

APPLICATION FOR VARIANCE

Setbacks

Name and Address of Applicant:

Shoemaker Homes
103 Heron's Bay Circle
Madison MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
4-1-22	PUD	See (Exhibit A)		X	See (Exhibit B)

Other Comments: As per Article 804 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted

Shoemaker Homes

VINIE MARTIZLO

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

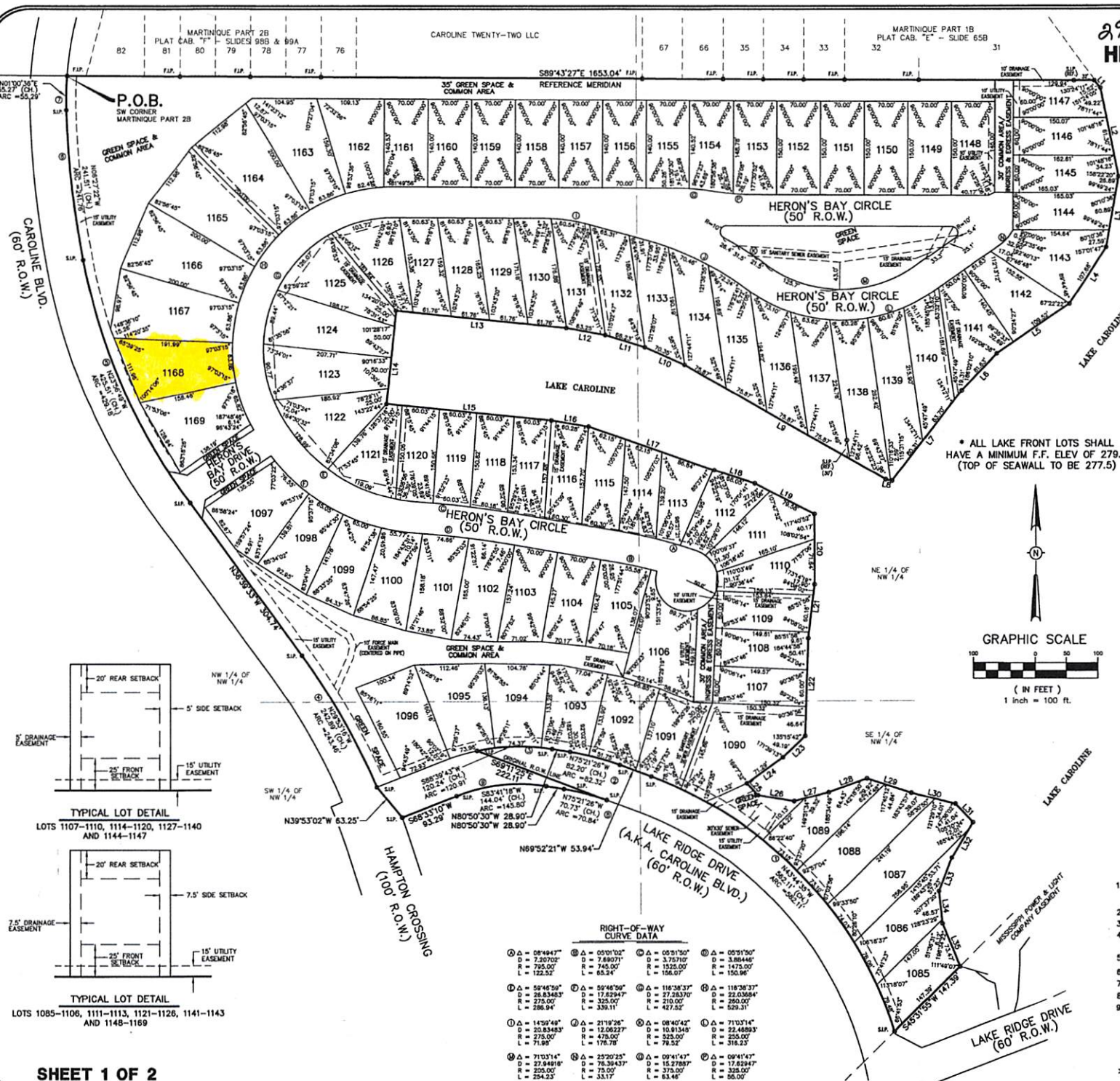
Final disposition of Petition _____

2985 F-180A

HERON'S BAY OF CAROLINE

SITUATED IN THE
NORTHWEST 1/4 OF
SECTION 11, TOWNSHIP 8 NORTH -
RANGE 1 EAST
MADISON COUNTY, MISSISSIPPI

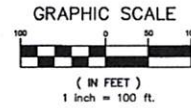
PLATTED & SURVEYED BY
H D LANG AND ASSOCIATES, INC.
ENGINEERS / LAND SURVEYORS
4099 NORTH STATE STREET
JACKSON, MISSISSIPPI
(601) 362-4886



