



GENERAL PROJECT INFORMATION & NOTES:

CURRENT ZONING - PUD, PLANNED UNIT DEVELOPMENT (MADISON COUNTY)

TOTAL ACREAGE - ±30.07 AC

MINIMUM SETBACK REQUIREMENTS:

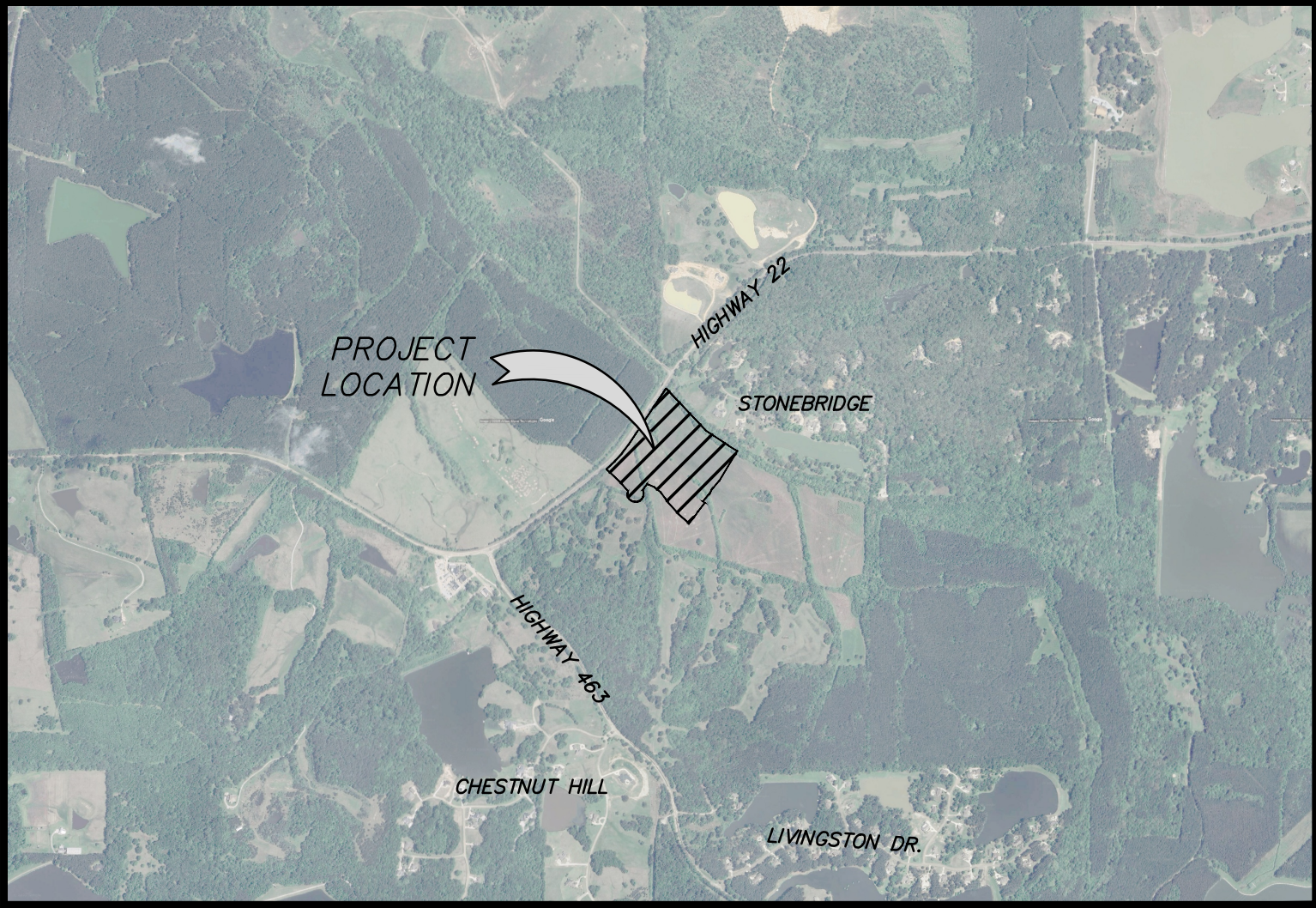
FRONT - 20'
SIDE - 7.5'
REAR - 20'

