

Department of Engineering
Tim Bryan, P.E., County Engineer

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Office (601) 790-2525 FAX (601) 859-3430

MEMORANDUM

November 29, 2023

To: Sheila Jones, Supervisor, District I
Trey Baxter, Supervisor, District II
Gerald Steen, Supervisor, District III
Karl Banks, Supervisor, District IV
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E.
County Engineer

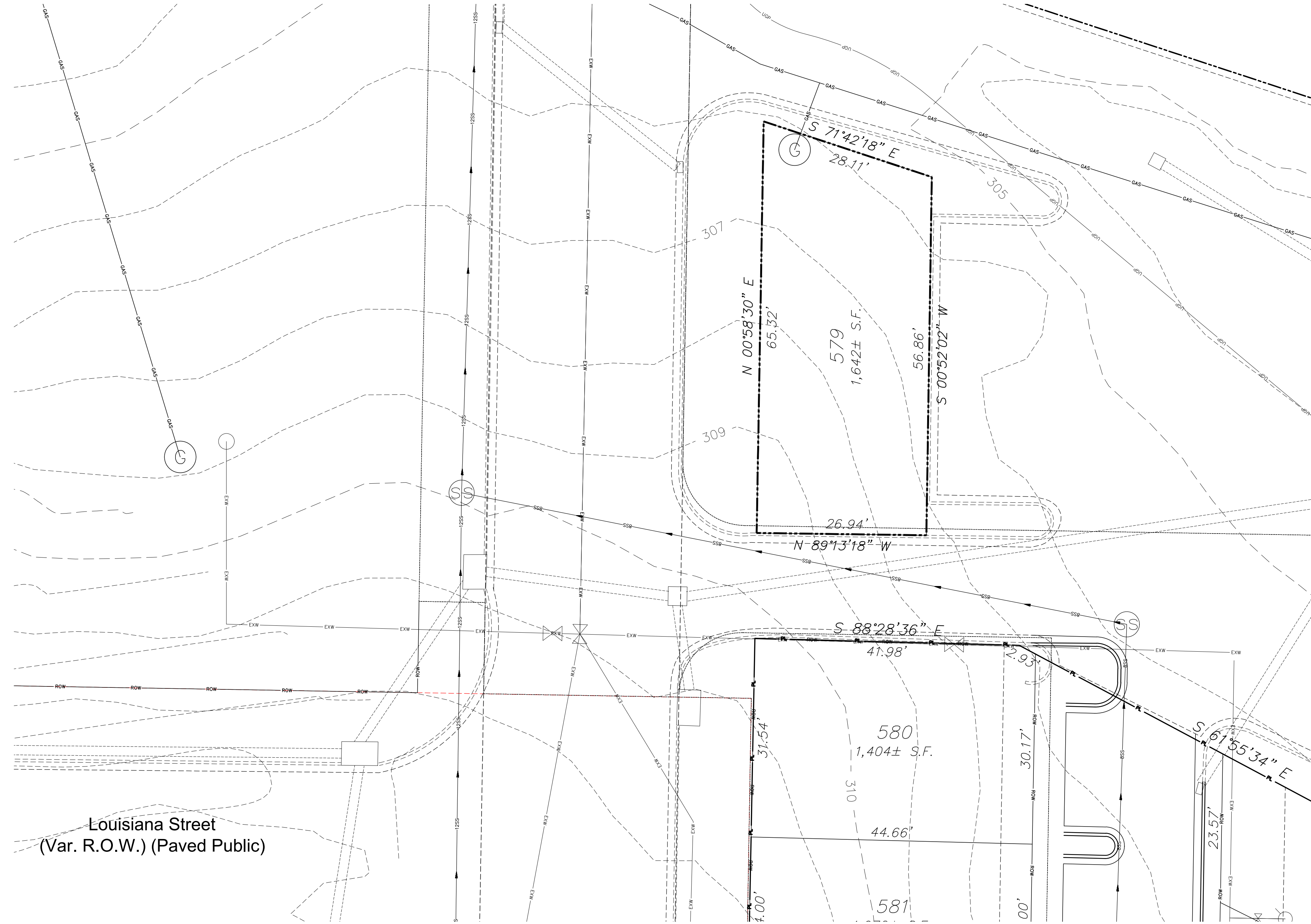
Re: Lot 579, Lost Rabbit Town Center, Block 5, Part 1
Preliminary Plat

The Engineering Department recommends approval of the preliminary plat of Lot 579, Lost Rabbit Town Center, Block 5, Part 1. The development contains 1 lot on 1642 sf. There is no public infrastructure associated with this development.

