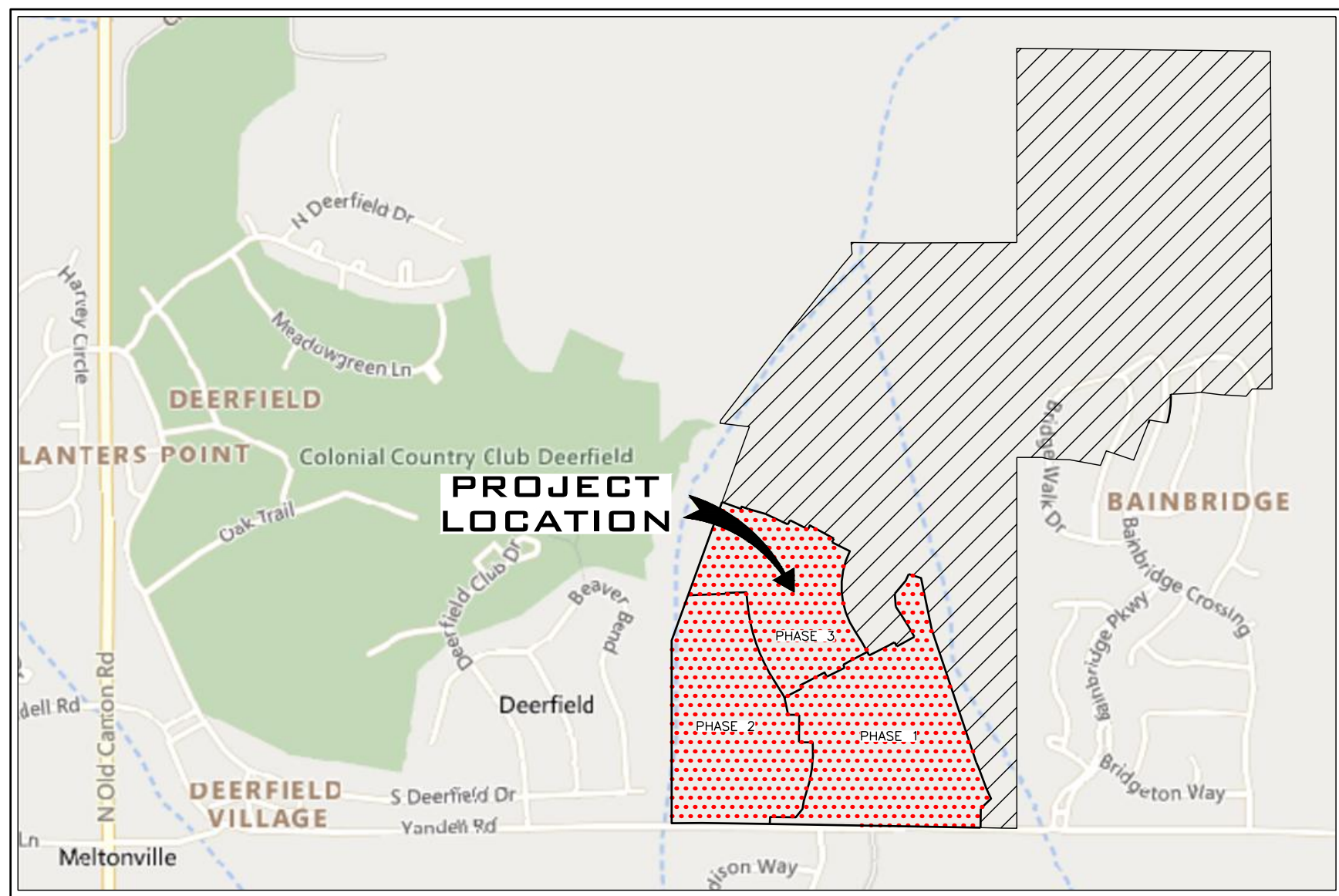
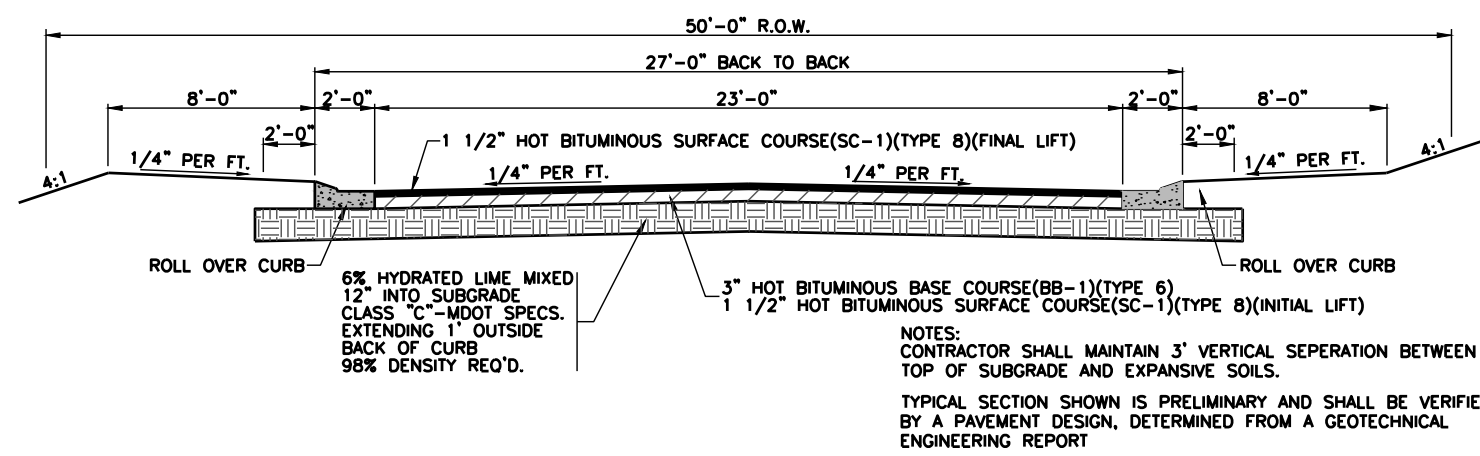




