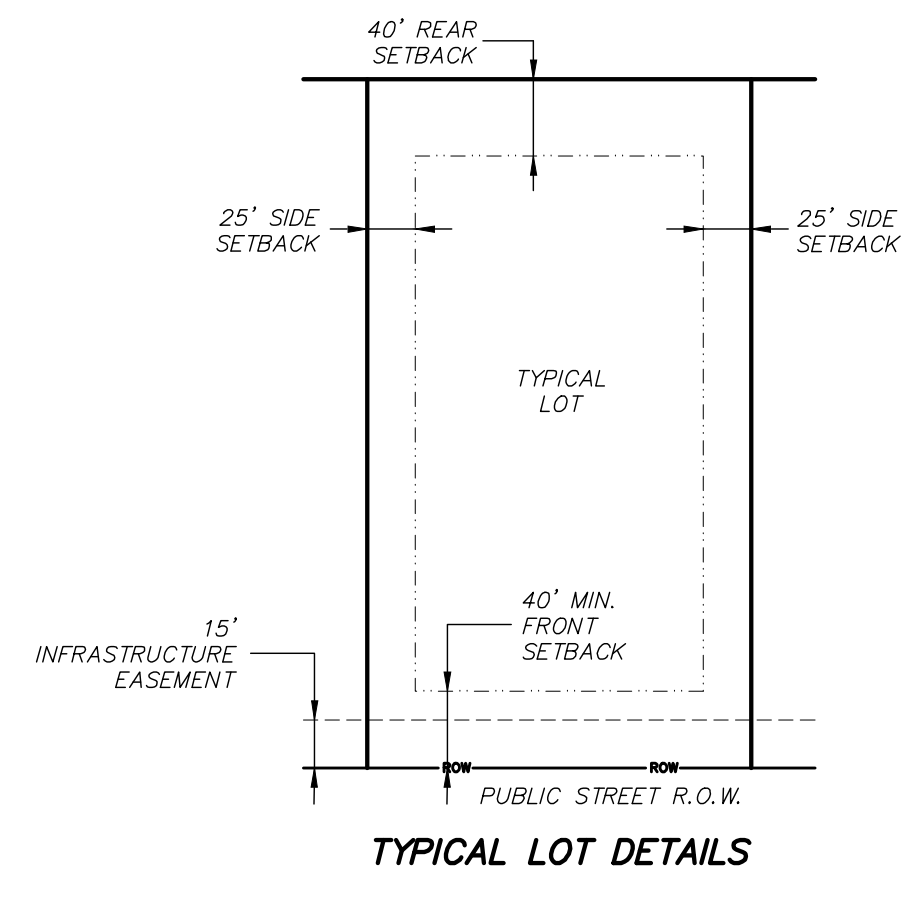


VICINITY MAP

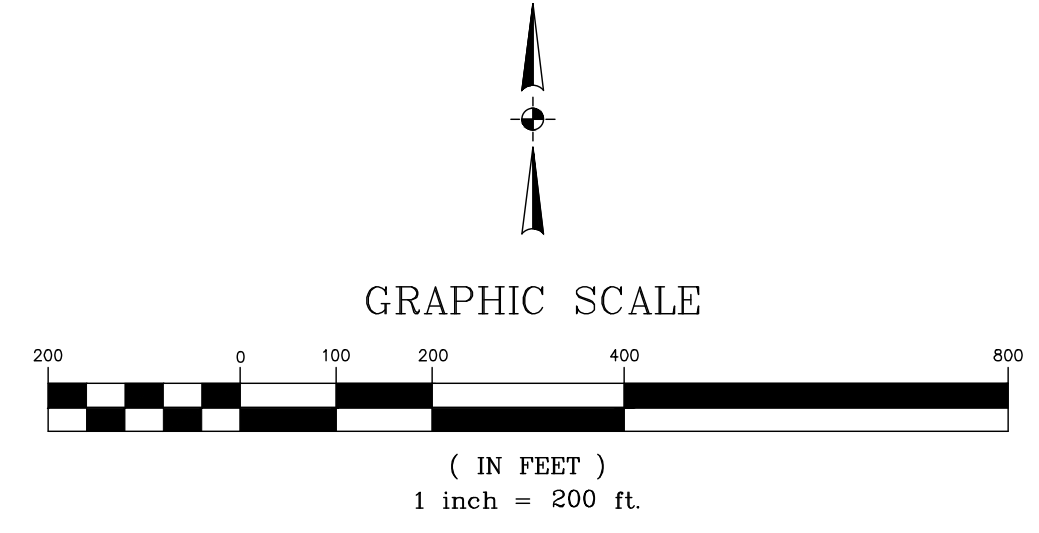
LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING ADJACENT PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE



TYPICAL LOT DETAILS

- GENERAL PROJECT INFORMATION & NOTES:**
- CURRENT ZONING - A-1, AGRICULTURAL DISTRICT
- TOTAL ACREAGE - ±40.89 AC
- TOTAL LOTS - 17
- AVERAGE LOT SIZE - 2.40± AC
- MINIMUM SETBACK REQUIREMENTS:
- FRONT - 40'
 - SIDE - 25'
 - REAR - 40'
- NOTES:
- WATER SHALL BE PROVIDED BY BEAR CREEK WATER ASSOCIATION.
 - SANITARY SEWER SHALL BE INDIVIDUAL ON-SITE SEWER.
 - THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0395F, COMMUNITY PANEL NO. 280228 0395 F, EFFECTIVE DATE MARCH 17, 2010 & FLOOD INSURANCE RATE MAP 28089C0415F, COMMUNITY PANEL NO. 280228 0415 F, EFFECTIVE DATE MARCH 17, 2010.
 - THIS PLAN IS PRELIMINARY AND NOT INTENDED TO BE A FINAL PLAT. LOT LINES ARE SUBJECT TO CHANGE PROVIDED MINIMUM REQUIREMENTS OR ORDINANCES ARE MET.
 - DATE OF FIELD SURVEY: 09/14/2022



BENCHMARK
ENGINEERING & SURVEYING, LLC
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Brandon, Mississippi 39042
Phone: 601-591-1077
www.benchmarkms.net

DATE: 11-4-22 | DRAWN: SEN | REVISIONS:

CHECKED: GAB | SCALE: 1"=200'

REF. C/L:

EG SURFACE:

FC SURFACE:

PROJECT LOCATION:
STOUT ROAD
MADISON COUNTY, MS

CLIENT:
STOUT ROAD, LLC

PROJECT:
THE MEADOWS AT STOUT FARMS, PART 1

SHEET CONTENTS:
PRELIMINARY PLAT

SHEET NUMBER
1 of 1

PROJECT NUMBER
B-9507