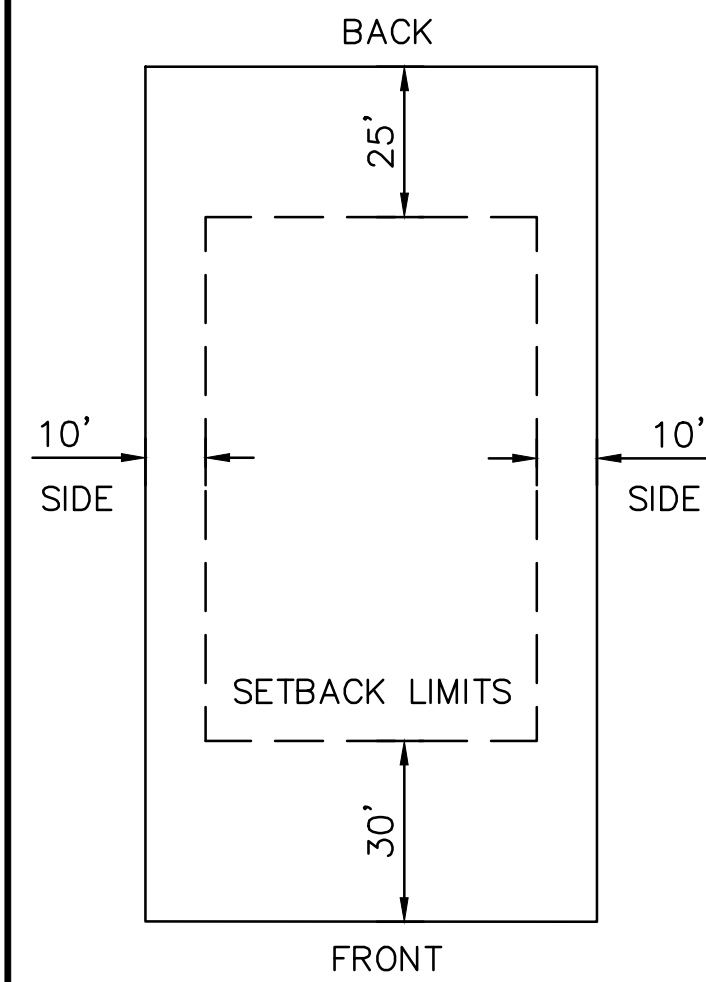


GRAPHIC SCALE IN FEET
1000 0 1000



TYPICAL LOT DETAIL
NOT TO SCALE

PROPERTY SURVEY DATE: 12/21/22

**PROPOSED WOODGATE SUBDIVISION
DEVELOPMENT SUMMARY**

SUPERVISOR DISTRICT: DISTRICT 5

CURRENT ZONING: R-2

PROPOSED ZONING: R-2

PROPERTY FLOOD ZONE: ZONE X

STREETS: 19,120 L.F.

