

REQUEST FOR CONDITIONAL USE (SPECIAL EXCEPTION)

APPLICATION

Name of Applicant: WESBALL PROPERTIES

Property Address: FRANKLIN FARMS FRANKLIN STREET

Phone Number: 662-769-2259 Email Address: Wesley.ball@FMC.com

Current Zoning District: A-1 RURAL

(Please circle YES or NO)

DOES THE PROPERTY HAVE RESTRICTIVE COVENANTS? YES ☒ NO

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

HAS THERE BEEN A PREVIOUS REQUEST FOR ANY ZONING ACTIONS AT THIS PROPERTY BEFORE?

YES ☒ NO (If YES, please attach a copy of all decisions made by the Planning Commission and Board of Supervisors)

Requirements of Applicant:

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

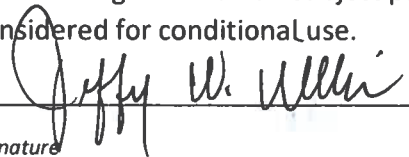
Requirements for Granting a Conditional Use Permit: (Section 2405.01- Zoning Ordinance)

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

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

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

Signature



08/17/2026

Date

September 25, 2026

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

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

Mr. Riddell,

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

Nature of the Request

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

Existing Condition

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

Extraordinary Hardship

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

Intent and Purpose of the Regulations Are Maintained

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

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

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

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

Thank you,

Jeffery W. Williams, PE/PLS
Consulting Engineer

CONSTRUCTION PLANS FOR: YOCONA SPRINGS SUBDIVISION

Lafayette County, Mississippi



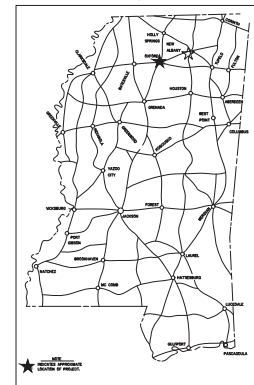
VICINITY MAP

NOTE
★ INDICATES APPROXIMATE
LOCATION OF PROJECT.

INDEX OF DRAWINGS

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

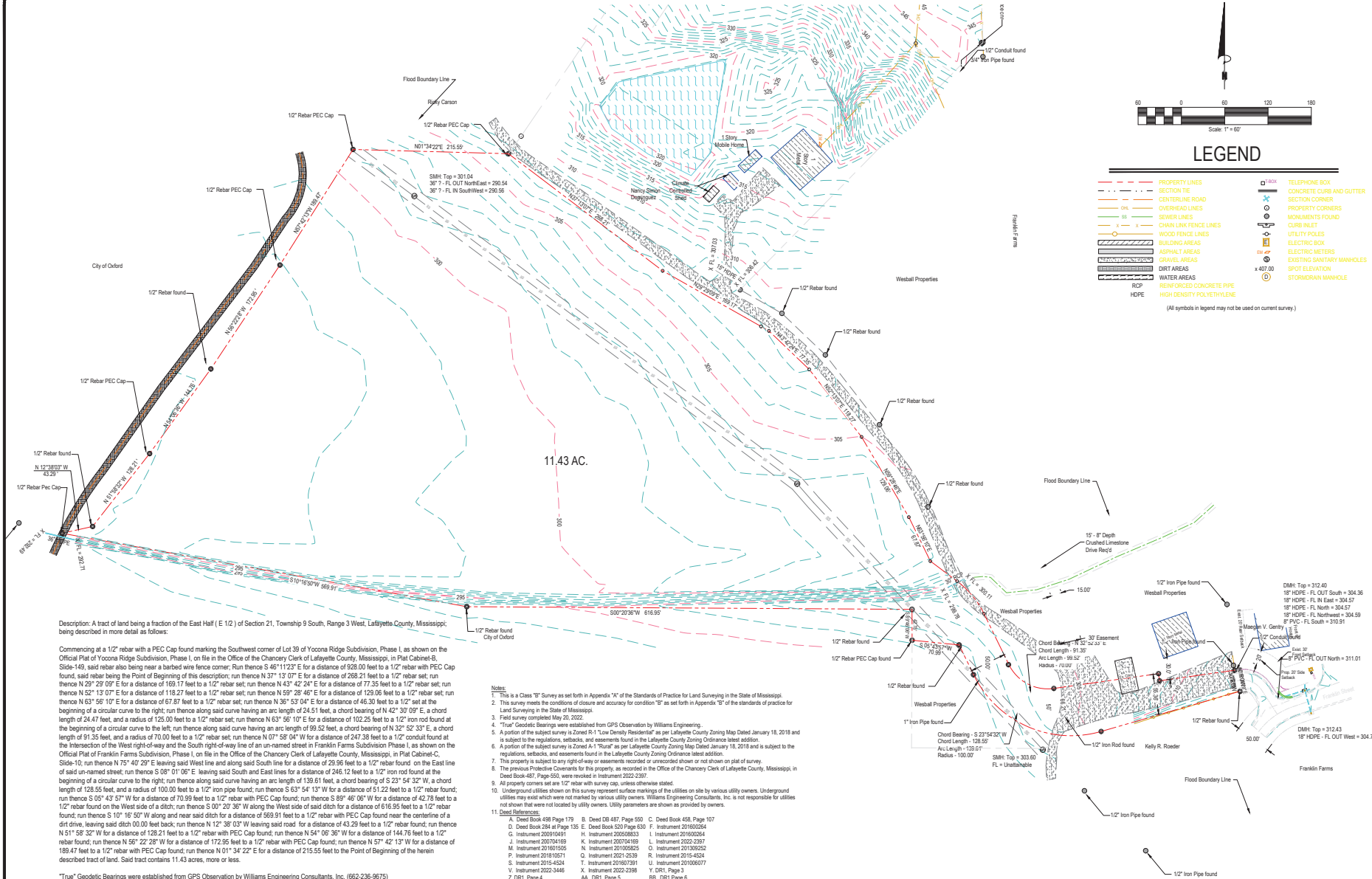
LOCATION MAP



REVISION	DATE

Scale:	N.T.S.
Date:	08/17/2026
File:	SB-264349 Yocoma Springs -S&M
Proj No.:	SB-264349
Drawn By:	JWW
Checked By:	JWW
Sheet Title:	

Cover



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

Commencing at a 1/2" rebar with a PEC Cap found marking the Southwest corner of Lot 39 of Yoccona Ridge Subdivision, Phase I, as shown on the Official Plat of Yoccona Ridge Subdivision, Phase I, on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-B, Slide-149, said rebar also being near a barbed wire fence corner; Run thence S 48° 11' 23" E for a distance of 528.00 feet to a 1/2" rebar with PEC Cap found, said rebar being the Point of Beginning of this description; run thence N 37° 13' 07" E for a distance of 268.21 feet to a 1/2" rebar set; run thence N 29° 29' 09" E for a distance of 169.17 feet to a 1/2" rebar set; run thence N 43° 42' 24" E for a distance of 77.35 feet to a 1/2" rebar set; run thence N 52° 13' 07" E for a distance of 118.27 feet to a 1/2" rebar set; run thence N 59° 28' 46" E for a distance of 129.06 feet to a 1/2" rebar set; run thence N 63° 56' 10" E for a distance of 67.87 feet to a 1/2" rebar set; run thence N 36° 53' 04" E for a distance of 46.30 feet to a 1/2" set at the beginning of a circular curve to the right; run thence along said curve having an arc length of 24.51 feet, a chord bearing of N 42° 30' 09" E, a chord length of 24.47 feet, and a radius of 125.00 feet to a 1/2" rebar set; run thence N 63° 56' 10" E for a distance of 102.25 feet to a 1/2" iron rod found at the beginning of a circular curve to the left; run thence along said curve having an arc length of 99.52 feet, a chord bearing of N 32° 52' 33" E, a chord length of 91.35 feet, and a radius of 70.00 feet to a 1/2" rebar set; run thence N 07° 58' 04" W for a distance of 247.38 feet to a 1/2" conduit found at the intersection of the West right-of-way and the South right-of-way line of an unnamed street in Franklin Farms Subdivision (Phase I), as shown on the Official Plat of Franklin Farms Subdivision, Phase I, on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-10; run thence N 75° 40' 29" E leaving said West line and along said South line for a distance of 29.96 feet to a 1/2" rebar found on the East line of said unnamed street; run thence S 08° 01' 06" E leaving said South and East lines for a distance of 246.12 feet to a 1/2" iron rod found at the beginning of a circular curve to the right; run thence along said curve having an arc length of 139.61 feet, a chord bearing of S 23° 54' 32" W, a chord length of 128.55 feet, and a radius of 100.00 feet to a 1/2" rebar set; run thence S 63° 54' 13" W for a distance of 51.22 feet to a 1/2" rebar found; run thence S 08° 43' 57" W for a distance of 70.99 feet to a 1/2" rebar with PEC Cap found; run thence S 89° 46' 06" W for a distance of 42.78 feet to a 1/2" rebar found on the West side of a ditch; run thence S 03° 20' 30" W along the West side of said ditch for a distance of 616.95 feet to a 1/2" rebar found; run thence S 10° 16' 50" W along and near said ditch for a distance of 569.91 feet to a 1/2" rebar with PEC Cap found near the centerline of a dirt drive, leaving said ditch 00.00 feet back; run thence N 12° 38' 03" W leaving said road for a distance of 43.29 feet to a 1/2" rebar found; run thence N 51° 58' 32" W for a distance of 128.21 feet to a 1/2" rebar with PEC Cap found; run thence N 34° 06' 36" W for a distance of 144.76 feet to a 1/2" rebar found; run thence N 56° 22' 28" W for a distance of 172.95 feet to a 1/2" rebar with PEC Cap found; run thence N 57° 42' 13" W for a distance of 189.47 feet to a 1/2" rebar with PEC Cap found; run thence N 01° 34' 22" E for a distance of 215.55 feet to the Point of Beginning of the herein described tract of land. Said tract contains 11.43 acres, more or less.