BOUNDARY INFORMATION

NUMBER	DIRECTION	DISTANCE
L1	S40°07'38"E	15.52'
L2	S71°31'43"E	144.75'
L3	S10°05'57"W	115.37'
L4	S33°04'10"W	107.68'
L5	S55°57'00"W	142.21'
L6	S43°50'22"W	81.63'
L7	S37°48'12"W	183.32'
L8	N77°43'03"W	10.55'
L9	N60°15'28"W	359.90'
L10	N68°13'50"W	75.35'
L11	N72°56'50"W	66.23'
L12	N79°32'48"W	63.25'
L13	N84°16'07"W	274.20'
L14	S05°43'53"W	150.00'
L15	S84°16'07"E	265.11'
L16	S80°30'08"E	60.28'
L17	S70°53'19"E	213.35'
L18	S72°30'24"E	68.05'
L19	S62°32'05"E	107.51'
L20	S00°12'57"E	111.81'
L21	S06°32'45"W	87.67'
L22	S01°47'48"W	157.06'
L23	S46°32'04"W	49.19'
L24	S45°52'51"W	71.29'
L25	S43°52'03"E	26.15'
L26	S80°48'08"E	59.03'
L27	N75°40'21"E	56.70'
L28	N70°05'33"E	64.43'
L29	S72°13'17"E	74.75'
L30	S75°57'15"E	73.09'
L31	S43°33'17"E	41.04'
L32	S31°16'10"W	65.72'
L33	S21°32'44"W	57.23'
L34	S06°04'35"E	52.69'
L35	S22°38'58"E	73.47'

* ALL LAKE FRONT LOTS SHALL
HAVE A MINIMUM F.F. ELEV OF 279.0
(TOP OF SEAWALL TO BE 277.5)

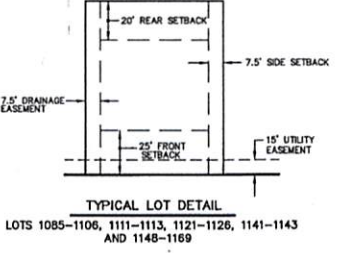
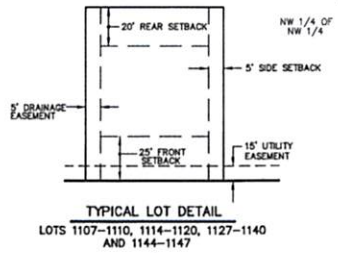


BOUNDARY CURVE DATA

① Δ = 531738"	② Δ = 1078509"	③ Δ = 30786729"	④ Δ = 1733735"
D = 8.98417"	D = 13.32460"	D = 17.38236"	D = 5.56370"
R = 837.77"	R = 430.50"	R = 330.00"	R = 1030.00"
L = 582.11"	L = 618.50"	L = 178.50"	L = 243.46"
⑤ Δ = 257756"	⑥ Δ = 090133"	⑦ Δ = 085341"	
D = 8.05024"	D = 3.73330"	D = 1.66127"	
R = 147.00"	R = 154.00"	R = 137.47"	
L = 424.18"	L = 241.78"	L = 52.29"	
⑧ Δ = 1078509"	⑨ Δ = 30786729"		
D = 15.48535"	D = 21.22088"		
R = 370.00"	R = 328.00"		
L = 70.84"	L = 146.80"		

- NOTES:**
- THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE 72 (NO SHADING) ACCORDING TO FIRM MAP NUMBER 280550300 S.F. EFFECTIVE MARCH 17, 2010.
 - DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
 - SURVEY CLASSIFICATION "B".
 - REFERENCE MERIDIAN: NORTH REFERENCED TO THE SOUTH LINE OF MARTINIQUE PART 2B.
 - IRON PINS SET AT ALL LOT CORNERS.
 - AREA = 31.21 ACRES, MORE OR LESS.
 - DATE OF FIELD SURVEY: JULY 1, 2020.
 - DATE OF PREPARATION OF PLAT: MAY 21, 2021.
 - COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

