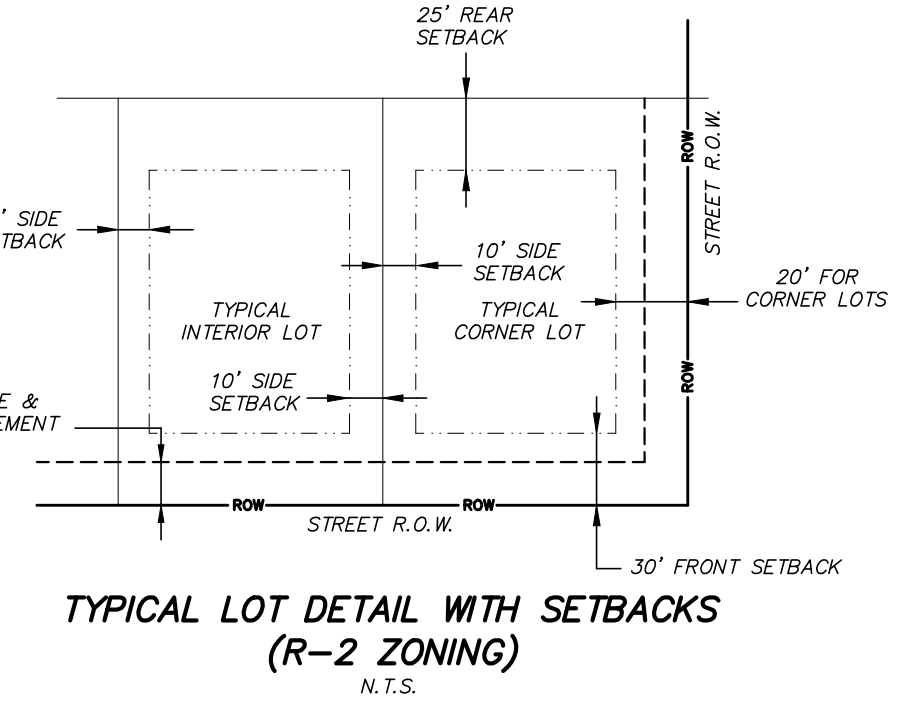


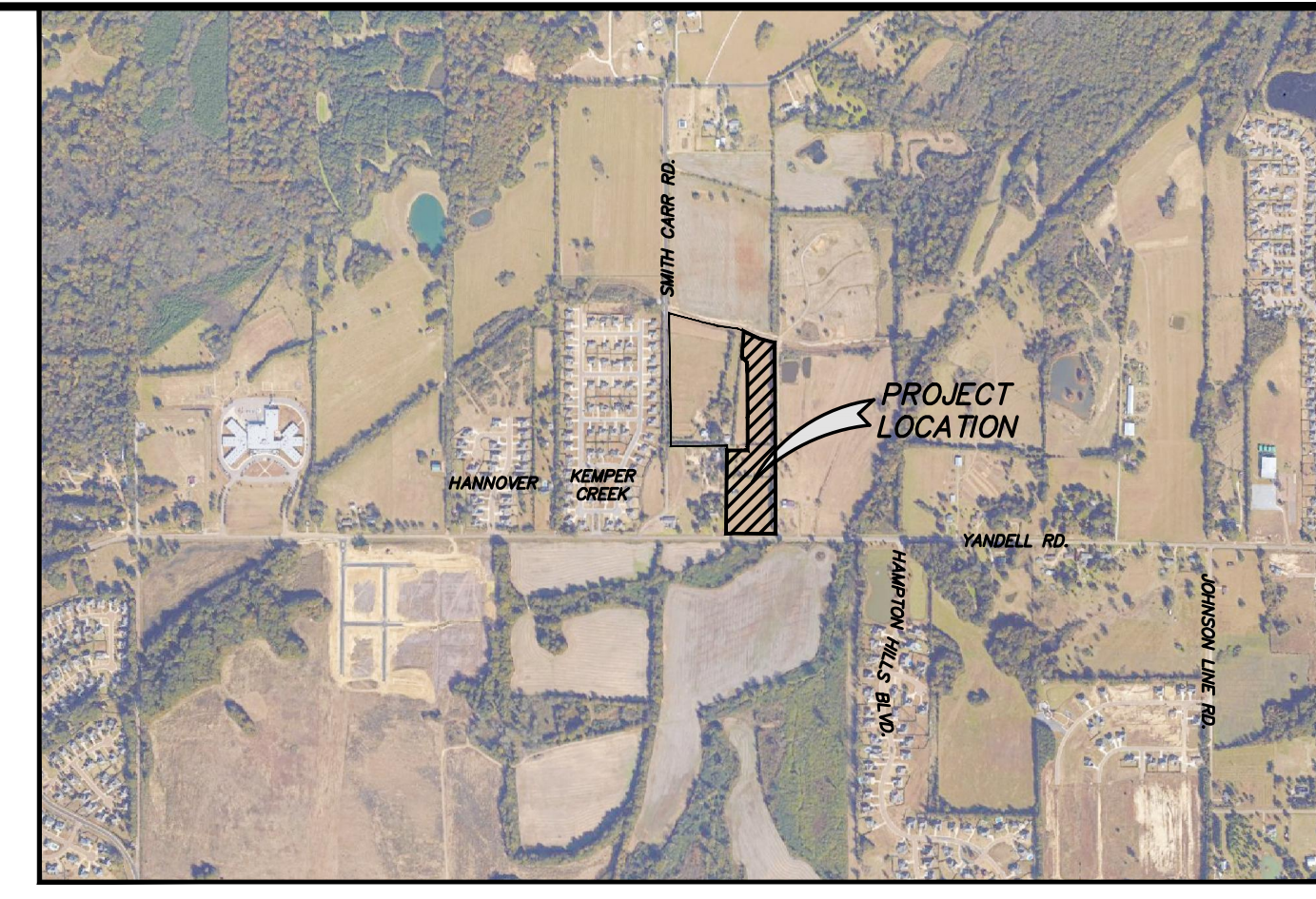
NOTE: PAVEMENT STRUCTURE AND SUBGRADE PREPARATION TO BE DETERMINED BY THE GEO-TECHNICAL INVESTIGATION AND REPORT.