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

- Notes:
- 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 Appendix "B" of the standards of practice for Land Surveying in the State of Mississippi.
 - Field survey completed May 20, 2022.
 - "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
 - A portion of the subject survey is Zoned R-1 "Low Density Residential" 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.
 - A portion of the 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.
 - The previous Practitioner Consents for this property, as recorded in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Deed Book 487, Page 550, were revoked in Instrument 2022-2387.
 - All property corners set are 1/2" rebar with survey cap, unless otherwise stated.
 - 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 easements are shown as provided by owners.
 - Deed References:
 - A. Deed Book 498 Page 179
 - B. Deed 08-487, Page 590
 - C. Deed Book 498, Page 107
 - D. Deed Book 284 at Page 135
 - E. Deed Book 503 Page 400
 - F. Instrument 201602044
 - G. Instrument 200910491
 - H. Instrument 200508833
 - I. Instrument 201602044
 - J. Instrument 200704169
 - K. Instrument 200704169
 - L. Instrument 2022-2387
 - M. Instrument 201601005
 - N. Instrument 201005825
 - O. Instrument 201309252
 - P. Instrument 20160571
 - Q. Instrument 2021-2639
 - R. Instrument 2015-4524
 - S. Instrument 2015-4524
 - T. Instrument 201607291
 - U. Instrument 201603077
 - V. Instrument 2022-3446
 - X. Instrument 2022-2398
 - Y. DRI, Page 3
 - Z. DRI, Page 4
 - AA. DRI, Page 5
 - BB. DRI Page 6
 - CC. DRI, Page 12
 - DD. DRI, Page 382
 - EE. Official Plat of Franklin Farms Phase I on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-C, Slide-10.
 - FF. Official Plat of Cross Creek Subdivision Phase III on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-B, Slide-135.
 - GG. Official Plat of Yoccona Ridge on file in the Office of the Chancery Clerk of Lafayette County, Mississippi, in Plat Cabinet-B, Slide-148.

Date: June 14, 2020

Richard S. Daniels, PLS No. 02922

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Professional Engineers | Professional Land Surveyors
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PO BOX 1197 OXFORD, MISSISSIPPI 39065
662.236.9675



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

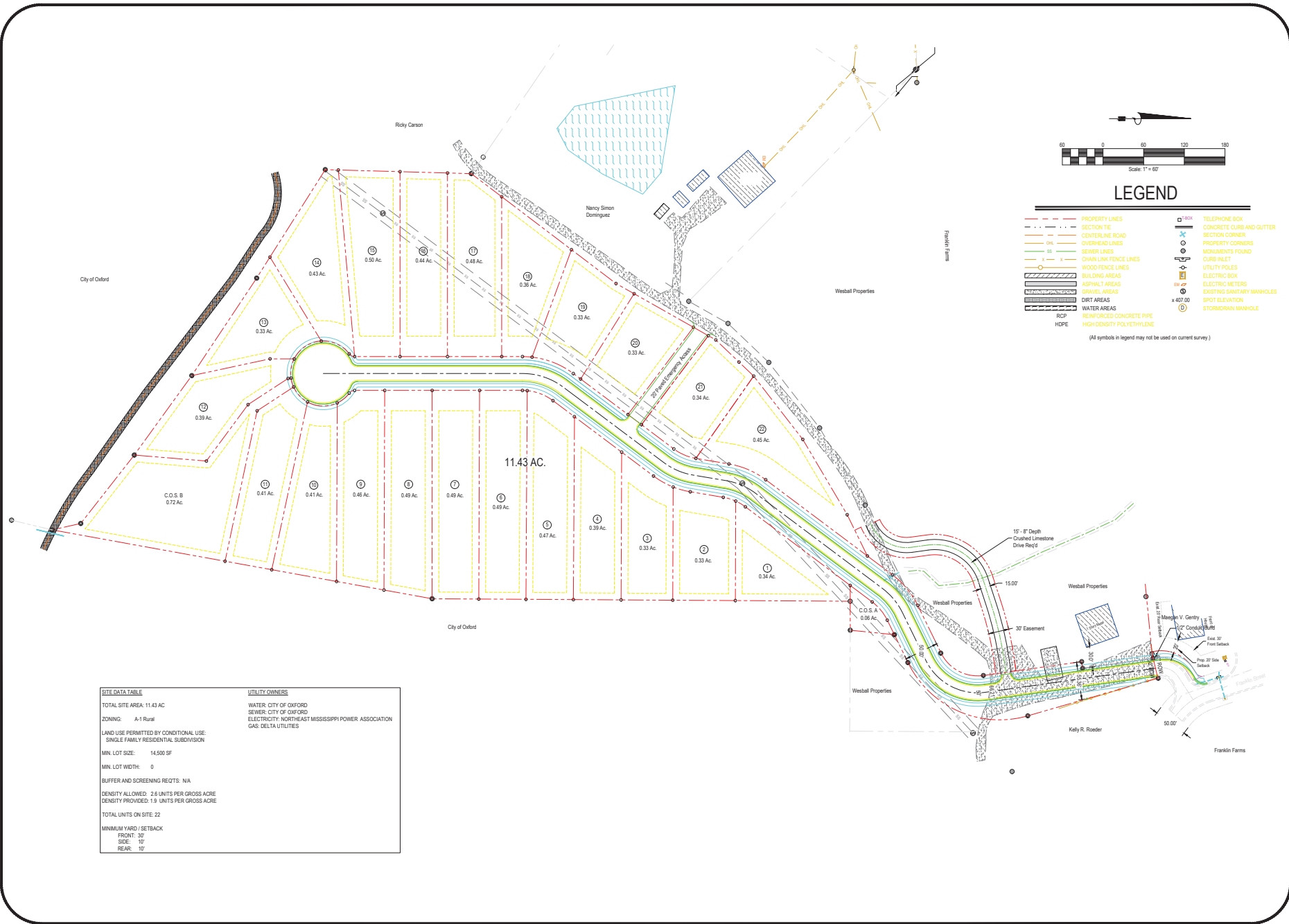
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Design/Yoccona Ridge Subdiv.dwg
Proj No.: SS-26490
Drawn By: JWW
Checked By: JWW
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Existing Conditions

Sheet No.:

C 1.0



Construction Plans For
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Lafayette County, Mississippi

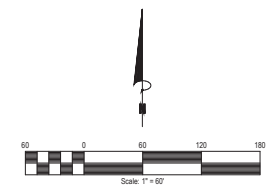
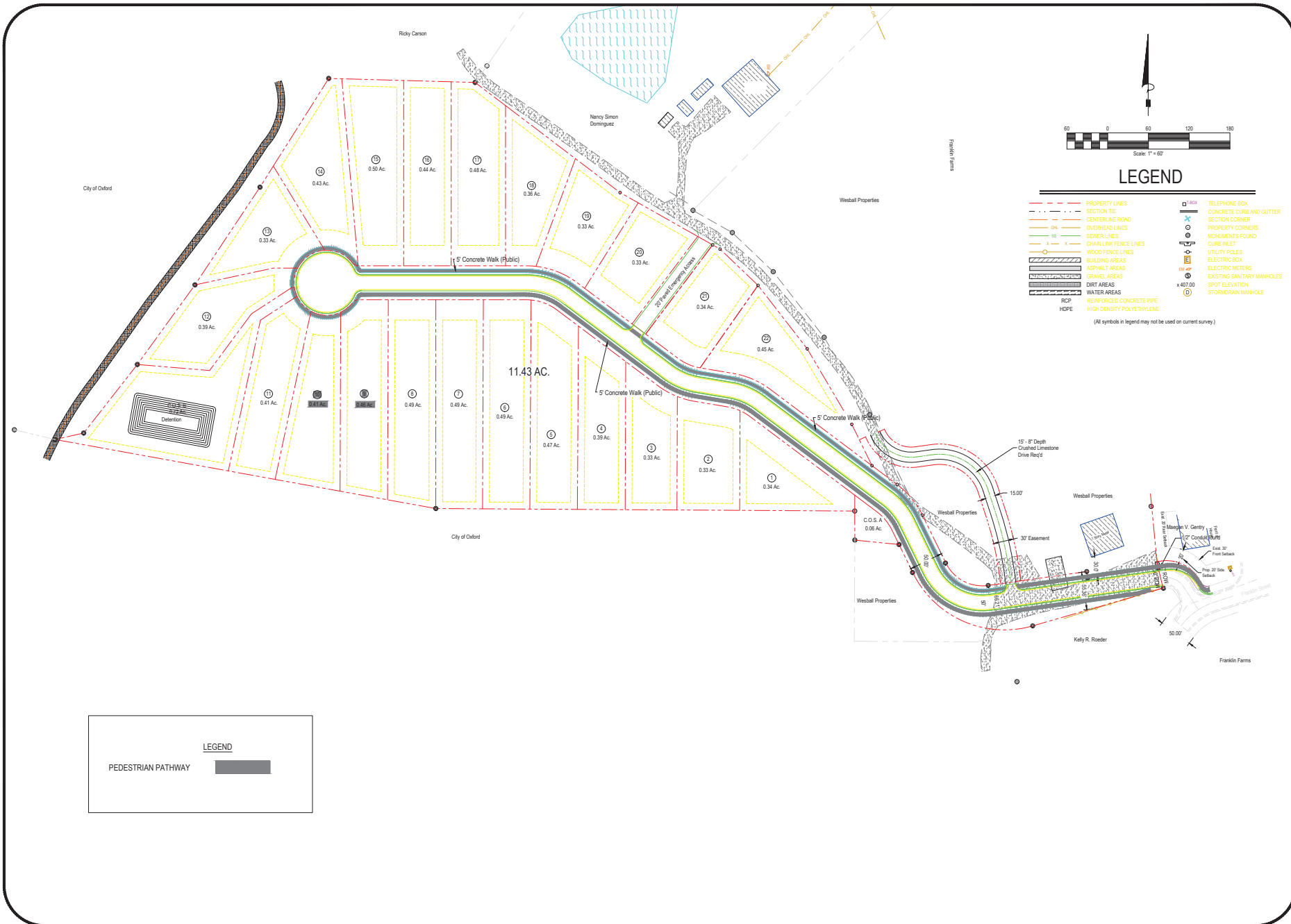
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File: SB-264349 Yoccona Springs - S&M
Proj No.: SB-264349
Drawn By: JWW
Checked By: JWW
Sheet Title:

