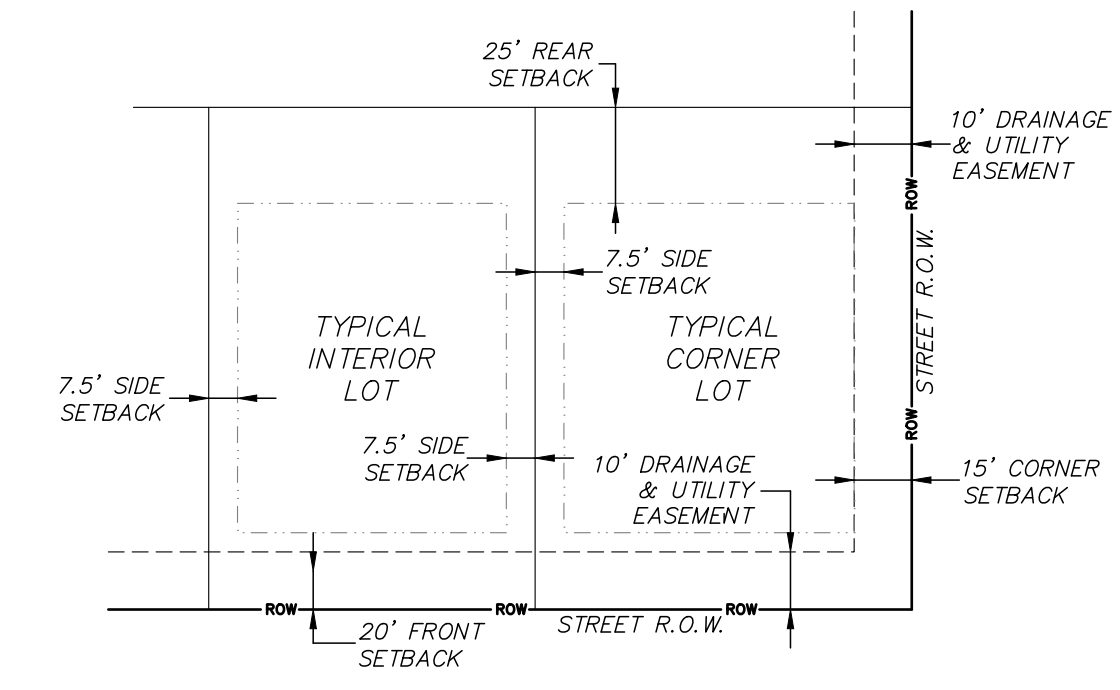
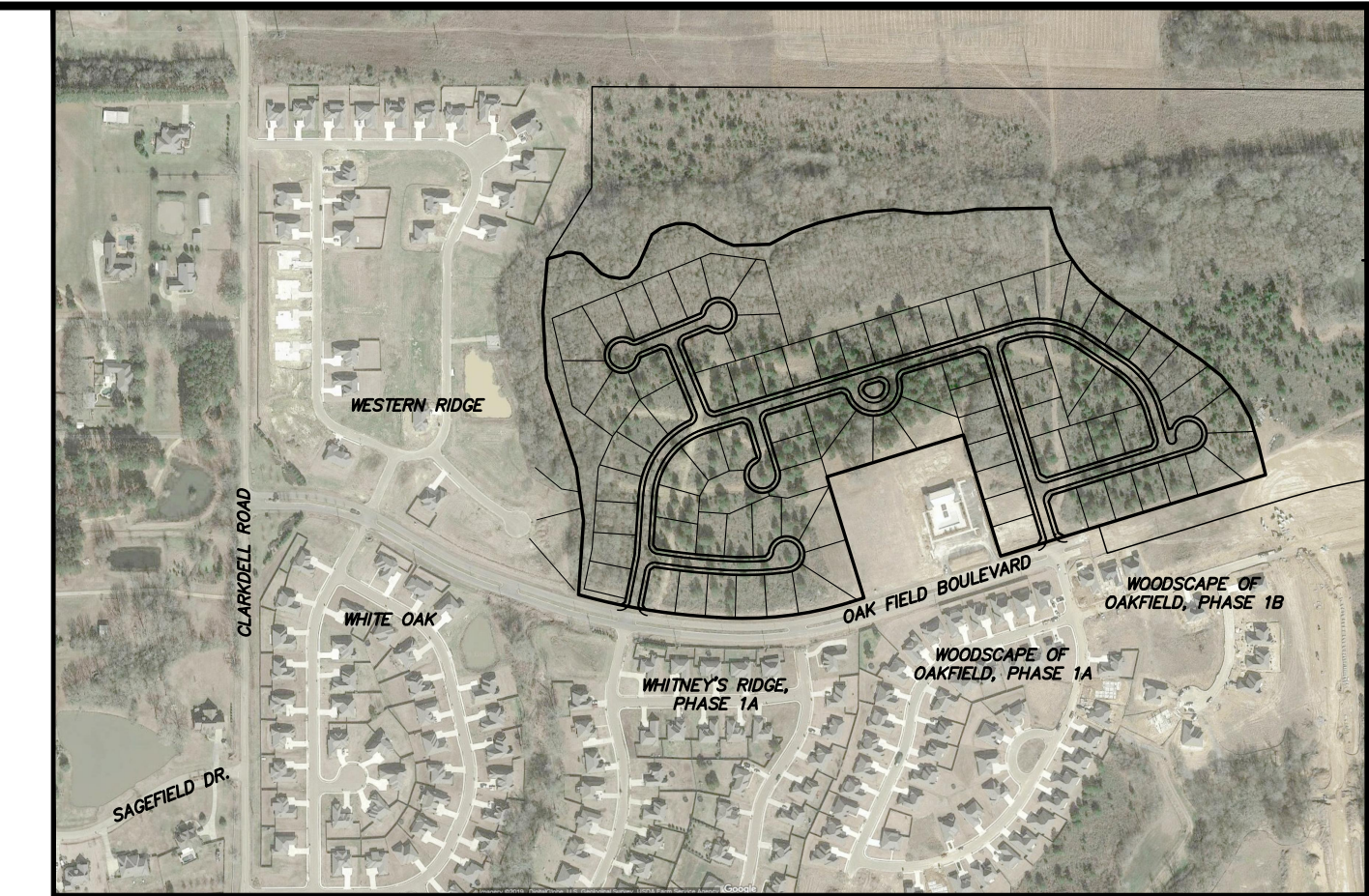
