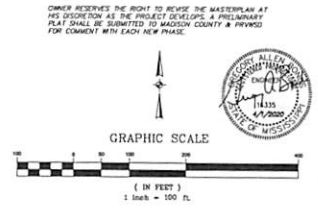


NOTES:
 TOTAL ACREAGE - 238.01 AC (PHASE 1 & 1A)
 81228.8 AC (OVERALL)
 CURRENT ZONING - SU1
 MINIMUM LOT REQUIREMENTS:
 IN LOT TYPES DIAGRAMS (ATTACHED)
 TOTAL # OF LOTS - 67 PHASE 1 & 1A (212 LOTS TOTAL)
 RIGHT-OF-WAY - VARIABLE
 AVERAGE LOT SIZE - VARIES BY LOT TYPE

NOTES:
 1. THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) & ZONE AE (EL. 300 FEET) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 281710049, COMMUNITY PANEL NO. 280328 0015 F, EFFECTIVE DATE: JUNE 8, 2014.
 2. CONSTRUCTION PLANS WILL BE DESIGNED TO MEET CURRENT LOCAL AND STATE REGULATIONS.
 3. CONTOURS ARE FROM LEASER SURVEY PERFORMED BY OTHERS.
 4. WATER AND SEWER SHALL CONNECT TO PVI.
 5. DATE OF SURVEY: 08/26/2018

EASEMENTS:
 THE SURFACE EASEMENTS NOTED ON THIS PLAN ARE TO BE MAINTAINED BY THE LESSEE OF THE PROPERTY ON WHICH THE EASEMENT IS LOCATED. DRAINAGE AND DRAINAGE IMPROVEMENTS ARE TO BE MAINTAINED BY THE LESSEES OF THE PROPERTY ON WHICH SUCH DRAINAGE AND DRAINAGE IMPROVEMENTS ARE LOCATED AND/OR THE HOMEOWNERS' ASSOCIATION IN SUCH A MANNER THAT THE SURFACE WATER DRAINAGE IS UNOBSTRUCTED.
 THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF DRAINAGE AND DRAINAGE IMPROVEMENTS.
 SHORELINE AND SEAWALL PROTECTION:
 THE SHORELINE PROTECTION INCLUDING SEAWALL ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF THE PROPERTY. THE PEARL RIVER VALLEY WATER SUPPLY DISTRICT IS NOT RESPONSIBLE FOR MAINTENANCE OF THE SHORELINE PROTECTION INCLUDING SEAWALLS.

STREETS:
 ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MISSISSIPPI COUNTY STANDARDS. PAVEMENT STRUCTURE SHALL BE SHOWN ON THE CONSTRUCTION PLANS.



LEGEND

—	PROPERTY LINE	—	EXISTING METLAGS (PER CORP OF ENGINEERS STUDY)
- - -	EXISTING RIGHT OF WAY	—	COMMON AREAS (ALL PHASES)
- - -	PROPOSED RIGHT OF WAY	—	FUTURE DEVELOPMENT
- - -	PROPOSED EASEMENT AS NOTED	—	EXPEDITION POINT PHASE 1 LOTS
- - -	PROPOSED LOT LINE	—	EXPEDITION POINT PHASE 1-A LOTS
- - -	PROPOSED EDGE OF PAVEMENT		
- - -	PROPOSED STORM DRAIN		
■	PROPOSED GRATE INLET		
■	PROPOSED JUNCTION BOX		
- - -	EXISTING EDGE OF PAVEMENT		
- - -	EXISTING CURB		
■	PROPOSED FIRE HYDRANT		
■	PROPOSED WATER MAIN		
■	PROPOSED SANITARY FORCE MAIN		
■	PROPOSED PHASE 1 LINE		
■	PROPOSED PHASE 1A LINE		

BENCHMARK
 ENGINEERING & SURVEYING, LLC
 141 Poplarwood Lane, Suite 5, Brandon, Mississippi 39047
 Phone: (601) 837-1077, Fax: (601) 837-1011

DATE: 4/27/22 DRAWN: BSB
 CHECKED: GAB SCALE: 1" = 100'
 REF. C.A.
 (EG SURFACE)
 (EG SURFACE)

PROJECT LOCATION:
 BROWNS LANDING ROAD
 MADISON COUNTY, MS
 CLIENT:
 EXPEDITION POINT DEVELOPMENT, LLC
 700-A VANDON DR., STE. B, RIDGELAND, MS 39157

PROJECT:
 EXPEDITION POINT
 SHEET CONTENTS:
 PRELIMINARY PLAN PHASE 1 & 1A

SHEET NUMBER:
 1

PROJECT NUMBER:
 B-7307