



Lafayette County Development Services
Planning, Zoning & Building Inspection

To: Lafayette County Planning Commission
From: Tristan Riddell, Planner
Meeting Date: October 26, 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.

Enc.:

1. Application Materials



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, President
Hopewell Water Association, Inc.

PRELIMINARY

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
	POINT OF BEGINNING		SPOT ELEVATION
	POINT OF COMMENCEMENT		WOOD POST
	HIGH DENSITY POLYETHYLENE		WATER FAUCET
	FINISHED FLOOR		SPRINKLER HEAD
	SANITARY SEWER MANHOLE		CLEANOUT
	FLOW LINE		FIBER OPTICS WARNING
	NOT TO SCALE		WATER FAUCET
	DEED CALLS		CORRUGATED METAL PIPE
	MEASURED CALLS		CENTERLINE ROAD

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

TEMPORARY PRIVATE
WATER WELLS ON THIS
LOTS

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.
- 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.
- Field survey completed July 16, 2021.
- "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
- Subject survey is Zoned A-1 "Rural" 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 plat of survey.
- All property corners set are 1/2" rebar with survey cap, unless otherwise stated. All property corners set in Lafayette County Road No. 212 are magnum with survey washer in asphalt, unless otherwise stated.
- A fraction of this property is subject to an easement in favor of North East Mississippi Electric Power Association as recorded in Deed Book-526, Page-387.
- Deed References:
 - A. Deed Book-469, Page-333 B. Deed Book-379, Page-299 C. Deed Book-388, Page-197
 - D. Deed Book-450, Page-13 E. Deed Book-384, Page-579 F. Deed Book-382, Page-95
 - G. Deed Book-288, Page-380 H. Deed Book-388, Page-197 I. Deed Book-472, Page-8
 - J. Deed Book-477, Page-367 K. Deed Book-509, Page-374 L. Deed Book-477, Page-369
 - M. Deed Book-530, Page-207 N. Deed Book-530, Page-216 O. Deed Book-530, Page-213
 - P. Deed Book-526, Page-387 Q. Instrument No. 201201983 R. Instrument No. 201405177
 - S. Instrument No. 201607685 T. Instrument No. 201104181 U. Instrument No. 201009637
 - V. Instrument No. 201009637 W. Instrument No. 201201983
 - X. Mississippi State Highway Federal Aid Project No. F-294(S) MS Highway No. 30
 - Y. Official Plat of Woodson Ridge Subdivision, Phase 1 on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-60.
 - 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 01/04/2020 with Project No. SB-203426
 - CC. Previous survey for John Albritton IV by WEC Dated 12/23/2020 with Project No. SB-203426
 - DD. Previous survey for Hopewell Water Association, Inc. by WEC Dated 03/21/2019 with Project No. SV-193244.

Curve #	Length	Radius	Chord Direction	Chord Length
C3	284.65'	3899.10'	S74° 43' 19"E	284.59'
C4	202.75'	853.23'	S79° 07' 12"E	202.27'
C5	204.62'	649.22'	N82° 55' 07"E	203.78'
C6	100.52'	1171.68'	N73° 24' 21"E	100.49'
C7	189.40'	631.08'	N79° 07' 36"E	188.69'
C8	97.94'	806.69'	N89° 07' 17"E	97.88'
C9	180.55'	320.95'	S74° 37' 43"E	178.18'
C10	101.01'	536.49'	S59° 33' 56"E	100.87'
C11	93.73'	226.45'	N88° 59' 30"E	93.06'
C12	246.54'	2370.88'	S59° 56' 49"W	246.43'
C13	756.65'	2340.88'	S47° 47' 14"W	753.36'
C14	200.01'	729105.41'	S37° 03' 28"W	200.01'
C15	206.84'	3899.10'	N75° 17' 38"W	206.81'
C16	77.81'	3899.10'	N73° 12' 08"W	77.81'
C17	119.32'	853.23'	S76° 19' 08"E	119.22'
C18	83.42'	853.23'	S83° 07' 34"E	83.39'
C19	102.31'	649.22'	N87° 26' 00"E	102.21'
C20	102.31'	649.22'	N78° 24' 14"E	102.21'