TOTAL LOTS - 43

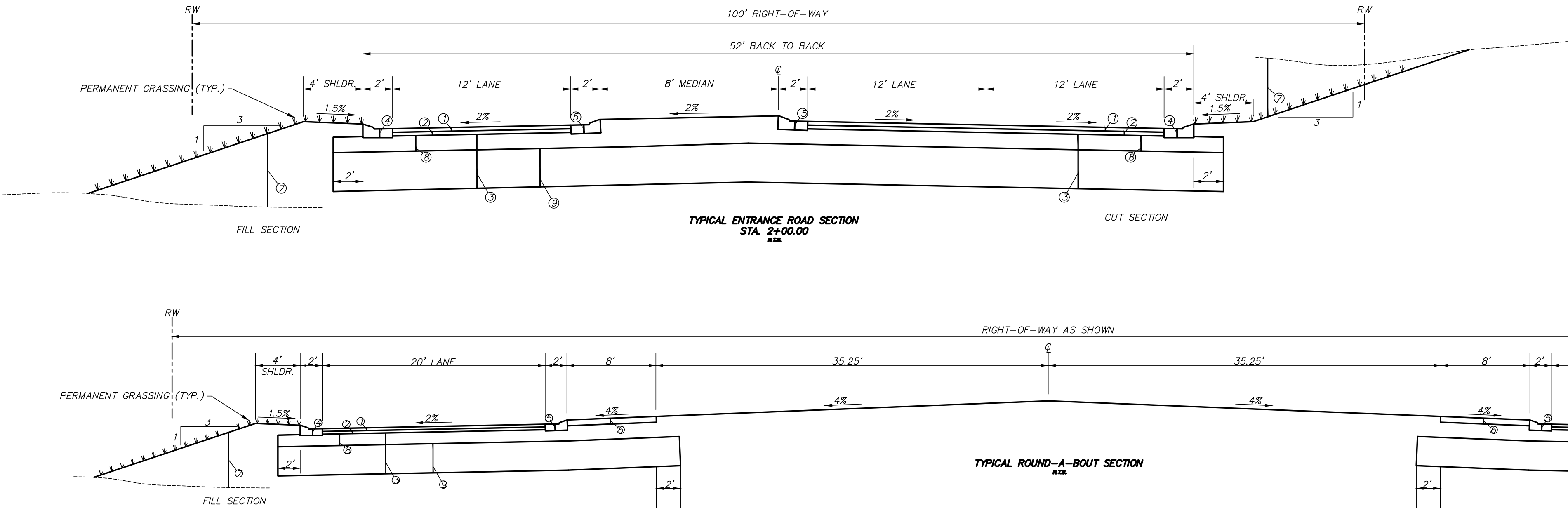
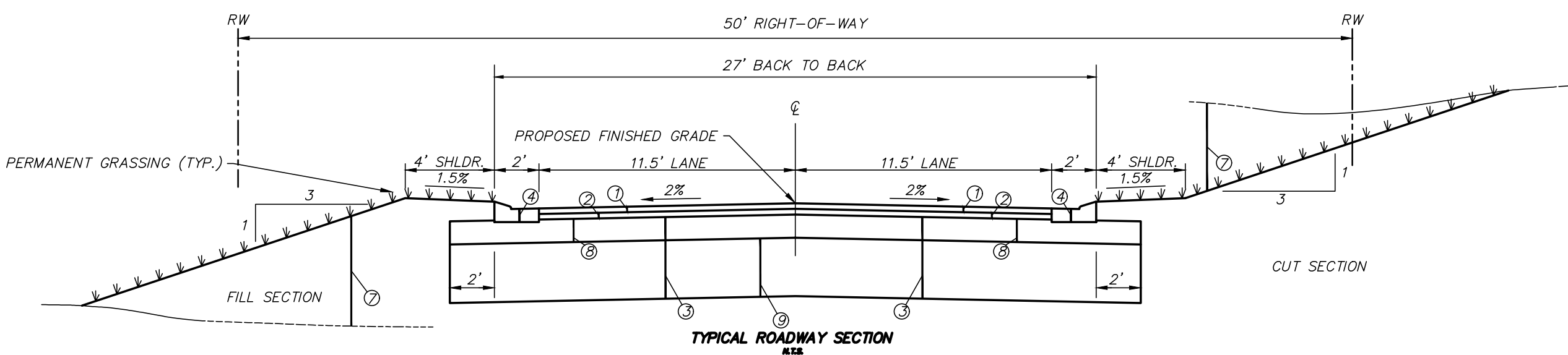
