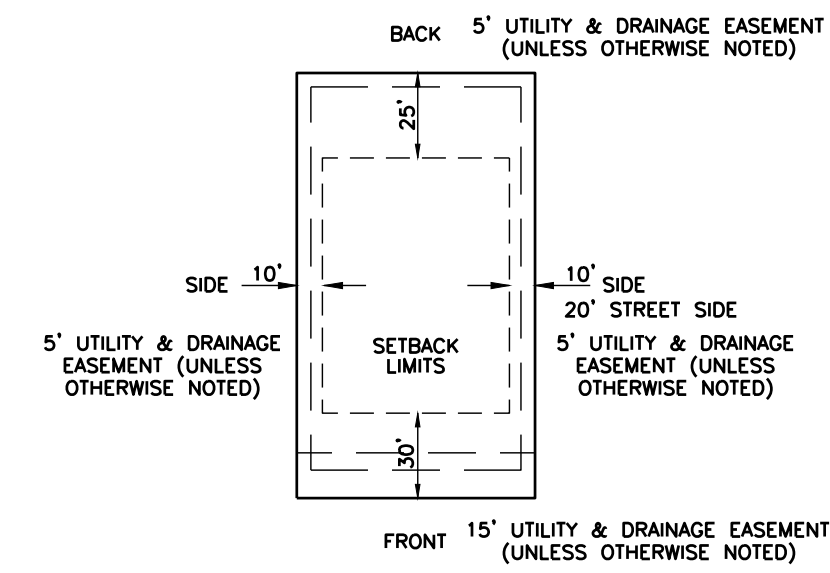


VICINITY MAP
SCALE: 1"=3,000'



TYPICAL LOT DETAIL
N.T.S.

CENTERLINE CURVE DATA

"A"	"B"
Δ = 23°07'13"	Δ = 22°53'00"
D = 19°05'55"	D = 14°52'55"
T = 61.36'	T = 78.75'
L = 121.06'	L = 155.36'
R = 300.00'	R = 385.00'

OWNER:

MILL TOWN PARTNERS II, L.P.
124 ONE MADISON PLAZA STE. 1500
MADISON, MS 39130

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 FEBRUARY, 2026.

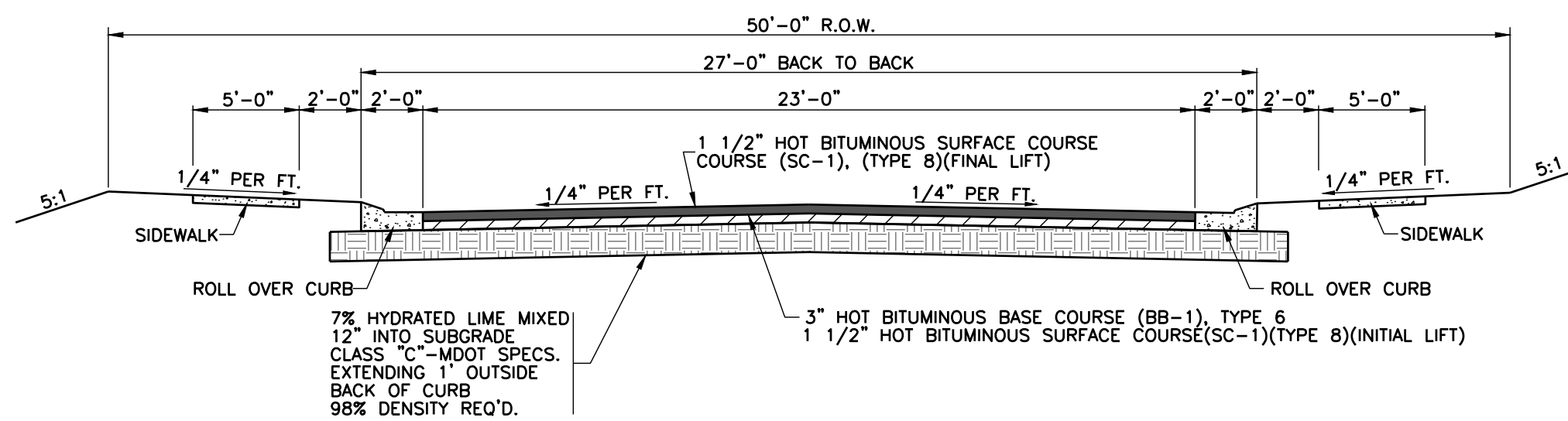
RONALD C. McMASTER, JR., PROFESSIONAL ENGINEER AND SURVEYOR

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.