Curve #	Length	Radius	Chord Direction	Chord Length
C21	79.29'	631.08'	S74° 07' 42"W	79.24'
C22	110.11'	631.08'	S82° 43' 09"W	109.97'
C23	20.91'	806.69'	S86° 23' 09"W	20.91'
C24	77.03'	806.69'	S89° 51' 50"W	77.00'
C25	19.70'	536.49'	S55° 13' 25"E	19.70'
C26	81.31'	536.49'	S80° 37' 03"E	81.24'
C27	45.28'	336.44'	S66° 42' 56"E	45.25'
C28	25.29'	336.44'	S72° 43' 28"E	25.28'
C29	100.01'	2370.88'	S61° 43' 03"W	100.00'
C30	27.58'	2370.88'	S60° 10' 33"W	27.56'
C31	118.97'	2370.88'	S58° 24' 19"W	118.96'
C32	180.77'	2340.88'	S54° 50' 05"W	180.73'
C33	133.55'	2340.88'	S50° 59' 17"W	133.53'
C34	143.24'	2340.88'	S47° 36' 02"W	143.22'
C35	133.83'	2340.88'	S44° 12' 34"W	133.83'
C36	108.39'	2340.88'	S41° 14' 41"W	108.38'
C37	56.83'	2340.88'	S39° 13' 22"W	56.83'
C38	165.07'	729105.41'	S37° 03' 33"W	165.07'
C39	34.94'	729105.41'	S37° 03' 05"W	34.94'
C40	23.16'	15.00'	N24° 19' 37"W	20.93'
C41	23.13'	15.00'	S64° 04' 11"W	20.91'
C42	58.63'	170.00'	S10° 01' 11"W	58.34'
C43	79.33'	230.00'	S10° 01' 11"W	78.94'
C44	23.78'	15.00'	S45° 17' 12"E	21.37'
C45	23.34'	15.00'	S44° 42' 48"W	21.06'
C46	67.90'	130.00'	S14° 49' 23"E	67.13'
C47	62.07'	130.00'	S43° 27' 44"E	61.48'
C48	75.49'	130.00'	S73° 46' 26"E	74.43'
C49	110.62'	70.00'	S45° 08' 05"E	99.47'
C50	110.60'	230.00'	N76° 37' 57"W	109.54'
C51	98.70'	230.00'	N50° 33' 45"W	97.95'
C52	86.03'	170.00'	N75° 54' 39"W	85.11'
C53	68.67'	170.00'	N49° 50' 27"W	68.21'
C54	23.56'	15.00'	S83° 16' 06"E	21.21'
C55	23.56'	15.00'	S06° 43' 54"W	21.21'
C56	46.99'	170.00'	S46° 11' 15"E	46.84'
C57	63.58'	230.00'	S46° 11' 15"E	63.38'
C58	23.56'	15.00'	N80° 53' 35"E	21.21'
C59	23.56'	15.00'	N09° 06' 25"W	21.21'
C60	178.12'	1625.00'	N87° 34' 20"W	178.03'
C61	71.69'	1393.31'	N89° 18' 45"W	71.68'
C62	250.69'	1551.63'	N83° 34' 20"W	250.42'
C63	195.39'	1625.00'	N80° 59' 15"W	195.28'
C64	84.75'	1625.00'	N76° 02' 55"W	84.74'
C65	121.78'	1575.00'	N76° 46' 11"W	121.75'
C66	33.59'	775.00'	S75° 47' 46"E	33.59'
C67	185.01'	775.00'	S83° 52' 35"E	184.57'
C68	207.83'	825.00'	S82° 20' 51"E	207.29'
C69	16.57'	825.00'	N89° 51' 36"E	16.57'
C70	27.51'	325.00'	N88° 17' 25"W	27.50'
C71	113.43'	325.00'	N75° 52' 02"W	112.85'
C72	174.05'	325.00'	N50° 31' 38"W	171.97'
C73	267.32'	275.00'	N62° 52' 01"W	256.92'
C74	23.76'	15.00'	S06° 34' 21"E	21.36'
C75	19.79'	15.00'	S16° 14' 38"W	18.39'
C76	137.78'	275.00'	N26° 39' 57"W	136.34'
C77	213.60'	325.00'	S02° 43' 29"E	209.77'