Site
Layout

Sheet No.:

C 2.0



LEGEND

- | | |
|--------------------------------|----------------------------|
| --- PROPERTY LINES | TELEPHONE BOX |
| --- SECTION TIE | CONCRETE CURBS AND GUTTER |
| --- CENTERLINE ROAD | SECTION CORNER |
| --- OVERHEAD LINES | PROPERTY CORNERS |
| SS SEWER LINES | MONUMENTS FOUND |
| CHAIN LINK FENCE LINES | CURB INLET |
| --- WOOD FENCE LINES | UTILITY POLES |
| BUILDING AREAS | ELECTRIC BOX |
| ASPHALT AREAS | ELECTRIC METERS |
| GRAVEL AREAS | EXISTING SANITARY MANHOLES |
| DIRT AREAS | SPOT ELEVATION |
| WATER AREAS | STORMDRAIN MANHOLE |
| RCF REINFORCED CONCRETE PIPE | |
| HCPE HIGH DENSITY POLYETHYLENE | |

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

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Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fugate Road / Franklin Farms
Leflore County, Mississippi

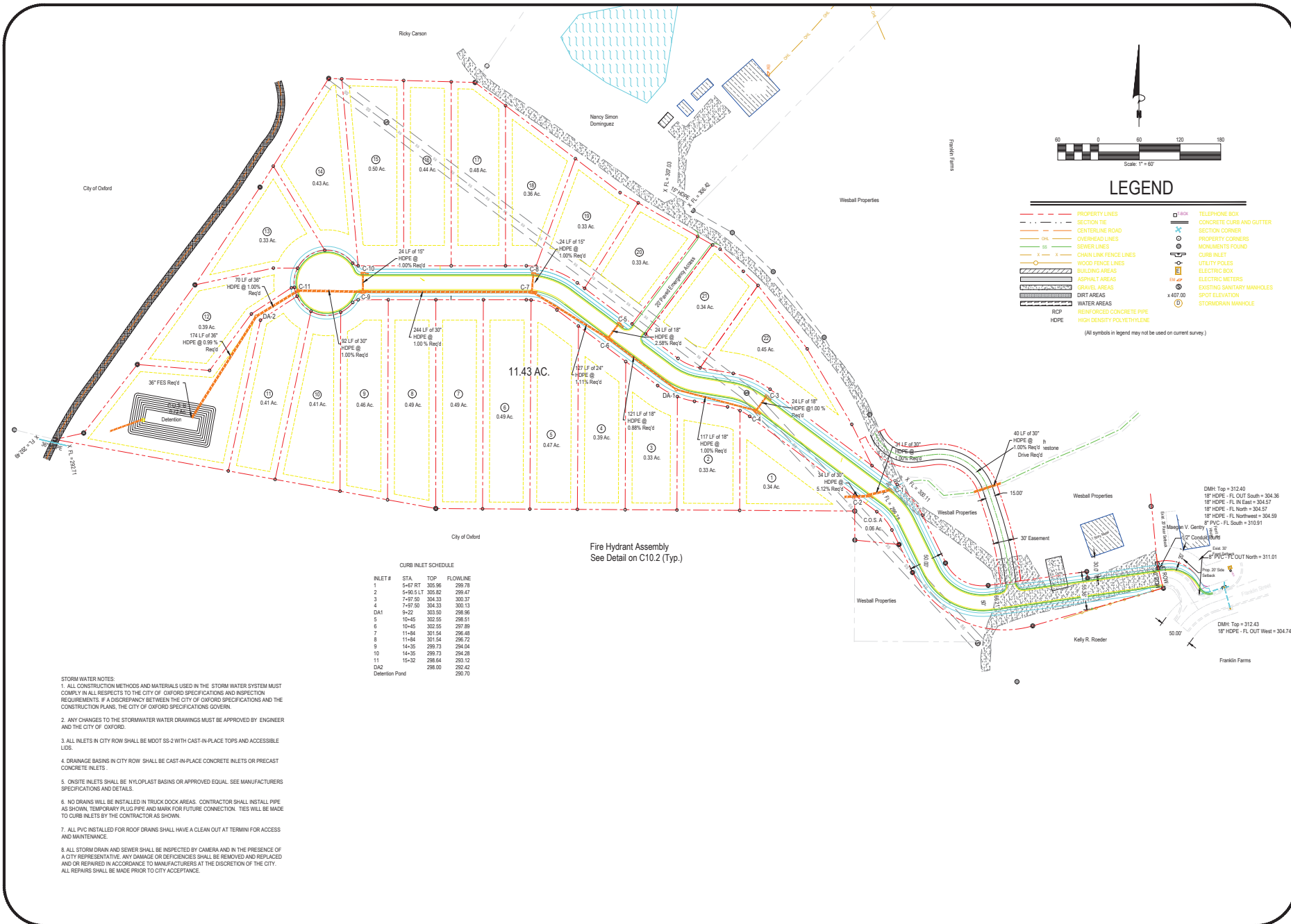
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Date: 08/17/2026
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Design/Yocoma Ridge Design.dwg
Proj No.: SB-264349
Drawn By: JWW
Checked By: JWW
Sheet Title:

Connectivity Plan

Sheet No.:
C 2.1

C 3.0



STORM WATER NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE STORM WATER SYSTEM MUST COMPLY IN ALL RESPECTS TO THE CITY OF OXFORD SPECIFICATIONS AND INSPECTION REQUIREMENTS. IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN.
2. ANY CHANGES TO THE STORMWATER WATER DRAWINGS MUST BE APPROVED BY ENGINEER AND THE CITY OF OXFORD.
3. ALL INLETS IN CITY ROW SHALL BE MDOT SS-2 WITH CAST-IN-PLACE TOPS AND ACCESSIBLE LIDS.
4. DRAINAGE BASINS IN CITY ROW SHALL BE CAST-IN-PLACE CONCRETE INLETS OR PRECAST CONCRETE INLETS.
5. ON-SITE INLETS SHALL BE NYLOPLAST BASINS OR APPROVED EQUAL. SEE MANUFACTURERS SPECIFICATIONS AND DETAILS.
6. NO DRAINS WILL BE INSTALLED IN TRUCK DOCK AREAS. CONTRACTOR SHALL INSTALL PIPE AS SHOWN. TEMPORARY PLUG PIPE AND MARK FOR FUTURE CONNECTION. TIES WILL BE MADE TO CURB INLETS BY THE CONTRACTOR AS SHOWN.
7. ALL PVC INSTALLED FOR ROOF DRAINS SHALL HAVE A CLEAN OUT AT TERMINI FOR ACCESS AND MAINTENANCE.
8. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.

CURB INLET SCHEDULE			
INLET #	STA.	TOP	FLOWLINE
1	5+47.87	305.56	299.78
2	5+50.51	305.82	299.47
3	7+27.50	304.33	300.37
4	7+27.50	304.33	300.13
DA1	9+22	303.50	298.96
5	10+45	302.55	298.51
6	10+45	302.55	297.89
7	11+84	301.54	296.48
8	11+84	301.54	296.72
9	14+35	299.73	294.04
10	14+35	299.73	294.28
11	15+32	298.64	293.12
DA2	298.00	292.42	290.70

Fire Hydrant Assembly
See Detail on C10.2 (Typ.)

