

MEMO

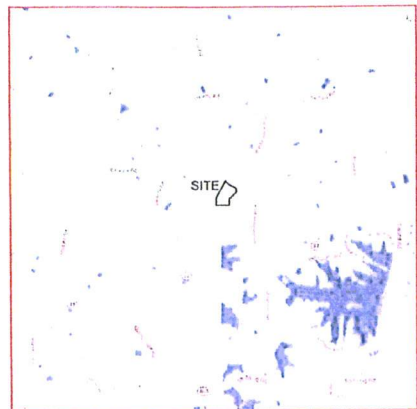
To: Madison County Board of Supervisors
From: Brad Sellers
Subject: Preliminary Plats -The Retreat II & Timber Ridge of Wellington 3B
Date: February 12, 2014

The preliminary plat of The Retreat II, and Timber Ridge of Wellington 3B meet all requirements of Planning and Zoning and the County Engineer.

PRELIMINARY PLAT THE RETREAT, II

SITUATED IN THE NW 1/4 & SW 1/4 OF
SECTION 34, T9N-R1E
MADISON COUNTY, MISSISSIPPI

53.5170 ACRES
2,331,201 SQ. FT.



<<R>> INDICATES DISTANCE ALONG
PROPERTY LINE TO BEGIN CURVED LANE

THIS IS A CLASS "B" SURVEY ACCORDING
TO STANDARDS OF PRACTICE FOR
SURVEYING IN THE STATE OF MISSISSIPPI
ESTABLISHED BY THE AUTHORITY OF SECTION
73-13-15(F), MISSISSIPPI CODE OF 1972
AS AMENDED.

REFERENCE MERIDIAN - TRUE NORTH
BASED ON SOLAR OBSERVATION

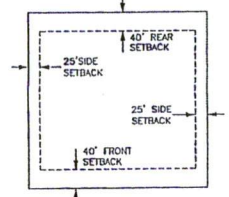
○ INDICATES PROPERTY CORNERS
OR POINT ON PROPERTY LINES.

ALL PROPERTY CORNERS ARE MARKED WITH
5/8" IRON PINS UNLESS OTHERWISE NOTED.