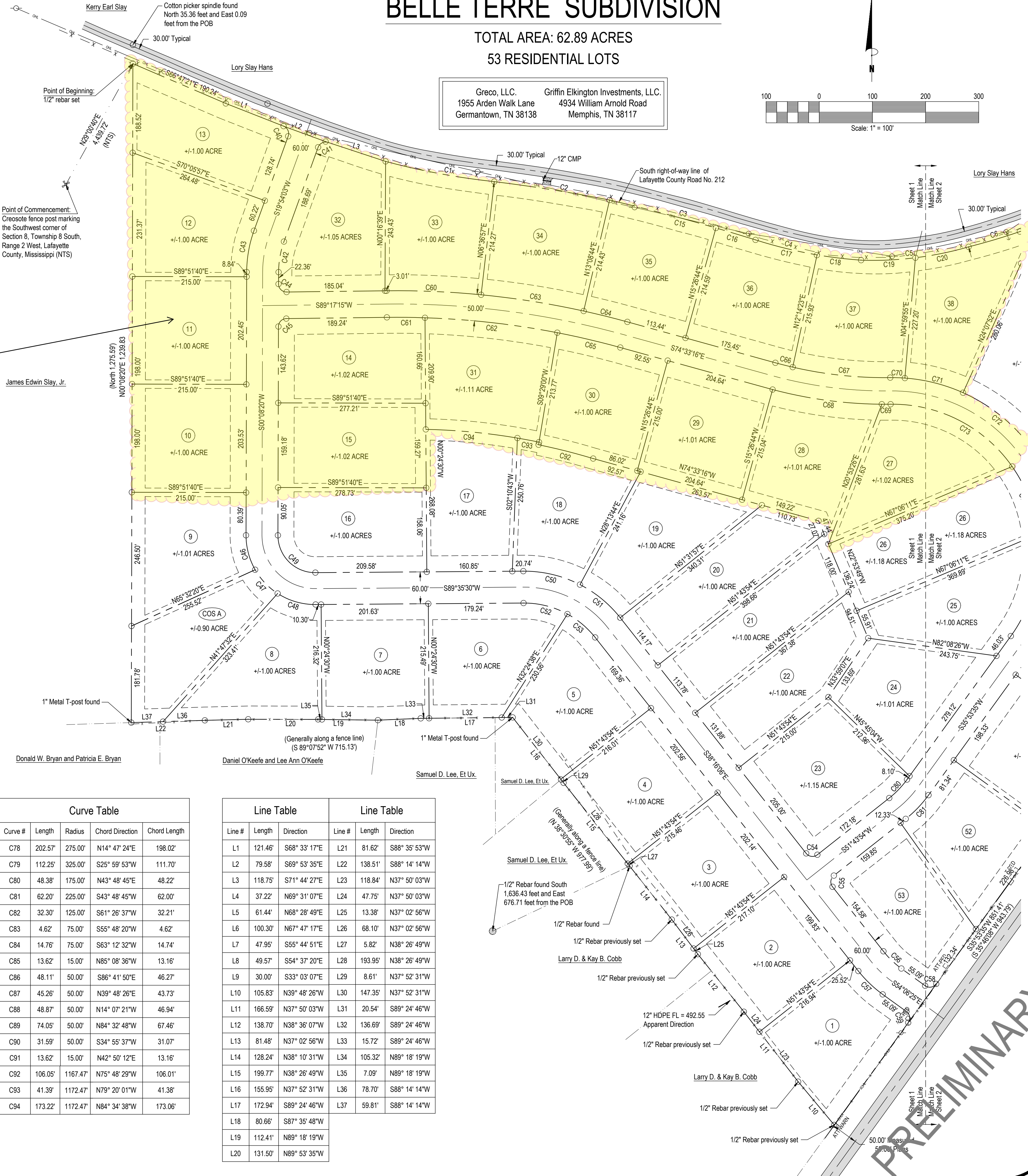
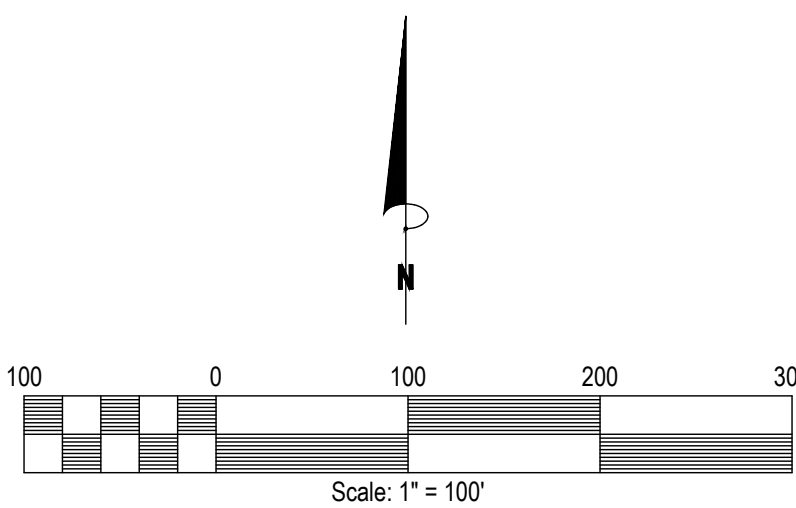
Line #	Length	Direction	Line #	Length	Direction
L1	121.46'	S68° 33' 17"E	L21	81.62'	S88° 35' 53"W
L2	79.58'	S69° 53' 35"E	L22	138.51'	S88° 14' 14"W
L3	118.75'	S71° 44' 27"E	L23	118.84'	N37° 50' 03"W
L4	37.22'	N69° 31' 07"E	L24	47.75'	N37° 50' 03"W
L5	61.44'	N68° 28' 49"E	L25	13.38'	N37° 02' 56"W
L6	100.30'	N67° 47' 17"E	L26	68.10'	N37° 02' 56"W
L7	47.95'	S55° 44' 51"E	L27	5.82'	N38° 26' 49"W
L8	49.57'	S54° 37' 20"E	L28	193.95'	N38° 26' 49"W
L9	30.00'	S33° 03' 07"E	L29	8.61'	N37° 52' 31"W
L10	105.83'	N39° 48' 26"W	L30	147.35'	N37° 52' 31"W
L11	166.59'	N37° 50' 03"W	L31	20.54'	S89° 24' 46"W
L12	138.70'	N38° 36' 07"W	L32	136.69'	S89° 24' 46"W
L13	81.48'	N37° 02' 56"W	L33	15.72'	S89° 24' 46"W
L14	128.24'	N38° 10' 31"W	L34	105.32'	N89° 18' 19"W
L15	199.77'	N38° 26' 49"W	L35	7.09'	N89° 18' 19"W
L16	155.95'	N37° 52' 31"W	L36	78.70'	S88° 14' 14"W
L17	172.94'	S89° 24' 46"W	L37	59.81'	S88° 14' 14"W
L18	80.66'	S87° 35' 48"W			
L19	112.41'	N89° 18' 19"W			
L20	131.50'	N89° 53' 35"W			