ROADWAY WIDTH: 24 FEET

RIGHT-OF-WAY: 60 FEET

AMENITIES AREA: 1.02 AC

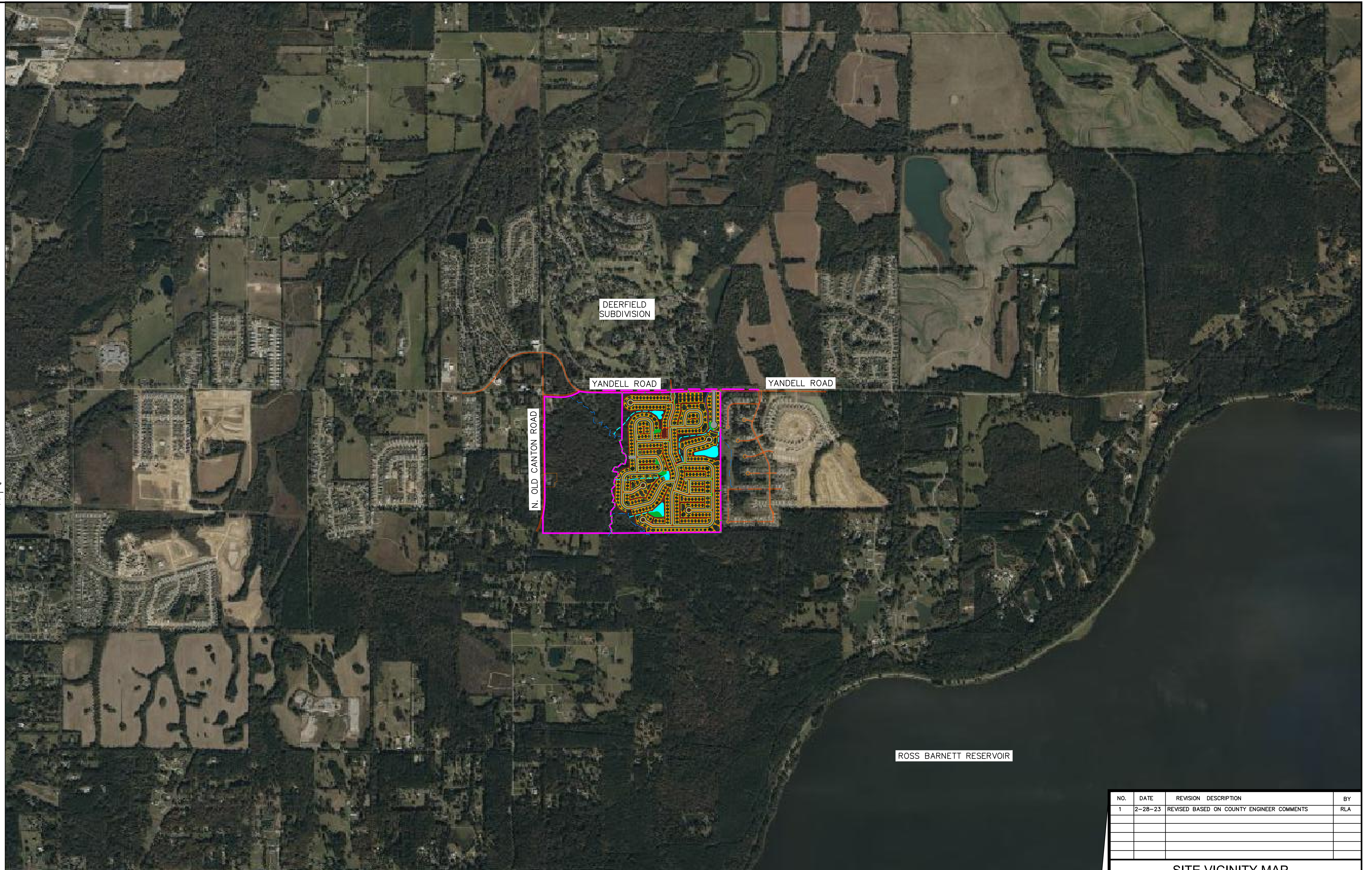
PARK AREA: 1.22 AC

DETENTION/RETENTION: 3.08 AC

TOTAL ACREAGE: 162.12 AC

BUILDING SETBACKS LINES:

FRONT: 30 FEET
REAR: 25 FEET
SIDE: 10 FEET
CORNER: 3/4 X 30 = 20 FEET



PRELIMINARY SITE PLAN

NO.	DATE	REVISION DESCRIPTION	BY
1	2-28-23	REVISED BASED ON COUNTY ENGINEER COMMENTS	RLA

SITE VICINITY MAP
WOODGATE SUBDIVISION
MADISON, MS

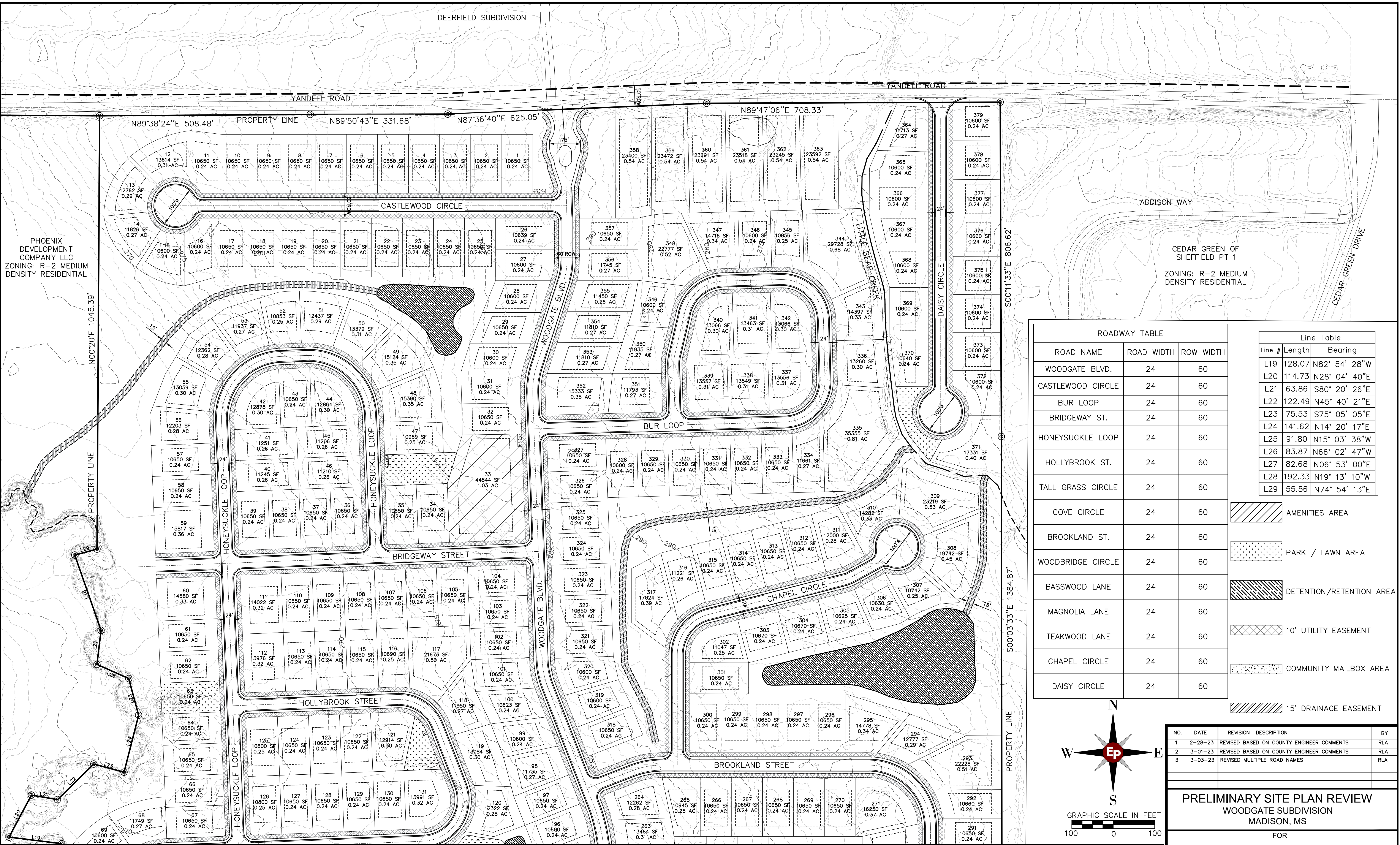
FOR

MS HOMES, LLC
BRANDON, MS

Engineering Plus

Planning • Surveying • Testing • Landscape Design
1724-B 23rd Ave, Meridian, Mississippi 39301 (601) 693-4234
3662 Jefferson Street Macon, Mississippi 39341 (662) 726-1074
Email: ep@engplus.com

DWG FILE: N:\Civil 3D Projects\Private Projects\2021\21-439 MADISON CO SUBDIVISION	DATE: 12-1-22 DRAWN BY: BB CHECKED BY:	SHEET 1 OF 3
JOB NO. 21-439 DRAWING NO.	SCALE: 1" = 1000'	