VICINITY MAP
SCALE: 1" = 1000'



PRELIMINARY
TYPICAL ROAD SECTION
N.T.S.

OWNER:
PARACHUTE LANDING, LLC
1304 HWY. 51 NORTH, SUITE B
MADISON, MS 39110

NOTES:

THE TOTAL AREA FOR THIS PARCEL IS ±77.173 ACRES.
THE TOTAL GREEN SPACE FOR THIS PARCEL IS ±12.133 ACRES.

THIS PROPERTY IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT DISTRICT (PUD).

MAXIMUM RESIDENTIAL DEVELOPMENT DENSITY REQ'D. :
43,560 S.F. / 10,600 S.F. (R-2 MIN. LOT AREA) = 4.11 LOTS/ACRE
77.173 ACRES (PHASES 1, 2, & 3) X 4.11 LOTS/ACRE = 317 LOTS (MAXIMUM)
NO. OF LOTS (PHASES 1, 2, & 3) = 191 LOTS

TOTAL COMMON OPEN SPACE REQ'D. : 77.173 ACRES X 15% = 11.576 ACRES
TOTAL COMMON OPEN SPACE FOR PHASE 1 REQ'D. : 31.310 ACRES X 15% = 4.697 ACRES

PHASE	NO. OF LOTS	ACREAGE	COMMON OPEN SPACE ACREAGE	COMMON OPEN SPACE (%)
PHASE 1	67	31.310	7.088	22.64
PHASE 2	63	26.253	5.045	19.22
PHASE 3	61	19.610	0.000	0.00

THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE "X"-OTHER AREAS, WHICH IS DEFINED AS "AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN", AS SHOWN ON FIRM MAP NO. 28089C0420F, MADISON CO. MS, DATED MARCH 17, 2010.

CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAN OF DEBRIS DURING CONSTRUCTION.

ALL ELEVATIONS ARE REFERENCED TO NAVD 88 AS DERIVED FROM RTK GPS OBSERVATIONS USING EARL DUDLEY, LLC'S CONTINUOUSLY OPERATING REFERENCE NETWORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MS.

CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.