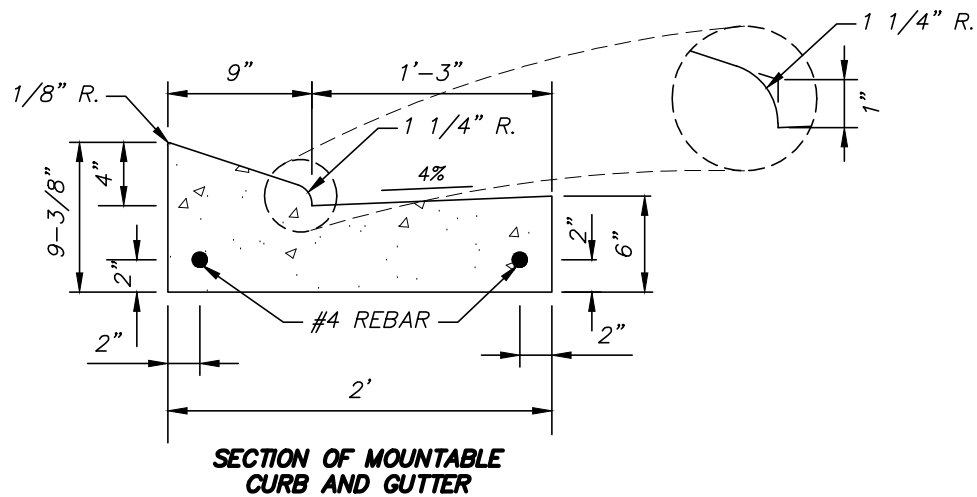
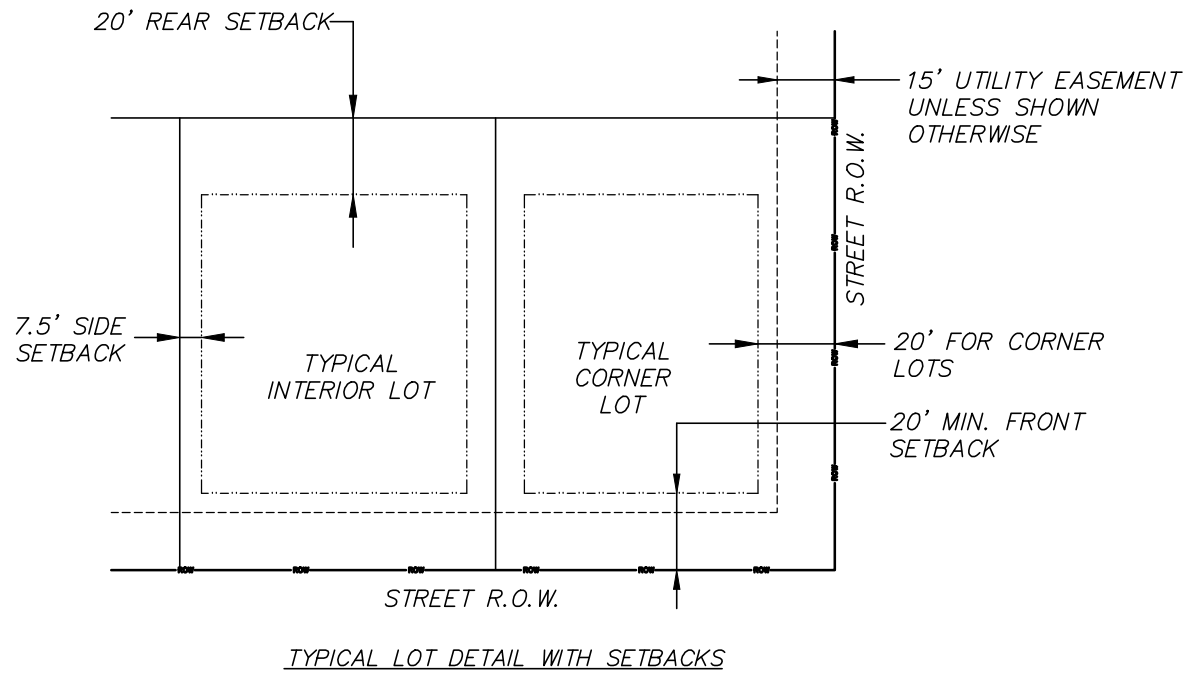
RIGHT-OF-WAY - 50'