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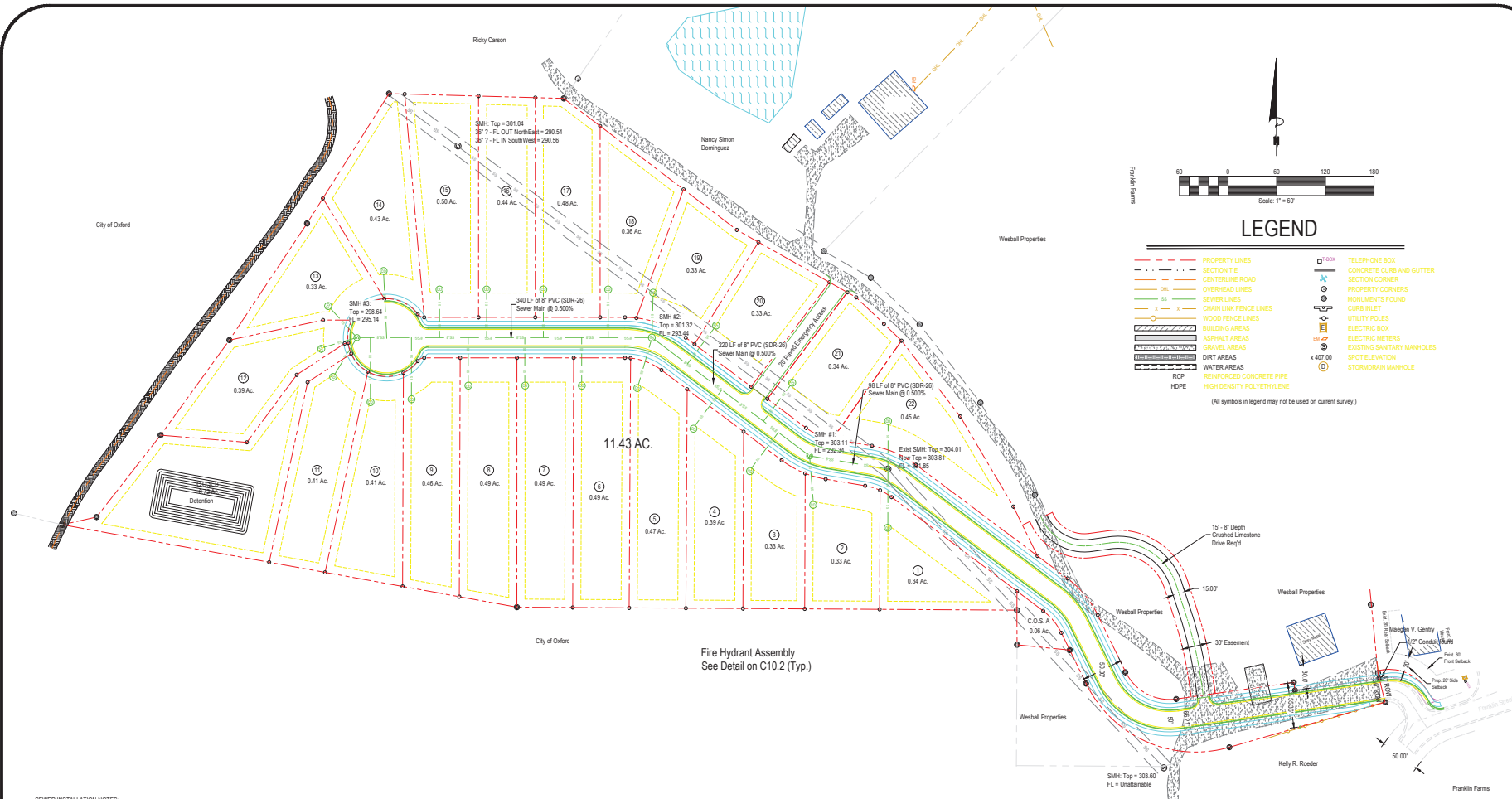
Construction Plans For
YOCONA SPRINGS SUBDIVISION
Fugate Road / Franklin Farms
Leflore County, Mississippi

REVISION	DATE

Scale: 1" = 60'
Date: 08/17/2026
File: SS-264349/Yocoma Ridge - S&M
Project No.: SS-264349
Drawn By: JWW
Checked By: JWW
Sheet Title:

Storm
Sewer Plan

Sheet No.:
C 3.2



SEWER INSTALLATION NOTES:

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY OF OXFORD STANDARDS AND SPECIFICATIONS. IF A DISCREPANCY BETWEEN THE CITY OF OXFORD SPECIFICATIONS AND THE CONSTRUCTION PLANS, THE CITY OF OXFORD SPECIFICATIONS GOVERN.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
3. ALL PROPOSED SANITARY SEWER PIPING SHALL BE INSTALLED AT A GRADE OF NO LESS THAN 0.40 % OR PER CITY OF OXFORD STANDARDS, WHICHEVER IS GREATER.
4. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18" VERTICALLY FROM ANY EXISTING OR PROPOSED WATER MAIN, WITH THE WATER MAIN ABOVE THE SEWER PIPE. SEWERS CROSSING WATER MAINS SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN OR THE SEWER SHOULD BE DUCTILE IRON OR SHALL BE ENCASED IN DUCTILE IRON OR CONCRETE FOR A MINIMUM OF ONE FULL JOINT LENGTH ON EACH SIDE OF THE CROSSING.
5. ALL SEWER SERVICE SHALL BE 8" PVC UP TO BUILDING CLEANOUTS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL SERVICE LINES SHALL MEET THE SPECIFICATIONS OF THE CITY OF OXFORD.
6. SEWER SERVICES SHALL BE INSTALLED TO WITHIN 5' OF THE BUILDING.
7. ALL STORM DRAIN AND SEWER SHALL BE INSPECTED BY CAMERA AND IN THE PRESENCE OF A CITY REPRESENTATIVE. ANY DAMAGE OR DEFICIENCIES SHALL BE REMOVED AND REPLACED AND OR REPAIRED IN ACCORDANCE TO MANUFACTURERS AT THE DISCRETION OF THE CITY. ALL REPAIRS SHALL BE MADE PRIOR TO CITY ACCEPTANCE.
8. ALL SEWER CLEAN OUTS SHALL BE WATER TIGHT TO PREVENT INFILTRATION AND SHALL BE OF MATERIAL TYPE TO WITHSTAND HEAVY DUTY TRAFFIC (6 NEENAH 1975-A OR APPROVED EQUAL).
9. ALL SEWER LOCATED OUTSIDE OF CITY RIGHT-OF-WAY WILL BE PRIVATELY OWNED AND MAINTAINED.

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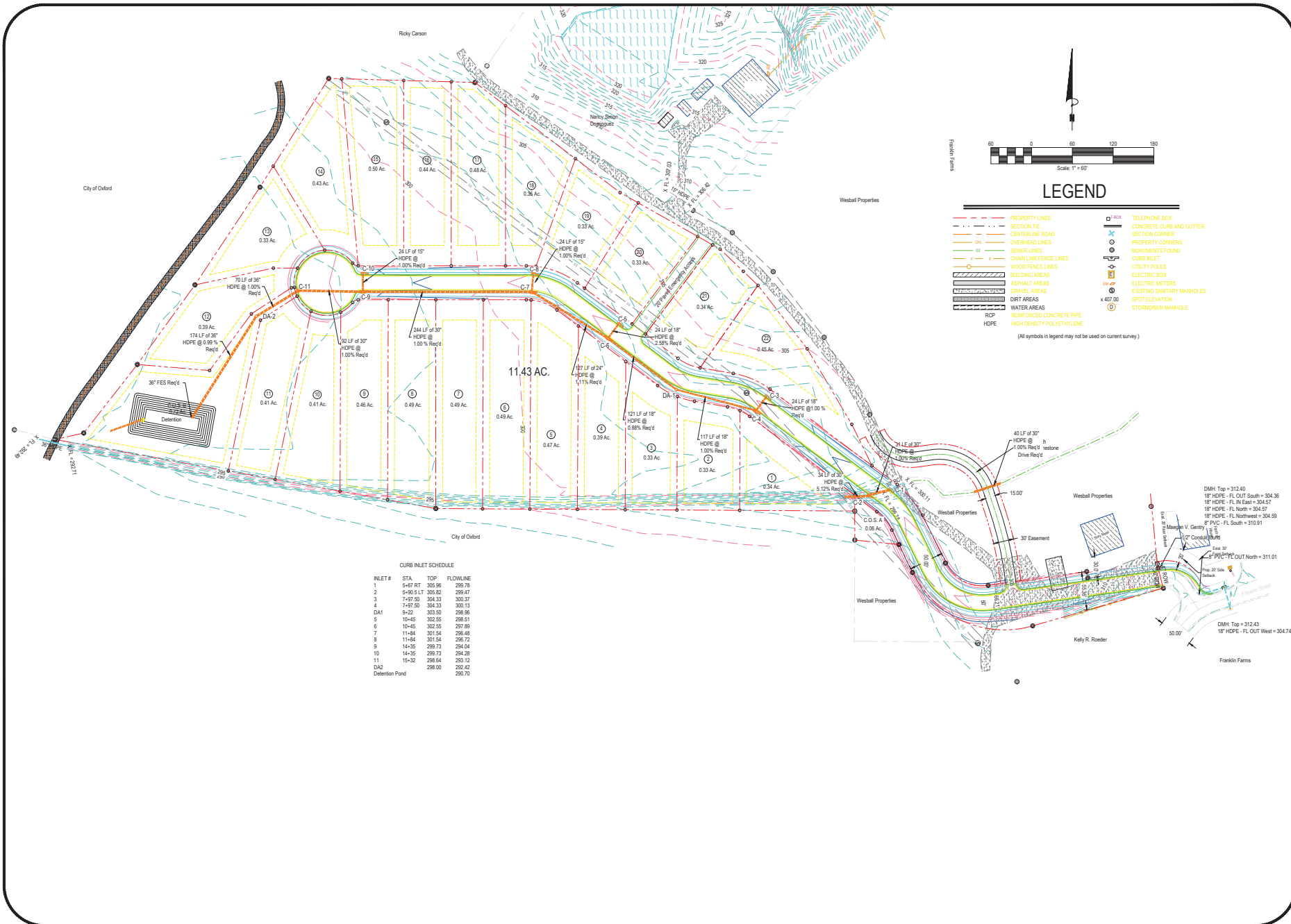
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Project No.: SS-264349
Drawn By: JWW
Checked By: JWW
Sheet Title:

