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Lost Rabbit Town Center



NA Nicholas Alexander <nalexander@benchmarkms.net>
To: Brandon Johnson
Cc: Timothy Bryan; Scott Weeks

Wed 8/2/2023 11:15 AM

Preliminary Plat Town Center ... 925 KB
Preliminary Plat Town Center... 1 MB

2 attachments (2 MB) Download all

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Brandon,

Attached are two preliminary plats for Lost Rabbit Town Center. We are requesting they be approved at the next board meeting. Scott Weeks has expressed concern over the 0' setbacks but is deferring jurisdiction on the setbacks to PRV. PRV is okay with the setbacks and has approved both preliminary plats. Let me know if you have any questions or need any additional information.

Thanks,

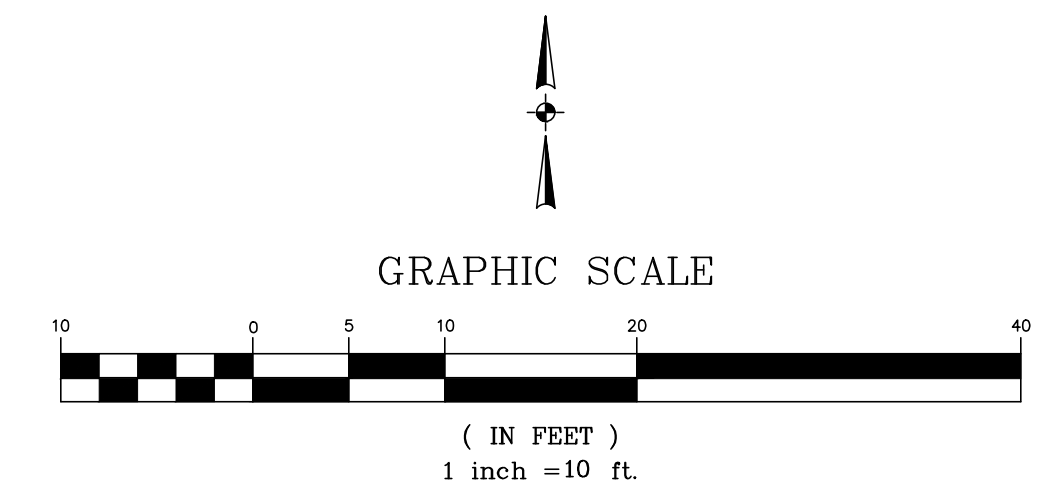
Nicholas Alexander, E.I.
Benchmark Engineering & Surveying, LLC
O: 601-627-7788
C: 601-744-6486