F.I.P. DENOTES FOUND 1/2" IRON PIN
S.I.P. DENOTES SET 1/2" IRON PIN
* SET 1/2" IRON PINS ALONG LAKE ARE SET ON A
20 FOOT OFFSET UNLESS OTHERWISE DENOTED ON PLAT

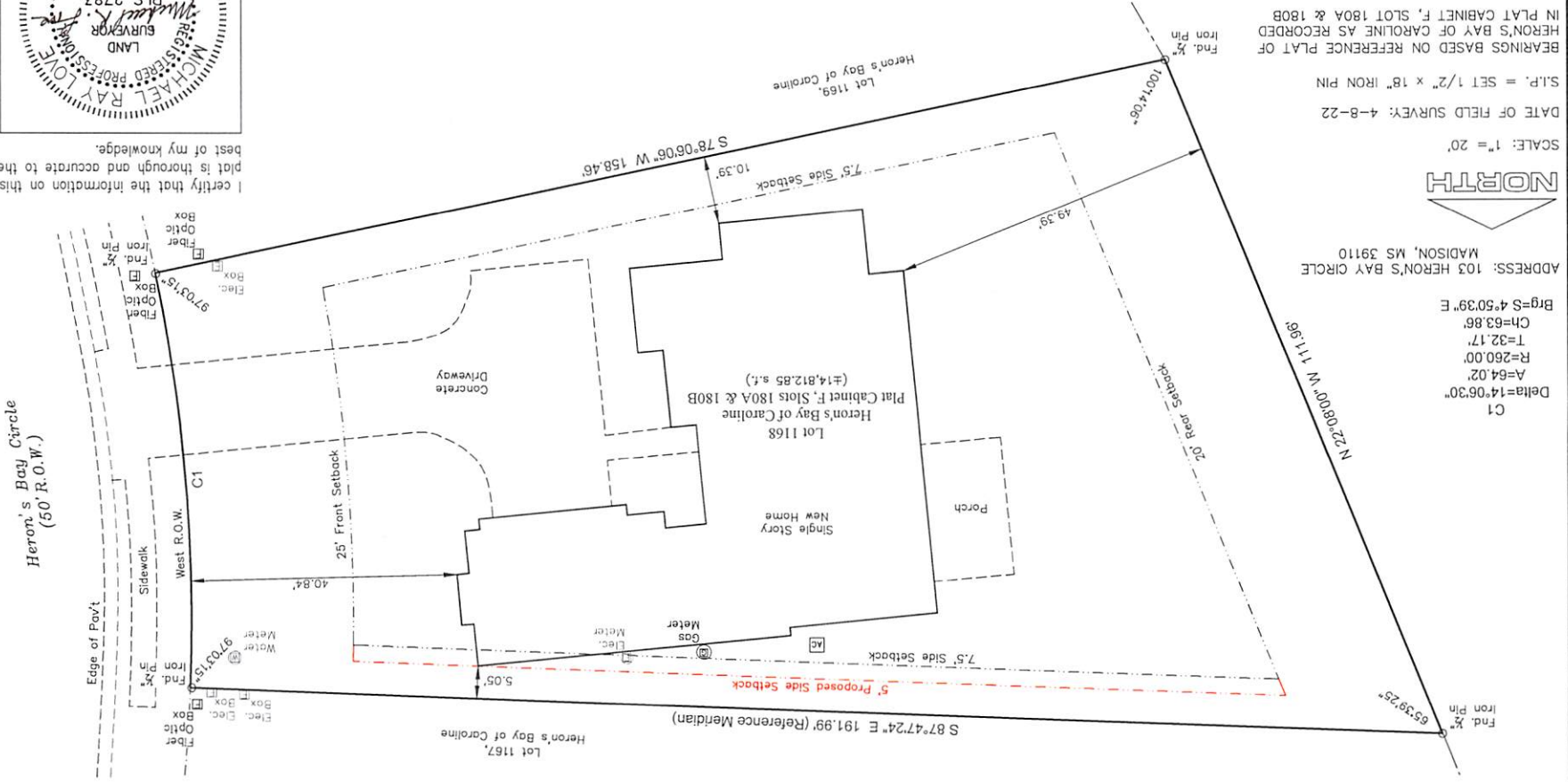


RIGHT-OF-WAY CURVE DATA

① Δ = 09°49'47"	② Δ = 05°01'02"	③ Δ = 05°51'50"	④ Δ = 05°51'50"
D = 7.20702"	D = 7.89071"	D = 3.76707"	D = 3.88446"
R = 795.00"	R = 745.00"	R = 1925.00"	R = 1475.00"
L = 122.52"	L = 65.24"	L = 156.07"	L = 150.96"
⑤ Δ = 59°45'59"	⑥ Δ = 59°46'59"	⑦ Δ = 118°38'37"	⑧ Δ = 118°38'37"
D = 28.83483"	D = 17.82943"	D = 27.82970"	D = 22.03684"
R = 275.00"	R = 325.00"	R = 210.00"	R = 250.00"
L = 286.94"	L = 339.11"	L = 427.52"	L = 529.31"
⑨ Δ = 14°59'49"	⑩ Δ = 21°16'28"	⑪ Δ = 08°40'42"	⑫ Δ = 71°03'14"
D = 27.84818"	D = 12.06237"	D = 10.81940"	D = 22.48803"
R = 275.00"	R = 478.00"	R = 325.00"	R = 255.00"
L = 71.99"	L = 78.78"	L = 79.52"	L = 318.23"
⑬ Δ = 71°03'14"	⑭ Δ = 25°20'25"	⑮ Δ = 09°41'47"	⑯ Δ = 09°41'47"
D = 27.84818"	D = 17.82943"	D = 10.81940"	D = 17.82943"
R = 275.00"	R = 75.00"	R = 375.00"	R = 325.00"
L = 294.23"	L = 33.17"	L = 83.46"	L = 55.00"

CLASSIFICATION:
 THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN MISSISSIPPI FOR CLASS B SURVEYS AS ADOPTED BY THE MISSISSIPPI BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

PLAT OF SURVEY
LOT 1168, HERON'S BAY OF CAROLINE
 SITUATED IN THE NW ¼ OF SECTION 11, T8N, R1E, MADISON COUNTY, MISSISSIPPI



C1
 Delta=14°06'30\"/>

ADDRESS: 103 HERON'S BAY CIRCLE
 MADISON, MS 39110

NORTH

SCALE: 1" = 20'

DATE OF FIELD SURVEY: 4-8-22