Sewer
Plan

Sheet No.:

C 3.3



CURB INLET SCHEDULE

INLET #	STA.	TOP	FLOWLINE
1	5+47.87	305.56	299.78
2	5+90.51	305.82	299.47
3	7+97.50	304.33	300.37
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5	10+45	302.55	298.51
6	10+45	302.55	297.89
7	11+84	301.54	296.48
8	11+84	301.54	296.72
9	14+35	299.73	294.04
10	14+35	299.73	294.28
11	15+32	298.64	293.12
DA2	208.00	298.42	292.42
Detention Pond			290.70

Franklin Farms

Westbal Properties

Westbal Properties

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LEGEND

- PROPERTY LINES
- SECTION TIE
- CENTRALINE ROAD
- OVERHEAD LINES
- SEWER LINES
- CHAIN LINK FENCE LINES
- WOOD FENCE LINES
- BUILDING AREAS
- ASPHALT AREAS
- DIRT AREAS
- WATER AREAS
- REINFORCED CONCRETE PIPE
- HIGH DENSITY POLYETHYLENE
- TELEPHONE BOX
- CONCRETE CURB AND GUTTER
- SECTION CORNER
- PROPERTY CORNER
- MONUMENTS FOUND
- CURB INLET
- UTILITY POLES
- ELECTRIC BOX
- ELECTRIC METERS
- EXISTING SANITARY MANHOLES
- SPOT ELEVATION
- STORMDRAIN MANHOLE

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

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Construction Plans For
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REVISION	DATE

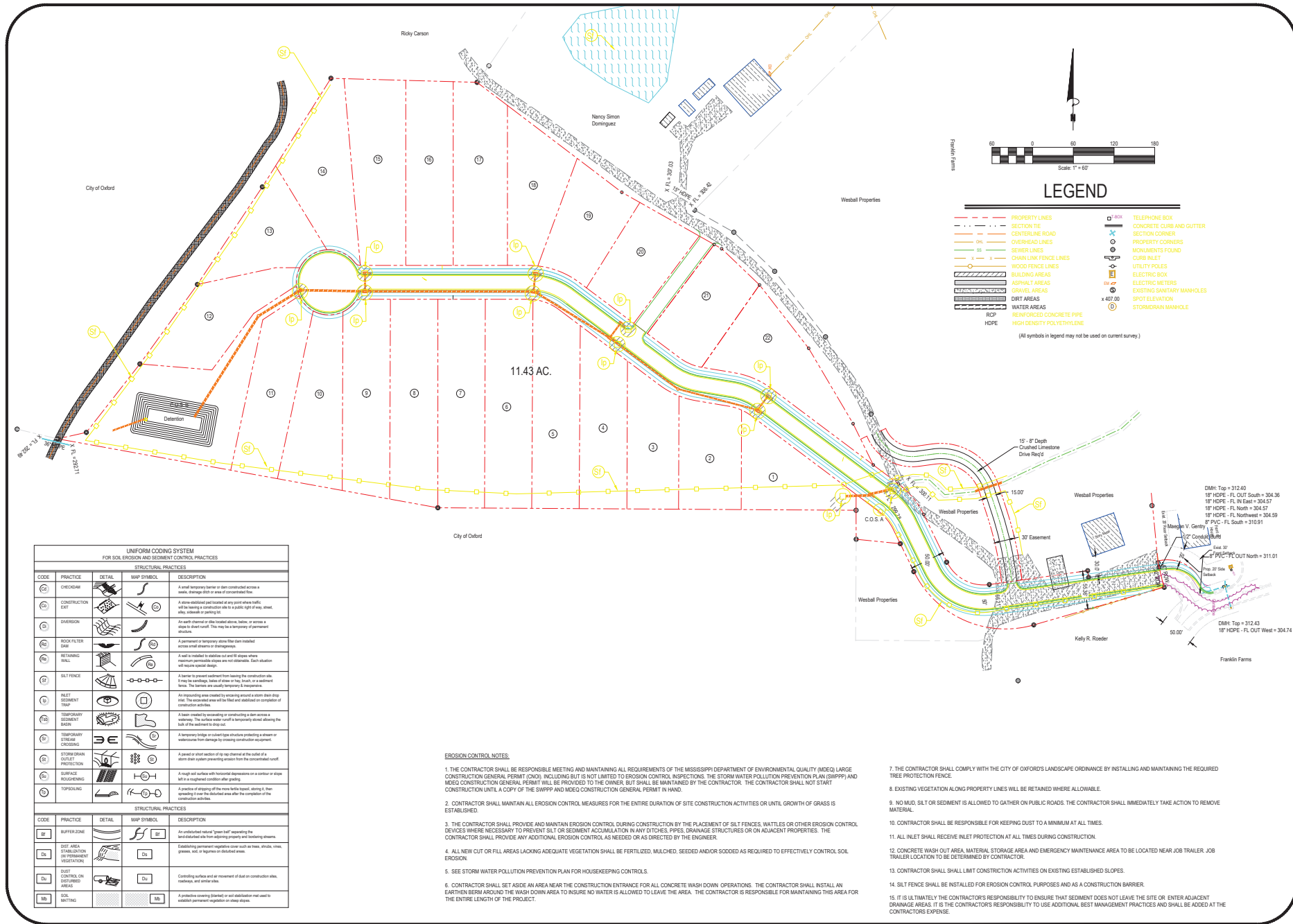
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Drawn By: JWW
Checked By: JWW

Sheet Title:

Grading
Plan

Sheet No.:

C 4.0



REVISION	DATE

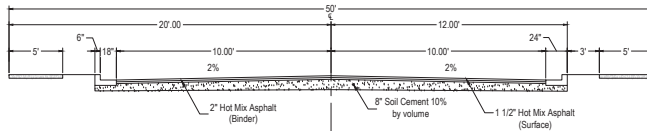
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File: SS-26436/ Yocona Springs - Sub
Design/ Yocona Springs Design
Proj No.: SS-26436

Drawn By: JWW
Checked By: JWW

Sheet Title:

Erosion
Control
Plan

Sheet No.:



Typical Section - Roadway

**FLEXIBLE PAVEMENT(S)
(LIGHT-DUTY)**

SUBGRADE: 8" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

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

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

(CEMENT STABILIZED ALTERNATE)

SUBGRADE: 8" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

SUBBASE: 6" MINIMUM CRUSHED LIMESTONE MEETING MDOT SPECIFICATIONS FOR SIZE NO. 610 AGGREGATE. COMPACT TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698.

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

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

GENERAL NOTES

1) LIST OF PUBLIC UTILITIES

WATER - CITY OF OXFORD - CHAD McARTY - 662.232.2399

SEWER - CITY OF OXFORD - WAYNE BISHOP - 662.232.2397

ELECTRIC - NORTHEAST MS POWER ASSOCIATION - JUSTIN SMITH - 662.801.1130

GAS - CENTERPOINT ENERGY - JOSH CUMMINGS - 662.816.9885

2) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING STRUCTURES SUCH AS PIPES, INLETS, CURBS, ETC. FROM DAMAGE WHICH MIGHT OCCUR DURING CONSTRUCTION. EXTREME CARE SHALL BE EXERCISED IN UNDERCUT AREAS AND THE UNDERCUT DEPTH MAY BE ADJUSTED AT CROSS DRAINS. AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REPLACE OR REPAIR, AS DIRECTED BY THE ENGINEER, ANY STRUCTURES DAMAGED DURING THE LIFE OF THE CONTRACT. NO PAYMENT WILL BE MADE FOR REPLACEMENT OR REPAIR OF DAMAGES.

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

4) THE EROSION CONTROL DEVICES REFERENCED IN THESE PLANS ARE A MINIMUM REQUIREMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SILT DOES NOT LEAVE THE CONSTRUCTION SITE OR CONTAMINATE WATERS OF THE U.S. DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A "SMALL CONSTRUCTION NOTICE OF INTENT" PERMIT AS REQUIRED BY THE MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY AND MAINTAIN THE PLAN DURING CONSTRUCTION.

