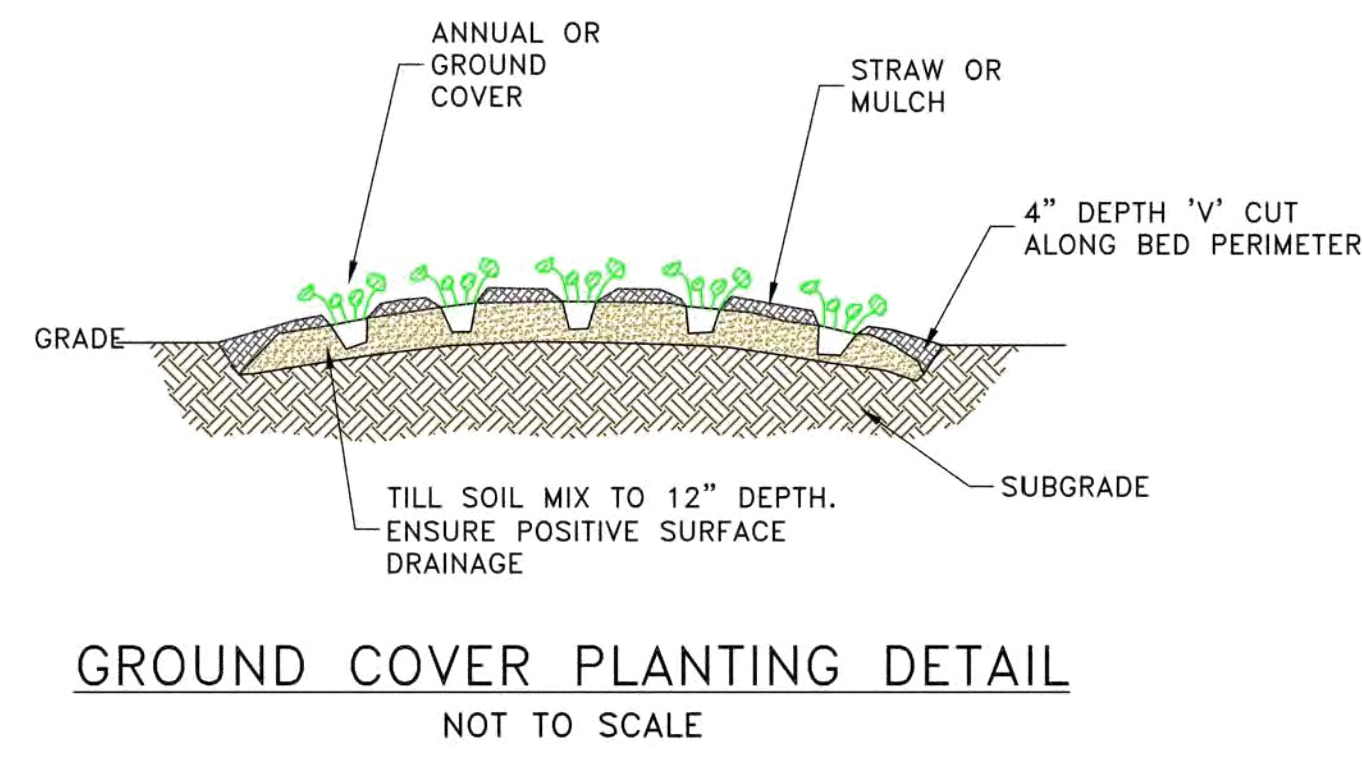
C:\Users\jgranberry\Documents\Projects\2025\20250101\20250101.dwg - AutoCAD Plant3D\Plant3D\20250101.dwg



