


Department of Engineering  
Dan Gaillet, P.E., County Engineer

3137 South Liberty Street, Canton, MS 39046  
Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

February 14, 2018

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
David Bishop, Supervisor, District IV  
Paul Griffin, Supervisor, District V

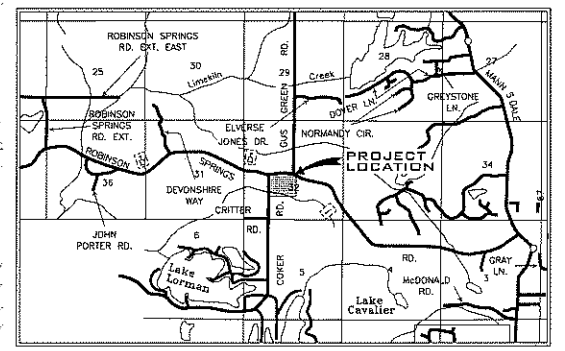
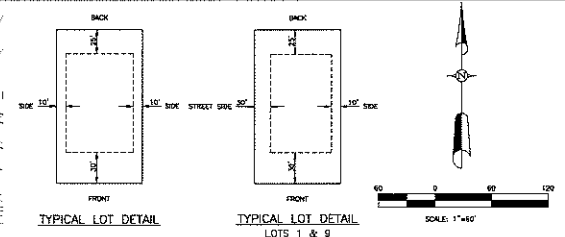
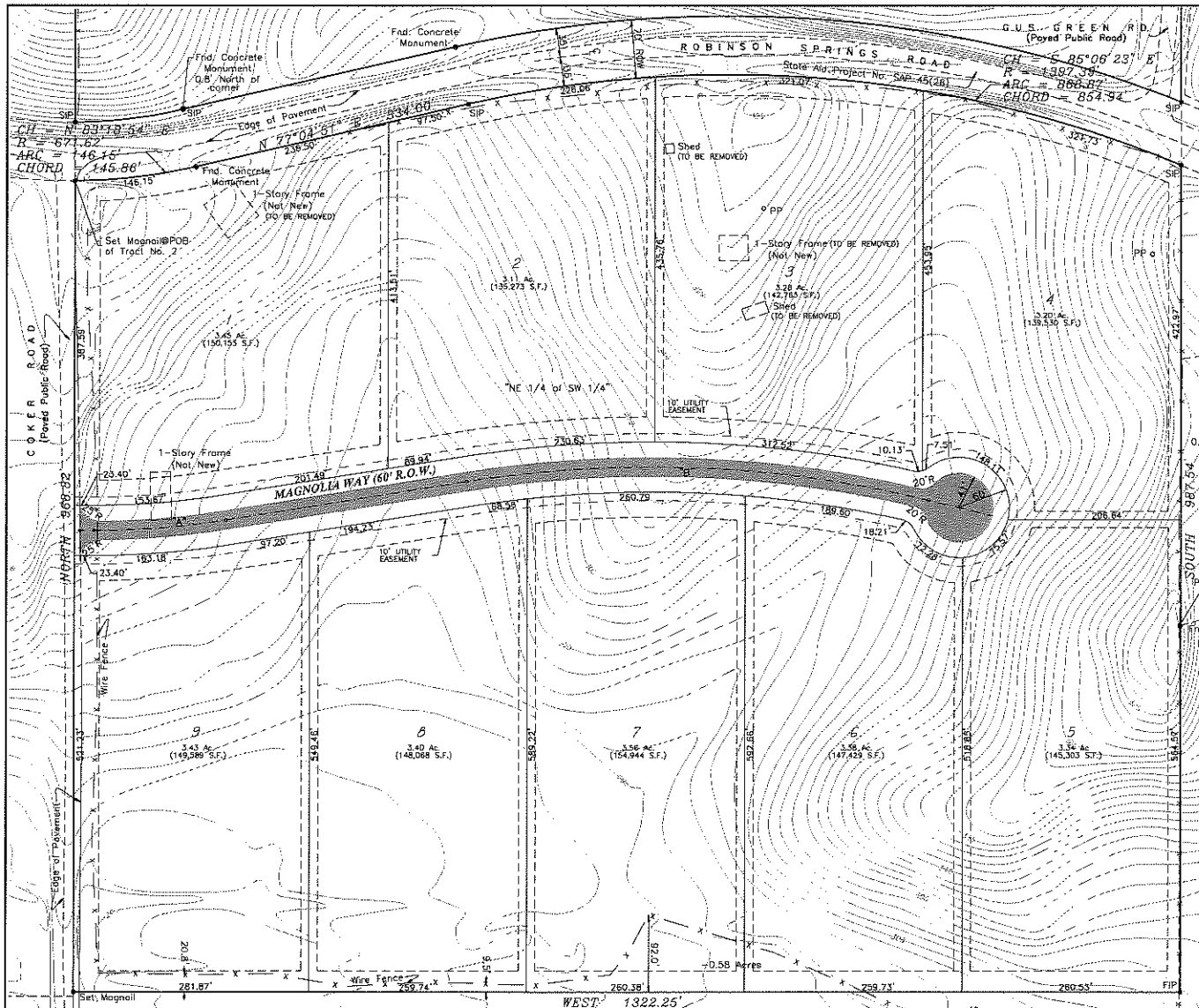
From: Dan Gaillet, P.E.   
County Engineer