5) EXISTING UTILITIES ON THE DRAWINGS ARE SHOWN IN THEIR ORIGINAL LOCATION BASED UPON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER CAN NOT AND DOES NOT WARRANT THAT THIS INFORMATION IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST COORDINATE DIRECTLY WITH THE INVOLVED UTILITY OWNERS (INCLUDING MISSISSIPPI ONE CALL) TO HAVE UNDERGROUND UTILITY LINES LOCATED IN ADVANCE OF CONSTRUCTION.

6) WORK ON STRUCTURES FOR THIS PROJECT REQUIRES EXCAVATION IN THE IMMEDIATE VICINITY OF ADJACENT PROPERTIES. THEREFORE, THE RISK OF A FAILURE OCCURRING DURING THE EXCAVATION REQUIRES THAT EXTREME CAUTION BE EXERCISED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE WHAT BRACING, SHORING OR GROUND SUPPORT SYSTEM THAT IS DEEMED NECESSARY TO PREVENT A FAILURE AND PROTECT THE PERSONS WORKING NEAR THE EXCAVATION, THE PUBLIC THAT MAY BE ABOVE THE EXCAVATION OR ANY STRUCTURE ADJACENT TO THE EXCAVATION. ALL COSTS FOR ANY PROTECTIVE MEASURES, INCLUDING THE MATERIALS AND LABOR FOR DESIGNING, DRAWING AND CONSTRUCTING THE FACILITY, SHALL BE INCLUDED IN THE PRICE BID FOR CONTRACT ITEMS.

7) IN ORDER TO HOLD SALT TO A MINIMUM, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES (SILT FENCE, DITCH DECKS, ETC.)

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

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

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

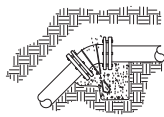
11) THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING GRADES AND MAKING ADJUSTMENTS AS NECESSARY WITH THE APPROVAL OF THE PROJECT ENGINEER BEFORE ORDERING MATERIALS.

12) BRICK RED TRUNCATED DOMES REQUIRED AT ALL SIDEWALK CROSSINGS

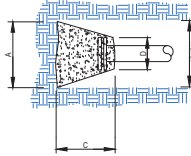
13) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE A COPY OF THE GEOTECH REPORT AND FOLLOW ALL RECOMMENDATIONS.

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

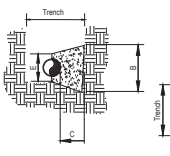




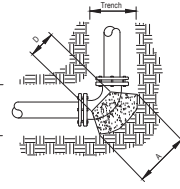
VERTICAL BEND - ANCHORED



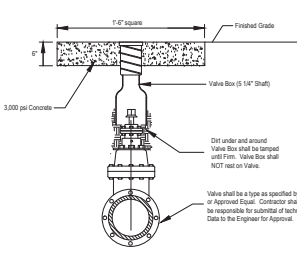
CAP



TYPICAL SECTION

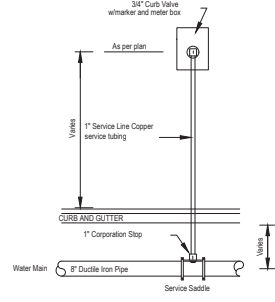


90° BEND



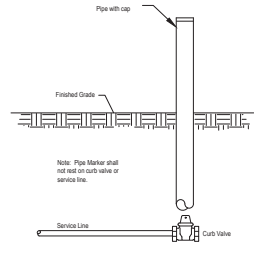
VALVE AND BOX ASSEMBLY

N.T.S.



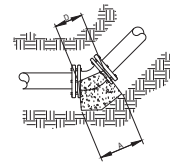
TYPICAL SERVICE INSTALLATION - COTTAGE PRIVATE SERVICE

N.T.S.

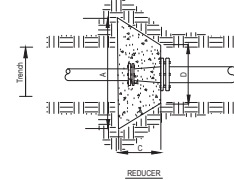


PIPE MARKER DETAIL for WATER SERVICE

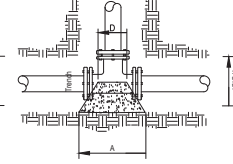
N.T.S.



45°, 22 1/2° AND 11 1/4° BENDS



REDUCER



TEE

DIMENSION	90° BEND	PIPE DIAMETER							
		2"	4"	6"	8"	10"	12"	16"	
A	14"	18"	26"	34"	42"	48"	66"		
B	14"	18"	26"	34"	42"	48"	66"		
C	10"	12"	18"	22"	28"	32"	44"		
D	8"	9"	11"	12"	15"	16"	20"		
E	8"	9"	11"	12"	15"	16"	20"		

DIMENSION	45° BEND	PIPE DIAMETER							
		2"	4"	6"	8"	10"	12"	16"	
A	12"	16"	18"	24"	30"	36"	48"		
B	12"	16"	18"	24"	30"	36"	48"		
C	8"	9"	12"	12"	20"	24"	32"		
D	8"	9"	11"	12"	15"	16"	20"		
E	8"	9"	11"	12"	15"	16"	20"		

DIMENSION	22 1/2° BEND	PIPE DIAMETER							
		2"	4"	6"	8"	10"	12"	16"	
A	9"	12"	14"	18"	24"	28"	34"		
B	9"	12"	14"	18"	24"	28"	34"		
C	8"	8"	10"	12"	16"	18"	22"		
D	8"	9"	11"	12"	15"	16"	20"		
E	8"	9"	11"	12"	15"	16"	20"		

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

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

NOTE:

THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

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

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

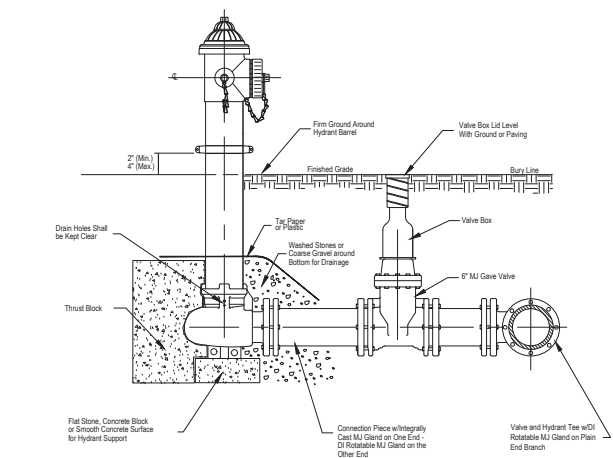
ALL VALVES, FITTINGS, TYPE AND OTHER MATERIALS USED FOR THE CONSTRUCTION OF WATER SUPPLY SHALL MEET CITY SPECIFICATIONS.

REDUCERS	LARGE	SMALL	DIMENSION				
			A	B	C	D	E
4"	3"	12"	12"	12"	12"	12"	12"
6"	3"	20"	20"	14"	20"	20"	20"
8"	4"	20"	20"	14"	20"	20"	20"
8"	4"	26"	26"	18"	22"	22"	22"
8"	6"	22"	22"	14"	22"	22"	22"
10"	4"	32"	32"	22"	24"	24"	24"
10"	6"	30"	30"	26"	24"	24"	24"
10"	8"	24"	24"	12"	24"	24"	24"
12"	4"	40"	40"	27"	28"	28"	28"
12"	6"	38"	38"	26"	28"	28"	28"
12"	8"	32"	32"	22"	28"	28"	28"
12"	10"	28"	28"	18"	28"	28"	28"
16"	6"	54"	54"	36"	36"	36"	36"
16"	8"	50"	50"	34"	36"	36"	36"
16"	10"	46"	46"	32"	36"	36"	36"
16"	12"	40"	40"	27"	36"	36"	36"

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

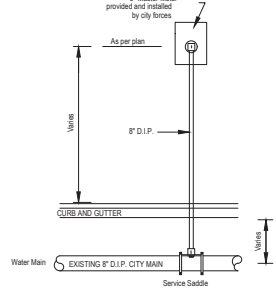
WATER METER VAULT DETAIL

N.T.S.



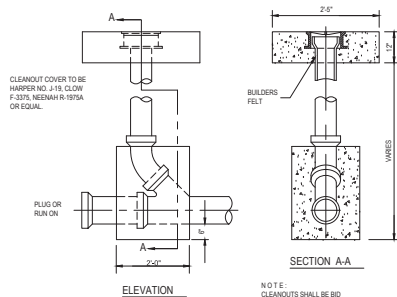
FIRE HYDRANT ASSEMBLY

N.T.S.

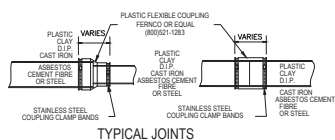


MASTER METER - INSTALLATION DETAIL

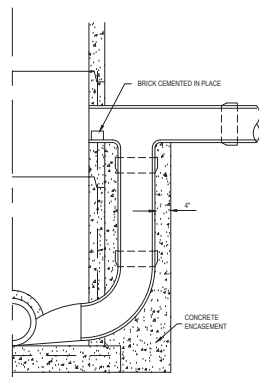
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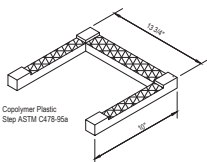
TYPICAL CLEANOUT
N.T.S.