NOTES:

- THE TOTAL AREA FOR THIS PARCEL IS ±14.75 ACRES.
- SEE TYPICAL LOT DETAILS FOR BUILDING SETBACKS
- THE PROPOSED LOT DENSITY IS 2.3 LOTS / ACRE
- THIS PROPERTY IS ZONED TOWNHOUSE RESIDENTIAL DISTRICT (R-4) WITH A PURD OVERLAY.
- TOTAL GREEN SPACE IS 5.13 ACRES OR 36% OF THE TOTAL ACREAGE.
- THIS PARCEL OF LAND IS SITUATED IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO F.I.A. COMMUNITY PANEL NO. 28089C0245F, MADISON CO. MS DATED MARCH 17, 2010.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP EXISTING PUBLIC ROADS FREE AND CLEAN OF DEBRIS DURING CONSTRUCTION.
- ELEVATIONS ARE BASED ON NGS BENCH MARK "H3" ELEVATION - 239.45' (NAVD 88).
- 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 RADIIUSES ARE MEASURED TO THE BACK OF CURB.
- DATE OF SURVEY OCTOBER 16, 2025.



TYPICAL STREET SECTION
N.T.S.

Revisions				Project No.	Designed By
#	Date	Nature	By	App'd.	
					M-3466
					2-16-26
					SEE ABOVE