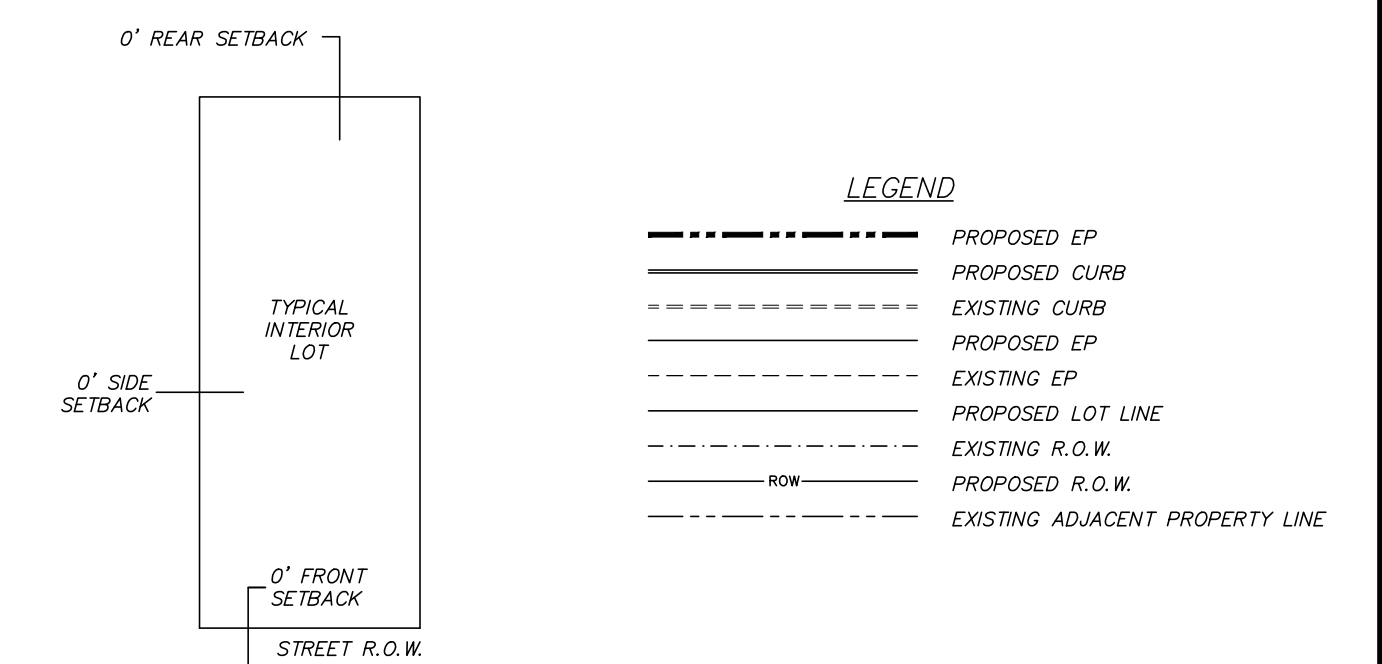
Reply Reply all Forward



VICINITY MAP



GRAPHIC SCALE



LOT 579 DETAIL WITH SETBACKS
N.T.S.

NOTES:
 DATE OF SURVEY: 7-28-16
 ELEVATIONS ARE NAVD88
 PHASE ACREAGE = ±0.04 AC.
 PROPOSED BUILDING PLAN IS TWO STORY BUILDING WITH CONDOS ON SECOND FLOOR.
 GREGORY A. BONDS, P.E.
 MISSISSIPPI LICENSE NO. 16335

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.

DATE OF FIELD SURVEY: 6-20-16

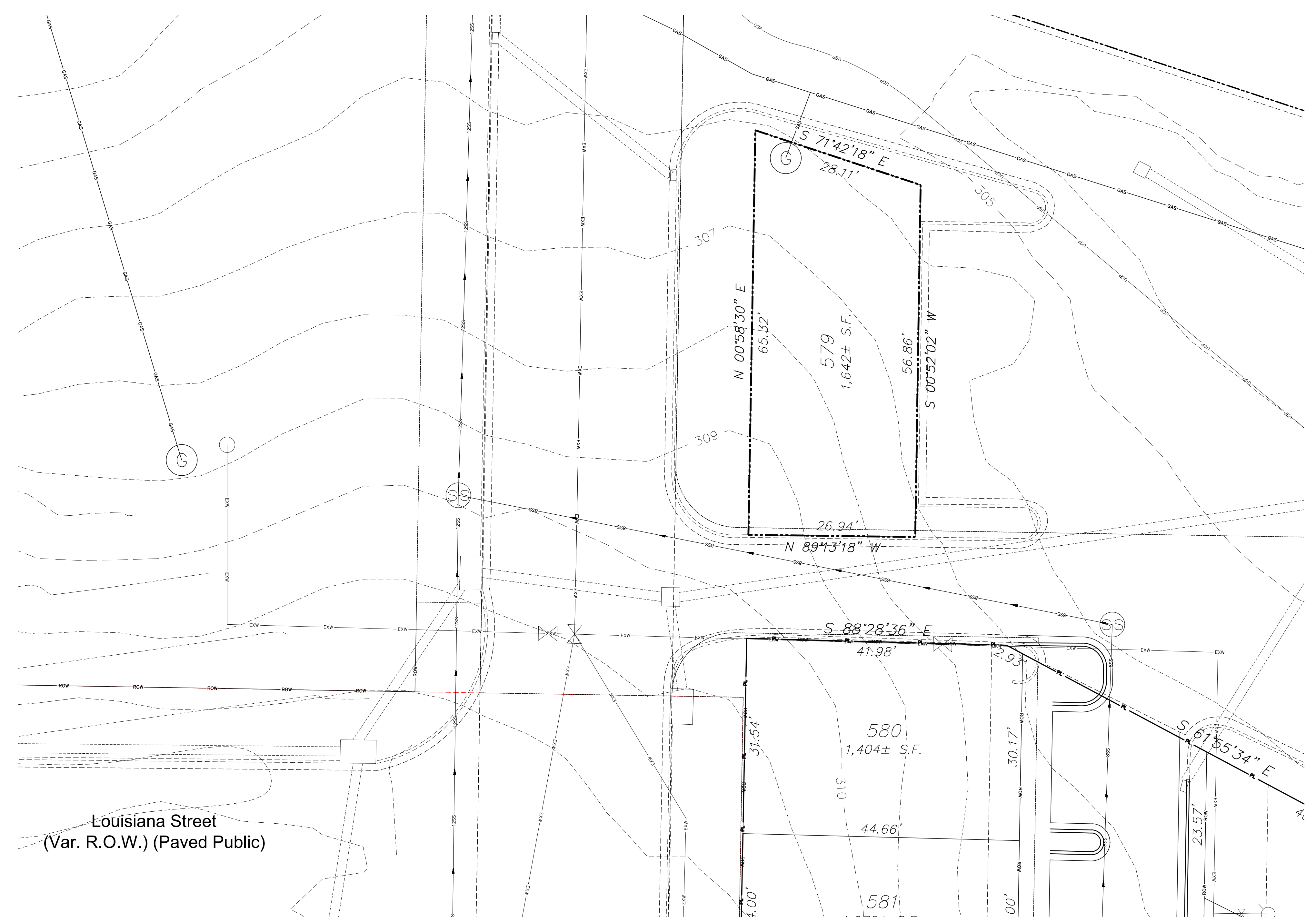
BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE.
 CONVERGENCE ANGLE 00°08'52.2008"
 SCALE FACTOR 0.999962068
 COMBINED FACTOR 0.999962453