ALL RADIISES ARE MEASURED TO THE BACK OF CURB

DATE OF SURVEY: FEBRUARY 19, 2024

CONSTRUCTION "BEST MANAGEMENT PRACTICES" (BMP'S)

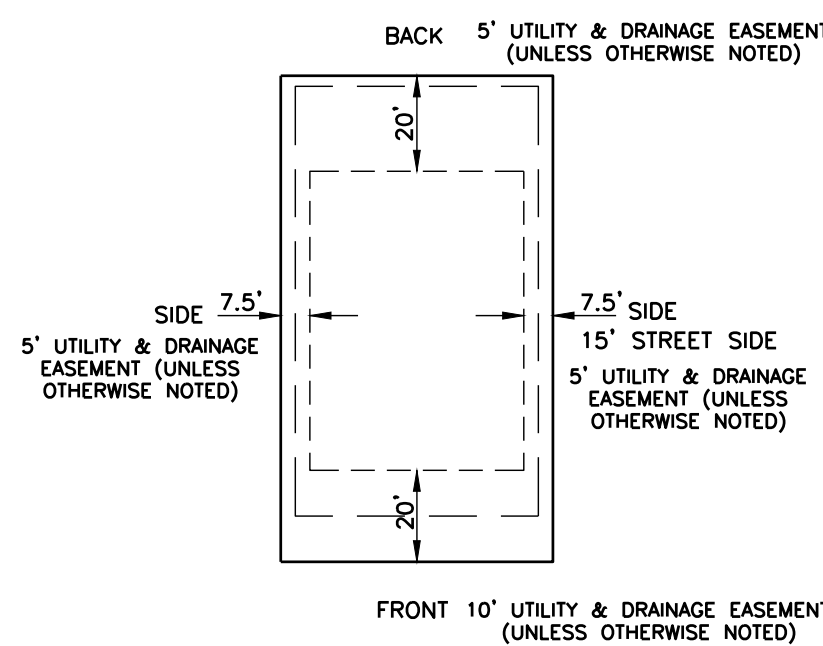
- DUST CONTROL WILL BE IMPLEMENTED BY WATERING CONSTRUCTION AREAS DURING DRY PERIODS.
- MULCHING, SEEDING (TEMPORARY & PERMANENT), TOPSOILING, AND TREE/VINE PLANTING WILL BE USED FOR PROJECT STABILIZATION AFTER DISTURBANCE.
- THE DETENTION FACILITIES FOR THE PROJECT WILL BE USED AS TEMPORARY SEDIMENT BASINS UNTIL FINAL STABILIZATION.
- SILT FENCE, STORM DRAIN INLET PROTECTION, AND STRAW BALE BARRIERS WILL BE USED DURING CONSTRUCTION, THE LOCATION(S) OF WHICH WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

SURVEYOR'S CERTIFICATE OF COMPLIANCE
STATE OF MISSISSIPPI COUNTY OF MADISON

I, RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR, DO HEREBY CERTIFY THAT THE MONUMENTS AND MARKERS SHOWN HEREON ARE IN PLACE ON THE GROUND AND THE PLAT AND PLAN SHOWN AND DESCRIBED HEREON ARE A TRUE AND CORRECT REPRESENTATION OF A SURVEY TO THE ACCURACY DESIGNATED IN THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, MISSISSIPPI.

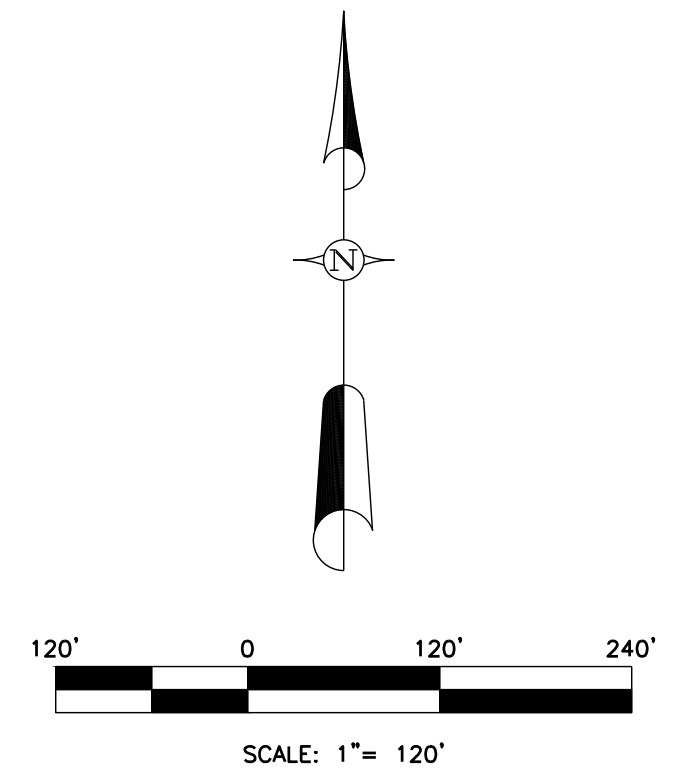
WITNESS MY SIGNATURE THIS THE 16th DAY OF JUNE, 2025.

RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

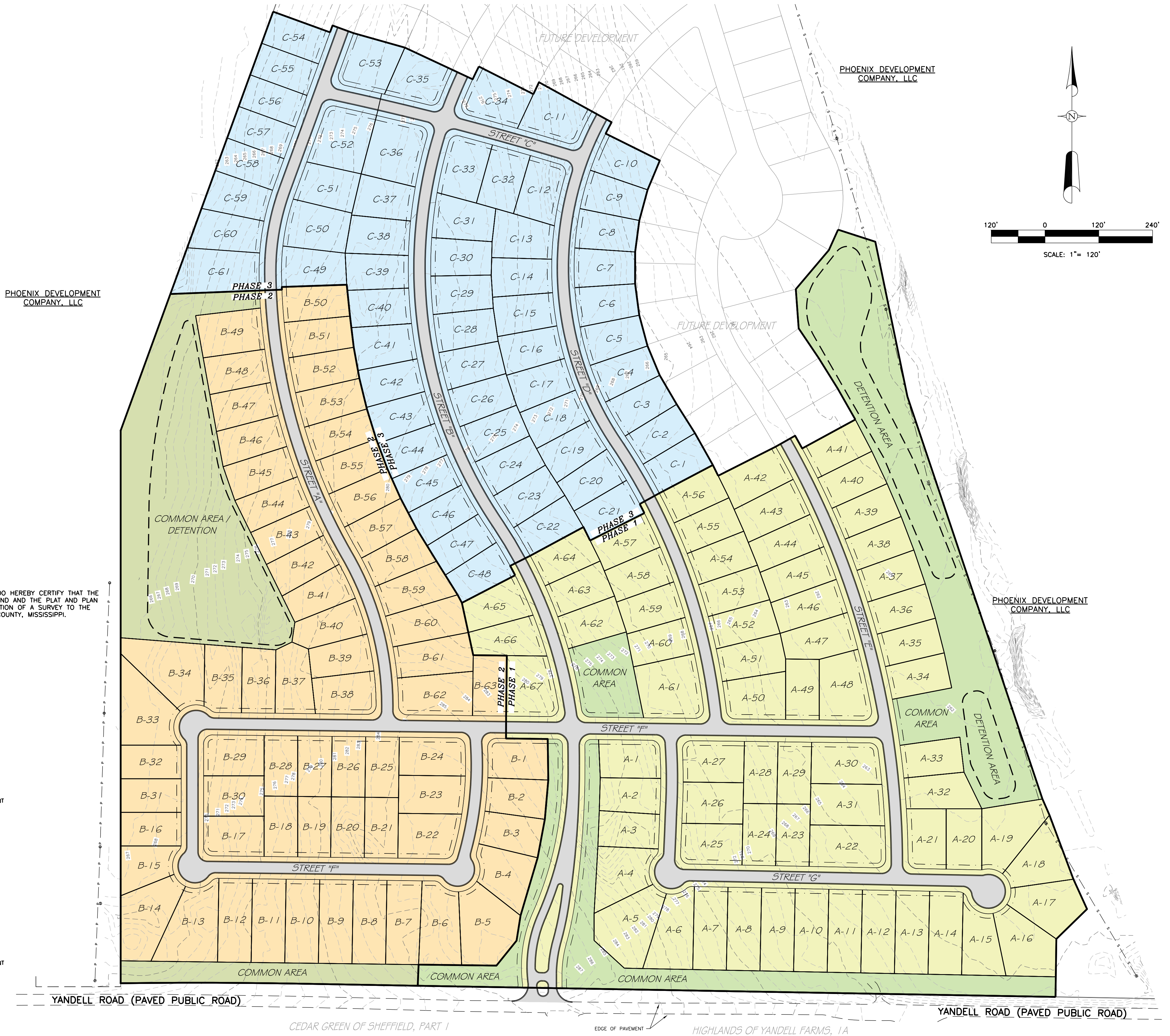


TYPICAL LOT DETAIL
N.T.S.

PHOENIX DEVELOPMENT
COMPANY, LLC



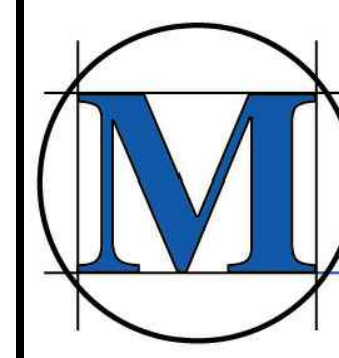
PHOENIX DEVELOPMENT
COMPANY, LLC



Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3176	Designed By	R.C.M.
