

Department of Engineering  
Tim Bryan, P.E., PTOE, County Engineer

3137 South Liberty Street, Canton, MS 39046  
Office (601) 855-5582 FAX (601) 859-5857

MEMORANDUM

November 8, 2024

To: Casey Brannon, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
Karl Banks, Supervisor, District IV  
Paul Griffin, Supervisor, District V

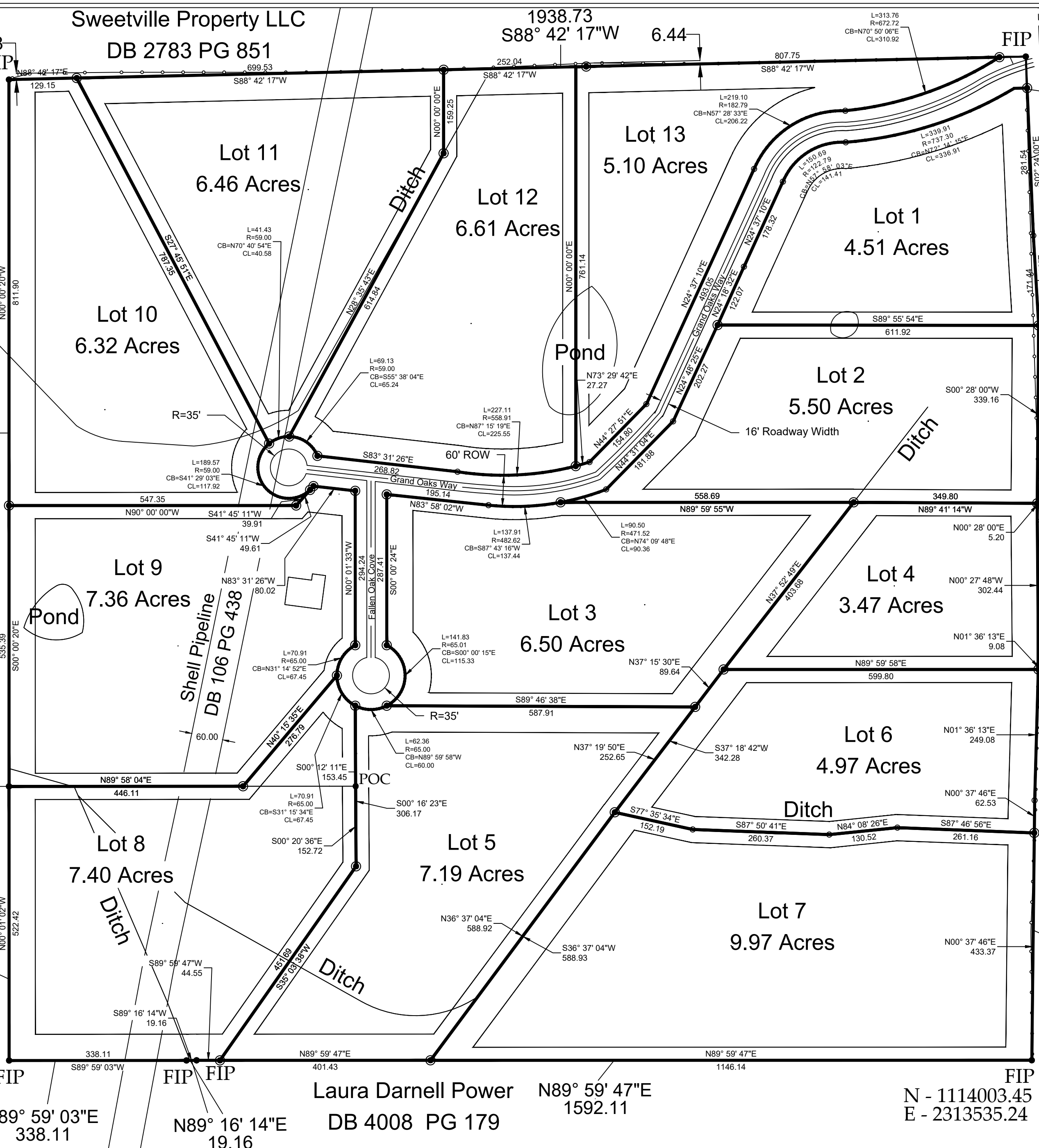
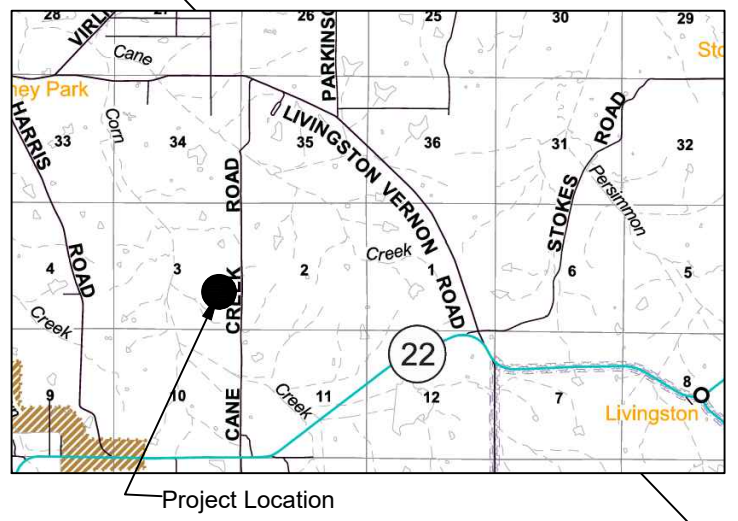
From: Tim Bryan, P.E., PTOE  
County Engineer