BELLE TERRE SUBDIVISION

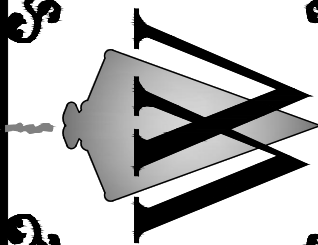
TOTAL AREA: 62.89 ACRES

53 RESIDENTIAL LOTS

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



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: 12/8/2023
SV-233846 (JM Engineering - Belle Terre)
File: (Subdivision Plat)Belle Terre.DWG
Proj. No.: SV-233846
Drawn By: JBM
Checked By: RSD
Sheet Title:

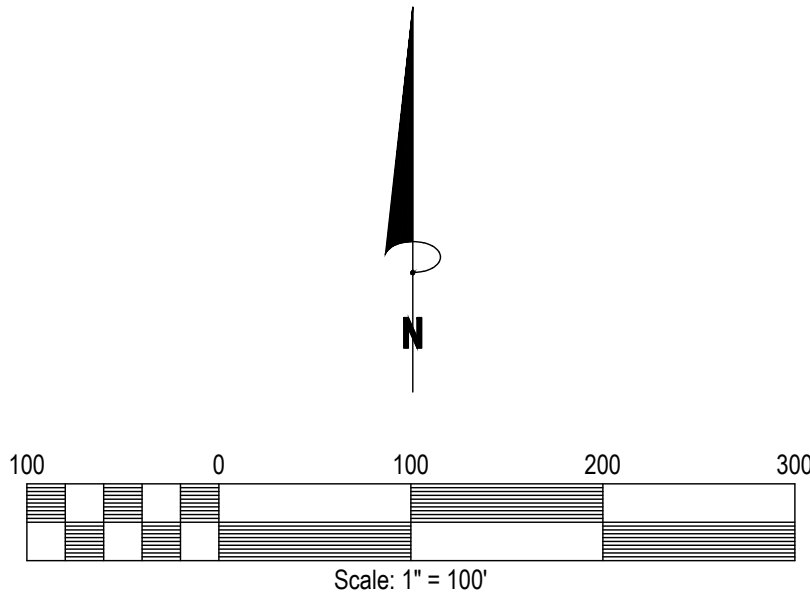
Subdivision
Plat

Sheet No.:

BELLE TERRE SUBDIVISION

TOTAL AREA: 62.89 ACRES
53 RESIDENTIAL LOTS

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



LEGEND

---	RIGHT-OF-WAY LINES	□ FIBER	FIBEROPTIC PEDESTAL
---	PROPERTY LINES	□ FIBER	TELEPHONE BOX
---	SECTION TIE	✱	SECTION CORNER
---	CENTERLINE ROAD	○	PROPERTY CORNERS
---	APPARENT ADJOINING PROPERTY LINE	○	MONUMENTS FOUND
---	UTILITY EASEMENT LINES	BM-4	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	○	CORRUPTED METAL PIPE
(N 79°36'00" W 210.00')	DEED CALLS	○	CENTERLINE ROAD
(S 89°57'34" W 210.00')	MEASURED CALLS		

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

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:

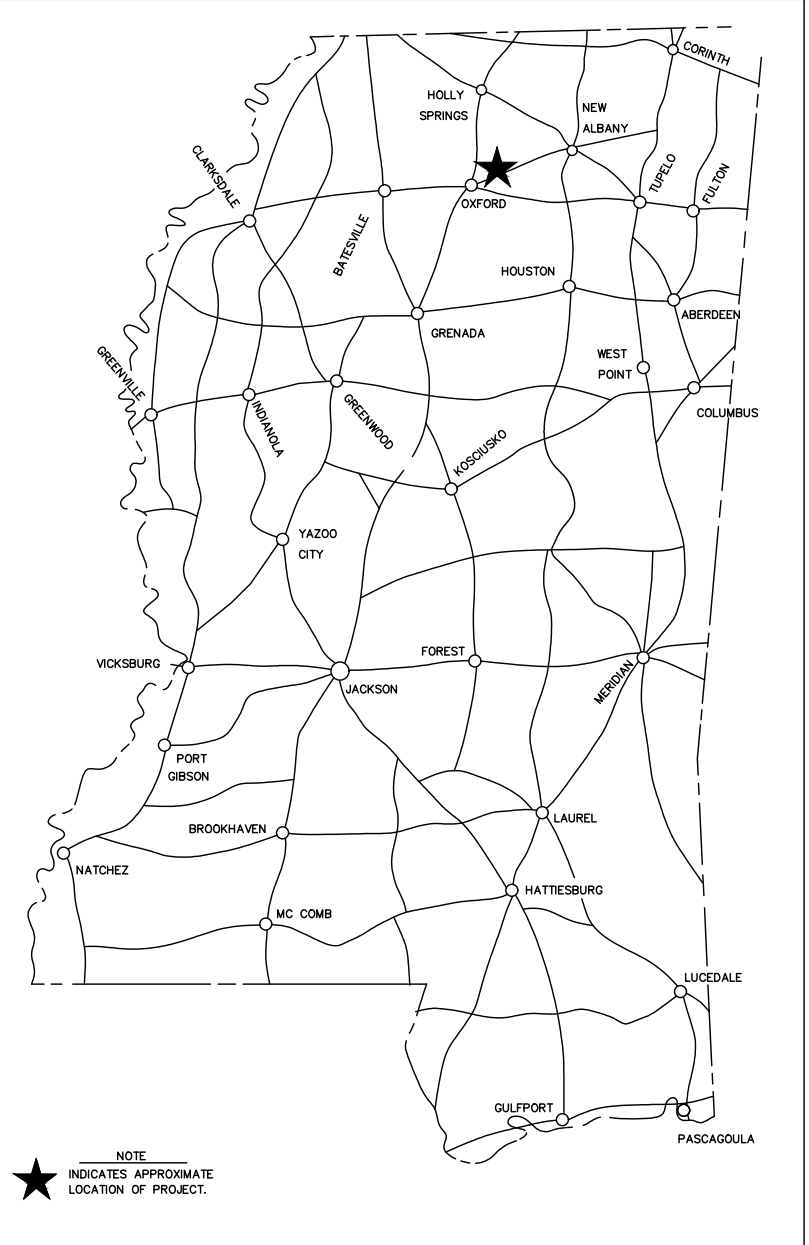
Commencing at a creosote fence post marking the Southwest corner of Section 8, Township 8 South, Range 2 West, Lafayette County, Mississippi; run thence N 29°00'40" E for a distance of 4,439.72 feet to a 1/2" rebar set near a barbed wire fence line on the South right-of-way line of Lafayette County Road No. 212 (30.00 feet from centerline), said rebar being the Point of Beginning of this description; run thence S 66°47'21" E for a distance of 190.24 feet to a 1/2" rebar set; run thence along said right-of-way line as follows: S 68°33'17" E for a distance of 121.46 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 69°53'35" 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 208.12 feet, a chord bearing of S 79°26'43" E, a chord length of 207.91 feet, and a radius of 1340.80 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 219.74 feet, a chord bearing of S 80°55'57" E, a chord length of 219.69 feet, and a radius of 2943.64 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 284.65 feet, a chord bearing of S 74°43'19" E, a chord length of 284.59 feet, and a radius of 3899.10 feet to a 1/2" rebar set (30.00 feet from centerline); run thence along said curve having an arc length of 202.75 feet, a chord bearing of S 79°07'12" E, a chord length of 202.27 feet, and a radius of 853.23 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 204.62 feet, a chord bearing of N 82°55'07" E, a chord length of 203.78 feet, and a radius of 649.22 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 100.52 feet, a chord bearing of N 73°24'21" E, a chord length of 100.49 feet, and a radius of 1171.68 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 69°31'07" E for a distance of 37.22 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 68°28'49" E for a distance of 61.44 feet to a 1/2" rebar set (30.00 feet from centerline); run thence N 67°47'17" E for a distance of 100.30 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 189.40 feet, a chord bearing of N 79°37'36" E, a chord length of 188.69 feet, and a radius of 631.08 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 97.94 feet, a chord bearing of N 89°07'17" E, a chord length of 97.88 feet, and a radius of 806.69 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 180.55 feet, a chord bearing of S 74°37'43" E, a chord length of 178.18 feet, and a