



**WARNOCK & ASSOCIATES, LLC**  
**ENGINEERING, MANAGEMENT & PLANNING**

July 01, 2015

McMaster and Assoc., Inc.  
212 Waterford Square, Suite 300  
Madison, MS 39110

ATTN: Ron McMaster, Jr., P.E.

RE: Dixon Pass  
Preliminary Plat  
Madison County, MS

Dear Ron:

This is to advise that I have reviewed the preliminary plat for the above referenced project. Upon review I have found the preliminary plat for Dixon Pass conforms to the *Madison County Subdivision Regulations*. Please be advised that this plat will be placed on the Board Agenda for our July 6<sup>th</sup> Board Meeting. Once the board has approved the Plat you will be clear to begin the construction plans. I suggest that someone representing the development be in attendance in case the board has questions. If you have any questions concerning my review please feel free to call me at (601) 855-2250.

Sincerely,

WARNOCK & ASSOCIATES, LLC

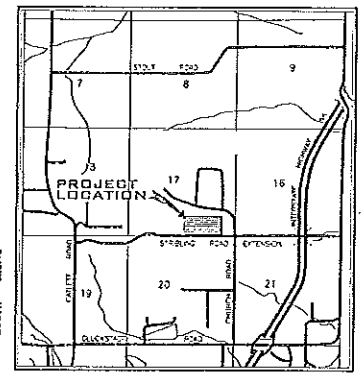
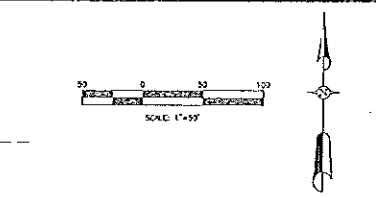
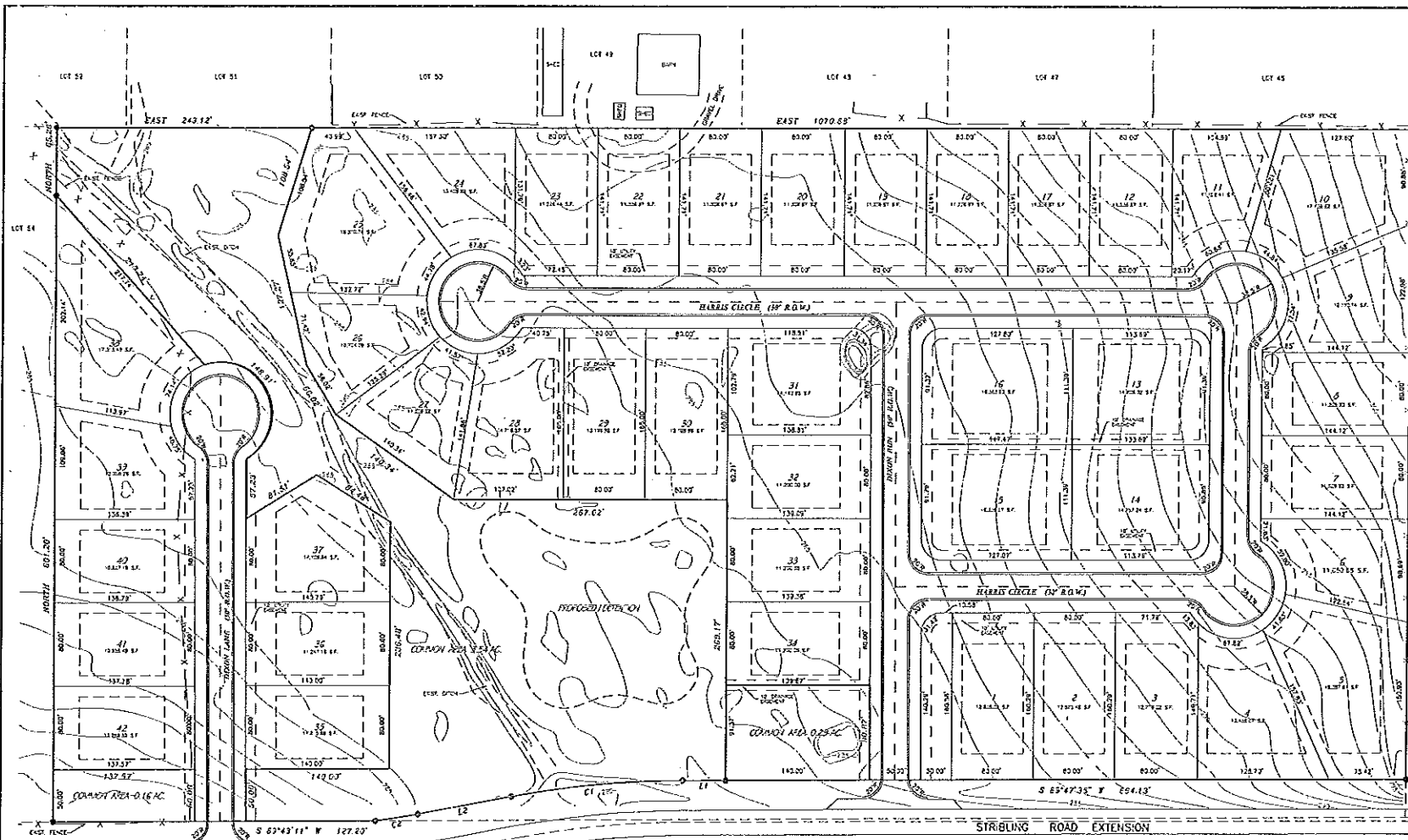
Rudy M. Warnock, Jr., P.E.  
County Engineer

cc: Mr. Scott Weeks, Planning and Zoning Administrator  
Mr. John Howland, District II Supervisor  
Mr. Mark Houston, County Administrator  
File