Date	6-16-2025	Drawn By	B.R.J.
Scale	SEE ABOVE	Checked By	R.C.M.

PARACHUTE LANDING, PHASES 1, 2, AND 3
MADISON COUNTY, MISSISSIPPI



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

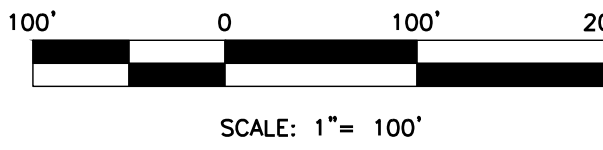
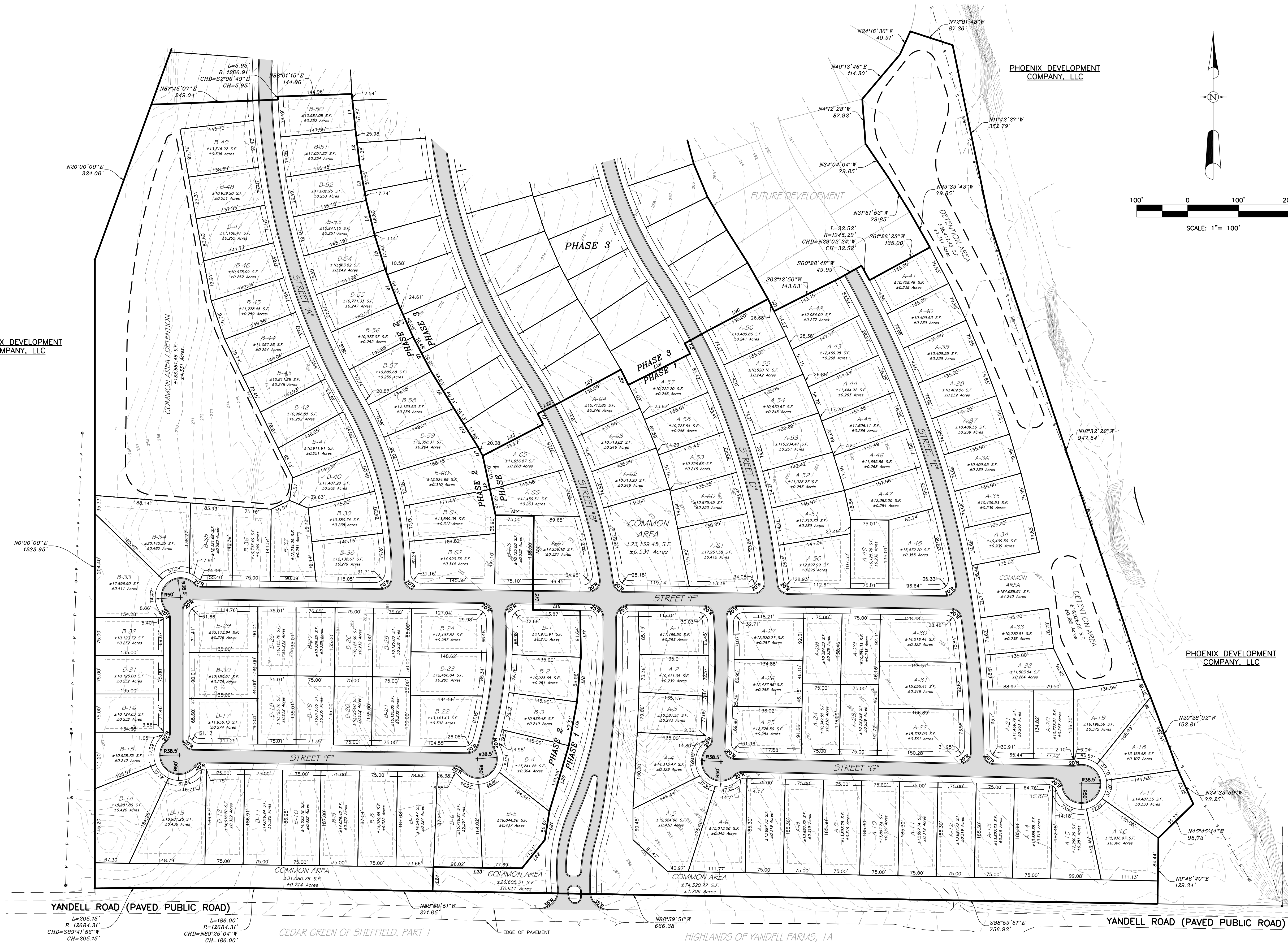
NOT FOR
CONSTRUCTION