radius of 320.95 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 55°44'51" E for a distance of 47.95 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 54°37'20" E for a distance of 49.57 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 101.01 feet, a chord bearing of S 59°33'56" E, a chord length of 100.87 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 70.57 feet, a chord bearing of S 68°52'08" E, a chord length of 70.44 feet, and a radius of 336.44 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 93.73 feet, a chord bearing of N 88°59'30" E, a chord length of 93.06 feet, and a radius of 226.45 feet to a 1/2" rebar set (30.00 feet from centerline); run thence S 28°40'16" 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 (80.06 feet from centerline); on a barbed wire fence line, said rebar also being the beginning of a circular curve to the left; run thence along and near said fence line and along the said North right-of-way line as follows: along said curve having an arc length of 246.54 feet, a chord bearing of S 59°56'49" W, a chord length of 246.43 feet, and a radius of 2,370.88 feet to a 1/2" rebar set (80.00 feet from centerline); run thence S 33°03'07" E for a distance of 30.00 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 756.65 feet, a chord bearing of S 47°47'14" W, a chord length of 753.36 feet, and a radius of 2,340.88 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 200.01 feet, a chord bearing of S 37°03'28" W, a chord length of 200.01 feet, and a radius of 729.10541 feet to a 1/2" rebar set (50.00 feet from centerline); run thence S 35°53'35" W for a distance of 851.41 feet to a 1/2" rebar set on said barbed wire fence line (50.00 feet from centerline); run thence leaving said North right-of-way line and along said fence line as follows: N 39°48'26" W for a distance of 105.83 feet to a 1/2" rebar previously set; run thence N 37°50'03" W for a distance of 166.59 feet to a 1/2" rebar previously set; run thence N 38°36'07" W for a distance of 138.70 feet to a 1/2" rebar previously set; run thence N 37°02'56" W for a distance of 81.48 feet to a 1/2" rebar previously set; run thence N 38°10'31" W for a distance of 128.24 feet to a 1/2" rebar previously set; run thence N 38°26'49" W for a distance of 199.77 feet to a 1/2" rebar set; run thence N 37°52'31" W for a distance of 155.95 feet to a 1" metal T-post found; run thence S 89°24'46" W for a distance of 172.94 feet to a 1/2" rebar set; run thence S 77°35'48" W for a distance of 80.60 feet to a 1/2" rebar set; run thence N 89°18'18" W for a distance of 112.41 feet to a 1/2" rebar set; run thence N 89°53'35" W for a distance of 131.50 feet to a 1/2" rebar set; run thence S 89°35'53" W for a distance of 81.62 feet to a 1/2" rebar set; run thence S 88°14'14" W leaving but continuing near the North side of said fence line for a distance of 138.51 feet to a 1" metal T-post found; run thence N 00°08'20" E leaving said fence line for a distance of 1,239.83 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)