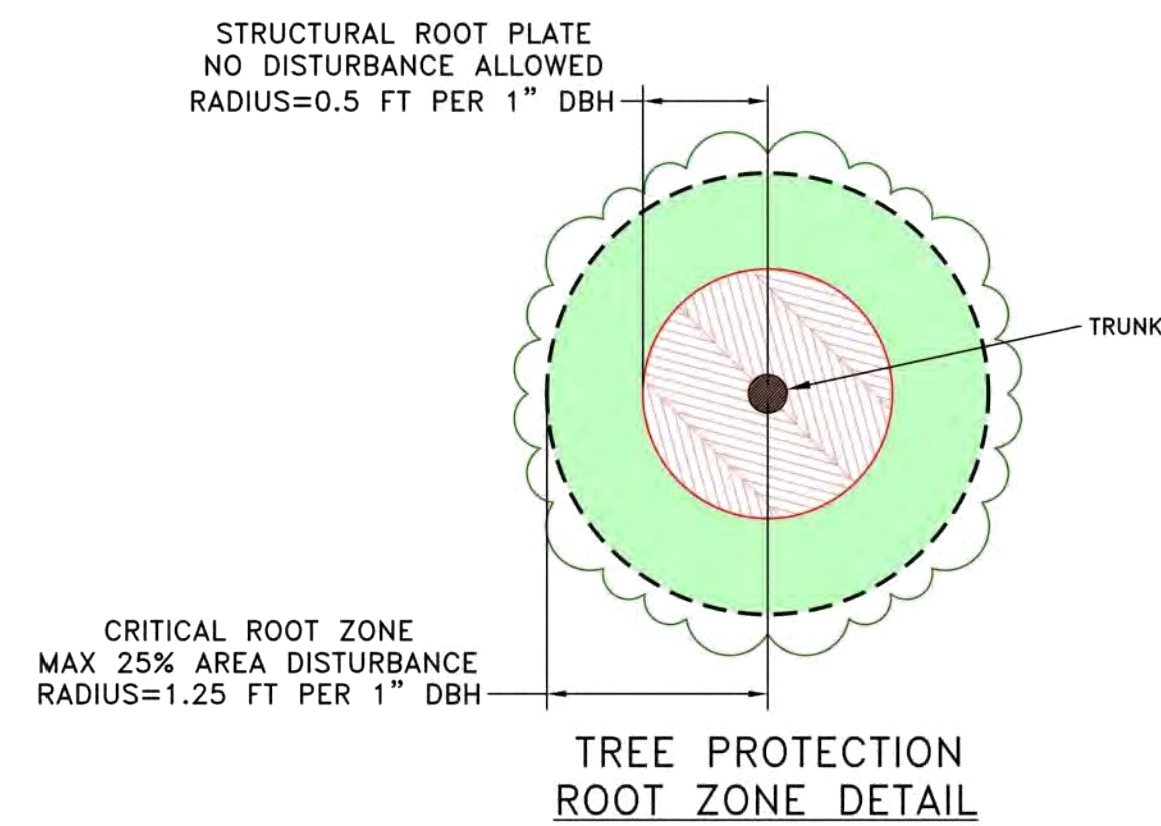
1 TREE PLANTING W/ SUPPORT DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE

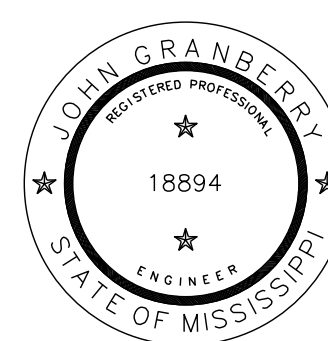


GROUND COVER PLANTING DETAIL
NOT TO SCALE



TREE PROTECTION
ROOT ZONE DETAIL

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	CHANGES PER STATE REGULATORY COMMENTS	2/15/2026
2	ASPHALT PLANT FOUNDATION REV.	8/14/2026
3	RETENTION POND/ELECT. TRANS. REV.	9/11/2026



MAGNOLIA MATERIALS – HMA BATCH PLANT

OWNER: MAGNOLIA MATERIALS, LLC
ENGINEER: GRANBERRY & ASSOCIATES, LLC

DIVISION OF ENGINEERING
LANDSCAPE DETAILS
LAFAYETTE COUNTY, MS

SURVEY: WILLIAMS ENG. DATE: 11/20/2025 PROJECT NO.: 1000-145
DESIGN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 BOOK:
DRAWN BY: J. GRANBERRY, P.E. DATE: 12/15/2025 SCALE: N.T.S.