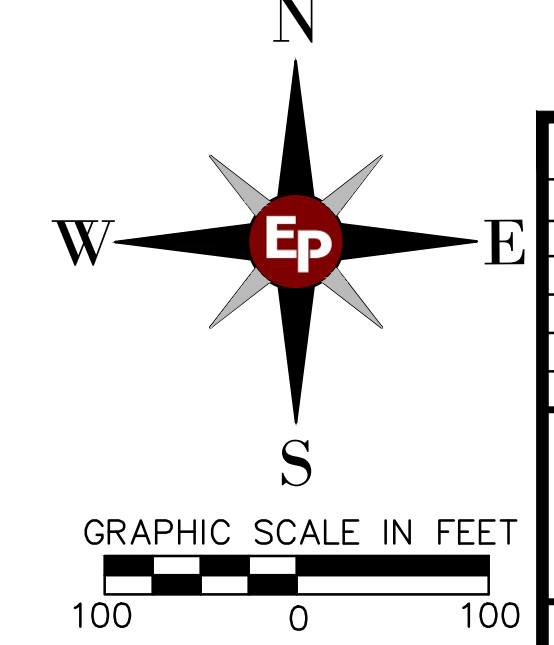
PHOENIX DEVELOPMENT COMPANY LLC
ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

CEDAR GREEN OF SHEFFIELD PT 1
ZONING: R-2 MEDIUM DENSITY RESIDENTIAL

ROADWAY TABLE		
ROAD NAME	ROAD WIDTH	ROW WIDTH
WOODGATE BLVD.	24	60
CASTLEWOOD CIRCLE	24	60
BUR LOOP	24	60
BRIDGEWAY ST.	24	60
HONEYSUCKLE LOOP	24	60
HOLLYBROOK ST.	24	60
TALL GRASS CIRCLE	24	60
COVE CIRCLE	24	60
BROOKLAND ST.	24	60
WOODBIDGE CIRCLE	24	60
BASSWOOD LANE	24	60
MAGNOLIA LANE	24	60
TEAKWOOD LANE	24	60
CHAPEL CIRCLE	24	60
DAISY CIRCLE	24	60

Line Table		
Line #	Length	Bearing
L19	128.07	N82° 54' 28"W
L20	114.73	N28° 04' 40"E
L21	63.86	S80° 20' 26"E
L22	122.49	N45° 40' 21"E
L23	75.53	S75° 05' 05"E
L24	141.62	N14° 20' 17"E
L25	91.80	N15° 03' 38"W
L26	83.87	N66° 02' 47"W
L27	82.68	N06° 53' 00"E
L28	192.33	N19° 13' 10"W
L29	55.56	N74° 54' 13"E

- AMENITIES AREA
- PARK / LAWN AREA
- DETENTION/RETENTION AREA
- 10' UTILITY EASEMENT
- COMMUNITY MAILBOX AREA
- 15' DRAINAGE EASEMENT



NO.	DATE	REVISION DESCRIPTION	BY
1	2-28-23	REVISED BASED ON COUNTY ENGINEER COMMENTS	RLA
2	3-01-23	REVISED BASED ON COUNTY ENGINEER COMMENTS	RLA
3	3-03-23	REVISED MULTIPLE ROAD NAMES	RLA