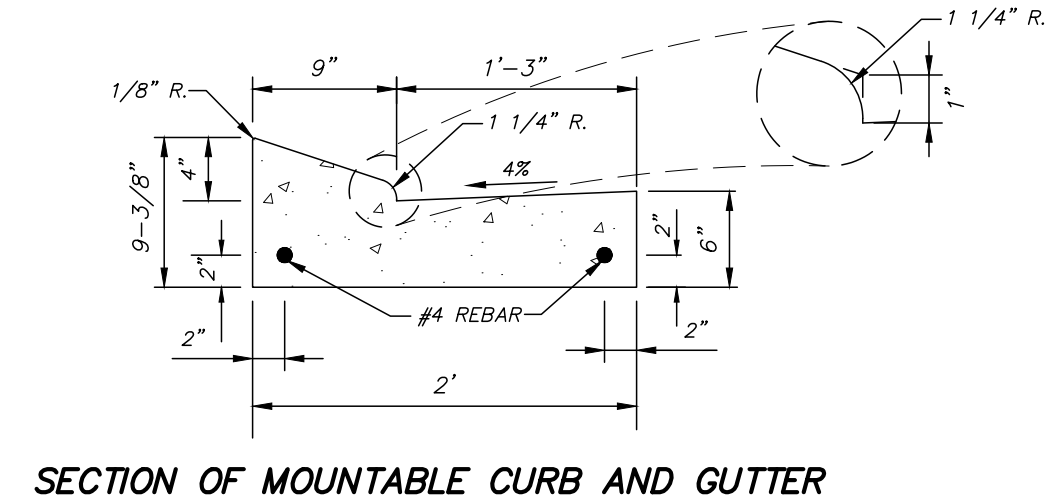