FLOOD NOTE:
 THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0585F, COMMUNITY PANEL NO. 280338 US85 F, EFFECTIVE DATE MARCH 17, 2010.

NOTES:

Polyline Report		TOWN CENTER BLOCK 5, PART 1	
Northing	Easting	Bearing	Distance
1077314.616	2383399.126	N 00°58'30" E	65.316
1077379.923	2383400.238	S 71°42'18" E	28.110
1077371.099	2383426.927	S 00°52'02" W	56.856
1077314.250	2383426.066	N 89°13'18" W	26.943
1077314.616	2383399.126		

Closure Error Distance 0.00
 Total Distance > 177.225
 Polyline Area: 1642 sq ft, 0.0377 acres



Louisiana Street
(Var. R.O.W.) (Paved Public)

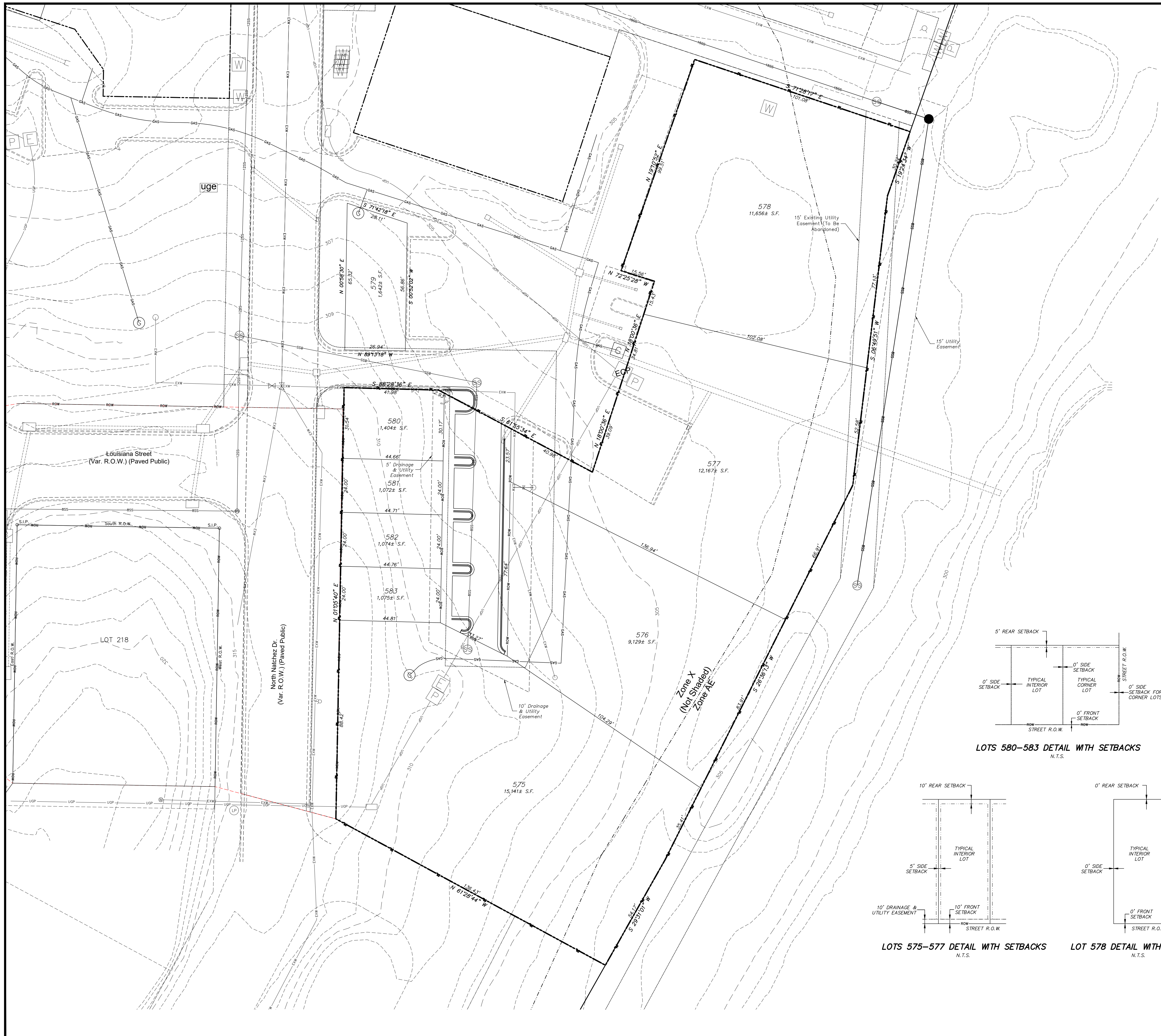
BENCHMARK
ENGINEERING & SURVEYING, LLC
 101 Hippocampus Court, Suite 8
 Brandon, MS 39042
 666 Katherine Drive, Suite 302
 Flowood, MS 39242
 601-481-1077
 www.benchmarkms.com