S.I.P. = SET 1/2" x 18" IRON PIN

BEARINGS BASED ON REFERENCE PLAT OF HERON'S BAY OF CAROLINE AS RECORDED IN PLAT CABINET F, SLOT 180A & 180B

FLOOD NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0395 F, COMMUNITY PANEL NO. 280228 0395 F, EFFECTIVE DATE: MARCH 17, 2010.
 THIS PROPERTY MAY BE SUBJECT TO RECORDED, UNRECORDED, OR MINDEXED INSTRUMENTS WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OF SAID PROPERTY.

I certify that the information on this plat is thorough and accurate to the best of my knowledge.



DATE:	4-13-22	DWG. NO.:	B-9377
DRAWN:	CHF	PROJ. NO.:	B-9377
CHECKED:	MRL	CREW:	CHALK
REVISED:			

BENCHMARK
ENGINEERING & SURVEYING, LLC
 101 Highpointe Court, Suite B
 Brandon, Mississippi 39042
 601-591-1077
 www.benchmarkms.net

660 Katherine Drive, Suite 302
 Flowood, Mississippi 39232
 601-627-7780



Shoemaker Homes

From: Vince Martello <vince@shoemakerhomes.com>
Sent: Friday, April 22, 2022 8:52 AM
To: Office 1
Subject: Fwd: Variance

Print this please.

Sent from my iPhone

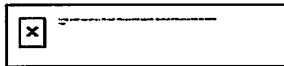
Begin forwarded message:

From: "John M. Rainey" <jm@tailoredsouthhomes.com>
Date: April 22, 2022 at 7:52:23 AM CDT
To: vince@shoemakerhomes.com
Subject: Variance

As the lot owner of 1167 Herons Bay I have no objections to the proposed variance for lot 1168 Herons Bay. Let me know if I can help in anyway.

Regards,

JM



John M. Rainey, CPB
Tailored South Homes

601.613.5242
jm@tailoredsouthhomes.com
www.tailoredsouthhomes.com



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