NOTES:

1. THIS PLAT IS PRELIMINARY AND THE OWNER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SUCH SO LONG AS THE MODIFICATIONS ARE IN COMPLIANCE WITH MADISON COUNTY REGULATIONS.
2. CONSTRUCTION PLANS WILL BE DESIGNED TO MEET CURRENT LOCAL AND STATE REGULATIONS.
3. LOTS, LOT NUMBERS AND LOT SIZES ARE FOR PRELIMINARY PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT OF CONSTRUCTION PLANS.
4. ALL RADIAL DIMENSIONS ARE TO THE BACK OF CURB WHERE PRESENT.
5. STREET NAME SIGNS, STOP SIGN AND POLE SIZE, COLOR, TYPE, ETC. TO BE AS REQUIRED BY MADISON COUNTY.
6. THIS PARCEL IS LOCATED IN FLOOD ZONE X (NOT SHADED) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 28089C390G, COMMUNITY PANEL NO. 280228, EFFECTIVE DATE JANUARY 18, 2025.



VICINITY MAP
N.T.S.



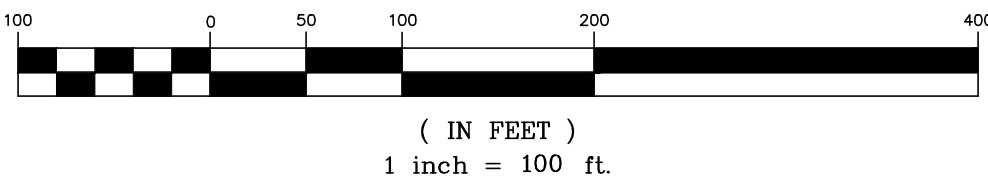
TYPICAL ROUND-A-BOUT SECTION

- ① 3" ASPHALT SURFACE COURSE (SC-1, TYPE B) (1 @ 2")
- ② 3" ASPHALT BASE COURSE (BB-1, TYPE 6) (2 @ 2")
- ③ 3' BUFFER OF SELECT BORROW/SUITABLE MATERIAL FROM CH MATERIAL
- ④ 2' MOUNTABLE CURB & GUTTER
- ⑤ 2' MOUNTABLE CURB & GUTTER W/ REVERSE GUTTER
- ⑥ CONCRETE PAVEMENT
- ⑦ UNCLASSIFIED EXCAVATION/BORROW MATERIAL
- ⑧ 12" HYDRATED LIME, 6% BY WEIGHT (2' BEYOND BACK OF CURB)
- ⑨ SUB-GRADE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY (ASTM D 698)

TYPICAL SECTION NOTES:

1. ALL FILL MATERIAL SHALL MEET REQUIREMENTS NOTED ON OTHER SHEETS AND IN PROJECT SPECIFICATIONS.
2. SUB-GRADE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DRY DENSITY PER ASTM D-698.
3. CONTRACTOR TO COORDINATE WITH THE PROJECT ENGINEER AND THE COUNTY OF MADISON FOR A PROOF ROLL OF THE SUBGRADE FOR THE CURB AND THE ROADWAY, HOWEVER, PRIOR TO THE CONTRACTOR CONTACTING THE ENGINEER FOR A PROOF ROLL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE EARTHWORK TESTING AGENCY AND REQUEST THAT THEY PROVIDE ALL TEST RESULTS TO ENGINEER AND TO CERTIFY TO THE ENGINEER THAT ALL REQUIREMENTS OF THE CONSTRUCTION PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT IN RELATION TO THE PREPARATION OF THE ROADWAY SUB-GRADE HAVE BEEN MET OR EXCEEDED. ONCE THIS INFORMATION IS RECEIVED, ENGINEER WILL SCHEDULE PROOF ROLL WITH CONTRACTOR. AFTER THE PROOF ROLL PASSES THE ENGINEER'S INSPECTION, THE CITY WILL BE CALLED TO PERFORM THEIR OWN.
4. SURFACE COURSE SHALL BE INSTALLED IN TWO 1-1/2" LIFTS. SECOND LIFT SHALL NOT BE INSTALLED UNTIL PERMISSION FOR INSTALLATION IS RECEIVED FROM MADISON COUNTY.
5. ALL PUBLIC UTILITIES OTHER THAN WATER AND SANITARY SEWER MAINS SHALL BE INSTALLED AT A NORMAL DEPTH DETERMINED BY THE INDUSTRY OR 60" BELOW THE TOP OF CURB, WHICH EVER IS GREATER.

GRAPHIC SCALE



DATE:	9/25/25	DRAWN:	JH
CHECKED:	GAB	SCALE:	1"=100'
REF C/L:		EC SURFACE:	
		FG SURFACE:	

PROJECT LOCATION:
HIGHWAY 22
MADISON COUNTY, MISSISSIPPI

CLIENT:
LIVINGSTON LANDING, LLC,
661 SUNNYBROOK RD. SUITE 120, RIDGELAND, MS

PROJECT:
LIVINGSTON LANDING, PHASE 1

SHEET CONTENTS:
PRELIMINARY PLAT