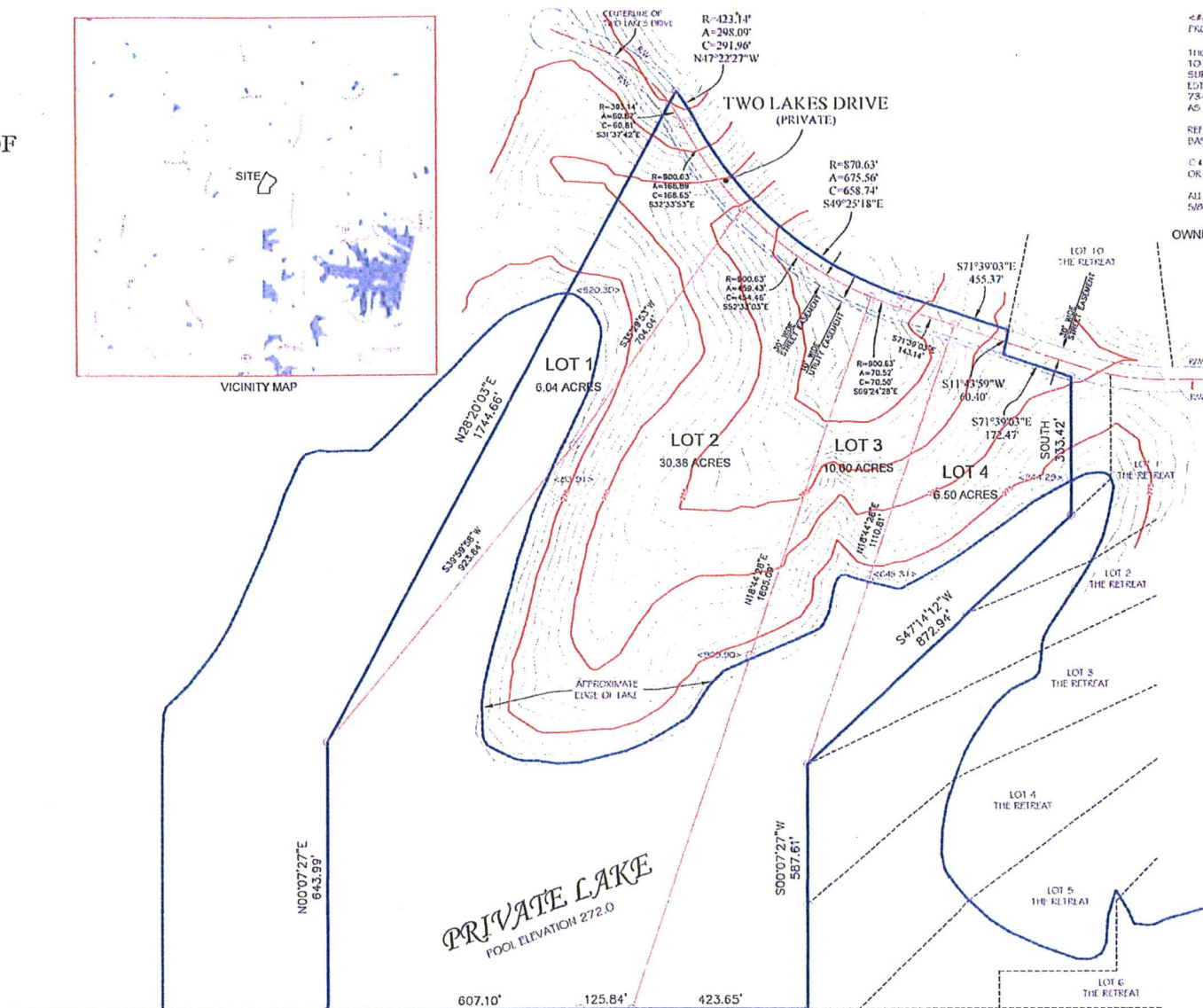
OWNER: STEELSHOT PROPERTY, LLC
116 SOLLEFTEA DR.
MADISON, MS 39110

SETBACKS PER MADISON
COUNTY ZONING ORDINANCE

MINIMUM SETBACK FROM MEAN HIGH WATER MARK OF LAKE - 100'
MINIMUM LOT WIDTH AT FRONT 40' SETBACK - 100'



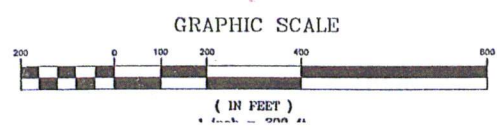
STREET (60' R.O.W. TYPICAL)
TYPICAL LOT DETAIL
NOT TO SCALE



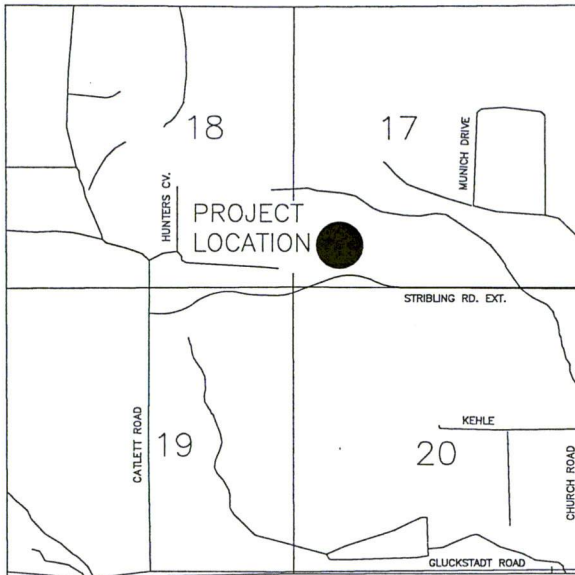
SW CORNER OF
SECTION 34, T9N, R1E,
MADISON COUNTY, MISSISSIPPI

POINT OF COMMENCEMENT
NW CORNER OF
SECTION 3, T8N, R1E,
MADISON COUNTY, MISSISSIPPI

S89°56'56"W
148.54'