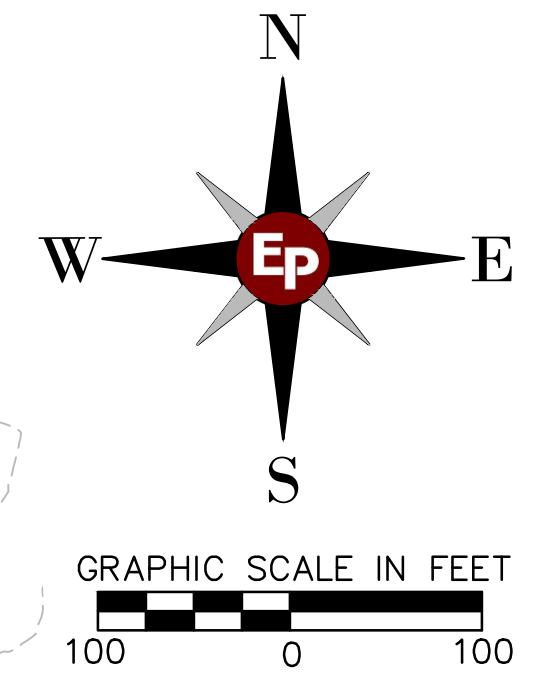
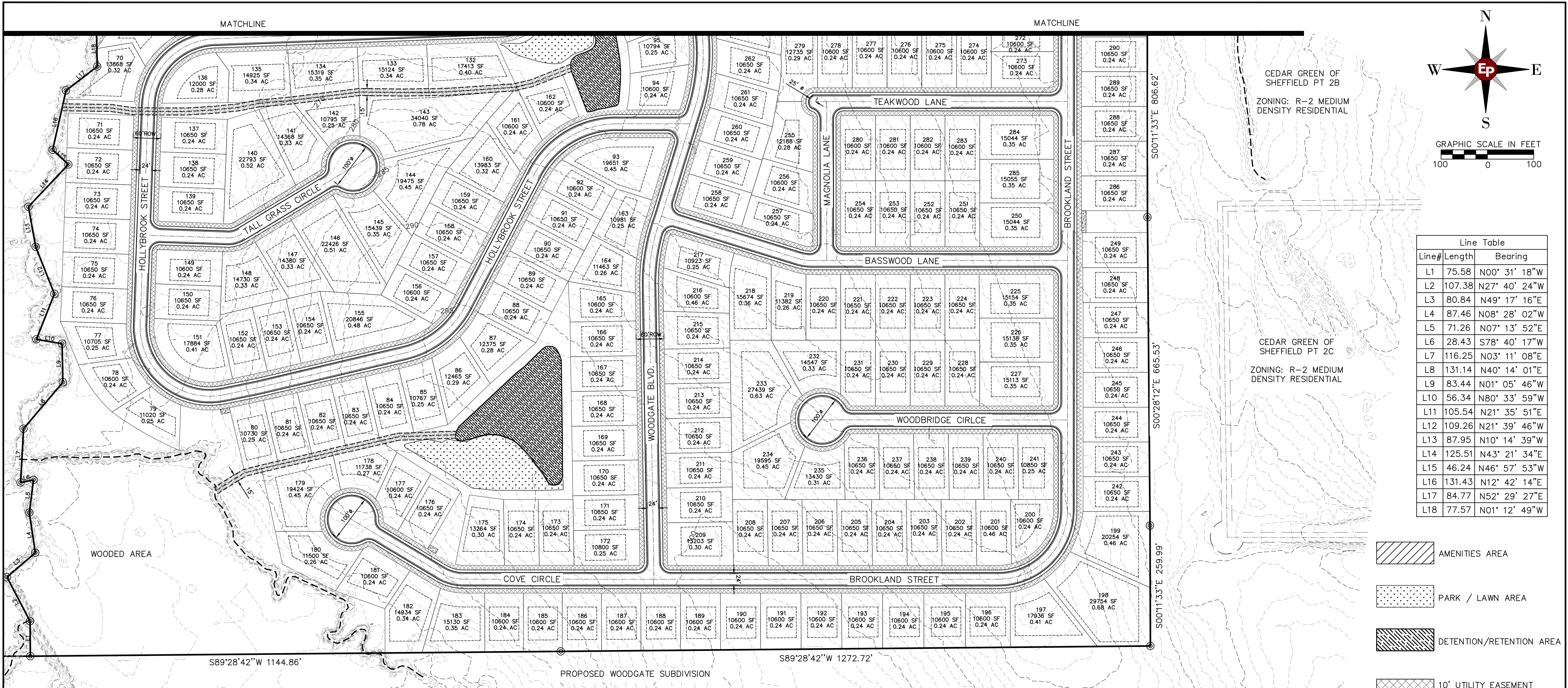
PRELIMINARY SITE PLAN REVIEW
WOODGATE SUBDIVISION
MADISON, MS