"DEDICATED TO EXCELLENCE IN ENGINEERING"

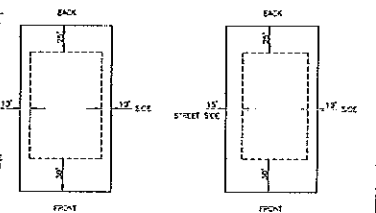
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158 W. CENTER STREET  
CANTON, MS 39046  
601-855-2250 PHONE  
601-855-2599 FAX  
[www.warnockandassociates.com](http://www.warnockandassociates.com)

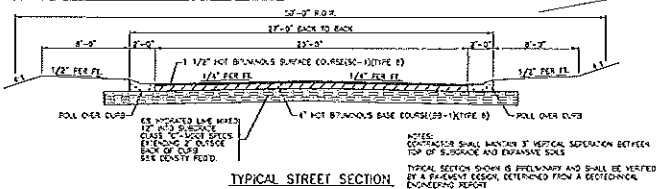


VICINITY MAP  
SCALE: 1"=3,000'

OWNER:  
PATRICK ROWLAND  
144 MARTIQUE DRIVE  
MADISON, MS 39110  
PH: 601-624-2048



TYPICAL LOT DETAIL  
LOTS 1, 13, 14, 15, 16, & 31



TYPICAL STREET SECTION

LINE TABLE

MARKING	BEARING	LENGTH	STATION
LI	S 82°43'11" W	127.00'	11.87
LI	S 82°43'11" W	127.00'	11.87

CURVE TABLE

MARKING	BEARING	LENGTH	STATION
LI	S 82°43'11" W	127.00'	11.87
LI	S 82°43'11" W	127.00'	11.87

NOTES:  
1. CONTRACTOR SHALL MAINTAIN 1' VERTICAL SEPARATION BETWEEN TOP OF SUBGRADE AND EXISTING SOILS.  
2. TYPICAL SECTION SHOWN IS REPRESENTATIVE AND SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER, DETERMINED FROM A GEOTECHNICAL ENGINEERING REPORT.

THE TOTAL AREA FOR THIS PARCEL IS 19.38 ACRES.  
THE TOTAL COMMON AREA FOR THIS PARCEL IS 3.99 ACRES.  
THIS PARCEL OF LAND IS SHOWN IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE SUBJECT TO A 100-YEAR FLOOD PLAIN, ACCORDING TO FIRM COMMUNITY PANEL NO. 282900020A, SANDSON CO., MISSISSIPPI, MADISON, MS, 39110.  
CONTRACTOR SHALL MAKE EVERY EFFORT TO KEEP STANDING ROAD FREE AND CLEAR OF OBSTACLES DURING CONSTRUCTION.  
ELEVATIONS ARE BASED ON NGVD BENCH MARK STAMPED '78 ADP, 1937', FILE # 2814117.  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR MISSISSIPPI, MS.  
CONTRACTOR SHALL CONTACT MISSISSIPPI ONE CALL SYSTEM TO LOCATE AND MARK ALL UNDERGROUND UTILITIES BEFORE ANY EXCAVATION IS PERFORMED ON SITE.  
ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB.

SUBDIVISION CERTIFICATE OF COMPLIANCE  
STATE OF MISSISSIPPI  
COUNTY OF HANCOCK

I, RONALD C. WHELAN, JR., PROFESSIONAL ENGINEER AND SURVEYOR, DO HEREBY CERTIFY THAT THE OWNER'S AND APPLICANT'S SUBDIVISION ARE IN PLACE ON THE GROUND AND THE PLAN AND PLAN SHOWS AND EXISTING RECORDS ARE A TRUE AND CORRECT REPRESENTATION OF A SUBDIVISION AS ACCURATELY DESCRIBED IN THE SUBDIVISION REGULATIONS FOR MISSISSIPPI, MISSISSIPPI.

WITNESS MY SIGNATURE THIS 21ST DAY OF \_\_\_\_\_, 2015.

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

NO.	DATE	REVISIONS	BY	CHKD.	APP'D.
1	6/10/2015	M-2304	R.C.M.		
2			S.J.S.		
3		SEE ABOVE	R.C.M.		

DIXON PASS

M'HAMSTER & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 303  
MADISON, MS 39110  
601.655.1652



PRELIMINARY  
PLAN  
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