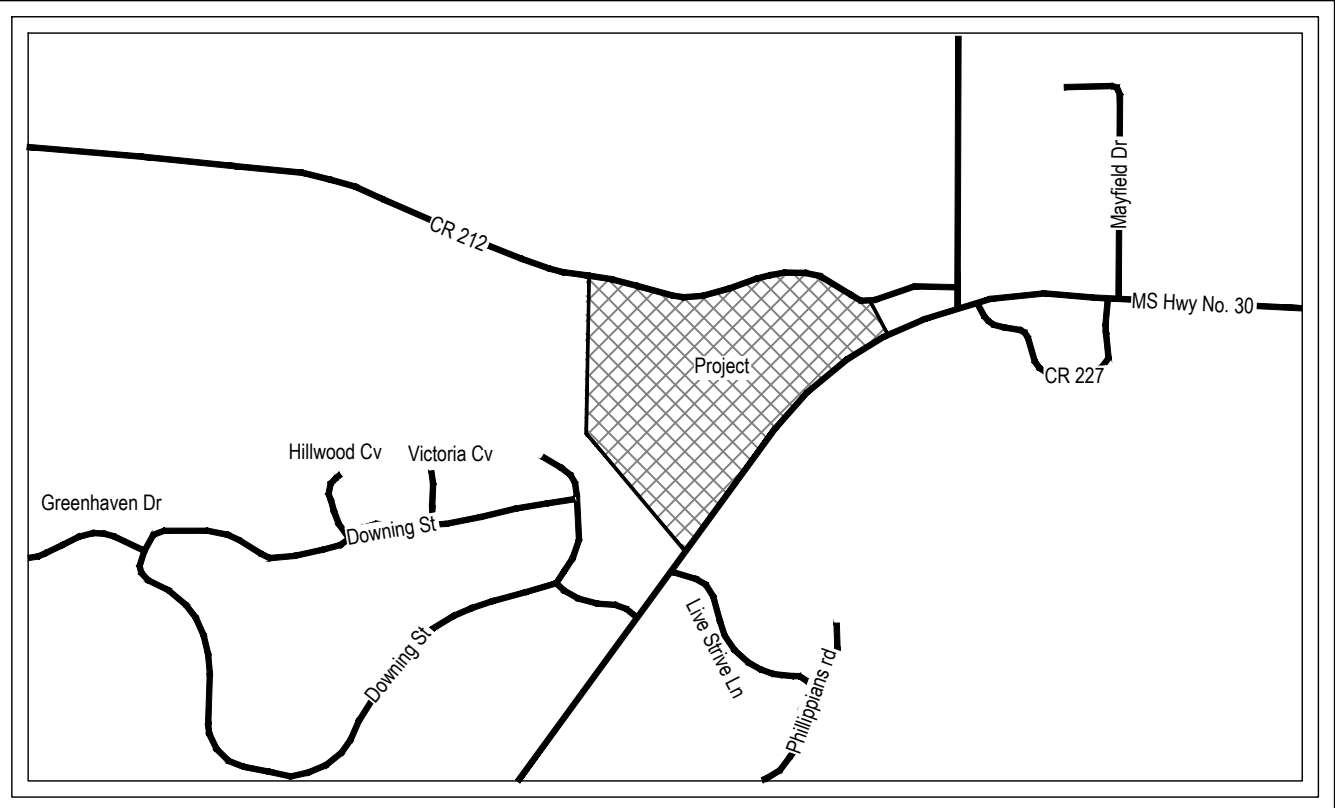
Date: December 8, 2023

Richard S. Daniels, PLS No. 02922

LOCATION MAP
NTS

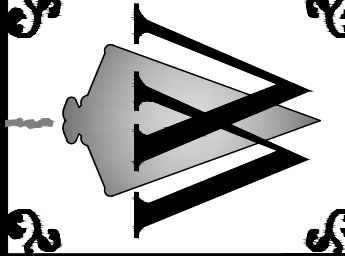


VICINITY MAP



(NOT TO SCALE)

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: 12/8/2023
File: S:\233846 (JN Engineering - Belle Terre) Subdivision Plat\Belle Terre.DWG
Proj. No.: SV-233846
Drawn By: JBM
Checked By: RSD
Sheet Title:

Subdivision
Plat

Sheet No.:

PRELIMINARY

Note as required by Lafayette County Development Services:
Lafayette County Land Development Standards and Regulations (Revision 2018-1) Article V - Section 6 - Part H:
Developers, 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 adjacent or downstream will be a violation of these regulations and
violators shall be fined in accordance with Article VI.