Re: Preliminary Plat  
Grand Oaks Subdivision

The developer of Grand Oaks Subdivision requests a variance to section 301.07 of the subdivision regulations. The development is 13 lots on approximately 84.91 acres. There is no public county infrastructure associated with this development.

*301.07 Subdivisions developed with private streets built to standards less than public streets shall be limited to twelve (12) lots or less, with minimum lot size being five (5) acres.*

If variance approved, the Engineering Department requests approval of the preliminary plat of Grand Oaks Subdivision.

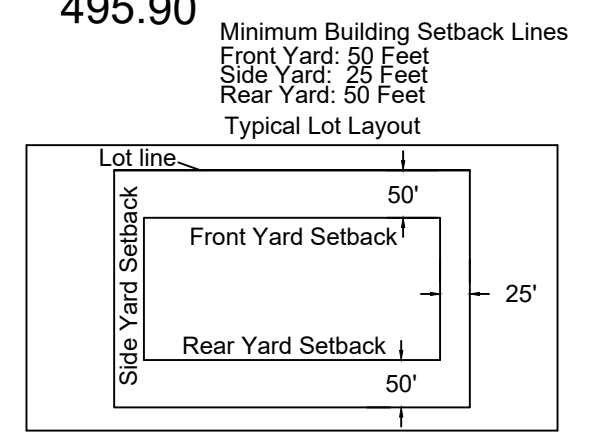


**LEGEND**  
 POC POINT OF COMMENCEMENT  
 POB POINT OF BEGINNING  
 ROWM RIGHT OF WAY MARKER  
 SIP SET IRON PIN 1/2" X 18" REBAR  
 SET IRON PIN 1/2" X 18"  
 FOUND IRON PIN  
 PROPERTY CORNER - NO PIN SET  
 FENCE  
 -FOC- FIBER OPTIC CABLE  
 -OHP- OVER HEAD POWER LINE

BEARINGS BASED OFF OF RTK-GPS OBSERVATIONS  
 TOPCON HIPER VR'S USING EARL DUDLEY INET.

I certify that the information shown on this plat  
 is thorough and accurate to the best of my knowledge.

J. Wayne Morrison, P.E., P.L.S.  
 November 8, 2024



**Grand Oaks Subdivision**  
 Developer: Grand Oaks Development, LLC  
 P.O. Box 12001  
 Jackson, MS 39211  
 Preliminary Plat

WILLIAMS, CLARK & MORRISON, INC.  
 CONSULTING ENGINEERS  
 (662) 746-1863 FAX (662) 716-7393  
 P.O. BOX 567 213 SOUTH MAIN STREET  
 YAZOO CITY, MISSISSIPPI

**Notes:**  
 1. This subdivision lies within the limits established for zone "X" (no shading) according to firm map number 28089C0375F, effective March 17, 2010.  
 2. Area = 84.91 acres +/-  
 3. 1/2" x 18" rebar placed at all corners of the subdivision.  
 4. Date of field survey: 10-16-24  
 5. Date of plat preparation 11-08-24

**Scale:**  
 1" = 150'

Bearings by GPS - RTK Observation  
 Class "B" Survey  
 Date of Field Survey: 10/16/24

MADISON COUNTY, MISSISSIPPI  
 Section 03, T-8-N, R-1-W  
 Madison Co., MS

DRAWN: WBM  
 CHECKED: JWM

DATE:  
 11-08-2024

SHEET NO.  
 1/2