DATE: 07/26/22
 CHECKED: CBA
 REF C/L:
 EC SURFACE:
 FG SURFACE:

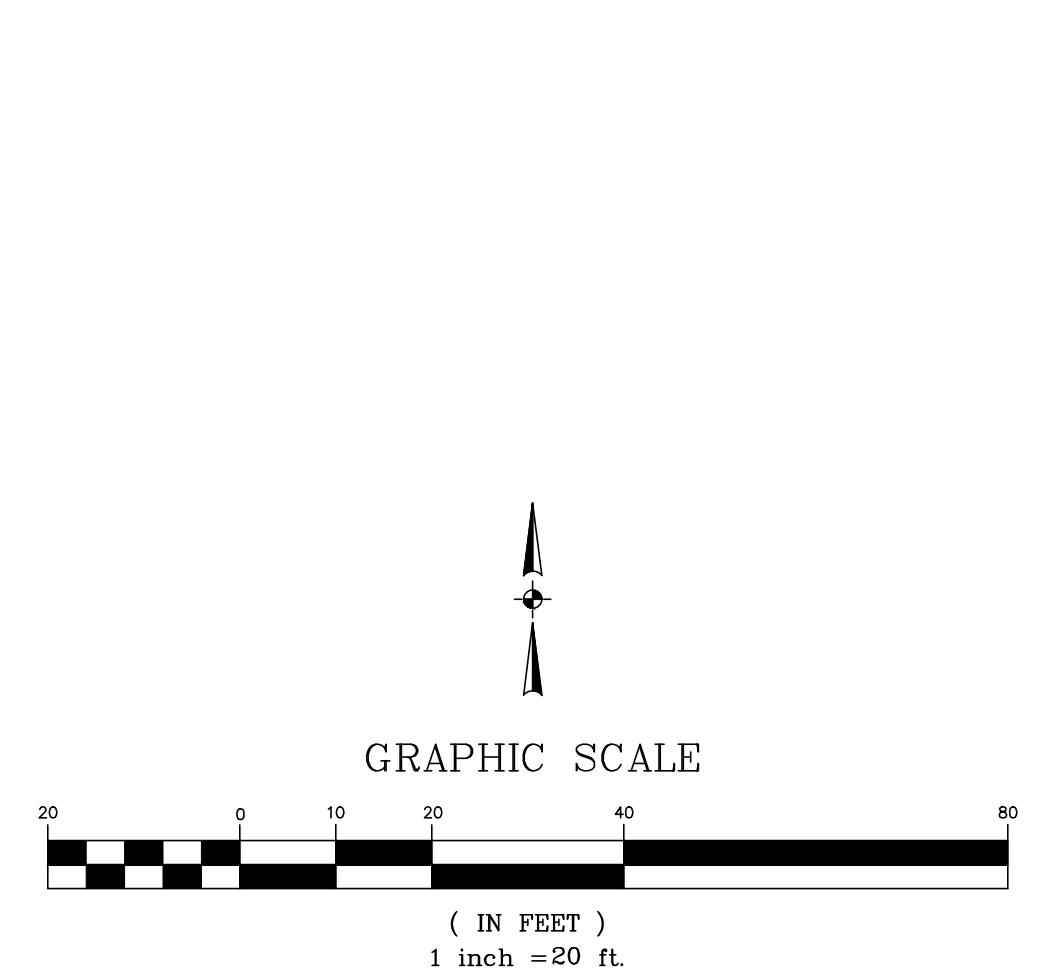
PROJECT LOCATION:
 LOST RABBIT COMMUNITY
 MADISON COUNTY, MISSISSIPPI
 CLIENT:
 EVERETT CONSULTING GROUP
 P.O. BOX 12413, JACKSON, MS 39211