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 E. THIS CHART SHOWS CURRENT PROPOSED PIPE DIAMETER
SIZES FOR INDIVIDUAL LOT DRIVEWAY 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.
*LOT OWNERS MUST COMPLY WITH THE LATEST SPECIFICATIONS AND CONSTRUCTION PLANS FOR MAYFIELD SUBDIVISION - HWY 30 EAST

Inlet Drainage Areas							Pipe Flow Calculations									
LOT	AREA (SF)	AREA (AC)	TOTAL AREA (AC)	Intensity (in/hr)	CN (Average)	Q-100 (cfs)	Pipe Size Dia.	MIN. Slope	Pipe Length (ft)	Roughne ss Coefficie nt (N)	Area of Pipe (ft²)	Hydraulic Radius (ft)	Pipe Capacity Manning s (cfs)	Pipe Capacity > Q in Pipe		
1	15,670	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	77,881	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	225,896	5.19	5.19	7.02	0.85	30.97	24	3.75%	30	0.012	3.140	0.500	47.56	PASS		
9	143,289	3.29	26.73	7.02	0.85	159.49	48	1.38%	30	0.012	12.560	1.000	183.20	PASS		
10	111,780	2.57	26.01	7.02	0.85	155.18	48	1.38%	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	23,828	0.55	0.55	7.02	0.85	3.26	18	1.38%	30	0.012	1.766	0.375	13.40	PASS		
14	284,358	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	220,500	5.06	8.60	7.02	0.85	51.33	36	3.75%	30	0.012	7.065	0.750	140.23	PASS		
17	192,150	4.41	7.95	7.02	0.85	47.44	24	3.75%	30	0.012	3.140	0.500	47.56	PASS		
18	185,887	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	6.89	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	54,393	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	6.68%	30	0.012	1.766	0.375	29.48	PASS		
28	130,786	3.00	3.00	7.02	0.85	17.92	18	6.68%	30	0.012	1.766	0.375	29.48	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	192,656	4.42	4.42	7.02	0.85	26.39	24	1.39%	30	0.012	3.140	0.500	28.96	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	584,635	13.42	36.86	7.02	0.85	219.95	48	2.00%	30	0.012	12.560	1.000	220.55	PASS		
34	531,328	12.20	35.64	7.02	0.85	212.65	48	2.00%	30	0.012	12.560	1.000	220.55	PASS		
35	473,383	10.87	34.31	7.02	0.85	204.71	48	2.70%	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	6.68%	30	0.012	7.065	0.750	187.16	PASS		
38	163,249	3.75	27.19	7.02	0.85	162.23	36	6.68%	30	0.012	7.065	0.750	187.16	PASS		
39	119,951	2.75	26.19	7.02	0.85	156.30	36	6.38%	30	0.012	7.065	0.750	182.91	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	77,669	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	34,669	0.80	0.80	7.02	0.85	4.75	18	1.00%	30	0.012	1.766	0.375	11.40	PASS		
46	64,889	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	127,619	2.93	2.93	7.02	0.85	17.48	24	1.46%	30	0.012	3.140	0.500	29.68	PASS		
50	59,283	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	29.68	PASS		
ROAD A PIPE CROSSINGS																
STA 16+65	#####	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	#####	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	149,667	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+32	406,682	9.34	9.34	7.02	0.85	55.71	30	2.00%	44	0.012	4.906	0.625	62.98	PASS		

BELLE TERRE SUBDIVISION

TOTAL AREA: 62.89 ACRES
53 RESIDENTIAL LOTS

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

OWNERS CERTIFICATE:

I, Frank Gumus 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. ?????

SURVEYORS 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

WILLIAMS ENGINEERING CONSULTANTS, INC.
Professional Engineers

720 NORTH LAMAR BOULE