NOTE: PAVEMENT STRUCTURE AND SUBGRADE PREPARATION TO BE DETERMINED BY THE GEO-TECHNICAL INVESTIGATION AND REPORT.

TYPICAL ROADWAY SECTION



LEGEND

- EXISTING ADJACENT PROPERTY LINE
- EXISTING ROAD RIGHT-OF-WAY
- PROPOSED ROAD RIGHT-OF-WAY (50' TYP.)
- PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 75°08'35" W	45.53'
L2	S 51°57'14" W	8.98'
L3	S 86°49'31" W	16.65'
L4	N 70°51'02" W	27.22'
L5	N 67°12'31" W	23.03'
L6	N 80°15'53" W	30.91'
L7	S 79°51'26" W	24.82'
L8	S 41°07'21" W	41.64'
L9	S 74°53'50" W	43.67'
L10	N 78°49'48" W	25.41'
L11	N 68°15'07" W	24.11'
L12	N 59°39'57" W	54.20'
L13	N 68°14'15" W	44.84'
L14	S 75°38'57" W	39.77'

NOTES:

TOTAL ACREAGE - ±35.62 ac

CURRENT ZONING - PUD "COMMUNITIES OF OAKFIELD"

MINIMUM SETBACK REQUIREMENTS:
FRONT - 20', SIDE - 7.5', REAR - 25'

MINIMUM LOT REQUIREMENTS:
LOT AREA - 9,600 S.F.
LOT WIDTH - 80'

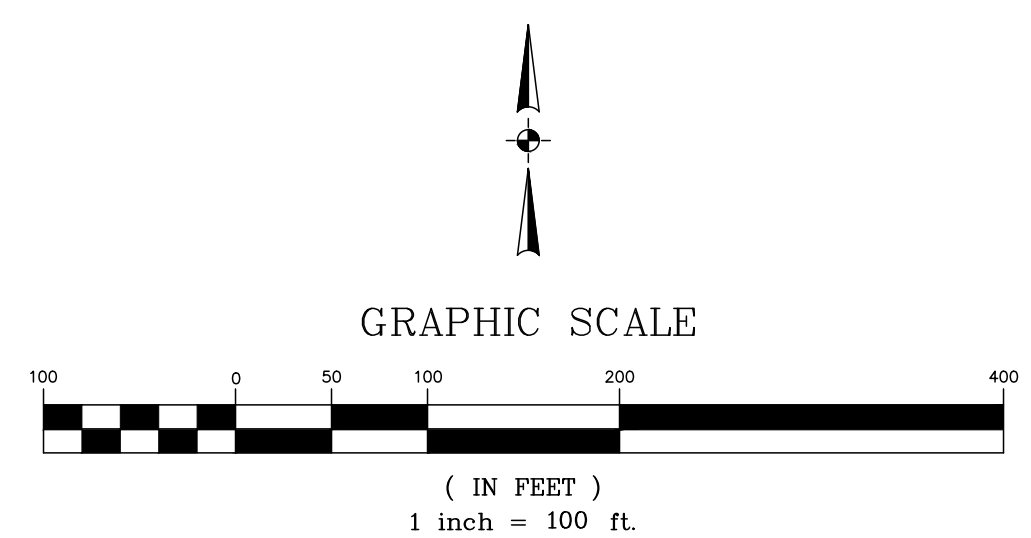
TOTAL # OF LOTS - 88

RIGHT-OF-WAY - 50'

AVERAGE LOT SIZE - ±11,577 S.F.

NOTES:

- THIS PARCEL IS LOCATED IN FLOOD ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 28089C0420F, PANEL 0420F, DATED MARCH 17, 2010.
- 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.
- CONSTRUCTION PLANS WILL BE DESIGNED TO MEET CURRENT LOCAL AND STATE REGULATIONS.
- CONTOURS ARE FROM LIDAR SURVEY PERFORMED BY OTHERS.
- BOUNDARY SHOWN.



REVISIONS:

DATE	BY	DESCRIPTION
08/22/2019	BCB	DRAWN
	GAB	CHECKED

SCALE: 1" = 100'

CLIENT: TIM WEAVER

PROJECT LOCATION:
ASHBY RIDGE
MADISON COUNTY, MISSISSIPPI

SHEET CONTENTS:
PRELIMINARY PLAT