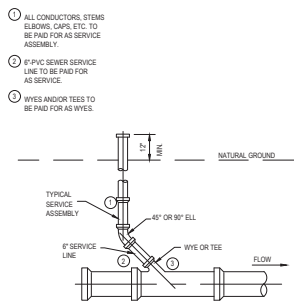
TYPICAL JOINTS



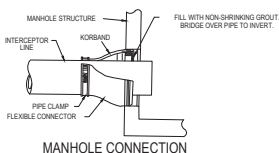
MANHOLE WITH OUTSIDE DROP



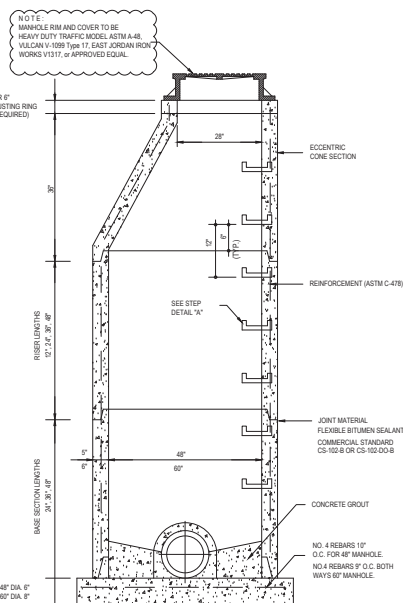
STEP DETAIL "A"



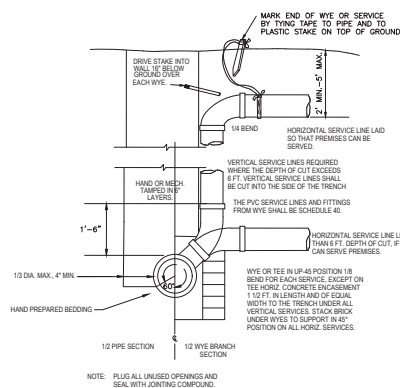
TYPICAL SANITARY SEWER SERVICE
N.T.S.



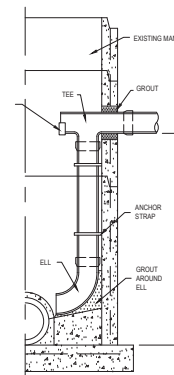
MANHOLE CONNECTION



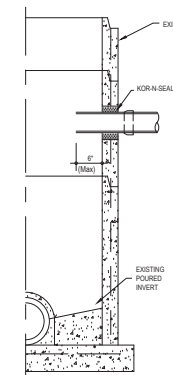
PRECAST CONCRETE MANHOLE SECTIONS



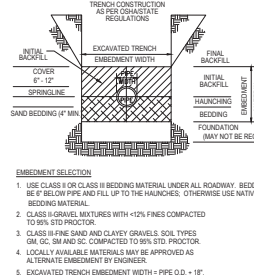
TRENCH SECTION



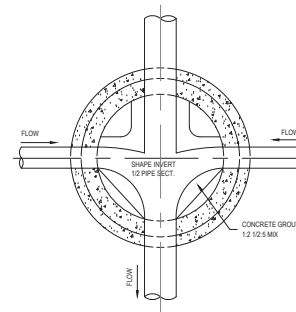
MANHOLE WITH INSIDE DROP



NEW SERVICE INTO EXISTING SMH



TYPICAL TRENCH CROSS SECTION



PLAN OF MANHOLE FLOW CHANNELS
N.T.S.

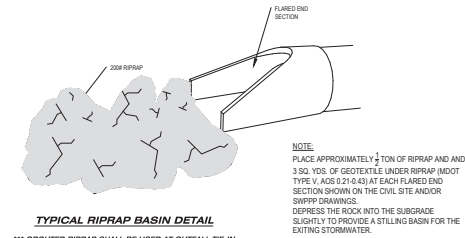
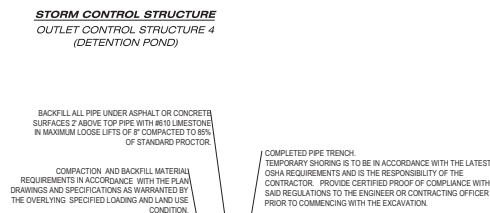
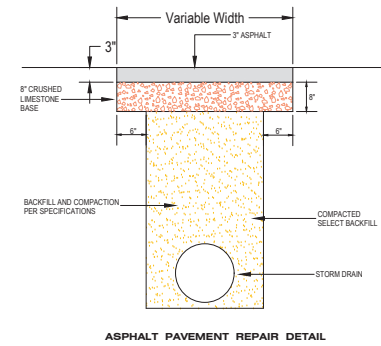
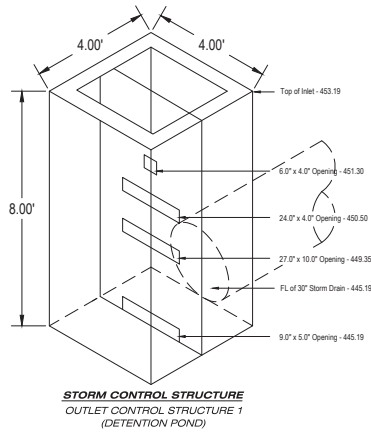
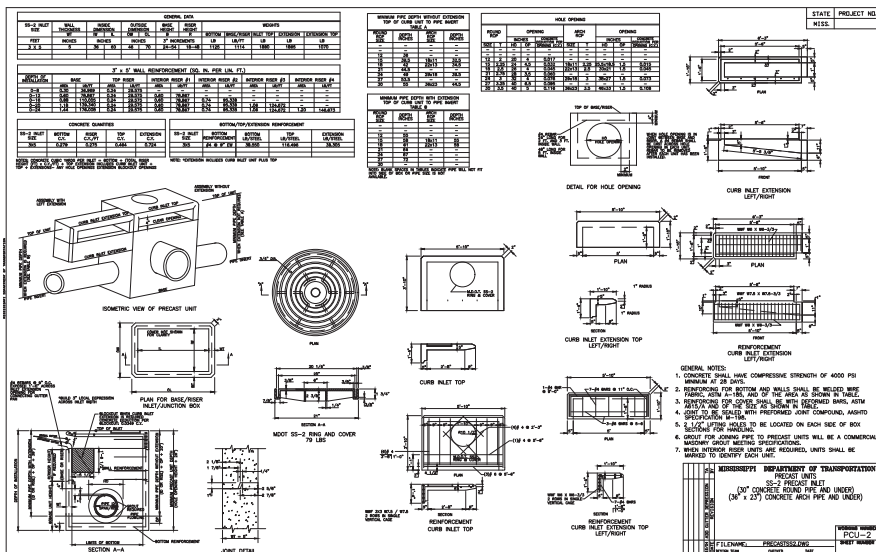
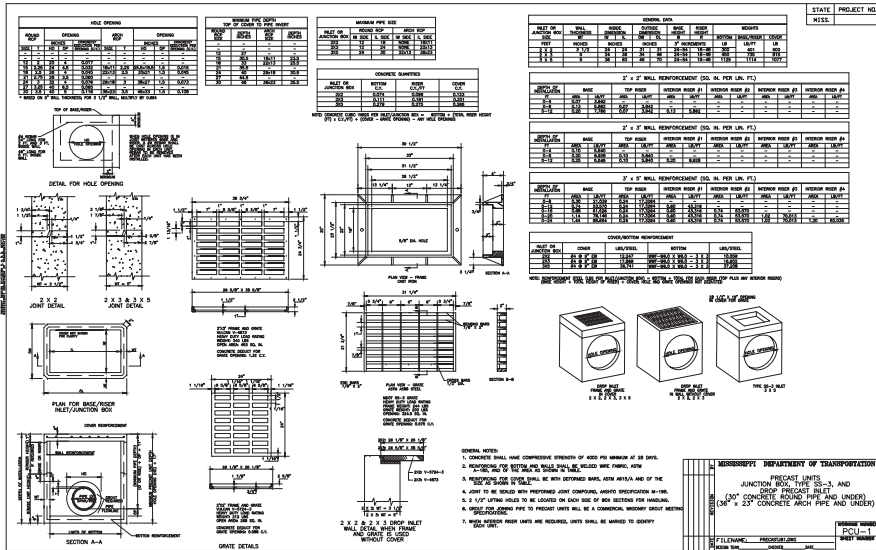
SEWER INSTALLATION NOTES

1. ALL WASTEWATER PIPE CONSTRUCTION MUST CONFORM TO ALL CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT ELEVATIONS OF WASTEWATER PIPE FOR CONNECTION TO EXISTING WASTEWATER SYSTEMS.
3. ALL PROPOSED SANITARY SEWER PIPING SHALL BE INSTALLED AT A GRADE OF NO LESS THAN 0.40 % OR PER CITY OF OXFORD STANDARDS, WHICHEVER IS GREATER.
4. SEWERS SHOULD BE LAID AT LEAST 10 FEET HORIZONTALLY AND 18\"/>