MILL TOWN PLACE, PHASE 2
MADISON COUNTY, MISSISSIPPI



McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

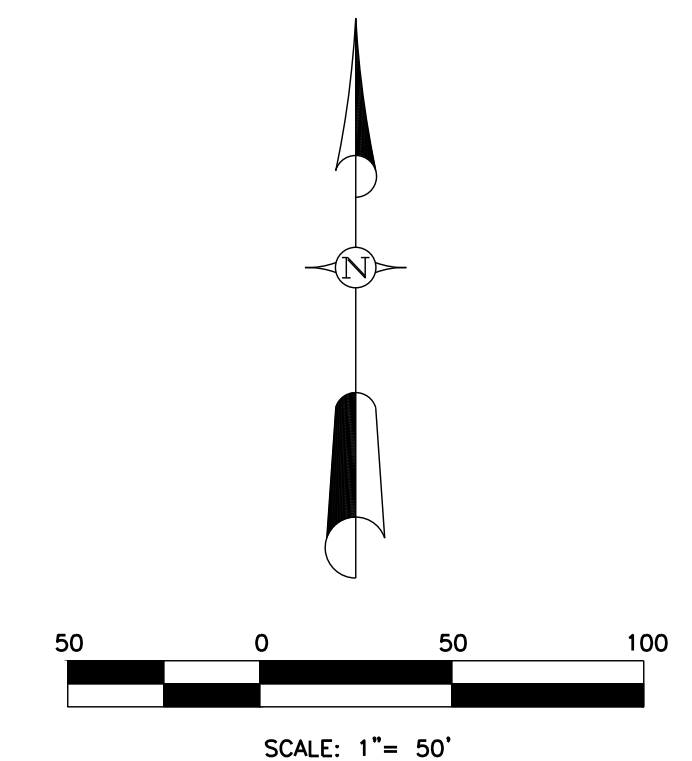
NOT FOR CONSTRUCTION

1

PRELIMINARY PLAT

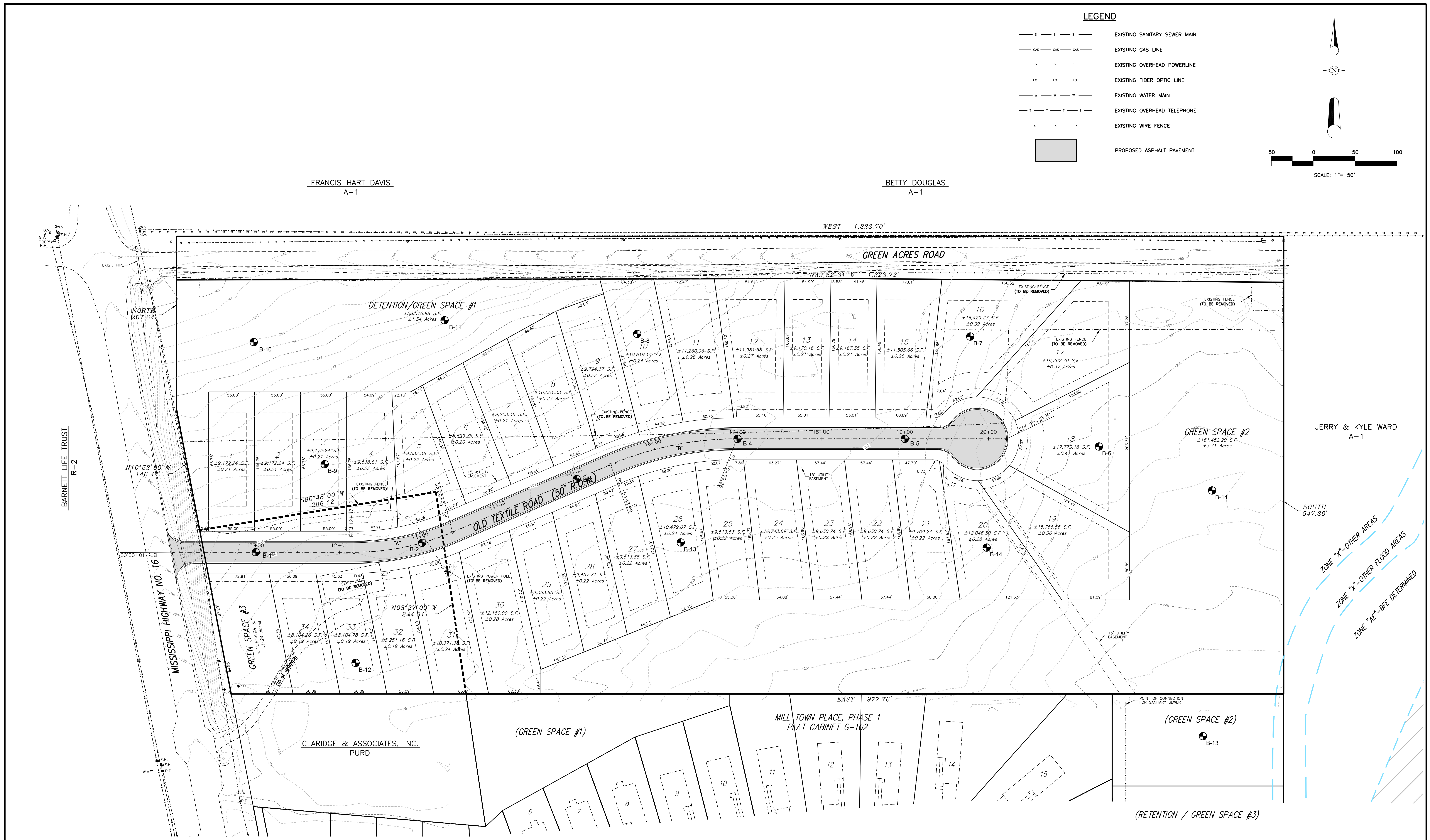
LEGEND

- S — S — S — EXISTING SANITARY SEWER MAIN
- GAS — GAS — GAS — EXISTING GAS LINE
- P — P — P — EXISTING OVERHEAD POWERLINE
- FO — FO — FO — EXISTING FIBER OPTIC LINE
- W — W — W — EXISTING WATER MAIN
- T — T — T — EXISTING OVERHEAD TELEPHONE
- X — X — X — EXISTING WIRE FENCE
- PROPOSED ASPHALT PAVEMENT



FRANCIS HART DAVIS
A-1

BETTY DOUGLAS
A-1



Revisions			
#	Date	Nature	By

Project No.	M-3466	Designed By	C.G.
Date	2-16-26	Drawn By	C.G.
Scale	SEE ABOVE	Checked By	R.C.M.

MILL TOWN PLACE, PHASE 2
MADISON COUNTY, MISSISSIPPI

M-MASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

**NOT FOR
CONSTRUCTION**

PRELIMINARY
PLAT
2