PRELIMINARY PLAT

1

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.33	1002.70	1.33	N27° 45' 23"W	23.33
C2	22.84	1322.50	0.99	N27° 14' 38"W	22.84

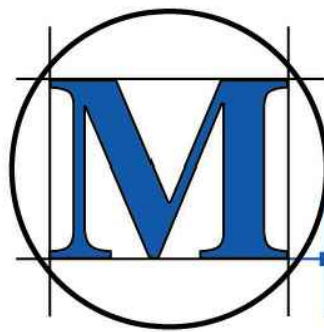
Parcel Line Table		
Line #	Length	Direction
L1	70.35	S5° 53' 46.14"E
L2	70.24	S6° 52' 42.72"E
L3	70.29	S10° 20' 21.12"E
L4	70.35	S13° 45' 19.53"E
L5	70.42	S17° 10' 29.33"E
L6	70.50	S20° 35' 53.02"E
L7	72.65	S24° 04' 32.31"E
L8	76.38	S27° 41' 45.56"E
L9	85.38	S31° 13' 31.83"E
L10	88.38	S32° 00' 09.66"E
L11	20.38	S28° 09' 40.25"E
L12	119.55	S12° 13' 40.88"E
L13	75.00	S89° 17' 59.76"E
L14	135.00	S0° 42' 00.24"W
L15	50.00	S0° 10' 46.47"W
L16	92.94	S89° 17' 59.76"E
L17	91.64	S0° 48' 08.40"E
L18	88.06	S4° 58' 30.03"W
L19	87.31	S10° 36' 46.46"W
L20	134.56	S16° 28' 47.72"W
L21	56.62	S9° 01' 10.69"W
L22	71.53	S38° 49' 28.89"W
L23	173.70	N89° 16' 01.02"W
L24	47.21	S2° 23' 07.93"W
L25	133.77	S62° 34' 52.18"W
L26	50.03	S63° 23' 43.74"W
L27	135.00	S61° 38' 16.15"W
L28	33.45	N26° 19' 27.17"W
L29	135.72	S63° 15' 05.87"W
L30	135.00	S62° 13' 09.16"W
L31	26.68	N26° 13' 54.49"W



Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3176	Designed By	R.C.M.
Date	6-16-2025	Drawn By	B.R.J.
Scale	SEE ABOVE	Checked By	R.C.M.