FOR
MS HOMES, LLC
BRANDON, MS

Engineering Plus

Planning • Surveying • Testing • Landscape Design
1724-B 23rd Ave, Meridian, Mississippi 39301 (601) 693-4234
3662 Jefferson Street Macon, Mississippi 39341 (662) 726-1074
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DWG FILE: N:\Civil 3D Projects\Private Projects\2023\21-439 MADISON CO SUBDIVISION	DATE: 12-1-22 DRAWN BY: BB CHECKED BY:	SHEET 2 OF 3
JOB NO. 21-439 DRAWING NO.	SCALE: 1" = 100'	



Line Table

Line#	Length	Bearing
L1	75.58	N00° 31' 18"W
L2	107.38	N27° 40' 24"W
L3	80.84	N49° 17' 16"E
L4	87.46	N08° 28' 02"W
L5	71.26	N07° 13' 52"E
L6	28.43	S78° 40' 17"W
L7	116.25	N03° 11' 08"E
L8	131.14	N40° 14' 01"E
L9	83.44	N01° 05' 46"W
L10	56.34	N80° 33' 59"W
L11	105.54	N21° 35' 51"E
L12	109.26	N21° 39' 46"W
L13	87.95	N10° 14' 39"W
L14	125.51	N43° 21' 34"E
L15	46.24	N46° 57' 53"W
L16	131.43	N12° 42' 14"E
L17	84.77	N52° 29' 27"E
L18	77.57	N01° 12' 49"W

- AMENITIES AREA
- PARK / LAWN AREA
- DETENTION/RETENTION AREA
- 10' UTILITY EASEMENT
- COMMUNITY MAILBOX AREA
- 15' DRAINAGE EASEMENT

PROPOSED WOODGATE SUBDIVISION
DEVELOPMENT SUMMARY

PROPERTY SURVEY DATE: 12/21/22

SUPERVISOR DISTRICT: DISTRICT 5

CURRENT ZONING: R-2

PROPOSED ZONING: R-2

PROPERTY FLOOD ZONE: ZONE X

STREETS: 18,870 L.F.

ROADWAY WIDTH: 24 FEET

RIGHT-OF-WAY: 60 FEET

AMENITIES AREA: 1.02 AC

PARK AREA: 1.22 AC

DETENTION/RETENTION: 3.08 AC

TOTAL ACREAGE: 162.12 AC

BUILDING SETBACKS LINES:
FRONT: 30 FEET
REAR: 25 FEET
SIDE: 10 FEET
CORNER: 3 X 30 = 20 FEET

TUBB JOE P SR. REV
LIVING TRUST

ALLOY
PROPERTIES LP

ROADWAY TABLE		
ROAD NAME	ROAD WIDTH	ROW WIDTH
WOODGATE BLVD.	24	60
CASTLEWOOD CIRCLE	24	60
BUR LOOP	24	60
BRIDGEWAY ST.	24	60
HONEYSUCKLE LOOP	24	60
HOLLYBROOK ST.	24	60
TALL GRASS CIRCLE	24	60
COVE CIRCLE	24	60
BROOKLAND ST.	24	60
WOODBRIDGE CIRCLE	24	60

ROADWAY TABLE (CONT'D)		
ROAD NAME	ROAD WIDTH	ROW WIDTH
BASSWOOD LANE	24	60
MAGNOLIA LANE	24	60
TEAKWOOD LANE	24	60
CHAPEL CIRCLE	24	60
DAISY CIRCLE	24	60

NO.	DATE	REVISION DESCRIPTION	BY
1	2-28-23	REVISED BASED ON COUNTY ENGINEER COMMENTS	RLA
2	3-01-23	REVISED BASED ON COUNTY ENGINEER COMMENTS	RLA
3	3-03-23	REVISED MULTIPLE ROAD NAMES	RLA

PRELIMINARY SITE PLAN REVIEW
WOODGATE SUBDIVISION
MADISON, MS

FOR
MS HOMES, LLC
BRANDON, MS

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DWG FILE: N:\Civil 3D Projects\Private Projects\2021\21-439 MADISON CO SUBDIVISION	DATE: 12-1-22 DRAWN BY: BB CHECKED BY:	SHEET OF 3
JOB NO. 21-439 DRAWING NO.	SCALE: 1" = 100'	