REVISION	DATE

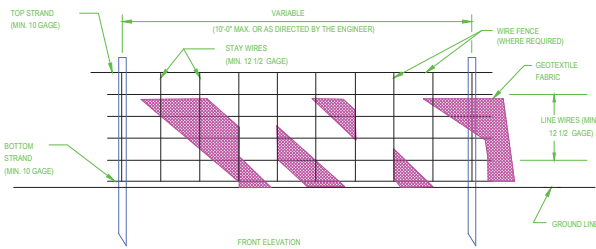
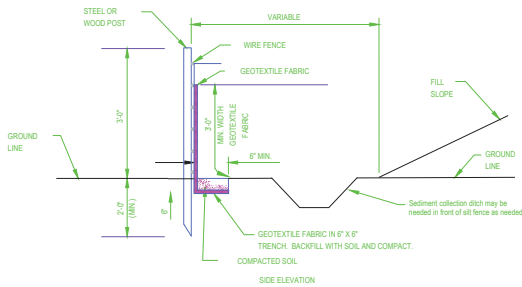
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Checked By:	JWW
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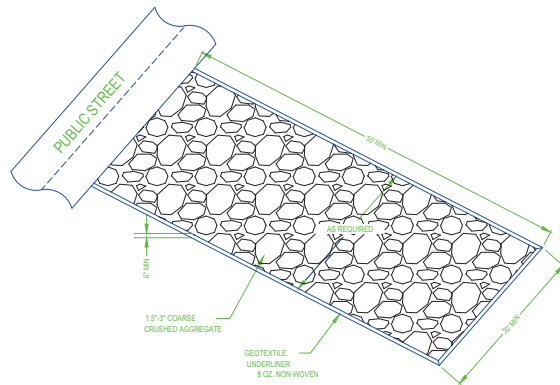
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Sheet Title:

**Storm
Drain
Details**

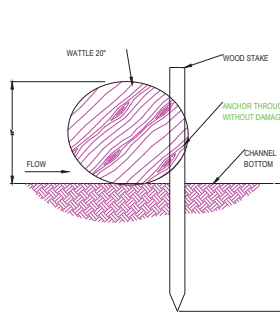


- NOTES:
1. WIRE SHALL BE MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. GEOTEXTILE FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE AS DIRECTED BY THE ENGINEER.
 3. STEEL POST SHALL BE 6" IN HEIGHT AND OF THE SELF-FASTENER ANGLE STEEL TYPE. WOOD POST SHALL BE A MINIMUM OF 6" IN HEIGHT AND 2" OR MORE IN DIAMETER. WIRE FENCE SHALL BE FASTENED TO WOODEN POST WITH NOT LESS THAN 9 GAGE WIRE STAPLES 1" LONG.
 4. GEOTEXTILE FABRIC MEETING THE TYPE II MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATIONS MAY BE USED WITHOUT WIRE FENCE.

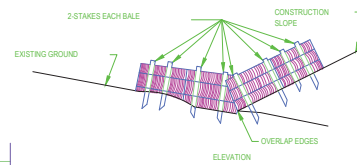
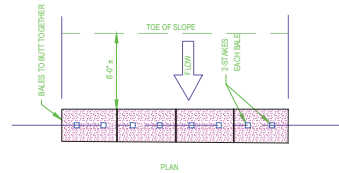
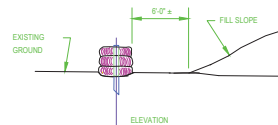


CONSTRUCTION EGRESS DETAIL

- NOTES:
- DETAILS PROVIDED ARE MINIMUM REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND IMPLEMENTING SUCH ADDITIONAL MEASURES AS MAY BE REQUIRED TO ENSURE SEDIMENT CONTROL.

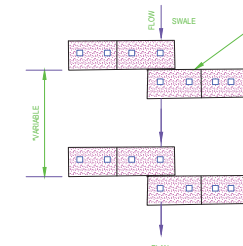
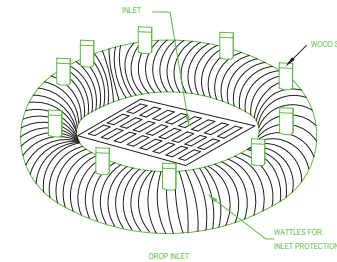
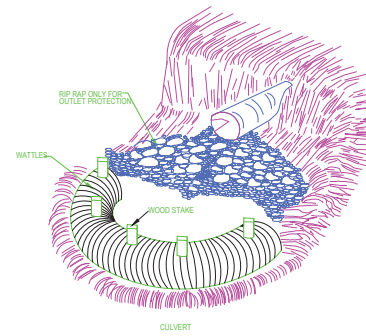


WATTLE DETAIL



FALL OF DITCH (%)	DISTANCE* (')
0 - 1	100'
1 - 2	50'
> 2	25'

NOTE: EMBED ALL BALES 3" MINIMUM INTO GROUND AND STAKE (2" X 2" X 36") SECURELY.



TEMPORARY EROSION CHECKS USING HAY OR STRAW BALES

1. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MONITOR RUNOFF FROM THE PROJECT SITE DURING AND IMMEDIATELY FOLLOWING RAINFALL AND SHALL TAKE CORRECTIVE ACTION AS NECESSARY WITHIN 24 HOURS OF DISCOVERY OF A PROBLEM OR AS SOON AS FIELD CONDITIONS ALLOW.
2. ALL EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY CALENDAR WEEK.
3. COMMON BERMUDA GRASS SHALL BE PLANTED ON ALL SLOPES. RESEEDING WILL BE REQUIRED IF SUBSEQUENT GROWTH AND COVERAGE WARRANT THE NECESSITY.
4. GROUND PREPARATION FOR VEGETATIVE PRACTICES REQUIRED FOR EROSION CONTROL SHALL CONSIST OF PLOWING AND PULVERIZING THE SOIL WITHIN THE AREA TO BE PLANTED OR SEEDING WHEN REQUIRED.
5. PRIOR TO CONSTRUCTION, TEMPORARY SILT FENCE SHALL BE INSTALLED WHERE APPLICABLE. FOR THE DURATION OF CONSTRUCTION ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES. WHEN WORK IS DISCONTINUED IN A DISTURBED AREA, APPROPRIATE VEGETATIVE PRACTICES, (SEEDING AND MULCHING) AND STRUCTURAL PRACTICES, (I.E. RIP RAP) MUST BE INITIATED WITHIN SEVEN CALENDAR DAYS.
6. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN IT REACHES 1/3 TO 1/2 THE HEIGHT OF THE CONTROL.
7. ADDITIONAL STANDARDS AND PRACTICES CAN BE FOUND IN THE PLANNING AND DEVELOPMENT MANUAL FOR THE CONTROL OF EROSION, SEDIMENT, AND STORMWATER.
8. THE PURCHASER SHALL BE REQUIRED TO MAINTAIN THE PROPERTY IN SUCH A CONDITION AS TO MINIMIZE OFF-SITE DAMAGE FROM EROSION, SEDIMENT DEPOSITS AND STORMWATER. THIS REQUIREMENT WILL BE IN EFFECT FROM THE BEGINNING OF SITE PREPARATION AND CONTINUED THROUGH THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER IS NOT RESPONSIBLE FOR DAMAGES WHICH MAY BE SUFFERED BY PURCHASER OR OTHER PROPERTY OWNERS OR PARTIES AS A RESULT OF SITE PREPARATION WORK CARRIED OUT BY PURCHASER AND HIS/HER SUBCONTRACTORS. PURCHASER AGREES TO HOLD SELLER HARMLESS FROM ANY SUCH DAMAGES SUSTAINED IN CONNECTION THEREWITH.
9. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE SEDIMENT AND CONSTRUCTION DEBRIS DOES NOT LEAVE THE SITE.

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



REVISION	DATE

Scale:	N.T.S.
Date:	08/17/2026
File:	SS-264349 Yocoma Ridge - S&M
Design:	Yocoma Ridge Design
Proj No.:	SS-264349
Drawn By:	JWW
Checked By:	JWW



Concerns w/ Subdivision

From Candy Pollan <carsoncandy@icloud.com>

Date Mon 10/19/2026 8:13 PM

To Tristan Riddell <triddell@lafayettecoms.com>

You don't often get email from carsoncandy@icloud.com. [Learn why this is important](#)

Dear Mr. Riddell,

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

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

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

Second, I have concerns regarding the proposed houses and the existing City of Oxford sewer infrastructure. It appears that four of the proposed houses are located over or in the area of existing city sewer manholes. I would like clarification regarding how the proposed development will affect these sewer manholes and the existing sewer system, including whether the homes, driveways, or other improvements will interfere with access to or maintenance of the sewer infrastructure.

I would appreciate receiving a copy of the proposed final subdivision plat, including the locations of the proposed homes, roads, easements, utilities, and sewer infrastructure, so that I can properly review how the development may affect my property and access.

I respectfully request that these concerns be addressed before the Conditional Use and Final Subdivision Plat are approved. I would also like this correspondence and my concerns to be included in the information provided to the Lafayette County Planning Commission for consideration at the October 26, 2026 meeting.

Please let me know what documentation is required from me regarding the requested easement and whether there is an opportunity to discuss these concerns with the

developer, engineer, or Planning Commission prior to the meeting.

Thank you for your time and assistance. I look forward to receiving a response and having these issues addressed.

Sincerely,

Ricky Carson

Property Owner
44 PR 4082
Oxford, MS 38655
662-801-1913

Candy Carson Pollan

Property Owner
52 PR 4082
Oxford, MS 38655
Carsoncandy@icloud.com