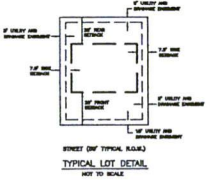
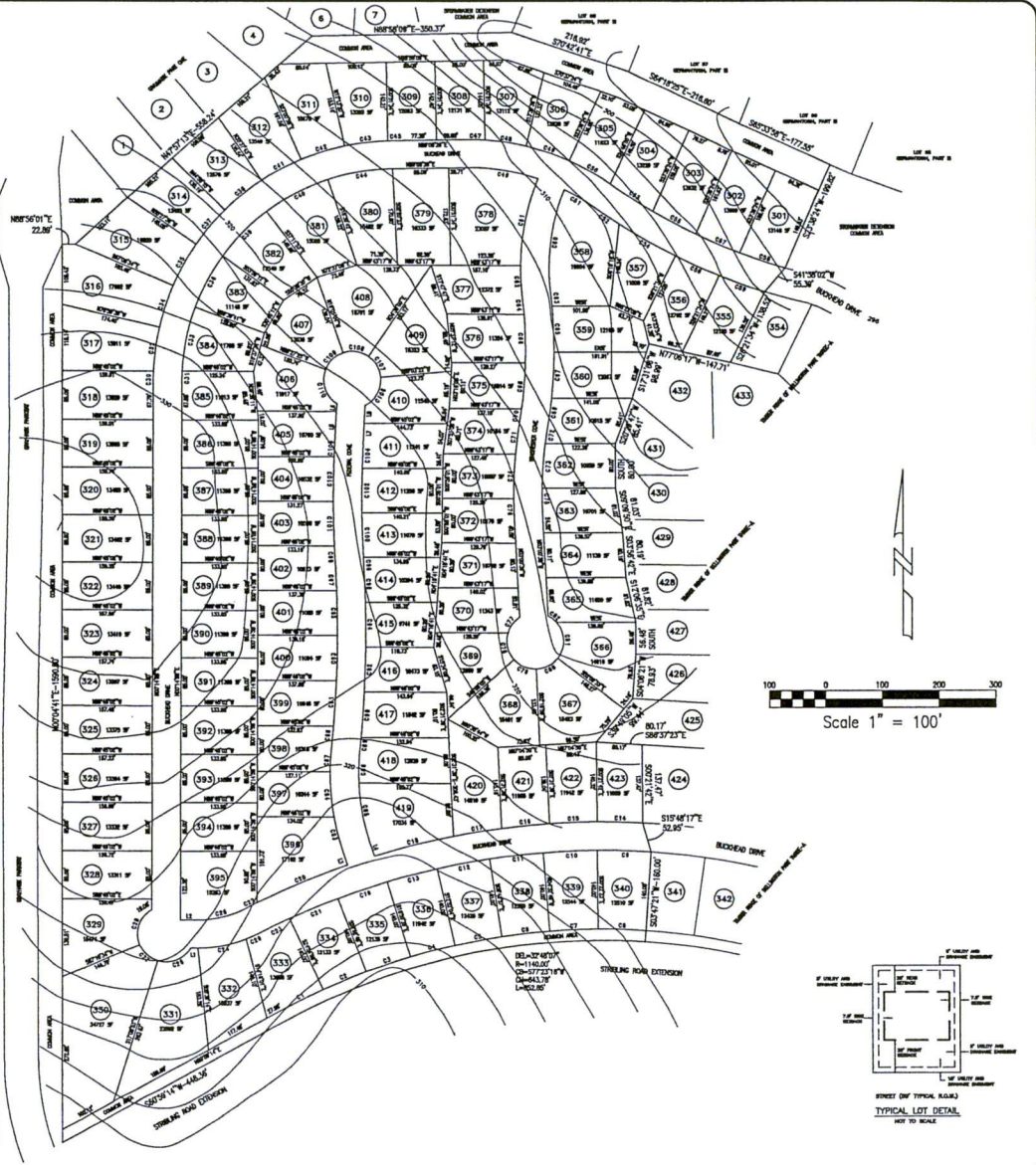
SURVEYED & MAPPED
BY
ROBERT B. BARNES
CIVIL ENGINEER
&
LAND SURVEYOR
2 OLD RIVER PLACE, SUITE "K"
JACKSON, MISSISSIPPI 39202
PHONE: 601.353.7878 FAX: 601.353.7805
JANUARY 21, 2014
PLAT DATE: FEBRUARY 12, 2014



