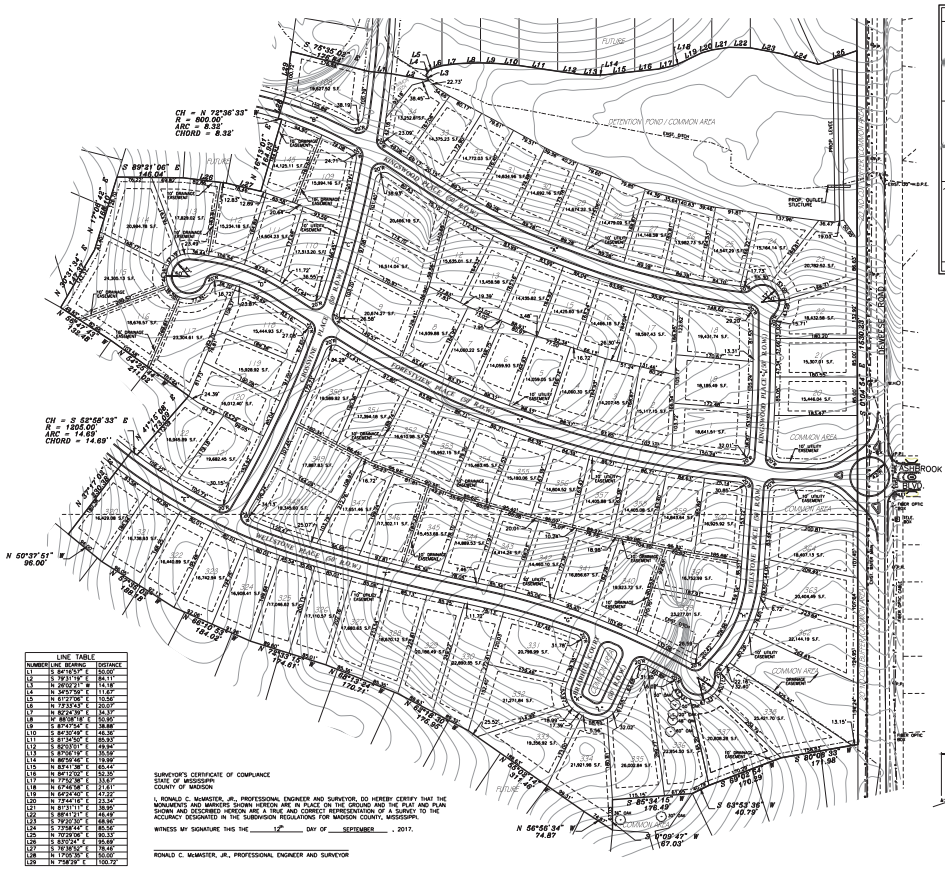


VICINITY MAP
SCALE: 1"=3,000'

OWNER:
THORNBERRY DEVELOPMENT, LLC
124 ONE MADISON PLAZA, STE. 1500
MADISON, MS 39110
PH. 601-750-5111

CENTERLINE CURVE DATA

"A"	"B"	"C"
Δ = 28°05'14"	Δ = 15°51'01"	Δ = 25°45'26"
D = 2°31'33"	D = 6°58'44"	D = 2°26'17"
T = 406.47'	T = 114.85'	T = 537.70'
L = 796.60'	L = 228.23'	L = 1056.43'
R = 1825.00'	R = 825.00'	R = 2350.00'

"D"	"E"	"F"
Δ = 26°54'48"	Δ = 20°38'27"	Δ = 5°15'11"
D = 14°19'30"	D = 4°39'30"	D = 1°21'45"
T = 95.71'	T = 223.68'	T = 192.90'
L = 187.89'	L = 443.11'	L = 385.53'
R = 400.00'	R = 1230.00'	R = 4205.00'

"G"	"H"	"I"
Δ = 19°05'13"	Δ = 39°11'26"	Δ = 31°56'53"
D = 3°52'52"	D = 18°06'00"	D = 2°31'28"
T = 276.79'	T = 106.80'	T = 574.59'
L = 539.97'	L = 209.80'	L = 1119.09'
R = 1615.00'	R = 300.00'	R = 2505.00'

"J"	"K"	"L"
Δ = 3°56'43"	Δ = 78°36'03"	Δ = 97°31'16"
D = 2°17'31"	D = 22°17'00"	D = 229°12'00"
T = 86.83'	T = 20.00'	T = 28.73'
L = 174.35'	L = 34.35'	L = 42.55'
R = 2500.00'	R = 25.00'	R = 25.00'

NOTES:

THE TOTAL AREA FOR THIS PARCEL IS 52.25 ACRES.
THE TOTAL COMMON AREA FOR THIS PARCEL IS 7.15 ACRES.

THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 280080C0095F, MADISON CO., MISS., DATED MARCH 17, 2010.

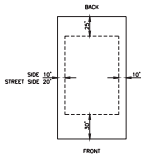
CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAN OF DEBRIS DURING CONSTRUCTION.

ELEVATIONS ARE BASED ON NGS BENCH MARK STAMPED "POCAH, 1959", ELEV. 228.52'(NAVD 88).

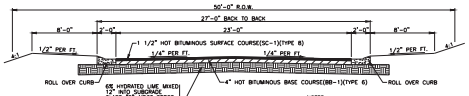
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.

CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.

ALL RADIUSES ARE MEASURED TO THE EDGE OF PAVEMENT.



TYPICAL LOT DETAIL



NOTES:
CONTRACTOR SHALL MAINTAIN 3" VERTICAL SEPERATION BETWEEN TOP OF SUBGRADE AND EXPANSIVE SOILS.

TYPICAL SECTION SHOWN IS PRELIMINARY AND SHALL BE VERIFIED BY A PAVEMENT DESIGN, DETERMINED FROM A GEOTECHNICAL ENGINEERING REPORT

TYPICAL STREET SECTION

LINE TABLE		
NUMBER	LINE BEARING	DISTANCE
L1	S 84°15'57" E	50.09'
L2	S 79°31'19" E	84.11'
L3	N 26°02'21" W	14.19'
L4	N 34°53'29" E	11.67'
L5	N 61°27'06" E	10.56'
L6	N 73°33'43" E	20.07'
L7	N 82°29'39" E	54.37'
L8	N 88°08'18" E	50.65'
L9	S 87°47'54" E	38.89'
L10	S 84°30'49" E	46.38'
L11	S 81°34'50" E	85.93'
L12	S 82°03'01" E	49.94'
L13	S 87°08'19" E	15.59'
L14	N 86°59'46" E	19.99'
L15	N 83°41'38" E	65.44'
L16	N 84°12'02" E	52.35'
L17	N 77°52'36" E	53.67'
L18	N 67°48'58" E	21.61'
L19	N 64°24'40" E	47.22'
L20	N 73°44'16" E	23.34'
L21	N 81°31'11" E	38.95'
L22	S 88°41'31" E	46.49'
L23	S 79°20'30" E	68.99'
L24	S 73°58'44" E	85.56'
L25	N 70°29'06" E	90.33'
L26	S 83°02'24" E	35.89'
L27	S 76°39'52" E	78.45'
L28	N 17°05'39" E	50.00'
L29	N 7°58'39" E	100.72'

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI
COUNTY OF MADISON

I, RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS AND MARKERS SHOWN HEREON ARE IN PLACE ON THE GROUND AND THE PLAT AND PLAN SHOWN AND DESCRIBED HEREON ARE A TRUE AND CORRECT REPRESENTATION OF A SURVEY TO THE ACCURACY DESIGNATED IN THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MISSISSIPPI.

WITNESS MY SIGNATURE THIS THE 12th DAY OF SEPTEMBER, 2017.

RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

Revisions				
#	Date	Nature	By	Appd.

Project No.	M-2376-3	Designed By	R.C.M.
Date	9-12-2017	Drawn By	C.G.
Scale	SEE ABOVE	Checked By	R.C.M.

THORNBERRY, PHASE 1
MADISON COUNTY, MISSISSIPPI

M'MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

RONALD C. McMASTER JR. — REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR — P.E. 19185 — P.S. 3051 — STATE OF MISSISSIPPI

PRELIMINARY PLAT

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