LEGEND

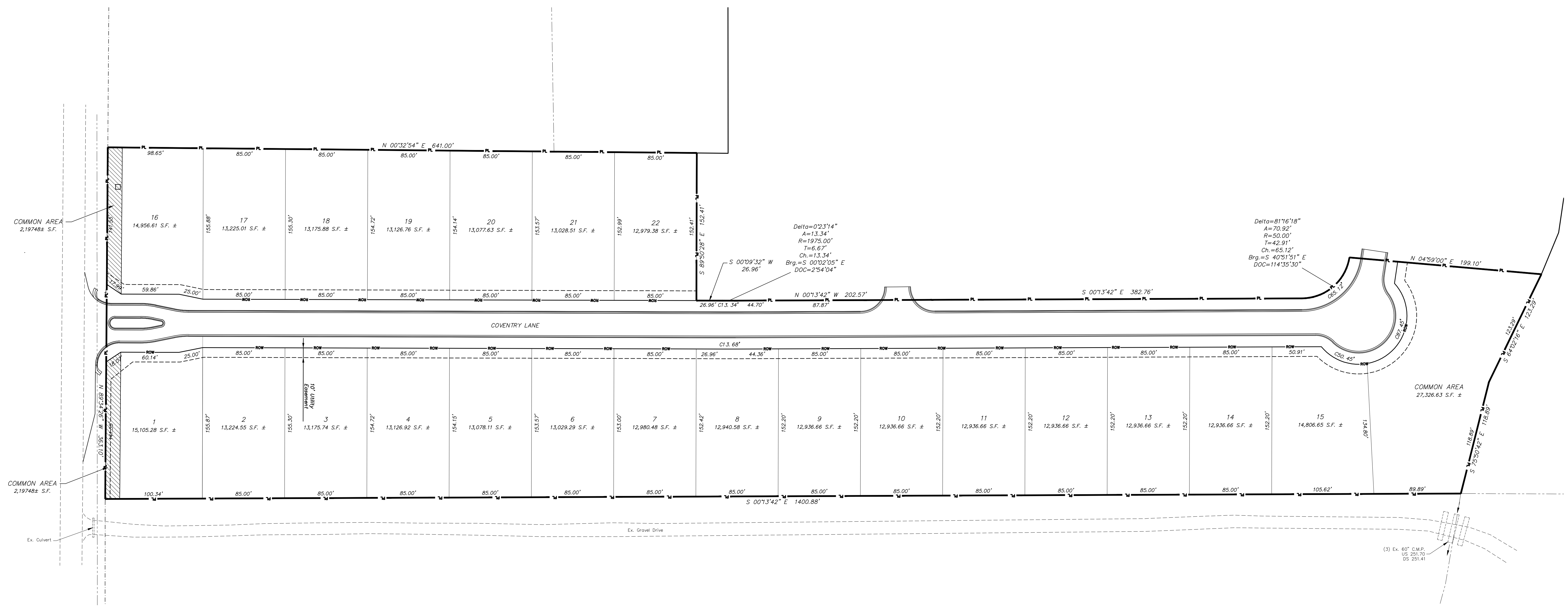
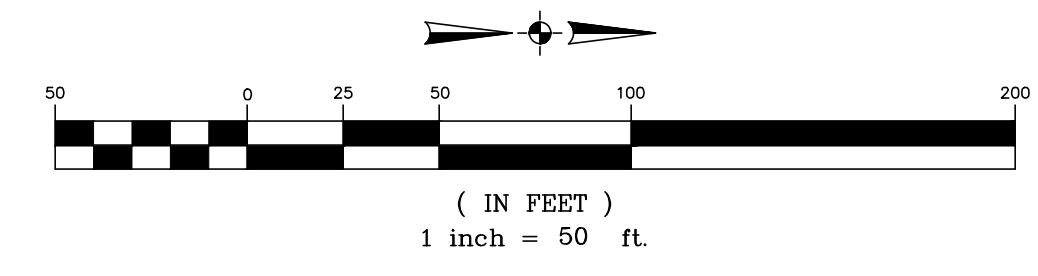
- - - - - EXISTING ADJACENT PROPERTY LINE
- - - - - EXISTING ROAD RIGHT-OF-WAY
- - - - - MINIMUM BUILDING SETBACK LINES
- - - - - PROPOSED ROAD RIGHT-OF-WAY (50' TYP.)
- - - - - PROPOSED UTILITY EASEMENTS (15' TYP.)
- PL — PROPERTY LINE