PROJECT:
LOST RABBIT TOWN CENTER, BLOCK 5, PART 1
 SHEET CONTENTS:
PRELIMINARY PLAT

SHEET NUMBER
1 of 1
 PROJECT NUMBER
B-8382



VICINITY MAP
SCALE: 1" = 1,000'



LEGEND

--- (dashed line)	PHASE LINE
--- (dashed line)	PROPOSED CURB
--- (dashed line)	EXISTING CURB
--- (dashed line)	PROPOSED EP
--- (dashed line)	EXISTING EP
--- (dashed line)	PROPOSED LOT LINE
--- (dashed line)	EXISTING R.O.W.
--- (dashed line)	PROPOSED R.O.W.
--- (dashed line)	EXISTING ADJACENT PROPERTY LINE
--- (dashed line)	EXISTING EASEMENT
--- (dashed line)	PROPOSED EASEMENT

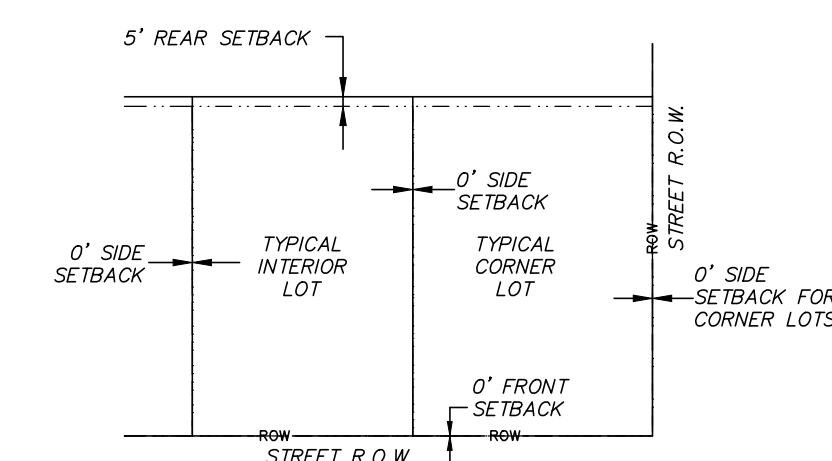
NOTES:
 DATE OF SURVEY: 7-28-16
 ELEVATIONS ARE NAVD88
 PHASE ACREAGE = ±1.28 AC.
 GREGORY A. BONDS, P.E.
 MISSISSIPPI LICENSE NO. 16335

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 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.