PARACHUTE LANDING, PHASES 1, 2, AND 3
MADISON COUNTY, MISSISSIPPI



MCMaster & Associates, Inc.
Civil Engineers & Land Surveyors

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

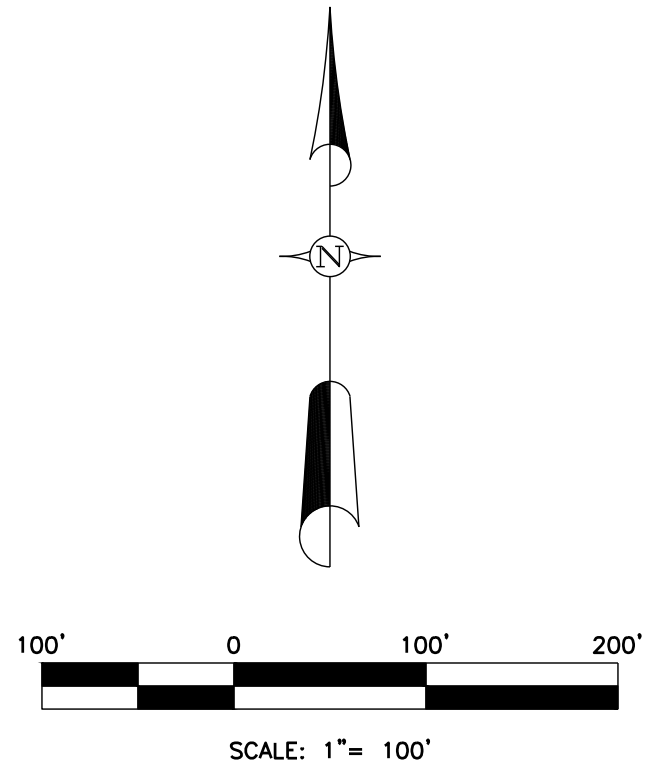
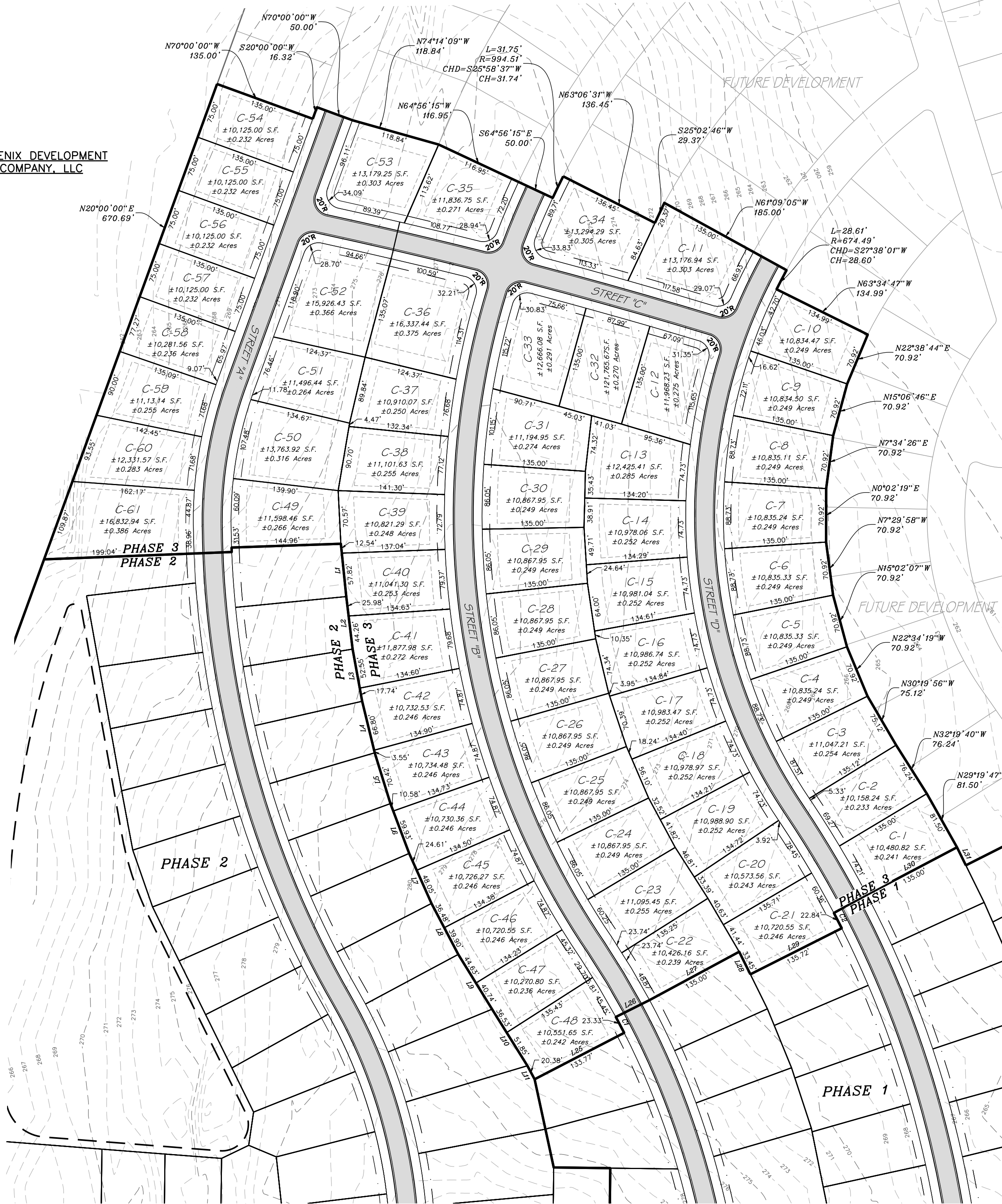
NOT FOR
CONSTRUCTION