Re: Preliminary Plat  
Magnolia Subdivision

The developer, Magnolia, LLC is requesting the following from the Board:

- A design exception to Subdivision Regulation Article III, 301.15, "Permanent dead-end streets shall be longer than five hundred (500) feet..."; and,
- The Board approve Magnolia Development's Preliminary Plat which contains 31.79 acres broken into 9 lots, ranging from 3.1 acres to 3.6 acres, which is located at the corner of Robinson Springs and Coker Roads.

The Engineering Department has no issues with the dead-end street being 1100 feet long. Additionally, the Engineering Department recommends approval of the Preliminary Plat.



**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 BOUNDARIES 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 DAY OF 2018.

**NOTES:**

THE TOTAL AREA FOR THIS PARCEL IS 31.79 ACRES.  
THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL ESTATE DISTRICT) IN MADISON COUNTY, MS.  
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. 2808000505A, MADISON CO. MISS. DATED MARCH 17, 2016.

CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAR OF DEBRIS DURING CONSTRUCTION.  
ELEVATIONS ARE BASED ON NGS BENCH MARK STAMPED "MOCAN, 1939", ELEV. 208.25 (MG. 850).

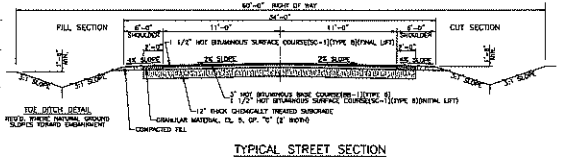
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.  
CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION IS PERFORMED ON SITE.  
ALL RADIIUSES ARE MEASURED TO THE EDGE OF PAVEMENT.

**CENTERLINE CURVE DATA**

Stationing	Curve Data
0+00	Δ = 84°37'      Δ = 22°45'31"
0+00	Δ = 24°27'      Δ = 22°53'
0+00	Δ = 79°28'      Δ = 281.77'
0+00	Δ = 128.42'      Δ = 281.16'
0+00	Δ = 1000.00'      Δ = 1400.00'

**OWNER:**  
MAGNOLIA, LLC  
600 STEED ROAD  
RIDGELAND, MS 39157  
PH. 601-607-7888

**NOTE:**  
CONTRACTOR SHALL MAINTAIN 3' VERTICAL SEPARATION BETWEEN TOP OF SURGRADE AND EXISTING SOILS.  
TYPICAL SECTION SHOWN IS PRELIMINARY AND SHALL BE VERIFIED BY A PAYMENT DESIGN, DETERMINED FROM A GEOTECHNICAL ENGINEERING REPORT.



Rev.	Date	By	Appr.	Description
1	1-22-2010			SEE ABOVE

Project No.	M-2468
Property	R.C.M.
Date	1-22-2010
Drawn by	C.B.F.
Checked by	R.C.M.

**MAGNOLIA**  
MADISON COUNTY, MISSISSIPPI

**McMASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 308  
MADISON, MS 39110  
601.605.1090

**PRELIMINARY PLAT**  
1