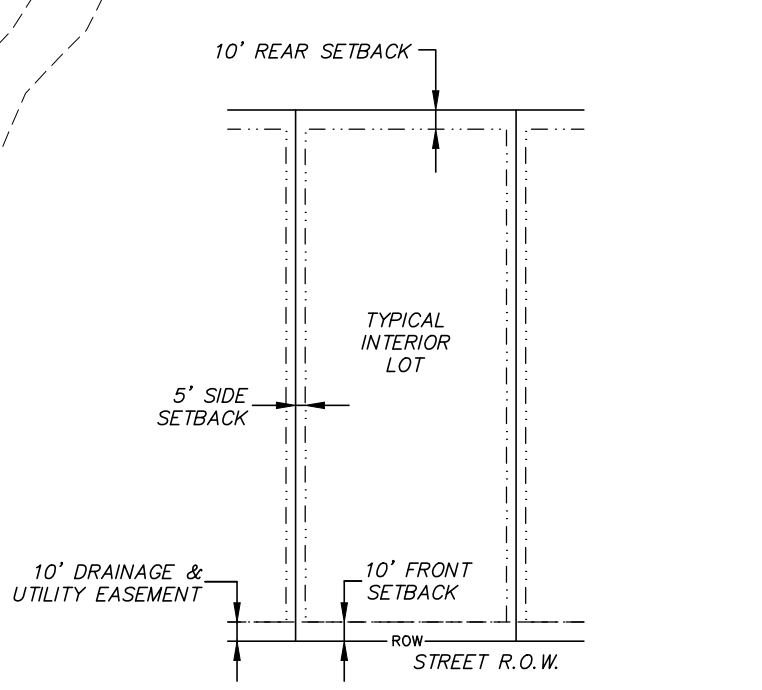
DATE OF FIELD SURVEY: 6-20-16

BEARINGS SHOWN HEREON ARE DERIVED FROM PERFORMING GPS OBSERVATIONS AND BASED UPON THE NORTH AMERICAN DATUM 1983 (NAD83), MISSISSIPPI STATE PLANE, GRID COORDINATE SYSTEM, WEST ZONE.
 CONVERGENCE ANGLE 0018°52.2008"
 SCALE FACTOR 0.9999928268
 COMBINED FACTOR 0.999962453

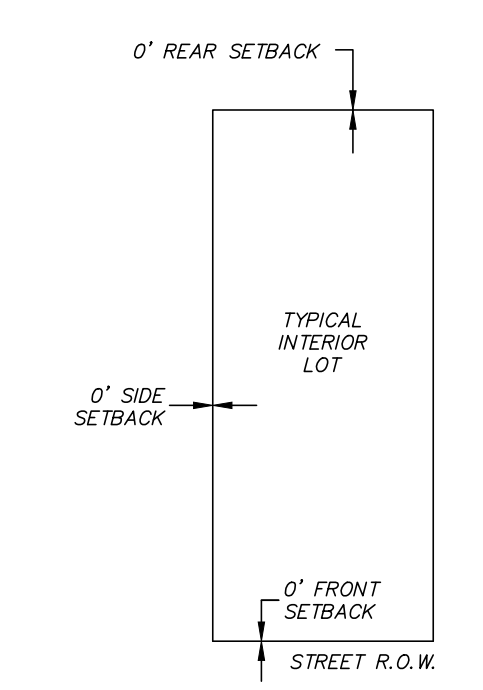
FLOOD NOTE:
 THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) & ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C0385F, COMMUNITY PANEL NO. 280338 0385 F, EFFECTIVE DATE MARCH 17, 2010.



LOTS 580-583 DETAIL WITH SETBACKS
N.T.S.



LOTS 575-577 DETAIL WITH SETBACKS
N.T.S.



LOT 578 DETAIL WITH SETBACKS
N.T.S.

NOTES:
 Polyline Report TOWN CENTER BLOCK 5, PART 2

Northing	Easting	Bearing	Distance
1077260.260	2383509.287		
1077297.436	2383521.373	N 18°00'36" E	39.092
1077345.210	2383536.905	N 18°00'36" E	50.235
1077349.909	2383522.071	N 72°25'28" W	15.561
1077443.894	2383554.765	N 19°10'52" E	99.509
1077411.773	2383650.604	S 71°28'17" E	101.078
1077383.266	2383640.560	S 19°24'34" W	30.224
1077254.477	2383625.132	S 06°49'51" W	129.710
1077087.964	2383541.736	S 26°36'13" W	186.230
1077040.823	2383515.046	S 29°31'01" W	54.172
1077105.966	2383395.175	N 61°28'44" W	136.428
1077297.898	2383398.642	N 01°05'40" E	191.968
1077296.782	2383440.811	S 88°28'36" E	41.984
1077260.260	2383509.287	S 61°55'34" E	77.607

Closure Error Distance 0.00
 Total Distance > 1153.798
 Polyline Area: 55768 sq ft, 1.2803 acres

BENCHMARK ENGINEERING & SURVEYING, LLC
 666 Katherine Drive, Suite 302
 Brandon, MS 39042
 601-881-1077
 www.benchmarkms.com

DATE: 07/26/22 DRAWN: NBA
 CHECKED: GBA SCALE: 1" = 20'
 REF C/L: E.C. SURFACE:
 FG. SURFACE:

REVISIONS:

PROJECT LOCATION:
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 MADISON COUNTY, MISSISSIPPI
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