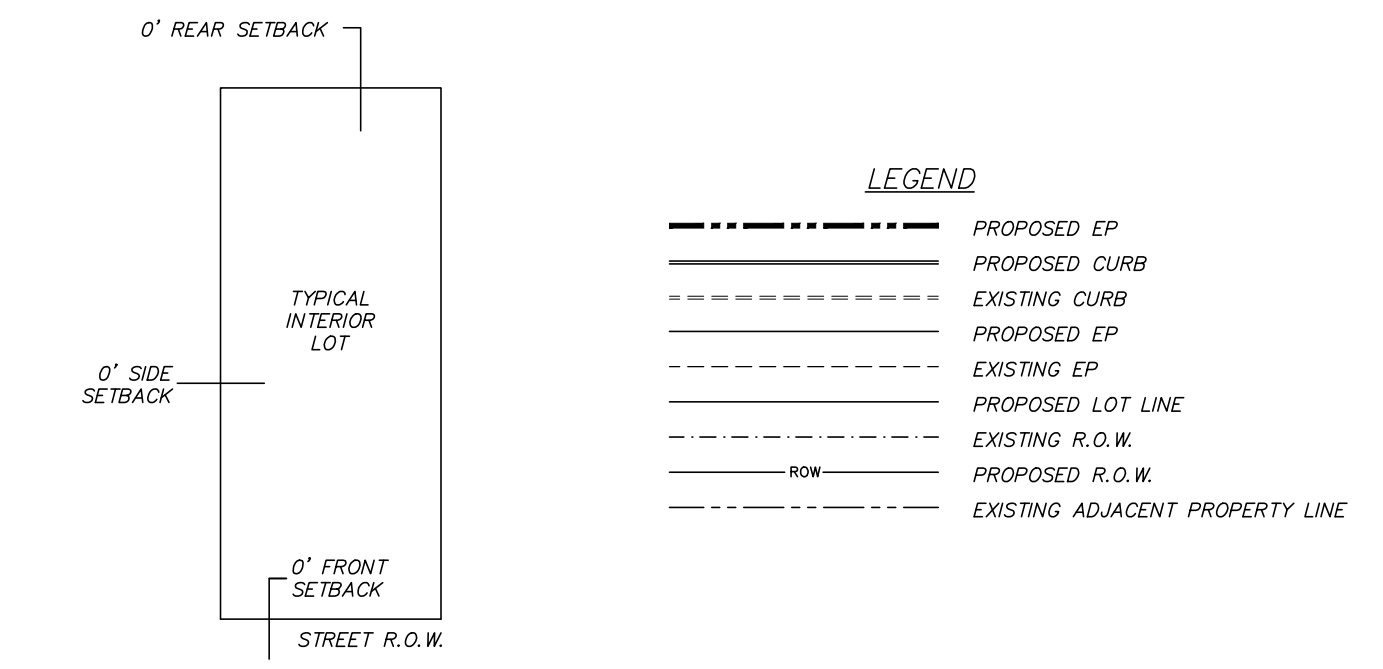
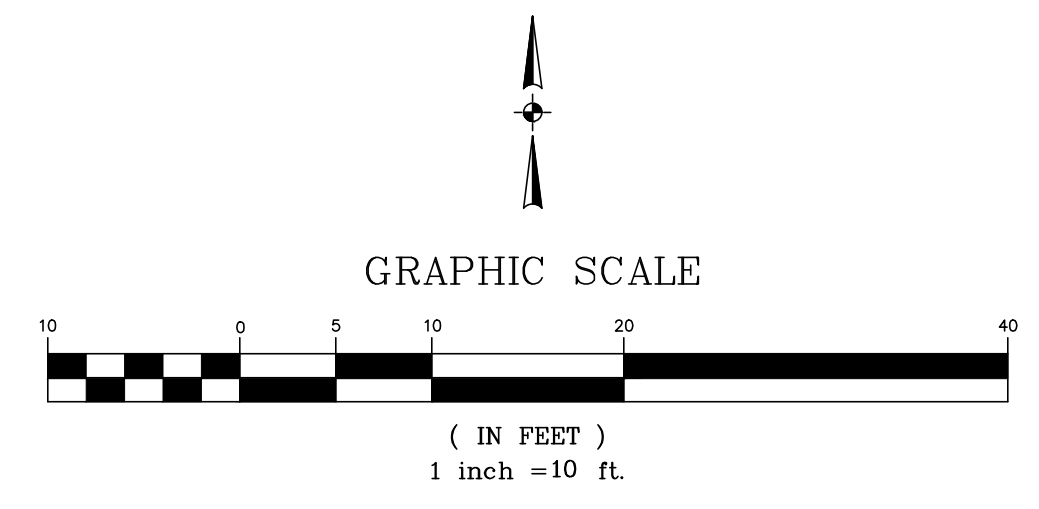


VICINITY MAP

BENCHMARK
ENGINEERING & SURVEYING, LLC
 101 Hippocampus Court, Suite 8
 Brandon, MS 39042
 Phone: 601-831-1077
 Fax: 601-831-1077
 www.benchmarkms.com



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



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

REVISIONS:

DATE	BY	DESCRIPTION
07/26/22	NBA	DRAWN
	GBA	CHECKED

SCALE: 1" = 10'
 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