SCALE 1" = 1000'

NUMBER	DESCRIPTION	REVISION
11	PRELIMINARY PLAT	11.17.12
12	PRELIMINARY PLAT	11.17.12
13	PRELIMINARY PLAT	11.17.12
14	PRELIMINARY PLAT	11.17.12
15	PRELIMINARY PLAT	11.17.12
16	PRELIMINARY PLAT	11.17.12
17	PRELIMINARY PLAT	11.17.12

NO.	OWNER	AREA	ACRES	AREA	ACRES	AREA	ACRES
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- GENERAL NOTES
- 1.) WATER AND SEWER DESIGN FOR THIS PROJECT WILL BE PROVIDED BY BEAR CREEK WATER ASSOCIATION.
 - 2.) THE PRESENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY IS "R-2 (PUD)".
 - 3.) LOTS PROPOSED ON THIS PRELIMINARY PLAT --- 109
ACREAGE DEVELOPED ON THIS PRELIMINARY PLAT --- 40.23
ACREAGE OF COMMON AREA --- 1.63
COMMON AREA PERCENTAGE SHOWN HEREIN IS 4.1%
 - 4.) ALL STREETS SHOWN ARE MINIMUM 50' RIGHT-OF-WAY.
 - 5.) THE SUBJECT PROPERTY LIES WITHIN THE SW 1/4 OF SECTION 17 AND THE NW 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI.
 - 6.) STREET NAMES ARE SUBJECT TO APPROVAL BY MADISON COUNTY E-911.
 - 7.) PROPOSED STREETS SHOWN HEREIN TO BE 50' RIGHT-OF-WAY AND 27' BACK OF CURB TO BACK OF CURB PAVEMENT WIDTH.
 - 8.) ACCORDING TO THE F.E.M.A. FURLM COMMUNITY PANEL NUMBER 260228 D415 F, DATED MARCH 17, 2010 THIS PROPERTY LIES WITHIN ZONE "X".

DATE	REVISION

DRAWING NAME: D:\PROJECTS\475-13\PREL\PREL\PLAT.DWG
 DRAWN BY: NFW SCALE: 1" = 100'
 DATE OF DRAWING: 12-13 PROJECT NO.: 475-13-001
 CHECKED BY: _____ APPROVED BY: _____

BANKS ENGINEERING & SURVEYING, INC.
 115 LONE WOLF DRIVE SUITE B • MADISON, MS 39110
 OFFICE (601) 407-1240 • FAX (601) 407-1245

CLIENT:
CATLETT ROAD PROPERTIES, LLC
 P.O. BOX 828
 RIDGELAND, MISSISSIPPI 39158

PROJECT: PRELIMINARY PLAT (R-2 PUD ZONING)
 TIMBER RIDGE OF WELLINGTON PART THREE-B
 SECTION 17, T8N-R2E, MADISON COUNTY, MS

SHEET NO.
 1