- NOTES:**
- TOTAL ACREAGE - ±8.99 ac
 - CURRENT ZONING - R-2, MEDIUM DENSITY RESIDENTIAL DISTRICT
 - MINIMUM SETBACK REQUIREMENTS:
 - FRONT - 30', SIDE - 10', REAR - 25'
 - MINIMUM LOT REQUIREMENTS:
 - LOT AREA - 10,600 S.F.
 - LOT WIDTH - 75'
 - TOTAL # OF LOTS - 22
 - RIGHT-OF-WAY - 50'
 - LENGTH OF ROADWAY - 1,372± L.F.
 - AVERAGE LOT SIZE - 13,085± S.F.
- NOTES:**
1. THIS PARCEL IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 280880420P, PANEL 0420P, DATED MARCH 17, 2010.
 2. COMMON AREAS "A" & "B" SHALL BE UTILIZED AS A LANDSCAPED BUFFER & SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 3. A PORTION OF COMMON AREA "C" WILL BE UTILIZED AS DETENTION AND A GREEN AREA AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 4. IMAGES SHOWN ARE APPROXIMATE IN RELATION TO PROJECT BOUNDARY.
 5. THIS LOT & STREET LAYOUT IS PRELIMINARY AND THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SUCH SO LONG AS THE MODIFICATIONS ARE IN COMPLIANCE WITH MADISON COUNTY REGULATIONS.
 6. CONSTRUCTION PLANS WILL BE DESIGNED TO MEET CURRENT LOCAL AND STATE REGULATIONS.
 7. DATE OF SURVEY: MAY 8, 2017
 8. SURVEY DATUM USED: NAD83
 9. ELEVATIONS ARE NAVD83



VICINITY MAP
SCALE: 1" = 1,000'



BENCHMARK
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E-mail: info@benchmarkms.com

REVISIONS:

DATE: 03/07/18	DRAWN: CBA	SCALE: 1"=50'
CHECKED: GAB	REF C/L:	EC SURFACE:
		FG SURFACE:

PROJECT LOCATION:
MANDELL ROAD
MADISON COUNTY, MISSISSIPPI
CLIENT:
GSM, LLC
P.O. BOX 1666, RIDGELAND, MS 39158

PROJECT:
COVENTRY, PART 1
SHEET CONTENTS:
PRELIMINARY PLAT