PRELIMINARY PLAT

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	23.33	1002.70	1.33	N27° 45' 23"W	23.33	
C2	22.84	1322.50	0.99	N27° 14' 38"W	22.84	

Parcel Line Table		
Line #	Length	Direction
L1	70.35	S5° 53' 46.14"E
L2	70.24	S6° 52' 42.72"E
L3	70.29	S10° 20' 21.12"E
L4	70.35	S13° 45' 19.53"E
L5	70.42	S17° 10' 29.33"E
L6	70.50	S20° 35' 53.02"E
L7	72.65	S24° 04' 32.31"E
L8	76.38	S27° 41' 45.56"E
L9	85.38	S31° 37' 31.83"E
L10	88.38	S32° 00' 09.66"E
L11	20.38	S28° 09' 40.25"E
L12	119.55	S12° 13' 40.88"E
L13	75.00	S89° 17' 59.76"E
L14	135.00	S0° 42' 00.24"W
L15	50.00	S0° 10' 46.47"W
L16	92.94	S89° 17' 59.76"E
L17	91.64	S0° 48' 08.40"E
L18	88.06	S4° 58' 30.03"W
L19	87.31	S10° 36' 46.46"W
L20	134.56	S16° 28' 47.72"W
L21	56.62	S9° 01' 10.69"W
L22	71.53	S38° 49' 28.89"W
L23	173.70	N89° 16' 01.02"W
L24	47.21	S2° 23' 07.93"W
L25	133.77	S62° 34' 52.18"W
L26	50.03	S63° 23' 43.74"W
L27	135.00	S61° 38' 16.15"W
L28	33.45	N26° 19' 27.17"W
L29	135.72	S63° 15' 05.87"W
L30	135.00	S62° 13' 09.16"W
L31	26.68	N26° 13' 54.49"W

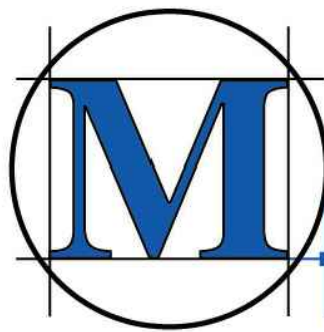
PHOENIX DEVELOPMENT
COMPANY, LLC



Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3176	Designed By	R.C.M.
Date	6-16-2025	Drawn By	B.R.J.
Scale	SEE ABOVE	Checked By	R.C.M.

PARACHUTE LANDING, PHASES 1, 2, AND 3
MADISON COUNTY, MISSISSIPPI



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR
CONSTRUCTION

PRELIMINARY PLAT

3